

State of Illinois) SS
Belvidere, Illinois)

BELVIDERE CITY COUNCIL
REGULAR MEETING
AGENDA

July 16, 2018

Convened in the Council Chambers, 401 Whitney Blvd, Belvidere IL at 7:00 p.m.
Mayor Chamberlain presiding.

(1) Roll Call:

(2) Pledge of Allegiance:
Invocation:

(3) Public Comment: (Please register with the City Clerk):

(4) Approval of minutes of the regular meeting of the Belvidere City Council of
July 2, 2018; as presented.

(5) Public Hearing:

(6) Special Messages and Proclamations:

(7) Approval of Expenditures: General and Special Fund Expenditures: \$2,306,039.63
Water and Sewer Fund Expenditures: \$ 402,325.68

(8) Committee Reports and Minutes of City Officers:

(A) Belvidere Police Department Overtime Report of June 19, 2018 through
July 2, 2018.

(B) Belvidere Fire Department Overtime Report of June 20, 2018 through
July 3, 2018.

(C) Monthly Report of Community Development/Planning Department for
June 2018.

(D) Monthly Revenue Report of Building Department for June 2018.

(E) Monthly General Fund Report for June 2018.

(F) Monthly Water/Sewer Fund Report for June 2018.

(G) Monthly Treasurer's Report for June 2018.

(H) Minutes of City-County Coordinating Committee of June 13, 2018.

(I) Minutes of Planning and Zoning Commission of July 10, 2018.

(J) Minutes of Committee of the Whole – Building, Planning and Zoning and
Public Works of July 9, 2018.

(9) Unfinished Business:

- (A) Ord. #405H – 2nd Reading: An Ordinance Amending Chapter 106, Taxation of the City of Belvidere Municipal Code to add a New Article X, Local Motor Fuel Tax.

(10) New Business:

- (A) Ord. #406H – 1st Reading: An Ordinance Granting a Special Use to Allow Indoor Commercial Entertainment (Bar/Tavern with Video Gaming) within the GB, General Business District (1119 North State Street).
- (B) Ord. #407H- 1st Reading: An Ordinance Granting a Special Use to Allow Indoor Commercial Entertainment (Bar/Tavern with Video Gaming) within the GB, General Business District (1105 North State Street).
- (C) Ord. #408H – 1st Reading: An Ordinance Amending Chapter 150, Zoning Ordinance of the Municipal Code (Establishment of Zoning Districts).
- (D) Ord. #409H- 1st Reading: An Ordinance Authorizing the Execution of an Annexation Agreement between the City of Belvidere and McDonald's USA, LLC and Robert Dixon and Richard Daniels TR.
- (E) Ord. #410H – 1st Reading: An Ordinance Annexing Certain Territory located on and Immediately North of 1313 North State Street to the City of Belvidere, Boone County Illinois.
- (F) Ord. #411H - 1st Reading: An Ordinance Granting a Zoning District Change from RH, Rural Holding District to GB, General Business District (near 1313 North State Street).
- (G) Res. #2082-2018: A Resolution Authorizing the Execution of a Collective Bargaining Agreement with the Fraternal Order of Police Belvidere Sergeants.

Motions forwarded from City-County Coordinating Committee of June 13, 2018

Motions of Co-Chairman Snow:

- (A) Motion to approve invoice #283373 in the amount of \$3,727.58 to TRC with a 50/50 split between the City and County.
- (B) Motion to approve invoice #286941 in the amount of \$2,404.29 to TRC with a 50/50 split between the City and County.
- (C) Motion to approve invoice #15938 in the amount of \$2,275 to Nijman Franzetti LLP with a 50/50 split between the City and County.

- (D) Motion to approve invoice #70959 in the amount of \$2,829.27 and invoice #71092 in the amount of \$707 to Wilson Electric Company with a 50/50 split between the City and County.

Motions forwarded from Committee of the Whole – Building, Planning and Zoning and Public Works of July 9, 2018.

Public Works Motions – Chairman Brooks:

- (A) Motion to approve the proposal from Alta Equipment Company in the amount of \$5,475 for two new 60” end loader forks for the Street Department. This equipment will be paid for from Capital Funds, line item #41-5-752-8200.
- (B) Motion to approve the proposal from Blast Master Flooring Preparation in the amount of \$4,544 for providing an epoxy floor covering in the Thickener Building at the WWTP. This work will be paid for from Depreciation Funds, line item #61-1790.

Finance and Personnel Motions – Chairman Ratcliffe:

- (C) Motion to approve the low bid rates for electric aggregation for a three year program, with rates to be determined July 16, 2018.
- (D) Motion to approve the appointment of Donna Donato to the Ida Public Library Board.

(11) Adjournment:

State of Illinois SS
Belvidere, Illinois

**Belvidere City Council
Regular Session
Minutes**

Date: July 2, 2018

Convened in the Belvidere City Council Chambers, 401 Whitney Blvd, Belvidere Illinois at 7 p.m.

Call to order by Mayor Chamberlain.

(1) Roll Call: Present: M. Borowicz, R. Brooks, G. Crawford, M. Freeman,
T. Porter, T. Ratcliffe, M. Sanderson, D. Snow and C. Stevens.
Absent: W. Frank.

Other staff members in attendance:

Public Works Director Brent Anderson, Treasurer Thornton, Community Development Planner Gina DelRose, Fire Chief Hyser, Police Chief Woody, City Attorney Drella and City Clerk Arco.

(2) Pledge of Allegiance:
Invocation:

(3) Public Comment: John Enright proponent of the Local Motor Fuel Tax.
Shirley Mills opponent of the Local Motor Fuel Tax.

(4) Approval of Minutes:

(A) Approval of minutes of the regular meeting of the Belvidere City Council of June 18, 2018; as presented.

Motion by Ald. Porter, 2nd by Ald. Ratcliffe to approve the minutes of the regular meeting of the Belvidere City Council of June 18, 2018. Roll Call Vote: 8/0/1 in favor. Ayes: Brooks, Crawford, Freeman, Porter, Ratcliffe, Sanderson, Snow and Stevens. Nays: None. Abstain: Borowicz. Motion carried.

(5) Public Hearing: None.

(6) Special Messages: Mayor Chamberlain reported there was a groundbreaking at the Chicago Rockford Airport as part of the cargo expansion project.

(7) Approval of Expenditures: None.

(8) Committee Reports & Minutes of City Officers:

- (A) Belvidere Police Department Overtime Report of June 5, 2018 through June 18, 2018.
- (B) Belvidere Fire Department Overtime Report of June 6, 2018 through June 19, 2018.

Let the record show these reports were placed on file.

- (C) Minutes of Committee of the Whole – Public Safety and Finance and Personnel of June 25, 2018.

Motion by Ald. Crawford, 2nd by Ald. Borowicz to approve the minutes of Committee of the Whole – Public Safety and Finance and Personnel of June 25, 2018. Roll Call Vote: 9/0 in favor. Ayes: Brooks, Crawford, Freeman, Porter, Ratcliffe, Sanderson, Snow, Stevens and Borowicz. Nays: None. Motion carried.

(9) Unfinished Business: None.

(10) New Business:

- (A) Ord. #405H – 1st Reading: An Ordinance Amending Chapter 106, Taxation of the City of Belvidere Municipal Code to add a New Article X, Local Motor Fuel Tax.

Let the record show Ord. #405H was placed on file for first reading.

- (B) Res. #2081-2018: A Resolution Accepting Public Improvements of Plat II of Landmark Logistics Subdivision.

Motion by Ald. Snow, 2nd by Ald. Freeman to adopt Res. #2081-2018. Roll Call Vote: 9/0 in favor. Ayes: Crawford, Freeman, Porter, Ratcliffe, Sanderson, Snow, Stevens, Borowicz and Brooks. Nays: None. Motion carried.

Motions forwarded from Committee of the Whole – Public Safety and Finance and Personnel of June 25, 2018.

- (A) Motion to accept the donation of \$1,500 from Gordon and Linda Neese for the purchase of an Air Science Purair Basic Ductless Fume Hood at a cost of \$1,780 with the remaining \$280 to be paid for through the State Asset Forfeiture Account. Roll Call Vote: 9/0 in favor. Ayes: Freeman, Porter, Ratcliffe, Sanderson, Snow, Stevens, Borowicz, Brooks and Crawford. Nays: None. Motion carried.

- (B) Motion to approve purchasing an annual subscription for an online tracking program for the Fire Department from Target Solutions in the amount of \$2,887. This expense will be paid from the fire training line item. Roll Call Vote: 9/0 in favor. Ayes: Borowicz, Brooks, Crawford, Freeman, Porter, Ratcliffe, Sanderson, Snow and Stevens. Nays: None. Motion carried.

- (C) Motion to accept the donation of \$8,000 from Jeanne Baker for expenses as they related to the newly installed playground equipment at General Mills Park. Roll Call Vote: 9/0 in favor. Ayes: Ratcliffe, Sanderson, Snow, Stevens, Borowicz, Brooks, Crawford, Freeman and Porter. Nays: None. Motion carried.

- (D) Motion to approve the reappointment of Becky Tobin to the Historic Preservation Commission. Roll Call Vote: 9/0 in favor. Ayes: Sanderson, Snow, Stevens, Borowicz, Brooks, Crawford, Freeman, Porter and Ratcliffe. Nays: None. Motion carried.

(11) Other: Executive Session to discuss Collective Bargaining Matters pursuant to 2 (c) 2 – Fire Officers and Police Sergeants.

Motion by Ald. Crawford, 2nd by Ald. Porter to move into executive session at 7:20 p.m. to discuss Collective Bargaining Matters pursuant to 2 (c) 2 – Fire Officers and Police Sergeants. Roll Call Vote: 9/0 in favor. Ayes: Snow, Stevens, Borowicz, Brooks, Crawford, Freeman, Porter, Ratcliffe and Sanderson. Nays: None. Motion carried.

Motion by Ald. Borowicz, 2nd by Ald. Crawford to move out of executive session at 7:34 p.m. Roll Call Vote: 8/0 in favor. Ayes: Stevens, Borowicz, Brooks, Crawford, Freeman, Porter, Ratcliffe and Snow. Alderman Sanderson was absent at roll call. Motion carried.

(12) Adjournment:

Motion by Ald. Crawford, 2nd by Ald. Brooks to adjourn the meeting at 7:35 p.m. Aye voice vote carried. Motion carried.

_____ Mayor

Attest: _____ City Clerk

Bills Payable Summary
July 16, 2018

General Fund:	\$1,907,544.10
Envision Healthcare (JE)	\$ 18,031.26

Special Funds:

MFT	\$ 326,149.54
Farmington Ponds SSA#2	\$ 5,606.65
Farmington Ponds SSA#3	\$ 3,416.83
Capital	\$ 43,291.25
Escrow	\$ 2,000.00

Total General & Special Funds:	\$2,306,039.63
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Water & Sewer:	\$ 402,325.68
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Total of all Funds:	\$2,708,365.31
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BELVIDERE

Community Development Department

Planning Department

401 Whitney Boulevard, Suite 300, Belvidere, Illinois, 61008 (815) 547-7177 FAX (815) 547-0789

June 2018 Monthly Report

Number	Project	Description	Processed
Belvidere Projects			
0	Cases: June	None	
5	Cases: July	1 Stop Shop, SU, 1105 N. State Street	05/31/2018
		My Gaming, SU, 1119 N. State Street	05/31/2018
		City of Belvidere, TA	06/13/2018
		McDonald's, MA, 1313 N. State St	06/18/2018
		McDonald's, VAR, 1313 N. State St	06/18/2018
3	Cases: August	CCSIP Properties, Inc., RP, 2090 Keene Parkway	02/13/2018
		TerraNavigator, TA	06/21/2018
		TerraNavigator, SU, 825 N. Appleton Rd	06/21/2018
1	Annexation	McDonald's, 1313 N. State Street	06/18/2018
0	Temporary Uses	None	
2	Site Plans (New/Revised)	1021 N. State Street, Aldi	06/06/2018
		1021 N. State Street, Aldi	06/11/2018
2	Final Inspection	1209 N. State Street, Little Caesars	06/20/2018
		435 Southtowne Drive, Little Minds	06/28/2018
0	Downtown Overlay Review	None	
3	Prepared Zoning Verification Letters	520 Pearl Street	06/20/2018
		520 Pearl Street	06/20/2018
		204 W. 2nd Street	06/27/2018
0	Issued Address Letters	None	
	Belvidere Historic Preservation Commission	The Commission continued to discuss fundraising and community outreach efforts. Staff attended the Ida Public Library's Summer Reading Kick-off Party on June 2, 2018 on behalf of the Commission. Grant reimbursement for the 10 Year Plan was received.	
	Heritage Days	Staff continued to organize, advertise and work during Heritage Days	
	Hometown Christmas	Staff met with members of the Hometown Christmas committee and began planning	06/26/2018
Poplar Grove Projects			
1	Cases: June	Thomas, SU, 11619 IL Rte 76	05/10/2018

Planning Monthly Report Cont.

0	Cases: July	None
0	Issued Address Letters	None
0	Prepared Zoning Verification Letters	None

Scanned Plats: E-mail, Print and/or Burn

0	Recorder's Office	None
0	Other Department	None
0	General Public	None

	Census	None
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Planning Department Current Duties

Close out completed planning case files

Respond to all FOIA requests

Work with 911, Fire Department and Post Office to verify all addresses in the City

Assist Growth Dimensions with requested data

Meetings and phone calls with developers regarding potential development

Phone calls/walk-ins for questions regarding zoning, floodplain, development, etc.

Prepare minutes, agendas and packets for various committees, commissions, boards

Prepare deposits and purchase orders for bill payments

Continue meeting with RMAP regarding planning activities

***Began serving at the 2018 Summer Lunch Program



City of Belvidere

Building Department Revenues

June 2018



Total Permits Issued	97	
Total Value of Construction		\$534,853.00
# of Permits		
Building Fees	95	\$9,042.50
Electric Permit Fees	9	\$255.00
Plumbing Permit Fees	2	\$195.00
HVAC Permit Fees	3	\$360.00
Insulation Permit Fees	0	\$0.00
Plan Review Fees	0	\$0.00
Zoning Review Fees	37	\$390.00
Pool Permit Fees	0	\$0.00
Sign Permit Fees	3	\$200.00
Fence Permit Fees	16	\$240.00
SW, DW, & GR Fees	0	\$0.00
Total Permit Income		\$10,682.50
Enterprise Zone Discount	5	\$437.50
Total Permit Fees	97	\$11,120.00
Break Down of Commercial vs. Residential Income		
Commercial / Industrial Income	17	\$2,102.50
Residential Income	80	\$8,580.00
Value		
Multi Family	0	\$0.00
Single Family Residence	0	\$0.00
Commercial / Industrial	17	\$188,399.00
Other Residential	80	\$346,454.00

June 2018 Building Department Deposit Report

DATE	BUILDG	ELECT	PLUMBG	HVAC	INSL	REVW	ZONG	SIGN	FENCE	SW&DW	AMT PAID	EZ DISC	TOTAL FEE	CODE ENF	ELECTR CERT	TOTAL DEP
06/01/2018	755.00			180.00			10.00				945.00		945.00			945.00
06/01/2018	260.00						10.00		15.00		285.00		285.00	400.00	50.00	735.00
06/04/2018	315.00	50.00					55.00	110.00	45.00		575.00		575.00			575.00
06/06/2018	375.00	30.00					40.00		15.00		460.00		460.00			460.00
06/07/2018	1030.00		130.00				10.00				1170.00		1170.00			1170.00
06/08/2018	100.00										100.00		100.00			100.00
06/11/2018	277.50	25.00					45.00	90.00	15.00		452.50	232.50	685.00	100.00	50.00	602.50
06/12/2018	160.00						10.00				170.00		170.00		50.00	220.00
06/13/2018	455.00						30.00		15.00		500.00		500.00			500.00
06/15/2018	310.00			180.00							490.00	205.00	695.00			490.00
06/15/2018	110.00						10.00				120.00		120.00			120.00
06/19/2018	595.00	30.00					40.00				665.00		665.00			665.00
06/19/2018	405.00		65.00				20.00		30.00		520.00		520.00			520.00
06/20/2018	405.00	30.00					10.00				445.00		445.00			445.00
06/22/2018	340.00	60.00					10.00		15.00		425.00		425.00		50.00	475.00
06/22/2018	335.00						10.00				345.00		345.00			345.00
06/26/2018	590.00						10.00				600.00		600.00			600.00
06/26/2018	130.00	30.00					20.00		15.00		195.00		195.00	100.00		295.00
06/28/2018	490.00						20.00		30.00		540.00		540.00			540.00
06/28/2018	1150.00						10.00		15.00		1175.00		1175.00			1175.00
06/29/2018	455.00						20.00		30.00		505.00		505.00			505.00
	9042.50	255.00	195.00	360.00	0.00	0.00	390.00	200.00	240.00	0.00	10682.50	437.50	11120.00	600.00	200.00	11482.50

INCOME STATEMENT FOR THE GENERAL FUND

				Through	June	2018	
	Account #	Actual FY 17	Actual FY 18	Month of June	YTD Actual for FY 19	Budget FY 19	17% of budget
General Administration							
RE Property Tax	01-4-110-4010	1,843,251.00	1,759,868.97	368,329.73	714,563.66	1,769,385	40%
Hotel / Motel Tax	01-4-110-4011	2,748.68	2,579.99	19.65	39.30	3,356	1%
Auto Rental Tax	01-4-110-4012	6,418.98	6,794.30	600.25	1,020.42	6,480	16%
Muni Infrastructure Maint	01-4-110-4013	150,224.37	131,450.51	9,173.30	19,141.93	142,800	13%
State Income Tax	01-4-110-4100	2,436,019.36	2,710,100.59	162,102.90	513,002.93	2,451,043	21%
Muni Sales Tax	01-4-110-4110	3,310,595.26	3,427,287.63	323,131.77	587,811.27	3,471,350	17%
Sales Tax to Developer	01-4-110-4111	0.00	0.00	0.00	0.00	0	0%
Local Use Tax	01-4-110-4112	625,105.54	663,704.70	60,525.97	110,644.71	672,885	16%
Replacement Tax	01-4-110-4120	534,532.21	433,270.17	0.00	95,528.98	505,727	19%
Repl Tax Dist to Pensions	01-4-110-4121	(264,958.00)	(260,246.00)	0.00	0.00	(268,051)	0%
State Grants	01-4-110-4150	0.00	0.00	0.00	0.00	0	0%
Grants (NDevelopment)	01-4-110-4151	0.00	0.00	0.00	0.00	0	0%
Business License	01-4-110-4200	15,870.00	15,340.00	2,045.00	10,355.00	17,850	58%
Liquor License & Fines	01-4-110-4210	104,050.00	157,450.00	20,000.00	107,450.00	114,700	94%
Amusement Machine	01-4-110-4230	8,400.00	9,800.00	14,000.00	48,300.00	10,300	469%
Court Fines	01-4-110-4400	269,744.37	326,213.98	43,447.70	73,717.96	313,271	24%
Parking Fines	01-4-110-4410	5,743.12	12,731.00	1,056.00	1,875.00	5,975	31%
Seized Vehicle Fee	01-4-110-4420	57,900.00	90,450.00	10,500.00	17,700.00	79,200	22%
Engr Fees-Subdivision	01-4-110-4430	14,005.00	0.00	0.00	0.00	20,000	0%
Video Gambling	01-4-110-4440	229,469.55	279,016.24	28,834.05	60,697.33	273,600	22%
Franchise Fees	01-4-110-4450	270,606.66	279,541.15	0.00	69,269.78	282,795	24%
Comcast Fees	01-4-110-4455	19,662.65	2,160.90	0.00	0.00	0	0%
Death/Birth Certificates	01-4-110-4460	20,255.00	18,818.00	1,570.00	5,094.00	18,379	28%
Accident/Fire Reports	01-4-110-4470	4,258.85	6,060.00	865.00	1,720.00	5,370	32%
Annexation/Plat Fees	01-4-110-4471	0.00	0.00	0.00	0.00	20,000	0%
Tipping Fees	01-4-110-4472	66,634.64	83,373.68	5,870.52	10,116.64	84,500	12%
Fuel Charges (outside vendors)	01-4-110-4550	0.00	211,852.37	14,654.88	33,047.73	245,876	0%
Interest Income	01-4-110-4600	39,813.97	55,202.89	960.72	960.72	74,750	1%
Misc Revenues	01-4-110-4900	26,134.26	13,512.51	1,655.00	4,951.38	26,700	19%
Heritage Days	01-4-110-4901	53,386.00	88,700.24	49,695.56	75,920.56	0	0%
Historic Pres. Fund Raising	01-4-110-4902	160.00	8,115.00	150.00	497.07	0	0%
Historic Pres. Grant Reimb.	01-4-110-4903	9,052.56	0.00	16,288.89	16,288.89	0	0%
Operating Transfer in (Reserve)	01-4-110-9998	1,026,870.07	22,510.55	0.00	0.00	676,844	0%
Total General Administration Revenues		10,885,954.10	10,555,659.37	1,135,476.89	2,579,715.26	11,025,085	23%
Salaries - Elected Officials	01-5-110-5000	207,623.48	213,878.30	16,958.58	39,436.85	214,542	18%
Salaries - Regular - FT	01-5-110-5010	221,324.13	226,430.75	22,187.12	53,884.24	230,962	23%
Group Health Insurance	01-5-110-5130	469,397.37	454,004.09	36,776.15	78,895.86	518,757	15%
Health Ins Claims Pd (Dental)	01-5-110-5131	28,915.36	29,787.65	1,835.00	3,679.00	35,000	11%
Group Life Insurance	01-5-110-5132	1,336.50	1,379.70	114.75	229.50	1,450	16%
Health Insurance Reimb.	01-4-110-4540	(153,131.82)	(156,965.81)	(12,605.75)	(24,864.54)	(160,588)	15%
Unemployment Compensation	01-5-110-5136	0.00	0.00	0.00	0.00	0	0%
Meeting & Conferences	01-5-110-5154	11,208.73	13,284.76	402.29	402.29	14,850	3%
Subscriptions/Ed Materials	01-5-110-5156	552.90	431.61	136.80	136.80	650	21%
Gen Admin Personnel & Benefit Expenses		787,226.65	782,231.05	65,804.94	151,800.00	855,623	18%
Repairs/Maint - Bldgs	01-5-110-6010	34,784.35	19,803.99	5,731.94	5,921.74	24,200	24%
Repairs/Maint - Equip	01-5-110-6020	3,424.32	3,925.16	311.63	311.63	5,000	6%
Legal	01-5-110-6110	7,450.91	6,082.96	1,311.04	1,311.04	22,000	6%
Other Professional Services	01-5-110-6190	0.00	2,169.40	0.00	0.00	5,000	0%
Grant Expenses (NDev)	01-5-110-6191	0.00	0.00	0.00	0.00	0	0%
Telephone	01-5-110-6200	20,424.85	21,934.88	1,126.64	1,900.12	21,630	9%
Codification	01-5-110-6225	8,442.83	5,231.40	0.00	0.00	2,000	0%
Other Communications	01-5-110-6290	4,037.44	2,805.52	391.60	391.60	3,330	12%
Gen Admin Contractual Expenses		78,564.70	61,953.31	8,872.85	9,836.13	83,160	12%

General Administration (cont)	Account #	Actual FY 17	Actual FY 17	Month of June	YTD Actual for FY 19	Budget FY 19	17% of budget
Office Supplies	01-5-110-7020	39,061.21	45,067.99	2,674.66	2,533.98	56,500	4%
Gas and Oil	01-5-110-7030	0.00	0.00	0.00	0.00	170,000	0%
Other Supplies	01-5-110-7800	5,417.00	5,281.54	295.18	321.15	6,800	5%
Gen Admin Supplies Expenses		44,478.21	50,349.53	2,969.84	2,855.13	233,300	1%
Miscellaneous Expense	01-5-110-7900	72,206.98	83,627.17	12,620.32	16,074.82	79,930	20%
Reimb of Seized Vehicle Fee	01-5-110-7901	1,207.50	600.00	0.00	300.00	0	0%
Heritage Days	01-5-110-7902	56,780.67	74,996.12	65,846.23	65,846.23	0	0%
Comcast Charges	01-5-110-7903	0.00	0.00	0.00	0.00	0	0%
Historic Preservation	01-5-110-7904	0.00	0.00	0.00	0.00	0	0%
Operating Transfers Out	01-5-110-9999	536,965.18	383,828.00	0.00	299,622.00	599,243	50%
Total General Administration Expenses		1,577,429.89	1,437,585.18	156,114.18	546,334.31	1,851,256	30%
NET GENERAL ADMINISTRATION		9,308,524.21	9,118,074.19	979,362.71	2,033,380.95	9,173,829	22%
General Fund - Audit Department							
RE Taxes - Audit	01-4-130-4010	20,057.42	20,040.98	4,168.86	8,087.62	20,000	40%
Accounting & Auditing	01-5-130-6100	35,100.00	34,920.00	0.00	0.00	36,500	0%
NET - AUDIT DEPARTMENT		(15,042.58)	(14,879.02)	4,168.86	8,087.62	(16,500)	-49%
General Fund - IMRF Department							
RE Taxes - IMRF	01-4-140-4010	72,109.86	65,142.80	13,533.74	26,255.60	65,000	40%
Replacement Tax	01-4-140-4120	92,535.00	90,889.00	0.00	0.00	93,615	0%
Interest Income	01-4-140-4600	0.00	0.00	0.00	0.00	0	0%
Expense Reimbursement	01-4-140-4940	26,688.39	24,892.52	2,371.46	5,296.45	31,340	17%
Total IMRF Revenues		191,333.25	180,924.32	15,905.20	31,552.05	189,955	17%
IMRF Premium Expense	01-5-140-5120	210,445.44	194,160.51	0.00	13,162.68	179,872	7%
NET - IMRF DEPARTMENT		(19,112.19)	(13,236.19)	15,905.20	18,389.37	10,083	182%
General Fund - Social Security Department							
RE Taxes - FICA/Med	01-4-150-4010	225,346.90	200,385.68	41,634.63	80,771.63	200,000	40%
Expense Reimbursement	01-4-150-4940	127,996.70	128,779.38	10,801.97	26,358.68	134,731	20%
Library Expense Reimb.	01-4-150-4941	28,310.72	28,653.10	2,269.76	5,268.40	30,600	17%
Total Soc Security Revenues		381,654.32	357,818.16	54,706.36	112,398.71	365,331	31%
FICA Expense	01-5-150-5110	201,288.27	202,747.55	16,387.98	40,046.56	217,739	18%
Medicare Expense	01-5-150-5112	127,511.29	128,761.10	10,326.82	27,011.94	138,284	20%
Total Soc Security Expenses		328,799.56	331,508.65	26,714.80	67,058.50	356,023	19%
NET - SOCIAL SECURITY DEPT		52,854.76	26,309.51	27,991.56	45,340.21	9,308	387%
General Fund - Liability Insurance Dept							
RE Taxes - Ins Liability	01-4-160-4010	320,477.21	290,560.41	62,456.09	121,165.49	300,000	40%
Expense Reimbursement	01-4-160-4940	0.00	0.00	0.00	0.00	-	0%
Total Liability Insurance Revenues		320,477.21	290,560.41	62,456.09	121,165.49	300,000	40%
Insurance Premium	01-5-160-6800	449,520.12	452,758.88	0.00	0.00	488,060	0%
NET - LIABILITY INSURANCE DEPT		(129,042.91)	(162,198.47)	62,456.09	121,165.49	(188,060)	-64%

Police Department	Account #	Actual FY 17	Actual FY 18	Month of June	YTD Actual for FY 19	Budget FY 19	17% of budget
RE Property Tax	01-4-210-4010	1,046,390.82	1,107,755.95	250,102.43	485,201.39	1,201,417	40%
Grants	01-4-210-4150	88,764.64	26,682.37	1,782.90	1,782.90	29,760	6%
Sex Offender Reg Fee	01-4-210-4480	3,240.00	7,510.00	420.00	980.00	5,000	0%
Miscellaneous Revenues	01-4-210-4900	131,676.98	183,034.11	5,395.14	20,096.73	175,287	11%
Expense Reimbursement	01-4-210-4940	11,641.11	4,558.00	0.00	0.00	0	0%
Sale of Assets	01-4-210-4950	6,233.33	11,970.00	0.00	0.00	0	0%
Total Police Department Revenues		1,287,946.88	1,341,510.43	257,700.47	508,061.02	1,411,464	36%
Salary - Regular - FT	01-5-210-5010	3,236,497.86	3,356,981.88	264,258.52	736,330.27	3,533,117	21%
Overtime	01-5-210-5040	410,571.39	315,416.26	21,768.39	55,277.99	400,000	14%
Police Pension	01-5-210-5122	1,026,333.40	1,087,714.97	0.00	0.00	1,181,417	0%
Health Insurance	01-5-210-5130	733,616.37	832,854.34	68,971.95	144,400.47	911,807	16%
Dental claims	01-5-210-5131	40,544.26	54,588.08	5,003.94	9,856.20	50,000	20%
Unemployment Compensation	01-5-210-5136	11,771.00	10,393.00	0.00	0.00	0	0%
Uniform Allowance	01-5-210-5140	64,295.91	67,481.12	173.81	173.81	72,367	0%
Training	01-5-210-5152	79,508.65	58,458.67	2,115.63	4,015.49	83,305	5%
Police Dept Personnel & Benefit Expenses		5,603,138.84	5,783,888.32	362,292.24	950,054.23	6,232,013	15%
Repair/Maint-Equipment	01-5-210-6020	8,342.61	9,973.61	664.24	3,848.40	20,656	19%
Repair/Maint-Vehicles	01-5-210-6030	64,832.94	77,070.58	5,110.10	7,816.49	99,050	8%
Telephone/Utilities	01-5-210-6200	42,940.62	41,675.83	1,862.42	23,534.42	43,800	54%
Physical Exams	01-5-210-6810	210.00	0.00	0.00	0.00	2,135	0%
Community Policing	01-5-210-6816	7,991.22	7,830.41	72.84	72.84	9,500	1%
K 9 Program Expenses	01-5-210-6818	3,301.45	15,594.38	125.98	125.98	5,550	2%
Sex Offender State Disburse	01-5-210-6835	2,080.00	2,985.00	95.00	95.00	3,250	0%
Police Department - Contractual Expenses		129,698.84	155,129.81	7,930.58	35,493.13	183,941	19%
Office Supplies	01-5-210-7020	6,472.45	6,409.54	316.36	362.31	10,850	3%
Gas & Oil	01-5-210-7030	70,384.40	99,685.98	9,634.06	9,634.06	100,000	10%
Operating Supplies	01-5-210-7040	36,697.71	24,660.57	339.64	339.64	45,185	1%
Miscellaneous Expense	01-5-210-7900	37,100.96	35,482.95	386.65	428.30	40,800	1%
Police Department - Supplies Expense		150,655.52	166,239.04	10,676.71	10,764.31	196,835	5%
Equipment	01-5-210-8200	45,298.05	39,104.62	802.27	802.27	74,830	1%
Vehicles	01-5-210-8300	0.00	0.00	0.00	0.00	0	0%
Total Police Department Expenses		5,928,791.25	6,144,361.79	381,701.80	997,113.94	6,687,619	15%
NET - POLICE DEPARTMENT		(4,640,844)	(4,802,851)	(124,001)	(489,053)	(5,276,155)	9%
Public Safety Building Department							
Salaries - Regular - FT	01-5-215-5010	602,190.90	639,282.47	56,415.83	56,415.83	708,098	8%
Other (FICA & IMRF)	01-5-215-5079	105,206.33	110,384.54	9,658.39	9,658.39	124,979	8%
Other Contractual Services	01-5-215-6890	275,223.55	299,759.63	31,804.04	31,804.04	283,232	11%
NET - PUBLIC SAFETY BLDG DEPT		(982,620.78)	(1,049,426.64)	(97,878.26)	(97,878.26)	(1,116,309)	9%

Fire Department	Account #	Actual FY 17	Actual FY 17	Month of June	YTD Actual for FY 19	Budget FY 19	17% of budget
RE Property Tax	01-4-220-4010	818,109.40	990,630.02	212,572.34	412,392.61	1,021,132	40%
Grants	01-4-220-4150	1,000.00	15,755.74	0.00	5,965.97	5,000	0%
Miscellaneous Revenues	01-4-220-4900	36,031.31	13,979.92	288.00	1,424.93	25,000	6%
Expense Reimbursement	01-4-220-4940	1,012.98	37,771.00	223.41	223.41	0	0%
Sale of Assets	01-4-220-4950	0.00	10,100.00	0.00	0.00	10,000	0%
Total Fire Department Revenues		856,153.69	1,068,236.68	213,083.75	420,006.92	1,061,132	40%
Salaries - Regular - FT	01-5-220-5010	1,969,596.22	2,068,633.52	168,172.28	457,137.42	2,157,165	21%
Overtime	01-5-220-5040	200,784.91	136,531.18	13,811.42	31,186.94	183,250	17%
Fire Pension	01-5-220-5124	798,051.98	970,589.04	0.00	0.00	1,001,132	0%
Health Insurance	01-5-220-5130	422,210.56	495,623.54	37,831.69	86,955.31	507,253	17%
Dental Insurance	01-5-220-5131	21,499.64	27,129.39	504.80	2,114.72	32,000	7%
Unemployment Compensation	01-5-220-5136	0.00	0.00	0.00	0.00	0	0%
Uniform Allowance	01-5-220-5140	30,429.01	29,482.63	2,572.99	3,379.56	32,300	10%
Training	01-5-220-5152	31,096.97	18,816.26	1,065.95	1,400.15	20,600	7%
Fire Depart Personnel & Benefits Expenses		3,473,669.29	3,746,805.56	223,959.13	582,174.10	3,933,700	15%
Repair/Maint-Bldg	01-5-220-6010	57,115.64	47,639.91	1,349.89	1,565.64	42,350	4%
Repair/Maint-Equipment	01-5-220-6020	0.00	7,889.99	513.48	513.48	14,200	4%
Repair/Maint-Vehicles	01-5-220-6030	57,015.82	36,582.75	3,297.69	3,504.04	53,500	7%
Telephone/Utilities	01-5-220-6200	11,697.06	19,202.62	771.98	1,260.38	15,240	8%
Physical Exams	01-5-220-6810	654.50	709.00	0.00	0.00	2,500	0%
Fire Prevention	01-5-220-6822	8,983.96	10,251.54	677.79	977.79	12,000	8%
Emergency Med Supplies	01-5-220-6824	0.00	9,760.71	385.25	730.51	11,500	0%
Fire Department - Contractual Expenses		135,466.98	132,036.52	6,996.08	8,551.84	151,290	6%
Office Supplies	01-5-220-7020	12,685.62	11,665.64	826.89	996.04	14,100	7%
Gas & Oil	01-5-220-7030	14,367.49	18,927.06	1,770.95	1,770.95	20,000	9%
Operating Supplies	01-5-220-7040	6,830.98	8,606.67	1,258.51	1,711.59	8,000	21%
Miscellaneous Expense	01-5-220-7900	1,296.45	588.80	0.00	0.00	1,000	0%
Fire Department - Supplies Expenses		35,180.54	39,788.17	3,856.35	4,478.58	43,100	10%
Equipment	01-5-220-8200	53,632.91	42,800.39	1,061.10	1,261.10	25,000	5%
Total Fire Department Expenses		3,697,949.72	3,961,430.64	235,872.66	596,465.62	4,153,090	14%
NET - FIRE DEPARTMENT		(2,841,796.03)	(2,893,193.96)	(22,788.91)	(176,458.70)	(3,091,958)	6%
Police & Fire Commission Department							
Physical Exams	01-5-225-6810	13,100.90	18,663.60	103.00	103.00	16,500	1%
Other Contractual Services	01-5-225-6890	9,417.64	21,302.72	1,971.61	1,971.61	10,015	20%
NET - POLICE & FIRE COMMISSION		(22,518.54)	(39,966.32)	(2,074.61)	(2,074.61)	(26,515)	8%

Community Development	Account #	Actual FY 17	Actual FY 18	Month of June	YTD Actual for FY 19	Budget FY 19	17% of budget
Building Permits	01-4-230-4300	235,547.00	106,298.00	8,587.50	22,630.00	205,259	11%
Electric Permits	01-4-230-4310	19,798.50	13,270.50	255.00	2,366.00	19,965	12%
Electrician Certification Fees	01-4-230-4315	2,900.00	4,200.00	200.00	350.00	3,050	11%
Plumbing Permits	01-4-230-4320	17,392.50	10,390.00	195.00	1,462.50	12,626	12%
HVAC Permits	01-4-230-4330	11,156.25	4,224.00	360.00	989.00	5,500	18%
Plan Review Fees	01-4-230-4340	76,325.75	7,826.25	0.00	403.00	40,000	1%
Sidewalk/Lot Grading Fees	01-4-230-4350	1,487.50	1,360.00	0.00	255.00	1,575	16%
Insulation Permits	01-4-230-4360	4,060.00	1,237.50	0.00	215.00	1,812	12%
Zoning Review Fee	01-4-230-4370	3,215.00	2,910.00	370.00	797.50	3,535	23%
Code Enforcement	01-4-230-4380	6,300.00	6,400.00	600.00	900.00	5,900	15%
Other Permits	01-4-230-4390	4,682.50	4,730.00	410.00	1,297.50	5,861	22%
Miscellaneous Revenues	01-4-230-4900	25.00	102.50	0.00	0.00	250	0%
Expense Reimbursement	01-4-230-4940	2,569.25	1,370.83	213.44	651.94	2,000	0%
Planning Fees	01-4-230-4950	21,498.75	11,871.50	3,625.00	3,625.00	13,500	27%
Planning Misc.	01-4-230-4955	12,801.34	2,060.00	320.00	427.50	1,000	43%
Building Department - Revenues		419,759.34	178,251.08	15,135.94	36,369.94	321,833	11%
Salaries- Regular - FT	01-5-230-5010	213,387.45	207,201.12	19,217.60	42,920.97	252,208	17%
FICA	01-5-230-5079	16,324.12	15,850.89	1,470.14	3,283.45	19,294	17%
IMRF	01-5-230-5120	26,688.39	24,892.52	2,371.46	5,296.45	31,340	17%
Health Ins Expense	01-5-230-5130	59,052.36	69,550.97	5,726.99	12,096.34	98,917	12%
Dental Insurance	01-5-230-5131	2,059.20	3,803.88	0.00	180.80	5,000	4%
Unemployment	01-5-230-5136	0.00	0.00	0.00	0.00	0	0%
Training	01-5-230-5152	1,147.00	1,355.87	230.30	538.30	4,000	13%
Building Dept Personnel & Benefits Expense		318,658.52	322,655.25	29,016.49	64,316.31	410,759	16%
Repair/Maint - Equip	01-5-230-6020	5,331.66	6,478.55	1,020.05	1,391.03	5,500	25%
Repair/Maint - Vehicles	01-5-230-6030	0.00	0.00	0.00	0.00	1,500	0%
Other Professional Services	01-5-230-6190	45,691.08	45,939.84	2,958.32	5,916.64	46,000	13%
Telephone	01-5-230-6200	2,002.33	2,048.79	242.47	242.47	3,000	8%
Postage	01-5-230-6210	6,279.70	3,373.10	0.00	0.00	2,000	0%
Printing & Publishing	01-5-230-6220	2,504.48	3,361.97	96.95	96.95	2,875	3%
Building Department - Contractual Expenses		61,809.25	61,202.25	4,317.79	7,647.09	60,875	13%
Office Supplies	01-5-230-7020	6,616.86	6,661.11	386.23	551.17	7,100	8%
Gas & Oil	01-5-230-7030	625.68	592.92	70.22	70.22	1,700	4%
Miscellaneous Expense	01-5-230-7900	1,142.81	502.92	0.00	0.00	1,000	0%
Operating Transfer Out	01-5-230-9999	0.00	0.00	0.00	0.00	0	0%
Building Department - Supplies Expenses		8,385.35	7,756.95	456.45	621.39	9,800	6%
Total Building Department Expenses		388,853.12	391,614.45	33,790.73	72,584.79	481,434	15%
NET - BUILDING DEPARTMENT		30,906.22	(213,363.37)	(18,654.79)	(36,214.85)	(159,601)	23%
Civil Defense Department							
RE Tax - Civil Defense	01-4-240-4010	7,032.46	7,030.74	1,457.75	2,828.04	7,000	40%
Miscellaneous Revenues	01-4-240-4900	25,285.36	631.35	0.00	0.00	0	#DIV/0!
Miscellaneous Expense	01-5-240-7900	30,687.50	83,747.22	0.00	0.00	7,000	0%
NET - CIVIL DEFENSE DEPARTMENT		1,630.32	(76,085.13)	1,457.75	2,828.04	0	#DIV/0!

Street Department	Account #	Actual FY 17	Actual FY 18	Month of June	YTD Actual for FY 19	Budget FY 19	17% of budget
RE Tax - Road & Bridge	01-4-310-4010	320,508.22	320,365.58	67,752.87	133,764.76	320,000	42%
Grants	01-4-310-4150	0.00	60,503.12	0.00	0.00	0	0%
Sidewalk/Driveway/Lot Grading	01-4-310-4350	2,940.00	2,220.00	180.00	360.00	2,000	18%
Miscellaneous Revenues	01-4-310-4900	5,374.04	1,822.38	200.00	200.00	3,000	0%
Expense Reimbursement	01-4-310-4940	67,971.36	34,421.34	0.00	5,161.70	10,000	0%
Expense Reimbursement	01-5-310-4940	(18,583.89)	(210,670.36)	(39,605.40)	(39,605.40)	-	#DIV/0!
Sale of Assets	01-4-310-4950	7,100.00	0.00	0.00	0.00	-	#DIV/0!
Street Department - Revenues		385,309.73	208,662.06	28,527.47	99,881.06	335,000	30%
Salaries - Regular - FT	01-5-310-5010	583,028.64	580,406.51	42,275.90	107,687.09	623,098	17%
Overtime	01-5-310-5040	42,551.26	37,416.56	1,951.80	6,645.05	40,000	17%
Health Insurance	01-5-310-5130	219,296.47	220,842.37	8,356.27	21,274.47	233,560	9%
Uniform Allowance	01-5-310-5140	13,047.28	16,329.15	984.31	1,452.93	15,000	10%
Training	01-5-310-5152	710.00	293.10	0.00	0.00	1,500	0%
Street Dept - Personnel & Benefits Expenses		858,633.65	855,287.69	53,568.28	137,059.54	913,158	15%
Repair/Maint - Storm Drain	01-5-310-6001	24,632.80	27,988.96	1,892.00	2,592.10	25,000	10%
Repair/Maint - St/Parking Lot	01-5-310-6002	87,243.71	119,636.90	16,854.75	19,041.12	95,000	20%
Repair/Maint - Sidewalk/Curb	01-5-310-6003	43,102.36	54,680.98	14,491.20	13,633.60	40,000	34%
Repair/Maint - Building	01-5-310-6010	19,295.50	14,190.21	251.06	871.72	13,000	7%
Repair/Maint - Equipment	01-5-310-6020	82,224.48	114,315.41	5,564.33	(10,578.01)	110,000	-10%
Repair/Maint - Traffic Signal	01-5-310-6024	81,592.52	88,578.51	6,749.44	6,749.44	30,000	22%
Telephone/Utilities	01-5-310-6200	7,166.18	7,632.54	583.16	583.16	6,500	9%
Leaf Clean-up/Removal	01-5-310-6826	10,592.30	9,296.40	0.00	0.00	12,000	0%
Street Department - Contractual Expenses		355,849.85	436,319.91	46,385.94	32,893.13	331,500	10%
Office Supplies	01-5-310-7020	6,919.17	4,707.63	183.49	260.74	6,000	4%
Gas & Oil	01-5-310-7030	49,327.64	73,272.48	3,463.44	3,669.44	75,000	5%
Operating Supplies	01-5-310-7040	29,559.93	32,087.06	1,068.14	1,530.84	25,000	6%
Miscellaneous Expense	01-5-310-7900	1,179.69	1,165.50	0.00	33.41	2,000	0%
Street Department - Supplies Expenses		86,986.43	111,232.67	4,715.07	5,494.43	108,000	5%
Equipment	01-5-310-8200	0.00	0.00	0.00	0.00	0	0%
Total Street Department Expenses		1,301,469.93	1,402,840.27	104,669.29	175,447.10	1,352,658	13%
NET - STREET DEPARTMENT		(916,160.20)	(1,194,178.21)	(76,141.82)	(75,566.04)	(1,017,658)	7%
Street Lighting							
RE Tax - Street Lighting	01-4-330-4010	210,318.07	200,385.68	43,719.06	84,815.44	210,000	40%
Expense Reimbursement	01-5-330-4940	0.00	0.00	0.00	0.00	0	0%
Repair/ Maint - Street Light	01-5-330-6022	74,151.47	140,835.41	5,286.00	5,286.00	40,000	13%
Street Lighting - electricity	01-5-330-6310	285,611.12	278,689.77	21,726.05	21,726.05	280,000	8%
NET - STREET LIGHTING		(149,444.52)	(219,139.50)	16,707.01	57,803.39	(110,000)	-53%

Landfill Department	Account #	Actual FY 17	Actual FY 17	Month of June	YTD Actual for FY 19	Budget FY 19	17% of budget
RE Tax - Refuse/Landfill	01-4-335-4010	45,081.73	45,101.85	10,410.73	20,196.92	50,000	40%
Miscellaneous Revenue	01-4-335-4900	0.00	0.00	0.00	0.00	0	0%
Miscellaneous Expenses	01-5-335-7900	47,563.60	68,103.20	0.00	0.00	56,000	0%
NET - GARBAGE DEPARTMENT		(2,481.87)	(23,001.35)	10,410.73	20,196.92	(6,000)	-337%
Forestry Department							
RE Tax - Forestry	01-4-340-4010	40,081.62	35,081.34	8,332.53	16,165.21	40,000	40%
Other Fees	01-4-340-4490	0.00	0.00	0.00	0.00	0	0%
Miscellaneous	01-4-340-4900	0.00	0.00	0.00	0.00	0	0%
Forestry Department Revenues		40,081.62	35,081.34	8,332.53	16,165.21	40,000	40%
Repair/ Maint - Other	01-5-340-6090	0.00	0.00	0.00	0.00	0	0%
Tree Removal or Purchase	01-5-340-6850	127,536.00	91,591.98	358.00	358.00	80,000	0%
Miscellaneous Expense	01-5-340-7900	0.00	0.00	0.00	0.00	-	#DIV/0!
Forestry Department Expenses		127,536.00	91,591.98	358.00	358.00	80,000	0%
NET - FORESTRY DEPARTMENT		(87,454.38)	(56,510.64)	7,974.53	15,807.21	(40,000)	0%
Engineering Department							
Engineering	01-5-360-6140	387.50	31,641.67	671.64	2,031.64	27,000	8%
Subdivision Expense	01-5-360-6824	8,735.00	1,508.00	0.00	0.00	10,000	0%
Office Supplies	01-5-360-7020	7,023.73	7,013.20	226.19	245.91	8,000	3%
Gas & Oil	01-5-360-7030	0.00	0.00	0.00	0.00	-	0%
NET - ENGINEERING DEPARTMENT		(16,146.23)	(40,162.87)	(897.83)	(2,277.55)	(45,000)	5%
Health / Social Services							
Council on Aging	01-5-410-6830	33,000.00	23,000.00	0.00	0.00	23,000	0%
Demolition / Nuisance	01-5-410-6832	0.00	2,105.00	0.00	0.00	5,000	0%
NET - HEALTH / SOCIAL SERVICES		(33,000.00)	(25,105.00)	0.00	0.00	(28,000)	0%
Economic Development							
Planning Dept Services	01-5-610-6150	52,650.00	49,923.81	0.00	0.00	57,500	0%
Economic / Business	01-5-610-6840	73,000.00	73,000.00	0.00	55,000.00	73,000	75%
Tourism	01-5-610-6842	5,500.00	0.00	0.00	0.00	7,000	0%
Historic Preservation	01-5-610-6844	20,357.87	32,976.59	1,017.05	2,175.40	4,000	54%
NET - ECONOMIC DEVELOPMENT		(151,507.87)	(155,900.40)	(1,017.05)	(57,175.40)	(141,500)	40%
Ag Tech Initiatives Dept							
Federal Grants	01-4-620-4160	0.00	0.00	0.00	0.00	0	0%
Other Contractual Services	01-5-620-6890	0.00	0.00	0.00	0.00	0	0%
NET - AG TECH INITIATIVES DEPT		0.00	0.00	0.00	0.00	0	0%
Utility Tax Dept.							
Utility Tax - Electric	01-4-751-4131	1,393,783.95	1,364,570.77	103,400.62	213,306.53	1,459,907	15%
Utility Tax - Gas	01-4-751-4132	308,338.72	328,638.72	23,889.71	63,084.17	325,813	19%
Utility Tax - Telephone	01-4-751-4133	300,448.75	262,901.00	18,346.58	38,283.83	296,315	13%
Expense Reimbursement	01-4-751-4940	0.00	40,938.89	0.00	3,188.79	0	0%
Columbia Ave.	01-5-751-8040	450,000.00	0.00	0.00	0.00	0	0%
Downtown Streetscape	01-5-751-8052	644,463.91	0.00	0.00	0.00	0	0%
Downtown Pavement Project	01-5-751-8054	294,850.55	0.00	0.00	0.00	0	0%
Tripp Rd. Reconstruction	01-5-751-8056	0.00	47,257.18	0.00	0.00	0	#DIV/0!
Southside Stormsewer Study	01-5-751-8058	0.00	87,498.97	0.00	0.00	0	0%
Bellwood Detention Basin	01-5-751-8060	0.00	27,478.50	0.00	0.00	0	#DIV/0!
Poplar Grove/ Lawrenceville Int	01-5-751-8062	0.00	0.00	0.00	0.00	12,000	0%
		613,256.96	1,834,814.73	145,636.91	317,863.32	2,070,035	15%
TOTAL GENERAL FUND REVENUES		17,079,016.60	16,486,943.83	1,996,718.01	4,359,107.00	17,418,835	25%
TOTAL GENERAL FUND EXPENSES		17,079,016.60	16,486,943.83	1,068,101.26	2,654,942.81	17,418,835	15%
NET REV OVER (UNDER) EXP		0.00	0.00	928,616.75	1,704,164.19	0	

CASH FLOW STATEMENT FOR WATER / SEWER FUND as of June 30, 2018

Water / Sewer General Administration

Line Item	Account #	Actual FY 17	Actual FY 18	Month of June	Actual FY 19	Budget FY 19	16.67% used
Beginning Cash & Investments		75,606	75,606		75,607.08	75,606	
Interest Income-sweep acct	61-4-110-4600	0	0	0.00	26.00	0	
Miscellaneous Revenues	61-4-110-4900	0	0	0.00	0.00	0	
Operating Transfer Out	61-5-110-9999	0		0.00	0.00	0	
Ending Cash		75,606	75,606	0.00	75,633.08	75,606	

Water Department

Line Item	Account #	Actual FY 17	Actual FY 18	Month of June	Actual FY 19	Budget FY 19	16.67% used
Beginning Cash & Investments		697,162	590,508		430,243.45	592,645	
Water Consumption	61-4-810-4500	2,118,914	2,143,711	147,966.22	330,393.08	2,191,072	15%
Dep on Agr - Westhill	61-4-810-4521	3,786	0	0.00	0.00	0	0%
Meters Sold	61-4-810-4530	93,879	93,455	0.00	2,194.50	87,650	3%
Other Services	61-4-810-4590	5,547	7,813	611.50	1,042.50	7,500	14%
W/S Interest	61-4-810-4600	0	2,333	132.27	132.27	0	0%
Miscellaneous Revenues	61-4-810-4900	6,450	0	0.00	0.00	0	0%
Expense Reimbursement	61-4-810-4940	6,196	39,267	0.00	0.00	0	0%
Sale of Assets	61-4-810-4950	1,925	0	0.00	0.00	0	0%
Operating Transfers-In	61-4-810-9998	0	0	0.00	0.00	-	0%
Total Water Department Revenues		2,236,697	2,286,579	148,709.99	333,762.35	2,286,222	15%
Salaries - Regular - FT	61-5-810-5010	555,858	566,222	42,641.62	115,010.83	577,070	20%
Overtime	61-5-810-5040	34,276	28,055	4,471.81	5,156.01	35,000	15%
FICA Water	61-5-810-5079	51,932	49,317	4,136.27	10,328.07	45,100	23%
IMRF	61-5-810-5120	79,941	73,542	0.00	6,311.02	73,011	9%
Group Health Insurance	61-5-810-5130	214,738	246,826	9,423.06	24,480.46	245,391	10%
Uniform Allowance	61-5-810-5140	6,484	7,257	445.60	1,254.48	13,000	10%
Rep& Maint-Infrastructure	61-5-810-6000	68,065	136,623	29,505.21	29,505.21	70,000	42%
Rep& Maint - Buildings	61-5-810-6010	27,173	14,405	307.19	307.19	24,500	1%
Rep& Maint - Equipment	61-5-810-6020	51,773	32,237	999.46	999.46	33,000	3%
Rep& Maint - Vehicles	61-5-810-6030	18,417	12,583	361.48	1,154.58	20,000	6%
Rep& Maint - Contractual	61-5-810-6040	102,795	66,355	5,303.87	5,391.87	85,000	6%
Other Professional Serv	61-5-810-6190	4,118	2,132	0.00	0.00	12,000	0%
Telephone	61-5-810-6200	8,259	9,220	716.11	716.11	9,000	8%
Postage	61-5-810-6210	15,304	17,831	1,257.48	1,981.18	22,000	9%
Utilities	61-5-810-6300	311,597	255,296	23,590.60	24,335.11	260,000	9%
Office Equip Rental/Maint	61-5-810-6410	32,006	29,265	228.55	700.31	30,300	2%
Liability Insurance	61-5-810-6800	110,328	111,448	0.00	0.00	136,884	0%
Lab Expense	61-5-810-6812	27,337	30,984	5,739.90	6,054.56	36,000	17%
Office Supplies	61-5-810-7020	8,298	8,530	64.00	140.93	9,000	2%
Gas & Oil	61-5-810-7030	15,226	17,057	1,344.99	1,344.99	20,000	7%
Operating Supplies	61-5-810-7040	70,770	60,663	5,353.94	5,592.40	65,000	9%
Chemicals	61-5-810-7050	59,764	85,026	4,796.86	4,796.86	90,000	5%
Meters	61-5-810-7060	42,939	41,995	2,317.00	2,317.00	20,000	12%
Bad Debt Expense	61-5-810-7850	2,118	281	291.06	291.06	2,000	15%
Miscellaneous Expense	61-5-810-7900	5,168	4,077	70.17	107.64	8,400	1%
Equipment	61-5-810-8200	0	0	0.00	0.00	0	0%
Transfer Out	61-5-810-9999	0	0	0.00	0.00	0	0%
Depreciation Set Aside		305,604	314,772	27,017.92	54,035.84	324,215	17%
Bond Pmt Set Aside		141,200	213,350	833.33	1,666.66	10,000	17%
Total Water Department Expenses		2,371,488	2,435,350	171,217.48	303,979.83	2,275,871	13%
NET WATER DEPARTMENT		(134,791)	(148,770)	(22,507.49)	29,782.52	10,351	
Change in Accounts Receivable (YTD)		28,419	(11,494)		73,663.97		
Ending Cash & Investments		590,790	430,243		533,689.94	602,996	

CASH FLOW STATEMENT FOR WATER / SEWER FUND as of June 30, 2018

Sewer Department

Line Item	Account #	Actual FY 17	Actual FY 18	Month of June	Actual FY 19	Budget FY 19	16.67% used
Beginning Cash & Investments		1,284,737	965,295		797,980.97	516,865	
Interest Income							
Sewer Consumption	61-4-820-4500	3,103,395	3,349,266	249,308.85	539,743.29	3,172,429	17%
Dep on Agr - Westhills	61-4-820-4521	2,978	0	0.00	0.00	0	0%
Meters Sold	61-4-820-4530	92,544	92,004	0.00	2,194.50	87,650	3%
Other Services	61-4-820-4590	92,574	27,739	1,656.70	3,255.20	25,000	13%
WWTP Interest	61-4-820-4600	0	931	275.29	275.29	0	#DIV/0!
Miscellaneous Revenues	61-4-820-4900	2,153	100	0.00	0.00	0	0%
Expense Reimbursement	61-4-820-4940	0	123,351	0.00	0.00	0	0%
Operating Transfers-In	61-4-820-9998	500,000	500,000	0.00	0.00	500,000	0%
Total Sewer Department Revenues		3,793,644	4,093,391	251,240.84	545,468.28	3,785,079	14%
Salaries - Regular - FT							
Salaries - Regular - FT	61-5-820-5010	565,019	575,315	42,611.16	113,081.30	626,958	18%
Overtime	61-5-820-5040	44,286	46,506	4,139.41	4,592.69	55,000	8%
FICA WWTP	61-5-820-5079	39,653	40,034	3,044.18	7,863.30	49,585	16%
IMRF	61-5-820-5120	82,421	76,818	0.00	6,066.92	82,337	7%
Group Health Insurance	61-5-820-5130	207,899	234,151	10,258.27	24,715.97	223,259	11%
Dental Claims	61-5-820-5131	0	0	0.00	0.00	0	0%
Uniform Allowance	61-5-820-5140	18,158	20,427	1,787.15	2,537.15	17,000	15%
Travel	61-5-820-5151	0	0	0.00	0.00	0	0%
Rep & Maint - Lift Stations	61-5-820-6005	50,022	29,795	0.00	0.00	20,000	0%
Rep & Maint - Buildings	61-5-820-6010	19,652	91,703	9,054.32	9,093.32	123,000	7%
Rep & Maint - Equipment	61-5-820-6020	88,281	54,797	3,224.79	4,294.11	0	0%
Rep & Maint - Vehicles	61-5-820-6030	29,626	29,372	463.57	594.85	25,000	2%
Rep & Maint - Contractual	61-5-820-6040	28,275	18,343	2,669.63	2,669.63	100,000	0%
Other Professional Serv	61-5-820-6190	76,824	103,291	5,907.93	5,907.93	73,500	8%
Telephone	61-5-820-6200	10,153	9,369	622.09	622.09	11,000	6%
Postage	61-5-820-6210	15,123	17,692	1,257.47	1,981.17	20,000	10%
Utilities	61-5-820-6300	208,399	212,511	15,443.38	18,857.71	230,000	8%
Office Equip Rental/Maint	61-5-820-6410	4,224	3,077	228.55	457.10	6,000	8%
Liability Insurance	61-5-820-6800	131,014	132,345	0.00	0.00	142,500	0%
Lab Expense	61-5-820-6812	36,420	27,530	1,783.63	1,929.63	50,000	4%
Sludge Disposal	61-5-820-6814	9,871	7,240	1,221.35	1,221.35	10,000	12%
Office Supplies	61-5-820-7020	5,682	8,613	64.00	140.92	8,000	2%
Gas & Oil	61-5-820-7030	14,368	18,551	468.45	468.45	35,000	1%
Operating Supplies	61-5-820-7040	23,637	20,120	957.30	1,085.15	20,000	5%
Chemicals	61-5-820-7050	35,011	24,826	9,922.55	9,922.55	60,000	17%
Meters	61-5-820-7060	12,258	30,521	3,642.60	3,642.60	20,000	18%
Bad Debt Expense	61-5-820-7850	2,665	341	333.31	333.31	4,000	8%
Miscellaneous Expenses	61-5-820-7900	4,241	2,430	6.91	6.91	5,000	0%
Equipment	61-5-820-8200	0	0	0.00	0.00	0	0%
Operating Transfer Out	61-5-820-9999	500,000	500,000	0.00	0.00	500,000	0%
Depreciation Set Aside		452,955	466,544	40,083.33	80,166.66	431,000	19%
Bond Pmt Set Aside		332,395	338,350	15,000.00	30,000.00	180,000	17%
		3,048,534	3,140,615	174,195.33	332,252.77	3,128,139	11%
Sewer Department							
Collection System Expenses							
Salaries - Regular - FT	61-5-830-5010	282,807	284,555	22,350.10	57,414.05	304,959	19%
Overtime	61-5-830-5040	22,941	23,638	5,773.14	6,443.94	30,000	21%
FICA Sewer	61-5-830-5079	20,088	23,577	2,151.38	4,883.86	25,624	19%
IMRF	61-5-830-5120	43,336	39,176	0.00	2,989.70	42,026	7%
Group Health Insurance	61-5-830-5130	99,658	101,803	5,200.69	12,327.39	110,737	11%
Uniform Allowance	61-5-830-5140	4,300	5,200	111.77	174.35	6,600	3%
Rep & Maint - Infrastructure	61-5-830-6000	34,372	37,085	2,066.75	2,241.75	40,000	6%
Rep & Maint - Equipment	61-5-830-6020	4,127	23,840	642.73	642.73	12,000	5%
Rep & Maint - Vehicles	61-5-830-6030	29,748	17,076	313.58	330.61	20,000	2%
Office Equip Rent/Maint	61-5-830-6410	26,120	26,106	0.00	243.21	30,300	1%
Gas & Oil	61-5-830-7030	7,607	9,109	787.62	787.62	10,000	8%
Operating Supplies	61-5-830-7040	16,402	16,220	787.65	787.65	20,000	4%

Sewer Department

	Account #	Actual FY 17	Actual FY 18	Month of June	Actual FY 19	Budget FY 19	16.67% used
Misc. Expense	61-5-830-7900	1,182	569	0.00	0.00	3,000	0%
Equipment	61-5-830-8200	0	0	0.00	0.00	0	0%
Total Sewer Department Expenses		3,641,224	3,748,570	214,380.74	421,519.63	3,783,385	11%
NET SEWER DEPARTMENT		152,419	344,821	36,860.10	123,948.65	1,694	
Change in Accounts Receivable		28,419	(12,134.66)		73,663.97		
Ending Cash & Investments		965,572	797,981		995,593.59	18,559	

Bond Reserves (necessary per bond ordinances) - was 06-15

Beginning Cash & Investments	586,815	588,709		591,697.61	588,709	
Additional reserves	0	0	0	0	0	0%
Interest Income	1,894	2,989	586.66	1,149.38	0	0%
Transfer Out: Bond Payment	0	0	0.00	0.00	350,000	0%
Ending Cash & Investments	588,709	591,698		592,846.99	238,709	

Connection Fees (plant expansion) / Deposits on Agreement (system extensions) Accounting - was 05-10

Beginning Cash & Investments	3,719,983	3,981,393		2,645,839.94	1,969,192		
Sources							
Interest Income		16,868	26,613	5,224.10	10,234.98	32,000	32%
Connection Fees	61-4-810-4510	66,291	47,382	1,987.00	7,948.00	30,000	26%
Deposits on Agreement	61-4-810-4520	660	1,045	438.06	603.06	2,500	24%
Connection Fees	61-4-820-4510	108,609	91,511	4,593.65	17,823.65	36,000	50%
Deposits on Agreement	61-4-820-4520	75,331	4,674	25.00	1,192.00	5,000	24%
Connection Fee Set-Aside		0	0	0.00	0.00	500,000	0%
TOTAL Sources		267,759	171,225	12,267.81	37,801.69	605,500	6%
Uses							
Construction in Progress - Water (1790)		6,350	0	0.00	0.00	0	0%
Construction in Progress - Sewer (1790)		0	0	0.00	0.00	0	0%
Equipment & Vehicles (1750)		0	0	0.00	0.00	0	0%
Recapture Refunds		0	0	0.00	0.00	0	0%
Building (1730)		0	0	0.00	0.00	0	0%
Loan to Depreciation Fund		0	1,506,778	0.00	0.00	0	0%
TOTAL Uses		6,350	1,506,778	0.00	0.00	0	#DIV/0!
Ending Cash & Investments		3,981,393	2,645,840		2,683,641.63	2,574,692	

Line Item	Account #	Actual FY 17	Actual FY 17	Month of June	Actual FY 19	Budget FY 19	16.67% used
Depreciation Funding - was 04-09 and 06-08							
Beginning Cash & Investments		3,042,622	2,204,050		2,565,727.85	2,656,366	
Sources							
Interest Income		13,634	21,512	4,222.69	8,273.04	25,500	32%
Loan Funds		0	0	0.00	0.00	0	0%
Grant		0	0	0.00	0.00	0	0%
Misc.		0	0	0.00	0.00	0	0%
Depreciation set aside - Water (for Plant)		84,796	314,772	27,017.92	54,035.84	324,215	17%
Depreciation set aside - Water (for System)		220,808	0	0.00	0.00	0	0%
Depreciation set aside - Sewer (for System)		150,050	966,544	40,083.33	80,166.66	981,000	8%
Depreciation set aside - Sewer (for Repl)		802,905	0	0.00	0.00	0	0%
Loan From Connection Fees		0	1,506,778	0.00	0.00	0	#DIV/0!
TOTAL Sources		1,272,193	2,809,605	71,323.94	142,475.54	1,330,715	11%
Uses							
Construction in Progress - Water (1790)		524,890	800,150	3,174.11	92,949.11	91,000	102%
Construction in Progress - Sewer (1790)		1,530,519	1,397,060	118,985.70	118,985.70	675,000	18%
Equipment & Vehicles (1750 & 1760))		55,356	250,716	0.00	0.00	125,000	0%
Buildings		0	0	0.00	0.00	0	0%
Transfer Out - Connection Fees Loan Payr		0	0	0.00	0.00	500,000	0%
Sewer-Repl Equip (part of 820-8200)		0	0	0.00	0.00	0	0%
TOTAL Uses		2,110,765	2,447,927	122,159.81	211,934.81	1,391,000	15%
Ending Cash & Investments		2,204,050	2,565,727		2,496,268.58	2,596,081.00	

Bond Payments Accounting - was 06-10 and 06-13

Beginning Cash & Investments		200,263	122,163		130,894.86	129,772	
Sources							
Interest Income		2,297	3,624	711.31	1,393.58	4,500	31%
Bond Proceeds	61-4-110-4901	0	0	0.00	0.00	0	0%
Operating Transfers-In	61-4-110-9998	0	0	0.00	0.00	0	0%
Bond Pmt Set Aside		473,595	551,700	15,833.33	31,666.66	540,000	6%
TOTAL Sources		475,892	555,324	16,544.64	33,060.24	544,500	6%
Uses							
Debt Service - Principal	61-5-110-8910	501,068	502,335	0.00	51,647.60	503,618	10%
Interest Expense	61-5-110-8920	52,924	44,257	0.00	10,228.23	34,974	29%
Fiscal Charges	61-5-110-8930	0	0	0.00	0.00	0	0%
Bond Issuance Costs	61-5-110-9031	0	0	0.00	0.00	0	0%
TOTAL Uses		553,992	546,592	0.00	61,875.83	538,592	11%
Ending Cash & Investments		122,163	130,895		102,079.27	135,680.00	

Gross Revenues (excludes set asides)	6,315,925	6,579,319	484,840.55	927,874.32	5,706,801	
Gross Expenditures (excludes set asides)	6,951,667	8,852,199	424,823.45	833,440.94	6,043,633	
NET CASH FLOW	(635,742)	(2,272,882)	60,017.10	94,433.38	(336,832)	

MONTHLY TREASURER'S REPORT

Activity for the month of: June 2018

FUND	FUND #	Beginning Cash Balance	Receipts (Cash In)	Expenditures (Cash Out)	Month's Due to or Due From Activity	Ending Cash Balance	Outstanding Interfund Loans + Borrowings -	Ending Fund Balance
General	01	11,100,287.14	1,829,771.16	1,007,237.73		11,922,820.57	29,102.65	11,951,923.22
Forestry	01	(320,812.09)	8,332.53	358.00		(312,837.56)		(312,837.56)
Landfill	01	(14,617.64)	10,410.73	0.00		(4,206.91)		(4,206.91)
I M R F / Soc Sec	01	(148,003.64)	70,611.56	26,714.80		(104,106.88)		(104,106.88)
Community Dev Fund	01	(890,989.51)	15,135.94	33,790.73		(909,644.30)		(909,644.30)
Liability Insurance	01	(1,173,870.99)	62,456.09	0.00		(1,111,414.90)		(1,111,414.90)
General Fund	01	8,551,993.27	1,996,718.01	1,068,101.26	0.00	9,480,610.02	29,102.65	9,509,712.67
Motor Fuel Tax	10	402,361.23	54,462.45	0.00		456,823.68		456,823.68
Kishwaukee TIF	13	20,346.90	11,852.01	0.00		32,198.91	(55,710.13)	(23,511.22)
Kishwaukee 2 TIF	15	4,914.77	0.00	0.00		4,914.77		4,914.77
Special Service Area 2	16	12,004.26	2,232.79	1,099.62		13,137.43		13,137.43
Special Service Area 3	17	5,345.41	996.17	255.07		6,086.51		6,086.51
Capital Projects - general								
Utility Tax Fund	41	0.00	0.00	0.00		0.00		0.00
Public Improvement	41	18,307.22	8,340.08	59,414.50		(32,767.20)		(32,767.20)
Capital Fund (752)	41	976,505.57	167.60	112,205.00		864,468.17		864,468.17
State Street Bridge	41	56,117.81	0.00	0.00		56,117.81		56,117.81
Capital Projects	41	1,050,930.60	8,507.68	171,619.50	0.00	887,818.78	0.00	887,818.78
W/S General Admin	61	75,633.08	0.00	0.00		75,633.08		75,633.08
Water - operations	61	560,402.61	148,709.99	171,217.48	(4,205.18)	533,689.94		533,689.94
W / S - bond proceeds	61	0.00	0.00	0.00		0.00		0.00
W / S - bond payments	61	85,534.62	16,544.64	0.00		102,079.26		102,079.26
W / S - bond reserves	61	592,260.66	586.66	0.00		592,847.32		592,847.32
Sewer - operations	61	962,938.67	251,240.84	214,380.74	(4,205.18)	995,593.59		995,593.59
W/S Cap Imprv (Depr) 04-09	61	984,015.23	27,525.07	3,174.11		1,008,366.19		1,008,366.19
W/S Connection/Agr Fees 05-10	61	2,671,373.82	12,267.81	0.00		2,683,641.63		2,683,641.63
Sewer Plant Equip Repl 06-08	61	1,563,089.22	43,798.87	118,985.70		1,487,902.39		1,487,902.39
Water / Sewer Fund	61	7,495,247.91	500,673.88	507,758.03	(8,410.36)	7,479,753.40	0.00	7,479,753.40
Escrow	91	548,667.04	223.51	2,000.00		546,890.55		546,890.55
TOTAL		18,091,811.39	2,575,666.50	1,750,833.48	(8,410.36)	18,908,234.05	26,607.48	18,881,626.57

FUND	FUND #	Checking	Money Market	C D 's	Trust Acct	Ending Cash Balance	Due From + Due To - Other Funds	Ending Fund Balance
General Fund	01	555,632.57	2,344,838.22	6,580,139.23		9,480,610.02	29,102.65	9,509,712.67
Motor Fuel Tax	10	32,356.18	424,467.50			456,823.68		456,823.68
Kishwaukee TIF	13	32,198.91	0.00			32,198.91	(55,710.13)	(23,511.22)
Kishwaukee 2 TIF	15	4,914.77	0.00			4,914.77		4,914.77
Sp Srv Areas #2-Farmington	16	13,137.43	0.00			13,137.43		13,137.43
Sp Srv Areas #3-Farmington	17	6,086.51	0.00			6,086.51		6,086.51
Capital Projects	41	97,211.07	287,354.35	503,253.36		887,818.78		887,818.78
Water / Sewer Fund	61	625,774.52	752,019.82	6,101,959.06		7,479,753.40		7,479,753.40
Escrow	91	178,120.33	368,770.22	0.00		546,890.55		546,890.55
TOTAL		1,545,432.29	4,177,450.11	13,185,351.65	0.00	18,908,234.05	(26,607.48)	18,881,626.57
Fire Department - 2% Fund	19	817.83	30,348.78			31,166.61		31,166.61
Seized Vehicles		5,616.82				5,616.82		5,616.82
Drug Operations		69,284.74				69,284.74		69,284.74
State Asset Forfeiture		69,825.59				69,825.59		69,825.59
Federal Forfeiture		61,338.99				61,338.99		61,338.99
Auction		59,863.37				59,863.37		59,863.37
Metro Narcotics		7,961.60				7,961.60		7,961.60
Metro Narcotics OAF		1,088.00				1,088.00		1,088.00
Belvidere OAF		553.50				553.50		553.50
TOTAL POLICE FUNDS as of Apr 2018		275,532.61				275,532.61		275,532.61

CITY-COUNTY COORDINATING COMMITTEE
MINUTES

June 13, 2018 at 6:00 P.M.
County Board Room, 1212 Logan Avenue

CALL TO ORDER

The meeting of the City-County Coordinating Committee was called to order by Carl Larson Vice Co-Chairman at 6:00 P.M.

ROLL CALL

County:

Carl Larson, Vice Co-Chair
Sherry Branson
Jeffrey Carlisle
Brad Stark

City:

Dan Snow, Co-Chairman
Wendy Frank, Vice Co-Chair
Marsha Freeman
Clayton Stevens

Others:

Dan Streed
Pat Molloy
Mayor Jim Claeysen

Members Absent:

County:

Karl Johnson, Board Chairman

City:

Mayor Chamberlain
Mike Borowicz

APPROVAL OF MINUTES

A motion was made by Jeffrey Carlisle to approve the minutes of the May 9, 2018 meeting as presented. Motion seconded by Brad Stark. Motion passed (8-0).

APPROVAL OF AGENDA

Dan Streed requested to add 6.2 boiler repairs and 6.3 PSB parking lot coding. A motion was made by Jeffrey Carlisle to approve the agenda as amended. Motion seconded by Brad Stark. Motion passed (8-0).

PUBLIC COMMENT

PUBLIC COMMENT

There was no public comment made.

CHERRY VALLEY

Mayor Jim Claeysen of Cherry Valley spoke to the committee and gave a brief history on himself. The village of Cherry Valley has been busy in the last 12 months. The police chief retired in November of 2017. Robert Swank is now the chief for the village. There has been additional security hired at the Cherryvale Mall and they held additional training. There has now been a security system installed around the perimeter of the mall inside and out. There will be a Fleet Farm coming to Cherry Valley located near the mall. Road improvements will be made. There are new stores that have come into the mall. The Habitat for Humanity ReStore moved to Cherry Valley. There is also a new Circle K gas station that opened up on Perryville Road. Dunkin Doughnuts could be coming soon. Mayor Claeysen discussed the village budget. He explained how the 1% additional sales tax is being utilized for capital improvements. Mayor Claeysen discussed future goals of the village and past accomplishments. The village will be holding an upcoming movie night. Mayor Claeysen discussed some police department changes and new squad cars. The village does not levy a property tax; everything is paid for by sales tax dollars. The village is always pushing projects. The village works with a consulting company, Retail Strategies, and discussed this company with the committee. There was a question and answer period held topics included the police force and industrial development. Mr. Carlisle asked about development incentives that are offered. Mayor Claeysen responded stating they do sales tax rebate agreements which encourages growth and discussed this with the committee. Mayor Claeysen discussed their water system. Mr. Carlisle asked about growth in the last five years. Mayor Claeysen said there has been very little residential growth and home sales are good. There are social events monthly for their residence. Sherry Branson discussed the Cherryvale Mall recent shooting and active shooter training. Mayor Claeysen's discussed the training that is taking place. The property maintenance ordinance was discussed. Schools were discussed. There will be a new Cherry Valley elementary school opening. The administrative staff for the village was discussed.

E-911 REPORT – PUBLIC SAFETY BUILDING

911 REPORT

Lt. Molloy reviewed the 911 report with the committee. There is a new lead dispatcher that he discussed with the committee. There will be a new dispatcher starting June 27th. There will be new bullet proof glass installed at the dispatch center. The 911 board will be paying for this expense. Lt. Molloy discussed the parking lot sealing project. Belrock will be doing this work. The cost for the project is \$5,339.80. There was discussion held. This is not a budgeted project and Lt. Molloy explained the funding for the project. The committee gave consensus for this project.

PUBLIC SAFETY BUILDING BOILER INVOICE

Lt. Molloy discussed the boiler problems with the committee. There was also a problem with the heat pump that delivers water to the Public Safety building. There were invoices discussed from Ceroni Piping. There is no air conditioner in their boardroom. The air conditioner can hopefully be further addressed in the FY 2019 budget. The committee held discussion. Lt. Molloy said they are going to start having a yearly maintenance done on the boiler. The committee gave consensus to move forward on paying the Ceroni invoices presented.

PARKING LOT COATING

This was discussed above.

GIS

There was no report given.

LANDFILL

APPROVAL OF INVOICE: TRC

A motion was made by Brad Stark to approve invoice #283373 in the amount of \$3,727.58 to TRC with a 50/50 split between the City and County. Motion seconded by Jeffrey Carlisle. Motion passed (8-0).

A motion was made by Brad Stark to approve invoice #286941 in the amount of \$2,404.29 to TRC with a 50/50 split between the City and County. Motion seconded by Jeffrey Carlisle. Motion passed (8-0).

APPROVAL OF NIJMAN FRANZETTI LLP

A motion was made by Brad Stark to approve invoice #15938 in the amount of \$2,275.00 to Nijman Franzetti LLP with a 50/50 split between the City and County. Motion seconded by Jeffrey Carlisle. Motion passed (8-0).

APPROVAL OF WILSON ELECTRIC COMPANY

A motion was made by Brad Stark to approve invoice #70959 in the amount of \$2,829.27 and invoice #71092 in the amount of \$707.00 to Wilson Electric Company with a 50/50 split between the City and County. Motion seconded by Sherry Branson. Motion passed (8-0).

ILLINOIS EPA/LANDFILL COMMUNICATION

There was no discussion held.

INFORMATIONAL ITEMS AND OTHER BUSINESS

WATER PRESERVATION AND PROTECTION ALLIANCE (WPPA)/BLACKHAWK HILLS WATER SURVEY

Ms. Branson said since the last WPPA meeting they have attended the R1environmental group who are also involved in the Blackhawk Hill survey.

INVITATION TO OTHER GOVERNMENTS

There were no recommendations made.

CORRESPONDENCE

There was no correspondence discussed.

EXECUTIVE SESSION

There was no executive session held.

ADJOURNMENT

ADJOURN THE MEETING

A motion was made by Sherry Branson to adjourn the meeting. Motion seconded by Brad Stark. Motion passed (8-0). Meeting was adjourned at 6:48 p.m.

Recorded by,

Julaine Drake
Office Manager

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION**

Minutes

**Tuesday, July 10, 2018
City Council Chambers
401 Whitney Boulevard
6:00 pm**

ROLL CALL

Members Present:

Alissa Maher, CHM
Daniel Arevalo, VCHM
Art Hyland
Andrew Racz

Staff Present:

Gina DelRose, Community Development Planner
Cathy Crawford, Administrative Assistant

Members Absent:

Robert Cantrell
Paul Engleman
Vacancy

Chairman Alissa Maher called the meeting to order at 6:00 p.m.

MINUTES: It was moved and seconded (Hyland/Racz) to approve the minutes of May 8, 2018. The motion carried with a 4-0 roll call vote.

PUBLIC COMMENT: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

2018-08; My Gaming, Inc. (SU) : The applicants, Rajiv Lyall, 2928 Lawndale Avenue, Rockford, IL 61101 and Chandresh Patel, 7240 Pleasant View Drive, Machesney Park, IL 61115 on behalf of the property owner, Richard Ladon, 640 North LaSalle Street, Suite 407, Chicago IL 60654 are requesting a special use for indoor commercial entertainment to operate a bar/tavern with video gaming at 1119 North State Street within the GB, General Business District (Belvidere Zoning Ordinance Sections 150.105 (C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures). PIN: 05-26-203-001

The public hearing opened at 6:03 p.m.

Gina DelRose was sworn in. Ms. DelRose summarized the staff report dated July 3, 2018. The proposed special use will be for an upscale styled bar with video gaming. The proposed hours of operation are 7:00 a.m. to 2:00 a.m. Monday through Saturday and 11:00 a.m. to 12:00 a.m. Sunday. Beer, wine and various drinks will

be offered. Ms. DelRose provided the history of video gaming special uses within the city. The proposed special use would be the 27th such use in Belvidere.

Gina DelRose summarized the findings of fact. The planning staff recommends approval of the special use subject to the following conditions:

1. Open alcohol is prohibited outside the premises unless a special use permit for outdoor commercial entertainment is obtained.
2. The special use is only for the tenant space commonly known as 1119 North State Street.

Gina DelRose stated the case was published in the Boone County Journal on June 22, 2018 and certified mailings were sent on June 21, 2018.

There were no questions for the staff.

The applicant did not wish to provide a statement.

The public hearing was closed at 6:10 p.m.

It was moved and seconded (Racz/Hyland) to adopt the findings of fact as presented in the staff report. The motion carried with a 4-0 roll call vote.

It was moved and seconded (Arevalo/Hyland) to approve case 2018-08 subject to the conditions proposed. The motion carried with a 4-0 roll call vote.

2018-09; 1 Stop Shop Inc. (SU): The applicants, Rajiv Lyall, 2928 Lawndale Avenue, Rockford, IL 61101 and Chandresh Patel, 7240 Pleasant View Drive, Machesney Park, IL 61115 on behalf of the property owner, Richard Ladon, 640 North LaSalle Street, Suite 407, Chicago IL 60654 are requesting a special use for indoor commercial entertainment to operate a bar/tavern with video gaming at 1105 North State Street within the GB, General Business District (Belvidere Zoning Ordinance Sections 150.105 (C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures). PIN: 05-26-203-001

The public hearing opened at 6:12 p.m.

Gina DelRose was sworn in and summarized the staff report dated July 3, 2018. The case was published in the Boone County Journal on June 22, 2018, and certified mailings were sent to surrounding property owners on June 21, 2018. Ms. DelRose stated that the proposed special use, unlike the previous case, will be for the operation of a convenience store that sells packaged liquor, tobacco, lottery, snacks and beverages in addition to a small bar with five video gaming machines in the approximately 2,000 square-foot tenant space. Ms. DelRose provided a history

of video gaming special uses in Belvidere. The proposed special use will be the 28th such video gaming business to open in the City of Belvidere.

Gina DelRose provided a summary of the findings of fact. Ms. DelRose stated the planning staff recommends approval of Case 2018-09 subject to the following conditions:

1. Open alcohol is prohibited outside the premises unless a special use permit for outdoor commercial entertainment is obtained.
2. The special use is only for the tenant space commonly known as 1105 North State Street.

There were no questions for the staff.

The applicant's representative, Joseph Canova, was sworn in.

Daniel Arevalo asked if the business will adhere to the same hours stated in the staff report.

Joseph Canova stated the hours were set to match those set for the sale of liquor within the municipality; he said he expected the store to close down earlier on nights where there were few to no customers.

The public hearing closed at 6:20 p.m.

It was moved and seconded (Racz/Hyland) to adopt the findings of fact as presented in the staff report. The motion carried with a 4-0 roll call vote.

It was moved and seconded to approve case 2018-09 subject to the conditions as presented. The case was approved with a 4-0 roll call vote.

Gina DelRose stated the two special uses would move forward to the City Council for a first reading on July 16, 2018 and for second reading and vote on August 6, 2018.

2018-10; City of Belvidere (TA): The City of Belvidere, 401 Whitney Boulevard, Belvidere, IL 61008 is requesting a text amendment to the City of Belvidere Zoning Ordinance (Chapter 150 as amended) pertaining to Section 150.101 Purpose (Establishment of Zoning Districts) and Section 150.902 Amendment of Zoning Regulations (Text Amendments).

The public hearing was opened at 6:23 p.m.

Gina DelRose was sworn in and summarized the staff report dated June 28, 2018. Ms. DelRose advised the members that as a text amendment, the case was published in the Boone County Journal on June 22, 2018 but that no certified mailings were required per the Zoning Ordinance.

Gina DelRose explained that the text amendment seeks to clarify language in the Zoning Ordinance. The ordinance that created the Rural Holding District as well as requiring all properties to default to Rural Holding upon annexation was created in 2005. When the new Zoning Ordinance was adopted in 2006, the Rural Holding District was incorporated; the language regarding recently annexed properties defaulting to this new district, however, was left out of the text. Default designation of Rural Holding District has been required through the required annexation agreements. The staff recommends adoption of the proposed language for purposes of clarifying this designation.

Gina DelRose explained that annexed properties defaulting to Rural Holding District ensures better control of development. Ms. DelRose stated that, once a property has been zoned, subdividing and development of the property that is in compliance with the Zoning Ordinance cannot be denied. Improper zoning of such properties may tend to allow uses that are incompatible with surrounding zoning designations. The staff recommends approval of the proposed text amendment.

The public hearing was closed at 6:27 p.m.

It was motioned and seconded (Racz/Hyland) to approve the proposed text amendment. The motion carried with a 4-0 roll call vote.

2018-12; McDonald's (MA): The applicants and owners, McDonald's USA, LLC, 711 Jorie Boulevard, 3rd Floor, Oakbrook, IL 60523 and Robert Dixon and Richard Daniels Trust, 8094 Fairgrounds Road, Belvidere, IL 61008 are requesting a map amendment (rezoning) near 1313 North State Street from RH, Rural Holding District (pending annexation) to GB, General Business District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. PINS: 05-23-326-024 and 05-23-326-025

The public hearing was opened at 6:27 p.m.

Gina DelRose was sworn in. Ms. DelRose summarized the staff report dated June 29, 2018. Ms. DelRose stated the case was published on June 22, 2018 and certified mailings were sent on June 21, 2018. Ms. DelRose stated the proposed rezoning is for two triangular portions of property, one of which was never annexed into the city at the time that the McDonald's parking lot was developed. In preparation for a large renovation project at this location, additional land to the northeast is being purchased in order to allow for a parking lot expansion and

stormwater detention. A small triangular piece from that additional parcel is also not currently within the city limits. In order for the municipal boundary line to match the development's boundary lines, the two triangular portions are being annexed into the city.

As properties annex into the city they are automatically rezoned to Rural Holding District. A rezoning is being sought to place them in their proper zoning designation; in this case, that appropriate designation would be General Business District.

Gina DelRose summarized the findings of fact. Ms. DelRose stated the staff recommends approval of case 2018-12.

Daniel Arevalo clarified that the triangular parcels are currently county property.

Gina DelRose stated this was correct.

The attorney representative for the applicant, Jim Olguin, was sworn in. Mr. Olguin clarified the request will be to allow additional parking in the rear of the property; there will be interior and exterior remodeling of the restaurant done as well.

Andy Racz asked how soon the renovations will occur.

Jim Olguin stated that they hope to begin early in 2019.

The public hearing was closed at 6:33 p.m.

It was moved and seconded (Hyland/Racz) to accept the findings of fact as presented in the staff report. The motion carried with a 4-0 roll call vote.

It was moved and seconded (Arevalo/Racz) to approve Case 2018-12. The motion carried with a 4-0 roll call vote.

2018-13; McDonald's (VAR): The applicant and property owner, McDonald's USA, LLC, 711 Jorie Boulevard, 3rd Floor, Oakbrook, IL 60523 is requesting a variance to reduce the required pavement setback from five feet to zero feet for the existing parking lot and proposed drive aisles and to reduce the front yard setback for recreational equipment from twenty feet to thirteen feet (Belvidere Zoning Ordinance Sections 150.105 (C)(5)(G)(2)(C) Minimum Paved Surface Setbacks, Table 150.405 (C) Permitted Intrusions into Required Yards and 150.909 Variance Review. PINS: 05-26-127-004 and 05-23-326-024 and part of 05-26-127-006.

The public hearing was opened at 6:34 p.m.

Gina DelRose was sworn in. Ms. DelRose summarized the staff report dated July 2, 2018. Ms. DelRose stated the case was published in the Boone County Journal on June 22, 2018 and certified mailings were sent out on June 21, 2018.

Gina DelRose explained that the requested variations will allow the site to be in compliance with the current zoning ordinance. The first variance is to reduce the pavement setback from five feet to zero feet. The existing parking lot does not meet the required five-foot pavement setback. The second variance is to allow the play area at the front of the property to be thirteen feet from the property line instead of the required twenty feet. The play area is currently approximately three feet from the front yard property line and encroaches on a sanitary sewer line. The proposed play area will be smaller in size and will encroach only seven feet into the front yard setback, instead of the current encroachment of 17 feet.

Gina DelRose summarized the findings of fact. Ms. DelRose clarified that the difficulty the applicant faces is not related to the size or configuration of the property but due to the existing improvements that were made to it. The zoning ordinance under which the property was developed did not require setbacks from property lines. Ms. DelRose clarified that shrinking the drive aisles to accommodate the existing requirement of a five-foot setback would create difficulties for traffic through the drive aisles if, for instance, a delivery truck needed to make deliveries to the restaurant. Ms. DelRose stated the planning staff recommends approval of Case 2018-13.

The public hearing was closed at 6:40 p.m.

It was moved and seconded (Racz/Hyland) to adopt the findings of fact as presented in the staff report. The motion carried with a 4-0 roll call vote.

It was moved and seconded (Hyland/Arevalo) to approve Case 2018-13. The motion carried with a 4-0 roll call vote.

Gina DelRose clarified that the proposed variances are now approved; the proposed rezoning case will move forward to the City Council for a first reading on July 16, 2018 and a second reading and vote on August 6, 2018.

OTHER BUSINESS: None

DISCUSSION: None

Staff Report:

Gina DelRose stated that there will be nine cases before the commission at the August 2018 meeting. She is anticipating five cases will be brought to the September 2018 meeting. Ms. DelRose discussed current projects planned within the city in coming months.

ADJOURNMENT:

The meeting adjourned at 6:47 p.m.

Recorded by:

Cathy Crawford
Administrative Assistant

Reviewed by:

Gina DelRose
Community Development Planner

DRAFT

Minutes
Committee of the Whole
Building, Planning, Zoning and Public Works
July 9, 2018
6:00 p.m.

Call to Order – Mayor Chamberlain:

Roll Call: Present: R. Brooks, G. Crawford, W. Frank, T. Porter,
T. Ratcliffe, M. Sanderson, D. Snow and C. Stevens.
Absent: M. Borowicz and M. Freeman.

Department Heads and City personnel in attendance:
Budget and Finance Director Becky Tobin, Public Works Director Brent Anderson,
Police Chief Woody and City Clerk Arco.

Public Comment: Shirley Mills opponent of any tax increases.
Alderman Clayton Stevens proponent of a tax referendum.

Public Forum: None.

Reports of Officers, Boards and Special Committees:

1. Building, Planning and Zoning, Unfinished Business: None.
2. Building, Planning and Zoning, New Business: None.
3. Public Works, Unfinished Business: None.
4. Public Works, New Business:

(A) Purchase of Loader Forks.

Motion by Ald. Crawford, 2nd by Ald. Brooks to approve the proposal from Alta Equipment Company in the amount of \$5,475 for two new 60” end loader forks for the Street Department. This equipment will be paid for from Capital Funds, line item #41-5-752-8200. Aye voice vote carried. Motion carried.

(B) Thickener Building Floor Covering.

Motion by Ald. Brooks, 2nd by Ald. Crawford to approve the proposal from Blast Master Flooring Preparation in the amount of \$4,544 for providing an epoxy floor covering in the Thickener Building at the WWTP. This work will be paid for from Depreciation Funds, line item #61-1790. Aye voice vote carried. Motion carried.

5. Other:

(A) NIMEC – Electric Aggregation.

Motion by Ald. Snow, 2nd by Ald. Sanderson to approve the low bid rates for electric aggregation for a three year program, with rates to be determined July 16, 2018. Aye voice vote carried. Motion carried.

(B) Appointment of Donna Donato to the Ida Public Library Board.

Motion by Ald. Crawford, 2nd by Ald. Porter to approve the appointment of Donna Donato to the Ida Public Library Board. Aye voice vote carried. Motion carried.

(C) Resolution Authorizing the Execution of a Collective Bargaining Agreement with the Fraternal Order of Police Belvidere Sergeants.

Motion by Ald. Crawford, 2nd by Ald. Brooks to forward to City Council the Resolution Authorizing the Execution of a Collective Bargaining Agreement with the Fraternal Order of Police Belvidere Sergeants. Aye voice vote carried. Motion carried.

6. Adjournment:

Motion by Ald. Crawford, 2nd by Ald. Sanderson to adjourn meeting at 6:35 p.m. Aye voice vote carried. Motion carried.

_____ Mayor

Attest: _____ City Clerk

ORDINANCE NO. 406H

**AN ORDINANCE GRANTING A SPECIAL USE
TO ALLOW INDOOR COMMERCIAL ENTERTAINMENT
(BAR/TAVERN WITH VIDEO GAMING)
WITHIN THE GB, GENERAL BUSINESS DISTRICT
(1119 North State Street)**

WHEREAS, The City of Belvidere has adopted Chapter 150, Zoning Ordinance in accordance with the provisions of Illinois Compiled Statutes to regulate the use of land and to specify the minimum requirements for improvements on land in the City of Belvidere; and

WHEREAS, Special Uses are certain municipal or private uses that due to their physical or operational characteristics may pose a threat to the value, use and enjoyment of adjoining property; are reviewed on a case by case basis; and are permitted only by permission of the Belvidere City Council; and,

WHEREAS, The applicants, Rajiv Lyall, 2928 Lawndale Avenue, Rockford, IL 61101 and Chandresh Patel, 7240 Pleasant View Drive, Machesney Park, IL 61115 on behalf of the property owner, Richard Ladon, 640 N. Lasalle Street Suite 407, Chicago, IL 60654 have petitioned the City for a Special Use to permit indoor commercial entertainment (bar/tavern with video gaming); and

WHEREAS, after due notice by publication pursuant to the Illinois State Statutes, the City of Belvidere Planning and Zoning Commission held a public hearing on July 10, 2018 concerning the proposed Special Use; and,

WHEREAS, the City of Belvidere Planning and Zoning Commission having examined the application and having considered the evidence, both oral and documentary and being fully advised about the premises did make findings of fact and a recommendation; and,

WHEREAS, the corporate authorities of the City considered the findings of fact and concur with the recommendation of the Planning and Zoning Commission,

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BELVIDERE, BOONE COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. The foregoing recitals are incorporated herein by this reference.

Section 2. That a Special Use in the GB, General Business District for indoor commercial entertainment (bar/tavern with video gaming) on the property depicted in Attachment A and legally described as:

Parts of Fractional Block 47 and 48 of the original Town (now City) of Belvidere, Boone County, Illinois, beginning at the Southwest corner of said Block 48; thence Northeasterly along the Southerly line of said Block 48 a distance of 253.15 feet to the Southeast corner of said Block 48; thence Northwesterly along the Easterly line of Block 47 and 48 a distance of 497.00 feet to a point 40.00 feet East of and at right angles to the center line of Illinois State Highway No. 76 as recorded in Book 1 of Road Plats, page 14 in the Recorder's Office of Boone County, Illinois; thence Southerly and parallel with said center line of Illinois State Highway No. 76, a distance of 246.70 feet to a point at the beginning of a curve; thence Southeasterly along a curve to the left having a radius of 589.8 feet and tangent with the last described course of a distance of 272.10 feet to a point on the Westerly line of said Block 48; thence Southeasterly along the said Westerly line of Block 48 a distance of 49.90 feet to the said Southwest corner of Block 48 and the place of beginning, situated in the City of Belvidere, County of Boone and State of Illinois. PIN: 05-26-203-001.

is hereby approved, subject to the following conditions:

1. Open alcohol is prohibited outside the premises unless a special use permit for outdoor commercial entertainment is obtained.
2. The special use is only for the tenant space commonly known as 1119 North State Street.

Section 3. That the premises shall be used in accordance with and subject to the applicable provisions of the Zoning Ordinance of the City of Belvidere and shall not be used except as may otherwise be expressly authorized by the applicable law and the special use.

Section 4. That acceptance of any of the benefits of this Special Use shall be deemed acceptance of all the terms and conditions set forth herein.

Section 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

Section 7. This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED by the City Council of the City of Belvidere this ____ day of _____, 2018.

APPROVED by the Mayor of the City of Belvidere this ____ day of _____, 2018.

ATTEST:

Michael W. Chamberlain, Mayor

Shauna Arco, City Clerk

Ayes: ____ Nays: ____ Absent: ____

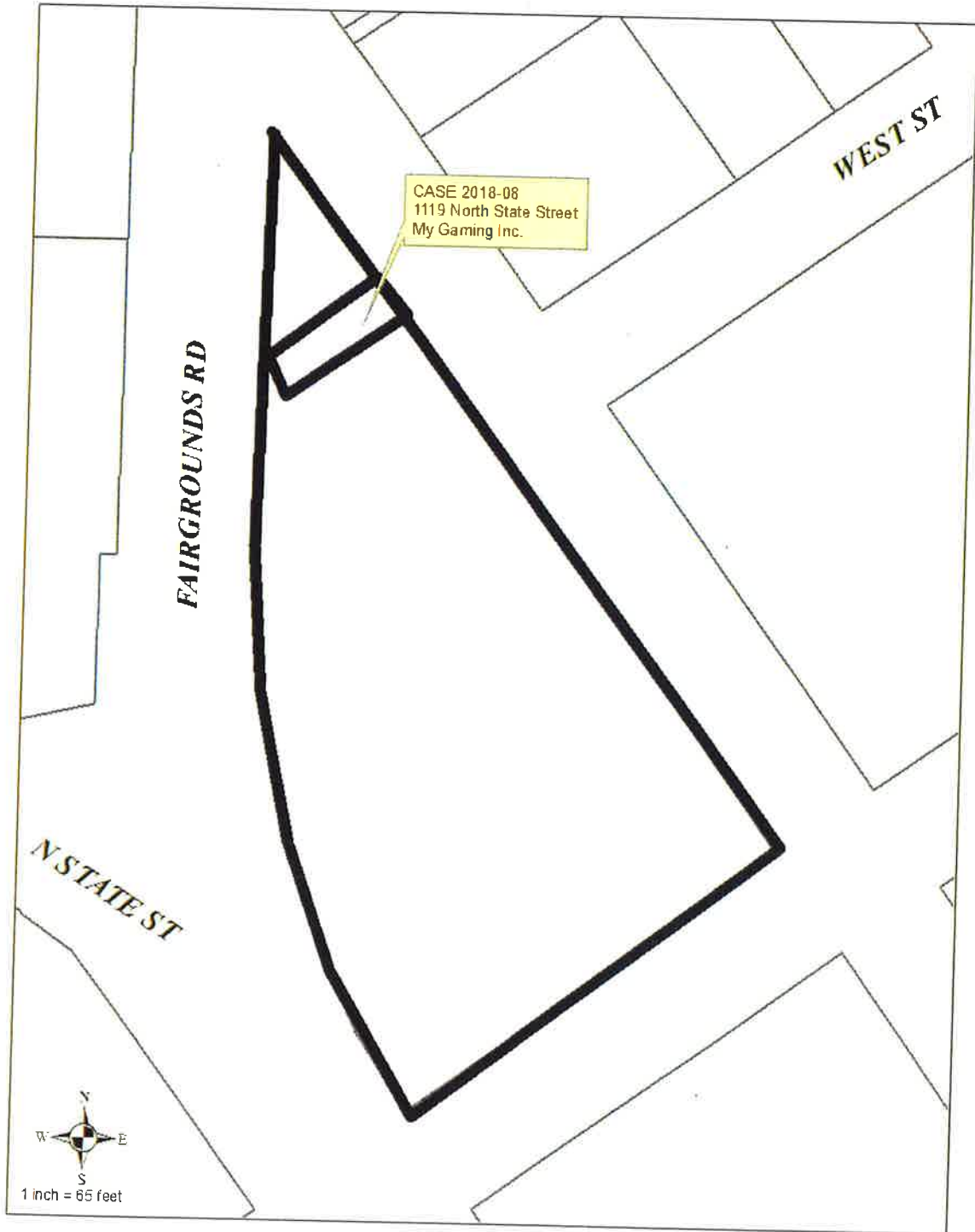
City Council Members Voting Aye: ____

City Council Members Voting Nay: ____

Date Published:

Sponsor: _____

ATTACHMENT A



MEMO

DATE: July 11, 2018

TO: Mayor and Members of the City Council

FROM: City of Belvidere Planning and Zoning Commission

SUBJECT: Findings of Fact for Case: 2018-08; My Gaming Inc., 1119 N. State Street

REQUEST AND LOCATION:

The applicants, Rajiv Lyall, 2928 Lawndale Avenue, Rockford, IL 61101 and Chandresh Patel, 7240 Pleasant View Drive, Machesney Park, IL 61115 on behalf of the property owner, Richard Ladon, 640 N. LaSalle Street Suite 407, Chicago, IL 60654 are requesting a special use for indoor commercial entertainment to operate a bar/tavern with video gaming at 1119 North State Street within the GB, General Business District (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures). The subject property is 1.8 acres (PIN: 05-26-203-001) and developed with an approximately 27,000 square-foot building divided into eight tenant spaces and a large parking area.

FINDINGS OF FACT:

Per Section 150.904 (G) of the City of Belvidere Zoning Ordinance, the criteria for granting a Special Use Permit are as follows:

- A. Findings: The establishment, maintenance, or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

Due to the amount and varied locations of video gaming machines in Belvidere, the special use for a bar and video gaming machines will most likely be utilized by nearby residents or those already patronizing the commercial development. Although there are no other bars or liquor stores in the development, DeJuan's Restaurant does serve alcohol.

There should not be a noticeable difference in clientele, traffic, noise or odor due to the special use request.

- B. Findings: The proposed special use, both its general use independent of its location and in its specific location, will be in harmony with the purposes, goals, objectives, policies, and standards of the City of Belvidere Comprehensive Plan, Section 150.904 of the Belvidere Zoning Ordinance and any other plan, program, or ordinance adopted, or under consideration pursuant to Notice of Public Hearing by the City.**

The Comprehensive Plan shows the property as general business and adjacent residential properties are already developed and fully aware of the commercial businesses located nearby. Food establishments, bars/taverns and arcades are considered appropriate uses in the general business category. The general business district encourages indoor commercial, office, institutional, and controlled outdoor display land uses, with moderate landscaping and signage.

- C. **Findings:** The special use will not in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to Notice of Public Hearing by the City or governmental agency having jurisdiction to guide development.

The subject property is located within the North State Street Commercial District and adjacent to an established residential area. The planning staff is not aware of any negative issues that the varied commercial developments have caused the residential area. The special use will not lessen the property's level of compliance with the Comprehensive Plan; the site will be required to be in conformance with the requirements of the City of Belvidere's Zoning Ordinance.

- D. **Findings:** The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property, and maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

The planning staff is not aware of circumstances created by the installations of video gaming machines that would impede development and/or improvements to surrounding properties. The surrounding residential properties are accustomed to the commercial development, one which currently serves alcohol. The machines will add to the mix of land uses within the area; the use is not expected to generate a high volume of traffic or be noticed by those driving past the property.

- E. **Findings:** The proposed Special Use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvement facilities, utilities or services provided by public agencies servicing the subject property.

The subject property is developed and served with proper utilities.

- F. Findings: The potential public benefits of the proposed special use outweighs any and all potential adverse impacts of the proposed special use after taking into consideration the Applicant's proposal and any requirements recommended to ameliorate such impacts.**

With only five machines available, the planning staff does not anticipate large crowds congregating at the property. In 2013, the City of Belvidere ruled that video gaming machines could locate within the city limits with a special use permit in the General Business District.

The motion to adopt the Findings of Fact as presented by staff for case 2018-08 for a special use to permit indoor commercial entertainment (bar/tavern with video gaming) at 1119 N. State Street carried with a (4-0) roll call vote.

Alissa Maher, Chairman
Belvidere Planning and Zoning Commission

MEMO

DATE: July 11, 2018
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Recommendation for Case: 2018-08, My Gaming Inc., 1119 N. State St.

REQUEST AND LOCATION:

The applicants, Rajiv Lyall, 2928 Lawndale Avenue, Rockford, IL 61101 and Chandresh Patel, 7240 Pleasant View Drive, Machesney Park, IL 61115 on behalf of the property owner, Richard Ladon, 640 N. LaSalle Street Suite 407, Chicago, IL 60654 are requesting a special use for indoor commercial entertainment to operate a bar/tavern with video gaming at 1119 North State Street within the GB, General Business District (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures). The subject property is 1.8 acres (PIN: 05-26-203-001) and developed with an approximately 27,000 square-foot building divided into eight tenant spaces and a large parking area.

RECOMMENDATION:

The planning and zoning commission recommended the **approval** of case number **2018-08** for a special use to permit indoor commercial entertainment (a bar/tavern with video gaming) at 1119 North State Street subject to the following conditions:

1. Open alcohol is prohibited outside the premises unless a special use permit for outdoor commercial entertainment is obtained.
2. The special use is only for the tenant space commonly known as 1119 North State Street.

Motion to approve case 2018-08; My Gaming Inc., 1119 North State Street subject to the condition as presented carried with a (4-0) roll call vote.

Alissa Maher, Chairman
Belvidere Planning and Zoning Commission

CITY OF BELVIDERE
Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

401 WHITNEY BLVD. SUITE 300 BELVIDERE, IL 61008 * PH (815)547-7177 FAX (815)547-0789 .

ADVISORY REPORT

July 3, 2018

CASE NO: 2018-08

APPLICANT: My Gaming, Inc; 1119 North State Street

REQUEST AND LOCATION:

The applicants, Rajiv Lyall, 2928 Lawndale Avenue, Rockford, IL 61101 and Chandresh Patel, 7240 Pleasant View Drive, Machesney Park, IL 61115 on behalf of the property owner, Richard Ladon, 640 N. LaSalle Street Suite 407, Chicago, IL 60654 are requesting a special use for indoor commercial entertainment to operate a bar/tavern with video gaming at 1119 North State Street within the GB, General Business District (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures). The subject property is 1.8 acres (PIN: 05-26-203-001) and developed with an approximately 27,000 square-foot building divided into eight tenant spaces and a large parking area. See the attached aerial photo.

EXISTING LAND USE ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: Multi-tenant commercial building

Adjacent property:

North: Residences

South: Aldi's and Shell Gas Station

West: Family Video and Parking Lot

East: Evangelical Covenant Church

ZONING ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: GB, General Business District

Adjacent Property:

North: GB, General Business District and SR-6, Single Family Residential-6 District

South and West: GB, General Business District

East: SR-6, Single Family Residential-6 District

COMPREHENSIVE PLAN:

Subject property: General Business

Adjacent property:

North: General Business and Single Family

South and West: General Business

East: Single Family

BACKGROUND:

The North State Shopping Center currently houses DeJuan's Restaurant, Family Dollar, Ashley's Salon and Day Spa and the Vapor Company. There are three vacant storefronts. The applicants are requesting a special use to permit a bar with video gaming in the vacant unit on the north end of the building that formerly housed a hot dog restaurant. The nearest bar with video gaming is approximately 1,500 feet away (not including the application for Case: 2018-09).

The applicant intends to style the approximately 800 square-foot tenant space into a comfortable, upscale fashioned bar. The bar will serve beer, wine and drink; a kitchen will not be available. The hours of operation will be from 7am to 2am, Monday through Saturday and 11am to 12am on Sunday. A total of five video gaming machines will be available. The machines will be located along the eastern wall of the tenant space; the bar will be to the left of the entrance.

The Zoning Ordinance was updated in 2006 requiring a special use for Indoor Commercial Entertainment. Bars and taverns that were in existence prior to that date have been considered "grandfathered" for the bar use. In 2013, Illinois State Law allowed municipalities to determine that video gaming would be permitted within their jurisdiction. The State limits the number of machines to five per establishment and every establishment must have a liquor license that allows for the pouring of alcohol (except for those that qualify as a truck stop). In 2013, Belvidere voted to allow video gaming and in 2018, the City Council voted to limit the number of gaming establishments to 30. This application would permit the 27th establishment.

TREND OF DEVELOPMENT:

The property is located along the North State Street Commercial District and abuts an established residential neighborhood. Numerous properties have undergone extensive renovations or have been rebuilt completely in the last five years. Numerous vehicle-orientated businesses and restaurants are located along North State Street.

COMPREHENSIVE PLAN:

The subject property is designated as "General Business" by the City of Belvidere Comprehensive Plan adopted July 15, 1999. The General Business map category encourages indoor commercial, office, institutional and controlled outdoor display land uses with moderate landscaping and signage.

FINDINGS OF FACT:

Per Section 150.904 (G) of the City of Belvidere Zoning Ordinance, the criteria for granting a Special Use Permit are as follows:

- A. **Findings: The establishment, maintenance, or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

Due to the amount and varied locations of video gaming machines in Belvidere, the special use for a bar and video gaming machines will most likely be utilized by nearby residents or those already patronizing the commercial development. Although there are no other bars or liquor stores in the development, DeJuan's Restaurant does serve alcohol.

There should not be a noticeable difference in clientele, traffic, noise or odor due to the special use request.

- B. Findings:** The proposed special use, both its general use independent of its location and in its specific location, will be in harmony with the purposes, goals, objectives, policies, and standards of the City of Belvidere Comprehensive Plan, Section 150.904 of the Belvidere Zoning Ordinance and any other plan, program, or ordinance adopted, or under consideration pursuant to Notice of Public Hearing by the City.

The Comprehensive Plan shows the property as general business and adjacent residential properties are already developed and fully aware of the commercial businesses located nearby. Food establishments, bars/taverns and arcades are considered appropriate uses in the general business category. The general business district encourages indoor commercial, office, institutional, and controlled outdoor display land uses, with moderate landscaping and signage.

- C. Findings:** The special use will not in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to Notice of Public Hearing by the City or governmental agency having jurisdiction to guide development.

The subject property is located within the North State Street Commercial District and adjacent to an established residential area. The planning staff is not aware of any negative issues that the varied commercial developments have caused the residential area. The special use will not lessen the property's level of compliance with the Comprehensive Plan; the site will be required to be in conformance with the requirements of the City of Belvidere's Zoning Ordinance.

- D. Findings:** The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property, and maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

The planning staff is not aware of circumstances created by the installations of video gaming machines that would impede development and/or improvements to surrounding properties. The surrounding residential properties are accustomed to the commercial development, one which currently serves alcohol. The machines will add to the mix of land uses within the area; the use is not expected to generate a high volume of traffic or be noticed by those driving past the property.

- E. Findings:** The proposed Special Use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvement facilities, utilities or services provided by public agencies servicing the subject property.

The subject property is developed and served with proper utilities.

- F. Findings:** The potential public benefits of the proposed special use outweighs any and all potential adverse impacts of the proposed special use after taking into

consideration the Applicant's proposal and any requirements recommended to ameliorate such impacts.

With only five machines available, the planning staff does not anticipate large crowds congregating at the property. In 2013, the City of Belvidere ruled that video gaming machines could locate within the city limits with a special use permit in the General Business District.

SUMMARY OF FINDINGS:

Due to the amount and varied locations of video gaming machines in Belvidere, the special use for a bar and video gaming machines will most likely be utilized by nearby residents or those already patronizing the commercial development. Although there are no other bars or liquor stores in the development, DeJuan's Restaurant does serve alcohol.

The subject property is located within the North State Street Commercial District and adjacent to an established residential area. The planning staff is not aware of any negative issues that the varied commercial developments have caused the residential area. There should not be a noticeable difference in clientele, traffic, noise or odor due to the special use request. The special use will not lessen the property's level of compliance with the Comprehensive Plan; the site will be required to be in conformance with the requirements of the City of Belvidere's Zoning Ordinance.

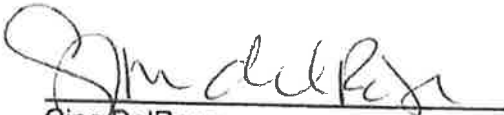
The planning staff is not aware of circumstances created by the installations of video gaming machines that would impede development and/or improvements to surrounding properties. The surrounding residential properties are accustomed to the commercial development, one which currently serves alcohol. The machines will add to the mix of land uses within the area; the use is not expected to generate a high volume of traffic or be noticed by those driving past the property.

RECOMMENDATION:

The planning staff recommends the **approval** of case number **2018-08** for a special use at 1119 North State Street subject to the following conditions:

1. Alcohol is prohibited outside the premises unless a special use permit for outdoor commercial entertainment is obtained.
2. The special use is only for the tenant space commonly known as 1119 North State Street.

Submitted by:



Gina DelRose
Community Development Planner

Review and Recommendation by the Planning and Zoning Commission. The Planning and Zoning Commission shall review the application, adopt findings of fact, and make a recommendation to the City Council.

Review and Action by the City Council. The City Council shall consider the Planning and Zoning Commission's recommendation regarding the proposed special use. The City Council may approve or deny the special use as originally proposed, may approve the proposed special use with modifications or may remand the matter back to the Planning and Zoning Commission for further discussion or hearing. The City Council's approval of the requested special use shall be considered the approval of a unique request, and shall not be construed as precedent for any other proposed special use.

ATTACHMENTS

1. Location Map by Planning Staff.
2. Aerial Photo with by Planning Staff.
3. Narrative Application submitted by Applicant.
4. Site plan submitted by Applicant.
5. Letter submitted by the Boone County Soil and Water Conservation District, Jennifer Becker, June 26, 2018.
6. E-mail submitted by the Belvidere Fire Department, Craig Wilcox, June 27, 2018.
7. Letter submitted by the Boone County Health Department, Amanda Mehl, June 28, 2018.

WEST ST

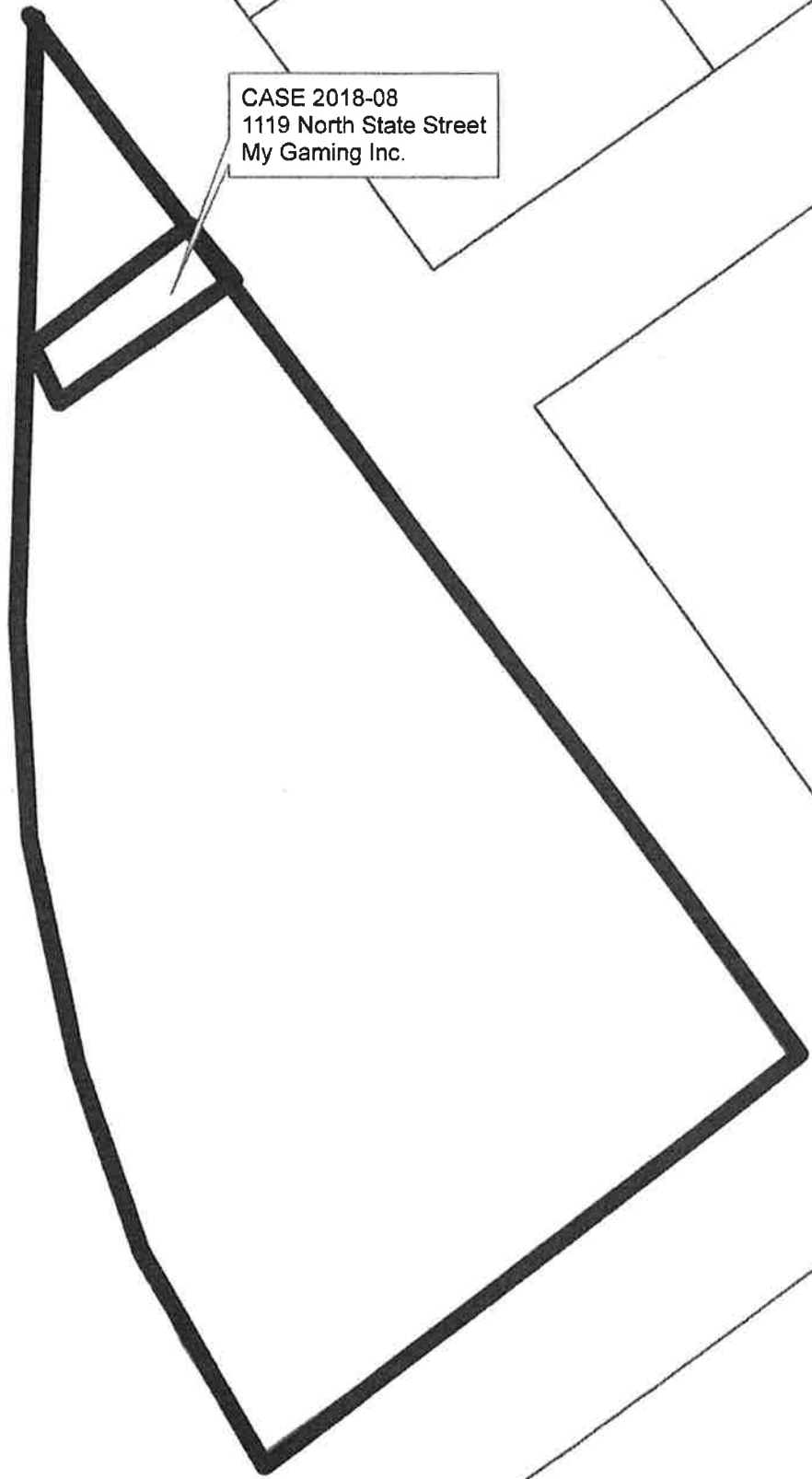
CASE 2018-08
1119 North State Street
My Gaming Inc.

FAIRGROUNDS RD

N STATE ST



1 inch = 65 feet



CASE 2018-08
1119 North State Street
My Gaming Inc.

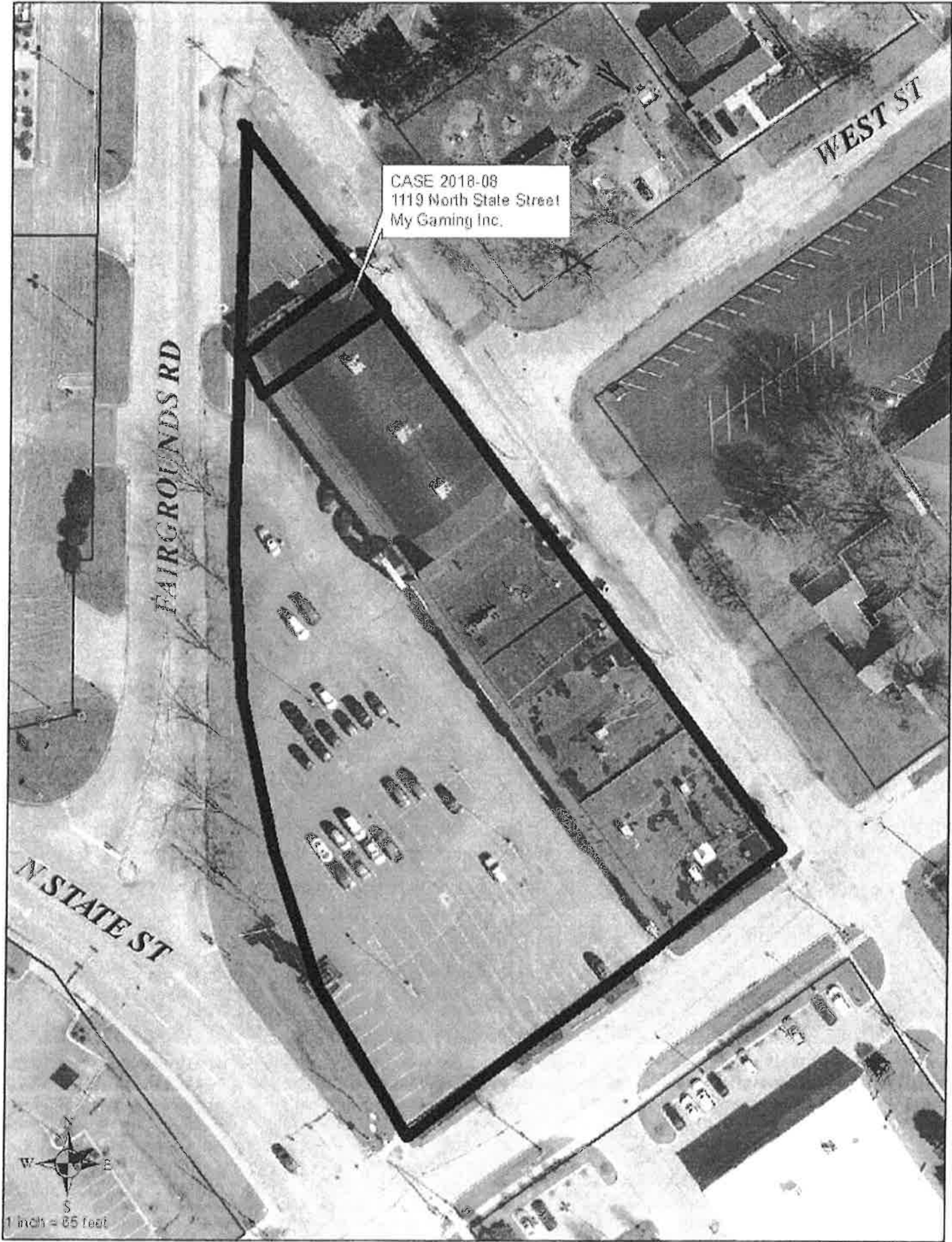
FAIRGROUNDS RD

WEST ST

N STATE ST



1 inch = 85 feet



Business Plan

My Gaming Inc.
1119 North State Street
Belvidere Illinois.

My Gaming Inc. was established in May 2018, it's purpose give customers a clean, comfortable and upscale establishment to enjoy a beer, wine or a drink in conjunction with gaming.

Its proposed location is at 1119 North State Street.

My Gaming proposed hours of operation are Monday- Saturday 7AM-2AM, Sunday 11am-12AM.

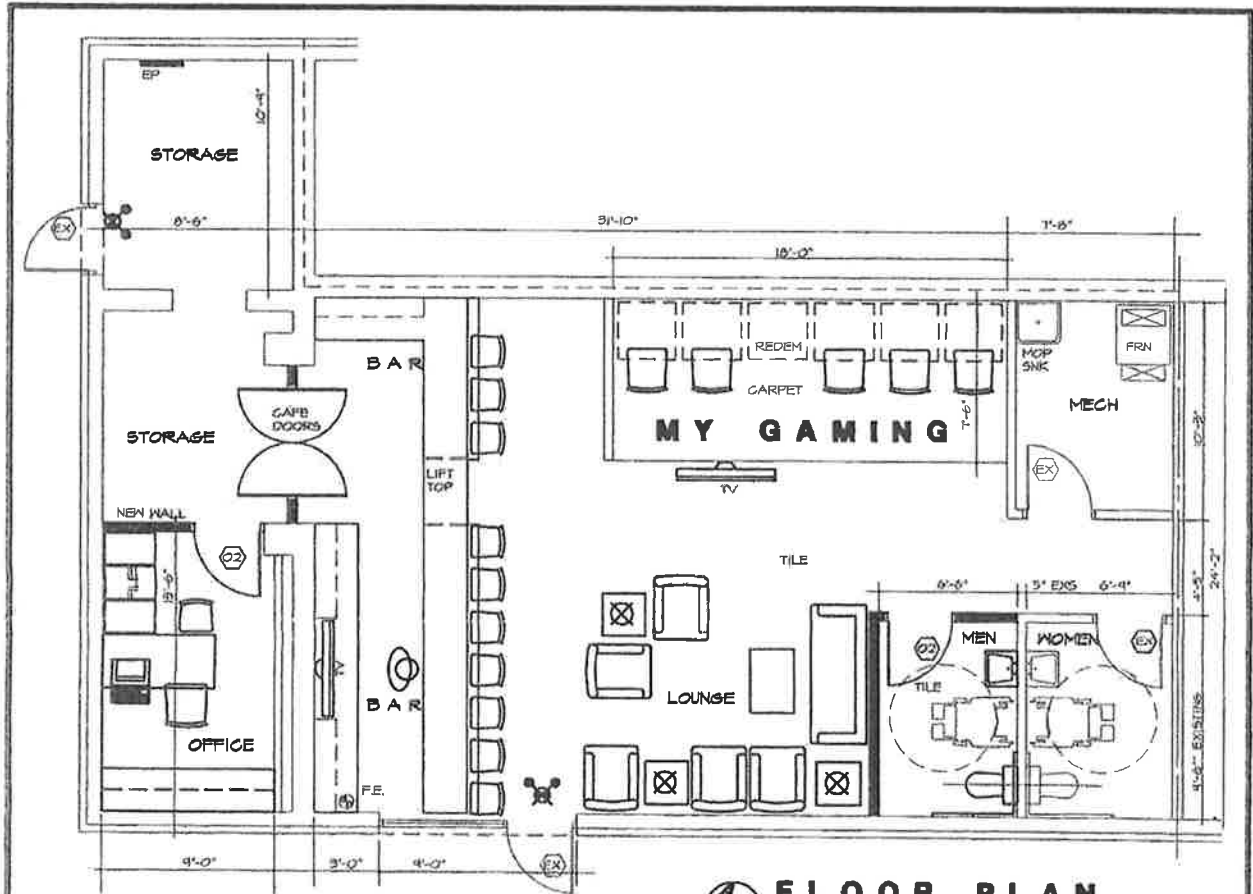
Menu will offer a wide menu of wines, beer & great drinks to achieve a great customer service to all of our clientele.

Our main focus is making a comfortable and upscale place for all of our customers.

We have reached out to the community and made a strong compromise on keeping a nice clean and most important safe facility for the area.

Thank you,

A handwritten signature in black ink, appearing to be the initials 'MK' or similar, written in a cursive style.



FLOOR PLAN
 SCALE 1/4" = 1'-0" N.T.S.
 AREA = 1,400 S.F.

David L. Jenkins & Assocs., P.C. ARCHITECTS AND PLANNERS <small>2020 GLENVIEW RD - ROCKFORD, ILLINOIS 61107 PHONE (815) 397-9711 - FAX (815) 397-9795</small>		
FILE NAME: 02918A1	CONTRACTOR: MIKE ORTIZ	PROJECT NO.1: 029-18
DATE: 02-26-18	PROJECT NAME: MY GAMING	SHEET NO.1: A1
REVISED:	1105 NO. STATE ST - BELVIDERE, ILLINOIS 1119	OF: X



**Boone County
Soil & Water
Conservation District**

211 N. Appleton Road
Belvidere, IL 61008
815-544-2677 ext. 3

26 June 2018

SWCD NRI #: 1582

Belvidere Planning Department
401 Whitney Blvd.
Belvidere, IL 61008

Dear Sir/Madam,

A request for a Natural Resource Information Report was submitted for the property listed in this letter for front setback variance. We will supply a written reply to you office as indicated below:

Our review does not apply in this instance.
 Other (see attached)

Location of Site: 1105 and 1119 N. State Street, Belvidere, Illinois 61008
PIN(S): 05-26-203-001

Contact	Petitioner	Owner
Mike Ortiz 1625 Sandy Hollow Rd. Rockford, IL 61109 815-914-6405	Same as Contact	Richard Ladon 640 N. LaSalle St., Suite 407 Chicago, IL 60654

Request: Special Use for indoor commercial entertainment

Sincerely,

Jennifer Becker
Boone County Soil & Water
Conservation District

Re: Mike Ortiz

Gina DelRose

From: Craig Wilcox <cwilcox@belviderefire.com>
Sent: Wednesday, June 27, 2018 10:04 PM
To: Gina DelRose
Subject: Re: request for comments

Gina

The following are our responses to presented applications.

- 2018-08 - No issues noted at this time. Looking forward to full submittals.
- 2018-09 - No issues noted at this time. Looking forward to full submittals.
- 2018-10 - Thank you for update
- 2018-12 - No issues noted at this time. Looking forward to full submittals.
- 2018-13 - No issues noted at this time. Looking forward to full submittals.

Respectfully

Craig Wilcox

Inspection Bureau Coordinator
Belvidere Fire Department
123 South State Street
Belvidere IL 61008
815.601.7857 Cell

On Tue, Jun 26, 2018 at 9:52 AM, Gina DelRose <GDelRose@ci.belvidere.il.us> wrote:

Sounds good

Gina DelRose

Community Development Planner

City of Belvidere

401 Whitney Boulevard

Belvidere, IL 61008

(O) 815-547-7177

(F) 815-547-0789



Public Health
Prevent. Promote. Protect.

Boone County Health Department

1204 Logan Avenue, Belvidere, Illinois 61008
Main Office 815.544.2951 Clinic 815.544.9730 Fax 815.544.2050
www.boonehealth.org

The mission of the Boone County Health Department is to serve our community by preventing the spread of disease, promoting optimal wellness & protecting the public's health.

June 28, 2018

Gina Del Rose
City of Belvidere Community Development
401 Whitney Blvd., Suite 300
Belvidere, IL 61008

FAX 815-547-0789

Re: Case: 2018-08, My Gaming, Inc. 1119 North State Street

Dear Gina,

We are in receipt of the special use for indoor commercial entertainment to operate a bar/tavern with video gaming request for the above referenced case. Our office has no objections or comments on this request. However, prior to operation of the center a to scale plan (of the layout of the store) and an annual food application must be submitted to the health department for review. The plan review fee would be determined when menu information is submitted. Below is the county code explaining this further.

Sec. 30-35. Submission and review of plans; permits.

- (a) *Generally*, whenever a food service establishment or retail food store is constructed or extensively remodeled and whenever an existing structure is converted to use as a food service establishment, properly prepared plans and specifications for such construction, remodeling, or conversion shall be submitted to the regulatory authority for review and approval before construction, remodeling, or conversion is begun. The plans and specifications shall indicate the proposed layout, arrangement, mechanical plans, construction materials of work areas, and the type and model of proposed fixed equipment and facilities.
- (b) *Permit required.* Any business or organization desiring to operate as a food service establishment or retail food establishment must have a current food service permit.
- (c) *Plans, inspection and approval.* Before issuing a food service permit to a new establishment, plans must be submitted to and approved by the health authority. Plans submitted for review must be accompanied by the appropriate plan review fee as listed in section 38-31.

RE: Case: 2018-08; My Gaming, Inc., 1119 North State St.
Date 6/28/2018
Page 2 of 2

Food establishment classifications. All food service establishments or retail food establishments shall be categorized according to their type of operation, size of operation, and risk category of the food prepared and/or served and shall obtain a permit for the class of operation as hereinafter defined. The listing of various types of operation is not intended to be all inclusive, but typical and not limited to those mentioned. If a food establishment is not specifically listed, it shall be classified according to the class to which it most closely resembles.

(1) *Category I High Risk Facility:* is a food establishment that presents a high relative risk of causing foodborne illness based on the large number of food handling operations typically implicated in foodborne outbreaks and/or type of population served by the facility. The following criteria shall be used to classify facilities as Category I High Risk facilities:

- a. whenever cooling of potentially hazardous foods occurs as part of the food handling operations at the facility;
- b. when potentially hazardous foods are prepared hot or cold and held hot or cold for more than 12 hours before serving;
- c. if potentially hazardous foods which have been previously cooked and cooled must be reheated;
- d. when potentially hazardous foods are prepared for off-premises service for which time-temperature requirements during transportation, holding and service are relevant;
- e. whenever complex preparation of foods, or extensive handling of raw ingredients with hand contact for ready to eat foods, occurs as a part of the food handling operations at the facility;
- f. if vacuum packaging and/or other forms of reduced oxygen packaging are performed at the retail level; or
- g. whenever serving immunocompromised individuals, where these individuals compromise the majority of the consuming population.

(2) *Category I High Risk Multi-Department Facility:* is a food establishment that presents a high relative risk of causing foodborne illness based on the large number of food handling operations typically implicated in foodborne outbreaks. These facilities have the same criteria as Category I High Risk facilities, and have 3 or more departments within their facilities which need inspection including but not limited to main grocery, bakery, deli, meat and seafood departments.

RE: Case: 2018-8; My Gamin, Inc., 1119 North State St.
Date: 6/28/18
Page 3 of 3

(3) *Category II Medium Risk Facility*: is a food establishment that presents a medium risk of causing foodborne illness based upon a few food handling operations typically implicated in foodborne illness outbreaks. The following criteria shall be used to classify facilities as Category II Medium Risk facilities:

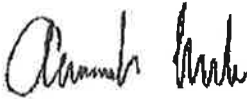
- a. if hot or cold foods are not maintained at that temperature for more than 12 hours and are restricted to same day service;
- b. if preparing foods for service from raw ingredients uses only minimal assembly; and
- c. foods served at an establishment that require complex preparation (whether canned, frozen, or fresh prepared) are obtained from an approved food processing plants, (high risk) food service establishments or retail food stores.

(4) *Category III Low Risk Facility*: is a food establishment that presents a low relative risk of causing foodborne illness based on few or no food handling operations typically implicated in foodborne illness outbreaks. The following criteria shall be used to classify facilities as Category III Low Risk facilities:

- a. only prepackaged foods are available or served in the facility, and any potentially hazardous foods available are commercially pre-packaged in an approved food processing plant;
- b. only limited preparation of non-potentially hazardous foods and beverages, such as snack foods and carbonated beverages occurs at the facility; or
- c. only beverages (alcoholic and non-alcoholic) are served at the facility.

Please let us know if you have any questions or concerns

Thank you,



Amanda Mehl
Public Health Administrator
skm

ORDINANCE NO. 407H

**AN ORDINANCE GRANTING A SPECIAL USE
TO ALLOW INDOOR COMMERCIAL ENTERTAINMENT
(BAR/TAVERN WITH VIDEO GAMING)
WITHIN THE GB, GENERAL BUSINESS DISTRICT
(1105 North State Street)**

WHEREAS, The City of Belvidere has adopted Chapter 150, Zoning Ordinance in accordance with the provisions of Illinois Compiled Statutes to regulate the use of land and to specify the minimum requirements for improvements on land in the City of Belvidere; and

WHEREAS, Special Uses are certain municipal or private uses that due to their physical or operational characteristics may pose a threat to the value, use and enjoyment of adjoining property; are reviewed on a case by case basis; and are permitted only by permission of the Belvidere City Council; and,

WHEREAS, The applicants, Rajiv Lyall, 2928 Lawndale Avenue, Rockford, IL 61101 and Chandresh Patel, 7240 Pleasant View Drive, Machesney Park, IL 61115 on behalf of the property owner, Richard Ladon, 640 N. Lasalle Street Suite 407, Chicago, IL 60654 have petitioned the City for a Special Use to permit indoor commercial entertainment (bar/tavern with video gaming); and

WHEREAS, after due notice by publication pursuant to the Illinois State Statutes, the City of Belvidere Planning and Zoning Commission held a public hearing on July 10, 2018 concerning the proposed Special Use; and,

WHEREAS, the City of Belvidere Planning and Zoning Commission having examined the application and having considered the evidence, both oral and documentary and being fully advised about the premises did make findings of fact and a recommendation; and,

WHEREAS, the corporate authorities of the City considered the findings of fact and concur with the recommendation of the Planning and Zoning Commission,

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BELVIDERE, BOONE COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. The foregoing recitals are incorporated herein by this reference.

Section 2. That a Special Use in the GB, General Business District for indoor commercial entertainment (bar/tavern with video gaming) on the property depicted in Attachment A and legally described as:

Parts of Fractional Block 47 and 48 of the original Town (now City) of Belvidere, Boone County, Illinois, beginning at the Southwest corner of said Block 48; thence Northeasterly along the Southerly line of said Block 48 a distance of 253.15 feet to the Southeast corner of said Block 48; thence Northwesterly along the Easterly line of Block 47 and 48 a distance of 497.00 feet to a point 40.00 feet East of and at right angles to the center line of Illinois State Highway No. 76 as recorded in Book 1 of Road Plats, page 14 in the Recorder's Office of Boone County, Illinois; thence Southerly and parallel with said center line of Illinois State Highway No. 76, a distance of 246.70 feet to a point at the beginning of a curve; thence Southeasterly along a curve to the left having a radius of 589.8 feet and tangent with the last described course of a distance of 272.10 feet to a point on the Westerly line of said Block 48; thence Southeasterly along the said Westerly line of Block 48 a distance of 49.90 feet to the said Southwest corner of Block 48 and the place of beginning, situated in the City of Belvidere, County of Boone and State of Illinois. PIN: 05-26-203-001.

is hereby approved, subject to the following conditions:

1. Open alcohol is prohibited outside the premises unless a special use permit for outdoor commercial entertainment is obtained.
2. The special use is only for the tenant space commonly known as 1105 North State Street.

Section 3. That the premises shall be used in accordance with and subject to the applicable provisions of the Zoning Ordinance of the City of Belvidere and shall not be used except as may otherwise be expressly authorized by the applicable law and the special use.

Section 4. That acceptance of any of the benefits of this Special Use shall be deemed acceptance of all the terms and conditions set forth herein.

Section 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

Section 7. This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED by the City Council of the City of Belvidere this ____ day of _____, 2018.

APPROVED by the Mayor of the City of Belvidere this ____ day of _____, 2018.

Michael W. Chamberlain, Mayor

ATTEST:

Shauna Arco, City Clerk

Ayes: ____ Nays: ____ Absent: ____

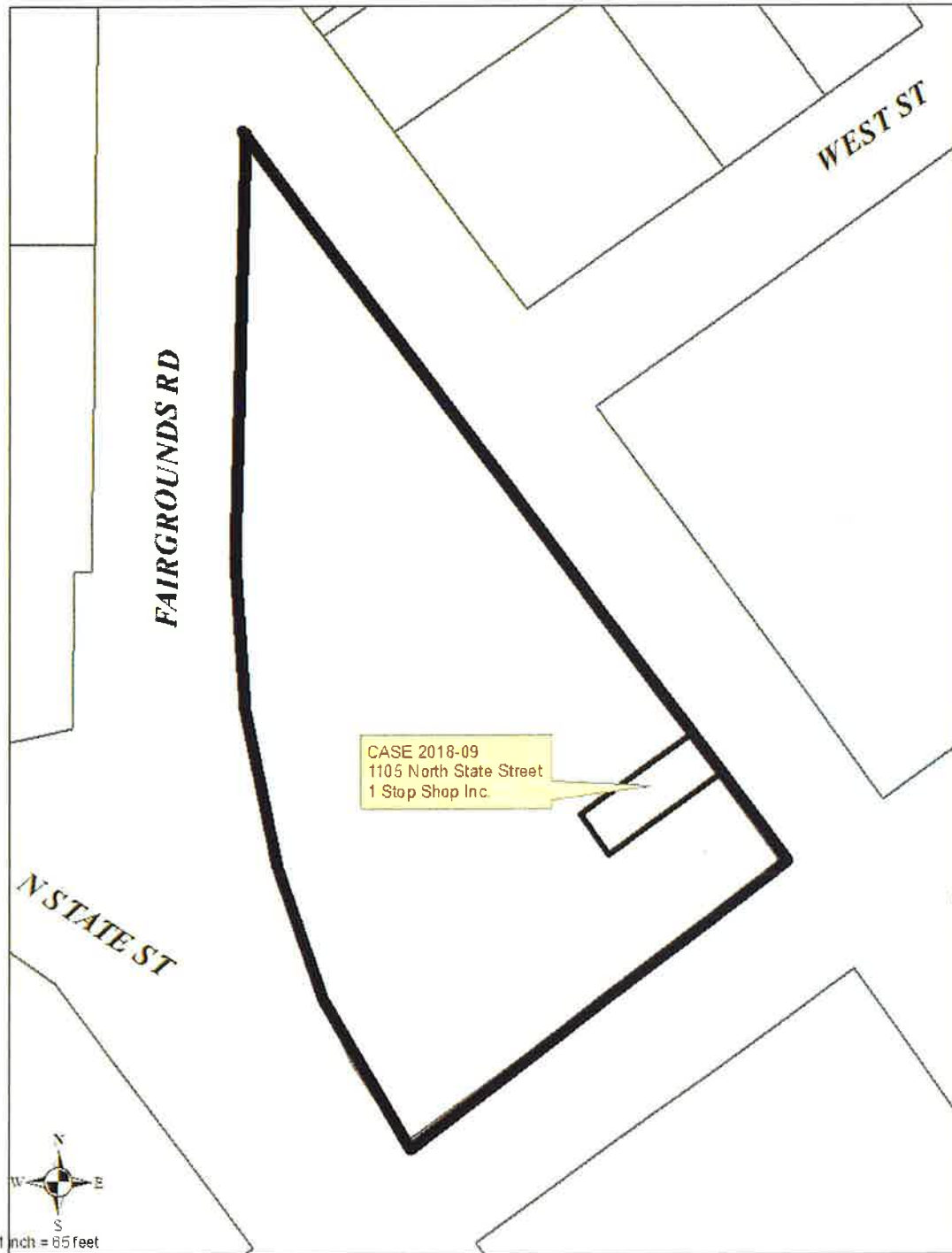
City Council Members Voting Aye: ____

City Council Members Voting Nay: ____

Date Published:

Sponsor: _____

ATTACHMENT A



CITY OF BELVIDERE

Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

401 WHITNEY BLVD. SUITE 300 BELVIDERE, IL 61008 * PH (815)547-7177 FAX (815)547-0789

July 3, 2018

ADVISORY REPORT

CASE NO: 2018-09 **APPLICANT:** 1 Stop Shop Inc.: 1105 North State Street

REQUEST AND LOCATION:

The applicants, Rajiv Lyall, 2928 Lawndale Avenue, Rockford, IL 61101 and Chandresh Patel, 7240 Pleasant View Drive, Machesney Park, IL 61115 on behalf of the property owner, Richard Ladon, 640 N. Lasalle Street Suite 407, Chicago, IL 60654 are requesting a special use for indoor commercial entertainment to operate a bar/tavern with video gaming at 1105 North State Street within the GB, General Business District (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures). The subject property is 1.8 acres (PIN: 05-26-203-001) and developed with an approximately 27,000 square-foot building divided into eight tenant spaces and a large parking area. See the attached aerial photo.

EXISTING LAND USE ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: Multi-tenant commercial building

Adjacent property:

North: Residences

South: Aldi's and Shell Gas Station

West: Family Video and Parking Lot

East: Evangelical Covenant Church

ZONING ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: GB, General Business District

Adjacent Property:

North: GB, General Business District and SR-6, Single Family Residential-6 District

South and West: GB, General Business District

East: SR-6, Single Family Residential-6 District

COMPREHENSIVE PLAN:

Subject property: General Business

Adjacent property:

North: General Business and Single Family

South and West: General Business

East: Single Family

BACKGROUND:

The North State Shopping Center currently houses DeJuan's Restaurant, Family Dollar, Ashley's Salon and Day Spa, the Vapor Company and a laundromat. There are three vacant storefronts. The applicants are requesting a special use to permit a convenience store with a bar and video gaming in the former Radio Shack tenant space. The nearest bar with video gaming is approximately 1,500 feet away (not including the application for Case: 2018-08).

The applicant intends to operate a convenience store that sells packaged liquor, tobacco, lottery, snacks and beverages in addition to having a small bar with five video gaming machines in the approximately 2,000 square-foot tenant space. The hours of operation will be from 7am to 2am, Monday through Saturday and 11am to 12am on Sunday. The convenience store is permitted by right, the bar and video gaming machines require a special use. The bar and video gaming machines will be located along the southern wall of the tenant space.

The Zoning Ordinance was updated in 2006 requiring a special use for Indoor Commercial Entertainment. Bars and taverns that were in existence prior to that date have been considered "grandfathered" for the bar use. In 2013, Illinois State Law allowed municipalities to determine that video gaming would be permitted within their jurisdiction. The State limits the number of machines to five per establishment and every establishment must have a liquor license that allows for the pouring of alcohol (except for those that qualify as a truck stop). In 2013, Belvidere voted to allow video gaming and in 2018, the City Council voted to limit the number of gaming establishments to 30. This application would permit the 28th establishment.

TREND OF DEVELOPMENT:

The property is located along the North State Street Commercial District and abuts an established residential neighborhood. Numerous properties have undergone extensive renovations or have been rebuilt completely in the last five years. Numerous vehicle-orientated businesses and restaurants are located along North State Street.

COMPREHENSIVE PLAN:

The subject property is designated as "General Business" by the City of Belvidere Comprehensive Plan adopted July 15, 1999. The General Business map category encourages indoor commercial, office, institutional and controlled outdoor display land uses with moderate landscaping and signage.

FINDINGS OF FACT:

Per Section 150.904 (G) of the City of Belvidere Zoning Ordinance, the criteria for granting a Special Use Permit are as follows:

- A. Findings: The establishment, maintenance, or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

Due to the amount and varied locations of video gaming machines in Belvidere, the special use for the bar and video gaming machines portion of the business will most likely be utilized by nearby residents or those already patronizing the commercial development. This special use would be the second bar and video gaming business in the development (pending approval of Case: 2018-08). There should not be a noticeable difference in clientele, traffic, noise or odor due to the special use request.

- B. Findings:** The proposed special use, both its general use independent of its location and in its specific location, will be in harmony with the purposes, goals, objectives, policies, and standards of the City of Belvidere Comprehensive Plan, Section 150.904 of the Belvidere Zoning Ordinance and any other plan, program, or ordinance adopted, or under consideration pursuant to Notice of Public Hearing by the City.

The Comprehensive Plan shows the property as general business and adjacent residential properties are already developed and fully aware of the commercial businesses located nearby. Food establishments, bars/taverns and arcades are considered appropriate uses in the general business category. The general business district encourages indoor commercial, office, institutional, and controlled outdoor display land uses, with moderate landscaping and signage.

- C. Findings:** The special use will not in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to Notice of Public Hearing by the City or governmental agency having jurisdiction to guide development.

The subject property is located within the North State Street Commercial District and adjacent to an established residential area. The planning staff is not aware of any negative issues that the varied commercial developments have caused the residential area. There are two other multi-tenant buildings that have multiple bars with video gaming machines, however, they are not adjacent to single-family residential development.

The special use will not lessen the property's level of compliance with the Comprehensive Plan; the site will be required to be in conformance with the requirements of the City of Belvidere's Zoning Ordinance.

- D. Findings:** The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property, and may maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

The planning staff is not aware of circumstances created by the installations of bars or video gaming machines that would impede development and/or improvements to surrounding properties. The surrounding residential properties are accustomed to the commercial development and the special use is not expected to noticeably increase traffic. However, if Cases: 2018-08 and 2018-09 are both approved, three out of the eight tenant spaces would serve alcohol and two out the eight tenant spaces would sell tobacco products.

- E. Findings:** The proposed Special Use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvement facilities, utilities or services provided by public agencies servicing the subject property.

The subject property is developed and served with proper utilities.

- F. **Findings:** The potential public benefits of the proposed special use outweighs any and all potential adverse impacts of the proposed special use after taking into consideration the Applicant's proposal and any requirements recommended to ameliorate such impacts.

Staff does not anticipate a noticeable increase in patrons and/or traffic due to the limited amount of machines per business. There are two other multi-tenant buildings that have multiple bars with video gaming machines that have not created a negative impact, however, they did not abut single-family residences.

In 2013, the City of Belvidere ruled that video gaming machines could locate within the city limits with a special use permit in the General Business District.

SUMMARY OF FINDINGS:

Due to the amount and varied locations of video gaming machines in Belvidere, the special use for the bar and video gaming machines portion of the business will most likely be utilized by nearby residents or those already patronizing the commercial development. This special use would be the second bar and video gaming business in the development (pending approval of Case: 2018-08).

The subject property is located within the North State Street Commercial District and adjacent to an established residential area. The planning staff is not aware of any negative issues that the varied commercial developments have caused the residential area. There are two other multi-tenant buildings that have multiple bars with video gaming machines, however, they are not adjacent to single-family residential development. There should not be a noticeable difference in clientele, traffic, noise or odor due to the special use request.

The planning staff is not aware of circumstances created by the installations of bars or video gaming machines that would impede development and/or improvements to surrounding properties. The surrounding residential properties are accustomed to the commercial development and the special use is not expected to noticeably increase traffic. However, if Cases 2018-08 and 2018-09 are both approved, three out of the eight tenant spaces would serve alcohol and two out the eight tenant spaces would sell tobacco products.

Staff does not anticipate a noticeable increase in patrons and/or traffic due to the limited amount of machines per business. There are two other multi-tenant buildings that have multiple bars with video gaming machines that have not created a negative impact, however, they did not abut single-family residences.

RECOMMENDATION:

The planning staff recommends the **approval** of case number **2018-09** for a special use at 1105 North State Street subject to the following conditions:

1. Alcohol is prohibited outside the premises unless a special use permit for outdoor commercial entertainment is obtained.
2. The special use is only for the tenant space commonly known as 1105 North State Street.

Submitted by:



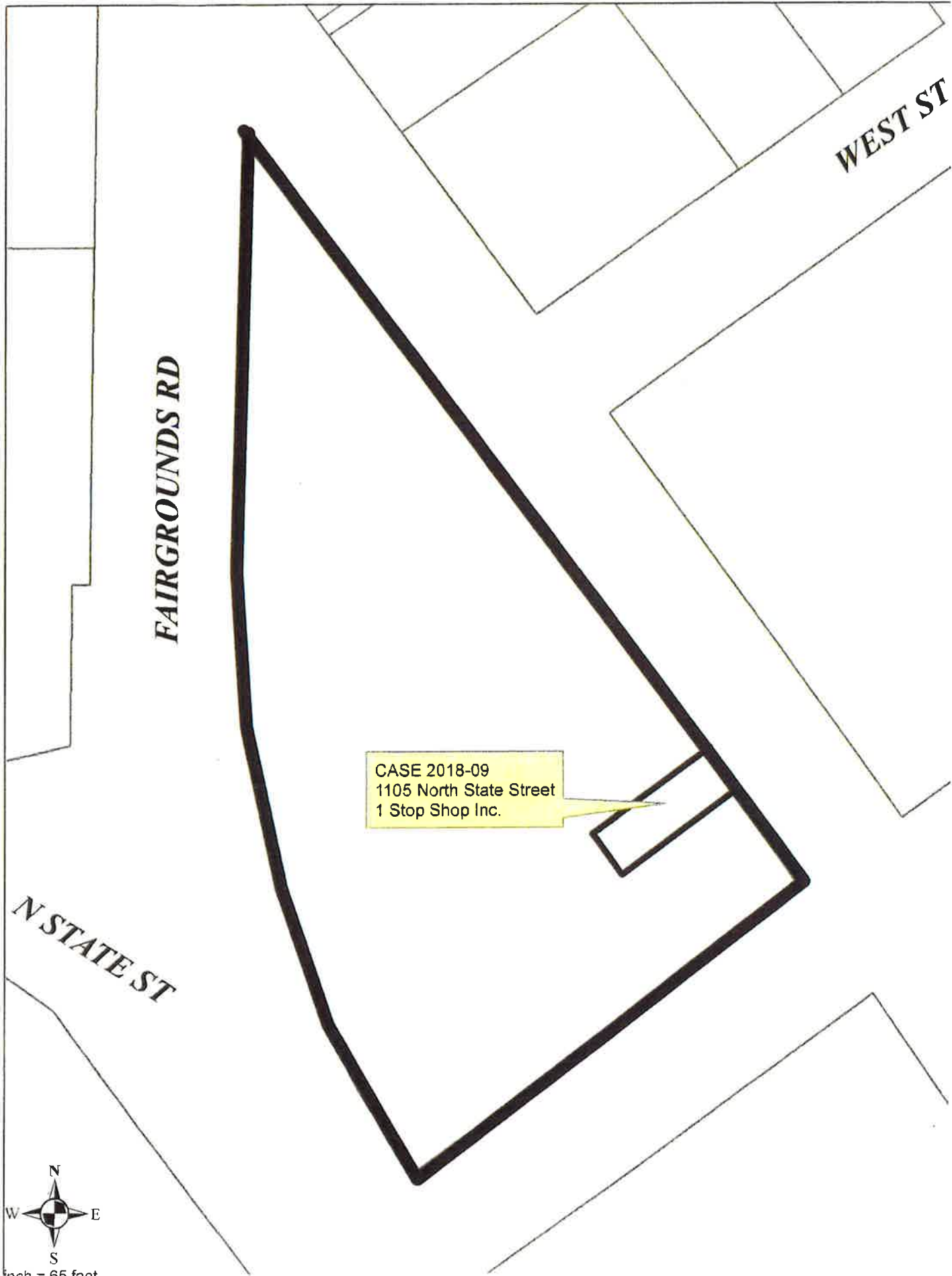
Gina DelRose
Community Development Planner

Review and Recommendation by the Planning and Zoning Commission. The Planning and Zoning Commission shall review the application, adopt findings of fact, and make a recommendation to the City Council.

Review and Action by the City Council. The City Council shall consider the Planning and Zoning Commission's recommendation regarding the proposed special use. The City Council may approve or deny the special use as originally proposed, may approve the proposed special use with modifications or may remand the matter back to the Planning and Zoning Commission for further discussion or hearing. The City Council's approval of the requested special use shall be considered the approval of a unique request, and shall not be construed as precedent for any other proposed special use.

ATTACHMENTS

1. Location Map by Planning Staff.
2. Aerial Photo with by Planning Staff.
3. Narrative Application submitted by Applicant.
4. Site plan submitted by Applicant.
5. Letter submitted by the Boone County Soil and Water Conservation District, Jennifer Becker, June 26, 2018.
6. E-mail submitted by the Belvidere Fire Department, Craig Wilcox, June 27, 2018.
7. Letter submitted by the Boone County Health Department, Amanda Mehl, June 28, 2018.



FAIRGROUNDS RD

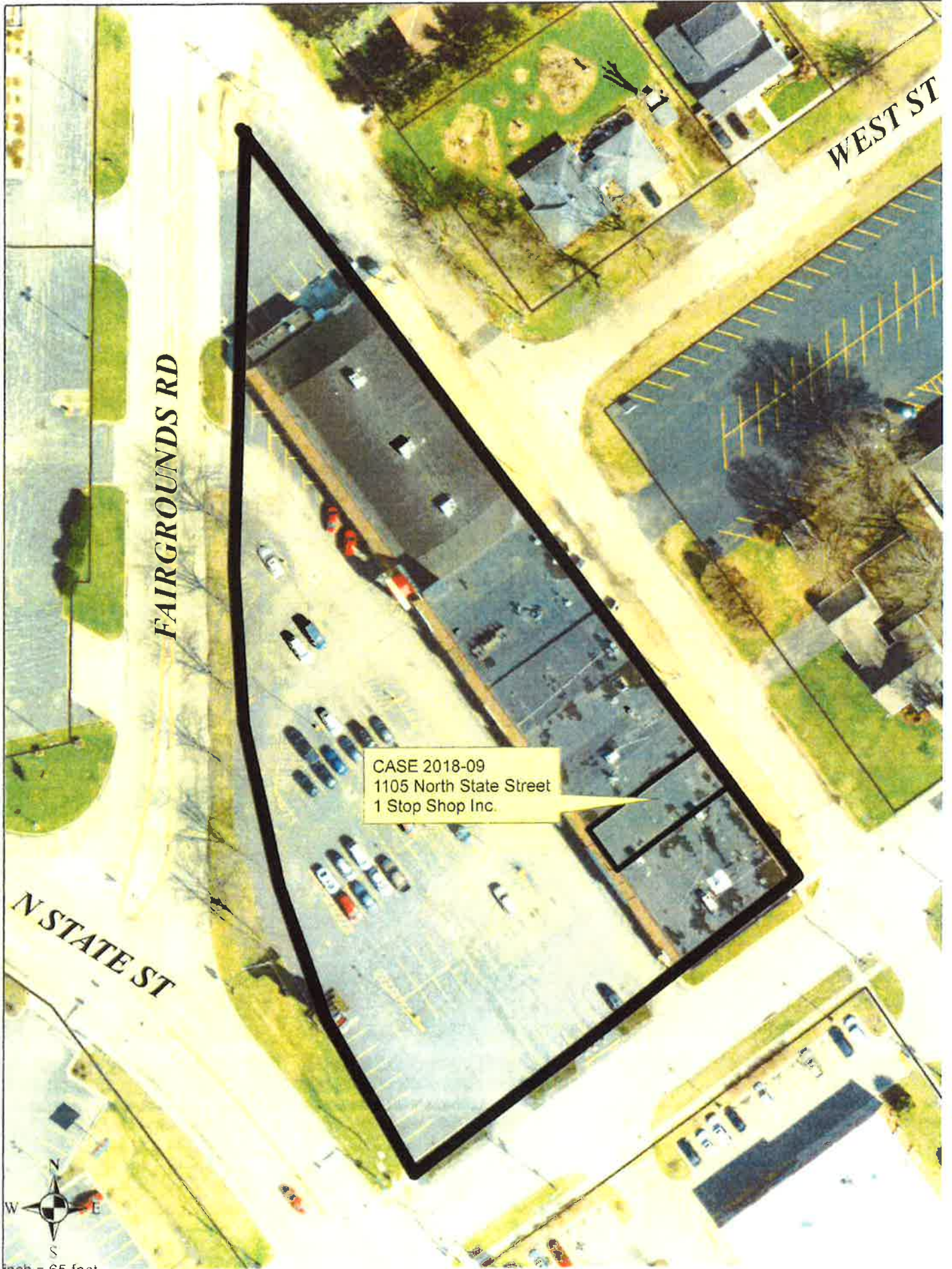
WEST ST

N STATE ST

CASE 2018-09
1105 North State Street
1 Stop Shop Inc.



1 inch = 65 feet



WEST ST

FAIRGROUNDS RD

N STATE ST

CASE 2018-09
1105 North State Street
1 Stop Shop Inc.



1 inch = 65 feet

Business Plan

1 Stop Shop Inc.
1105 North State Street
Belvidere, Illinois

1 Stop Shop Inc. was established in May 2018, it's main purpose give customers a great option to come into our establishment and purchase items such as daily products like pop, lottery, tobacco, snacks & packaged liquor in clean, comfortable upscale establishment and also be able to enjoy a beer, wine or a drink in conjunction with gaming.

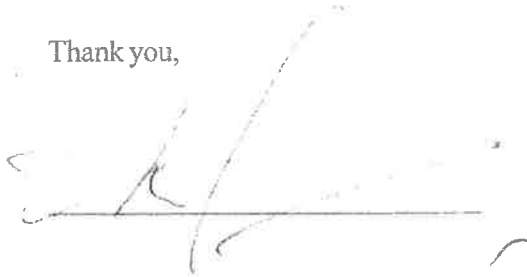
Its proposed location is at 1105 North State St.

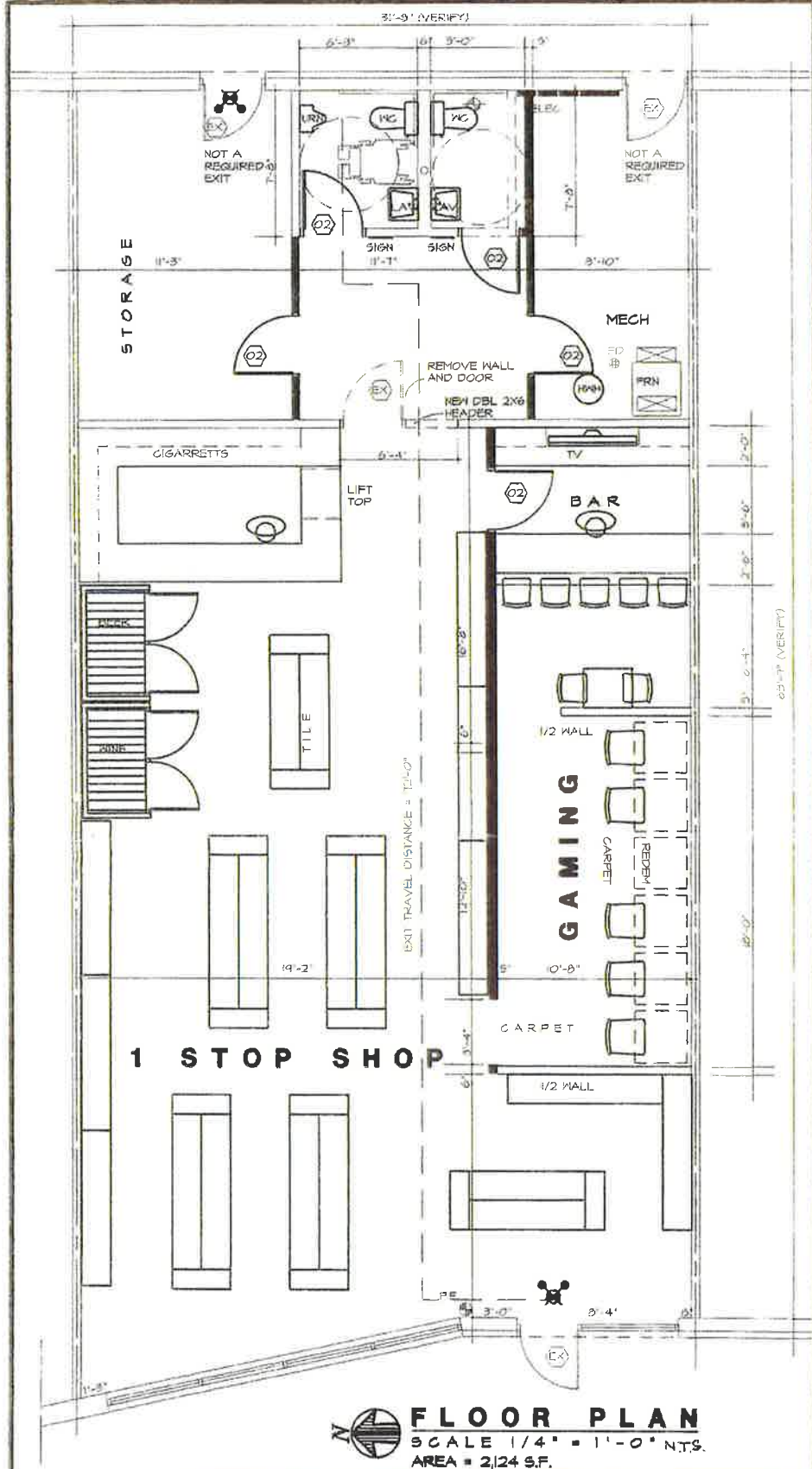
1 Stop Shop proposed hours of operation are Monday- Saturday 7AM-2AM, Sunday 11am-12AM.

Our main focus is making a comfortable and upscale place for all of our customers.

We have reached out to the community and made a strong compromise on keeping a nice clean and most important safe facility for the area.

Thank you,

A handwritten signature in black ink, appearing to be 'A. H.', written over a horizontal line. The signature is stylized and somewhat cursive.



FLOOR PLAN
 SCALE 1/4" = 1'-0" N.T.S.
 AREA = 2,124 S.F.

David L. Jenkins & Assocs., P.C.
 ARCHITECTS AND PLANNERS
 2020 GLENVIEW RD - ROCKFORD, ILLINOIS 61107
 PHONE (815) 397-9711 - FAX (815) 397-9795

FILE NAME: 03018A1	CONTRACTOR: MIKE ORTIZE	PROJECT NO.: 030-18
DATE: 05-27-18	PROJECT NAME: 1 STOP SHOPPING	SHE. NO.: A1
REVISED:	444 NO STATE ST - BELVIDERE, ILLINOIS Hes	



**Boone County
Soil & Water
Conservation District**

211 N. Appleton Road
Belvidere, IL 61008
815-544-2677 ext. 3

26 June 2018

SWCD NRI #: 1582

Belvidere Planning Department
401 Whitney Blvd.
Belvidere, IL 61008

Dear Sir/Madam,

A request for a Natural Resource Information Report was submitted for the property listed in this letter for front setback variance. We will supply a written reply to you office as indicated below:

Our review does not apply in this instance.
 Other (see attached)

Location of Site: 1105 and 1119 N. State Street, Belvidere, Illinois 61008
PIN(S): 05-26-203-001

Contact	Petitioner	Owner
Mike Ortiz 1625 Sandy Hollow Rd. Rockford, IL 61109 815-914-6405	Same as Contact	Richard Ladon 640 N. LaSalle St., Suite 407 Chicago, IL 60654

Request: Special Use for indoor commercial entertainment

Sincerely,

Jennifer Becker
Boone County Soil & Water
Conservation District

Re: Mike Ortiz

Gina DelRose

From: Craig Wilcox <cwilcox@belviderefire.com>
Sent: Wednesday, June 27, 2018 10:04 PM
To: Gina DelRose
Subject: Re: request for comments

Gina

The following are our responses to presented applications.

2018-08 - No issues noted at this time. Looking forward to full submittals.
2018-09 - No issues noted at this time. Looking forward to full submittals.
2018-10 - Thank you for update
2018-12 - No issues noted at this time. Looking forward to full submittals.
2018-13 - No issues noted at this time. Looking forward to full submittals.

Respectfully

Craig Wilcox

Inspection Bureau Coordinator
Belvidere Fire Department
123 South State Street
Belvidere IL 61008
815.601.7857 Cell

On Tue, Jun 26, 2018 at 9:52 AM, Gina DelRose <GDelRose@ci.belvidere.il.us> wrote:

Sounds good

Gina DelRose

Community Development Planner

City of Belvidere

401 Whitney Boulevard

Belvidere, IL 61008

(O) 815-547-7177

(F) 815-547-0789



Public Health
Prevent. Promote. Protect.

Boone County Health Department

1204 Logan Avenue, Belvidere, Illinois 61008
Main Office 815.544.2951 Clinic 815.544.9730 Fax 815.544.2050
www.boonehealth.org

The mission of the Boone County Health Department is to serve our community by preventing the spread of disease, promoting optimal wellness & protecting the public's health.

June 28, 2018

Gina Del Rose
City of Belvidere Community Development
401 Whitney Blvd., Suite 300
Belvidere, IL 61008

FAX 815-547-0789

Re: Case: 2018-09, 1 Stop Shop Inc., 1105 North State Street

Dear Gina,

We are in receipt of the special use for indoor commercial entertainment to operate a bar/tavern with video gaming request for the above referenced case. Our office has no objections or comments on this request. However, prior to operation of the center a to scale plan (of the layout of the store) and an annual food application must be submitted to the health department for review. The plan review fee would be determined when menu information is submitted. Below is the county code explaining this further.

Sec. 30-35. Submission and review of plans; permits.

- (a) *Generally*, whenever a food service establishment or retail food store is constructed or extensively remodeled and whenever an existing structure is converted to use as a food service establishment, properly prepared plans and specifications for such construction, remodeling, or conversion shall be submitted to the regulatory authority for review and approval before construction, remodeling, or conversion is begun. The plans and specifications shall indicate the proposed layout, arrangement, mechanical plans, construction materials of work areas, and the type and model of proposed fixed equipment and facilities.
- (b) *Permit required*. Any business or organization desiring to operate as a food service establishment or retail food establishment must have a current food service permit.
- (c) *Plans, inspection and approval*. Before issuing a food service permit to a new establishment, plans must be submitted to and approved by the health authority. Plans submitted for review must be accompanied by the appropriate plan review fee as listed in section 38-31.

RE: Case: 2018-09; 1 Stop Shop, Inc., 1105 North State St.
Date 6/28/2018
Page 2 of 2

Food establishment classifications. All food service establishments or retail food establishments shall be categorized according to their type of operation, size of operation, and risk category of the food prepared and/or served and shall obtain a permit for the class of operation as hereinafter defined. The listing of various types of operation is not intended to be all inclusive, but typical and not limited to those mentioned. If a food establishment is not specifically listed, it shall be classified according to the class to which it most closely resembles.

- (1) *Category I High Risk Facility:* is a food establishment that presents a high relative risk of causing foodborne illness based on the large number of food handling operations typically implicated in foodborne outbreaks and/or type of population served by the facility. The following criteria shall be used to classify facilities as Category I High Risk facilities:
 - a. whenever cooling of potentially hazardous foods occurs as part of the food handling operations at the facility;
 - b. when potentially hazardous foods are prepared hot or cold and held hot or cold for more than 12 hours before serving;
 - c. if potentially hazardous foods which have been previously cooked and cooled must be reheated;
 - d. when potentially hazardous foods are prepared for off-premises service for which time-temperature requirements during transportation, holding and service are relevant;
 - e. whenever complex preparation of foods, or extensive handling of raw ingredients with hand contact for ready to eat foods, occurs as a part of the food handling operations at the facility;
 - f. if vacuum packaging and/or other forms of reduced oxygen packaging are performed at the retail level; or
 - g. whenever serving immunocompromised individuals, where these individuals compromise the majority of the consuming population.
- (2) *Category I High Risk Multi-Department Facility:* is a food establishment that presents a high relative risk of causing foodborne illness based on the large number of food handling operations typically implicated in foodborne outbreaks. These facilities have the same criteria as Category I High Risk facilities, and have 3 or more departments within their facilities which need inspection including but not limited to main grocery, bakery, deli, meat and seafood departments.

RE: Case: 2018-9; 1 Stop Shop, Inc., 1105 North State St.
Date: 6/28/18
Page 3 of 3

(3) *Category II Medium Risk Facility*: is a food establishment that presents a medium risk of causing foodborne illness based upon a few food handling operations typically implicated in foodborne illness outbreaks. The following criteria shall be used to classify facilities as Category II Medium Risk facilities:

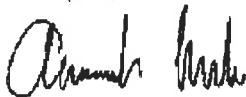
- a. if hot or cold foods are not maintained at that temperature for more than 12 hours and are restricted to same day service;
- b. if preparing foods for service from raw ingredients uses only minimal assembly; and
- c. foods served at an establishment that require complex preparation (whether canned, frozen, or fresh prepared) are obtained from an approved food processing plants, (high risk) food service establishments or retail food stores.

(4) *Category III Low Risk Facility*: is a food establishment that presents a low relative risk of causing foodborne illness based on few or no food handling operations typically implicated in foodborne illness outbreaks. The following criteria shall be used to classify facilities as Category III Low Risk facilities:

- a. only prepackaged foods are available or served in the facility, and any potentially hazardous foods available are commercially pre-packaged in an approved food processing plant;
- b. only limited preparation of non-potentially hazardous foods and beverages, such as snack foods and carbonated beverages occurs at the facility; or
- c. only beverages (alcoholic and non-alcoholic) are served at the facility.

Please let us know if you have any questions or concerns

Thank you,



Amanda Mehl
Public Health Administrator
skm

MEMO

DATE: July 11, 2018
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Findings of Fact for Case: 2018-09; 1 Stop Shop Inc., 1105 N. State St.

REQUEST AND LOCATION:

The applicants, Rajiv Lyall, 2928 Lawndale Avenue, Rockford, IL 61101 and Chandresh Patel, 7240 Pleasant View Drive, Machesney Park, IL 61115 on behalf of the property owner, Richard Ladon, 640 N. Lasalle Street Suite 407, Chicago, IL 60654 are requesting a special use for indoor commercial entertainment to operate a bar/tavern with video gaming at 1105 North State Street within the GB, General Business District (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures). The subject property is 1.8 acres (PIN: 05-26-203-001) and developed with an approximately 27,000 square-foot building divided into eight tenant spaces and a large parking area.

FINDINGS OF FACT:

Per Section 150.904 (G) of the City of Belvidere Zoning Ordinance, the criteria for granting a Special Use Permit are as follows:

- A. Findings: The establishment, maintenance, or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

Due to the amount and varied locations of video gaming machines in Belvidere, the special use for the bar and video gaming machines portion of the business will most likely be utilized by nearby residents or those already patronizing the commercial development. This special use would be the second bar and video gaming business in the development (pending approval of Case: 2018-08). There should not be a noticeable difference in clientele, traffic, noise or odor due to the special use request.

- B. Findings: The proposed special use, both its general use independent of its location and in its specific location, will be in harmony with the purposes, goals, objectives, policies, and standards of the City of Belvidere Comprehensive Plan, Section 150.904 of the Belvidere Zoning Ordinance and any other plan, program, or ordinance adopted, or under consideration pursuant to Notice of Public Hearing by the City.**

The Comprehensive Plan shows the property as general business and adjacent residential properties are already developed and fully aware of the commercial businesses located nearby. Food establishments, bars/taverns and arcades are considered appropriate uses in the general business category. The general business district encourages indoor commercial, office, institutional, and controlled outdoor display land uses, with moderate landscaping and signage.

- C. **Findings:** The special use will not in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to Notice of Public Hearing by the City or governmental agency having jurisdiction to guide development.

The subject property is located within the North State Street Commercial District and adjacent to an established residential area. The planning staff is not aware of any negative issues that the varied commercial developments have caused the residential area. There are two other multi-tenant buildings that have multiple bars with video gaming machines, however, they are not adjacent to single-family residential development.

The special use will not lessen the property's level of compliance with the Comprehensive Plan; the site will be required to be in conformance with the requirements of the City of Belvidere's Zoning Ordinance.

- D. **Findings:** The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property, and may maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

The planning staff is not aware of circumstances created by the installations of bars or video gaming machines that would impede development and/or improvements to surrounding properties. The surrounding residential properties are accustomed to the commercial development and the special use is not expected to noticeably increase traffic. However, if Cases: 2018-08 and 2018-09 are both approved, three out of the eight tenant spaces would serve alcohol and two out the eight tenant spaces would sell tobacco products.

- E. **Findings:** The proposed Special Use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvement facilities, utilities or services provided by public agencies servicing the subject property.

The subject property is developed and served with proper utilities.

- F. Findings: The potential public benefits of the proposed special use outweighs any and all potential adverse impacts of the proposed special use after taking into consideration the Applicant's proposal and any requirements recommended to ameliorate such impacts.**

Staff does not anticipate a noticeable increase in patrons and/or traffic due to the limited amount of machines per business. There are two other multi-tenant buildings that have multiple bars with video gaming machines that have not created a negative impact, however, they did not abut single-family residences.

In 2013, the City of Belvidere ruled that video gaming machines could locate within the city limits with a special use permit in the General Business District.

The motion to adopt the Findings of Fact as presented by staff for case 2018-09 for a special use to permit indoor commercial entertainment (bar/tavern with video gaming) at 1105 N. State Street carried with a (4-0) roll call vote.

Alissa Maher, Chairman
Belvidere Planning and Zoning Commission

MEMO

DATE: July 11, 2018

TO: Mayor and Members of the City Council

FROM: City of Belvidere Planning and Zoning Commission

SUBJECT: Recommendation for Case: 2018-09, 1 Stop Shop Inc., 1105 N. State St.

REQUEST AND LOCATION:

The applicants, Rajiv Lyall, 2928 Lawndale Avenue, Rockford, IL 61101 and Chandresh Patel, 7240 Pleasant View Drive, Machesney Park, IL 61115 on behalf of the property owner, Richard Ladon, 640 N. LaSalle Street Suite 407, Chicago, IL 60654 are requesting a special use for indoor commercial entertainment to operate a bar/tavern with video gaming at 1105 North State Street within the GB, General Business District (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures). The subject property is 1.8 acres (PIN: 05-26-203-001) and developed with an approximately 27,000 square-foot building divided into eight tenant spaces and a large parking area.

RECOMMENDATION:

The planning and zoning commission recommended the **approval** of case number **2018-09** for a special use to permit indoor commercial entertainment (a bar/tavern with video gaming) at 1105 North State Street subject to the following conditions:

1. Open alcohol is prohibited outside the premises unless a special use permit for outdoor commercial entertainment is obtained.
2. The special use is only for the tenant space commonly known as 1105 North State Street.

Motion to approve case 2018-09; 1 Stop Shop Inc., 1105 North State Street subject to the condition as presented carried with a (4-0) roll call vote.

Alissa Maher, Chairman
Belvidere Planning and Zoning Commission

ORDINANCE # 408H

**AN ORDINANCE AMENDING CHAPTER 150,
ZONING ORDINANCE, OF THE MUNICIPAL CODE
(Establishment of Zoning Districts)**

WHEREAS, the City of Belvidere has adopted Chapter 150 (Zoning Ordinance) of the Belvidere Municipal Code pursuant to the Illinois Compiled Statutes to establish and set forth regulations pertaining to the use and development of land, buildings and structures in the City; and,

WHEREAS, it is necessary and desirable to periodically amend the Zoning Ordinance in response to changes in technology, business and development practices, community standards and to improve administration and enforcement procedures; and,

WHEREAS, after due notice, the Planning and Zoning Commission held a public hearing to consider an amendment of the Zoning Ordinance on July 10, 2018 and has transmitted its recommendation on the matter to the City Council; and,

WHEREAS, the City Council has considered the Planning and Zoning Commission's recommendation.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BELVIDERE, BOONE COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. That Section 150.101 Purposes, be and is hereby amended, to read as follows:

§150.101: Purpose

- (A) The area located within the jurisdiction of this Chapter (See §150.007) is hereby divided into zoning districts of such number and community character as are necessary to achieve compatibility of land uses within each district, to implement the officially adopted City of Belvidere Comprehensive Plan, and to achieve the other purposes of this Chapter (See §150.003).
- (B) Zoning of annexed property. All territories not specially zoned through an annexation ordinance shall be annexed and zoned RH, Rural Holding District until otherwise properly rezoned by ordinance. Parcels of ten or more acres of land utilized for crop production are permitted in any zoning district pursuant to annexation.

PASSED by the City Council of the City of Belvidere this ____ day of _____, 2018.

APPROVED by the Mayor of the City of Belvidere this ____ day of _____, 2018.

Michael W. Chamberlain, Mayor

ATTEST:

Shauna Arco, City Clerk

Ayes: ____ Nays: ____ Absent ____

City Council Members Voting Aye: _____

City Council Members Voting Nay: _____

Date Published: _____ Sponsor: _____

MEMO

DATE: July 11, 2018
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Recommendation for Case 2018-10; City of Belvidere

REQUEST:

The City of Belvidere, 401 Whitney Boulevard, Belvidere, IL 61008 is requesting a text amendment to the City of Belvidere Zoning Ordinance (Chapter 150 as amended) pertaining to Section 150.101 Purpose (Establishment of Zoning Districts) and Section 150.902 Amendment of Zoning Regulations (Text Amendments).

RECOMMENDATION:

The Planning and Zoning Commission motioned to approve case number 2018-10. Motion carried with a 4-0 roll call vote.

§150.101: Purpose

(A) The area located within the jurisdiction of this Chapter (See §150.007) is hereby divided into zoning districts of such number and community character as are necessary to achieve compatibility of land uses within each district, to implement the officially adopted City of Belvidere Comprehensive Plan, and to achieve the other purposes of this Chapter (See §150.003).

(B) Zoning of annexed property. All territories not specially zoned through an annexation ordinance shall be annexed and zoned RH, Rural Holding District until otherwise properly rezoned by ordinance. Parcels of ten or more acres of land utilized for crop production are permitted in any zoning district pursuant to annexation.

Alissa Maher, Chairman
City of Belvidere Planning and Zoning Commission

CITY OF BELVIDERE

Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

401 WHITNEY BLVD. SUITE 300 BELVIDERE, IL 61008 * PH (815)547-7177 FAX (815)547-0789

June 28, 2018

ADVISORY REPORT

CASE NO: 2018-10

APPLICANT: City of Belvidere

REQUEST:

The City of Belvidere, 401 Whitney Boulevard, Belvidere, IL 61008 is requesting a text amendment to the City of Belvidere Zoning Ordinance (Chapter 150 as amended) pertaining to Section 150.101 Purpose (Establishment of Zoning Districts) and Section 150.902 Amendment of Zoning Regulations (Text Amendments).

The proposed language is below.

The methods used to show changes are:

xxxxxxxxxxx = (Standard text) existing text within the zoning code; no changes proposed.

xxxxxxxxxxx = (Strike through text) text that is proposed to be deleted from the zoning code.

xxxxxxxxxxx = (Highlighted and underlined text) new text that is proposed to be inserted into the zoning code.

§150.101: Purpose

(A) The area located within the jurisdiction of this Chapter (See §150.007) is hereby divided into zoning districts of such number and community character as are necessary to achieve compatibility of land uses within each district, to implement the officially adopted City of Belvidere Comprehensive Plan, and to achieve the other purposes of this Chapter (See §150.003).

(B) Zoning of annexed property. All territories not specially zoned through an annexation ordinance shall be annexed and zoned RH, Rural Holding District until otherwise properly rezoned by ordinance. Parcels of ten or more acres of land utilized for crop production are permitted in any zoning district pursuant to annexation.

BACKGROUND AND SUMMARY OF FINDINGS:

On July 18, 2005, Ordinance 747G was approved. This ordinance created the Rural Holding District as well as requiring all properties to default to the Rural Holding District upon annexation. When the new Zoning Ordinance was adopted on March 6, 2006, the Rural Holding District was incorporated, however the language regarding recently annexed properties was inadvertently left out. Since annexations require an annexation agreement, default to the Rural Holding District has been required through the agreement. Planning Staff is recommending that the language be inserted into the Zoning Ordinance for clarity purposes.

The reasoning behind annexed properties defaulting to the Rural Holding District, and not the residential, commercial or industrial districts, is to ensure better control of development. Once a property has been zoned, subdividing and development of the property that is in compliance with the Zoning Ordinance cannot be denied. Residential developments could be permitted in industrial areas and vice versa. In addition, some properties are annexed before they are ready for development. If zoning was determined through the annexation agreement, not only would the public not receive notification of the rezoning, but what was decided at time of annexation may not be acceptable at time of development. The Rural Holding District allows properties to stay agricultural, which the majority of annexed parcels are, while awaiting future development.

Based upon this information, planning staff recommends approval of case **2018-10**.

Submitted by:

Gina DelRose,
Community Development Planner

ORDINANCE# 409H

AN ORDINANCE AUTHORIZING THE EXECUTION OF AN
ANNEXATION AGREEMENT BETWEEN THE CITY OF
BELVIDERE AND MCDONALD'S USA, LLC AND
ROBERT DIXON & RICHARD DANIELS TR

WHEREAS, Section 11-15.1-1 et seq. of the Illinois Municipal Code (65 ILCS 5/11-15.1-1 et seq.) authorizes the City of Belvidere to enter into annexation agreements of not more than 20 years ; and

WHEREAS, McDonald's USA and Robert Dixon & Richard Daniels TR (the Owner(s)) is the legal owner(s) of record of the territory which is the subject of said Agreement and is ready, willing and able to enter into said Agreement and to perform the obligations as required hereunder; and

WHEREAS, the Owner(s) is ready, willing and able to enter into the Annexation Agreement and to perform its obligations as required under the Annexation Agreement and this Ordinance; and

WHEREAS, the statutory procedures provided in Sections 11-15.1-1 et seq. of the Illinois Municipal Code, as amended, for the execution of said Annexation Agreement have been fully complied with; and

WHEREAS, it is in the best interest of the City of Belvidere, Boone County, Illinois, that the City enter into an Annexation Agreement pertaining to the annexation of the property.

NOW, THEREFORE, be it ordained by the City Council of the City of Belvidere, Boone County, Illinois, as follows:

Section 1: The foregoing recitals are incorporated herein by this reference.

Section 2: The Mayor is hereby authorized and directed to execute, and the City Clerk is directed to attest, the Annexation Agreement between the City of Belvidere and the Owners, a copy of which is attached hereto as Exhibit A and incorporated herein.

Section 3: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

Section 4: All prior ordinances or parts of ordinances to the extent that they are inconsistent with the provisions of this Ordinance, are hereby repealed.

Section 5: This Ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as required by law.

Passed by the City Council of the City of Belvidere, Illinois this _____ day of _____, 2018.

Approved:

Mayor

Attest:

City Clerk

Ayes:

Nays:

Absent:

Date Approved:

Date Published:

ANNEXATION AGREEMENT

This Agreement is made and entered into this _____, 2018, by and between the City of Belvidere, an Illinois Municipal Corporation located in Boone County, Illinois (The "City") and the McDonald's USA, LLC (Parcel 1 described in Exhibit A) and Robert L. Dixon and the Richard J. Daniels Declaration of Trust dated December 2, 1998 Trust (Parcel 2 described in Exhibit A) (The "Owner(s)").

WITNESSETH:

Whereas, The Owner(s) are holders of the title to parcels of property located in unincorporated Boone County, which property is legally described upon Exhibit "A" attached hereto and as shown on the Annexation Plat as Exhibit "B" attached hereto and referred to herein as "the Property;" and

Whereas, Owner(s) and the City (hereinafter collectively referred to as "Parties" and individually referred to as "Party") desire to enter into this Agreement pursuant to the provisions of Section 11-15.1-1 Et Seq., of the Illinois Municipal Code (65 ILCS 5/11-15.1-1 Et Seq.) in accordance with the terms and conditions hereinafter set forth; and

Whereas, as of the date of this Agreement, the Property is contiguous to the corporate limits of the City and can be annexed to the City in accordance with currently applicable statutes and ordinances; and

Whereas, the Owner(s) have executed all petitions and other documents that are necessary to accomplish the annexation of the Property to the City and have caused the same to be filed with the City; and

Whereas, a proposed Annexation Agreement, in substance and form the same as this Agreement, was submitted to the City by Owner(s) and Developer and a public hearing of the Mayor and City Council of the City of Belvidere was convened and properly conducted on _____, _____ to consider the petition for approval of this Annexation Agreement and said public hearing was held pursuant to notice as provided by statute; and

Whereas, all notices, publications, procedures, public hearings and other matters attendant to the consideration and approval of the execution of this Agreement have been given, made, held and performed by the City as required by Section 65 ILCS 5/7-1-8 and Section 65 ILCS 5/11-15.1-1 et seq. of the Illinois Municipal Code and all other applicable state statutes and all applicable ordinances, regulations and procedures of the City; and

Whereas, the Owner desires that the Property be zoned in the General Business Zoning District upon annexation to the City; and

Whereas, the City acknowledges that such zoning and use of the Property would be compatible with the planning and zoning objectives of the City; and,

Whereas, the Mayor and City Council of the City of Belvidere have, by a vote of two-thirds of the corporate authorities now holding office, directed the Mayor to execute, and the City Clerk to attest, this agreement on behalf of the City; and

Whereas, the City has determined that the annexation of the Property to the City on the terms and conditions hereinafter set forth serves the best interests of the City, will extend the corporate limits and jurisdiction of the City, will permit orderly growth, planning and development of the City, will increase the tax base of the City, and will promote and enhance the general welfare of the City; and

Whereas, Owner(s) acknowledges the right of the City to approve or deny any annexation to the City and the City's right to cause an annexation agreement contain provisions more restrictive and/or less restrictive than the Ordinances of the Belvidere Municipal Code.

Now, Therefore, in consideration of the mutual covenants herein made and pursuant to the provisions of section 11-15.1-1 et seq. of the Illinois Municipal Code (65 ILCS 5/11-15.1-1) Owner, and City hereby agree as follows:

1. Recitals. The foregoing recitals are incorporated herein as if fully set forth.
2. Annexation. Subject to the provisions of Section 65 ILCS 5/7-1-8, as amended, the Parties respectively agree to do all things necessary or appropriate to cause the Property to be duly and validly annexed to the City. Promptly after this Agreement is fully executed, the City Council shall adopt an ordinance annexing the Property subject to the terms and conditions set forth in this Agreement.
3. City Zoning, Upon annexation, Owner(s) and City agree that the Property will be rezoned to the General Business District. Further, Owner agrees that the following conditions and covenants shall apply to the Property and shall be made a part of all final plats and run with the land:
 - A. No sexually oriented business will operate on the Property, including but not limited to, adult arcades, bookstores, video stores, cabaret, motels, motion picture theaters, theaters, etc.
 - B. No stone quarries, gravel quarries, stone crushing, gravel crushing, concrete batch plant, and asphalt ready mix batch plants shall operate on the Property.
4. Sanitary Sewer Service. The City will allow Owner to extend and connect to the City-operated sanitary sewer system according to the preliminary design plan and specifications

shown on the attached Exhibit D which is incorporated herein. Prior to commencing construction, Owner will submit final engineering plans for review and approval by the City's Department of Public Works (Public Works) and the Illinois Environmental Agency (IEPA). If necessary, the City shall execute IEPA permits for the extension of municipal utilities, after submittal of the final engineering plans to Public Works with the understanding that the execution of said applications shall not be considered as approval of the final engineering plans. Owner shall not commence construction until the final engineering plans are approved by Public Works and all other relevant agencies. Prior to commencing construction, Owner shall pay all normal, customary and standard permit, inspection, tap-on, connection, recapture, basin, and other fees as required by City ordinance, resolution or policy. Owner further agrees that, prior to any final plat approval, Owner shall cause the Property to be disconnected from the Boone County Sanitary District. The City shall not be obligated to issue any final plat until said disconnection is obtained.

5. Water Service. The City will allow Owner(s) to extend and connect to the City-operated water main system according to the preliminary design plan and specifications shown on the attached Exhibit F which is incorporated herein. Prior to commencing construction, Owner(s) will submit final engineering plans for review and approval by the City's Department of Public Works (Public Works) and the Illinois Environmental Agency (IEPA). If necessary, the City shall execute IEPA permits for the extension of municipal utilities, after submittal of the final engineering plans to Public Works with the understanding that the execution of said applications shall not be considered as approval of the final engineering plans. Owner(s) shall not commence construction until the final engineering plans are approved by Public Works and all other relevant agencies. Prior to commencing construction, Owner(s) shall pay all normal,

customary and standard permit, inspection, tap-on, connection, recapture, basin, and other fees as required by City ordinance, resolution or policy. Owner(s) shall do all steps necessary to disconnect the Property from any other unit of local government providing water service.

6. Signage. Owner(s) shall not erect, construct or allow another to erect or construct any sign of any nature at any location on the Property except as permitted by the Belvidere Municipal Code.

7. Plats of Subdivision. Except as otherwise set forth herein, Owner(s) agrees that all construction on the Property will be in accordance with the Belvidere Municipal Code, including but not limited to the City's Building Codes, Subdivision Codes and Zoning Codes, as amended and in effect at the time of issuance of building permit or other relevant permit. The Owner shall be allowed to seek final approval (provided the Final Plat comports with the Preliminary Plat) for those portions of the Property, and shall not be required to submit a Final Plat of the Property as one unit, but may submit for approval in accordance with the ordinances of the City and in conformance with the phasing plan as approved by the City. Approval of this Annexation Agreement shall not be construed or interpreted as an approval of either the Preliminary Plat or the Final Plat of Subdivision.

A. The Owner(s) further agrees that no structure will be built and no development will occur, without specific written consent of the City, within any one-hundred year flood plain boundary, as determined by the most recent F.E.M.A. Flood Boundary and Floodway Map, as amended, and as authorized by the City of Belvidere.

B. Owner(s) agrees that the Property will be developed as a Planned Community Development as set forth in the City of Belvidere Municipal Code. Owner agrees that, unless provided otherwise herein, this Agreement shall not be considered as approval of any preliminary

or final plat. Further, Owner(s) agrees that, notwithstanding anything else in this Agreement and notwithstanding any prior approval of any preliminary plat, the City Council may deny any final plat approval if it determines that the proposed development would be contrary to the public health or welfare.

C. Owner(s) shall construct and complete all Public Improvements required by this Agreement, those bonded and required by the City's subdivision control ordinance and any other public improvements, including, but not limited to, sidewalks, streets and sewer and water mains, within eighteen (18) months of approval of a final plat of subdivision or PCD. At such time as Owner(s) believes that all public improvements are ready to be dedicated to the City, or that portion of public improvements within any final plat, representatives of the City and Owner(s) shall meet and inspect the public improvements to be dedicated and shall create a punch list of those items to be completed or corrected prior to acceptance of the public improvements by the City. These punch list items shall be completed within sixty (60) days from the date of the inspection. If all public improvements are not completed within the eighteen month period, or the punch list items are not completed to the City's satisfaction within sixty days of the inspection, the City may deny any future building permits for any property within the Annexed Property and/or withhold approval of any additional final plat until such time as the Public Improvements are completed and accepted by the City. This remedy is cumulative, in addition to, and distinct from any other remedy the City may have, including but not limited to, remedies under any bond or letter of credit and the remedies contained in Section 16 of this Agreement

8. Drainage. Owner(s) shall provide detention and storm water management as required by the City's Zoning and Subdivision Control Ordinances and any other Federal, State or local law or regulation.

9. Off-Site Improvements. All off-site improvements shall be in compliance with the Belvidere Municipal Code, including but not limited to the Subdivision Ordinance and any other directives from the City and shall be constructed in accordance with the specifications and preliminary design plan shown on the attached Exhibit "I" which is incorporated herein and any approved final plat. Prior to commencing construction, Owner(s) shall submit final engineering plans for review and approval to the Department of Public Works and, if abutting a state road, to the Illinois Department of Transportation or any other government agency having jurisdiction and control over said road. Owner(s) shall not commence construction until final engineering plans are approved by Public Works and all other applicable agencies.

10. Fees.

A. As a condition of this Agreement, Owner(s) agrees to pay and/or donate, or cause to be paid and/or donated cash contributions as set forth on Exhibit J which is incorporated herein by reference. Owner(s) agrees that the public entity receiving a cash payment and/or donation as identified on Exhibit J may use the cash and/or donation for any public purpose. Owner(s) further agrees that the cash payment and /or donation represents a voluntary payment and/or donation, which is contractual in nature and is an agreed upon condition of annexation and this Agreement. Owner(s), its successors and assigns therefore waive any defenses with respect to these fees, and any other fees identified in this Agreement, and further agrees not to challenge these fees at a later date. Owner(s) agrees that, while these fees are agreed to as a part of a contractual obligation to induce the City to execute this Agreement, the fees may also serve to offset the proposed development's impact on the applicable entity, that the impact is uniquely and directly attributable to the proposed development and that the amount of the payment and/or donation is appropriate given the anticipated impact of the development.

B. Owner(s), and on behalf of their successors and assigns hereby irrevocably bind themselves to refrain from making any claim or demand, or to commence, cause or permit to be prosecuted any action in law or equity against any person or entity on account of any payment or donation described in this Agreement .

11. Legal, Engineering, and Planning Costs. Owner(s) agrees to reimburse the City for reasonable attorneys' fees, planning consultants, engineering consultant's fees and costs and any other professional costs incurred by the City in connection with the annexation, Annexation Agreement, zoning, platting and development of the Property including, but not limited to the time of in-house staff. Similarly, Owner(s) agrees to pay the City's costs of enforcing this agreement or any applicable zoning ordinance or other City ordinance or code with respect to the development of the Property, including but not limited to the City's reasonable attorneys' fees, consultants' fees and other professional costs incurred in said enforcement. Owner(s) agrees to deposit with the City the initial non-refundable sum of \$5,000.00. For any amount over the \$5,000.00 deposit, the City will bill Owner(s) monthly for the above referenced costs.

12. No Partnership: The City does not, in any way or for any purpose, become a partner, employer, principal, agent or joint venturer of or with the Owner(s).

13. Indemnification: The Parties agree that the Owner(s) shall indemnify, defend and hold the City harmless from any damages, claims, or causes of action which are in any way related to their activities in developing the Property, excepting those negligent or intentional acts of the City. These indemnities are not intended, and shall not limit, modify or circumvent the Illinois Governmental and Governmental Tort Immunities Act. Further, Owner(s) shall maintain comprehensive liability insurance, of types and amounts, reasonably acceptable to the City with

an insurance carrier with a bests rating of A or better. Owner(s) shall cause the City to be named as an additional insured on such insurance policy at no cost to the City.

14. Maintenance:

A. Winter Maintenance. Until the streets in any platted phase of the Property are accepted by the City, the City shall have no obligation to keep them plowed of ice and snow. It is agreed that for any platted phase that shall be or is likely to be occupied, in whole or in part, between November 15 and April 30 of the following year, the City, will remove ice and snow from paved road surfaces (dedicated right of way not yet accepted by the City) within such phases, under the same terms and conditions it maintains other rights of way, and the Owner shall reimburse the City for the cost of said removal at the City's then current labor and equipment rates which shall be provided by the Public Work's Department. Owner(s) agree to indemnify, defend and hold the City harmless from any claims for damage (either to the person or to property) arising out of such maintenance, accepting any claims solely arising from willful or wanton actions by the City. Reimbursement shall be made within 30 days of demand.

B. General Maintenance. Until the streets in any platted phase of the Property are dedicated to and accepted by the City, it shall be the responsibility of the Owner(s)/Builder and/or Developer to regularly remove all rubbish, refuse, building materials, mud soil and other debris, from the streets, police and remove all construction debris blown offsite on adjoining property, and leave the streets in a clean state, free of any such refuse, building materials, mud, soil or other debris, at the end of construction activities on each day. All property and premises shall be maintained in a clean, safe and sanitary condition free of the accumulation of any debris, rubbish, discarded building materials and other items. Building materials to be used in the construction of a building may be stored upon the lot upon which the building is to be erected.

However, the building materials shall only be stored in a safe, clean and orderly manner. The Owner(s)/Builder and/or Developer shall place the entire property, including but not limited to any lot under construction, in a safe, clean and orderly manner at the end of each construction day. If, in the City's discretion, the developer, owner(s) and/or builder fails to comply with this Section, the City may withhold future building permits, anywhere in the City, for the entity holding title to the property which is not in compliance and/or the City may issue a stop work order upon the property in question until such time as this Section is complied with. The City may, in its sole discretion, remedy an violation of this section by cleaning streets and/or removing debris, at the Owner(s) cost. The cost of said abatement shall be a lien on the Property. The remedies contained in this Section are in addition to and not exclusive of any other remedy the City may have under this Agreement or at law or in equity.

15. Ordinances. The Owner(s) shall abide by all ordinances, resolutions, regulations, policies and laws of the City, including but not limited to, the City's subdivision code and zoning code, in effect at the execution of this Agreement and as may be subsequently amended. Owner(s) agrees to dedicate or deed to the City public improvements as requested by the Public Works Director.

16. Remedies. Either party may enforce this Agreement by any action or proceeding at law or in equity, and may exercise any remedy at law or in equity. The parties agree that any action relating to this Agreement shall be brought in the Circuit Court for the 17th Judicial Circuit Boone County, Illinois and both parties submit to jurisdiction and venue in that Court. Notwithstanding the foregoing, before any failure of either party to this Agreement to perform its obligations under this agreement shall be deemed to be a breach of this Agreement, the party claiming such failure shall notify, in writing, the party alleged to have failed to perform of the

alleged failure and shall demand performance. No breach of this Agreement may be found to have occurred if performance has commenced to the satisfaction of the complaining party within thirty (30) days of receipt of such notice. Notwithstanding the foregoing, if the Owner(s) does not pay any fee or cost provided in this Agreement, the City may withhold the issuance of building permits until payment is received, or if the appropriate deposit is not deposited, withhold approval of any annexation, plat of subdivision, or special use until said deposit is delivered.

17. Amendment. The parties agree that this Agreement, and any exhibits attached hereto, may be amended only by the mutual consent of the parties, by adoption of a resolution by the City approving said amendment as provided by law, and the execution of said amendment by the parties or their successors in interest. Provisions which vary the standard terms of this Agreement are located in Exhibit "K" which is incorporated herein and shall contain a separate signature of the parties.

18. Costs, Expenses, and Fees. The Owner(s) shall pay the current annexation fees authorized in the Belvidere Municipal Code to the City, which have been or shall be incurred as a result of the petitioner's request herein at time of filing Owner's petition for Annexation. Also, prior to annexation, the Owner(s) shall pay to the City any amount due a fire protection district pursuant to 70 ILCS 705/20, as amended. Owner(s) shall pay the entire amount which may be due a fire protection district prior to annexation regardless of when the monies may actually become due to the fire protection district.

19. Severability. If any provision, covenant, agreement or portion of this Agreement or its application to any person, entity or property is held invalid, such invalidity shall not affect

the application or validity of any other provisions, covenants or portions of this Agreement, and to that end all provisions, covenants or portions of this Agreement are declared to be severable.

20. Addresses for Notices. All notices and other communications in connection with this agreement shall be in writing, and any notice, communication or payment hereunder shall be deemed delivered to the addresses thereof two (2) days after deposit in any main or branch United States Post Office, certified or registered mail, postage prepaid, or one (1) day after deposit thereof with any nationally known and reputable overnight courier service, delivery charges prepaid, or on the date of delivery, if personally delivered, or transmitted by facsimile with confirmation of transmittal, in any case, addressed to the parties respectively as follows:

If to Owner(s):

With a Copy to:

If to City: City Clerk
 City of Belvidere
 401 Whitney Blvd.
 Belvidere, Illinois 61008

With Copy to: City Attorney
 City of Belvidere
 401 Whitney Blvd.
 Belvidere, Illinois 61008

By notice complying with the requirement of this paragraph, each party shall have the right to change the address or addressee for all further notices, other communications and payment to such party; provided, however, that no notice of a change of address, addressee or both shall be effective until actually received.

21. Entire Agreement. This Agreement supersedes all prior agreements, negotiations and exhibits and is a full integration of the entire agreement of the parties.

22. Survival. The provisions contained herein shall survive the annexation of the property and shall not be merged or expunged by the annexation of the property or any part hereof to the City.

23. Successors and Assigns. This agreement shall run with the land and shall be binding upon and inure to the benefit of the parties hereto, their successors in title and their respective successors, grantees, lessees, and assigns, and upon successor corporate authorities of the City and successor municipalities. Owner(s) agree to record this Agreement at the Boone County Recorders office immediately upon its execution.

24. Term of Agreement. This agreement shall be binding upon the parties and their respective successors and assigns for the full statutory term of twenty years, commencing as of the date hereof, and for such further term as may hereinafter be authorized by statute or by ordinance of the City.

25. Counterparts. This agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

26. Disconnection. If the property fails to become annexed to the City for any reason or if the property is annexed into another municipality, the City shall have the right to immediately, without notice, disconnect the sanitary sewer service and the water service permitted under this agreement. Failure of the City to promptly disconnect such service does not constitute a waiver of this provision. Furthermore, Owner(s), and on behalf of their successors and assigns, agrees to refrain from making any claim or demand, or to commence, cause or permit to be prosecuted any action in law or equity against the City on account of disconnection pursuant to this section.

IN WITNESS WHEREOF, the parties hereto have executed this agreement on the date first above written.

CITY:
City of Belvidere,
an Illinois Municipal Corporation

By: _____
Mayor Michael W. Chamberlain

ATTEST:

City Clerk

OWNER(S) OF PARCEL 1:
(Being the owners of the property
and currently fifty one percent of the
electors.)

By: _____

Subscribed and Sworn to
before me this _____ day.
of _____, _____.

Notary Public

OWNER(S) OF PARCEL 2:

(Being the owners of the property
and currently fifty one percent of the
electors.)

By: _____

Subscribed and Sworn to
before me this _____ day.
of _____, _____.

Notary Public

EXHIBIT LIST

A) LEGAL DESCRIPTION

B) ANNEXATION PLAT

C) SITE PLAN

D) PRELIMINARY SEWER DESIGN PLAN

E) SEWER FEES

F) PRELIMINARY WATER DESIGN PLAN

G) WATER FEES

H) PRELIMINARY PLAT

————— N/A

I) OFF-SITE ROAD IMPROVEMENTS

J) EXACTION FEE SCHEDULE

K) ADDENDUM OF MODIFICATIONS TO STANDARD AGREEMENT

L) PLANNED COMMUNITY DEVELOPMENT

EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 23 IN TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER WITH THE NORTHWESTERLY LINE OF PROPERTY CONVEYED TO MCDONALD'S CORPORATION BY WARRANTY DEED DOCUMENT NO 73-5111; THENCE NORTH 32 DEGREES 05 MINUTES 14 SECONDS EAST ALONG THE SAID NORTHWESTERLY LINE, 53.80 FEET TO THE MOST NORTHERLY CORNER OF SAID PROPERTY CONVEYED BY DOCUMENT NO 73-5111; THENCE SOUTH 57 DEGREES 46 MINUTES 55 SECONDS EAST 54.87 FEET ALONG THE NORTHEASTERLY LINE OF SAID PROPERTY CONVEYED BY DOCUMENT NO 73-5111 TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 42 MINUTES 05 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER 100.08 FEET TO THE POINT OF BEGINNING, IN BOONE COUNTY, ILLINOIS.

Parcel 2

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 23 IN TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER WITH THE NORTHEASTERLY LINE OF PROPERTY CONVEYED TO MCDONALD'S CORPORATION BY WARRANTY DEED DOCUMENT NO 73-5111; THENCE NORTH 57 DEGREES 46 MINUTES 55 SECONDS WEST ALONG SAID NORTHEASTERLY LINE, 12.53 FEET; THENCE NORTH 32 DEGREES 05 MINUTES 14 SECONDS EAST 78.00 FEET; THENCE SOUTH 57 DEGREES 46 MINUTES 55 SECONDS EAST, 135.06 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 42 MINUTES 05 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER 145.10 FEET TO THE POINT OF BEGINNING, IN BOONE COUNTY, ILLINOIS being a part of PIN 05-23-326-025.

EXHIBIT B
ANNEXATION PLAT

EXHIBIT C

SITE PLAN

EXHIBIT D

PRELIMINARY SEWER PLAN

Not applicable at this time. In the event that the Owner(s) elect to connect the Property to the City's Sanitary Sewer System in the future, they will submit sewer plans to the City in accordance with City Code for approval prior to commencing any work.

EXHIBIT E SEWER FEES

Owner shall pay the Sewer Connection Fees applicable recapture fees and other fees of general applicability at the rate then in effect at the time of connection of any structure on the Property to the City's sewer system.

EXHIBIT F

PRELIMINARY WATER DESIGN PLAN

Not applicable at this time. In the event that the Owner(s) elect to connect the Property to the City's Water System in the future, they will submit sewer plans to the City in accordance with City Code for approval prior to commencing any work.

EXHIBIT G

WATER FEES

Owner shall pay the Water Connection Fees applicable recapture fees and other fees of general applicability at the rate then in effect at the time of connection of any structure on the Property to the City's water system.

EXHIBIT I
OFFSITE IMPROVEMENTS

Not Applicable.

EXHIBIT J

EXACTION FEE SCHEDULE

The fees identified in this Exhibit, as well as other fees identified in this Agreement, represent the fees in effect at the time of annexation. The Parties agree that the Owner, its assigns and successors shall pay the identified fees at the time of final plat approval at the then current rates, or, if the City agrees, at the time of building permit at the then current rates. Owner further agrees that the cash payment and /or donation represents a voluntary payment and/or donation, which is contractual in nature and is an agreed upon condition of annexation and this Agreement. Owner, its successors and assigns therefore waive any defenses with respect to these fees, and any other fees identified in this Agreement, and further agrees not to challenge these fees at a later date. Owner agrees that, while these fees are agreed to as a part of a contractual obligation to induce the City to execute this Agreement, the fees may also serve to offset the proposed development's impact on the applicable entity, that the impact is uniquely and directly attributable to the proposed development and that the amount of the payment and/or donation is appropriate given the anticipated impact of the development.

- 1) Tornado Siren Planning and Capital Improvements: \$50.00 per acre
- 2) Bike Path Planning and Capital Improvements: \$50.00 per acre
- 3) Well Site/Reservoir Planning and Improvements: \$50.00 per acre
- 4) Sewer System Planning and Expansion: \$50.00 per acre
- 5) Three Percent Inspection Fee: Three Percent of value of public improvements payable prior to release of final plat
- 6) Police Fire and Public Works: See attached Schedule
- 7) Land/Cash Fees, including School, Park District Conservation District, Police, Fire and Public Works Fees Pursuant to the attached schedules.
- 8) IDA Public Library: \$80.00 per lot (per unit in multi-family).
- 9) Storm Water Basin Fee:
- 10) Other Basin Fees:
- 11) Owner also agrees to pay such other fees, of general applicability, as set by City ordinance or policy, including but not limited to, building permit fees, connection fees, Fire Inspection Fees etc.
- 12) Owner agrees to pay, upon annexation, any applicable recapture previously adopted by the City or as set forth in this Agreement.

EXHIBIT K

MODIFICATIONS TO STANDARD AGREEMENT

1) The sole purpose of annexing Parcel 1 is to match the City's corporate boundaries to the Owner(s)' existing parcel boundaries. As such, Owner(s) shall not be required to pay any fees identified in Exhibit J nor any fees identified in Section 11 of the Agreement above with respect to the Property.

2) Owner(s) shall not be required to develop Parcel 1 as a Planned Development (Section 7(b)) unless the remainder of the lot, of which the Property is a part, is developed as a Planned Development.

3) Owner(s) shall pay all fees and otherwise comply with the full Agreement above with respect to Parcel 2.

City: City of Belvidere,
an Illinois Municipal Corporation

by: _____
Mayor

ATTEST:

City Clerk

OWNERS:
(Being the owners of the property
and currently fifty one percent of the
electors.)

By: _____

Subscribed and Sworn to
before me this _____ day.
of _____, _____.

Notary Public

EXHIBIT L

PLANNED COMMUNITY DEVELOPMENT CONCEPT



ORDINANCE # 410H
AN ORDINANCE ANNEXING CERTAIN TERRITORY
LOCATED ON AND IMMEDIATELY NORTH OF
1313 NORTH STATE STREET
TO THE CITY OF BELVIDERE, BOONE COUNTY, ILLINOIS

WHEREAS, a written petition signed by the legal owners of record of all land within the territory described in the attached Exhibit A (the Territory), has been filed with the City Clerk of the City of Belvidere, Boone County, Illinois, (the City) requesting that said Territory be annexed to the City of Belvidere; and

WHEREAS, any eligible electors residing in the Territory have executed the petition; and

WHEREAS, the Territory is not within the corporate limits of any municipality and the Territory is contiguous to the City; and

WHEREAS, legal notices regarding the annexation of the Territory have been sent to all public bodies required to receive such notice by State statute; and

WHEREAS, the legal owners of the Territory and the City have entered into a valid Annexation Agreement relating to the Territory; and

WHEREAS, all petitions, documents and other legal requirements are in full compliance with the terms of the Annexation Agreement and with statutes of the State of Illinois; and

WHEREAS, it is in the best interest of the City that the Territory be annexed.

NOW THEREFORE, be it ordained by the Mayor and City Council of the City of Belvidere, Boone County Illinois, as follows:

SECTION 1: The Territory described in the attached Exhibit A, which is incorporated herein by this reference, and which is further described in the Plat of Annexation attached as Exhibit B, which is also incorporated herein by this reference, is hereby annexed to the City of Belvidere, Boone County, Illinois.

SECTION 2: The City Clerk of the City of Belvidere is hereby directed to record, with the Recorder of Deeds for Boone County, Illinois, and file with the Boone County Clerk, a certified copy of this Ordinance, together with the accurate map of the Territory annexed and appended to the Ordinance as Exhibit B. The City Clerk shall also file a copy of this Ordinance with all other applicable agencies including but not limited to the Illinois Department of Revenue and the U.S. Postal Service.

SECTION 3: That all maps, journals and other records of the City be changed accordingly.

SECTION 4: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION 5: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6: This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as required by law.

Passed by the City Council of the City of Belvidere, Illinois this day of _____, 2018.

Approved:

Mayor

Attest:

City Clerk

Ayes:

Nays:

Absent: .

Date Approved:

Date Published:

Prepared By / Return To:
Michael S. Drella
City Attorney
City of Belvidere
401 Whitney Boulevard
Belvidere, Illinois 61008

EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 23 IN TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER WITH THE NORTHWESTERLY LINE OF PROPERTY CONVEYED TO MCDONALD'S CORPORATION BY WARRANTY DEED DOCUMENT NO 73-5111; THENCE NORTH 32 DEGREES 05 MINUTES 14 SECONDS EAST ALONG THE SAID NORTHWESTERLY LINE, 53.80 FEET TO THE MOST NORTHERLY CORNER OF SAID PROPERTY CONVEYED BY DOCUMENT NO 73-5111; THENCE SOUTH 57 DEGREES 46 MINUTES 55 SECONDS EAST 54.87 FEET ALONG THE NORTHEASTERLY LINE OF SAID PROPERTY CONVEYED BY DOCUMENT NO 73-5111 TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 42 MINUTES 05 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER 100.08 FEET TO THE POINT OF BEGINNING, IN BOONE COUNTY, ILLINOIS.

Parcel 2

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 23 IN TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER WITH THE NORTHEASTERLY LINE OF PROPERTY CONVEYED TO MCDONALD'S CORPORATION BY WARRANTY DEED DOCUMENT NO 73-5111; THENCE NORTH 57 DEGREES 46 MINUTES 55 SECONDS WEST ALONG SAID NORTHEASTERLY LINE, 12.53 FEET; THENCE NORTH 32 DEGREES 05 MINUTES 14 SECONDS EAST 78.00 FEET; THENCE SOUTH 57 DEGREES 46 MINUTES 55 SECONDS EAST, 135.06 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 42 MINUTES 05 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER 145.10 FEET TO THE POINT OF BEGINNING, IN BOONE COUNTY, ILLINOIS being a part of PIN 05-23-326-025.

EXHIBIT B

PLAT OF ANNEXATION

ORDINANCE #411H

**AN ORDINANCE GRANTING A ZONING DISTRICT CHANGE
FROM RH, RURAL HOLDING DISTRICT
TO GB, GENERAL BUSINESS DISTRICT
(near 1313 North State Street)**

WHEREAS, a written application has been made by the property owners, McDonald's USA, LLC, 711 Jorie Boulevard, 3rd Floor, Oakbrook IL 60523 and Robert Dixon and Richard Daniels TR, 8094 Fairgrounds Road, Belvidere, IL 61008 to obtain a zoning district change from RH, Rural Holding District to GB, General Business District pursuant to applicable provisions of the Zoning Ordinance (Chapter 150 of the Belvidere Municipal Code) of the City of Belvidere, Illinois; and,

WHEREAS, the application for a zoning district change was published in a newspaper of general circulation that is distributed within the City of Belvidere in accordance to Illinois State Statutes; and,

WHEREAS, after due notice the Planning and Zoning Commission held a public hearing on July 10, 2018 to consider the zoning map amendment and has transmitted its findings of fact and recommendation on the matter to the City Council; and,

WHEREAS, the City Council has considered the Planning and Zoning Commission's findings of fact and recommendation.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BELVIDERE, ILLINOIS, AS FOLLOWS:

Section 1. The zoning for the following property legally described as:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 23 IN TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER WITH THE NORTHWESTERLY LINE OF PROPERTY CONVEYED TO MCDONALD'S CORPORATION BY WARRANTY DEED DOCUMENT NO 73-5111; THENCE NORTH 32 DEGREES 05 MINUTES 14 SECONDS EAST ALONG THE SAID NORTHWESTERLY LINE, 53.80 FEET TO THE MOST NORTHERLY CORNER OF SAID PROPERTY CONVEYED BY DOCUMENT NO 73-5111; THENCE SOUTH 57 DEGREES 46 MINUTES 55 SECONDS EAST 54.87 FEET ALONG THE NORTHEASTERLY LINE OF SAID PROPERTY CONVEYED BY DOCUMENT NO 73-5111 TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 42 MINUTES 05 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER 100.08 FEET TO THE POINT OF BEGINNING, IN BOONE COUNTY, ILLINOIS. PIN: 05-23-326-024.

and

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 23 IN TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID

SOUTHWEST QUARTER WITH THE NORTHEASTERLY LINE OF PROPERTY CONVEYED TO MCDONALD'S CORPORATION BY WARRANTY DEED DOCUMENT NO 73-5111; THENCE NORTH 57 DEGREES 46 MINUTES 55 SECONDS WEST ALONG SAID NORTHEASTERLY LINE, 12.53 FEET; THENCE NORTH 32 DEGREES 05 MINUTES 14 SECONDS EAST 78.00 FEET; THENCE SOUTH 57 DEGREES 46 MINUTES 55 SECONDS EAST, 135.06 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 42 MINUTES 05 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER 145.10 FEET TO THE POINT OF BEGINNING, IN BOONE COUNTY, ILLINOIS. PIN: part of 05-23-326-025

is changed and amended from RH, Rural Holding District to GB, General Business District; the Belvidere Official Zoning Map shall be modified to reflect this zoning amendment.

A location map identifying the subject property is herein attached and made a part of this Ordinance (attachment A).

Section 2. This Ordinance shall be in full force and effect from and after its passage, approval and publication in the pamphlet form as provided by law.

PASSED by the City Council of the City of Belvidere this _____ day of _____ 2018.

APPROVED by the Mayor of the City of Belvidere this _____ day of _____ 2018.

Mike Chamberlain, Mayor

ATTEST:

Shauna Arco, City Clerk

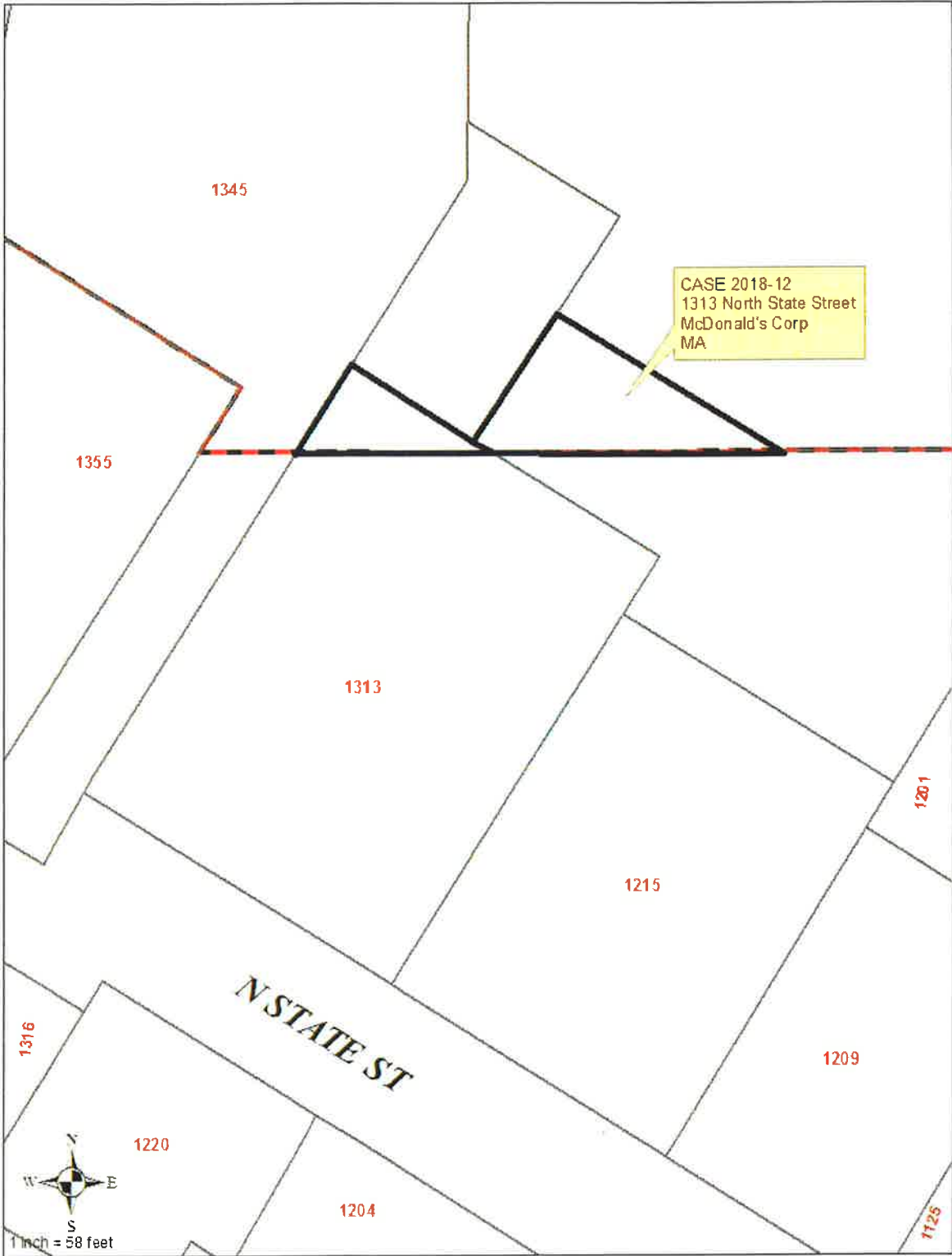
Ayes: _____ Nays: _____ Absent: _____

City Council Members Voting Aye:

City Council Members Voting Nay:

Date Published: _____ Sponsor: _____

ATTACHMENT A



CITY OF BELVIDERE

Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

401 WHITNEY BLVD. SUITE 300 BELVIDERE, IL 61008 * PH (815)547-7177 FAX (815)547-0789

June 29, 2018

ADVISORY REPORT

CASE NO: 2018-12

APPLICANT: McDonald's, 1313 N. State Street (MA)

REQUEST AND LOCATION:

The applicants and owners, McDonald's USA , LLC, 711 Jorie Boulevard, 3rd Floor, Oakbrook IL 60523 and Robert Dixon and Richard Daniels TR, 8094 Fairgrounds Road, Belvidere, IL 61008 are requesting a map amendment (rezoning) near 1313 North State Street from RH, Rural Holding District (pending annexation) to GB, General Business District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. PINS: 05-23-326-024 and part of 05-23-326-025. The two triangular parcels combine to be approximately 4,500 square feet. The westerly parcel is developed as part of the exiting parking lot, the easterly parcel is currently a vacant field. See the attached location and aerial photo.

BACKGROUND:

McDonald's purchased their main property, which was already in the city limits in 1973. Due to the section line dividing the property, a small triangular piece of their parking lot was never annexed into the City of Belvidere. In preparation for a large renovation project at the North State Street McDonald's, additional land to the northeast is being purchased in order to allow for a parking lot expansion and stormwater detention. A small triangular piece from that addition is not within city limits either. In order for the municipal boundary line to match the development's boundary lines, the two small triangular pieces are being annexed into Belvidere.

As properties annex into the city they are automatically rezoned to Rural Holding District. A rezoning must occur to place them in their proper designation whether it is residential, commercial, or industrial. Since the property was previously zoned General Business District in the county and the surrounding properties that have annexed into the city are zoned General Business District, the applicant is requesting rezoning to the General Business District.

FINDINGS OF FACT:

Per Section 150.903 (D) of the City of Belvidere Zoning Ordinance, the criteria for granting an Amendment of the Official Zoning Map are as follows:

- A. Existing uses and intensities of property within the general area of the property in question.**

Findings:

Subject property: Approximately 2,000 square feet of parking lot and approximately 2,500 square feet of vacant land.

Adjacent property:

North: Budget Inn and Vacant Land

South: McDonald's

West: Budget Inn and Vacant Land

East: McDonald's and Vacant Land

The properties are not part of a platted subdivision. The westerly parcel is currently developed as part of the McDonald's parking lot. The easterly parcel is part of a larger property that is vacant. The land between Big Thunder Subdivision and Fairgrounds Road is not within the City limits although it is surrounded by development. The nearby businesses are predominantly a mix of auto orientated land uses but there is some commercial and residential as well.

B. The zoning classification of property within the general area of the property in question.

Findings:

Subject property: RH, Rural Holding (pending Annexation)

Adjacent property:

South: GB, General Business

North, East and West: B-2, General Business (Boone County)

The property is located along the North State Street Commercial Corridor which is zoned General Business both in the city and in the county. As properties annex into the City of Belvidere to develop, they are zoned GB, General Business to match adjacent zoning and development standards.

C. The suitability of the property in question for the uses permitted under the existing zoning classification.

Findings: The property is not suitable for the existing zoning classification (Rural Holding District) in its current state with the existing improvements of the westerly property.

The existing use on the subject property is not suitable for Rural Holding District. Rural Holding calls for large lots with minimal lot coverage. Permitted uses tend to be residential or recreational in nature with some commercial uses allowed by special use.

The westerly parcel is currently developed as a parking lot and the easterly parcel is vacant. However, both parcels are well below the required lot size (20,000 square feet up to 2 acres) and have no road frontage. The lack of road frontage creates a situation where the parcels should be developed in conjunction with the adjacent properties that are zoned general business.

D. The trend of development, if any, in the general area of the property in question, including changes (such as the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), if any, that may have taken place since the day the property in question was placed in its present zoning

classification and that make the property more appropriate for a different zoning district.

Findings: Changes that make the property more appropriate for a different zoning district have not taken place since the property was placed in its present zoning classification.

The subject property was placed into the default Rural Holding District zoning classification upon approval of an annexation agreement with the city, however, the westerly subject property is developed at a greater intensity than the "rural community character" that the Rural Holding District encourages and the easterly subject property is too small and landlocked to be developed in accordance with the Rural Holding District regulations.

E. Whether the proposed amendment is consistent with the plans and policies of the Comprehensive plan adopted by the City of Belvidere.

Findings:

Subject property: Planned Business

Adjacent properties

North: Planned Business

South: General Business

West: General Business and Planned Business

East: Planned Business

The subject property is designated as "Planned Business" by the City of Belvidere Comprehensive Plan, adopted November 10, 1999. The Planned Business land use category encourages high quality indoor commercial, office and institutional land uses.

Although the property is designated as Planned Business on the Comprehensive Plan, it is adjacent to and being developed in conjunction with property zoned General Business.

F. Whether the proposed Official Zoning Map amendment furthers the purposes of the Zoning Ordinance and the applicable rules and regulations of the State of Illinois and the Federal Emergency Management Agency (FEMA).

Findings: The proposed Official Zoning Map amendment will further the purposes of this Chapter and the applicable rules and regulations of the State of Illinois and the Federal Emergency Management Agency (FEMA).

The applicant needs to meet the requirements of all codes and regulations.

G. Whether a mistake was made in mapping on the Official Zoning Map or if an area is developing in a manner and purpose different from that for which it is mapped.

Findings: This does not apply to this case.

SUMMARY:

The planning staff believes that the proposed rezoning and use for the subject site is not more intense than the other uses in the general area. The subject property was placed into the default Rural Holding District zoning classification upon approval of an annexation agreement with the city, however, the westerly subject property is developed at a greater intensity than the

"rural community character" that the Rural Holding District encourages and the easterly subject property is too small and landlocked to be developed in accordance with the Rural Holding District regulations.

The properties are not part of a platted subdivision. The westerly parcel is currently developed as part of the McDonald's parking lot. The easterly parcel is part of a larger property that is vacant. The land between Big Thunder Subdivision and Fairgrounds Road is not within the City limits although it is surrounded by development. The nearby businesses are predominantly a mix of auto orientated land uses but there is some commercial and residential as well.

RECOMMENDATION:

The Planning staff recommends the approval of case number 2018-12 to rezone parcels near 1313 N. State Street from Rural Holding District to GB, General Business District.

Submitted by:



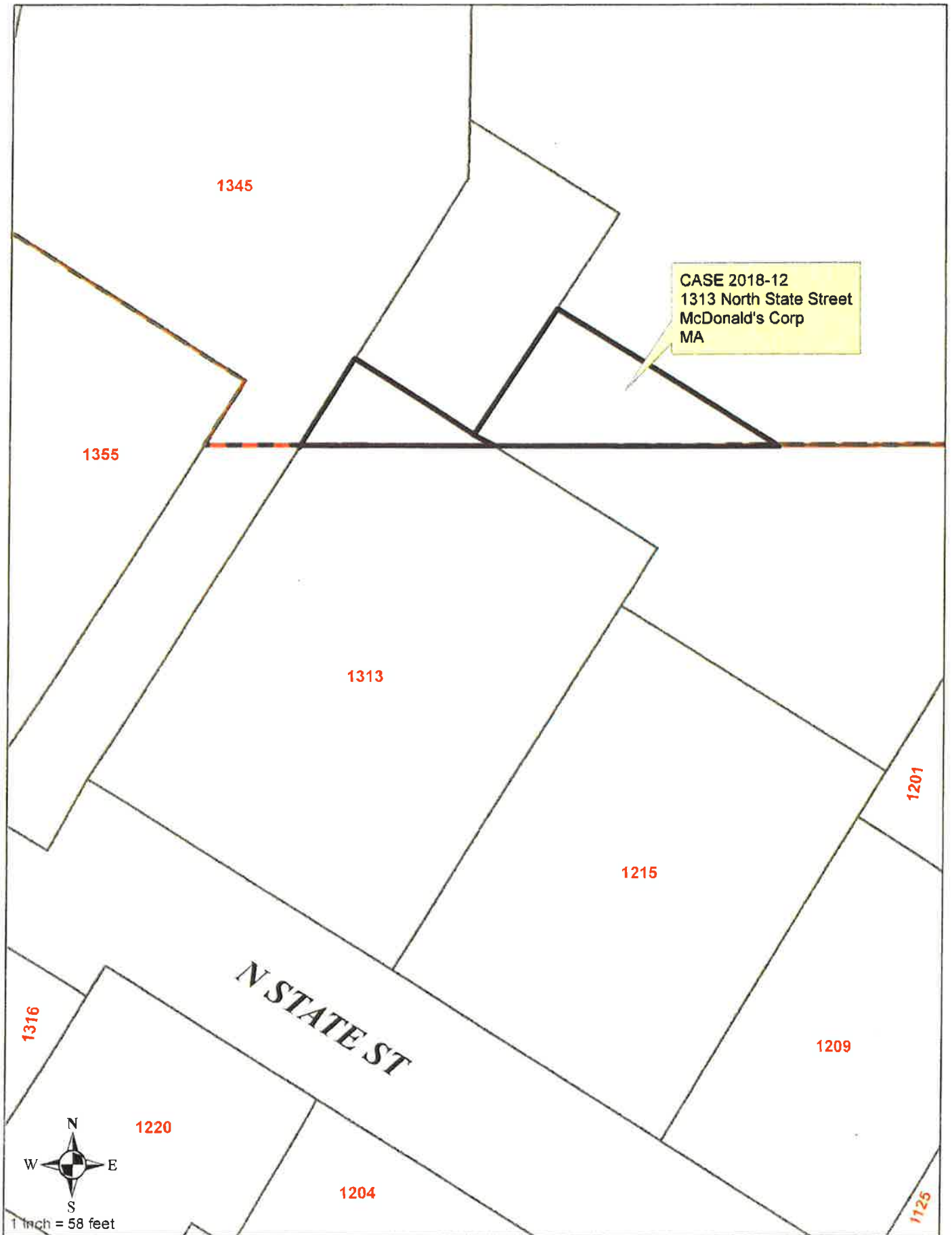
Gina DelRose, Community Development Planner

PLANNING AND ZONING COMMISSION/CITY COUNCIL ACTION

The Planning and Zoning Commission shall make and forward findings of fact as to the whether the proposed map amendment furthers the purposes of the Zoning Ordinances and make a recommendation to the City Council. The City Council shall review the findings and recommendation and may accept or reject the findings and recommendation of the Planning and Zoning Commission in whole or in part; or the City Council may refer the matter back to the Planning and Zoning Commission for further consideration. Any approval shall be considered the approval of a unique request and not be construed as precedent for any other proposed map amendment.

ATTACHMENTS

1. Location Map by the planning staff.
2. Aerial Photo by the planning staff.
3. Site plan submitted by the applicant.
4. Letter from the Boone County Health Department, Amanda Mehl, dated June 22, 2018.
5. E-mail from the Belvidere Fire Department, Craig Wilcox, dated June 27, 2018.
6. Letter from the Boone County Soil and Water Conservation District, Jennifer Becker, dated June 28, 2018.



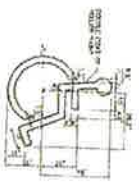


CASE 2018-12
1313 North State Street
McDonald's Corp
MA

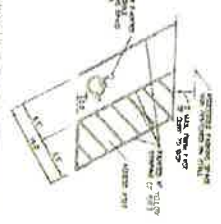


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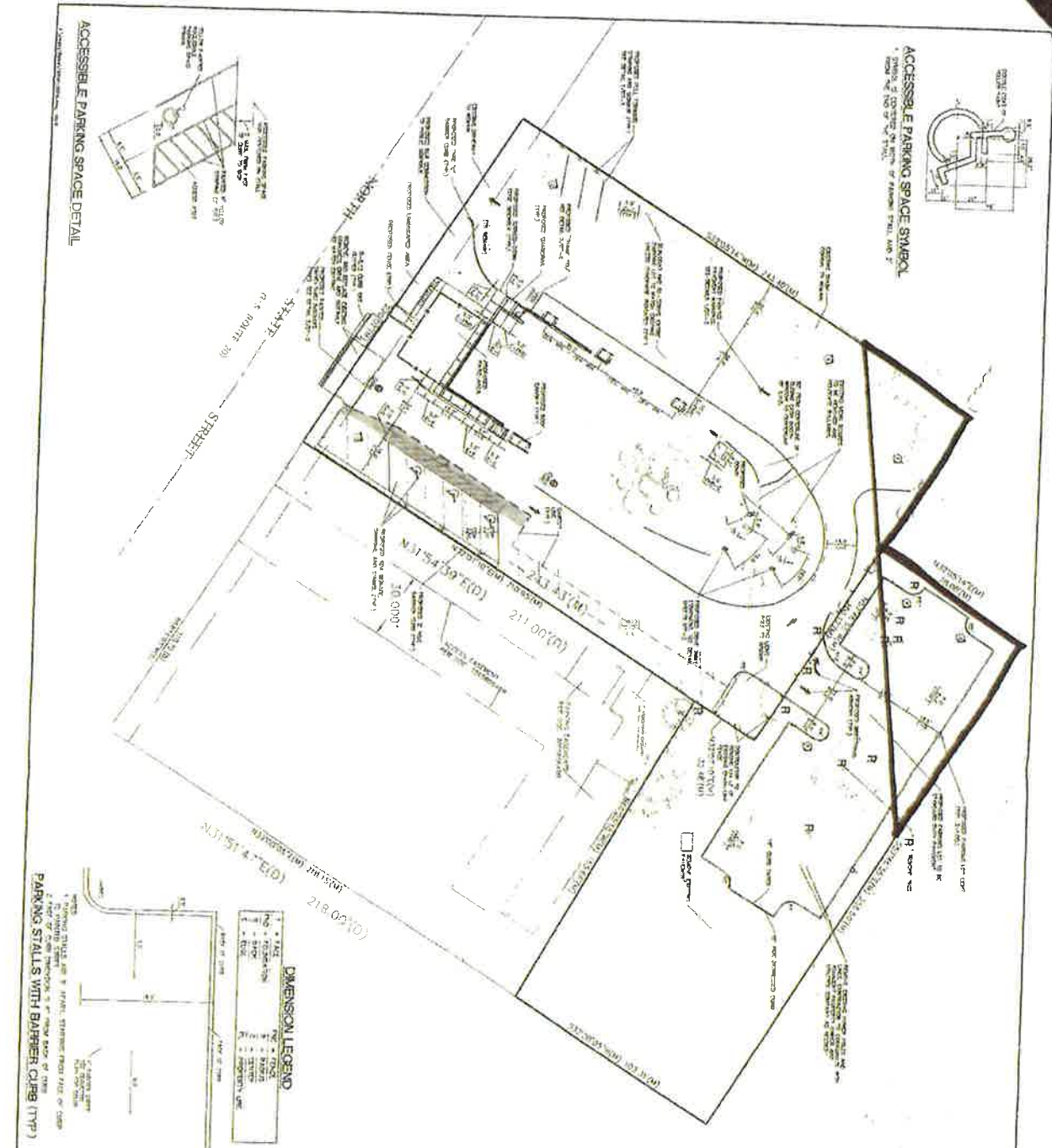
feet



ACCESSIBLE PARKING SPACE SMOCK
 MINIMUM CLEARANCE HEIGHT: 7'6" (2.286M)
 MINIMUM CLEARANCE WIDTH: 8'0" (2.438M)
 MINIMUM CLEARANCE DEPTH: 5'0" (1.524M)



ACCESSIBLE PARKING SPACE DETAIL
 MINIMUM CLEARANCE HEIGHT: 7'6" (2.286M)
 MINIMUM CLEARANCE WIDTH: 8'0" (2.438M)
 MINIMUM CLEARANCE DEPTH: 5'0" (1.524M)



PARKING STALLS WITH BARRIER CURB (TYP)
 1. PARKING STALLS ARE 8' FEET, SPACING FROM CURB OR OBSTACLE IS 4' FEET.
 2. CURB HEIGHT SHALL BE 4" MINIMUM.
 3. CURB SHALL BE CONCRETE OR METAL.

DIMENSION LEGEND

1. 1" = 1' SCALE	2. 1" = 1' SCALE
3. 1" = 1' SCALE	4. 1" = 1' SCALE
5. 1" = 1' SCALE	6. 1" = 1' SCALE
7. 1" = 1' SCALE	8. 1" = 1' SCALE
9. 1" = 1' SCALE	10. 1" = 1' SCALE



GEOMETRIC PLAN

PAVEMENT LEGEND

	CONCRETE	1. 4" THICK
	ASPHALT	1. 2" THICK
	HEAVY DUTY	1. 4" THICK
	STANDARD DUTY	1. 2" THICK
	GRAVEL	1. 4" THICK
	SAND	1. 4" THICK
	GRAVEL	1. 4" THICK
	SAND	1. 4" THICK

PAVEMENT LEGEND

1. 4" THICK CONCRETE

2. 2" THICK ASPHALT

3. 4" THICK HEAVY DUTY ASPHALT

4. 2" THICK STANDARD DUTY ASPHALT

5. 4" THICK GRAVEL

6. 4" THICK SAND

ON SITE DATA

1. TOTAL AREA: 10,000 SQ. FT.

2. TOTAL AREA: 10,000 SQ. FT.

3. TOTAL AREA: 10,000 SQ. FT.

4. TOTAL AREA: 10,000 SQ. FT.

5. TOTAL AREA: 10,000 SQ. FT.

NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.

2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

Checked by: [Name]
 Design by: [Name]
 Date: 04/22/2019
 Scale: 1" = 20'
 Project No: 19-018

Watermark Engineering Resources, LLC

1311 N. State Street
 Belvidere, IL 60009
 Phone: 815.398.1111
 Fax: 815.398.1112
 Email: info@watermarkeng.com

McDonald's
 711 Jolie Blvd., 3rd Floor
 Oak Brook, IL 60521

McDONALD'S - BELVIDERE, IL
 1311 N. State Street
 Belvidere, Illinois

Project No.	19-018
Client	McDonald's
Location	Belvidere, IL
Date	04/22/2019
Scale	1" = 20'
Drawn by	[Name]
Checked by	[Name]
Design by	[Name]
Project Manager	[Name]

GEOMETRIC PLAN



Public Health
Prevent. Promote. Protect.

Boone County Health Department

1204 Logan Avenue, Belvidere, Illinois 61008
Main Office 815.544.2951 Clinic 815.544.9730 Fax 815.544.2050
www.boonehealth.org

*The mission of the Boone County Health Department is to serve our community by
preventing the spread of disease, promoting optimal wellness & protecting the public's health.*

June 22, 2018

FAX: 815-547-0789

Gina DelRose
Community Development Planer
401 Whitney Blvd Suite 300
Belvidere, IL 61008

Re: Case; 2018-12; McDonald's Parking Lot, 1313 North State St

Dear Gina,

We are in receipt of the application for a map amendment for the above named establishment.

The Boone County Health Department has no comments.

Thank you,

Amanda Mehl
Administrator
skm

Gina DelRose

From: Craig Wilcox <cwilcox@belviderefire.com>
Sent: Wednesday, June 27, 2018 10:04 PM
To: Gina DelRose
Subject: Re: request for comments

Gina

The following are our responses to presented applications.

2018-08 - No issues noted at this time. Looking forward to full submittals.
2018-09 - No issues noted at this time. Looking forward to full submittals.
2018-10 - Thank you for update
2018-12 - No issues noted at this time. Looking forward to full submittals.
2018-13 - No issues noted at this time. Looking forward to full submittals.

Respectfully

Craig Wilcox

Inspection Bureau Coordinator
Belvidere Fire Department
123 South State Street
Belvidere IL 61008
815.601.7857 Cell

On Tue, Jun 26, 2018 at 9:52 AM, Gina DelRose <GDelRose@ci.belvidere.il.us> wrote:

Sounds good

Gina DelRose

Community Development Planner

City of Belvidere

401 Whitney Boulevard

Belvidere, IL 61008

(O) 815-547-7177

(F) 815-547-0789



Boone County
Soil & Water
 Conservation District

211 N. Appleton Road
 Belvidere, IL 61008
 815-544-2677 ext. 3

28 June 2018

SWCD NRI #: 1585

Belvidere Planning Department
 401 Whitney Blvd.
 Belvidere, IL 61008

Dear Sir/Madam,

A request for a Natural Resource Information Report was submitted for the property listed in this letter for front setback variance. We will supply a written reply to you office as indicated below:

- Our review does not apply in this instance.
 Other (see attached)

Location of Site: 1313 North State Street, Belvidere, Illinois 61008
PIN(S): 05-23-326-024 & 05-26-127-004

Contact	Petitioner	Owner
Dan Olson 711 Jorie Blvd. Oak Brook, IL 60523 630-357-1800 dolson@watermarkengineering.com	Same	Same

Request: Zoning Change from RH to GB, variance for pavement and patio, and annexation.

Sincerely,

Jennifer Becker
 Boone County Soil & Water
 Conservation District

Re: Dan Olson

MEMO

DATE: July 11, 2018
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Findings of Fact for Case 2018-12; McDonald's (MA)

REQUEST AND LOCATION:

The applicants and owners, McDonald's USA, LLC, 711 Jorie Boulevard, 3rd Floor, Oakbrook IL 60523 and Robert Dixon and Richard Daniels TR, 8094 Fairgrounds Road, Belvidere, IL 61008 are requesting a map amendment (rezoning) near 1313 North State Street from RH, Rural Holding District (pending annexation) to GB, General Business District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. PINS: 05-23-326-024 and part of 05-23-326-025. The two triangular parcels combine to be approximately 4,500 square feet. The westerly parcel is developed as part of the exiting parking lot; the easterly parcel is currently a vacant field.

FINDINGS OF FACT:

Per Section 150.903 (D) of the City of Belvidere Zoning Ordinance, the criteria for granting an Amendment of the Official Zoning Map are as follows:

A. Existing uses and intensities of property within the general area of the property in question.

Findings:

Subject property: Approximately 2,000 square feet of parking lot and approximately 2,5000 square feet of vacant land.

Adjacent property:

North: Budget Inn and Vacant Land

South: McDonald's

West: Budget Inn and Vacant Land

East: McDonald's and Vacant Land

The properties are not part of a platted subdivision. The westerly parcel is currently developed as part of the McDonald's parking lot. The easterly parcel is part of a larger property that is vacant. The land between Big Thunder Subdivision and Fairgrounds Road is not within the City limits although it is surrounded by development. The nearby businesses are predominantly a mix of auto orientated land uses but there is some commercial and residential as well.

B. The zoning classification of property within the general area of the property in question.

Findings:

Subject property: RH, Rural Holding (pending Annexation)

Adjacent property:**South:** GB, General Business**North, East and West:** B-2, General Business (Boone County)

The property is located along the North State Street Commercial Corridor which is zoned General Business both in the city and in the county. As properties annex into the City of Belvidere to develop, they are zoned GB, General Business to match adjacent zoning and development standards.

C. The suitability of the property in question for the uses permitted under the existing zoning classification.

Findings: The property is not suitable for the existing zoning classification (Rural Holding District) in its current state with the existing improvements of the westerly property.

The existing use on the subject property is not suitable for Rural Holding District. Rural Holding calls for large lots with minimal lot coverage. Permitted uses tend to be residential or recreational in nature with some commercial uses allowed by special use.

The westerly parcel is currently developed as a parking lot and the easterly parcel is vacant. However, both parcels are well below the required lot size (20,000 square feet up to 2 acres) and have no road frontage. The lack of road frontage creates a situation where the parcels should be developed in conjunction with the adjacent properties that are zoned general business.

D. The trend of development, if any, in the general area of the property in question, including changes (such as the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), if any, that may have taken place since the day the property in question was placed in its present zoning classification and that make the property more appropriate for a different zoning district.

Findings: Changes that make the property more appropriate for a different zoning district have not taken place since the property was placed in its present zoning classification.

The subject property was placed into the default Rural Holding District zoning classification upon approval of an annexation agreement with the city, however, the westerly subject property is developed at a greater intensity than the "rural community character" that the Rural Holding District encourages and the easterly subject property is too small and landlocked to be developed in accordance with the Rural Holding District regulations.

E. Whether the proposed amendment is consistent with the plans and policies of the Comprehensive plan adopted by the City of Belvidere.**Findings:****Subject property:** Planned Business**Adjacent properties****North:** Planned Business**South:** General Business**West:** General Business and Planned Business

East: Planned Business

The subject property is designated as "Planned Business" by the City of Belvidere Comprehensive Plan, adopted November 10, 1999. The Planned Business land use category encourages high quality indoor commercial, office and institutional land uses.

Although the property is designated as Planned Business on the Comprehensive Plan, it is adjacent to and being developed in conjunction with property zoned General Business.

F. Whether the proposed Official Zoning Map amendment furthers the purposes of the Zoning Ordinance and the applicable rules and regulations of the State of Illinois and the Federal Emergency Management Agency (FEMA).

Findings: The proposed Official Zoning Map amendment will further the purposes of this Chapter and the applicable rules and regulations of the State of Illinois and the Federal Emergency Management Agency (FEMA).

The applicant needs to meet the requirements of all codes and regulations.

G. Whether a mistake was made in mapping on the Official Zoning Map or if an area is developing in a manner and purpose different from that for which it is mapped.

Findings: This does not apply to this case.

There was a motion to adopt the Findings of Fact as presented by the planning staff for case 2018-12, McDonald's, 1313 North State Street; the motion carried with a (4-0) roll call vote.

Alissa Maher, Chairman
Belvidere Planning and Zoning Commission

MEMO

DATE: July 11, 2018
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Recommendation for Case 2018-12; McDonald's (MA)

REQUEST AND LOCATION:

The applicants and owners, McDonald's USA , LLC, 711 Jorie Boulevard, 3rd Floor, Oakbrook IL 60523 and Robert Dixon and Richard Daniels TR, 8094 Fairgrounds Road, Belvidere, IL 61008 are requesting a map amendment (rezoning) near 1313 North State Street from RH, Rural Holding District (pending annexation) to GB, General Business District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. PINS: 05-23-326-024 and part of 05-23-326-025. The two triangular parcels combine to be approximately 4,500 square feet. The westerly parcel is developed as part of the exiting parking lot; the easterly parcel is currently a vacant field.

RECOMMENDATION:

The Planning and Zoning Commission recommended the approval of case number 2018-12, McDonald's (MA), 1313 North State Street; the motion passed with a (4-0) roll call vote.

Alissa Maher, Chairman
Belvidere Planning and Zoning Commission

RESOLUTION #2082-2018:
A RESOLUTION AUTHORIZING
THE EXECUTION OF A COLLECTIVE
BARGAINING AGREEMENT WITH THE
FRATERNAL ORDER OF POLICE
BELVIDERE SERGEANTS

IT IS THEREFORE RESOLVED, by the Mayor and City Council of the City of Belvidere as follows:

The Mayor is hereby authorized to execute and the Clerk is authorized and directed to attest the attached Collective Bargaining Agreement between the FRATERNAL ORDER OF POLICE BELVIDERE SERGEANTS and the City of Belvidere, Boone County Illinois.

Approved:

Mayor

Attest:

City Clerk

Ayes:

Nays:

Absent:

Approved:

SPONSOR: