

State of Illinois) SS
Belvidere, Illinois)

BELVIDERE CITY COUNCIL
REGULAR MEETING
AGENDA

August 20, 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
August 6, 2018; as presented.

(5) Public Hearing: None.

(6) Special Messages and Proclamations:

(7) Approval of Expenditures: General & Special Fund Expenditures: \$1,677,314.46
Water & Sewer Fund Expenditures: \$ 567,001.87

(8) Committee Reports and Minutes of City Officers:

(A) Belvidere Police Department Overtime Report of July 31, 2018 through
August 13, 2018.

(B) Belvidere Fire Department Overtime Report of July 26, 2018 and
August 1, 2018 through August 14, 2018.

(C) Monthly Treasurer's Report for July 2018.

(D) Monthly General Fund Report for July 2018.

(E) Monthly Water/Sewer Fund Report for July 2018.

(F) Minutes of Planning and Zoning Commission of August 14, 2018.

(G) Minutes of Committee of the Whole – Building, Planning and Zoning and
Public Works of August 13, 2018.

(9) Unfinished Business:

(A) Ord. #412H –2nd Reading: An Ordinance Creating a Home Rule Municipal
Retailers Occupation Tax and Home Rule Municipal Service Occupation Tax
for the City of Belvidere, Illinois.

- (B) Ord. #413H – 2nd Reading: An Ordinance Amending Article VII of Chapter 74, of the City of Belvidere Municipal Code to Add a New Section 74-259, Sale of Tobacco or Alternative Nicotine Products to Minors Prohibited.
- (C) Ord. #414H – 2nd Reading: An Ordinance Amending Chapter 98, of the City of Belvidere Municipal Code to Add a New Article IX Small Wireless Facilities Deployment.

(10) New Business:

- (A) Ord. #415H – 1st Reading: An Ordinance Amending Chapter 150, Zoning Ordinance of the Municipal Code (Nonconforming Use Regulations).
- (B) Ord. #416H – 1st Reading: An Ordinance Granting a Special Use to Permit a Solar Farm within the RH, Rural Holding District (825 N. Appleton Road).
- (C) Ord. #417H – 1st Reading: An Ordinance Granting a Special Use to Allow Indoor Commercial Entertainment (Bar/Tavern with Video Gaming) within the GB, General Business District (1776 Logan Avenue).
- (D) Ord. #418H – 1st Reading: An Ordinance Granting a Special Use to Allow Indoor Commercial Entertainment (Bar/Tavern with Video Gaming) within the CB, Central Business District (522 South State Street).
- (E) Ord. #419H – 1st Reading: An Ordinance Granting a Special Use to Permit In-Vehicle Sales or Service within the GB, General Business District (925 Logan Avenue).
- (F) Ord. #420H – 1st Reading: An Ordinance Granting a Special Use to Amend a Planned Development within the SR-4, Single Family Residential-4 District (Shaw Mills and Glenmoor of River Run Subdivisions).
- (G) Ord. #421H – 1st Reading: An Ordinance Amending Chapter 150, Zoning Ordinance of the Municipal Code (Nonconforming Use Regulations).
- (H) Ord. #422H – 1st Reading: An Ordinance Granting a Special Use to Permit a Single-Family Residence within the CB, Central Business District (519 South Main Street).

Motions forwarded from Committee of the Whole – Building, Planning and Zoning and Public Works of August 13, 2018. Public Works Motions – Chairman Brooks:

- (A) Motion to provide barricades on Whitney Blvd between Buchanan Street and Locust Street and State Street and Pleasant Street on August 21, 2018 for the Boone County Historical Museum Ice Cream Social.

(B) Motion to approve the proposal from Northern Contracting, in the amount of \$9,620 for the installation of a 30' cantilever gate. This work will be paid for from Street Department line item #01-5-310-6002.

(11) Other:

(A) Executive Session to discuss Collective Bargaining Matters pursuant to 2 (c) 2 – Fire Officers.

(12) Adjournment:

State of Illinois SS
Belvidere, Illinois

**Belvidere City Council
Regular Session
Minutes**

Date: August 6, 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: R. Brooks, G. Crawford, M. Freeman,
T. Porter, T. Ratcliffe, D. Snow and C. Stevens.
Absent: M. Borowicz, W. Frank (arrived at 7:11 p.m.) and M. Sanderson.

Other staff members in attendance:

Budget and Finance Director Becky Tobin, Building Director Lesa Morelock,
Public Works Director Brent Anderson, Treasurer Thornton, Community Development
Planner Gina DelRose, Fire Chief Hyser, Deputy Chief Wallace, City Attorney Drella
and City Clerk Arco.

- (2) Pledge of Allegiance:
Invocation:

- (3) Public Comment:

- (4) Approval of Minutes:

(A) Approval of minutes of the regular meeting of the Belvidere City Council of
July 16, 2018; as presented.

Motion by Ald. Crawford, 2nd by Ald. Brooks to approve the minutes of the regular
meeting of the Belvidere City Council of July 16, 2018. Roll Call Vote: 7/0 in favor.
Ayes: Brooks, Crawford, Freeman, Porter, Ratcliffe, Snow and Stevens. Nays: None.
Motion carried.

- (5) Public Hearing: Annexation Agreement – 1313 North State Street.

Mayor Chamberlain opened the public hearing at 7:03 p.m. and read the Notice of Public
hearing that appeared in the Boone County Journal on July 13, 2018.

Mayor Chamberlain asked if anyone wished to address the public hearing, there being
none the public hearing closed at 7:07 p.m.

(6) Special Messages: None.

(7) Approval of Expenditures: None.

(8) Committee Reports & Minutes of City Officers:

- (A) Belvidere Police Department Overtime Report of July 3, 2018 through July 16, 2018.
- (B) Belvidere Police Department Overtime Report of July 17, 2018 through July 30, 2018.
- (C) Belvidere Fire Department Overtime Report of July 4, 2018 through July 17, 2018.
- (D) Belvidere Fire Department Overtime Report of July 18, 2018 through July 31, 2018.
- (E) Monthly Report of Community Development Department - Planning Department for July 2018.
- (F) Monthly Building Department Revenue Report for July 2018.

Let the record show these reports were placed on file.

- (G) Minutes of Committee of the Whole – Public Safety and Finance and Personnel of July 23, 2018.

Motion by Ald. Crawford, 2nd by Ald. Freeman to approve the minutes of Committee of the Whole – Public Safety and Finance and Personnel of July 23, 2018. Roll Call Vote: 6/0/1 in favor. Ayes: Crawford, Freeman, Ratcliffe, Snow, Stevens and Brooks. Nays: None. Abstain: Porter. Motion carried.

(9) Unfinished Business:

- (A) Ord. #406H – 2nd 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).

Motion by Ald. Snow, 2nd by Ald. Crawford to pass Ord. #406H. Roll Call Vote: 6/1 in favor. Ayes: Freeman, Ratcliffe, Snow, Stevens, Brooks, Crawford. Nays: Porter. Motion carried.

- (B) Ord. #407H – 2nd 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).

Motion by Ald. Snow, 2nd by Ald. Crawford to pass Ord. #407H. Roll Call Vote: 6/1 in favor. Ayes: Ratcliffe, Snow, Stevens, Brooks, Crawford and Freeman. Nays: Porter. Motion carried.

(C) Ord. #408H – 2nd Reading: An Ordinance Amending Chapter 150, Zoning Ordinance of the Municipal Code (Establishment of Zoning Districts).

Motion by Ald. Snow, 2nd by Ald. Porter to pass Ord. #408H. Roll Call Vote: 8/0 in favor. Ayes: Ratcliffe, Snow, Stevens, Brooks, Crawford, Frank, Freeman and Porter. Nays: None. Motion carried

(D) Ord. #409H – 2nd 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.

Motion by Ald. Crawford, 2nd by Ald. Ratcliffe to pass Ord. #409H. Roll Call Vote: 8/0 in favor. Ayes: Snow, Stevens, Brooks, Crawford, Frank, Freeman, Porter and Ratcliffe. Nays: None. Motion carried.

(E) Ord. #410H – 2nd Reading: An Ordinance Annexing Certain Territory located on and Immediately North of 1313 North State Street to the City of Belvidere, Boone County, Illinois.

Motion by Ald. Snow, 2nd by Ald. Ratcliffe to pass Ord. #410H. Roll Call Vote: 8/0 in favor. Ayes: Stevens, Brooks, Crawford, Frank, Freeman, Porter, Ratcliffe and Snow. Nays: None. Motion carried.

(F) Ord. #411H – 2nd Reading: An Ordinance Granting a Zoning District Change from RH, Rural Holding District to GB, General Business District (near 1313 North State Street).

Motion by Ald. Crawford, 2nd by Ald. Ratcliffe to pass Ord. #411H. Roll Call Vote: 8/0 in favor. Ayes: Brooks, Crawford, Frank, Freeman, Porter, Ratcliffe, Snow and Stevens. Motion carried.

(10) New Business:

(A) Ord. #412H – 1st Reading: An Ordinance Creating a Home Rule Municipal Retailers Occupation Tax and Home Rule Municipal Service Occupation Tax for the City of Belvidere, Illinois.

(B) Ord. #413H – 1st Reading: An Ordinance Amending Article VII of Chapter 74, of the City of Belvidere Municipal Code to add a New Section 74-259, Sale of Tobacco or Alternative Nicotine Products to Minors Prohibited.

(C) Ord. #414H – 1st Reading: An Ordinance Amending Chapter 98, of the City of Belvidere Municipal Code to add a New Article IX Small Wireless Facilities Deployment.

Let the record show Ordinances #412H, #413H and #414H were placed on file for first reading.

Motions forwarded from Committee of the Whole – Public Safety and Finance and Personnel of July 23, 2018.

(A) Motion to approve the low bid from Williams Charles Construction, in the amount of \$576,540.07 for the Tripp Road Reconstruction Project. This work will be paid for in accordance with the terms of the EDP Grant Agreement with IDOT. The city's share of the cost (\$350,000 budgeted) will be paid from Capital Funds. Roll Call Vote: 8/0 in favor. Ayes: Crawford, Frank, Freeman, Porter, Ratcliffe, Snow, Stevens and Brooks. Nays: None. Motion carried.

(11) Adjournment:

Motion by Ald. Crawford, 2nd by Ald. Porter to adjourn the meeting at 7:20 p.m. Aye voice vote carried. Motion carried.

_____ Mayor

Attest: _____ City Clerk

Bills Payable Summary
August 20, 2018

General Fund:	\$1,385,762.71
Envision Healthcare (JE)	\$ 29,887.42

Special Funds:

MFT	\$ 123,422.11
Farmington Ponds SSA#2	\$ 2,355.61
Farmington Ponds SSA#3	\$ 2,556.03
Capital	\$ 58,492.58
Escrow	\$ 74,838.00

Total General & Special Funds:	\$1,677,314.46
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Water & Sewer:	\$ 567,001.87
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Total of all Funds:	\$2,244,316.33
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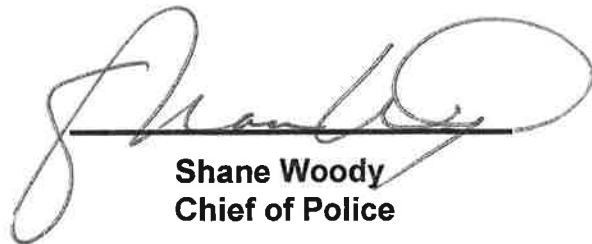
Belvidere Police Department Payroll Report

Dept: 1790

8/14/2018

For Overtime Incurred between 7/31/18 and 8/13/18

Last Name:	Employee ID:	Total Hours:	Total Overtime Pay:
Ball	00739	9	\$501.26
Bell	00813	20.5	\$1,141.75
Berillo	00941	21.5	\$978.14
Bird	00793	10	\$556.95
Blankenship	00729	4	\$222.78
Danielak	00996	7	\$286.65
Derry	00816	18	\$1,002.51
Garcia	00988	8	\$336.60
Jones	00772	14.5	\$807.58
Kaplan	00858	4	\$206.40
King	00868	13	\$670.80
Korn	00989	19.5	\$798.53
Parker, B	00686	23	\$1,280.99
Polnow	00886	6	\$374.31
Smaha	00659	1	\$62.39
Washburn	00784	13	\$811.01
Wilgus	00783	13.5	\$751.88
Worley	00992	9	\$368.55
Zapf	00934	15	\$682.43
Totals:		229.5	\$11,841.48



Shane Woody
Chief of Police

Belvidere Fire Department

Overtime Report

Date Between {07/26/2018} And {07/26/2018} and

Staff ID = "00759"

Date	Time	Incident	Pay Type	Activity Type	Hours Wkd	Hrs Paid	Pay
00759	Rotolo, Charles A						
07/26/2018	07:00		OT	SCF Shift Coverage for	24.00	24.00	916.80
Staff Member Totals:					24.00	24.00	916.80
All Staff Member Totals:					24.00	24.00	916.80

Types: F=Fire, M=EMS/Medical, R=Rescue, O=Other

Belvidere Fire Department
Overtime Report
Date Between {08/01/2018} And {08/14/2018}

Date	Time	Incident	Pay Type	Activity Type	Hours Wkd	Hrs Paid	Pay
00866 Beck, Mark E							
08/09/2018	07:00		OT	INR Reimbursable Plan	6.00	6.00	232.62
08/13/2018	18:00		OT	CPRI C.P.R. Instruction	2.00	2.00	77.54
Staff Member Totals:					8.00	8.00	310.16
00809 Drall, Dan C							
08/11/2018	07:00		OT	TRD Dive/Water Rescue	4.00	4.00	153.56
Staff Member Totals:					4.00	4.00	153.56
00966 Ellwanger, Adam A							
08/01/2018	07:30		OT	TREB Initial EMT Basic	9.50	9.50	305.99
08/02/2018	08:00		OT	TREP Initial Paramedic	4.00	4.00	128.84
08/13/2018	07:30		OT	TREP Initial Paramedic	10.50	10.50	338.20
Staff Member Totals:					24.00	24.00	773.04
00971 Heiser, Bradley Donald							
08/11/2018	07:00		OT	TRTM TEMS Training	5.00	5.00	161.05
Staff Member Totals:					5.00	5.00	161.05
00981 Herman, Ronald David							
08/11/2018	07:00		OT	TRD Dive/Water Rescue	5.50	5.50	163.57
Staff Member Totals:					5.50	5.50	163.57
00601 Holmes, Gregory A							
08/08/2018	18:30		OT	MEM Mabas Div. 8 Meeting	2.50	2.50	114.02
Staff Member Totals:					2.50	2.50	114.02
00881 Kriebs, James J							
08/09/2018	07:00		OT	SCS Shift Coverage for Sick	24.00	24.00	925.92
Staff Member Totals:					24.00	24.00	925.92
00993 Mead, Stephen C.							
08/01/2018	17:30		OT	TRTM TEMS Training	4.00	4.00	112.56
08/09/2018	07:00		OT	CRO Shift Carry Over	0.50	0.50	14.07
Staff Member Totals:					4.50	4.50	126.63
00755 Oates, Joshua A							
08/11/2018	07:00		OT	TRTM TEMS Training	5.00	5.00	191.95
Staff Member Totals:					5.00	5.00	191.95
00958 Pavlatos, Gregory R							
08/11/2018	07:00		OT	TRTM TEMS Training	5.00	5.00	159.45
Staff Member Totals:					5.00	5.00	159.45
00852 Schadle, Shawn W							
08/07/2018	10:00		OT	TRE EMS Training	2.50	2.50	114.02
08/08/2018	10:00		OT	TRE EMS Training	2.50	2.50	114.02
08/11/2018	07:00		OT	TRD Dive/Water Rescue	6.00	6.00	273.66

**Belvidere Fire Department
Overtime Report
Date Between {08/01/2018} And {08/14/2018}**

Date	Time	Incident	Pay Type	Activity Type	Hours Wkd	Hrs Paid	Pay
00852		Schadle, Shawn W					
				Staff Member Totals:	11.00	11.00	501.71
00969		Tangya, Travis N					
08/01/2018	07:00		OT	IN Inspection Bureau	2.00	2.00	64.42
08/01/2018	17:30		OT	TRTM TEMS Training	4.00	4.00	128.84
				Staff Member Totals:	6.00	6.00	193.26
00556		Wilcox, Craig A					
08/09/2018	07:00		OT	INR Reimbursable Plan	5.00	5.00	218.55
08/11/2018	07:00		OT	TRD Dive/Water Rescue	5.50	5.50	240.40
				Staff Member Totals:	10.50	10.50	458.95
				All Staff Member Totals:	115.00	115.00	4,233.28

Types: F=Fire, M=EMS/Medical, R=Rescue, O=Other

MONTHLY TREASURER'S REPORT

		Activity for the month of:			July 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	11,922,820.57	983,865.29	1,840,963.72		11,065,722.14	29,102.65	11,094,824.79
Forestry	01	(312,837.56)	0.00	1,218.65		(314,056.21)		(314,056.21)
Landfill	01	(4,206.91)	0.00	0.00		(4,206.91)		(4,206.91)
I M R F / Soc Sec	01	(104,106.88)	14,656.53	59,064.55		(148,514.90)		(148,514.90)
Community Dev Fund	01	(909,644.30)	22,031.80	37,494.06		(925,106.56)		(925,106.56)
Liability Insurance	01	(1,111,414.90)	0.00	0.00		(1,111,414.90)		(1,111,414.90)
General Fund	01	9,480,610.02	1,020,553.62	1,938,740.98	0.00	8,562,422.66	29,102.65	8,591,525.31
Motor Fuel Tax	10	456,823.68	50,051.60	326,149.54		180,725.74		180,725.74
Kishwaukee TIF	13	32,198.91	0.00	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	13,137.43	0.00	5,606.65		7,530.78		7,530.78
Special Service Area 3	17	6,086.51	0.00	3,416.83		2,669.68		2,669.68
Capital Projects - general								
Utility Tax Fund	41	0.00	0.00	0.00		0.00		0.00
Public Improvement	41	(32,767.20)	16.61	0.00		(32,750.59)		(32,750.59)
Capital Fund (752)	41	864,468.17	8,330.65	101,783.83		771,014.99		771,014.99
State Street Bridge	41	56,117.81	0.00	0.00		56,117.81		56,117.81
Capital Projects	41	887,818.78	8,347.26	101,783.83	0.00	794,382.21	0.00	794,382.21
W/S General Admin	61	75,633.08	0.00	0.00		75,633.08		75,633.08
Water - operations	61	533,689.94	206,923.50	172,833.67	46,246.17	614,025.94		614,025.94
W / S - bond proceeds	61	0.00	0.00	0.00		0.00		0.00
W / S - bond payments	61	102,079.26	16,720.39	0.00		118,799.65		118,799.65
W / S - bond reserves	61	592,847.32	731.63	0.00		593,578.95		593,578.95
Sewer - operations	61	995,593.59	236,786.56	279,317.28	46,246.17	999,309.04		999,309.04
W/S Cap Imprv (Depr) 04-09	61	1,008,366.19	27,650.40	0.00		1,036,016.59		1,036,016.59
W/S Connection/Agr Fees 05-10	61	2,683,641.63	6,515.00	0.00		2,690,156.63		2,690,156.63
Sewer Plant Equip Repl 06-08	61	1,487,902.39	44,717.00	41,412.95		1,491,206.44		1,491,206.44
Water / Sewer Fund	61	7,479,753.40	540,044.48	493,563.90	92,492.34	7,618,726.32	0.00	7,618,726.32
Escrow	91	546,890.55	435.03	0.00		547,325.58		547,325.58
TOTAL		18,908,234.05	1,619,431.99	2,869,261.73	92,492.34	17,750,896.65	26,607.48	17,724,289.17

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	529,876.53	1,452,406.90	6,580,139.23		8,562,422.66	29,102.65	8,591,525.31
Motor Fuel Tax	10	56,206.64	124,519.10			180,725.74		180,725.74
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	7,530.78	0.00			7,530.78		7,530.78
Sp Srv Areas #3-Farmington	17	2,669.68	0.00			2,669.68		2,669.68
Capital Projects	41	3,443.85	287,685.00	503,253.36		794,382.21		794,382.21
Water / Sewer Fund	61	725,779.73	777,606.64	6,115,339.95		7,618,726.32		7,618,726.32
Escrow	91	178,131.02	369,194.56	0.00		547,325.58		547,325.58
TOTAL		1,540,751.91	3,011,412.20	13,198,732.54	0.00	17,750,896.65	(26,607.48)	17,724,289.17
Fire Department - 2% Fund	19	817.83	30,348.78			31,166.61		31,166.61
Seized Vehicles		5,616.92				5,616.92		5,616.92
Drug Operations		69,323.92				69,323.92		69,323.92
State Asset Forfeiture		49,522.85				49,522.85		49,522.85
Federal Forfeiture		61,340.02				61,340.02		61,340.02
Auction		59,866.04				59,866.04		59,866.04
Metro Narcotics		5,060.52				5,060.52		5,060.52
Metro Narcotics OAF		1,283.00				1,283.00		1,283.00
Belvidere OAF		553.50				553.50		553.50
TOTAL POLICE FUNDS as of June 2018		252,566.77				252,566.77		252,566.77

INCOME STATEMENT FOR THE GENERAL FUND

				Through	July	2018	
	Account #	Actual FY 17	Actual FY 18	Month of July	YTD Actual for FY 19	Budget FY 19	25% of budget
General Administration							
RE Property Tax	01-4-110-4010	1,843,251.00	1,759,868.97	0.00	714,563.66	1,769,385	40%
Hotel / Motel Tax	01-4-110-4011	2,748.68	2,579.99	19.65	58.95	3,356	2%
Auto Rental Tax	01-4-110-4012	6,418.98	6,794.30	520.55	1,540.97	6,480	24%
Muni Infrastructure Maint	01-4-110-4013	150,224.37	131,450.51	10,226.16	29,368.09	142,800	21%
State Income Tax	01-4-110-4100	2,436,019.36	2,710,100.59	219,178.70	732,181.63	2,451,043	30%
Muni Sales Tax	01-4-110-4110	3,310,595.26	3,427,287.63	288,562.59	876,373.86	3,471,350	25%
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	52,825.16	163,469.87	672,885	24%
Replacement Tax	01-4-110-4120	534,532.21	433,270.17	74,437.45	169,966.43	505,727	34%
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	220.00	10,575.00	17,850	59%
Liquor License & Fines	01-4-110-4210	104,050.00	157,450.00	0.00	107,450.00	114,700	94%
Amusement Machine	01-4-110-4230	8,400.00	9,800.00	0.00	48,300.00	10,300	469%
Court Fines	01-4-110-4400	269,744.37	326,213.98	31,953.51	105,671.47	313,271	34%
Parking Fines	01-4-110-4410	5,743.12	12,731.00	317.00	2,192.00	5,975	37%
Seized Vehicle Fee	01-4-110-4420	57,900.00	90,450.00	3,300.00	21,000.00	79,200	27%
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	28,924.23	89,621.56	273,600	33%
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	2,396.52	7,490.52	18,379	41%
Accident/Fire Reports	01-4-110-4470	4,258.85	6,060.00	559.00	2,279.00	5,370	42%
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	9,156.17	19,272.81	84,500	23%
Fuel Charges (outside vendors)	01-4-110-4550	0.00	211,852.37	22,999.30	56,047.03	245,876	23%
Interest Income	01-4-110-4600	39,813.97	55,202.89	3,055.83	4,016.55	74,750	5%
Misc Revenues	01-4-110-4900	26,134.26	13,512.51	1,555.00	6,506.38	26,700	24%
Heritage Days	01-4-110-4901	53,386.00	88,700.24	1,467.46	77,388.02	0	0%
Historic Pres. Fund Raising	01-4-110-4902	160.00	8,115.00	0.00	497.07	0	0%
Historic Pres. Grant Reimb.	01-4-110-4903	9,052.56	0.00	0.00	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	751,674.28	3,331,389.54	11,025,085	30%
Salaries - Elected Officials	01-5-110-5000	207,623.48	213,878.30	16,958.58	56,395.43	214,542	26%
Salaries - Regular - FT	01-5-110-5010	221,324.13	226,430.75	22,655.12	76,539.36	230,962	33%
Group Health Insurance	01-5-110-5130	469,397.37	454,004.09	41,590.11	120,485.97	518,757	23%
Health Ins Claims Pd (Dental)	01-5-110-5131	28,915.36	29,787.65	2,884.80	6,563.80	35,000	19%
Group Life Insurance	01-5-110-5132	1,336.50	1,379.70	120.15	349.65	1,450	24%
Health Insurance Reimb.	01-4-110-4540	(153,131.82)	(156,965.81)	(11,293.83)	(36,158.37)	(160,588)	23%
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	1,350.65	1,752.94	14,850	12%
Subscriptions/Ed Materials	01-5-110-5156	552.90	431.61	0.00	136.80	650	21%
Gen Admin Personnel & Benefit Expenses		787,226.65	782,231.05	74,265.58	226,065.58	855,623	26%
Repairs/Maint - Bldgs	01-5-110-6010	34,784.35	19,803.99	1,242.26	7,164.00	24,200	30%
Repairs/Maint - Equip	01-5-110-6020	3,424.32	3,925.16	345.08	656.71	5,000	13%
Legal	01-5-110-6110	7,450.91	6,082.96	556.65	1,867.69	22,000	8%
Other Professional Services	01-5-110-6190	0.00	2,169.40	7.24	7.24	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	2,861.53	4,761.65	21,630	22%
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	223.85	615.45	3,330	18%
Gen Admin Contractual Expenses		78,564.70	61,953.31	5,236.61	15,072.74	83,160	18%

General Administration (cont)	Account #	Actual FY 17	Actual FY 17	Month of July	YTD Actual for FY 19	Budget FY 19	25% of budget
Office Supplies	01-5-110-7020	39,061.21	45,067.99	3,077.13	5,611.11	56,500	10%
Gas and Oil	01-5-110-7030	0.00	0.00	6,298.68	6,298.68	170,000	4%
Other Supplies	01-5-110-7800	5,417.00	5,281.54	557.68	878.83	6,800	13%
Gen Admin Supplies Expenses		44,478.21	50,349.53	9,933.49	12,788.62	233,300	5%
Miscellaneous Expense	01-5-110-7900	72,206.98	83,627.17	1,388.84	17,463.66	79,930	22%
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	20,534.80	86,381.03	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	111,359.32	657,693.63	1,851,256	36%
NET GENERAL ADMINISTRATION		9,308,524.21	9,118,074.19	640,314.96	2,673,695.91	9,173,829	29%
General Fund - Audit Department							
RE Taxes - Audit	01-4-130-4010	20,057.42	20,040.98	0.00	8,087.62	20,000	40%
Accounting & Auditing	01-5-130-6100	35,100.00	34,920.00	7,000.00	7,000.00	36,500	19%
NET - AUDIT DEPARTMENT		(15,042.58)	(14,879.02)	(7,000.00)	1,087.62	(16,500)	-7%
General Fund - IMRF Department							
RE Taxes - IMRF	01-4-140-4010	72,109.86	65,142.80	0.00	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	7,667.91	31,340	24%
Total IMRF Revenues		191,333.25	180,924.32	2,371.46	33,923.51	189,955	18%
IMRF Premium Expense	01-5-140-5120	210,445.44	194,160.51	33,286.63	46,449.31	179,872	26%
NET - IMRF DEPARTMENT		(19,112.19)	(13,236.19)	(30,915.17)	(12,525.80)	10,083	-124%
General Fund - Social Security Department							
RE Taxes - FICA/Med	01-4-150-4010	225,346.90	200,385.68	0.00	80,771.63	200,000	40%
Expense Reimbursement	01-4-150-4940	127,996.70	128,779.38	10,037.79	36,396.47	134,731	27%
Library Expense Reimb.	01-4-150-4941	28,310.72	28,653.10	2,247.28	7,515.68	30,600	25%
Total Soc Security Revenues		381,654.32	357,818.16	12,285.07	124,683.78	365,331	34%
FICA Expense	01-5-150-5110	201,288.27	202,747.55	15,793.73	55,840.29	217,739	26%
Medicare Expense	01-5-150-5112	127,511.29	128,761.10	9,984.19	36,996.13	138,284	27%
Total Soc Security Expenses		328,799.56	331,508.65	25,777.92	92,836.42	356,023	26%
NET - SOCIAL SECURITY DEPT		52,854.76	26,309.51	(13,492.85)	31,847.36	9,308	242%
General Fund - Liability Insurance Dept							
RE Taxes - Ins Liability	01-4-160-4010	320,477.21	290,560.41	0.00	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	0.00	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)	0.00	121,165.49	(188,060)	-64%

Police Department	Account #	Actual FY 17	Actual FY 18	Month of July	YTD Actual for FY 19	Budget FY 19	25% of budget
RE Property Tax	01-4-210-4010	1,046,390.82	1,107,755.95	0.00	485,201.39	1,201,417	40%
Grants	01-4-210-4150	88,764.64	26,682.37	0.00	1,782.90	29,760	6%
Sex Offender Reg Fee	01-4-210-4480	3,240.00	7,510.00	200.00	1,180.00	5,000	0%
Miscellaneous Revenues	01-4-210-4900	131,676.98	183,034.11	14,914.00	35,010.73	175,287	20%
Expense Reimbursement	01-4-210-4940	11,641.11	4,558.00	3,008.75	3,008.75	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	18,122.75	526,183.77	1,411,464	37%
Salary - Regular - FT	01-5-210-5010	3,236,497.86	3,356,981.88	266,740.26	1,003,070.53	3,533,117	28%
Overtime	01-5-210-5040	410,571.39	315,416.26	23,947.95	79,225.94	400,000	20%
Police Pension	01-5-210-5122	1,026,333.40	1,087,714.97	477,113.77	477,113.77	1,181,417	40%
Health Insurance	01-5-210-5130	733,616.37	832,854.34	70,391.04	214,791.51	911,807	24%
Dental claims	01-5-210-5131	40,544.26	54,588.08	7,626.97	17,483.17	50,000	35%
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	254.65	428.46	72,367	1%
Training	01-5-210-5152	79,508.65	58,458.67	3,393.22	7,408.71	83,305	9%
Police Dept Personnel & Benefit Expenses		5,603,138.84	5,783,888.32	849,467.86	1,799,522.09	6,232,013	29%
Repair/Maint-Equipment	01-5-210-6020	8,342.61	9,973.61	204.38	4,052.78	20,656	20%
Repair/Maint-Vehicles	01-5-210-6030	64,832.94	77,070.58	9,695.62	17,512.11	99,050	18%
Telephone/Utilities	01-5-210-6200	42,940.62	41,675.83	1,827.48	25,361.90	43,800	58%
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	822.85	895.69	9,500	9%
K 9 Program Expenses	01-5-210-6818	3,301.45	15,594.38	290.94	416.92	5,550	8%
Sex Offender State Disburse	01-5-210-6835	2,080.00	2,985.00	260.00	355.00	3,250	0%
Police Department - Contractual Expenses		129,698.84	155,129.81	13,101.27	48,594.40	183,941	26%
Office Supplies	01-5-210-7020	6,472.45	6,409.54	1,005.71	1,368.02	10,850	13%
Gas & Oil	01-5-210-7030	70,384.40	99,685.98	8,706.20	18,340.26	100,000	18%
Operating Supplies	01-5-210-7040	36,697.71	24,660.57	329.14	668.78	45,185	1%
Miscellaneous Expense	01-5-210-7900	37,100.96	35,482.95	760.39	1,188.69	40,800	3%
Police Department - Supplies Expense		150,655.52	166,239.04	10,801.44	21,565.75	196,835	11%
Equipment	01-5-210-8200	45,298.05	39,104.62	3,947.91	4,750.18	74,830	6%
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	877,318.48	1,874,432.42	6,687,619	28%
NET - POLICE DEPARTMENT		(4,640,844)	(4,802,851)	(859,196)	(1,348,249)	(5,276,155)	26%
Public Safety Building Department							
Salaries - Regular - FT	01-5-215-5010	602,190.90	639,282.47	47,604.06	104,019.89	708,098	15%
Other (FICA & IMRF)	01-5-215-5079	105,206.33	110,384.54	8,149.82	17,808.21	124,979	14%
Other Contractual Services	01-5-215-6890	275,223.55	299,759.63	26,956.05	58,760.09	283,232	21%
NET - PUBLIC SAFETY BLDG DEPT		(982,620.78)	(1,049,426.64)	(82,709.93)	(180,588.19)	(1,116,309)	16%

Fire Department	Account #	Actual FY 17	Actual FY 18	Month of July	YTD Actual for FY 19	Budget FY 19	25% of budget
RE Property Tax	01-4-220-4010	818,109.40	990,630.02	0.00	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	1,459.55	2,884.48	25,000	12%
Expense Reimbursement	01-4-220-4940	1,012.98	37,771.00	0.00	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	1,459.55	421,466.47	1,061,132	40%
Salaries - Regular - FT	01-5-220-5010	1,969,596.22	2,068,633.52	157,729.11	614,866.53	2,157,165	29%
Overtime	01-5-220-5040	200,784.91	136,531.18	13,890.57	45,077.51	183,250	25%
Fire Pension	01-5-220-5124	798,051.98	970,589.04	404,304.99	404,304.99	1,001,132	40%
Health Insurance	01-5-220-5130	422,210.56	495,623.54	42,918.19	129,873.50	507,253	26%
Dental Insurance	01-5-220-5131	21,499.64	27,129.39	3,423.00	5,537.72	32,000	17%
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	3,219.93	6,599.49	32,300	20%
Training	01-5-220-5152	31,096.97	18,816.26	0.00	1,400.15	20,600	7%
Fire Depart Personnel & Benefits Expenses		3,473,669.29	3,746,805.56	625,485.79	1,207,659.89	3,933,700	31%
Repair/Maint-Bldg	01-5-220-6010	57,115.64	47,639.91	317.70	1,883.34	42,350	4%
Repair/Maint-Equipment	01-5-220-6020	0.00	7,889.99	0.00	513.48	14,200	4%
Repair/Maint-Vehicles	01-5-220-6030	57,015.82	36,582.75	341.99	3,846.03	53,500	7%
Telephone/Utilities	01-5-220-6200	11,697.06	19,202.62	690.31	1,950.69	15,240	13%
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	153.00	1,130.79	12,000	9%
Emergency Med Supplies	01-5-220-6824	0.00	9,760.71	405.44	1,135.95	11,500	0%
Fire Department - Contractual Expenses		135,466.98	132,036.52	1,908.44	10,460.28	151,290	7%
Office Supplies	01-5-220-7020	12,685.62	11,665.64	540.87	1,536.91	14,100	11%
Gas & Oil	01-5-220-7030	14,367.49	18,927.06	1,728.63	3,499.58	20,000	17%
Operating Supplies	01-5-220-7040	6,830.98	8,606.67	390.46	2,102.05	8,000	26%
Miscellaneous Expense	01-5-220-7900	1,296.45	588.80	354.91	354.91	1,000	35%
Fire Department - Supplies Expenses		35,180.54	39,788.17	3,014.87	7,493.45	43,100	17%
Equipment	01-5-220-8200	53,632.91	42,800.39	2,001.46	3,262.56	25,000	13%
Total Fire Department Expenses		3,697,949.72	3,961,430.64	632,410.56	1,228,876.18	4,153,090	30%
NET - FIRE DEPARTMENT		(2,841,796.03)	(2,893,193.96)	(630,951.01)	(807,409.71)	(3,091,958)	26%
Police & Fire Commission Department							
Physical Exams	01-5-225-6810	13,100.90	18,663.60	0.00	103.00	16,500	1%
Other Contractual Services	01-5-225-6890	9,417.64	21,302.72	75.00	2,046.61	10,015	20%
NET - POLICE & FIRE COMMISSION		(22,518.54)	(39,966.32)	(75.00)	(2,149.61)	(26,515)	8%

Community Development	Account #	Actual FY 17	Actual FY 18	Month of July	YTD Actual for FY 19	Budget FY 19	25% of budget
Building Permits	01-4-230-4300	235,547.00	106,298.00	15,805.00	38,435.00	205,259	19%
Electric Permits	01-4-230-4310	19,798.50	13,270.50	143.00	2,509.00	19,965	13%
Electrician Certification Fees	01-4-230-4315	2,900.00	4,200.00	0.00	350.00	3,050	11%
Plumbing Permits	01-4-230-4320	17,392.50	10,390.00	130.00	1,592.50	12,626	13%
HVAC Permits	01-4-230-4330	11,156.25	4,224.00	120.00	1,109.00	5,500	20%
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	322.50	1,120.00	3,535	32%
Code Enforcement	01-4-230-4380	6,300.00	6,400.00	200.00	1,100.00	5,900	19%
Other Permits	01-4-230-4390	4,682.50	4,730.00	525.00	1,822.50	5,861	31%
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	533.80	1,185.74	2,000	0%
Planning Fees	01-4-230-4950	21,498.75	11,871.50	4,150.00	7,775.00	13,500	58%
Planning Misc.	01-4-230-4955	12,801.34	2,060.00	102.50	530.00	1,000	53%
Building Department - Revenues		419,759.34	178,251.08	22,031.80	58,401.74	321,833	18%
Salaries- Regular - FT	01-5-230-5010	213,387.45	207,201.12	19,217.60	62,138.57	252,208	25%
FICA	01-5-230-5079	16,324.12	15,850.89	1,470.14	4,753.59	19,294	25%
IMRF	01-5-230-5120	26,688.39	24,892.52	2,371.46	7,667.91	31,340	24%
Health Ins Expense	01-5-230-5130	59,052.36	69,550.97	7,367.00	19,463.34	98,917	20%
Dental Insurance	01-5-230-5131	2,059.20	3,803.88	313.60	494.40	5,000	10%
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	540.00	1,078.30	4,000	27%
Building Dept Personnel & Benefits Expense		318,658.52	322,655.25	31,279.80	95,596.11	410,759	23%
Repair/Maint - Equip	01-5-230-6020	5,331.66	6,478.55	1,224.76	2,615.79	5,500	48%
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	8,874.96	46,000	19%
Telephone	01-5-230-6200	2,002.33	2,048.79	200.63	443.10	3,000	15%
Postage	01-5-230-6210	6,279.70	3,373.10	870.51	870.51	2,000	44%
Printing & Publishing	01-5-230-6220	2,504.48	3,361.97	510.00	606.95	2,875	21%
Building Department - Contractual Expenses		61,809.25	61,202.25	5,764.22	13,411.31	60,875	22%
Office Supplies	01-5-230-7020	6,616.86	6,661.11	276.51	827.68	7,100	12%
Gas & Oil	01-5-230-7030	625.68	592.92	89.60	159.82	1,700	9%
Miscellaneous Expense	01-5-230-7900	1,142.81	502.92	83.93	83.93	1,000	8%
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	450.04	1,071.43	9,800	11%
Total Building Department Expenses		388,853.12	391,614.45	37,494.06	110,078.85	481,434	23%
NET - BUILDING DEPARTMENT		30,906.22	(213,363.37)	(15,462.26)	(51,677.11)	(159,601)	32%
Civil Defense Department							
RE Tax - Civil Defense	01-4-240-4010	7,032.46	7,030.74	0.00	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)	0.00	2,828.04	0	#DIV/0!

Street Department	Account #	Actual FY 17	Actual FY 18	Month of July	YTD Actual for FY 19	Budget FY 19	25% of budget
RE Tax - Road & Bridge	01-4-310-4010	320,508.22	320,365.58	0.00	133,764.76	320,000	42%
Grants	01-4-310-4150	0.00	60,503.12	34,980.00	34,980.00	0	0%
Sidewalk/Driveway/Lot Grading	01-4-310-4350	2,940.00	2,220.00	240.00	600.00	2,000	30%
Miscellaneous Revenues	01-4-310-4900	5,374.04	1,822.38	0.00	200.00	3,000	0%
Expense Reimbursement	01-4-310-4940	67,971.36	34,421.34	2,446.65	7,608.35	10,000	0%
Expense Reimbursement	01-5-310-4940	(18,583.89)	(210,670.36)	0.00	(39,605.40)	-	#DIV/0!
Sale of Assets	01-4-310-4950	7,100.00	0.00	12,637.50	12,637.50	-	#DIV/0!
Street Department - Revenues		385,309.73	208,662.06	50,304.15	150,185.21	335,000	45%
Salaries - Regular - FT	01-5-310-5010	583,028.64	580,406.51	44,914.66	152,601.75	623,098	24%
Overtime	01-5-310-5040	42,551.26	37,416.56	1,267.60	7,912.65	40,000	20%
Health Insurance	01-5-310-5130	219,296.47	220,842.37	12,918.20	34,192.67	233,560	15%
Uniform Allowance	01-5-310-5140	13,047.28	16,329.15	983.34	2,436.27	15,000	16%
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	60,083.80	197,143.34	913,158	22%
Repair/Maint - Storm Drain	01-5-310-6001	24,632.80	27,988.96	8,972.88	11,564.98	25,000	46%
Repair/Maint - St/Parking Lot	01-5-310-6002	87,243.71	119,636.90	8,829.15	27,870.27	95,000	29%
Repair/Maint - Sidewalk/Curb	01-5-310-6003	43,102.36	54,680.98	13,155.16	26,788.76	40,000	67%
Repair/Maint - Building	01-5-310-6010	19,295.50	14,190.21	251.06	1,122.78	13,000	9%
Repair/Maint - Equipment	01-5-310-6020	82,224.48	114,315.41	5,249.47	(5,328.54)	110,000	-5%
Repair/Maint - Traffic Signal	01-5-310-6024	81,592.52	88,578.51	0.00	6,749.44	30,000	22%
Telephone/Utilities	01-5-310-6200	7,166.18	7,632.54	678.17	1,261.33	6,500	19%
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	37,135.89	70,029.02	331,500	21%
Office Supplies	01-5-310-7020	6,919.17	4,707.63	423.44	684.18	6,000	11%
Gas & Oil	01-5-310-7030	49,327.64	73,272.48	4,061.80	7,731.24	75,000	10%
Operating Supplies	01-5-310-7040	29,559.93	32,087.06	2,001.91	3,532.75	25,000	14%
Miscellaneous Expense	01-5-310-7900	1,179.69	1,165.50	150.00	183.41	2,000	0%
Street Department - Supplies Expenses		86,986.43	111,232.67	6,637.15	12,131.58	108,000	11%
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	103,856.84	279,303.94	1,352,658	21%
NET - STREET DEPARTMENT		(916,160.20)	(1,194,178.21)	(53,552.69)	(129,118.73)	(1,017,658)	13%
Street Lighting							
RE Tax - Street Lighting	01-4-330-4010	210,318.07	200,385.68	0.00	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	0.00	5,286.00	40,000	13%
Street Lighting - electricity	01-5-330-6310	285,611.12	278,689.77	22,624.42	44,350.47	280,000	16%
NET - STREET LIGHTING		(149,444.52)	(219,139.50)	(22,624.42)	35,178.97	(110,000)	-32%

Landfill Department	Account #	Actual FY 17	Actual FY 18	Month of July	YTD Actual for FY 19	Budget FY 19	25% of budget
RE Tax - Refuse/Landfill	01-4-335-4010	45,081.73	45,101.85	0.00	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)	0.00	20,196.92	(6,000)	-337%
Forestry Department							
RE Tax - Forestry	01-4-340-4010	40,081.62	35,081.34	0.00	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	0.00	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	1,218.65	1,576.65	80,000	2%
Miscellaneous Expense	01-5-340-7900	0.00	0.00	0.00	0.00	-	#DIV/0!
Forestry Department Expensess		127,536.00	91,591.98	1,218.65	1,576.65	80,000	2%
NET - FORESTRY DEPARTMENT		(87,454.38)	(56,510.64)	(1,218.65)	14,588.56	(40,000)	0%
Engineering Department							
Engineering	01-5-360-6140	387.50	31,641.67	2,700.00	4,731.64	27,000	18%
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	134.17	380.08	8,000	5%
Gas & Oil	01-5-360-7030	0.00	0.00	0.00	0.00	-	0%
NET - ENGINEERING DEPARTMENT		(16,146.23)	(40,162.87)	(2,834.17)	(5,111.72)	(45,000)	11%
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	225.00	225.00	5,000	5%
NET - HEALTH / SOCIAL SERVICES		(33,000.00)	(25,105.00)	(225.00)	(225.00)	(28,000)	1%
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	0.00	2,175.40	4,000	54%
NET - ECONOMIC DEVELOPMENT		(151,507.87)	(155,900.40)	0.00	(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	125,316.33	338,622.86	1,459,907	23%
Utility Tax - Gas	01-4-751-4132	308,338.72	328,638.72	16,535.91	79,620.08	325,813	24%
Utility Tax - Telephone	01-4-751-4133	300,448.75	262,901.00	20,452.32	58,736.15	296,315	20%
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	550.00	550.00	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	161,754.56	479,617.88	2,070,035	23%
TOTAL GENERAL FUND REVENUES		17,079,016.60	16,486,943.83	1,020,553.62	5,379,660.62	17,418,835	31%
TOTAL GENERAL FUND EXPENSES		17,079,016.60	16,486,943.83	1,938,740.98	4,593,683.79	17,418,835	26%
NET REV OVER (UNDER) EXP		0.00	0.00	(918,187.36)	785,976.83	0	

CASH FLOW STATEMENT FOR WATER / SEWER FUND as of July 31, 2018

Water / Sewer General Administration

Line Item	Account #	Actual FY 17	Actual FY 18	Month of July	Actual FY 19	Budget FY 19	25.00% 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 July	Actual FY 19	Budget FY 19	25.00% 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	206,255.93	536,649.01	2,191,072	24%
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	290.94	2,485.44	87,650	3%
Other Services	61-4-810-4590	5,547	7,813	320.50	1,363.00	7,500	18%
W/S Interest	61-4-810-4600	0	2,333	56.13	188.40	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	206,923.50	540,685.85	2,286,222	24%
Salaries - Regular - FT	61-5-810-5010	555,858	566,222	42,785.61	157,796.44	577,070	27%
Overtime	61-5-810-5040	34,276	28,055	1,267.60	6,423.61	35,000	18%
FICA Water	61-5-810-5079	51,932	49,317	3,776.56	14,104.63	45,100	31%
IMRF	61-5-810-5120	79,941	73,542	13,953.71	20,264.73	73,011	28%
Group Health Insurance	61-5-810-5130	214,738	246,826	15,057.40	39,537.86	245,391	16%
Uniform Allowance	61-5-810-5140	6,484	7,257	617.42	1,871.90	13,000	14%
Rep& Maint-Infrastructure	61-5-810-6000	68,065	136,623	12,487.40	41,992.61	70,000	60%
Rep& Maint - Buildings	61-5-810-6010	27,173	14,405	1,221.11	1,528.30	24,500	6%
Rep& Maint - Equipment	61-5-810-6020	51,773	32,237	3,857.49	4,856.95	33,000	15%
Rep& Maint - Vehicles	61-5-810-6030	18,417	12,583	27.50	1,182.08	20,000	6%
Rep& Maint - Contractual	61-5-810-6040	102,795	66,355	5,925.95	11,317.82	85,000	13%
Other Professional Serv	61-5-810-6190	4,118	2,132	719.74	719.74	12,000	6%
Telephone	61-5-810-6200	8,259	9,220	757.80	1,473.91	9,000	16%
Postage	61-5-810-6210	15,304	17,831	1,085.61	3,066.79	22,000	14%
Utilities	61-5-810-6300	311,597	255,296	24,092.22	48,427.33	260,000	19%
Office Equip Rental/Maint	61-5-810-6410	32,006	29,265	676.37	1,376.68	30,300	5%
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	1,156.52	7,211.08	36,000	20%
Office Supplies	61-5-810-7020	8,298	8,530	468.50	609.43	9,000	7%
Gas & Oil	61-5-810-7030	15,226	17,057	1,457.31	2,802.30	20,000	14%
Operating Supplies	61-5-810-7040	70,770	60,663	4,370.95	9,963.35	65,000	15%
Chemicals	61-5-810-7050	59,764	85,026	7,987.88	12,784.74	90,000	14%
Meters	61-5-810-7060	42,939	41,995	1,156.59	3,473.59	20,000	17%
Bad Debt Expense	61-5-810-7850	2,118	281	0.00	291.06	2,000	15%
Miscellaneous Expense	61-5-810-7900	5,168	4,077	75.18	182.82	8,400	2%
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	81,053.76	324,215	25%
Bond Pmt Set Aside		141,200	213,350	833.33	2,499.99	10,000	25%
Total Water Department Expenses		2,371,488	2,435,350	172,833.67	476,813.50	2,275,871	21%
NET WATER DEPARTMENT		(134,791)	(148,770)	34,089.83	63,872.35	10,351	
Change in Accounts Receivable (YTD)		28,419	(11,494)		119,910.14		
Ending Cash & Investments		590,790	430,243		614,025.94	602,996	

CASH FLOW STATEMENT FOR WATER / SEWER FUND as of July 31, 2018

Sewer Department

Line Item	Account #	Actual FY 17	Actual FY 18	Month of July	Actual FY 19	Budget FY 19	25.00% 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	230,522.23	770,265.52	3,172,429	24%
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	250.00	2,444.50	87,650	3%
Other Services	61-4-820-4590	92,574	27,739	5,694.39	8,949.59	25,000	36%
WWWT Interest	61-4-820-4600	0	931	319.94	595.23	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	236,786.56	782,254.84	3,785,079	21%
Salaries - Regular - FT							
Salaries - Regular - FT	61-5-820-5010	565,019	575,315	42,611.17	155,692.47	626,958	25%
Overtime	61-5-820-5040	44,286	46,506	3,003.30	7,595.99	55,000	14%
FICA WWTP	61-5-820-5079	39,653	40,034	3,082.89	10,946.19	49,585	22%
IMRF	61-5-820-5120	82,421	76,818	14,082.75	20,149.67	82,337	24%
Group Health Insurance	61-5-820-5130	207,899	234,151	14,457.70	39,173.67	223,259	18%
Dental Claims	61-5-820-5131	0	0	0.00	0.00	0	0%
Uniform Allowance	61-5-820-5140	18,158	20,427	1,647.92	4,185.07	17,000	25%
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	30,090.45	39,183.77	123,000	32%
Rep & Maint - Equipment	61-5-820-6020	88,281	54,797	1,397.58	5,691.69	0	0%
Rep & Maint - Vehicles	61-5-820-6030	29,626	29,372	1,082.49	1,677.34	25,000	7%
Rep & Maint - Contractual	61-5-820-6040	28,275	18,343	282.50	2,952.13	100,000	0%
Other Professional Serv	61-5-820-6190	76,824	103,291	35,698.28	41,606.21	73,500	57%
Telephone	61-5-820-6200	10,153	9,369	886.08	1,508.17	11,000	14%
Postage	61-5-820-6210	15,123	17,692	839.31	2,820.48	20,000	14%
Utilities	61-5-820-6300	208,399	212,511	16,447.20	35,304.91	230,000	15%
Office Equip Rental/Maint	61-5-820-6410	4,224	3,077	228.55	685.65	6,000	11%
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	4,712.72	6,642.35	50,000	13%
Sludge Disposal	61-5-820-6814	9,871	7,240	347.18	1,568.53	10,000	16%
Office Supplies	61-5-820-7020	5,682	8,613	468.50	609.42	8,000	8%
Gas & Oil	61-5-820-7030	14,368	18,551	318.16	786.61	35,000	2%
Operating Supplies	61-5-820-7040	23,637	20,120	3,159.41	4,244.56	20,000	21%
Chemicals	61-5-820-7050	35,011	24,826	3,025.50	12,948.05	60,000	22%
Meters	61-5-820-7060	12,258	30,521	1,312.72	4,955.32	20,000	25%
Bad Debt Expense	61-5-820-7850	2,665	341	0.00	333.31	4,000	8%
Miscellaneous Expenses	61-5-820-7900	4,241	2,430	0.00	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	120,249.99	431,000	28%
Bond Pmt Set Aside		332,395	338,350	15,000.00	45,000.00	180,000	25%
		3,048,534	3,140,615	234,265.69	566,518.46	3,128,139	18%
Sewer Department							
Collection System Expenses							
Salaries - Regular - FT	61-5-830-5010	282,807	284,555	22,329.94	79,743.99	304,959	26%
Overtime	61-5-830-5040	22,941	23,638	0.00	6,443.94	30,000	21%
FICA Sewer	61-5-830-5079	20,088	23,577	1,708.20	6,592.06	25,624	26%
IMRF	61-5-830-5120	43,336	39,176	7,645.84	10,635.54	42,026	25%
Group Health Insurance	61-5-830-5130	99,658	101,803	7,126.70	19,454.09	110,737	18%
Uniform Allowance	61-5-830-5140	4,300	5,200	381.20	555.55	6,600	8%
Rep & Maint - Infrastructure	61-5-830-6000	34,372	37,085	2,765.00	5,006.75	40,000	13%
Rep & Maint - Equipment	61-5-830-6020	4,127	23,840	869.82	1,512.55	12,000	13%
Rep & Maint - Vehicles	61-5-830-6030	29,748	17,076	113.73	444.34	20,000	2%
Office Equip Rent/Maint	61-5-830-6410	26,120	26,106	447.82	691.03	30,300	2%
Gas & Oil	61-5-830-7030	7,607	9,109	656.47	1,444.09	10,000	14%
Operating Supplies	61-5-830-7040	16,402	16,220	1,006.87	1,794.52	20,000	9%

Sewer Department

	Account #	Actual FY 17	Actual FY 18	Month of July	Actual FY 19	Budget FY 19	25.00% 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	279,317.28	700,836.91	3,783,385	19%
NET SEWER DEPARTMENT		152,419	344,821	(42,530.72)	81,417.93	1,694	
Change in Accounts Receivable		28,419	(12,134.66)		119,910.14		
Ending Cash & Investments		965,572	797,981		999,309.04	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	731.63	1,881.01	0	0%
Transfer Out: Bond Payment	0	0	0.00	0.00	350,000	0%
Ending Cash & Investments	588,709	591,698		593,578.62	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	6,515.00	16,749.98	32,000	52%
Connection Fees	61-4-810-4510	66,291	47,382	0.00	7,948.00	30,000	26%
Deposits on Agreement	61-4-810-4520	660	1,045	0.00	603.06	2,500	24%
Connection Fees	61-4-820-4510	108,609	91,511	0.00	17,823.65	36,000	50%
Deposits on Agreement	61-4-820-4520	75,331	4,674	0.00	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	6,515.00	44,316.69	605,500	7%
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		2,690,156.63	2,574,692	

Line Item	Account #	Actual FY 17	Actual FY 18	Month of July	Actual FY 19	Budget FY 19	25.00% used
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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	5,266.15	13,539.19	25,500	53%
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	81,053.76	324,215	25%
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	120,249.99	981,000	12%
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	72,367.40	214,842.94	1,330,715	16%
Uses							
Construction in Progress - Water (1790)		524,890	800,150	0.00	92,949.11	91,000	102%
Construction in Progress - Sewer (1790)		1,530,519	1,397,060	41,412.95	160,398.65	675,000	24%
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	41,412.95	253,347.76	1,391,000	18%
Ending Cash & Investments		2,204,050	2,565,727		2,527,223.03	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	887.06	2,280.64	4,500	51%
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	47,499.99	540,000	9%
TOTAL Sources		475,892	555,324	16,720.39	49,780.63	544,500	9%
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		118,799.66	135,680.00	

Gross Revenues (excludes set asides)	6,315,925	6,579,319	524,211.15	1,384,984.22	5,706,801
Gross Expenditures (excludes set asides)	6,951,667	8,852,199	410,629.32	1,244,070.26	6,043,633
NET CASH FLOW	(635,742)	(2,272,882)	113,581.83	140,913.96	(336,832)

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION**

Minutes

Tuesday, August 14, 2018

City Council Chambers

401 Whitney Boulevard

6:00 pm

ROLL CALL

Members Present:

Alissa Maher, CHM

Robert Cantrell

Art Hyland

Andrew Racz

Staff Present:

Gina DelRose, Community Development Planner

Cathy Crawford, Administrative Assistant

Michael Drella, City Attorney

Members Absent:

Daniel Arevalo, VCHM

Paul Engelman

Vacancy

Chairman Alissa Maher called the meeting to order at 6:05 p.m.

MINUTES: It was moved and seconded (Cantrell/Hyland) to approve the minutes of July 10, 2018. The motion carried with a 4-0 roll call vote.

PUBLIC COMMENT: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

2018-14; TerraNavigator (TA): The applicant, Christian Dick (TerraNavigator, LLC), 888 Prospect Street, Suite 200, La Jolla, CA 92037, is requesting a text amendment to the City of Belvidere Zoning Ordinance (Chapter 150 as amended) pertaining to Sections 150.013 Definitions, 150.105(A)(1)(B) Rural Holding District, 150.105(C)(7)(B) Planned Industrial District, 150.105(C)(8)(B) General Industrial District, 150.105(C)(9)(B) Heavy Industrial District, Appendix C: Land Use Summary Chart and Section 150.902 Amendment of Zoning Regulations (Text Amendments). The request will allow non-building mounted solar installations for export of energy for use by Public Utility as a special use in the above referenced zoning districts.

The public hearing opened at 6:07 p.m.

Gina DelRose was sworn in and summarized the staff report dated August 3, 2018. The case was published in the Belvidere Daily Republican on July 25, 2018. Gina DelRose stated that after consultation with the city attorney, the proposed language of the text amendment was amended to the following:

Section 150.013: Definitions

Export of Energy: The onsite generation of wholesale electricity that is delivered to the utility distribution network as allowed under long term contract with a public electrical utility as defined by 220ILCS 516-102.

Gina DelRose stated this amendment will help clarify the language. Ms. DelRose stated that, due to the Future Energy Jobs Act (FEJA) and the State of Illinois' renewable energy law which mandates that 25% of power (including ComEd's power) come from renewable sources by 2025, there has been a significant increase in solar farms in the area. Applications have been made in Boone County and the Village of Poplar Grove will be undergoing a similar text amendment as well. The text language proposed makes it clear that the special use is for more traditional ground-mounted solar farms that generate electricity that is delivered to the utility distribution network. Residential and business building-mounted panels that serve the property would still be permitted. The text amendment would allow solar farms in the rural holding, light industrial, heavy industrial and general industrial districts. Requirements for solar farms will be conditions of the special uses. Ms. DelRose stated that state law is already addressing some of the other concerns that arise from the new technology. Ms. DelRose cited SB3214, SB486 and SB2591/HB4651 as examples of bills that address other requirements. The planning staff recommends approval of case 2018-14.

There were no questions for the staff.

The applicant did not wish to make a statement.

The public hearing closed at 6:14 p.m.

It was moved and seconded (Racz/Hyland) to recommend approval of case 2018-14. The motion carried with a 4-0 roll call vote.

2018-15; TerraNavigator (SU): The applicant, Christian Dick (TerraNavigator, LLC), 888 Prospect St, Suite 200, La Jolla, CA 92037, on behalf of the property owner, Boone County Conservation District, 603 N. Appleton Road, Belvidere, IL 61008 is requesting a special use to install non-building mounted solar installations for export of energy for use by Public Utility (pending text amendment approval) at 825 North Appleton Road within the RH, Rural Holding District (Belvidere Zoning Ordinance Section 150.150(A)(1)(B) and 150.904 Special Use Review and Approval Procedures). The solar farm will encompass approximately 15 acres. PIN: 05-27-100-005.

The public hearing opened at 6:15 p.m.

Gina DelRose was sworn in and summarized the staff report dated August 8, 2018. The case was published in the Belvidere Daily Republican on July 25, 2018 and

certified mailings were sent on July 20, 2018. Ms. DeRose stated that the landfill is a portion of the 357-acre Spencer Conservation Area. Ms. DeRose provided a history of the former landfill. After several caps were installed due to materials determined to be disposed in the 1960s and 1970s, the landfill was placed on the National Priorities List in 1982. The land became a superfund site in 1983. Planning began for remediation in 1984 and 1988 and drums of hazardous materials were removed in 1986. Remediation activities occurred between 1989-1992. The area was removed from the National Priorities List in 2015, however, routine operations and maintenance is still required.

Due to this history, the applicant is proposing the installation to be entirely above-grade, utilizing concrete ballast blocks and above-ground electrical infrastructure. The proposed project has a 35-year lifecycle and a decommissioning plan would restore the site after this lifecycle. The maintenance and security of the property will be handled by the property owner, the Boone County Conservation District. Landscaping will be completed using low maintenance pollinator plants. These plantings will be in accordance with Illinois Environmental Protection Agency (IEPA) guidelines.

The planning staff recommends approval of the special use subject to the following conditions:

1. Substantial compliance with the narrative and site plan submitted, unless otherwise noted.
2. The plans shall be revised to show proper access for fire apparatus.
3. The applicant shall provide training to the Belvidere Fire Department pertaining to the hazards in conducting fire control and extinguishment of the proposed solar system.
4. All work conducted on the subject property shall be reviewed and approved by the Illinois Environmental Protection Agency and the United States Environmental Protection Agency.
5. All areas within the fencing must be maintained by the project operator (applicant and future lessees) in accordance with the Environmental Protection Agency's requirements for the length of the project. This includes maintenance of the vegetation and fencing.
6. The project operator shall maintain the landfill cap as required by state and federal agencies.
7. The project operator shall repair any inadequacies in the landfill cap, such as divets, prior to the installation of the development.
8. The project operator shall ensure that the landfill site is secure from public access, except as permitted for educational activities overseen by the Boone County Conservation District. A minimum of 7-foot tall fencing and signage shall be installed around the perimeter of the landfill.
9. The existing underground power lines shall be utilized unless reasonable proof can be submitted showing they are inadequate.

10. All vegetation shall be approved by the Environmental Protection Agency and the Boone County Conservation District. Pollinator friendly vegetation shall be used.
11. A decommissioning plan shall be submitted to and approved by the City of Belvidere and the Boone County Conservation District prior to the commencement of the development.
12. A surety, covering the complete execution of the decommissioning plan for when the project ends shall be posted.

The commission had no questions for the staff.

David Bonk asked a question regarding the mechanism for transfer of the energy to the utility grid.

Gina DelRose stated this would be a question for the applicant.

Christian Dick, Senior Director for Project Development for TerraNavigator, LLC, was sworn in. Mr. Dick presented a PowerPoint to the commissioners. In the presentation Mr. Dick detailed the adaptive reuse of the landfill site and its proposed benefits. Graphics were displayed showing the above-ground panels and concrete ballast blocks the project is proposing. Mr. Dick explained that the proposed project is in a category known as "Community Solar", in which residents and business owners who cannot access the benefits of larger solar installations, which can sell their energy directly to the power company, can still see a benefit through becoming subscribers to entities that will contract with ComEd to receive a lowered energy rate in exchange for the energy produced. Mr. Dick stated that he is in communication with Craig Wilcox of the Belvidere Fire Department regarding training and access issues for project. Mr. Dick stated there are no proposed public utilities which need to be extended to the site. Mr. Dick stated that the above-grade installation allows for an easier decommissioning of the site. The details of the decommissioning of the site would be provided at the time of building permitting.

Robert Cantrell asked if Mr. Dick believes the installation will not be functioning at the end of the 35-year lifecycle.

Christian Dick stated the installation is expected to still be functioning at approximately 75% of its capacity that time.

Robert Cantrell asked if Mr. Dick expects the technology to be very different at that time.

Christian Dick stated the technology for solar farms does not advance very quickly, but it is difficult to answer that at this time.

Robert Cantrell asked if there is a plan to do any grading at the site.

Christian Dick said no, the final survey will design the project to its exact conditions.

Andy Racz asked for the economic benefits for the project.

Christian Dick stated the benefits will include real property tax benefits, revenues from sales tax and the opportunity for the city to become a subscriber to the project.

Andy Racz asked the economic benefits to the Boone County Conservation District.

Christian Dick stated the Conservation District will see benefits through the lease on the site as well as the operational costs of managing and securing the site.

Andy Racz asked if TerraNavigator is located in Illinois.

Christian Dick said no.

Andy Racz asked what the company will do in case of emergency.

Christian Dick stated it would be necessary for TerraNavigator to have a presence "on the ground" if the project occurs.

Andy Racz asked if there are other projects in Illinois.

Christian Dick stated there are 12 projects planned for Illinois. Those projects are not operational at this time. Mr. Dick stated there are only five solar sites operational in Illinois. Solar has now reached a point where solar energy is more cost-effective and able to compete with other energy sources.

Robert Cantrell asked how TerraNavigator, LLC financially benefits from the project.

Christian Dick stated the company will enter into a competitive solicitation in January in which TerraNavigator will compete for a contract. They will also offer subscriptions to the project.

Terry Polhill asked how a homeowner would benefit from the project.

Christian Dick stated that as a subscriber to the project, he would see a lowered rate on his energy bill. Mr. Dick explained the contract process agrees upon a lowered ComEd rate to subscribers.

Renee Renkosiak asked Mr. Dick to explain the statement about fire safety at the site and what would be the risk of fire at the landfill site.

Christian Dick stated there is no greater risk of fire at the site than would be present anywhere else.

Renee Renkosiak asked why Mr. Dick included mention of fire safety.

Gina DelRose stated the Belvidere Fire Department requested that this provision for training and access be included in the conditions so they would be prepared for any possible problem.

Renee Renkosiak asked what is meant by "vegetation management."

Christian Dick stated that his company would be inheriting the obligation to manage the vegetation from the Conservation District. In order to meet the state bill requiring these plantings, there must be a native plant mix.

Renee Renkosiak referred to Mr. Dick's statement that the energy output could power 459 homes and be equivalent to the removal of 656 cars from the road; she asked Mr. Dick to clarify those numbers.

Christian Dick stated that for the purposes of illustration, these numbers are given to show the benefit in removal of greenhouse gases and the potential output of power. The amount of greenhouse gases for that number of cars would be generated by traditional energy generation sources.

Renee Renkosiak asked if Mr. Dick meant for homeowners to join a city-wide aggregate as subscribers, or individually.

Christian Dick said these are details the Illinois power authority has not determined at this time; Mr. Dick said the contract would be between an entity and TerraNavigator and the Illinois Power Authority would set the rate. The lowered rate will be credited against subscriber's bills. The utility becomes a third party in administering that rate. ComEd would still deliver the power. Community Solar is designed to provide a new revenue source for those who want the benefits and cost structure of being solar stakeholders.

Renee Renkosiak asked Mr. Dick to clarify the contract details.

Christian Dick said this varies throughout the country; the rates will most likely be for the life of the contract.

Renee Renkosiak asked if the rates could go above the regular ComEd rates.

Christian Dick said no, there would be no benefit to the subscriber in that case.

Renee Renkosiak asked for clarification of whether a homeowner would join in the contract individually or in a group.

Christian Dick said this would be an individual subscriber contract.

James DeCoto asked if students would have an opportunity to visit the site for educational purposes.

Christian Dick said the Boone County Conservation District may have to answer the question.

Gina DelRose stated that Dan Kane from the Boone County Conservation District was present and can answer questions after Christian Dick is finished.

David Bonk said he was concerned about the impact of the project; Mr. Bonk asked for clarification of the use of pollinator plants on the site.

Michael Drella cautioned that questions must be specific to the testimony given by Mr. Dick.

David Bonk asked if Mr. Dick can answer the question.

Christian Dick stated that he would have no concern over the safety of the plantings or of the integrity of the landfill cap because TerraNavigator would be working within the guidelines laid out by the IEPA. The landfill has been closed and remediated for some time. It is part of the permit that the installation cannot permeate the cap.

David Bonk asked Mr. Dick to clarify how long TerraNavigator, LLC has been in existence.

Christian Dick clarified that the company rebranded in 2017; the original company was PD Navigator, a subsidiary of Project Navigator, and was formed to give them the ability to launch projects of this kind. The legal entity was formed in 2013 and rebranded in 2017.

David Bonk asked Mr. Dick to list what projects the company has completed in the USA.

Christian Dick said that TerraNavigator has completed five projects nationwide.

David Bonk asked where the interconnections to ComEd lines will be placed.

Christian Dick said his company is currently in negotiations with ComEd regarding this detail.

David Bonk asked where the connections might be.

Christian Dick said these details have not been determined at this time.

David Bonk said he would like more details before he approves of the proposed project.

Jeff Gerlach said he approves of solar energy; Mr. Gerlach asked why the power is not simply generated and sold back to ComEd directly.

Christian Dick explained that the scale of the proposed site is not large enough for such direct transfer to ComEd; larger installations are able to compete in such negotiations with ComEd. The benefit, according to Mr. Dick, is lowered rates as subscribers in this smaller project. There is a development of larger scale "Brownfield Solar" sites that are more appropriate for the mechanism Mr. Gerlach described.

Michael Drella reminded the audience that the commission must determine whether the land use is appropriate; questions regarding the financials of such a project are beyond the scope of the commission.

Kimberly Montanez asked if Terranavigator LLC had surveyed any other possible sites in Belvidere.

Christian Dick said yes; they want to locate the proposed installation on previously disturbed sites that cannot be used for any other purpose. Mr. Dick said many others are surveying farmland for solar installations. Mr. Dick said TerraNavigator does not consider that use of productive farmland to be appropriate for such an installation.

Kimberly Montanez asked if it would not be better to let the land heal.

Christian Dick said the landfill has had more than 30 years to settle. It is an older landfill that has characteristics compatible to the solar installation project.

Kimberly Montanez said as the project ages, there may be more settling.

Christian Dick said a third-party civil engineering expert as well as the IEPA and the City of Belvidere would help craft the design of the concrete ballasts.

Michael Drella asked for confirmation that any project approved by the city would require approval by the IEPA.

Christian Dick said that was correct. They have retained a consultant to draft that report and it is underway.

Michael Drella asked if Dan Kane, as representative of the property owner, wished to speak.

Dan Kane said there were some questions that had been asked that he could address. Mr. Kane was sworn in. Mr. Kane said the Boone County Conservation District (BCCD) is concerned that nothing penetrate the landfill cap. There are native plants that have very deep root systems. Therefore, the plant materials will be approved by the IEPA. The pollinators utilizing those plants already utilize the landfill site. The cap has been redone several times. The wildlife using the site are not long-lived species. The BCCD and TerraNavigator have no desire to disturb the integrity of the cap. Mr. Kane stated he is confident that whatever plant materials are proposed by the IEPA would not pose a threat to the integrity of the cap or the wildlife.

David Bonk asked why the cap was not sufficient and had to be repaired repeatedly.

Dan Kane said when the BCCD entered into a lease agreement with TerraNavigator, it was made clear that any disturbance of the landfill cap would be the responsibility of TerraNavigator. Currently, the City of Belvidere maintains the fence and mows the site. Woody plants with deep roots must be kept from disturbing the area. The public works director has indicated mowing costs the city \$5,000 per year. That cost will disappear with TerraNavigator's management of the site. The BCCD will realize some \$7,000 in revenue from the lease agreement; a revenue stream that can be used for public benefit is an important component. Mr. Kane said part of the BCCD agreement with TerraNavigator is that BCCD can use the site in educational programs for schoolchildren. TerraNavigator has stated they might help support that endeavor, which may result in more cost reductions.

The public hearing was closed at 7:31 p.m.

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

It was moved and seconded to approve case 2018-15 subject to the conditions as presented. The motion carried with a 4-0 roll call vote.

Gina DelRose stated the first reading before the city council will be August 20, 2018 and the second reading and final vote will be on September 4, 2018.

2018-16; Kelley Williamson (SU): The applicant, John C. Griffin, 9145 Meadowsweet Drive, Belvidere, IL 61008 on behalf of the property owner, Griffin-Williamson Co., 1132 Harrison Avenue, Rockford, IL 61104 is requesting a special use for indoor commercial entertainment to operate a bar with video gaming at 1776 Logan Avenue 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: 06-31-101-003.

The public hearing opened at 7:34 p.m.

Gina DelRose was sworn in and summarized the staff report dated August 1, 2018 and amended August 7, 2018. Ms. DelRose stated the case was published in the Belvidere Daily Republican on July 25, 2018 and certified mailings were sent on July 20, 2018. Ms. DelRose stated there is adequate parking for the video gaming use. The video games and bar will be located to the east of the entrance doors. Shelving and barricades will be used to create the 150 square-foot gaming area from the rest of the gas station and will leave a clear line of sight from the cashier's counter. The gaming machines will only be operational Monday through Saturday from 6:00 a.m. to 2:00 a.m. and Sunday from 11:00 a.m. to 2:00 a.m. when liquor is allowed to be sold. The only other gas station in Belvidere to include video gaming is the Speedway station on Crystal parkway; this station qualified as a truck stop and so was able to have video gaming without the added requirement for on-site consumption of alcohol. Kelley's Market Mobil is not operating under a truck stop license. Therefore, open alcohol and alcohol consumption must be permitted in order for the facility to offer video gaming. Alcohol will only be permitted in the gaming area. The applicant plans to sell alcohol at higher-than-average prices to discourage its consumption on-site. Alcohol consumption at gas stations has not occurred in Belvidere previously, but people drive to and from gas stations as well as bars. Planning staff is not aware of any detriment to businesses or residences due to the three video gaming facilities already in the vicinity.

The staff recommends approval of case 2018-16 subject to the following conditions:

1. Open alcohol is prohibited outside the premises unless otherwise permitted.
2. Alcohol consumption is only permitted within the video gaming area.
3. The video gaming area must be enclosed and only accessible through a designated entrance.
4. Substantial compliance with the site plan submitted.

Robert Cantrell asked how the gaming area will be enclosed and still be visible to the cashier.

Gina DelRose stated there will be a waist-high to chest-high barricade constructed. It will not be floor-to-ceiling.

Andy Racz said he feels consumption of alcohol at these premises may be a liability issue.

Michael Drella said the issue is not the local liquor laws; the proposed location does not have a special use for indoor commercial entertainment. If gaming is allowed at this location, alcohol consumption must be allowed.

Andy Racz said the proposed special use does not make sense to him and he feels he cannot support it.

Robert Cantrell said he also cannot support it.

Lori Forsythe was sworn in. Ms. Forsythe addressed the commissioner's concerns regarding on-site consumption of alcohol; Ms. Forsythe stated the beer will be priced at \$9.00 a bottle to deter consumption. Ms. Forsythe said she works with many nontraditional gaming locations with on-premises pouring of alcohol. This special use will allow Kelley's Market to compete with other gas stations with comparable diesel sales.

Michael Drella asked if the presentation Ms. Forsythe gave should be introduced into evidence.

Lori Forsythe stated she would like it included in the evidence.

Jeff Gerlach asked if there will be an addition built to accommodate gaming.

Lori Forsythe provided a drawing of the proposed gas station configuration with a gaming area indicated.

Jeff Gerlach asked where purchasers of beer will be standing.

Lori Forsythe stated they do not anticipate anyone buying beer at \$9.00 a bottle. The alcohol will be kept behind the counter and anyone wishing to drink in use the gaming area must stand in line, show their valid identification, and then return to the gaming area, where a cashier will bring them their beer.

Jeff Gerlach listed concerns with the proposed project which included the presence of traffic, school children, and the existence of five gaming facilities within a short distance.

Lori Forsythe stated that if Kelley's Market doesn't get the machines, someone else, possibly nearby, would. Ms. Forsythe stated nobody under the age of 21 will be allowed into the gaming area.

Jeff Gerlach stated he is a frequent customer and that the cashiers are very busy currently. Mr. Gerlach stated he has concerns with the type of people who might be present at the station if this use is approved. He states there has been more crime in Wycliffe Estates recently and he does not wish this element to be present in his neighborhood.

Lori Forsythe asked Mr. Gerlach to clarify what Mr. Gerlach meant by “these types of people.”

Jeff Gerlach said they might not be regular Kelley’s Market customers and the proposed hours of the special use are the hours during which crime happens.

Seeing no further questions, the public hearing was closed at 7:54 p.m.

It was moved and seconded (Cantrell/Racz) to accept the findings of fact as presented.

Michael Drella reminded the commissioners that the current findings are drafted in light of the staff recommendation to approve the case; if members wish to deny the case, Attorney Drella recommended the findings be amended to reflect this vote. Attorney Drella further clarified what he previously stated.

Discussion was held regarding the findings of fact.

The motion failed with a 3-1 roll call vote. Andy Racz voted not to accept the findings of fact.

Michael Drella stated the chair could rule that the motion passes.

Chairperson Maher stated the motion carried.

It was moved and seconded (Hyland/Racz) to approve case 2018-16 subject to the conditions as presented.

Michael Drella stated that state law requires four “aye” votes for the final motion to pass.

The motion to recommend approval failed with a 2-2 roll call vote. Andy Racz and Robert Cantrell voted no.

Gina DelRose stated that the case would move to the city council for a first reading on August 20, 2018 and a second reading on September 4, 2018.

Chairperson Alissa Maher called for a five-minute recess at 8:00 p.m.

The meeting resumed at 8:05 p.m.

2018-17; Hernandez (SU): The applicant and property owner, Jenaro Hernandez, 7818 IL Route 173, Poplar Grove, IL 61065 is requesting a special use for indoor commercial entertainment to operate a bar/tavern with pool tables, arcade machines and video gaming at 522 South State Street within the CB, Central Business District

(Belvidere Zoning Ordinance Sections 150.105(C)(6)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures). PIN: 05-25-360-007

The public hearing opened at 8:05 p.m.

Gina DelRose was sworn in and summarized the staff report dated July 31, 2018. Ms. DelRose stated the case was published in the Belvidere Daily Republican on July 25, 2018 and certified mailings were sent on July 20, 2018. Ms. DelRose stated the special use would allow a bar with five video gaming machines, pool tables, and arcade games with snacks being served. The applicant wishes to promote a relaxing atmosphere. Anticipated hours of operation are Monday through Saturday from 11:00 a.m. to 11:00 p.m. and it will be closed on Sunday. The site is served by a private parking lot; however, on-site parking is not required in the central business district. The property is within the Downtown Overlay District; the regulations of the district ensure that changes made to the building will be kept in line with the character of the neighborhood. The planning staff recommends approval of case 2018-17 subject to the following condition:

1. Open alcohol is prohibited outside the premises unless otherwise permitted.

There were no questions for the staff.

The applicant's representative did not wish to make a statement.

The public hearing was closed at 8:10 p.m.

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

It was motioned and seconded (Cantrell/Racz) to recommend approval of case 2018-17 subject to the condition presented. The case was approved with a 4-0 roll call vote.

Gina DelRose stated the case would go forward to the city council for a first and second reading on August 20 and September 4, 2018, respectively.

2018-18; D Bar S Enterprises, Inc. (SU): The applicant and property owner, Daniel L. Simpson (D Bar S Enterprises, Inc.), 3733 Pearl Street Road, Belvidere, IL 61008 is requesting a special use to permit in-vehicle sales or service (car wash) at 925 Logan Avenue within the GB, General Business District (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) in-vehicle sales or services and 150.904 Special Use Review and Approval Procedures). PIN: 05-36-206-046

The public hearing opened at 8:12 p.m.

Gina DelRose was sworn in and summarized the staff report dated August 2, 2018 and amended on August 8, 2018. Ms. DelRose said the case was published in the Belvidere Daily Republican on July 25, 2018 and certified mailings were sent on July 20, 2018. Ms. DelRose stated the special use is to bring the existing car wash into compliance with the Zoning Ordinance. The car wash has been operating since 1974; the applicant purchased the property in 2004 and added the automatic bays in 2016. There is now a total of eight bays and a vacuum island. There is a pending variance request to relocate the driveway to better accommodate traffic levels. Other than the recent traffic concerns being addressed by the pending variance application, staff is not aware of any negative impacts the car wash has made on the community or neighborhood. By bringing the car wash into compliance, improvements can be made to the property. The planning staff recommends approval of case 2018-18 subject to the following conditions:

1. Upon relocation of the driveway, the original driveway entrance shall be closed and the pavement shall be removed between the sidewalk and the street and replaced with a grass terrace.
2. The existing depressed curb and gutter across the driveway opening shall be replaced with full-section curb and gutter.

Daniel Simpson asked Gina DelRose to clarify the requirement for replacement of the grass terrace.

Gina DelRose said there was a request from the public works department that the formerly paved area be seeded with grass to mimic adjacent properties.

Daniel Simpson asked for details of the city's sidewalk cost-sharing program to replace the sidewalk.

Gina DelRose suggested Mr. Simpson consult the public works department for those details.

James DeCoto stated he had a question for Mr. Simpson. He stated he was concerned with the amount of noise from the automatic bays disturbing the residents at 953 Logan Avenue as well as the location of the driveway causing traffic issues.

Gina DelRose asked if Mr. DeCoto was concerned with the noise or the driveway location.

James DeCoto stated he was concerned with the driveway location.

Gina DelRose stated he should wait until the next case, when the driveway location would be addressed.

The public hearing was closed at 8:20 p.m.

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

It was moved and seconded (Racz/Cantrell) to recommend approval of case 2018-18 subject to the conditions as presented. The motion carried with a 4-0 roll call vote.

2018-19; D Bar S Enterprises, Inc. (VAR): The applicant and property owner, Daniel L. Simpson (D Bar S Enterprises, Inc.), 3733 Pearl Street Road, Belvidere, IL 61008 is requesting a variance to reduce the required twenty-five-foot separation between driveways to eight feet in order to relocate an existing entrance at 925 Logan Avenue within the GB, General Business District (Belvidere Zoning Ordinance Sections 150.702(G) Distance Between Access Drives and 150.909 Variance Review and Approval Procedures). PIN: 05-36-206-046

The public hearing opened at 8:21 p.m.

Gina DelRose was sworn in and summarized the staff report dated August 1, 2018. Ms. DelRose said the case was published in the Belvidere Daily Republican on July 25, 2018 and certified mailings were sent on July 20, 2018. Ms. DelRose stated that the addition of the automatic bays prompted the need for the requested variance. There is an egress/ingress on the west side of the property and an exit only on the east side of the property. On busy days, cars waiting to use the automatic bays have backed up onto Logan Avenue. The applicant wished to move the main ingress/egress farther east to allow additional queueing. If the required 25-foot separation between driveways is met, then an existing light pole would need to be relocated. It would also bring the driveway within 20 feet of the vacuum island which could disrupt vehicle circulation patterns. The public works department is requiring that upon relocation of the driveway, the original driveway entrance shall have the pavement removed and replaced with a grass terrace. Full access curb and gutter will also replace the existing curb and gutter. The staff recommends approval of case 2018-19.

James DeCoto repeated his question regarding the driveway location as well as the noise from the automatic bays. Mr. DeCoto stated he was concerned that the reconfiguration of the driveway will exacerbate the traffic problem.

Daniel Simpson showed Mr. DeCoto the site plan with the relocated driveway.

Gina DelRose stated the driveway allowing for exit only, which is closest to the property in question, is not being altered. Only the ingress/egress drive will be moved and it is proposed to be closer to the exit only drive.

Daniel Simpson was sworn in. Mr. Simpson explained that Mr. DeCoto was asking for the speakers on the automatic bays to be turned down also.

The public hearing was closed at 8:30 p.m.

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

It was moved and seconded (Cantrell/Racz) to approve case 2018-19. The motion carried with a 4-0 roll call vote.

2018-20; Busch. (SU): The applicant, Michael Busch, 923 Logan Avenue, Belvidere, IL 61008 on behalf of the property owner, DMD Investment, Inc., 923 Logan Avenue, Belvidere, IL 61008 is requesting an amendment to the existing Planned Development (special use per Ordinance 904G) for the Shaw Mills and Glenmoor of River Run Subdivision within the SR-4, Single-family Residential -4 District (Belvidere Zoning Ordinance Section 150.907 Planned Development District Procedures). The amendment to the Planned Development is being requested in order to remove the garage setback requirements. The original Planned Development encompassed PINs: 05-30-378-022, 05-30-451-003, 05-30-451-002, 05-30-451-001, 05-30-451-004, 05-30-451-005, 05-30-401-005, 05-30-401-004, 05-30-401-003, 05-30-401-002, 05-30-401-001, 05-30-378-021, 05-30-378-020, 05-30-378-019, 05-30-380-005, 05-30-378-018, 05-30-380-010, 05-30-378-017, 05-30-380-009, 05-30-380-003, 05-30-379-004, 05-30-378-016, 05-30-380-008, 05-30-380-002, 05-30-378-015, 05-30-379-003, 05-30-380-007, 05-30-379-002, 05-30-378-014, 05-30-380-001, 05-30-380-006, 05-30-330-002, 05-30-328-019, 05-30-330-001, 05-30-328-018, 05-30-329-008, 05-30-329-016, 05-30-328-017, 05-30-329-007, 05-30-329-015, 05-30-328-016, 05-30-329-006, 05-30-329-014, 05-30-328-015, 05-30-329-005, 05-30-328-014, 05-30-329-013, 05-30-329-004, 05-30-328-013, 05-30-329-012, 05-30-328-012, 05-30-329-003, 05-30-329-011, 05-30-328-011, 05-30-329-002, 05-30-329-010, 05-30-328-010, 05-30-329-001, 05-30-329-009, 05-30-327-005, 05-30-380-004, 05-30-379-006, 05-30-400-011, 05-30-400-010, 05-30-400-012, 05-30-327-001, 05-30-379-005, 05-30-200-013 and parts of PINS: 05-30-200-012; 05-30-200-017 and 05-30-400-008.

The public hearing opened at 8:32 p.m.

Gina DelRose was sworn in and summarized the staff report dated August 7, 2018. Ms. DelRose said the case was published in the Belvidere Daily Republican on July 25, 2018 and certified mailings were sent on July 20, 2018. Ms. DelRose stated the first final plat of this Planned Development was approved in 2008 with 15 single-family lots and 43 two-family lots west of Shaw Road. The two-family lots were proposed to have joint drives to encourage facing the garages internally rather than towards the road. The applicant is requesting to amend conditions 6, 7 and 8 of Ordinance 904G in order to remove the following language:

“All front load attached garages shall be located at a distance equal with or behind the front façade of the house, the porch, the entrance feature/pad, or the bay window, whichever is closer to a public street. All attached side or rear load garages shall be located at a distance that does not exceed 6 feet in front of the front façade of the house.”

The garages will still need to meet the required primary structure setbacks, size and percentage of the front façade as defined in the planned development. Other design requirements will still be in place.

The planning staff recommends approval of case 2018-20 subject to the following conditions:

1. The Planned Development is granting only the following flexible standards: Garage Setbacks (Section 150.204(A)(2)(B).
2. The Planned Development is only amending conditions 6, 7 and 8 of Ordinance 904 G to read as follows:
 6. Within Shaw Mills of River Run, detached single family building front facades of the same color or of similar elevation shall not be located across the street from one another (lots with 30% overlap or greater) or on adjacent lots. All front facades of the single family homes located within the development shall contain decorative brick or stone. 65% of said homes shall contain decorative brick or stone on a minimum of 1/3 of the front facade. Front porches and side or rear load garages are strongly encouraged. All front load garages shall not occupy more than 65% of the front facade of the house in width. All attached garages with garage doors facing a public street shall have a partial roof/eave/overhang placed directly above on the same story.
 7. Within Glenmoor of River Run, detached single family building front facades of the same color or of similar elevation shall not be located across the street from one another (lots with 30% overlap or greater) or on adjacent lots. 80% of all of the homes located within the development shall contain decorative brick or stone on a minimum of 1/3 of the front facade. All attached garages with garage doors facing a public street shall not occupy more than 65% of the front facade of the house in width. All attached garages with garage doors facing a public street shall have a partial roof/eave/overhang placed directly above on the same story.
 8. Within Whispering Meadows Condos, building front facades of the same color or of similar elevation shall not be located across the street from one another (lots with 30% overlap or greater) or on adjacent lots. All front facades of the two-family homes located within the development shall be of decorative brick

or stone. Front porches and side or rear load garages are strongly encouraged. All front load garages shall not occupy more than 65% of the front facade of the house in width. All attached garages with garage doors facing a public street shall have a partial roof/eave/overhang placed directly above on the same story.

There were no questions for the staff.

The applicant did not wish to make a statement.

The public hearing was closed at 8:40 p.m.

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

It was moved and seconded (Cantrell/Hyland) to recommend approval of case 2018-20 subject to the conditions as presented. The motion carried with a 4-0 roll call vote.

2018-21; Neil-Boss (TA): The applicant, Jacquelyn Neil-Boss, 1101 N. Austin St, Rockport, TX 78382 is requesting a text amendment to the City of Belvidere Zoning Ordinance (Chapter 150 as amended) pertaining to Section 150.802 Nonconforming Use Regulations and Section 150.902 Amendment of Zoning Regulations (Text Amendments). The request will allow single-family residences in existence prior to April 16, 1956 to be rebuilt in the Central Business District by special use.

The public hearing opened at 8:42 p.m.

Gina DelRose was sworn in and summarized the staff report dated August 6, 2018. Ms. DelRose stated the case was published in the Belvidere Daily Republican on July 25, 2018. The proposed language was revised August 14, 2018 after consultation with the city attorney. The proposed language is as follows:

Section 150.802(G)

The Owner of a legal, non-conforming single family residential structure (the Structure), which was in existence prior to April 16, 1956, and is located, at the time of application for a special use under this Section, in the CB, Central Business District, may apply for consideration as a special use to allow the continued existence or reconstruction of the Structure, if damaged or destroyed. Any such Structure shall only be reconstructed so as to not expand the floor area or footprint of the damaged or destroyed Structure.

Gina DelRose stated that there are some 17 lots within the central business district that contain solely residential land uses. Although the desire is for the residential properties to be redeveloped in line with the rest of the City's downtown area, until

that time comes, the properties in this situation are having a difficult time obtaining financing for repairs and/or transfer of ownership. Recently, lending institutions have stopped approving loans and mortgages for legal non-conforming land uses. This makes it difficult to maintain the residences until it is appropriate to redevelop them, creating a situation where they may fall into a state of disrepair which negatively affects the downtown and the community.

The residence at 519 South main Street is a unique situation; the property is a local landmark. The residence is in very good shape and is up for sale. Repeated attempts to secure financing have failed because of the zoning of the property. Planning staff recommends approval of case 2018-21.

There were no questions for the staff.

The applicant's representative did not wish to make a statement.

The public hearing was closed at 8:45 p.m.

It was moved and seconded (Racz/Cantrell) to recommend approval of case 2018-21. The motion carried with a 4-0 roll call vote.

2018-22; Neil-Boss (SU): The applicant and property owner, Jacquelyn Neil-Boss, 1101 N. Austin Street, Rockport, TX 78382 is requesting a special use to continue the use of a single-family residence at 519 S. Main Street within the CB, Central Business District (Belvidere Zoning Ordinance Section 150.802(G)(pending text amendment approval) and 150.904 Special Use Review and Approval Procedures). The special use will bring the residence commonly known as the Alexander House into compliance. PIN: 05-25-361-007.

The public hearing opened at 8:46 p.m.

Gina DelRose was sworn in and summarized the staff report dated August 6, 2018. Ms. DelRose said the case was published in the Belvidere Daily Republican on July 25, 2018 and certified mailings were sent on July 20, 2018. Ms. DelRose stated that the residence has existed since 1902; it has been zoned commercial since the city's first zoning ordinance and map were adopted in 1956. The Zoning ordinance prohibits extensive renovations and repairs from occurring on legal non-conforming structures. Until recently, however, such structures could still be bought and sold. Due to the economic recession that began in 2007, lending institutions have changed their policies and will no longer approve mortgages. This creates a situation where the residents cannot sell their houses even if they are still habitable. Allowing the residence to remain empty while waiting for a commercial purchaser increases the chance of this landmarked home falling into disrepair or being torn down for redevelopment.

The planning staff recommends approval of case 2018-22 with no conditions.

There were no questions for the staff.

The applicant's representative had no testimony to provide.

The public hearing was closed at 8:52 p.m.

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

It was moved and seconded (Cantrell/Hyland) to recommend approval of case 2018-22. The motion carried with a 4-0 roll call vote.

OTHER BUSINESS: None

DISCUSSION: None

Staff Report:

Gina DelRose stated there will be between two and a possible four cases for the September meeting. Ms. DelRose stated the Boone County Museum of History's annual Ice Cream Social will be held August 21 2018.

ADJOURNMENT:

The meeting adjourned at 8:55 p.m.

Recorded by:

Cathy Crawford
Administrative Assistant

Reviewed by:

Gina DelRose
Community Development Planner

Minutes
Committee of the Whole
Building, Planning, Zoning and Public Works
August 13, 2018
6:00 p.m.

Call to Order – Mayor Chamberlain:

Roll Call: Present: M. Borowicz, R. Brooks, G. Crawford, W. Frank, M. Freeman,
T. Porter, T. Ratcliffe, M. Sanderson, D. Snow and C. Stevens.
Absent: None.

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

Public Comment:

Public Forum: None.

Reports of Officers, Boards and Special Committees:

Mayor Chamberlain reported on the collaboration flyer between District 100 and RVC offering credit and non-credit classes.

Growth Dimensions Report by Executive Director Pam Lopez-Fettes.

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) Street Closure – Boone County Historical Museum.

Motion by Ald. Crawford, 2nd by Ald. Sanderson to provide barricades on Whitney Blvd between Buchanan Street and Locust Street and State Street and Pleasant on August 21, 2018 for the Boone County Historical Museum's Ice Cream Social. Aye voice vote carried. Motion carried.

(B) Cantilever Gate – Street Department Branch Pile.

Motion by Ald. Crawford, 2nd by Ald. Ratcliffe to approve the proposal from Northern Contracting in the amount of \$9,620 for the installation of a 30' cantilever gate. This work will be paid from the Street Department line item #01-5-310-6002. Aye voice vote carried. Motion carried.

5. Adjournment:

Motion by Ald. Crawford, 2nd by Ald. Brooks to adjourn meeting at 6:29 p.m. Aye voice vote carried. Motion carried.

_____ Mayor

Attest: _____ City Clerk

ORDINANCE # 415H

**AN ORDINANCE AMENDING CHAPTER 150,
ZONING ORDINANCE, OF THE MUNICIPAL CODE
(Nonconforming Use Regulations)**

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 August 14, 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 150.013: Definitions, be and is hereby amended, to read as follows:

§150.013: Definitions

Essential Services...

Export of Energy: The onsite generation of wholesale electricity that is delivered to the utility distribution network as allowed under long term contract with a public electrical utility as defined by 220 ILCS 5/16-102.

Exterior Communication Devices (land use)...

Section 2. That Section 150.105(A)(1)(B): Rural Holding District, be and is hereby amended, to read as follows:

(1) Rural Holding (RH) District

B. List of Allowable Principal Land Uses (per Article 2)

A2. Permitted by Right

Single-Family - 40 acre lot
Cultivation
On-Site Agricultural Retail
Selective Cutting
Passive Outdoor Public Recreation
Active Outdoor Public Recreation

B2. Permitted as Special Use

Husbandry
Intensive Agriculture
Agricultural Services
Clear Cutting
Outdoor Commercial Entertainment
Commercial Animal Boarding

Outdoor Institutional
Public Services and Utilities

Bed and Breakfast Establishments
Campground
Waste Disposal Facility
Composting Operation
Airport/Heliport
Extraction Use
Non-building mounted solar installations for export of energy for use by a Public Utility

Section 3. That Section 150.105(C)(7)(B): Planned Industrial District, be and is hereby amended, to read as follows:

(7) Planned Industrial (PI) District

B. List of Allowable Principal Land Uses (per Article 2)

A2. Permitted by Right

Cultivation
Selective Cutting
Passive Outdoor Public Recreation
Active Outdoor Public Recreation
Public Services and Utilities
Office
Personal or Professional Services
Indoor Maintenance Service
Indoor Storage or Wholesaling
Light Industrial

B2. Permitted as Special Use

Clear Cutting
Indoor Commercial Entertainment
Indoor Sales or Service
Day care center (3+ children)
Artisan Studio/Production Shop
Personal Storage Facility
Airport/Heliport
Distribution Center
Communication Tower
Campground
Off-Site Parking Lot
Vehicle Repair and Maintenance
In-vehicle Sales or Service
Non-building mounted solar installations for export of energy for use by a Public Utility

Section 4. That Section 150.105(C)(8)(B): General Industrial District, be and is hereby amended, to read as follows:

(8) General Industrial (GI) District

B. List of Allowable Principal Land Uses (per Article 2)

A2. Permitted by Right

Cultivation
Selective Cutting
Passive Outdoor Public Recreation
Public Services and Utilities
Office
Indoor Maintenance Service

B2. Permitted as Special Use

Clear Cutting
Day care center (3+ children)
Artisan Studio/Production Shop
Outdoor Storage or Wholesaling
Airport/Heliport
Freight Terminal

Indoor Storage or Wholesaling
Off-Site Parking Lot
Vehicle Repair and Maintenance
Personal Storage Facility
Light Industrial

Communication Tower
Campground
Distribution Center
Heavy Industrial
Shooting Range
Non-building mounted solar installations for export of energy for use by a Public Utility

Section 5. That Section 150.105(C)(9)(B): Heavy Industrial District, be and is hereby amended, to read as follows:

(9) Heavy Industrial (HI) District

B. List of Allowable Principal Land Uses (per Article 2)

A2. Permitted by Right

Cultivation
Selective Cutting
Passive Outdoor Public Recreation
Public Services and Utilities
Office
Indoor Maintenance Service
Indoor Storage or Wholesaling
Outdoor Storage or Wholesaling
Off-Site Parking Lot
Distribution Center
Light Industrial
Heavy Industrial
Vehicle Repair and Maintenance

B2. Permitted as Special Use

Agricultural Services
Clear Cutting
Outdoor Maintenance Service
Sexually Oriented Land Use
Junkyard or Salvage Yard
Waste Disposal Facility
Composting Operation
Airport/Heliport
Freight Terminal
Communication Tower
Extraction Use
Shooting Range
Non-building mounted solar installations for export of energy for use by Public Utility

Section 6. That Appendix C: Land Use Summary Chart, be and is hereby amended, to read as follows

Appendix C: Land Use Summary Chart

Tables of Land Uses (Storage/Disposal, Transportation, and Industrial)

	Rural Holding (RH)	Single-Family Residential (SR-)	Single-Family Residential (SR-)	Single-Family Residential (SR-)	Two-Family Residential (TR-7)	Multi-Family (MR-8S)	Multi-Family (MR-8L)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	General Business (GB)	Central Business (CB)	Planned Mixed Use 1 (PM 1)	Planned Mixed Use 2 (PM 2)	Planned Mixed Use 4 (PM 4)	Corporate Center (CC)	Technology Center (TC)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)	Institutional (I)	Type of Land Use
																							Storage/Disposal (150.204(E))
																		S	P	P	P		(1) Indoor Storage or Wholesaling
																			S	S	P		(2) Outdoor Storage or Wholesaling
											S		S	S	S				S	P			(3) Personal Storage Facility
																					S		(4) Junkyard or Salvage Yard
	S																				S		(5) Waste Disposal Facility
	S																				S		(6) Composting Operation
																							Transportation Uses (150.204(F))
											P	P	S	S	S	S	S	S	S	P	P		(1) Off-Site Parking Lot
	S							S											S	S	S		(2) Airport/Heliport
																				S	S		(3) Freight Terminal
																		S	S	S	P		(4) Distribution Center
																							Industrial Uses (150.204(G))
																		S	P	P	P		(1) Light Industrial
																		S		S	P		(2) Heavy Industrial
																			S	S	S		(3) Communication Tower
	S																				S		(4) Extraction Use

§	Rural Holding (RH)	
	Single-Family Residential (SR-)	
	Single-Family Residential (SR-	
	Single-Family Residential (SR-	
	Two-Family Residential (TR-7)	
	Multi-Family (MR-8S)	
	Multi-Family (MR-8L)	
	Neighborhood Office (NO)	
	Planned Office (PO)	
	Neighborhood Business (NB)	
	Planned Business (PB)	
	General Business (GB)	
	Central Business (CB)	
	Planned Mixed Use 1 (PM 1)	
	Planned Mixed Use 2 (PM 2)	
	Planned Mixed Use 4 (PM 4)	
	Corporate Center (CC)	
	Technology Center (TC)	
§	Planned Industrial (PI)	
§	General Industrial (GI)	
§	Heavy Industrial (HI)	
	Institutional (I)	
	Type of Land Use	(5) Non-building mounted solar installations for export of energy for use by Public Utility

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: _____

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

August 3, 2018

ADVISORY REPORT

CASE NO: 2018-14

APPLICANT: TerraNavigator (solar panels)

REQUEST:

The applicant, Christian Dick (TerraNavigator), 888 Prospect Street, Suite 200, La Jolla, CA 92037, is requesting a text amendment to the City of Belvidere Zoning Ordinance (Chapter 150 as amended) pertaining to Sections 150.013 Definitions, 150.105(A)(1)(B) Rural Holding District, 150.105(C)(7)(B) Planned Industrial District, 150.105(C)(8)(B) General Industrial District, 150.105(C)(9)(B) Heavy Industrial District, Appendix C: Land Use Summary Chart and Section 150.902 Amendment of Zoning Regulations (Text Amendments). The request will allow non-building mounted solar installations for export of energy for use by Public Utility as a special use in the above referenced zoning districts. The proposed language is below.

The methods used to show changes are:

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

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

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

§150.013: Definitions

Export of Energy: The onsite generation of wholesale electricity that is delivered to the utility distribution network as allowed under long term contract with public electrical utility.

§150.105: Purpose and Intent of Standard Zoning Districts

The following subsections specify the purpose and intent of the standard zoning districts established by this Chapter.

(A) Agricultural District

(1) Rural Holding (RH) District

B. List of Allowable Principal Land Uses (per Article 2)

A2. Permitted by Right

Single-Family - 40 acre lot
Cultivation
On-Site Agricultural Retail
Selective Cutting
Passive Outdoor Public Recreation

B2. Permitted as Special Use

Husbandry
Intensive Agriculture
Agricultural Services
Clear Cutting
Outdoor Commercial Entertainment

Active Outdoor Public Recreation
Outdoor Institutional
Public Services and Utilities

Commercial Animal Boarding
Bed and Breakfast Establishments
Campground
Waste Disposal Facility
Composting Operation
Airport/Heliport
Extraction Use
Non-building mounted solar installations for export of energy for use by Public Utility

(C) Nonresidential Districts

(7) Planned Industrial (PI) District

B. List of Allowable Principal Land Uses (per Article 2)

A2. Permitted by Right

Cultivation
Selective Cutting
Passive Outdoor Public Recreation
Active Outdoor Public Recreation
Public Services and Utilities
Office
Personal or Professional Services
Indoor Maintenance Service
Indoor Storage or Wholesaling
Light Industrial

B2. Permitted as Special Use

Clear Cutting
Indoor Commercial Entertainment
Indoor Sales or Service
Day care center (3+ children)
Artisan Studio/Production Shop
Personal Storage Facility
Airport/Heliport
Distribution Center
Communication Tower
Campground
Off-Site Parking Lot
Vehicle Repair and Maintenance
In-vehicle Sales or Service
Non-building mounted solar installations for export of energy for use by Public Utility

(8) General Industrial (GI) District

B. List of Allowable Principal Land Uses (per Article 2)

A2. Permitted by Right

Cultivation
Selective Cutting
Passive Outdoor Public Recreation
Public Services and Utilities
Office
Indoor Maintenance Service

B2. Permitted as Special Use

Clear Cutting
Day care center (3+ children)
Artisan Studio/Production Shop
Outdoor Storage or Wholesaling
Airport/Heliport
Freight Terminal

Indoor Storage or Wholesaling
 Off-Site Parking Lot
 Vehicle Repair and Maintenance
 Personal Storage Facility
 Light Industrial

Communication Tower
 Campground
 Distribution Center
 Heavy Industrial
 Shooting Range
Non-building mounted solar installations for export of energy for use by Public Utility

(9) Heavy Industrial (HI) District

B. List of Allowable Principal Land Uses (per Article 2)

A2. Permitted by Right

Cultivation
 Selective Cutting
 Passive Outdoor Public Recreation
 Public Services and Utilities
 Office
 Indoor Maintenance Service
 Indoor Storage or Wholesaling
 Outdoor Storage or Wholesaling
 Off-Site Parking Lot
 Distribution Center
 Light Industrial
 Heavy Industrial
 Vehicle Repair and Maintenance

B2. Permitted as Special Use

Agricultural Services
 Clear Cutting
 Outdoor Maintenance Service
 Sexually Oriented Land Use
 Junkyard or Salvage Yard
 Waste Disposal Facility
 Composting Operation
 Airport/Heliport
 Freight Terminal
 Communication Tower
 Extraction Use
 Shooting Range
Non-building mounted solar installations for export of energy for use by Public Utility

Appendix C: Land Use Summary Chart

Tables of Land Uses (Storage/Disposal, Transportation, and Industrial)

Rural Holding (RH)	Single-Family Residential (SR-3)	Single-Family Residential (SR-4)	Single-Family Residential (SR-6)	Two-Family Residential (TR-7)	Multi-Family (MR-8S)	Multi-Family (MR-8L)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	General Business (GB)	Central Business (CB)	Planned Mixed Use 1 (PM 1)	Planned Mixed Use 2 (PM 2)	Planned Mixed Use 4 (PM 4)	Corporate Center (CC)	Technology Center (TC)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)	Institutional (I)
Type of Land Use																					
Storage/Disposal (150.204(E))																					

	Rural Holding (RH)	Single-Family Residential (SR-3)	Single-Family Residential (SR-4)	Single-Family Residential (SR-6)	Two-Family Residential (TR-7)	Multi-Family (MR-8S)	Multi-Family (MR-8L)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	General Business (GB)	Central Business (CB)	Planned Mixed Use 1 (PM 1)	Planned Mixed Use 2 (PM 2)	Planned Mixed Use 4 (PM 4)	Corporate Center (CC)	Technology Center (TC)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)	Institutional (I)	Type of Land Use
																		S	P	P	P		(1) Indoor Storage or Wholesaling
																			S	S	P		(2) Outdoor Storage or Wholesaling
												S	S	S	S				S	P			(3) Personal Storage Facility
																					S		(4) Junkyard or Salvage Yard
																					S		(5) Waste Disposal Facility
																					S		(6) Composting Operation
																							Transportation Uses (150.204(F))
											P	P	S	S	S	S	S	S	S	P	P		(1) Off-Site Parking Lot
								S										S	S	S			(2) Airport/Heliport
																			S	S			(3) Freight Terminal
																		S	S	P			(4) Distribution Center
																							Industrial Uses (150.204(G))
																		S	P	P	P		(1) Light Industrial
																		S	S	P			(2) Heavy Industrial
																		S	S	S			(3) Communication Tower
																					S		(4) Extraction Use
																			S	S	S		(5) <u>Non-building mounted solar installations for export of energy for use by Public Utility</u>

BACKGROUND:


Due to the Future Energy Jobs Act (FEJA) and the State of Illinois' renewable energy law which mandates that 25% of power (including ComEd's power) come from renewable sources such as wind and solar by 2025, there has been a significant increase in solar farms in the area. Several applications have been made in Boone County; the Village of Poplar Grove is undergoing a similar text amendment to allow applications in their jurisdiction as well.

The language of the text amendment makes it clear that the special use is for the more traditional solar farms, large ground-mounted projects that do not solely benefit the property on which they are located. These projects generate electricity that is delivered to the utility distribution network. If a resident or business wanted to install building-mounted panels for their personal use, that would still be permitted. The text amendment would allow solar farms in the rural holding, light industrial, general industrial and heavy industrial districts. These districts often have the needed acreage, distance from residential developments and proximity to ComEd infrastructure.

Requirements for solar farms such as acceptable plantings, size, location and decommissioning will become conditions of approval for the special use. This is due to the varying size and types of solar farms, ever-changing technology and state law already addressing some of the concerns. SB3214 creates a set of criteria for pollinator-friendly solar site management (landscaping), SB486 creates a standardized formula for assessed values and the depreciation schedule and SB2591/HB4651 requires Agricultural Impact Mitigation Agreements with the Illinois Department of Agricultural.

Based upon this information, planning staff recommends approval of case **2018-14**.

Submitted by:



Gina DelRose,
Community Development Planner

ATTACHMENTS

1. Letter from Boone County Health Department, Amanda Mehl, July 23, 2018.
2. Letter from Boone County Conservation District, Dan Kane, August 1, 2018.



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.*

July 23, 2018

FAX: 815-547-0789

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

Re: TerraNavigator, Zoning Ordinance Amendment (2018-14)

Dear Gina,

We are in receipt of the application for a text amendment to the Zoning Regulations.

The Boone County Health Department has no comments.

Thank you,

Amanda Mehl
Administrator
skm



603 North Appleton Road, Belvidere, Illinois 61008

Phone: (815) 547-7935

Fax: (815) 547-7939

August 1, 2018

Ms. Gina DelRose, Community Development Planner
401 Whitney Boulevard, Suite 300
Belvidere, Illinois 61008

Re: Case 2018-14; TerraNavigator, Zoning Ordinance Amendment

Ms. DelRose:

The Boone County Conservation District supports the proposed text amendment and has no comments or suggestions to alter the proposed changes.

Thank you for your time and consideration of these comments.

Sincerely,

Dan Kane, Executive Director
Boone County Conservation District

c. District Files

MEMO

DATE: August 15, 2018
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Recommendation for Case 2018-24; TerraNavigator, LLC

REQUEST:

The applicant, Christian Dick (TerraNavigator), 888 Prospect Street, Suite 200, La Jolla, CA 92037, is requesting a text amendment to the City of Belvidere Zoning Ordinance (Chapter 150 as amended) pertaining to Sections 150.013 Definitions, 150.105(A)(1)(B) Rural Holding District, 150.105(C)(7)(B) Planned Industrial District, 150.105(C)(8)(B) General Industrial District, 150.105(C)(9)(B) Heavy Industrial District, Appendix C: Land Use Summary Chart and Section 150.902 Amendment of Zoning Regulations (Text Amendments). The request will allow non-building mounted solar installations for export of energy for use by Public Utility as a special use in the above referenced zoning districts.

RECOMMENDATION:

The Planning and Zoning Commission motioned to approve case number 2018-14 as amended. Motion carried with a 4-0 roll call vote.

§150.013: Definitions

Export of Energy: The onsite generation of wholesale electricity that is delivered to the utility distribution network as allowed under long term contract with a public electrical utility as defined by 220 ILCS 5/16-102

§150.105: Purpose and Intent of Standard Zoning Districts

The following subsections specify the purpose and intent of the standard zoning districts established by this Chapter.

(A) Agricultural District

(1) Rural Holding (RH) District

B. List of Allowable Principal Land Uses (per Article 2)

A2.	Permitted by Right	B2.	Permitted as Special Use
	Single-Family - 40 acre lot		Husbandry
	Cultivation		Intensive Agriculture
	On-Site Agricultural Retail		Agricultural Services
	Selective Cutting		Clear Cutting
	Passive Outdoor Public Recreation		Outdoor Commercial Entertainment
	Active Outdoor Public Recreation		Commercial Animal Boarding
	Outdoor Institutional		Bed and Breakfast Establishments
	Public Services and Utilities		Campground

- Waste Disposal Facility
- Composting Operation
- Airport/Heliport
- Extraction Use
- Non-building mounted solar installations for export of energy for use by a Public Utility

(C) Nonresidential Districts

(7) Planned Industrial (PI) District

B. List of Allowable Principal Land Uses (per Article 2)

A2.	Permitted by Right	B2.	Permitted as Special Use
	Cultivation		Clear Cutting
	Selective Cutting		Indoor Commercial Entertainment
	Passive Outdoor Public Recreation		Indoor Sales or Service
	Active Outdoor Public Recreation		Day care center (3+ children)
	Public Services and Utilities		Artisan Studio/Production Shop
	Office		Personal Storage Facility
	Personal or Professional Services		Airport/Heliport
	Indoor Maintenance Service		Distribution Center
	Indoor Storage or Wholesaling		Communication Tower
	Light Industrial		Campground
			Off-Site Parking Lot
			Vehicle Repair and Maintenance
			In-vehicle Sales or Service
			<u>Non-building mounted solar installations for export of energy for use by a Public Utility</u>

(8) General Industrial (GI) District

B. List of Allowable Principal Land Uses (per Article 2)

A2.	Permitted by Right	B2.	Permitted as Special Use
	Cultivation		Clear Cutting
	Selective Cutting		Day care center (3+ children)
	Passive Outdoor Public Recreation		Artisan Studio/Production Shop
	Public Services and Utilities		Outdoor Storage or Wholesaling
	Office		Airport/Heliport
	Indoor Maintenance Service		Freight Terminal
	Indoor Storage or Wholesaling		Communication Tower
	Off-Site Parking Lot		Campground
	Vehicle Repair and Maintenance		Distribution Center
	Personal Storage Facility		Heavy Industrial

Zoning Code		Type of Land Use
Rural Holding (RH)		
Single-Family Residential (SR-3)		
Single-Family Residential (SR-4)		
Single-Family Residential (SR-6)		
Two-Family Residential (TR-7)		
Multi-Family (MR-8S)		
Multi-Family (MR-8L)		
Neighborhood Office (NO)		
Planned Office (PO)		
Neighborhood Business (NB)		
Planned Business (PB)		
General Business (GB)		
Central Business (CB)		
Planned Mixed Use 1 (PM 1)		
Planned Mixed Use 2 (PM 2)		
Planned Mixed Use 4 (PM 4)		
Corporate Center (CC)		
Technology Center (TC)		
Planned Industrial (PI)		
General Industrial (GI)		
Heavy Industrial (HI)		
Institutional (I)		
		Type of Land Use
		(4) Junkyard or Salvage Yard
S		(5) Waste Disposal Facility
S		(6) Composting Operation
		Transportation Uses (150.204(F))
		(1) Off-Site Parking Lot
S		(2) Airport/Heliport
	S	(3) Freight Terminal
		(4) Distribution Center
		Industrial Uses (150.204(G))
		(1) Light Industrial
		(2) Heavy Industrial
		(3) Communication Tower
S		(4) Extraction Use
S		(5) <u>Non-building mounted solar installations for export of energy for use by a Public Utility</u>

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.

Alissa Maher, Chairman
City of Belvidere Planning and Zoning Commission



Belvidere #1 Landfill

TerraNavigator Special Use Permit

Case # 2018-15

City of Belvidere Planning Commission
August 14, 2018



AGENDA

- **TerraNavigator Introduction**
- **Project Vision and Benefits**
- **Project Overview**
- **Findings for proposed Special Use**
 - **Case #2018-15 Special Use TerraNavigator Belvidere #1 Landfill**
- **Relevant Project Topics**
- **Questions?**



Developer Experience

- 50+ years of project development experience
- >\$15B in transaction experience
- Partnered with Project Navigator- Environmental management expertise

Investment Approach

- Impact Investment
- Transparency and Fairness
- Consensus Driven Decision Making

Win/Win Partnerships and Repeatable Transaction Structure

- #1 priority is to quickly align interests
- Committed to pursuing opportunities that lead to mutually-beneficial and economically viable projects
- "Open-Book" Partnership and fully transparent process

Contracting Approach/Local Preference

- Offers proven capability to execute on the proposed solution
- Utilize qualified, local resources to assist with project development, construction and operations
- Listen to customers and stakeholder recommendations into consideration when selecting sub-contractors and service providers.

REPOWER

Solar, Wind, Energy Storage, Natural Gas
Infrastructure

RESTORE

Parks & Recreation, Habitat Restoration,
Remediation

REDEVELOP

Entitlement, Industrial, Commercial, and
Residential

Vision for Site

Economic Driven Re-Development

- ✓ We believe a ballasted solar project can provide operational cost savings, ECONOMIC DEVELOPMENT and ADAPTIVE REUSE of brownfield real estate in Belvidere.

Cleaner Energy

- ✓ The clean energy project will provide LOWER COST, CLEAN ENERGY to the residents of Belvidere.

Environmental Stewardship

- ✓ Our Impact Investment is focused in BENEFICIAL REUSE of environmentally challenged and underutilized sites like the Belvidere #1 Landfill.

Respect for Community

- ✓ LOCAL CONTRACT PREFERENCE, allowing for opportunities to bring temporary and permanent employment to residents of Belvidere and Boone County.

Vision: Ballasted Solar Project



Project Benefits

- ▶ **Beneficial, adaptive reuse of the closed landfill property, allowing surrounding lands to be preserved for more productive, existing land uses**
- ▶ **Economic development from new long-term lease revenues**
- ▶ **Real Property tax revenues**
- ▶ **Part Time Construction employment and on-the-job training for the clean energy economy**
- ▶ **1-2 FTE associated with O&M activities**
- ▶ **Subcontractor and supplier procurement from local providers for O&M activities**
- ▶ **Creation of Pollinator habitat (SB3214)**
- ▶ **No cap penetration or disturbance of existing environmental conditions**
- ▶ **Easily sited around existing ground water monitoring, gas wells, or other existing infrastructure associated with the Landfill Closure plan**
- ▶ **Enhanced site security, monitoring, and vegetation mgmt.**
- ▶ **Operational cost savings to community solar subscribers for renewable energy**

Brownfield Solar- Illinois Power Authority

Types of Solar

	Description	Probable MW of Development by 2025	Size Limit per Project, per the Future Energy Jobs Act
Residential Rooftop Solar	System is on the customer's roof (main building or accessory structure). In rare instances, a residential customer may want to put solar on the ground.	300	All behind-the-meter projects are limited to 2 MW in size, but each must be sized to appropriately meet the owner's electric need. A typical residential project is between 3-10 kW, whereas a commercial project could be 10 kW – 2 MW depending on the size of the business.
Commercial & Industrial Solar	System is on the customer's property, either on the roof (main building or accessory structure) or the ground.	300	
Community Solar	Generally, a larger system where a combination of several entities (residents, businesses, governments) have a partial interest (subscription) in the output of a system. Systems can be located on a roof or on the ground, but do not have to be located near the subscribers. Projects are limited to 2 MW in size (10-12 acres).	275-325	The Future Energy Jobs Act limits each community solar project to 2 MW (10-12 acres), however developers may be allowed to locate more than one project at the same site (co-locate).
Brownfield Solar	System is located on blighted land that is not suitable for redevelopment, such as closed landfills or Superfund sites.	35-50	There is no minimum or maximum size for brownfield projects.
Utility Scale Solar	Large systems (2 MW-200 MW) that generally do not serve an individual customer and are located near electrical infrastructure.	750-1000	Systems must be larger than 2 MW, but have no upward limit. These projects could use anywhere from 10 acres to 100s of acres for a single project.

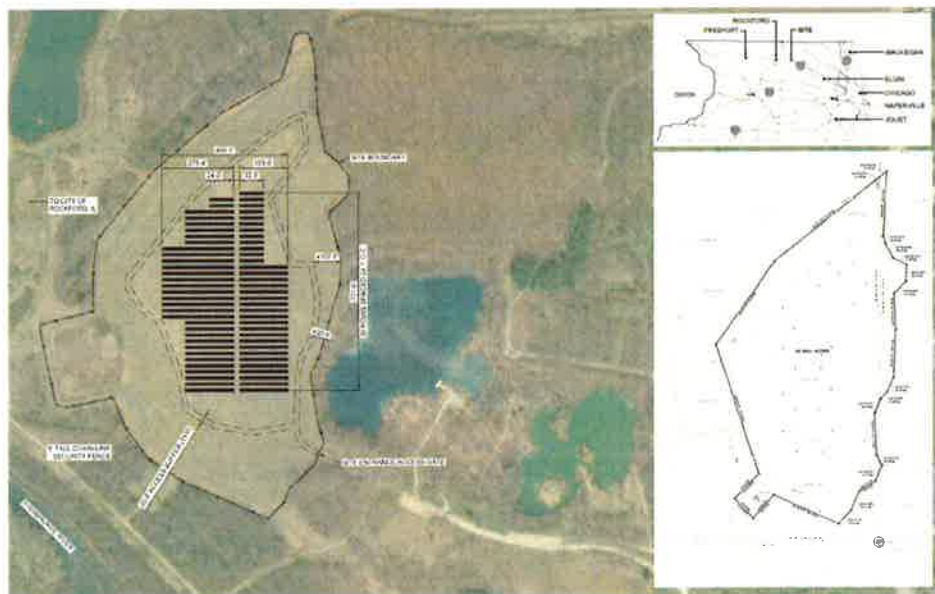


Project Location: 825 Appleton Road, Belvidere, IL, 61008

Preliminary Engineering Site Plan

SYSTEM DESCRIPTION	
CAPACITY (AC)	2.00 MW
CAPACITY (DC)	2.44 MW
DC:AC RATIO	1.22
AC COLLECTION SYSTEM VOLTAGE	TBD
DC SYSTEM VOLTAGE	1,500 V
TOTAL MODULES	7,168
MODULES PER STRING	28
STRINGS PER INVERTER	16
TOTAL INVERTERS	16
BATTERY ENERGY STORAGE AND SYSTEM	N/A

DESIGN PARAMETERS	
GROUND COVER RATIO	45%
RACKING	35° FIXED TILT
ROW TO ROW SPACING	24.11'
BOUNDARY AREA	30 ACRES
PV AREA	13 ACRES

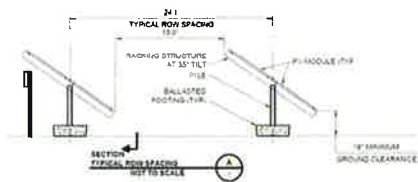


Solar Anatomy – Ballasted Racking Systems



Non-Cap Penetrating Racking

- Pre-Cast or Cast-in-Place Ballast Blocks
- Racking designed in accordance with load bearing capacity of cap
- Racking also designed in accordance with existing landfill gas collection and monitoring systems to ensure access and to facilitate OM&M program
- No cap damage or penetration



Solar Anatomy – Above Ground Electrical



Non Cap Penetrating Electrical

- String wiring typically mounted to back of racking system
- Multiple strings are typically routed through cable trays to combiner boxes, and then run above ground to inverters
- No cap damage or penetration



Solar Anatomy – Raceways and Switchgear

Above Ground Feeders

- From combiner boxes, feeders are aggregated via a DC collection system to the inverter stations (as shown below)
- Feeders from the inverter stations (now converted to AC power, shown below) constitute the AC collection system that connects to the medium voltage switchgear

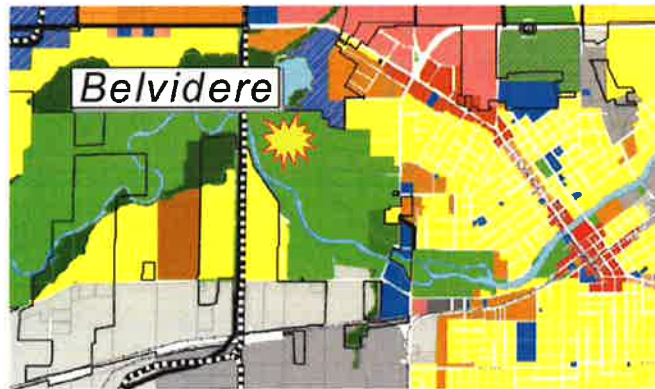


Findings for Special Use

- A. *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.***
- Adaptive reuse of underutilized, “brownfield” real estate provides for community uplift from the Belvidere 1 Landfill
 - No visual Impact; Enhancement of site thru maintenance and pollinator friendly habitat
 - Provides a necessary and attractive new generation source for the residents of Belvidere and customers in ComEd’s service territory.
- A. *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.*
- Little to no impact on adjacent properties: Passive recreation- BCCD
 - No alternative uses for closed municipal landfill

Standards for Special Uses (Cont.)

- C. *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,*
- **Pollinator Habitat;**
 - **Enhanced vegetation management and site security;**
 - **Reduction of greenhouse gas (GHG) emissions associated with power generation for ComEd, equivalent to the removal of 656 cars per year;**
 - **Generate power for use of approximately 459 homes per year**



Standards for Special Uses (Cont.)

- E. *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 proposed solar farm meets the applicable regulations of the City of Belvidere**
 - **Project is designed as a low-impact project that takes into account consideration and sensitivity to the surrounding community, City of Belvidere development requirements.**
- F. *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.*
- **Minimal to no impact on access roads, traffic, or public infrastructure**
 - **No required extension of public utilities to serve project;**
- G. *The potential public benefits of the proposed special use outweigh any and all potential adverse impacts of the proposed special use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.*
- **Economic Development**
 - **Visual Enhancement and ongoing vegetation management**
 - **Clean, renewable energy for City of Belvidere**

Decommissioning Plan

- 35 year lifecycle for solar technology
- Entirely Above grade installation enables easier removal; Return to existing condition
- Site control documents include binding obligation for posting of surety equal to 100% of cost of removal of system;
 - TerraNavigator responsible for 100% of removal costs;
- Final system size to be confirmed following January IPA Solicitation
 - Final Engineering will determine total quantities and labor hours for system removal;
 - Calculation of value of recycled materials: Glass, copper, steel, aluminum, equipment
- **Recommendation:** Condition of Approval (COA) require submittal of 3rd party engineered report with Building plan set;
- **Recommendation:** Condition of Approval require evidence of surety posted, prior to issuance of building permit

Fire Safety & Training

- Meeting with Craig Wilcox, Belvidere Fire Department
- Prior to Certification of Operations (COD) TerraNavigator will complete onsite orientation and training
 - System Shutdown/Disconnects
 - Industry BMP's
- Perimeter and interior access roads provide access to all areas of project
- Project safety signage on 7'0" perimeter fence (NEC Code)
- 24 hour system monitoring thru security and onsite data acquisition system
- Regular vegetation management
- "Knox Box" access for all Emergency Management Services



Site security

- 6'0" Chain Link perimeter security fence
- 24 hour Remote-monitored cameras & alarm system
 - Notifications of equipment errors
 - Security breach
 - Remote trouble shooting
- Regular scheduled equipment inspections
- Vegetation management and pollinator habitat
- Clear Site access
 - Knox box access for EMS



Questions?



Construction Timeframe

- ▶ Approximately 3 months; Fall 2019
- ▶ 3-4 trucks per day at height of construction
- ▶ Max weight of trucks 68,000

Operations & Maintenance

- ▶ Remote monitoring and security
- ▶ 2-3 visits/year for equipment monitoring
- ▶ 2-3 visits/year for mowing
- ▶ No pesticides or herbicides

Decommissioning

- ▶ Easily removable, above grade system
- ▶ Decommissioning plan

Impacts During Operation

- ▶ Minimal noise only during construction
- ▶ No traffic impacts
- ▶ Little to no impacts on County utilities or services
- ▶ No property value impacts

ORDINANCE NO. 416H

**AN ORDINANCE GRANTING A SPECIAL USE
TO PERMIT A SOLAR FARM
WITHIN THE RH, RURAL HOLDING DISTRICT
(825 N. Appleton Road)**

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 applicant, Christian Dick (TerraNavigator, LLC), 888 Prospect St., Suite 200, La Jolla, CA 92037 on behalf of the property owner, Boone County Conservation District, 603 N. Appleton Road, Belvidere, IL 61008 has petitioned the City for a Special Use to permit a solar farm; 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 August 14, 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 RH, Rural Holding District for a solar farm on the property depicted in Attachment A and legally described as:

A part of Section 27, Township 44 North, Range 3 East of the Third Principal Meridian in Boone County, Illinois, described as follows: Beginning at a point in the North line of the Northwest Quarter of said Section 587.00 feet East from the Northwest Corner of said Section; thence along an old fence line as follows: South 683.00 feet to a point; thence South 40 degrees 00 minutes West 77.00 feet to a point; thence North 85 degrees 00 minutes West 172.00 feet to a point; thence South 22 degrees 45 minutes East 1384.00 feet to a point; thence South 38 degrees 00 minutes East 61.00 feet to a point; thence South 125.00 feet to the center line of the Kishwaukee River; running thence Southeasterly along the center line of said River as follows: South 68 degrees 40 minutes East 212.00 feet to a point which is 1522.62 feet West of the East line of the West Half of said Section 27 and 37.50 feet North of an iron stake set on the South bank of the Kishwaukee River 3026.70 feet North of the South line of said Section; thence South 68 degrees 00 minutes East 286.00 feet to a point; thence South 43 degrees 45 minutes East 548.00 feet to a point; thence South 16 degrees 50 minutes East 160.00 feet to a point; thence South 10 degrees 00 minutes East 280.00 feet to a point; thence South 21 degrees 00 minutes East 320.00 feet to a point; thence South 42 degrees 28 minutes East 568.00 feet to a point; thence South 65 degrees 00 minutes East 319.00 feet to the point of intersection of said center line of the Kishwaukee River and the East line of the aforesaid West Half of Section 27; running Thence North along said East line 4029.00 feet to an iron stake marking the Northeast corner of said West Half of Section 27; running West along the North line of said Section 2053.00 feet to the place of beginning. (Excepting therefrom that part thereof described in document recorded in Boone County, Illinois, in Book 102, Page 9, and also excepting a parcel of 1 acre in the Northwest corner of the West Half of Section 27 which is described as the North 231 feet of the East 188.57 feet of the West Half of said Section 27). Also beginning at the Southwest Corner of the Northeast Quarter of Section Twenty-seven (27) Township Forty-four (44) North, Range Three (3) East of the Third Principal Meridian, North Eleven and twenty-seven hundredths (11.27) chains along the West line of said Quarter Section to a point of beginning, thence North along said Quarter Section line one hundred (100) feet thence South Seventy-nine (79) degrees, twenty (20) minutes East for a distance of Sixty-seven (67) feet, thence North Seventy-six (76) degrees, forty-six (46) minutes East Eighty-two (82) feet, thence South One hundred and Eighty (180) feet, thence North Seventy-nine (79) degrees and Twenty (20) minutes West a distance of One Hundred (100) feet to the point of beginning. PIN: 05-27-100-005.

is hereby approved, subject to the following conditions:

1. Substantial compliance with the narrative and site plan submitted, unless otherwise noted. (Attachment B).
2. The plans shall be revised to show proper access for fire apparatus.
3. The applicant shall provide training to the Belvidere Fire Department pertaining to the hazards in conducting fire control and extinguishment of the proposed solar system.
4. All work conducted on the subject property shall be reviewed and approved by the Illinois Environmental Protection Agency and the United States Environmental Protection Agency.
5. All areas within the fencing must be maintained by the project operator (applicant and future lessees) in accordance with the Environmental Protection Agency's requirements for the length of the project. This includes maintenance of the vegetation and fencing.
6. The project operator shall maintain the landfill cap as required by state and federal agencies.
7. The project operator shall repair any inadequacies in the landfill cap, such as divets, prior to the installation of the development.
8. The project operator shall ensure that the landfill site is secure from public access, except as permitted for educational activities overseen by the Boone County Conservation District. A minimum of 7-foot tall fencing and signage shall be installed around the perimeter of the landfill.
9. The existing underground power lines shall be utilized unless reasonable proof can be submitted showing they are inadequate.
10. All vegetation shall be approved by the Environmental Protection Agency and the Boone County Conservation District. Pollinator friendly vegetation shall be used.
11. A decommissioning plan shall be submitted to and approved by the City of Belvidere and the Boone County Conservation District prior to the commencement of the development.
12. A surety, covering the complete execution of the decommissioning plan for when the project ends shall be posted.

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: ____

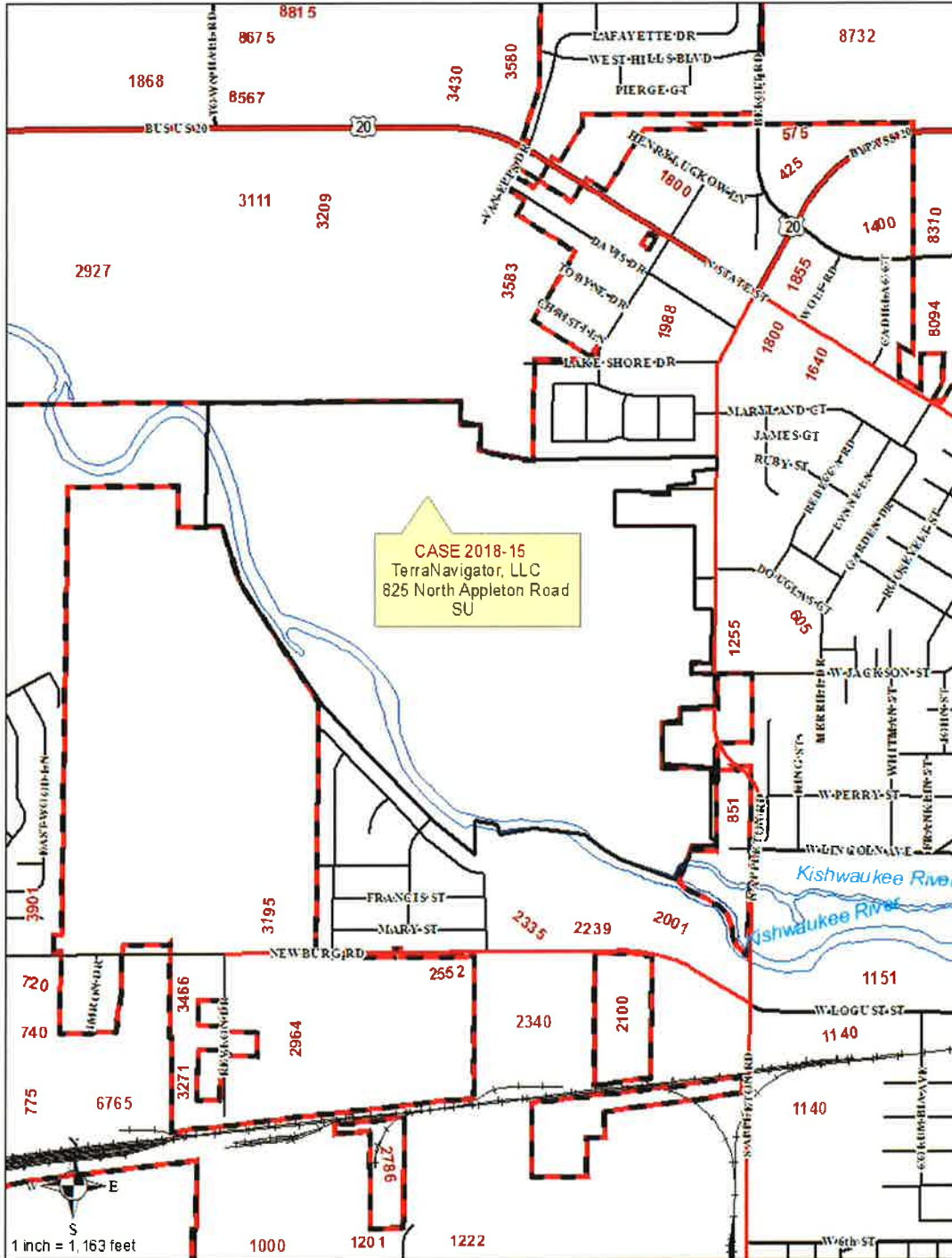
City Council Members Voting Aye: ____

City Council Members Voting Nay: ____

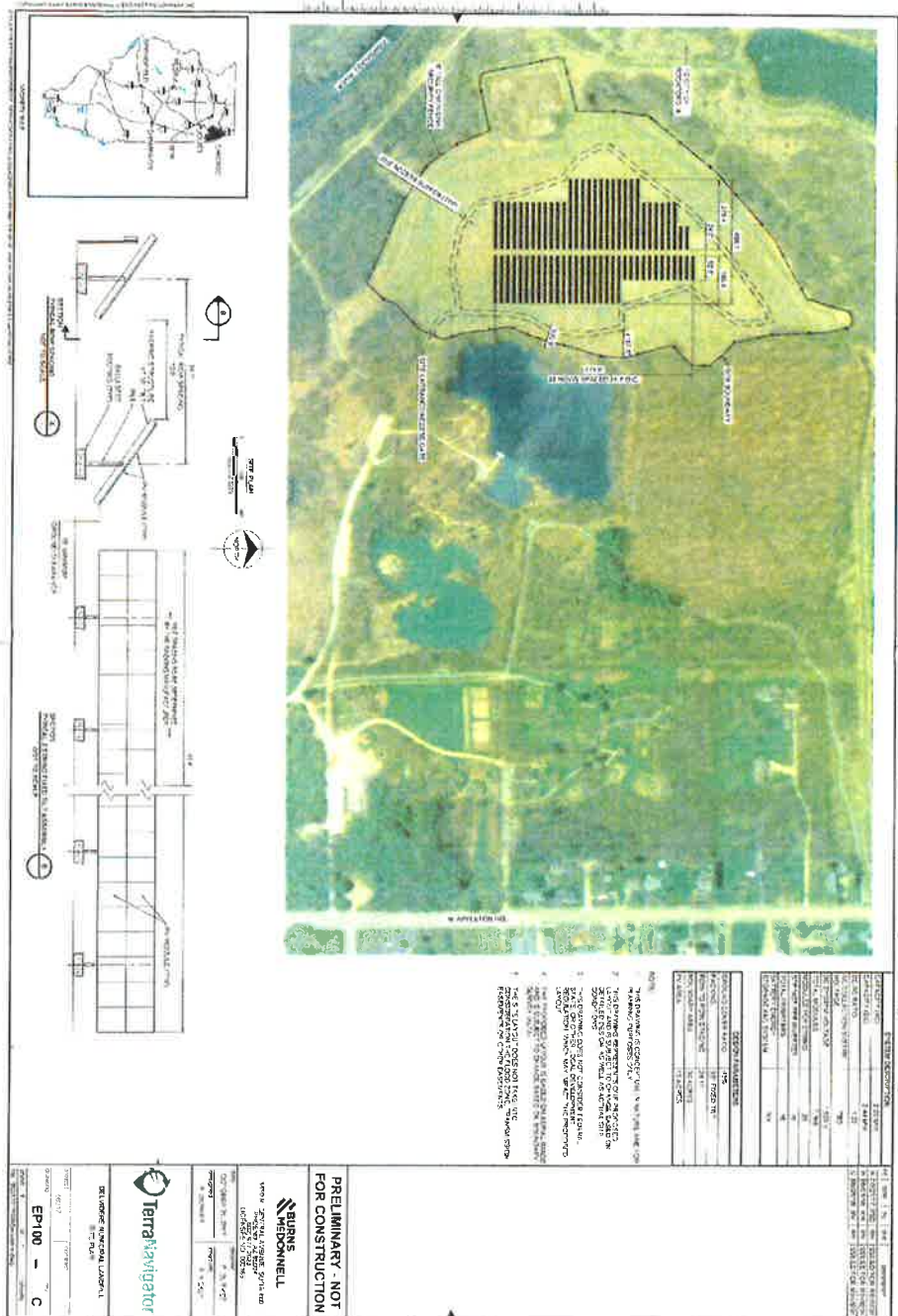
Date Published:

Sponsor: _____

ATTACHMENT A



ATTACHMENT B





June 21, 2018

Ms. Gina DelRose
Community Development Planner
City of Belvidere
401 Whitney Blvd, Suite 300
Belvidere, IL 61008

Re: TerraNavigator introduction and solar project proposal overview

Dear Ms. DelRose,

As you know, TerraNavigator ("Developer") wishes to submit a special use permit ("SUP") application for a ballasted, ground mount solar project at the Belvidere Landfill 1 (the "Project Area"), located near 825 North Appleton Road, Belvidere, IL 61008 (the "Property"), for development and the operation of commercial solar energy generation (the "Project").

Our firm is distinguished by the unique combination of our environmental management and clean energy project development expertise to redevelop underutilized real estate for renewable energy generation. **We believe the adaptive reuse of brownfields, landfills and "Superfund" sites are an intelligent reuse to provide economic development, community uplift, and renewable energy for the residents of Belvidere.** Our "Impact-investment" approach to site selection maximizes the economic development benefits to the local community by providing new revenues, real property taxes, on-the-job training, and part-time/full time employment resulting from the proposed solar project. By purposely not directing our expertise towards converting productive land uses (A-1 Prime Farm land, etc.) for renewable energy generation, we preserve the established identity City of Belvidere, for future generations.

The following document is provided in support of our SUP for the proposed project at the Belvidere Landfill 1.

TerraNavigator Overview

Our project team has a combined more than 50 years of project development experience working for Fortune 500 and industry-leading players including: Unocal, BP, Chevron, NRG, Sempra, PacifiCorp, SDG&E, and Swinerton. Collectively, we have over \$15B in domestic and international transaction experience, developing renewable energy assets including wind, solar, pipelines, energy storage, hydro, transmission, natural gas and geothermal. Our sister company, Project Navigator, has been providing environmental services to owners and stakeholders as well as managing environmentally impacted and surplus properties for over 20 years. **As a result, our firm possesses all the necessary resources, experience, and sophistication to execute the proposed development, construction, finance, and operations of the project at the Belvidere Landfill 1.**

Project Overview- Ballasted, ground mount solar.

TerraNavigator's focus on brownfield, landfill and superfund site redevelopment is anchored in the technical approach made possible through the utilization of concrete ballast blocks. The blocks eliminate the need for structural piles to penetrate the ground, thereby (a) preserving the current site conditions and (b) eliminating damage to existing subsurface infrastructure (tile drains, utilities, etc.). A licensed structural professional engineer (P.E.) determines the size and number of ballast needed by performing calculations that incorporate topographical data, wind and snow loads, while optimizing the basis of design for photovoltaic energy generation. The system is installed on the "top deck" of the landfill, while also providing a tolerance up



to 10% grade.

The second benefit of a ballasted racking installation is the elimination of the requirement to install the electrical collection system (conductors, conduits, etc.) underground. The collection system instead utilizes a network of raceway channels under the racking system for conductors. This provides ease of access for inspections during the Operations and Maintenance period.

Ultimately, the proposed project will sit entirely above grade, eliminating the risks and challenges of subsurface conditions.

Operations & Maintenance

Once constructed, operation of the Project is remotely monitored and requires no on-site personnel. The project will be secured by a remotely monitored security system that will provide alarms for both security and routine maintenance requirements. The project will have a security fence around the perimeter, with signage providing for safety notifications and information.

During the life of the system, the project will have regularly scheduled vegetation management in accordance with the existing post closure report, and to promote low growing pollinator vegetation. Finally, the Project Area will be walked on a regular basis for evaluation of other potential issues related to safety, security, or environmental protection.

Compatibility with Land Use Plan

The following summary is provided in support of a finding by the Planning Commission in favor of the proposed project on the Belvidere Landfill 1.

First, the adaptive reuse of underutilized real estate provides for community uplift from the Belvidere Landfill 1. We believe the proposed project has little to no adverse effect on the surrounding properties and is compatible with Land Use Plan for City of Belvidere and post closure report for the landfill.

Secondly, with the continued emergence of the clean energy economy in Illinois and retirement of coal generation plants, the proposed project provides a necessary and attractive new generation source for the residents of City of Belvidere and customers in ComEd's service territory. More specifically, the proposed project will have the following Project Benefits:

- Economic development for new long-term lease revenues;
- Real Property tax revenues, or PILOT;
- Part Time Construction employment, "on the job" training for emerging Illinois clean energy economy;
- 1-2 FTE associated with O&M activities;
- Subcontractor and supplier procurement from local providers for O&M activities;
- Beneficial, adaptive reuse of closed landfill real estate; preservation of more productive, existing land uses
- No cap penetration or disturbance of existing environmental conditions
- Easily sited around existing ground water monitoring, gas wells, or other existing infrastructure associated with the Landfill Closure plan;
- Provides enhanced security to property

The proposed clean energy project will have little to no impact upon the adjacent properties or residents of Belvidere. The installation of the project will require approximately 3 months, with all of the equipment deliveries within first 2-3 weeks. The project will require no extension of public utilities, and have no occupied facilities onsite. As a result, the project will have minimal to no-impact on access roads, traffic, public infrastructure, or the general public.

More specifically, the proposed project will have the following positive impacts:

- Reduction of greenhouse gas (GHG) emissions associated with power generation for ComEd, equivalent to the removal of 656 cars for one year;



- Generate power equivalent to the demand of 459 homes, for one year

Decommissioning Plan

The Project is proposed with a 35-year design life. At the end of the Project's design life, all equipment, including racking systems, panels, inverters, ballast foundations, and electrical collection systems, will be removed in accordance with the Project's Decommissioning Plan. The decommissioning plan will be submitted with our final project design set for review by the City of Belvidere. The Project currently has commitments in its agreements with all of the landowners to remove the equipment at the end of the Project's useful life and decommission the Project. In all of the agreements, the Project has an obligation to decommission all above-grade facilities and foundations and restore the surface to a condition similar to that as it existed at the inception of the Project, as well as repair any damage to the leased area as a result of removing the improvements. It is anticipated that the salvage value of the equipment would fully offset the cost of decommissioning and restoration. The salvaged equipment includes steel, aluminum, copper, glass, and electrical equipment.

If there is any further information or clarification that can be provided in support of our application, please do not hesitate to contact me at (858) 461-9252 or cflick@terranavigator.com.

Very truly yours,

Christian F. Dick,
TerraNavigator, LLC

By: 
Its: Sr. Director, Project Development

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

August 8, 2018

ADVISORY REPORT

CASE NO: 2018-15

APPLICANT: TerraNavigator, LLC, 825 N. Appleton Road

REQUEST AND LOCATION:

The applicant, Christian Dick (TerraNavigator, LLC), 888 Prospect St, Suite 200, La Jolla, CA 92037 on behalf of the property owner, Boone County Conservation District, 603 N. Appleton Road, Belvidere, IL 61008 is requesting a special use to install non-building mounted solar installations for export of energy for use by Public Utility (pending text amendment approval) at 825 North Appleton Road within the RH, Rural Holding District (Belvidere Zoning Ordinance Section 150.150(A)(1)(B) and 150.904 Special Use Review and Approval Procedures). The solar farm will encompass approximately 15 acres and is located on top of a closed municipal landfill (part of PIN: 05-27-100-005).

EXISTING LAND USE ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: Inactive municipal landfill within the Boone County Conservation District

Adjacent property:

North: Residential and open space

South: Residential, Industrial and Belvidere's waste water treatment plant

West: Row crop production

East: Residential and First Baptist Church of Belvidere

ZONING ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: RH, Rural Holding District

Adjacent property:

North: RH, Rural Holding District, SR-6, Single-family Residential-6 District and Unincorporated Boone County

South: SR-4, Single-family Residential-4 District, PI, Planned Industrial District and I, Institutional District

West: Unincorporated Boone County

East: RH, Rural Holding District, SR-6, Single-family Residential-6 District, I, Institutional District and Unincorporated Boone County

COMPREHENSIVE PLAN:

Subject property: Passive Recreation

Adjacent property:

North: Environmental Corridor, Mixed Use and Single Family Residential

South: Passive Recreation and Institutional

West: Single Family Residential, Vacant and Passive Recreation

East: Single Family Residential, Mixed Residential and Institutional

*****Since the special use occupies a small portion of a 357-acre, irregularly shaped parcel, adjacent property information refers to properties closest to the special use location.**

BACKGROUND:

Although the landfill (a former gravel pit) is only 15-20 acres in size, the entire parcel is 357 acres (Spencer Conservation Area). The landfill was operated by the City of Belvidere from 1939-1965. While still maintaining ownership, the landfill was operated by private contractors from 1965-1973. It was during this time that suspected hazardous waste was dumped on-site. The landfill was closed in 1973, when the City began utilizing the new municipal landfill on Illinois Route 76. A borrow pit was utilized to place the first cap on the landfill.

The Boone County Conservation District purchased the property in 1976. In 1979 another cap was placed on the landfill and in 1981, the final cap was deemed inadequate in some areas. The inadequate cap created a potential threat to surface and groundwater, leading the landfill to be placed on the National Priorities List in 1982. In 1983, after the listing was finalized, the landfill became a superfund site. Superfund sites are sites where known release or threatened releases of hazardous substances, pollutants or other contaminants have occurred.

Remediation studies and plans were created in 1984 and 1988 in response to being declared a superfund site. Drums of potential hazardous materials were removed from the property in 1986 and remediation activities occurred between 1989-1992. Due to these efforts, the landfill was removed from the National Priorities List in 2015 although routine operations and maintenance is still required.

Due to the history of the property, the type of solar installation that the applicant is proposing (pending text amendment approval) would use concrete ballast blocks that eliminate the need for structural piles to penetrate the ground. The electrical infrastructure does not need to be below ground either. The project can be developed entirely above ground and would produce minimal water run-off. The panels will not exceed seven feet in height and will be secured by a seven-foot security fence. The project is anticipated to take three months to install.

The proposed project has a 35-year design life and all equipment will be required to be removed and the site restored per the decommissioning plan. The proposed project is anticipated to produce enough energy to power 459 homes a year and reduce greenhouse gas emissions equivalent to removing 656 cars from the roads a year.

The maintenance and security of the property, currently handled by the City of Belvidere and the Boone County Conservation District will become the responsibility of the applicant and any future operators of the solar farm. The property will be required to be landscaped with low maintenance plants that act as natural pollinators. These plantings, which will require approval by the Illinois Environmental Protection Agency will be beneficial to the neighboring properties and conservation efforts.

TREND OF DEVELOPMENT:

The property is located within the Boone County Conservation District. There is a mix of residential and Institutional Development along Appleton Road and a mix of residential and industrial development along Newburg Road.

COMPREHENSIVE PLAN:

The subject property is designated as "Passive Recreation" by the City of Belvidere Comprehensive Plan, adopted July 19, 1999. The passive recreation map category encourages open space facilities generally devoted to trails, picnic areas, gardens and related recreation activities

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.**

The solar panels will be located on top of an old landfill that is surrounded by the Boone County Conservation District. The property is not currently accessible by the general public and is visually obscured by trees within the Spencer Conservation Area. There will be no visual impact to the public and the special use will not reduce the public's ability to utilize Spencer Conservation Area.

Due to the special use being located on a landfill, the IEPA will be involved with the installation, operation and maintenance of the development. Staff is not aware of any potential negative impacts to the wildlife in the area and IEPA regulations will minimize any potential negative impacts to the soil and vegetation.

- 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.**

Only authorized personnel can access the property due to the continued maintenance and monitoring of the landfill. The surrounding property owned by the Boone County Conservation District is meeting the goals of the Comprehensive Plan and being used for passive recreation. The landfill, however, is not suitable for such activities.

- 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.**

There are many kinds of solar farms, each having their own set of environmental impacts. Solar farms can be thousands of acres in size, some require that all vegetation be removed which impacts wildlife by loss of habitat, some are constructed on cement pads that increase surface water run-off, some radiate heat and some feed into a tower that can be

dangerous for birds and insects. The proposed development will occupy 15 acres of the 19-acre landfill, be constructed on ballasts that sit above ground and be planted with appropriate vegetation. The panels will be approximately seven-feet above ground and are not anticipated to create a glare or radiate a large quantity of heat. The site is currently fenced off from the rest of the conservation area and will continue to be so. This will prevent larger wildlife from entering. Staff does not anticipate that this specific development will create any negative environmental impacts.

- 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 development is located within the Spencer Conservation Area, owned and operated by the Boone County Conservation District. The development's production of non-carbon based electricity and the ability to be used as a form of educational research will benefit the Boone County Conservation District and the City of Belvidere. Due to the size of the Spencer Conservation Area, there is limited nearby development for the special use to impact.

- 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 a closed landfill within the Boone County Conservation District which is served with municipal utilities.

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

Requirements of the Illinois Environmental Protection Agency, the Boone County Conservation District and conditions of approval will mitigate any potential negative impacts of the special use. The improvements made to the property due to the special use will be a benefit to the community.

SUMMARY OF FINDINGS:

The solar panels will be located on top of an old landfill that is surrounded by the Boone County Conservation District. The property is not currently accessible by the general public and is visually obscured by trees within the Spencer Conservation Area. There will be no visual impact to the public and the special use will not reduce the public's ability to utilize Spencer Conservation Area. Only authorized personnel can access the property due to the continued maintenance and monitoring of the landfill.

There are many kinds of solar farms, each having their own set of environmental impacts. Solar farms can be thousands of acres in size, some require that all vegetation be removed which impacts wildlife by loss of habitat, some are constructed on cement pads that increase surface water run-off, some radiate heat and some feed into a tower that can be dangerous for birds and insects. The proposed development will occupy 15 acres of the 19-acre landfill, be constructed on ballasts that sit above ground and will be planted with appropriate vegetation.

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RECOMMENDATION:

Planning staff recommends the **approval** of case number **2018-22** subject to the following conditions:

1. Substantial compliance with the narrative and site plan submitted, unless otherwise noted.
2. The plans shall be revised to show proper access for fire apparatus.
3. The applicant shall provide training to the Belvidere Fire Department pertaining to the hazards in conducting fire control and extinguishment of the proposed solar system.
4. All work conducted on the subject property shall be reviewed and approved by the Illinois Environmental Protection Agency and the United States Environmental Protection Agency.
5. All areas within the fencing must be maintained by the project operator (applicant and future lessees) in accordance with the Environmental Protection Agency's requirements for the length of the project. This includes maintenance of the vegetation and fencing.
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9. The existing underground power lines shall be utilized unless reasonable proof can be submitted showing they are inadequate.
10. All vegetation shall be approved by the Environmental Protection Agency and the Boone County Conservation District. Pollinator friendly vegetation shall be used.
11. A decommissioning plan shall be submitted to and approved by the City of Belvidere and the Boone County Conservation District prior to the commencement of the development.
12. A surety, covering the complete execution of the decommissioning plan for when the project ends shall be posted.

Submitted by:

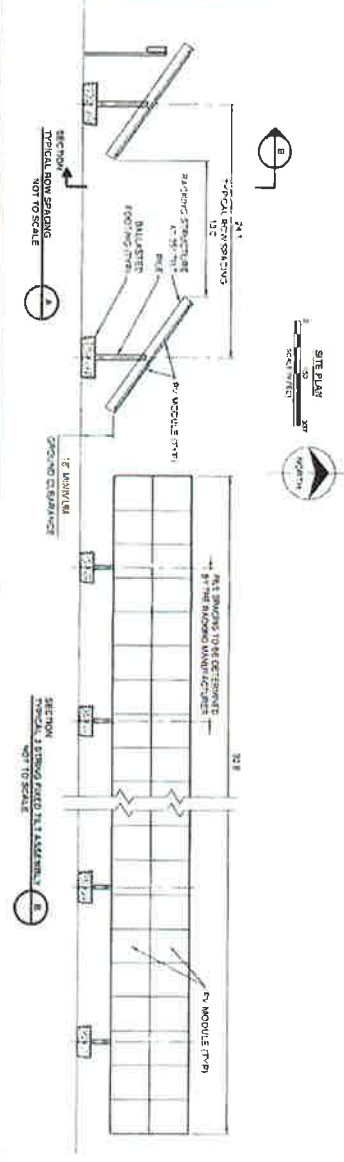
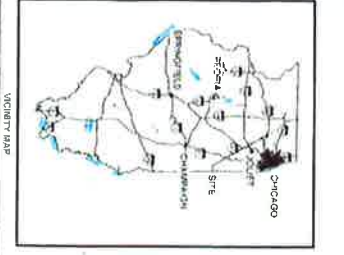
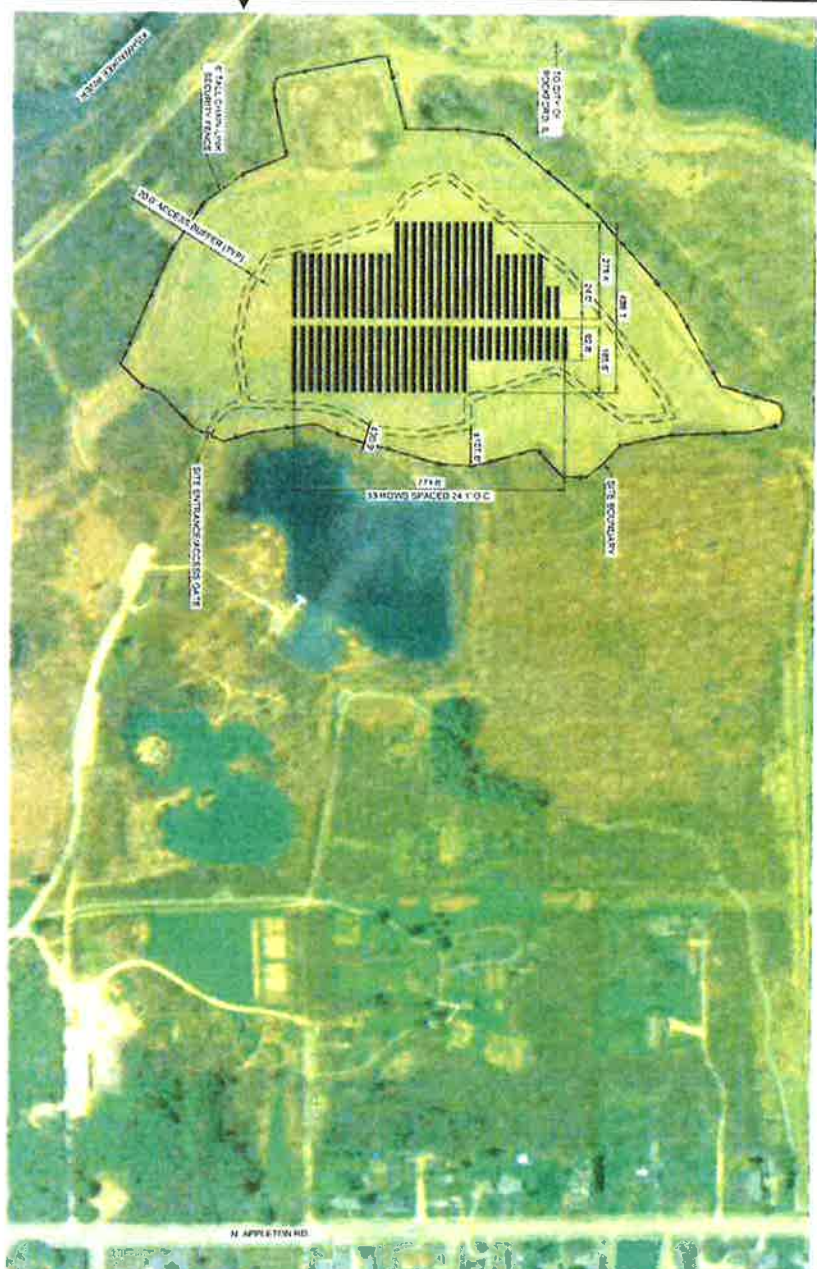

Gina DelRose,
Community Development Planner

PLANNING AND ZONING COMMISSION/CITY COUNCIL ACTION

The Planning and Zoning Commission shall make and forward findings of fact as to the compliance of the proposed planned development with the standards 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 planned development.

ATTACHMENTS:

1. Location Map by Planning Staff.
2. Aerial Photo by Planning Staff.
3. Site Plan Submitted by the Applicant.
4. Narrative as Submitted by the Applicant.
5. Background information from NRI #1583.
6. Pictures of project location.
7. Email submitted by the Belvidere Fire Department, Craig Wilcox, July 20, 2018.
8. Letter submitted by the Boone County Health Department, Amanda Mehl, July 23, 2018.
9. Memo submitted by the Belvidere Public Works Department, Brent Anderson, July 23, 2018.
10. Letter from the Illinois Department of Transportation, Kevin Marchek, July 24, 2018.
11. Letter from the Boone County Conservation District, Dan Kane, August 1, 2018.
12. Opinion and Overview of the Boone County Soil and Water Conservation District for NRI #1583, August 6, 2018.



SYSTEM DESCRIPTION	
CHASISIT (AC)	2.07 MW
CHASISIT (DC)	2.44 MW
DC BUS SYSTEM	1.80
DC VOLTAGE	1500 V
DC SYSTEM VOLTAGE	1500 V
TOTAL WPOLES	2 W/A
WPOLES PER STRING	28
STRINGS PER INVERTER	15
TOTAL INVERTERS	15
INVERTER RATIO	1:1
INVERTER RATIO	1:1

DESIGN PARAMETERS	
GROUND COVER RATIO	45%
GROUND COVER RATIO	20% TO 25%
GROUND COVER RATIO	20% TO 25%
NOVACOR AREA	10 ACRES
NOVACOR AREA	10 ACRES

NOTE:

- THIS DRAWING IS CONCEPTUAL IN NATURE AND FOR PLANNING PURPOSES ONLY.
- THIS DRAWING REPRESENTS ONE POSSIBLE DESIGN OPTION AND IS NOT TO BE USED FOR CONSTRUCTION. THE DESIGN IS SUBJECT TO CHANGE BASED ON BOUNDARY CONDITIONS.
- THIS DRAWING DOES NOT CONSIDER FEDERAL, STATE, OR LOCAL REGULATIONS, PERMITS, AND/OR OTHER REGULATORY REQUIREMENTS. THE DESIGNER IS NOT RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR OTHER REGULATORY REQUIREMENTS.
- THE DESIGNER DOES NOT TAKE INTO ACCOUNT ANY OTHER REGULATORY REQUIREMENTS OR OTHER REGULATORY REQUIREMENTS.

PRELIMINARY - NOT FOR CONSTRUCTION

BURNS & MCDONNELL

1800 N. CENTRAL AVENUE, SUITE 800
CHICAGO, IL 60610
PH: 312.427.1000
LIC: 000-000-000

TerraNavigator

BELVEDUE MUNICIPAL LANDFILL
SITE PLAN

DATE: OCTOBER 28, 2014
DRAWN BY: [Name]
CHECKED BY: [Name]

PROJECT: EP100
SHEET: C



June 21, 2018

Ms. Gina DelRose
Community Development Planner
City of Belvidere
401 Whitney Blvd, Suite 300
Belvidere, IL 61008

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The following document is provided in support of our SUP for the proposed project at the Belvidere Landfill 1.

TerraNavigator Overview

Our project team has a combined more than 50 years of project development experience working for Fortune 500 and industry-leading players including: Unocal, BP, Chevron, NRG, Sempra, PacifiCorp, SDG&E, and Swinerton. Collectively, we have over \$15B in domestic and international transaction experience, developing renewable energy assets including wind, solar, pipelines, energy storage, hydro, transmission, natural gas and geothermal. Our sister company, Project Navigator, has been providing environmental services to owners and stakeholders as well as managing environmentally impacted and surplus properties for over 20 years. **As a result, our firm possesses all the necessary resources, experience, and sophistication to execute the proposed development, construction, finance, and operations of the project at the Belvidere Landfill 1.**

Project Overview- Ballasted, ground mount solar

TerraNavigator's focus on brownfield, landfill and superfund site redevelopment is anchored in the technical approach made possible through the utilization of concrete ballast blocks. The blocks eliminate the need for structural piles to penetrate the ground, thereby (a) preserving the current site conditions and (b) eliminating damage to existing subsurface infrastructure (tile drains, utilities, etc.). A licensed structural professional engineer (P.E.) determines the size and number of ballast needed by performing calculations that incorporate topographical data, wind and snow loads, while optimizing the basis of design for photovoltaic energy generation. The system is installed on the "top deck" of the landfill, while also providing a tolerance up



to 10% grade.

The second benefit of a ballasted racking installation is the elimination of the requirement to install the electrical collection system (conductors, conduits, etc.) underground. The collection system instead utilizes a network of raceway channels under the racking system for conductors. This provides ease of access for inspections during the Operations and Maintenance period.

Ultimately, the proposed project will sit **entirely above grade**, eliminating the risks and challenges of subsurface conditions.

Operations & Maintenance

Once constructed, operation of the Project is remotely monitored and requires no on-site personnel. The project will be secured by a remotely monitored security system that will provide alarms for both security and routine maintenance requirements. The project will have a security fence around the perimeter, with signage providing for safety notifications and information.

During the life of the system, the project will have regularly scheduled vegetation management in accordance with the existing post closure report, and to promote low growing pollinator vegetation. Finally, the Project Area will be walked on a regular basis for evaluation of other potential issues related to safety, security, or environmental protection.

Compatibility with Land Use Plan

The following summary is provided in support of a finding by the Planning Commission in favor of the proposed project on the Belvidere Landfill 1.

First, the adaptive reuse of underutilized real estate provides for community uplift from the Belvidere Landfill 1. We believe the proposed project has little to no adverse effect on the surrounding properties and is compatible with Land Use Plan for City of Belvidere and post closure report for the landfill.

Secondly, with the continued emergence of the clean energy economy in Illinois and retirement of coal generation plants, the proposed project provides a necessary and attractive new generation source for the residents of City of Belvidere and customers in ComEd's service territory. More specifically, the proposed project will have the following Project Benefits:

- Economic development for new long-term lease revenues;
- Real Property tax revenues, or PILOT;
- Part Time Construction employment, "on the job" training for emerging Illinois clean energy economy;
- 1-2 FTE associated with O&M activities;
- Subcontractor and supplier procurement from local providers for O&M activities;
- Beneficial, adaptive reuse of closed landfill real estate; preservation of more productive, existing land uses
- No cap penetration or disturbance of existing environmental conditions
- Easily sited around existing ground water monitoring, gas wells, or other existing infrastructure associated with the Landfill Closure plan;
- Provides enhanced security to property

The proposed clean energy project will have little to no impact upon the adjacent properties or residents of Belvidere. The installation of the project will require approximately 3 months, with all of the equipment deliveries within first 2-3 weeks. The project will require no extension of public utilities, and have no occupied facilities onsite. As a result, the project will have minimal to no-impact on access roads, traffic, public infrastructure, or the general public.

More specifically, the proposed project will have the following positive impacts:

- Reduction of greenhouse gas (GHG) emissions associated with power generation for ComEd, equivalent to the removal of 656 cars for one year;



- Generate power equivalent to the demand of 459 homes, for one year

Decommissioning Plan

The Project is proposed with a 35-year design life. At the end of the Project's design life, all equipment, including racking systems, panels, inverters, ballast foundations, and electrical collection systems, will be removed in accordance with the Project's Decommissioning Plan. The decommissioning plan will be submitted with our final project design set for review by the City of Belvidere. The Project currently has commitments in its agreements with all of the landowners to remove the equipment at the end of the Project's useful life and decommission the Project. In all of the agreements, the Project has an obligation to decommission all above-grade facilities and foundations and restore the surface to a condition similar to that as it existed at the inception of the Project, as well as repair any damage to the leased area as a result of removing the improvements. It is anticipated that the salvage value of the equipment would fully offset the cost of decommissioning and restoration. The salvaged equipment includes steel, aluminum, copper, glass, and electrical equipment.

If there is any further information or clarification that can be provided in support of our application, please do not hesitate to contact me at (858) 461-9252 or cfidick@terranavigator.com.

Very truly yours,

Christian F. Dick,
TerraNavigator, LLC

By: 
Its: Sr. Director, Project Development

4. Belvidere Municipal Landfill Number One History

4.1 Location & Background

Belvidere Municipal Landfill Number One is located on the west side of the City of Belvidere (Figures 1, 2, & 3) and consists of approximately 139 acres; however, this can be broken down into two parts: 120 acres of land between the landfill and the Kishwaukee River; and the remaining 19 acres is the landfill. The landfill is on land owned by the Boone County Conservation District (BCCD). This property is bordered by the Kishwaukee River (west); Spencer Park (south); a gravel pit (north); and Appleton Road (east) (Figures 2 & 3). Currently, residential neighborhoods are located along Appleton Road and northeast of the landfill (Figure 2 & 3). There is a small pond, Deeppit Pond, between the landfill site and Appleton Road (pond is east of landfill) (Figures 2 & 3).

From 1939 until 1965 this site was operated by the City of Belvidere as a municipal landfill, where waste was disposed of in an old gravel pit. The City of Belvidere retained ownership from 1965 until 1973, while private contractors operated the landfill. The Illinois Environmental Protection Agency (IEPA) indicated some hazardous wastes were disposed of in the early 1970's and the site was formally closed in 1973; where Belvidere Municipal Landfill Number Two, located on Illinois Route 76, was created in 1973 (also see NRI 1581). The closure process consisted of the landfill being covered with sandy soil extracted from an on-site borrow pit, in addition to soil remaining from area highway construction. In 1976, the BCCD purchased this site with additional acreage to develop a recreational area and attempt ecological restoration of prairie ecosystems (also known as Spencer Park).

Although formally closed in 1973, the layer of soil placed on top to "conceal" wastes was not compliant with the IEPA's regulatory requirements. In 1979, an additional layer of soil material obtained on-site, was used; this material consisted of sand and gravel, which was covered with native prairie vegetation. Although additional soil layers were applied to be compliant with IEPA regulations, in 1981 the final cover for the landfill was deemed inadequate in some areas, with a potential threat to surface and groundwater. Based on findings from the IEPA, Belvidere Municipal Landfill Number One was placed on a National Priorities List (NPL) December 30, 1982 and was finalized on September 8, 1983; thus, listed as a Superfund site. Superfund sites are locations where "known release or threatened releases of hazardous substances, pollutants, or contaminants [occur]" (USEPA.gov).

4.2 Remedial Investigation and Studies

After being listed as a Superfund site in 1983, remediation studies and plans were created between 1984 and 1988. Various studies conducted consisted of: limited soil gas surveys; installation of groundwater monitoring wells; collection and analysis of groundwater, leachate, river water, pond water and pond sediment samples; and completion of a hydrogeologic investigation. During onsite investigations by the IEPA, drums disposed of at this location were believed to contain hazardous industrial wastes and removal action was implemented; drums were removed and properly disposed of off-site, which was completed December 1986. A couple years later the USEPA approved a record of decision to address contamination: on-site wastes and contaminated soils were to be contained, contaminated groundwater was to be extracted and treated. There were four primary objectives: "1) minimize risk to public health and the environment from direct contact with contaminated material; 2) control the migration of contaminated material to surface waters; 3) control migration of leachate to groundwater via infiltration; and 4) minimize potential risk to public health from further consumption of contaminated groundwater" (USEPA, 2014). In

order to meet these objectives various remedial cleanup activities were identified: a certified landfill cap must be established; plume barrier for a groundwater extraction system must be in place (pump-and-treat); re-sampling of soils after removal of hazardous materials, such as polychlorinated biphenyls (PCBs); restrictions must be placed into the deed; area must be protected from floods; fencing must be appropriate around landfill area; and monitoring must be performed for groundwater, surface water, air, and biota. The remedial activities took place from 1989-1992:

- 1989-1990: Soil samples were collected, with soil extracted as necessary. Soils extracted were kept on-site and deposited in the landfill. This material was then covered with additional 12 feet of leveling layers and minimum of six-foot multilayer cap. The multilayers consisted of: leveling layer, low permeability layer, drainage layer, vegetative cover, and gas venting system;
- 1990: Security fencing was installed;
- 1990-1991: Monitoring wells installed;
- 1990: A flood protection berm was constructed at 750 above sea level to protect landfill from a 100-year flood event;
- 1991: Plume barrier groundwater extraction system constructed between the landfill and the Kishwaukee River to intercept groundwater. This system consists of a 1200-foot-long array with 40 extraction wells. These wells are located about 100 feet from the river and are single suction pumps with a connection to the City sanitary sewer system;
- 1991: Deed Restriction—Restrictive Agreement: "...prohibits groundwater use and construction activities on clay cap. In addition, Belvidere City Ordinance Code, Section 114-160 (1997) prohibits the construction, alteration, rebuilding, or restoration of private wells within city limits" (USEPA, 2014).

After strict monitoring, cleanup, operation and maintenance activities, completed by 1992, monitoring results were improved; however, monitoring, operation, and maintenance were still required. Belvidere Municipal Landfill Number One was eventually removed from the NPL February of 2015; however, several five-year reviews of the remedial processes have been performed, with the most recent provided in an annual report May of 2015. At this site routine operation and maintenance is still required (i.e. site mowing and well monitoring; see section 4.4) and gas vents are prevalent on the landscape (Figure 5).

4.3 Monitoring Results

Removal of soil contaminated with PCBs was verified from analysis of samples taken from the edge of drum and excavation areas, with all samples below 10 parts per million (ppm). Air quality was also monitored from a discharge manhole for the pipeline during each barrier system effluent sampling event. Routine air monitoring was conducted and there were no exceedances. Pipeline effluent (leachate) was monitored when the plume barrier extraction system was operational (shutdown in 1995). Results from these studies illustrate effluent concentrations did not exceed pretreatment standards; therefore, pretreatment was not required prior to discharge of effluent to the public treatment facility in Belvidere.

Monitoring was performed, to track location and level of contaminants within groundwater and to assess effectiveness of remediation efforts. Initially, groundwater monitoring wells and the plume barrier groundwater extraction system tested for arsenic, benzene, ethylbenzene, 2,4 dimethylphenol, naphthalene, PCBs, toluene, vinyl chloride, and xylenes within 16 groundwater monitoring wells; however, the most recent monitoring network includes annual sampling of 10 monitoring wells with the contaminants of concern being: benzene, toluene, ethylbenzene, and xylenes (BTEX). Overall, groundwater monitoring illustrated groundwater contamination is contained within the site boundaries and in down

gradient wells. One well, MW-X5, located within the landfill and near what is believed to be the source area for BTEX, has the highest concentrations of these contaminants: toluene, 93ug/L; ethylbenzene, 230ug/L; and total xylenes, 2100ug/L. In general, groundwater flow is from the landfill, southwest, toward the Kishwaukee River. In 2005, Illinois Department of Public Health (IDPH) detected two contaminants (Tetracloroethylene and Trichloroethene) at a hand pump in Spencer Park, near the pavilion. Based on recommendations, BCCD properly decommissioned this well on May 8, 2010.

Surface water was also monitored in Deeppit Pond, but was discontinued after continuous compliance was achieved from the National Pollutant Discharge Elimination System (NPDES) permit. Likewise, fish sampling was conducted to understand the impacts of contaminants on fish populations. The Illinois Department of Natural Resources (IDNR) was contacted by the IEPA to conduct this study. Fish were caught and filleted with samples provided to the IDPH laboratory. In 2013, IDPH reported water, sediment, and fish tissue results below health based standards; thus, the BCCD has permitted fishing within Deeppit Pond. Another biological concern was potential presence of the Indiana Bat; however, the Illinois Department of Conservation (IDOC), found no presence of the species, during their surveying period.

4.4 Continued Operation & Maintenance

The plume barrier groundwater elimination system was shut off in 1995 under the condition the City of Belvidere ensures groundwater use is prohibited and the Kishwaukee River is protected adequately. Operational activities are typically performed annually and have been reported each year since 2003:

- Routine Maintenance: mowing (biennially), tree/shrub removal and rodent control/removal
- Landfill closure inspection: security, vegetation, drainage and erosion control, settlement, gas control, survey benchmarks
- Maintenance of gas vent
- Air monitoring in gas probes and perimeter air
- Plume Barrier Groundwater Extraction System:
 - Inspection of system: security, access pumps and pump house, pipeline pump house meter reading, and oil level check (monthly)
 - Monitoring/ performance evaluation, well integrity
 - Groundwater monitoring



Barrier around
Landfill

Landfill ↙

5. Site Photographs



Figure 4. Site Photographs. Pump house with vacuums and equipment for pumping extraction wells (top left); control panel for equipment operation (top right); Vacuums and extraction equipment, single suction pumping system with force main connection to City sanitary sewer system (bottom left); View of landfill, looking southeast from detention area (bottom right).



Figure 5. Site Photographs Continued. View of wetland detention from top of landfill, looking southwest (top left); Air vents (top right); Top of landfill with view of vents (bottom left); monitoring well on top of landfill (bottom right).



Figure 6. Site Photographs Continued. View of Deepitt Pond from top of landfill (top left); Groundwater extraction well in the Plume Barrier 14 Groundwater Extraction System, not in AOI (top right); Typical grouping of groundwater extraction wells on 1200-foot linear barrier approximately 100 feet from the Kishwaukee River, not in AOI (bottom).

Gina DelRose

From: Craig Wilcox <cwilcox@belviderefire.com>
Sent: Friday, July 20, 2018 3:47 PM
To: Gina DelRose
Subject: Re: request for comments

Gina

Our concerns are as follows:

1. Plans shall show proper access for fire apparatus.
2. Provide training of the hazards in conducting fire control and extinguishment of proposed solar system.

Respectfully

Craig Wilcox

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

On Wed, Jul 18, 2018 at 1:32 PM, Gina DelRose <GDelRose@ci.belvidere.il.us> wrote:

Please see attached

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.

July 23, 2018

FAX: 815-547-0789

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

Re: Case: 2018-15; TerraNavigator, 825 North Appleton Road

Dear Gina,

We are in receipt of the application for a special use to install non-building mounted solar installations for export of energy.

The Boone County Health Department has no comments.

Thank you,

Amanda Mehl
Administrator
skm

Memo

To: Gina DelRose, Community Development Planner
From: Brent Anderson, Director of Public Works
Date: 7/23/2018
Re: Case #2018-15: TerraNavigator, Landfill #1 Solar Installation

Having reviewed the above referenced case, I would offer the following:

1. All work related to this case must be reviewed and approved by the IEPA and USEPA as required.
2. All areas within the fencing must be maintained in accordance with EPA requirements for the length of the project.
3. A surety needs to be posted to guarantee the complete execution of the decommissioning plan when the project ends.



Illinois Department of Transportation

Office of Highways Project Implementation / Region 2 / District 2
819 Depot Avenue / Dixon, Illinois 61021-3500

PROGRAM DEVELOPMENT

Programming
Boone County

July 24, 2018

Ms. Gina DelRose
Community Development Planner
City of Belvidere
401 Whitney Boulevard, Suite 300
Belvidere, Illinois 61008

Dear Ms. DelRose:

Thank you for the notification of the public hearing on August 14, 2018, regarding a request for a special use permit by TerraNavigator, LLC to install non-building mounted solar installations for export of energy for use by public utility. The property is located at 825 North Appleton Road and is owned by Boone County Conservation District.

In the near future, there are no roadway construction plans for this area that would affect the property at this location or the special use permit request. Consequently, at this time, we have no objections.

Please note petitioners must apply to this office for an access permit for a new entrance or a modification to an existing entrance onto a State maintained road. If either of these is intended, please have the petitioner contact Mr. Jason Stringer, Senior Permit Technician at (815) 284-5413 for access permit information.

Thank you for the opportunity to comment on the special use permit. If you have any questions, please call Ms. Katie Smith, Systems Inventory Supervisor, at (815) 284-5447.

Sincerely,

A handwritten signature in cursive script that reads "Kevin Marchek ms".

Kevin Marchek, P.E.
Region Two Engineer

KS/fd

cc: Jason Stringer

603 Appleton Road, Belvidere, Illinois 61008
Phone 815-547-7935
Fax 815-547-7939



August 1, 2018

Ms. Gina DelRose, Community Development Planner
401 Whitney Boulevard, Suite 300
Belvidere, Illinois 61008

Re: Case 2018-15; TerraNavigator, 825 North Appleton Road

Ms. DelRose:

The Boone County Conservation District Board of Trustees has approved a lease option agreement with TerraNavigator. This agreement was reached after considerable review and negotiation with TerraNavigator. The agreement ensures that the Boone County Conservation District does not incur any responsibility or liability relative to the proposed development and/or any potential change that could negatively affect the landfill. The assurance of no liability or responsibility for any future impact to the landfill is an essential condition of the BCCD Board of Trustees.

The proposed solar energy facility is viewed as a positive use for a site that has extremely limited options. The BCCD supports the proposed development and views the production of non-carbon based electrical energy as an important step forward for the local community. TerraNavigator has agreed to allow the BCCD to utilize the solar facility as an educational resource, which is an additional benefit.

Additionally, TerraNavigator has agreed to provide other important considerations in the terms of their proposed use. These include but are not limited to:

1. Ensuring the landfill cap is maintained as required by state and federal agencies.
2. Ensuring the landfill site is secure from public access, except as permitted for educational activities overseen by the BCCD.
3. Paying an annual lease fee.
4. Providing electric energy to power BCCD facilities at a reduced rate.
5. Ensuring BCCD input toward planning, construction or development activities that cross or potentially affect BCCD property.

In conclusion, the Boone County Conservation District supports the proposed solar energy facility based on the terms of the existing agreement. This proposal will benefit the local community and provide a new, alternative energy option for residents and businesses seeking renewable energy options.

Thank you for your time and consideration of these comments.

Sincerely,

Dan Kane, Executive Director
Boone County Conservation District

c. District Files

2. Opinion of the BCSWCD Board

Christian Dick, on behalf of TerraNavigator, LLC, has submitted a request for a Natural Resource Information Report as part of an application for a special use on a portion (25.563 acres) of parcel 05-27-100-005 in the City of Belvidere, Belvidere Township. The Area of Interest (AOI) is located at 825 North Appleton Road on the west side of Belvidere. The legal description submitted by the applicant reads as follows:

Part of the Northwest Quarter and Northeast Quarter of Section 27, Township 44 North, Range 3 East of the Third Principal Meridian, being described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 00 degrees 17 minutes 20 seconds West along the East line of the said Northwest Quarter, 713.29 feet to the Place of Beginning; thence South 52 degrees 45 minutes 02 seconds West, 30.38 feet; thence South 51 degrees 02 minutes 13 seconds West, 670.79 feet; thence South 35 degrees 52 minutes 34 seconds West, 534.64 feet; thence South 18 degrees 29 minutes 41 seconds East, 715.42 feet; thence South 44 degrees 47 minutes 28 seconds West, 182.35 feet; thence South 43 degrees 54 minutes 48 seconds East, 142.05 feet; thence North 42 degrees 15 minutes 13 seconds East, 162.97 feet; thence South 65 degrees 46 minutes 30 seconds East, 369.44 feet; thence North 42 degrees 17 minutes 11 seconds East, 94.44 feet; thence North 23 degrees 27 minutes 58 seconds East, 109.77 feet; thence North 58 degrees 47 minutes 52 seconds East, 96.72 feet; thence North 21 degrees 49 minutes 05 seconds East, 91.51 feet; thence North 27 degrees 26 minutes 19 seconds West, 59.86 feet; thence North 02 degrees 27 minutes 21 seconds West, 223.58 feet; thence North 22 degrees 45 minutes 33 seconds East, 80.35 feet; thence North 42 degrees 35 minutes 38 seconds West, 50.56 feet; thence North 23 degrees 57 minutes 18 seconds East, 80.38 feet; thence North 02 degrees 28 minutes 43 seconds East, 248.70 feet; thence North 02 degrees 36 minutes 40 seconds West, 191.08 feet; thence North 45 degrees 34 minutes 08 seconds East, 87.10 feet; thence North 02 degrees 01 minutes 08 seconds East, 89.42 feet; thence North 63 degrees 59 minutes 19 seconds West, 77.80 feet; thence North 27 degrees 35 minutes 39 seconds West, 86.26 feet; thence North 15 degrees 41 minutes 35 seconds West, 39.53 feet; thence North 03 degrees 09 minutes 28 seconds East, 336.13 feet; thence South 52 degrees 45 minutes 02 seconds West, 43.38 feet to the Place of Beginning, in Boone County Illinois.

The Boone County Soil & Water Conservation District Board has a

- Favorable
- Unfavorable
- Other: _____

opinion of the proposed land use change. The Board concerns are stressed in the "Overview" section of the report. More detailed information is presented throughout the various sections of this document.

Signature of Board Chairman:

Bill Hall on 8-6-2018

14. Overview

This report details information for several natural resource topics. Most of the details for individual topics are presented in a special section. This section highlights the natural resource concerns, which are most important to this site, the environment, and the community:

1. No soils or agricultural information have been provided, because of previous site history and altered soil state (Section 6: Soil and Agricultural Information).
2. Protection of the clay landfill cap is essential to maintain effective pollution control within the landfill and groundcover should be installed appropriately to protect soil from erosion. Control of erosion is an important aspect for protection of surface water quality (Section 7: Soil Erosion and Sediment Control). Design plans and proposed solar equipment illustrate no penetration or damage to landfill cap (Section 13: Land Use and Proposed Design Plans)
3. Freshwater wetlands and floodplains are mapped adjacent and within surrounding vicinity of proposed project area (Section 8: Hydrologic Information & Section 9: Wetland Information and Regulations). Although existent, these areas are not within the AOI or preliminary site design plan (Figures 8 & 14).
4. If this special use is approved and acreage of land disturbance is greater than one acre in size, a National Pollutant Discharge Elimination System Permit (NPDES permit) will be required. Temporary soil stabilization, control of sediment during construction and permanent site stabilization after construction is completed is required under a NPDES permit.
5. Wildlife and pollinator habitat is present. Routine maintenance should take vegetation budding and bloom timing into consideration (i.e. mowing at specified dates). (Section 12: Biological Resources).
6. Long-term groundwater monitoring at this site is required by the IEPA permit with reports to be completed periodically, to track any changes in groundwater quality. This is of importance because this site is within an old quarry; geologic materials are permeable and close to ground surface, which could lead to potential groundwater contamination. (Section 10: Geologic Information)

MEMO

DATE: August 15, 2018
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Findings of Fact for Case: 2018-15; 825 N. Appleton Road

REQUEST AND LOCATION:

The applicant, Christian Dick (TerraNavigator, LLC), 888 Prospect St, Suite 200, La Jolla, CA 92037 on behalf of the property owner, Boone County Conservation District, 603 N. Appleton Road, Belvidere, IL 61008 is requesting a special use to install non-building mounted solar installations for export of energy for use by Public Utility (pending text amendment approval) at 825 North Appleton Road within the RH, Rural Holding District (Belvidere Zoning Ordinance Section 150.150(A)(1)(B) and 150.904 Special Use Review and Approval Procedures). The solar farm will encompass approximately 15 acres and is located on top of a closed municipal landfill (part of PIN: 05-27-100-005).

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.

The solar panels will be located on top of an old landfill that is surrounded by the Boone County Conservation District. The property is not currently accessible by the general public and is visually obscured by trees within the Spencer Conservation Area. There will be no visual impact to the public and the special use will not reduce the public's ability to utilize Spencer Conservation Area.

Due to the special use being located on a landfill, the IEPA will be involved with the installation, operation and maintenance of the development. Staff is not aware of any potential negative impacts to the wildlife in the area and IEPA regulations will minimize any potential negative impacts to the soil and vegetation.

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.

Only authorized personnel can access the property due to the continued maintenance and monitoring of the landfill. The surrounding property owned by the Boone County Conservation District is meeting the goals of the Comprehensive Plan and being used for passive recreation. The landfill, however, is not suitable for such activities.

- 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.

There are many kinds of solar farms, each having their own set of environmental impacts. Solar farms can be thousands of acres in size, some require that all vegetation be removed which impacts wildlife by loss of habitat, some are constructed on cement pads that increase surface water run-off, some radiate heat and some feed into a tower that can be dangerous for birds and insects. The proposed development will occupy 15 acres of the 19-acre landfill, be constructed on ballasts that sit above ground and be planted with appropriate vegetation. The panels will be approximately seven-feet above ground and are not anticipated to create a glare or radiate a large quantity of heat. The site is currently fenced off from the rest of the conservation area and will continue to be so. This will prevent larger wildlife from entering. Staff does not anticipate that this specific development will create any negative environmental impacts.

- 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 development is located within the Spencer Conservation Area, owned and operated by the Boone County Conservation District. The development's production of non-carbon based electricity and the ability to be used as a form of educational research will benefit the Boone County Conservation District and the City of Belvidere. Due to the size of the Spencer Conservation Area, there is limited nearby development for the special use to impact.

- 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 a closed landfill within the Boone County Conservation District which is served with municipal utilities.

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

Requirements of the Illinois Environmental Protection Agency, the Boone County Conservation District and conditions of approval will mitigate any potential negative impacts of the special use. The improvements made to the property due to the special use will be a benefit to the community.

The motion to adopt the Findings of Fact as presented by staff for case 2018-15 for a special use to permit a solar farm in the RH, Rural Holding District at 825 N. Appleton Road carried with a (4-0) roll call vote.

Alissa Maher, Chairman
Belvidere Planning and Zoning Commission

MEMO

DATE: August 15, 2018
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Recommendation for Case: 2018-15; 825 N. Appleton Road

REQUEST AND LOCATION:

The applicant, Christian Dick (TerraNavigator, LLC), 888 Prospect St, Suite 200, La Jolla, CA 92037 on behalf of the property owner, Boone County Conservation District, 603 N. Appleton Road, Belvidere, IL 61008 is requesting a special use to install non-building mounted solar installations for export of energy for use by Public Utility (pending text amendment approval) at 825 North Appleton Road within the RH, Rural Holding District (Belvidere Zoning Ordinance Section 150.150(A)(1)(B) and 150.904 Special Use Review and Approval Procedures). The solar farm will encompass approximately 15 acres and is located on top of a closed municipal landfill (part of PIN: 05-27-100-005).

RECOMMENDATION:

The planning and zoning commission recommended the **approval** of case number **2018-15** for a special use to permit a solar farm in the RH, Rural Holding District subject to the following conditions:

1. Substantial compliance with the narrative and site plan submitted, unless otherwise noted.
2. The plans shall be revised to show proper access for fire apparatus.
3. The applicant shall provide training to the Belvidere Fire Department pertaining to the hazards in conducting fire control and extinguishment of the proposed solar system.
4. All work conducted on the subject property shall be reviewed and approved by the Illinois Environmental Protection Agency and the United States Environmental Protection Agency.
5. All areas within the fencing must be maintained by the project operator (applicant and future lessees) in accordance with the Environmental Protection Agency's requirements for the length of the project. This includes maintenance of the vegetation and fencing.
6. The project operator shall maintain the landfill cap as required by state and federal agencies.
7. The project operator shall repair any inadequacies in the landfill cap, such as divets, prior to the installation of the development.
8. The project operator shall ensure that the landfill site is secure from public access, except as permitted for educational activities overseen by the Boone County Conservation District. A minimum of 7-foot tall fencing and signage shall be installed around the perimeter of the landfill.
9. The existing underground power lines shall be utilized unless reasonable proof can be submitted showing they are inadequate.
10. All vegetation shall be approved by the Environmental Protection Agency and the Boone County Conservation District. Pollinator friendly vegetation shall be used.
11. A decommissioning plan shall be submitted to and approved by the City of Belvidere and the Boone County Conservation District prior to the commencement of the development.
12. A surety, covering the complete execution of the decommissioning plan for when the project ends shall be posted.

Motion to approve case 2018-15; TerraNavigator, LLC, 825 N. Appleton Road as presented by staff carried with a (4-0) roll call vote.

Alissa Maher, Chairman
Belvidere Planning and Zoning Commission

ORDINANCE NO. 417H

**AN ORDINANCE GRANTING A SPECIAL USE
TO ALLOW INDOOR COMMERCIAL ENTERTAINMENT
(BAR/TAVERN WITH VIDEO GAMING)
WITHIN THE GB, GENERAL BUSINESS DISTRICT
(1776 Logan Avenue)**

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 applicant, John C. Griffin, 9145 Meadowsweet Drive, Belvidere, IL 61008, on behalf of the property owner, Griffin-Williamson Co., 1132 Harrison Avenue, Rockford, IL 61104 has 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 August 14, 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:

Lot One (1) as designated upon the Plat of Hillside, being part of the Northwest Quarter of Section 31, Township 44 North, Range 4 East of the Third Principal Meridian, according to the Plat thereof recorded May 18, 1994 as Document Number 94-4084; situated in the County of Boone and the State of Illinois. PIN: 06-31-101-003.

is hereby approved, subject to the following conditions:

1. Open alcohol is prohibited outside the premises unless otherwise permitted.
2. Alcohol consumption is only permitted within the video gaming area (Attachment B).
3. The video gaming area must be enclosed and only accessible through a designated entrance.
4. Substantial compliance with the site plan submitted.

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: _____

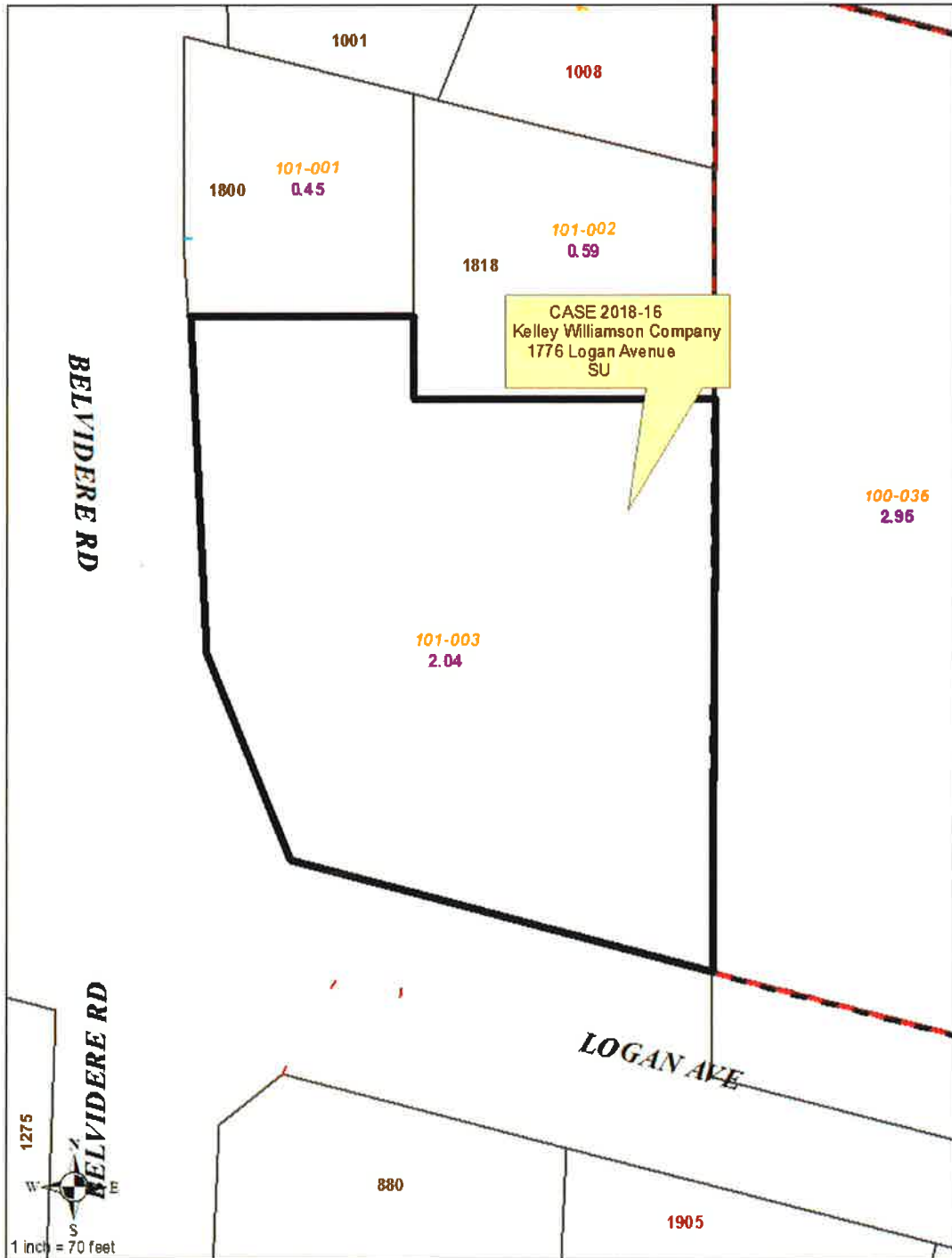
City Council Members Voting Aye: _____

City Council Members Voting Nay: _____

Date Published:

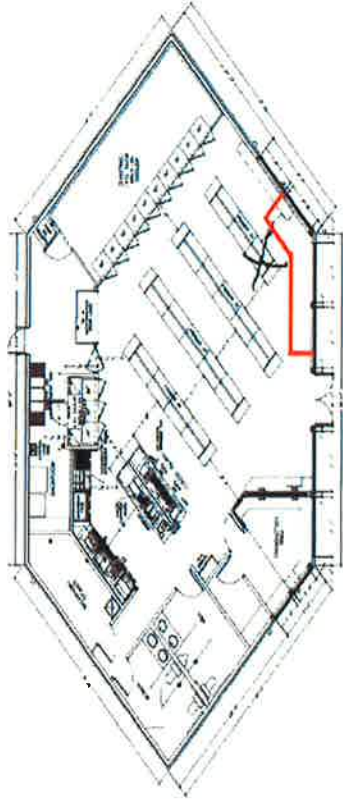
Sponsor: _____

ATTACHMENT A

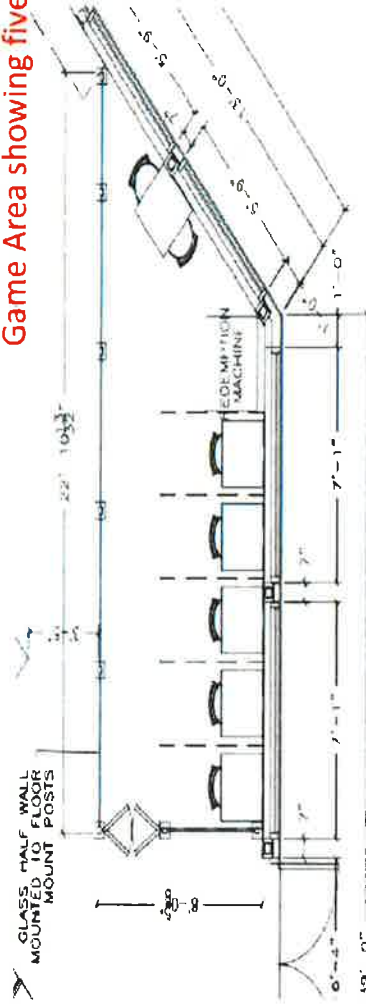


ATTACHMENT B

Kelley's Market Layout with Game Area



Game Area showing five games



CURO  **J&J Ventures** **G·A·M·I·N·G**

CURO, J&J, and G·A·M·I·N·G are trademarks of their respective owners.

MEMO

DATE: August 15, 2018

TO: Mayor and Members of the City Council

FROM: City of Belvidere Planning and Zoning Commission

SUBJECT: Recommendation for Case: 2018-16, Kelley Williamson, 1776 Logan Ave.

REQUEST AND LOCATION:

The applicant John C. Griffin, 9145 Meadowsweet Drive, Belvidere, IL 61008 on behalf of the property owner, Griffin-Williamson Co., 1132 Harrison Avenue, Rockford, IL 61104 is requesting a special use for indoor commercial entertainment to operate a bar with video gaming at 1776 Logan Avenue 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 irregular in shape, approximately two-acres in size (PIN: 06-31-101-003) and developed with a Kelley's Market Mobil Gas Station and parking area.

RECOMMENDATION:

The planning and zoning commission recommended the **approval** of case number **2018-16** for a special use to permit indoor commercial entertainment (a bar/tavern with video gaming) at 1776 Logan Avenue subject to the following conditions:

1. Open alcohol is prohibited outside the premises unless otherwise permitted.
2. Alcohol consumption is only permitted within the video gaming area.
3. The video gaming area must be enclosed and only accessible through a designated entrance.
4. Substantial compliance with the site plan submitted.

Motion to approve case 2018-16; Kelley Williamson, 1776 Logan Avenue subject to the condition as presented failed with a (2-2) roll call vote. Andy Racz and Bob Cantrell voted no.

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

August 1, 2018
Amended August 7, 2018

ADVISORY REPORT

CASE NO: 2018-16

APPLICANT: Kelley Williamson, 1776 Logan Avenue

REQUEST AND LOCATION:

The applicant John C. Griffin, 9145 Meadowsweet Drive, Belvidere, IL 61008 on behalf of the property owner, Griffin-Williamson Co., 1132 Harrison Avenue, Rockford, IL 61104 is requesting a special use for indoor commercial entertainment to operate a bar with video gaming at 1776 Logan Avenue 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 irregular in shape, approximately two-acres in size (PIN: 06-31-101-003) and developed with a Kelley's Market Mobil Gas Station and parking area.

EXISTING LAND USE:

Subject property: Kelley's Market Mobil Gas Station

North: Javurek Chiropractic and Lifeline Ambulance

South: Multi-tenant Building

East: Vacant/Row Crop Production (County)

West: Multi-tenant Building

CURRENT ZONING:

Subject property: GB, General Business District

North: GB, General Business District

South: PB, Planned Business District

East: B2, General Business District (County)

West: GB, General Business District and MR-8S, Multi-family Residential- 8 Small District

COMPREHENSIVE PLAN:

Subject property: General Business

North, South and East: General Business

West: General Business and Single Family

BACKGROUND:

The property was annexed into the City of Belvidere in 1993. The Hillside Subdivision was approved in 1994 and building permits for the gas station were issued in 1996. The property

acts as the sole entrance for the chiropractor's office and a secondary entrance to the paramedic's station located to the north.

The gas station currently has 33 parking spaces (2 are handicapped accessible) although less than 10 are required. There is adequate parking to accommodate the five video gaming machines being requested. The video gaming machines and bar area will be to the east (right) of the entrance doors. Existing shelving and additional barricades will be used to section off the 150 square-foot area from the rest of the gas station, while leaving a clear line of sight from cashier's counter. Although the gas station is open 24/7, gaming machines will only be operational Monday thru Saturday from 6am to 2am and Sunday from 11am to 2am when liquor is allowed to be sold.

The Speedway Gas Station on Crystal Parkway is the only other gas station with video gaming. The Speedway Gas Station qualified as a truck stop so they were able to have video gaming without having to allow alcohol consumption onsite. Since the Kelley's Market Mobil Gas Station is not operating under a truck stop license, open alcohol and alcohol consumption must be permitted in order to have video gaming. Alcohol will only be permitted in the gaming area and the applicant intends on selling it above market price in order to deter to the consumption on-site.

TREND OF DEVELOPMENT:

The subject property is located at the intersection of Logan Avenue and Belvidere Road. The area is a mixture of commercial and office uses located along Logan Avenue and Belvidere Road with residential uses behind the commercial development.

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.**

The existing video gaming machines in Belvidere have not been shown to be unreasonably detrimental. Alcohol consumption at gas stations has not occurred before in Belvidere. However, patrons drive to and from bars just like they drive to and from gas stations; the subject property has adequate parking for the secondary land use and a very small portion of the store will be dedicated to indoor commercial entertainment. Due to the size and location of the special use, staff does not anticipate a danger to the public health or general welfare.

- 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, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to Notice of Public Hearing by the City.**

The Comprehensive Plan designates the subject property as General Business; the current zoning is General Business. A variety of land uses are encouraged in general business, such as gas stations and indoor commercial (retail). Bars and video gaming are a type of indoor commercial land use.

- 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 indoor commercial land use will not be noticeable from the outside except for potential signage. There are three special uses for indoor commercial entertainment approved across the street (south of Logan Avenue) in the Logan Square Subdivision.

The property has adequate parking and ingress/egress off of Logan Avenue. The additional traffic from the special use is not anticipated to negatively impact the accessibility of the two properties to the north.

- 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 any business that chose not to locate or expand due to video gaming. The northeast corner of Logan Avenue and Belvidere Road is developed with a gas station, chiropractic office, paramedic station, Wycliffe Estate's residential subdivision and a three-acre vacant field. Across Jamestown Avenue is Marv's Towing and Repair. The planning staff does not anticipate that this special use will deter development on the vacant field when previous businesses have not.

- 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 already developed with a gas station that is served with municipal utilities.

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

There do not appear to be any public benefits or adverse impacts related to the special use request. The neighborhood already has bars and video gaming; it is not a unique business, however, staff is not aware of any negative impacts the other bars and video gaming have created.

SUMMARY OF FINDINGS:

The existing video gaming machines in Belvidere have not been shown to be unreasonably detrimental. Alcohol consumption at gas station has not occurred before in Belvidere. However, patrons drive to and from bars just like they drive to and from gas stations. The subject property has adequate parking for the secondary land use and a very small portion of the store will be dedicated to indoor commercial entertainment. The additional traffic from the special use is not anticipated to negatively impact the accessibility of the two properties to the north. Due to the size and location of the special use, staff does not anticipate a danger to the public health or general welfare.

The indoor commercial land use will not be noticeable from the outside except for potential signage. There are three special uses for indoor commercial entertainment approved across the street (south of Logan Avenue) in the Logan Square Subdivision. The planning staff is not aware of any business that chose not to locate or expand due to video gaming. The northeast corner of Logan Avenue and Belvidere Road is developed with a gas station, chiropractic office, paramedic station, Wycliffe Estate's residential subdivision and a three-acre vacant field. Across Jamestown Avenue is Marv's Towing and Repair. The planning staff does not anticipate that this special use will deter development on the vacant field when previous businesses have not.

There do not appear to be any public benefits or adverse impacts related to the special use request. The neighborhood already has bars and video gaming; it is not a unique business, however, staff is not aware of any negative impacts the other bars and video gaming have created.

RECOMMENDATION:

The planning staff recommends the **approval** of case number **2018-16** for a special use at 1776 Logan Avenue subject to the following conditions:

1. Open alcohol is prohibited outside the premises unless otherwise permitted.
2. Alcohol consumption is only permitted within the video gaming area.
3. The video gaming area must be enclosed and only accessible through a designated entrance.
4. Substantial compliance with the site plan submitted.

Submitted by:



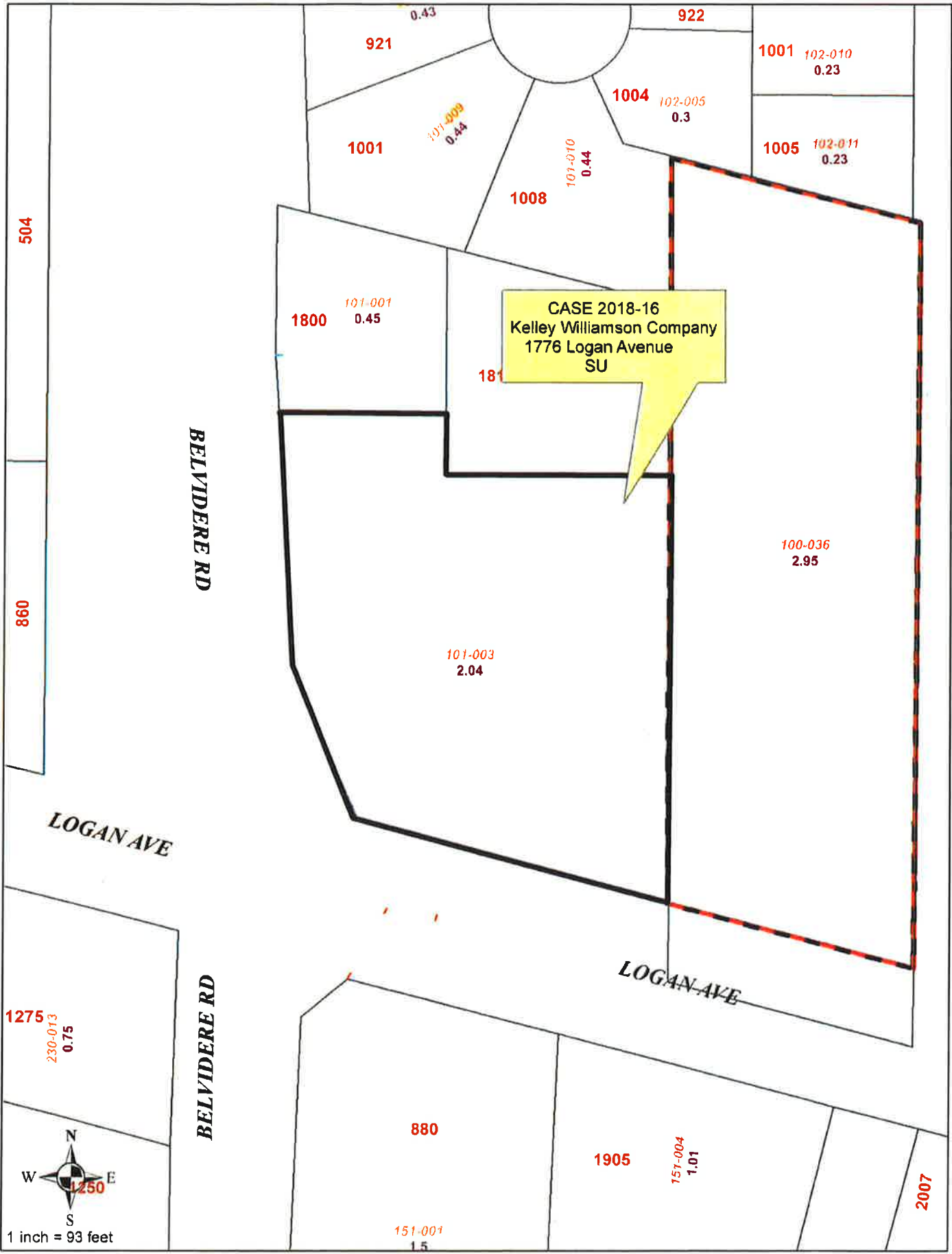
Gina DelRose
Community Development Planner

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 submitted by Applicant.
4. Site plan submitted by Applicant.
5. Letter submitted by the Boone County Health Department, Amanda Mehl, July 23, 2018.
6. Letter submitted by the Boone County Soil and Water Conservation District, Jennifer Becker, July 6, 2018.
7. Information packet provided by the applicant.



CASE 2018-16
Kelley Williamson Company
1776 Logan Avenue
SU

BELVIDERE RD

LOGAN AVE

LOGAN AVE

BELVIDERE RD

504

860

1275

880

1905

2007



1 inch = 93 feet

921

922

1001

102-010
0.23

1004

102-005
0.3

1005

102-011
0.23

1001

301-009
0.44

1008

101-010
0.44

1800

101-001
0.45

181

100-036
2.95

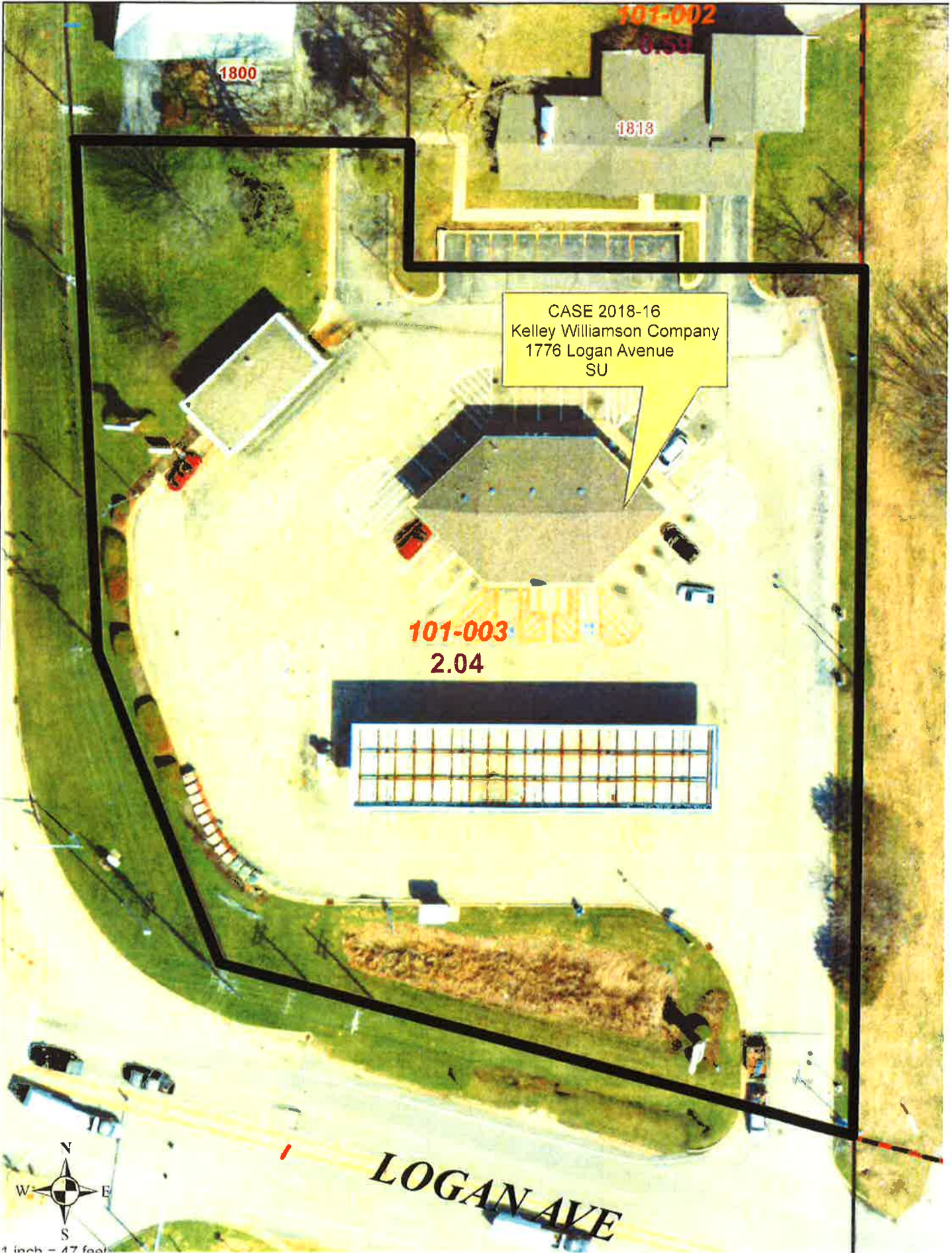
101-003
2.04

230-013

0.75

151-004
1.01

151-001
1.5



1800

101-002

0.59

1813

CASE 2018-16
Kelley Williamson Company
1776 Logan Avenue
SU

101-003

2.04

LOGAN AVE



1 inch = 47 feet

Kelley Williamson Company

Main Office

1132 HARRISON AVENUE
ROCKFORD, ILLINOIS 61104-7290

815/397-9410 FAX 815/397-9070

Website: www.kw-oil.com

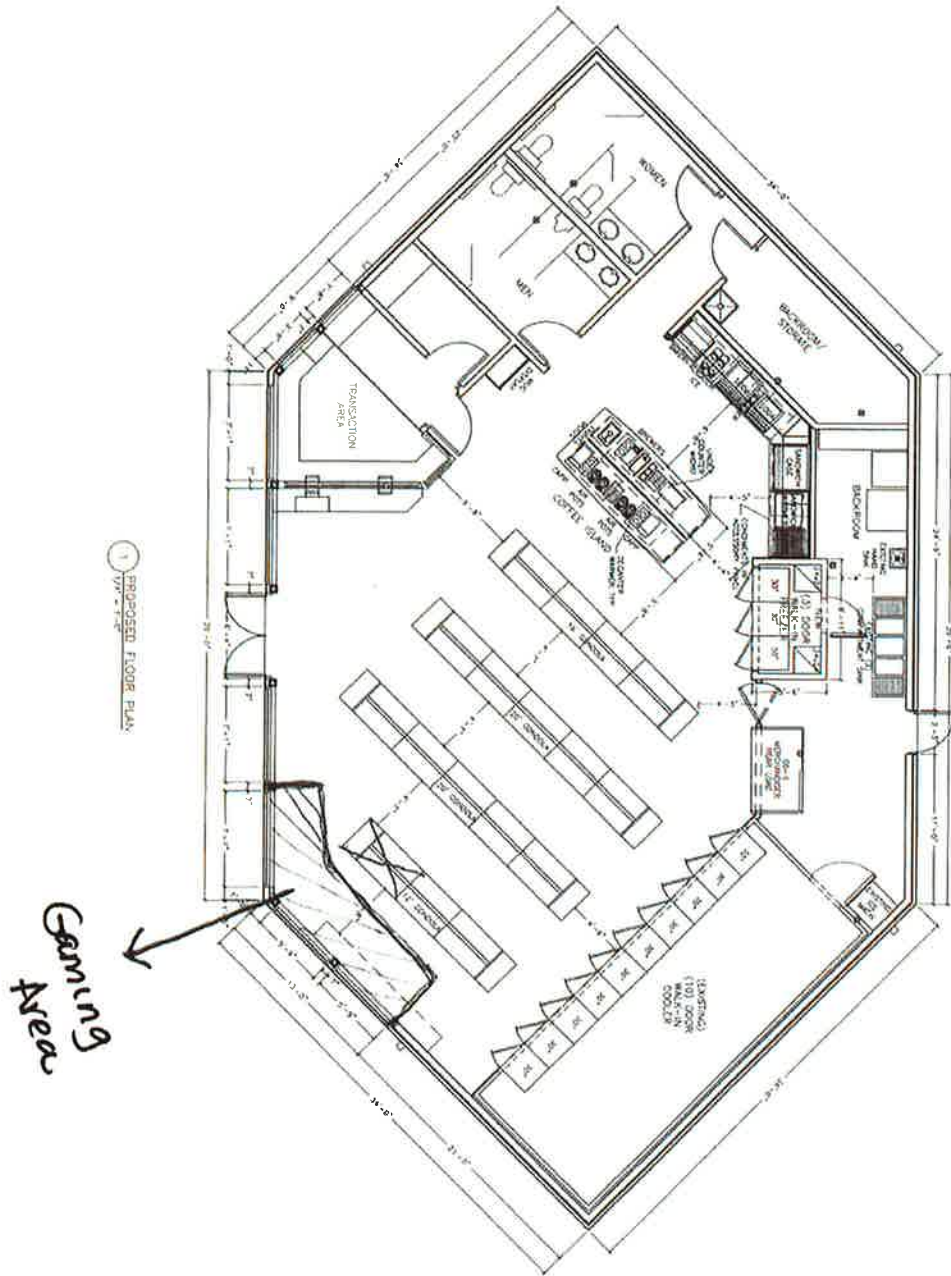
Kelley Williamson Company-Logan Ave Mobil (Kelley's Market) Narrative

Kelley Williamson Company requests that their location at 1776 Logan Avenue be approved for a Special Use Permit for Indoor Commercial Entertainment (Video Gaming) that would allow for on premise alcohol consumption in addition to their existing packaged liquor sales. The on premise consumption would only be allowed in the designated video gaming area. Kelley Williamson would like to have 5 video gaming terminals placed in this designated video gaming area of the store by J&J Ventures Gaming, an Illinois Licensed Terminal Operator. The addition of an on premise consumption license would allow Kelley Williamson Company to apply for an Illinois state gaming license. An Illinois Gaming Agent will perform a final inspection of proposed gaming area to confirm it meets all requirements under the Video Gaming Act.

Kelley Williamson Company will provide a separate game area, with one inside entrance, that will be monitored by a constant direct line of site by location staff. The proposed gaming area will be approximately a 10 X 15 enclosed area using existing shelving for walls and an addition of a closed one way entrance monitored by staff. They propose selling beer at a retail of \$9 (above regular retail) for consumption only in the game area. The beer will be stored separately in a small fridge behind the cashier counter.

The location has been selling tobacco products, lottery, as well as packaged alcohol, and is currently trained to card customers for underage. The location will card 100% for game room alcohol sales at the cashier counter. After age verification has been confirmed, the customer will be instructed to return inside the gaming area where a staff member will serve the beer. The beer will not be allowed out of the gaming area. The video games will only be in operation during the hours the liquor license allows for alcohol, which is currently 6am-2am Monday- Saturday and 11am-2am on Sunday.

Additionally, this site has 3,031 Sq ft for the entire store. The backroom storage area is 432 Sq ft, and the gaming area will be approximately 150 Sq ft. This makes the total gross square footage 2,449. The location currently has 31 parking spaces and an additional 2 for handicap. The existing parking more than qualifies them for the requirement of 1 parking space for every 300 gross Sq ft with an additional 5 parking spots for the proposed video gaming.



1 PROPOSED FLOOR PLAN

Gaming Area

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

THIS DRAWING IS THE PROPERTY OF CROSSMOUNT, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CROSSMOUNT, INC.

Drawing No.	Date	Rev. Date	Revision Description	By
5157	11/14/11	11/14/11	ISSUE FOR PERMITS AND CONSTRUCTION	WILLIAMSON
5157	11/14/11	11/14/11	ADD 2' TO BACK ROOM LENGTH AND BACK WALKWAY	WILLIAMSON
5157	11/14/11	11/14/11	ADD RECEPTION AREA	WILLIAMSON
5157	11/14/11	11/14/11	REMOVE BACK TO BACK TRANSACTION AREA & ISLAND	WILLIAMSON
5157	11/14/11	11/14/11	REMOVE RECEPTION AREA AND ADD CHECKOUT	WILLIAMSON
5157	11/14/11	11/14/11	ADD TO BACK ROOM	WILLIAMSON
5157	11/14/11	11/14/11	ADD TO BACK ROOM	WILLIAMSON

Project Name
**LOGAN AVENUE MOBIL
 KELLEY WILLIAMSON**
 1778 LOGAN AVE.
 BELVIDERE, IL 61009
PROPOSED FLOOR PLAN

CStore
SYSTEMS
 CONVENIENCE STORE DESIGN
 & EQUIPMENT SPECIALISTS

1875 FORTY FIFTH AVE. #100
 BELVIDERE, IL 61009
 TEL: 815.232.2244
 FAX: 815.232.2244
 WWW.CSTORESYSTEMS.COM



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.

July 23, 2018

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

FAX 815-547-0789

Re: Case: 2018-16, Kelley Williamson, 1776 Logan Avenue

Dear Gina,

We are in receipt of the special use for indoor commercial entertainment to operate a bar 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 a 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: 2018-16, Kelley Williamson, 1776 Logan Avenue
Date: 7/23/18
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: 2018-16, Kelley Williamson, 1776 Logan Avenue

Date: 7/23/18

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:

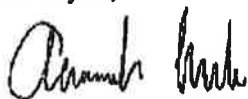
- a. if hot or cold foods are not maintained at that temperature for more than 12 hours and are restricted to same day service;
- b. if preparing foods for service from raw ingredients uses only minimal assembly; and
- c. foods served at an establishment that require complex preparation (whether canned, 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



**Boone County
Soil & Water
Conservation District**

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

6 July 2018

SWCD NRI #: 1586

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: 1776 Logan Ave. Belvidere, Illinois 61008
PIN(S): 06-31-101-003

Contact	Petitioner	Owner
John Griffin 9145 Meadowsweet Dr. Belvidere, IL 61008 815-397-9410 johnng@kw-oil.com	John Griffin 9145 Meadowsweet Dr. Belvidere, IL 61008 815-397-9410 johnng@kw-oil.com	Griffin-Williamson Company 1132 Harrison Ave. Rockford, IL 61104

Request: special use for commercial entertainment-video gaming

Sincerely,

Jennifer Becker
Boone County Soil & Water
Conservation District

Re: John Griffin



City of Belvidere Video Gaming Discussion

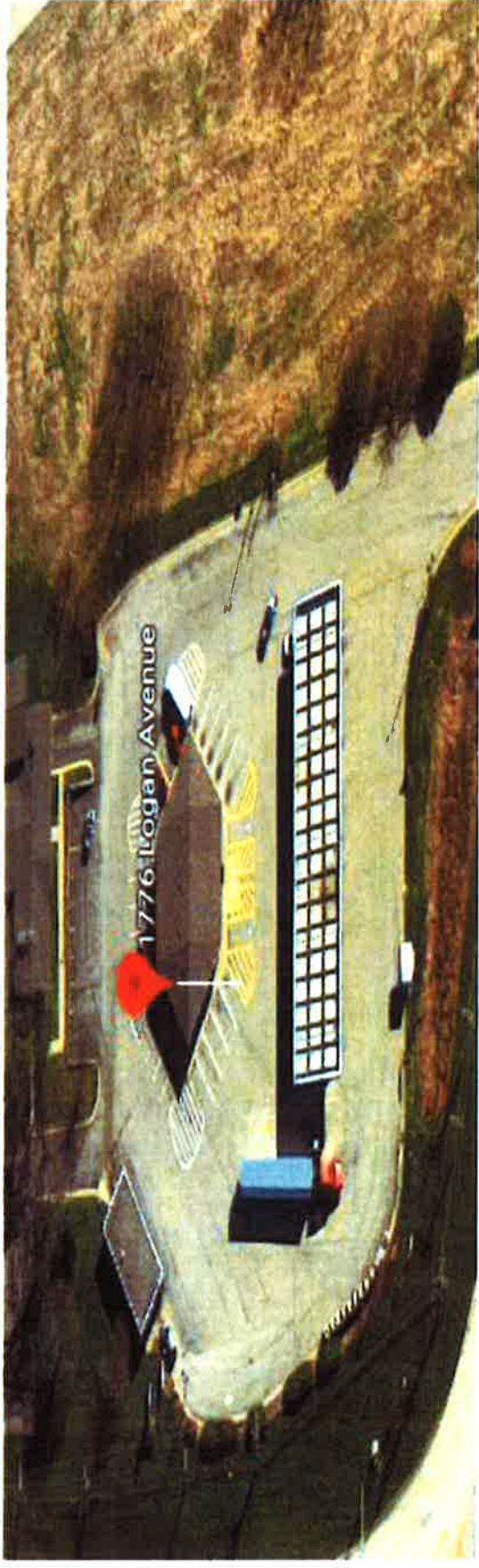
Lori Forsythe

Curo Group

lforsythe@curogrp.com

309-857-8669

Kelley's Market 1776 Logan Avenue Belvidere IL 61008



CURO



J & J Ventures
G · A · M · I · N · G

Real Estate Division of J & J Ventures

New opportunity

There are now over 150 licensed Convenience Stores and Non Traditional locations in Illinois.

Video Gaming Terminals placed in Convenience Stores benefit from:

- New customers
- Customers transitioning from lottery to video gaming
- New and additional source of revenue

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Proposal

- Build a separate game area at Kelley's Market that will be monitored by direct line of site of location staff.
- Provide beer at a retail of \$9 (above regular retail) for consumption only in the game area.
- Beer will be kept behind the counter in a fridge
- Locations have been selling tobacco product, lottery, and package alcohol and currently trained to card customers for underage.
- Location cards 100%



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Kelley Williamson Company- On Premise Pour Policy for alcohol Sales

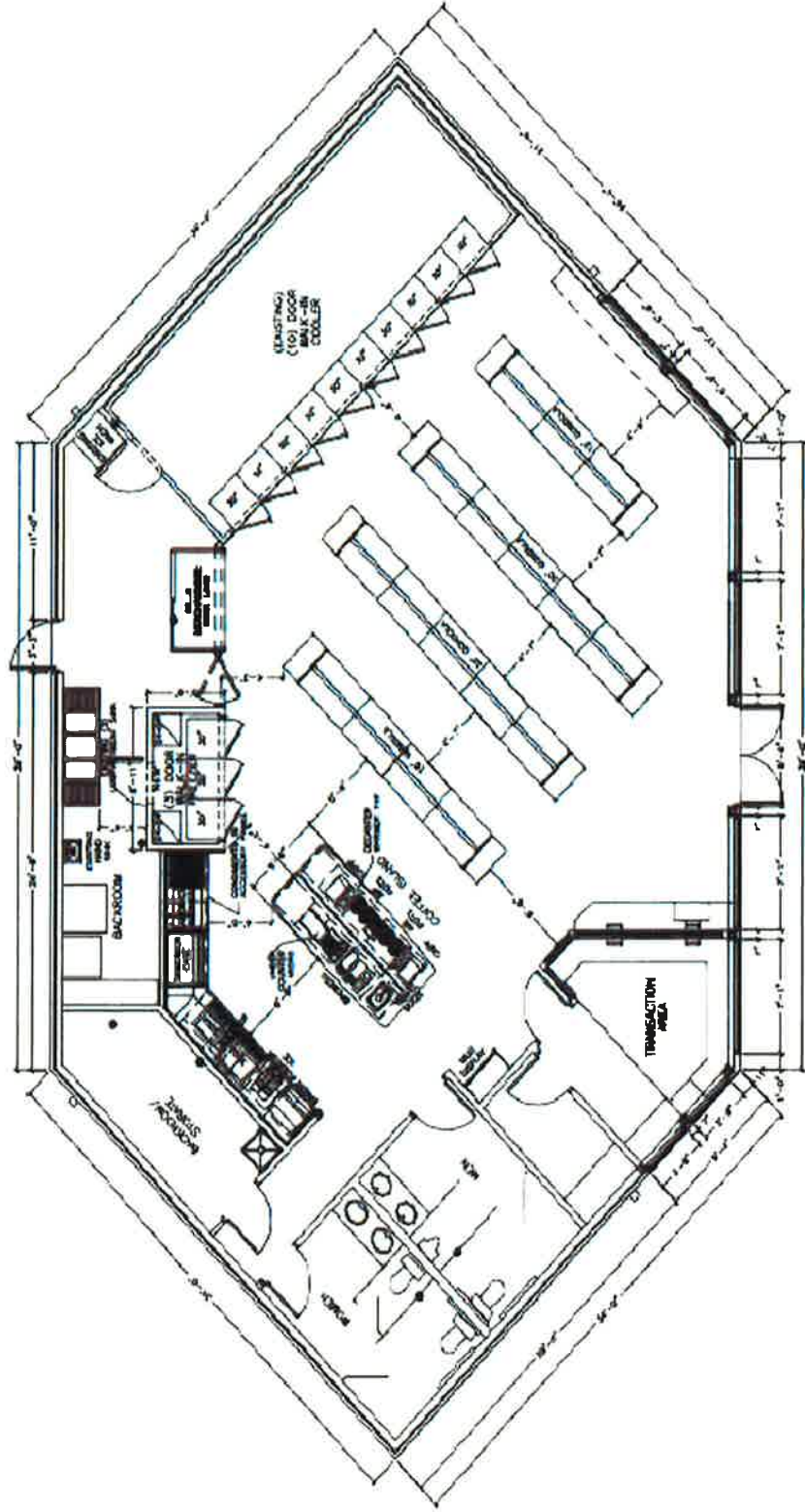
- **NO ALCOHOL WILL BE SOLD WITHOUT A VALID ID**
- Associate must be 21 to be on duty to sell Beer to the Customer playing the Gaming Machines
- Customer must keep Beer in the designated area of the Gaming Machines and must consume Beer on premises
- Each Beer will be poured in a clear cup, one beer at a time, per person. There is a TWO (2)-beer pour MAXIMUM per person in a 24-hour period.
- The associate must serve the beer in the designated gaming area.
- Only authorized Beer behind the counter will be sold for consumption
- No open containers can leave the store
- No on duty associates can consume alcohol

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Kelley's Market Current Floor Layout

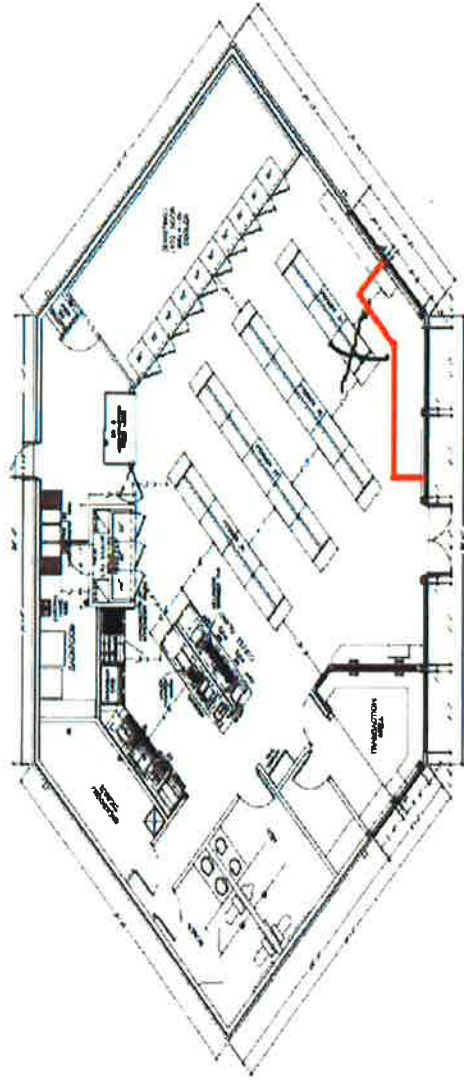


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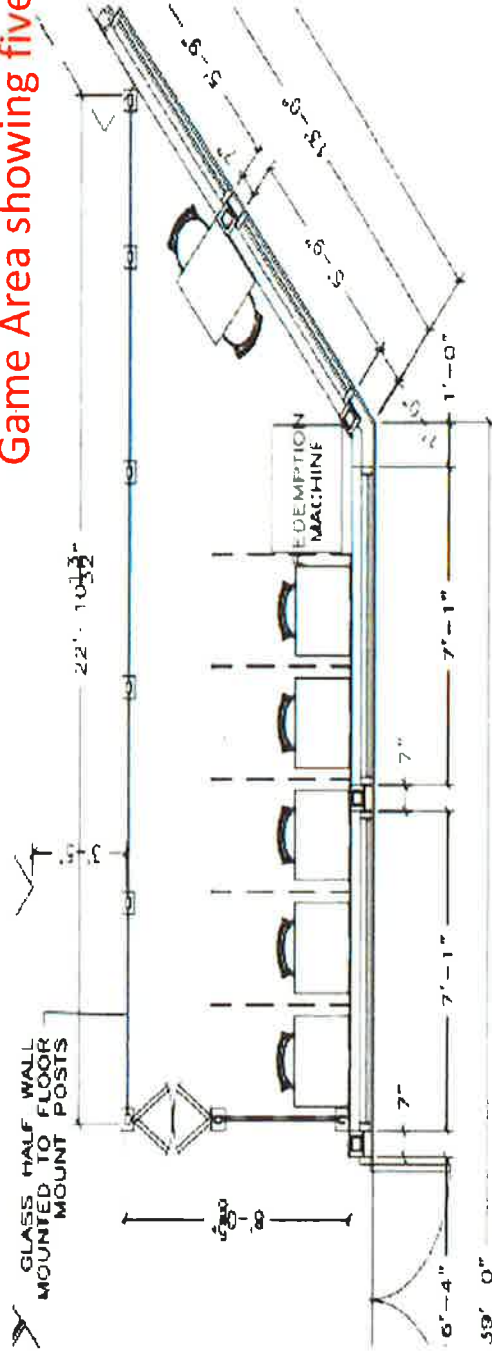
2010 - 2012 St. Louis, MO, 63102, USA

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Kelley's Market Layout with Game Area



Game Area showing five games



CURO

CURO - PART 15, LOW-COST OF, PROBABLY 10, 100, 200

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Kelley's Market 1776 Logan Avenue Belvidere IL 61008



Direct view of compete proposed gaming area from cashier station

Relocate merchandise and enclose gaming area providing only one entrance



CURO - THE WAY TO THE FUTURE OF GAMING



Example of similar Game Area Proposed



CURO

1000 - 10000 10 100000 1000000 10000000

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Belvidere Potential Market Analysis

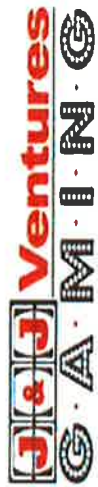
Belvidere Income Potential Based on Live, Avg C-Store Performance:

Municipality Income Potential:

C-Store, Average NTI:	\$29,992
C-Store, Average Municipality Share/Month:	\$1,500
Municipality Share, Annualized Run Rate/Loc:	\$17,995

Belvidere Area Gaming Market (Surrounding 50 Miles)

Location	Address	City	Location Types	Status Date
Rosko'S Reindeer Mart	41452 Green Bay Rd	Wadsworth	C-Stores	5/28/2015
Payal Gas And Food	4712 W. State Street	Rockford	C-Stores	5/29/2014
Carpentersville Bp (Gei-150)	695 Barrington Road	Carpentersville	C-Stores	1/26/2017
American Gas & Food Ent Inc .	41490 N Us Hwy 41	Wadsworth	C-Stores	1/26/2017
Yorkville Bp	1402 N. Bridge Street	Yorkville	C-Stores	1/26/2017
Rs Deli & Cafe	1600 Lake St.	Roselle	C-Stores	8/24/2017
Hari Guru Gas And Food	4900 W State St	Rockford	C-Stores	2/9/2018
Johnsburg Quik Shop (Gei-196)	3615 Chapel Hill Rd	Johnsburg	C-Stores	3/23/2017
Eastwood #2 Inc	2431 Randall Rd.	Carpentersville	C-Stores	2/22/2017
Stillman Valley Marathon	111 East Roosevelt Road	Stillman Valley	C-Stores	6/26/2014
Hickey's Corner Store	4201 Route 38 E	Malta	C-Stores	3/26/2015
Stop & Save	4742 E 2750Th Rd	Sandwich	C-Stores	2/22/2017
Corner Pantry	620 W. Liberty St. Unit C	Wauconda	C-Stores	1/26/2017
Newark Bp	303 East State Route 71	Newark	C-Stores	11/16/2017
Fas Mart #5177	7030 Huntley Rd	Carpentersville	C-Stores	2/9/2018
Bud'S Citgo	150 East Market St	Somonauk	C-Stores	11/16/2017
Express Lane Gas & Food Mart	504 Il Route 75 E	Davis	C-Stores	8/24/2017
Gilberts Mobil Mart	171 E Higgins Rd	Gilberts	Pending C-Store	3/20/2018
Potential Kelley Williamson C-Store	13485 Rt. 38	Cortland	Pending C-Store	



Next steps?



CURO - OFFICE 11, NEW CUBE AT, FORTUNE 500, GATEWAY



MEMO

DATE: August 14, 2018

TO: Mayor and Members of the City Council

FROM: City of Belvidere Planning and Zoning Commission

SUBJECT: Findings of Fact for Case: 2018-16; Kelley Williamson, 1776 Logan Ave.

REQUEST AND LOCATION:

The applicant John C. Griffin, 9145 Meadowsweet Drive, Belvidere, IL 61008 on behalf of the property owner, Griffin-Williamson Co., 1132 Harrison Avenue, Rockford, IL 61104 is requesting a special use for indoor commercial entertainment to operate a bar with video gaming at 1776 Logan Avenue 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 irregular in shape, approximately two-acres in size (PIN: 06-31-101-003) and developed with a Kelley's Market Mobil Gas Station and 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.**

The existing video gaming machines in Belvidere have not been shown to be unreasonably detrimental. Alcohol consumption at gas stations has not occurred before in Belvidere. However, patrons drive to and from bars just like they drive to and from gas stations; the subject property has adequate parking for the secondary land use and a very small portion of the store will be dedicated to indoor commercial entertainment. Due to the size and location of the special use, staff does not anticipate a danger to the public health or general welfare.

- 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, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to Notice of Public Hearing by the City.**

The Comprehensive Plan designates the subject property as General Business; the current zoning is General Business. A variety of land uses are encouraged in

general business, such as gas stations and indoor commercial (retail). Bars and video gaming are a type of indoor commercial land use.

- 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 indoor commercial land use will not be noticeable from the outside except for potential signage. There are three special uses for indoor commercial entertainment approved across the street (south of Logan Avenue) in the Logan Square Subdivision.

The property has adequate parking and ingress/egress off of Logan Avenue. The additional traffic from the special use is not anticipated to negatively impact the accessibility of the two properties to the north.

- 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 any business that chose not to locate or expand due to video gaming. The northeast corner of Logan Avenue and Belvidere Road is developed with a gas station, chiropractic office, paramedic station, Wycliffe Estate's residential subdivision and a three-acre vacant field. Across Jamestown Avenue is Marv's Towing and Repair. The planning staff does not anticipate that this special use will deter development on the vacant field when previous businesses have not.

- 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 already developed with a gas station that is served with municipal utilities.

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

There do not appear to be any public benefits or adverse impacts related to the special use request. The neighborhood already has bars and video gaming; it is not a unique business, however, staff is not aware of any negative impacts the other bars and video gaming have created.

The motion to adopt the Findings of Fact as presented by staff for case 2018-16 for a special use to permit indoor commercial entertainment (bar/tavern with video gaming) at 1776 Logan Avenue carried with a (3-1) roll call vote. Andy Racz voted no.

Alissa Maher, Chairman
Belvidere Planning and Zoning Commission

ORDINANCE NO. 418H

**AN ORDINANCE GRANTING A SPECIAL USE
TO ALLOW INDOOR COMMERCIAL ENTERTAINMENT
(BAR/TAVERN WITH VIDEO GAMING)
WITHIN THE CB, CENTRAL BUSINESS DISTRICT
(522 South 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 applicant and property owner, Jenaro Hernandez, 7818 IL Route 173, Poplar Grove, IL 61065 has 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 August 14, 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 CB, Central Business District for indoor commercial entertainment (bar/tavern with video gaming) on the property depicted in Attachment A and legally described as:

Part of Lots Seven (7) and Nineteen (19) and all of Lots Thirteen (13) and Fourteen (14) as designated upon the Plat of Assessor's Survey of Block Seven (7) in Aaron Whitney's Addition to Belvidere, the Plat of which survey is recorded in Book 28 of Deeds on page 420 in the Recorder's Office of Boone County, Illinois bounded and described as follows, to-wit: Beginning at the most Southwesterly corner of said Lot Thirteen (13); thence North 34 degrees 00 minutes 00 seconds West, along the Southwesterly line of said Lot Thirteen (13) and Lot Fourteen (14) a distance of 38.20 feet to the Northwesterly line of said Lot Fourteen (14) ; thence, North 56 degrees 02 minutes 32 seconds East, along the Northwesterly line of said Lot Fourteen (14) and the Northeasterly extension thereof, 125.00 feet to the Northeasterly line of said Lot Nineteen (19); thence North 34 degrees 00 minutes 00 seconds West, along the Northeasterly line of said Lot Nineteen (19) a distance of 1.80 feet to a point which is 40.00 feet from the most Southwesterly corner of said Lot Seven (7); thence North 56 degrees 02 minutes 32 seconds East, parallel with the Southeasterly line of said Lot Seven (7) a distance of 128.00 feet to the Northeasterly line of said Lot Seven (7); thence South 34 degrees 35 minutes 04 seconds East, along the Northeasterly line of said Lot Seven (7), 40.00 feet to the Southeasterly line of Lot Seven (7); thence South 56 degrees 02 minutes 32 seconds West, along the Southeasterly line of Lot Seven (7) and along the Southeasterly line of said Lot Thirteen (13) and the Northeasterly extension thereof, 253.41 feet to the point of beginning; situated in the County of Boone and the State of Illinois. PIN: 05-25-360-007

is hereby approved, subject to the following conditions:

1. Open alcohol is prohibited outside the premises unless otherwise permitted.

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: ____

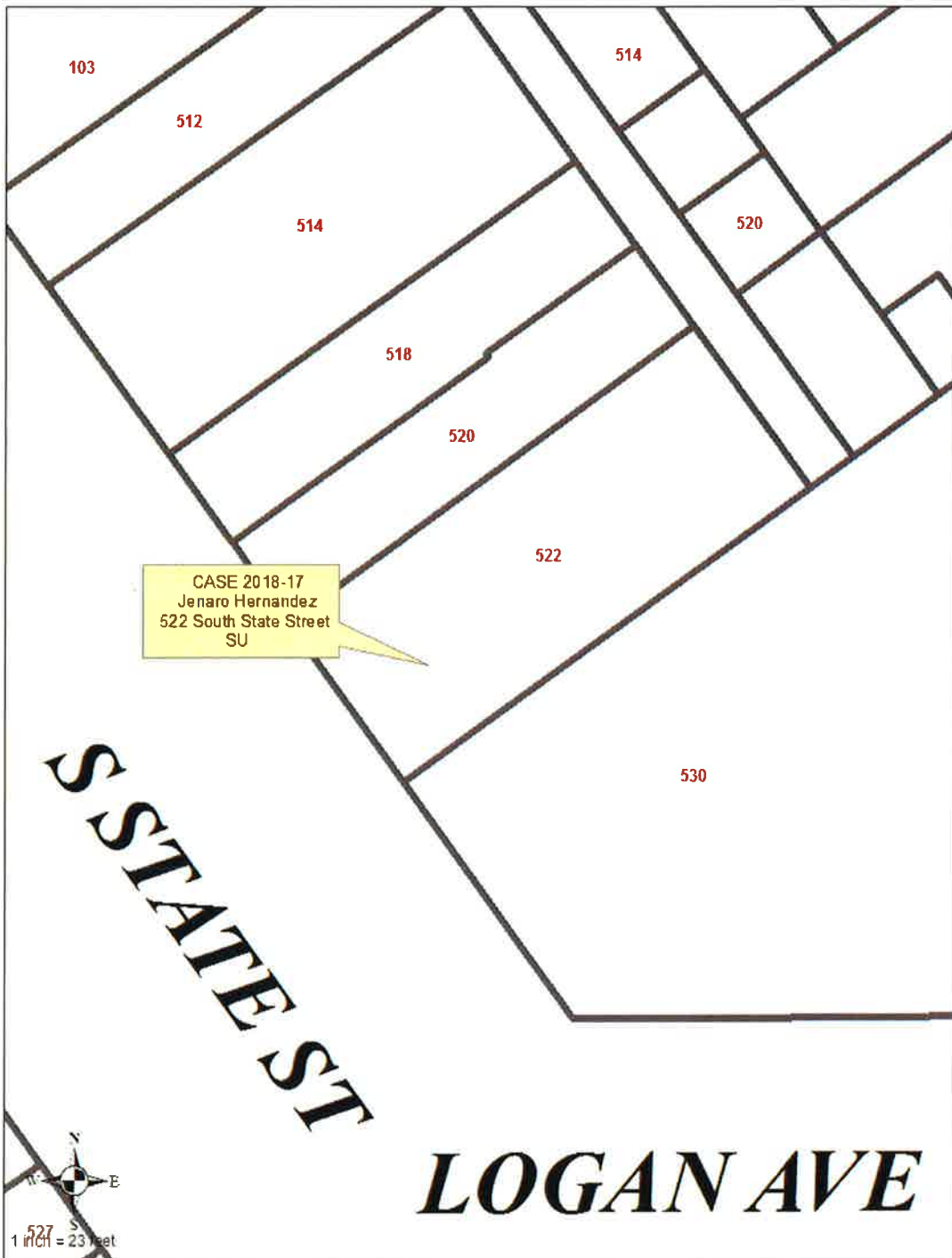
City Council Members Voting Aye: ____

City Council Members Voting Nay: ____

Date Published:

Sponsor: _____

ATTACHMENT A



MEMO

DATE: August 14, 2018

TO: Mayor and Members of the City Council

FROM: City of Belvidere Planning and Zoning Commission

SUBJECT: Recommendation for Case: 2018-17, Hernandez, 522 South State Street

REQUEST AND LOCATION:

The applicant and owner, Jenaro Hernandez, 7818 IL Route 173, Poplar Grove, IL 61065 is requesting a special use for indoor commercial entertainment to operate a bar/tavern with pool tables, arcade machines and video gaming at 522 South State Street within the CB, Central Business District (Belvidere Zoning Ordinance Sections 150.105(C)(6)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures). The subject property is approximately 3,681 square feet (PIN: 05-25-360-007) and develop with a mixed-use building.

RECOMMENDATION:

The planning and zoning commission recommended the **approval** of case number **2018-17** for a special use to permit indoor commercial entertainment (a bar/tavern with video gaming) at 522 South State Street subject to the following condition:

1. Open alcohol is prohibited outside the premises unless otherwise permitted.

Motion to approve case 2018-17; Hernandez, 522 South 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

July 31, 2018

ADVISORY REPORT

CASE NO: 2018-17

APPLICANT: Hernandez, 522 South State Street

REQUEST AND LOCATION:

The applicant and owner, Jenaro Hernandez, 7818 IL Route 173, Poplar Grove, IL 61065 is requesting a special use for indoor commercial entertainment to operate a bar/tavern with pool tables, arcade machines and video gaming at 522 South State Street within the CB, Central Business District (Belvidere Zoning Ordinance Sections 150.105(C)(6)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures). The subject property is approximately 3,681 square feet (PIN: 05-25-360-007) and develop with a mixed-use building.

EXISTING LAND USE:

Subject property: Mixed-Use building (formerly housed Vintage 815)

North: Moscato's Pizza and Italian Bakery

South: Professional offices

East: Parking lot

West: Mixed-Use buildings

CURRENT ZONING:

Subject property: CB, Central Business District

North, South East, West: CB, Central Business District

COMPREHENSIVE PLAN:

Subject property: Central Business

North, South, East, West: Central Business

BACKGROUND:

The property is located in the downtown commercial district, along South State Street. The property has housed various retail establishments in the past, the upstairs residential apartment has been occupied.

The special use is to allow a new bar with five video gaming machines, pool tables, foosball tables and arcade games to operate on the subject property. Snacks will also be served. The business is anticipated to have a relaxing atmosphere where people are encouraged to relax and play games. The anticipated hours of operation are Monday-Saturday from 11am to 11pm and closed on Sunday.

The property is served by a private parking lot; however, due to existing lot sizes, age and layout of the existing buildings as well as the intention to be pedestrian friendly, on-site parking is not required in the Central Business District.

TREND OF DEVELOPMENT:

The subject property is located downtown in an area of established central business commercial and institutional uses.

COMPREHENSIVE PLAN:

The subject property is designated as "Central Mixed Use" by the City of Belvidere Comprehensive Plan, adopted July 15, 1999. The Central Mixed-Use map category encourages pedestrian-orientated indoor-commercial, office, institutional and residential uses with street-scaping and low-key signage. All surrounding properties are also designated "Central Mixed-Use" by the Comprehensive Plan

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.**

The requested special use is for indoor commercial entertainment allowing a bar/tavern with pool tables, arcade machines and video gaming to operate on the property. The property is located in the Central Business District where such land uses are common. Entertainment based businesses are often encouraged in downtown districts.

The building is located adjacent to a privately owned parking lot (owned by the applicant) which is unique in the downtown area, where most of the parking is provided on-street or by municipal parking lots. The property is currently surrounded by eateries, offices, apartments, retail and bars. The opening of a new bar and arcade will not negatively impact these land uses. Operating businesses, instead of vacant store fronts is beneficial to all adjacent properties.

- 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, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to Notice of Public Hearing by the City.**

The Comprehensive Plan designates the subject property as Central Business; the current zoning is Central Business. The entire downtown area is designated as Central Business. The downtown area should be a mix of retail, services, residential, recreation and entertainment that operate during the day and night and that are compatible uses. Bars and arcades are included in the encouraged mix of land uses.

- 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 property is served by on-street parking along South State Street and a private parking lot to the rear of the building. The property has had several retail businesses over the past years; staff is not aware of any traffic nuisances created by them.

The property is within the Downtown Overlay District which regulates exterior features of buildings such as signage, windows, doors, etc. The regulations of the Downtown Overlay District ensure that changes made to the building will be kept in line with the character of the neighborhood.

- 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 any business that chose not to locate or expand in the downtown area due to the other bars and similar establishments. The planning staff does not anticipate that this special use will deter development when previous businesses have not.

- 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 already developed with a mixed-use building that is served with municipal utilities.

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

Although the applicant is requesting a special use to operate a business that is similar to others in the downtown area, he intends to create a different atmosphere to set his business apart from the others by having arcade games and pool tables as well. This could allow a wider demographic of people to be served in the downtown area. The neighborhood is a mix of residential, commercial, office and entertainment so the special use should not alter the neighborhood or create an undue burden.

SUMMARY OF FINDINGS:

The requested special use is for indoor commercial entertainment allowing a bar/tavern with pool tables, arcade machines and video gaming to operate on the property. The property is located in the Central Business District where such land uses are common. Entertainment

based businesses are often encouraged in downtown districts. The property is currently surrounded by eateries, offices, apartments, retail and bars. The opening of a new bar and arcade will not negatively impact these land uses.

The building is located adjacent to a privately owned parking lot (owned by the applicant) which is unique in the downtown area, where most of the parking is provided on-street or by municipal parking lots. The property has had several retail businesses over the past years; staff is not aware of any traffic nuisances created by them.

The planning staff is not aware of any business that chose not to locate or expand in the downtown area due to the other bars and similar establishments. The planning staff does not anticipate that this special use will deter development when previous businesses have not. The property is within the Downtown Overlay District which regulates exterior features of buildings such as signage, windows, doors, etc. The regulations of the Downtown Overlay District ensure that changes made to the building will be kept in line with the character of the neighborhood.

Although the applicant is requesting a special use to operate a business that is similar to others in the downtown area, he intends to create a different atmosphere to set his business apart from the others by having arcade games and pool tables as well. This could allow a wider demographic of people to be served in the downtown area.

RECOMMENDATION:

The planning staff recommends the **approval** of case number **2018-17** for a special use at 522 South State Street subject to the following condition:

1. Open alcohol is prohibited outside the premises unless otherwise permitted.

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 submitted by Applicant.
4. Site plan submitted by Applicant.
5. Letter submitted by the Boone County Health Department, Amanda Mehl, July 23, 2018.
6. Letter submitted by the Boone County Soil and Water Conservation District, Jennifer Becker, July 26, 2018.

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CASE 2018-17
Jenaro Hernandez
522 South State Street
SU

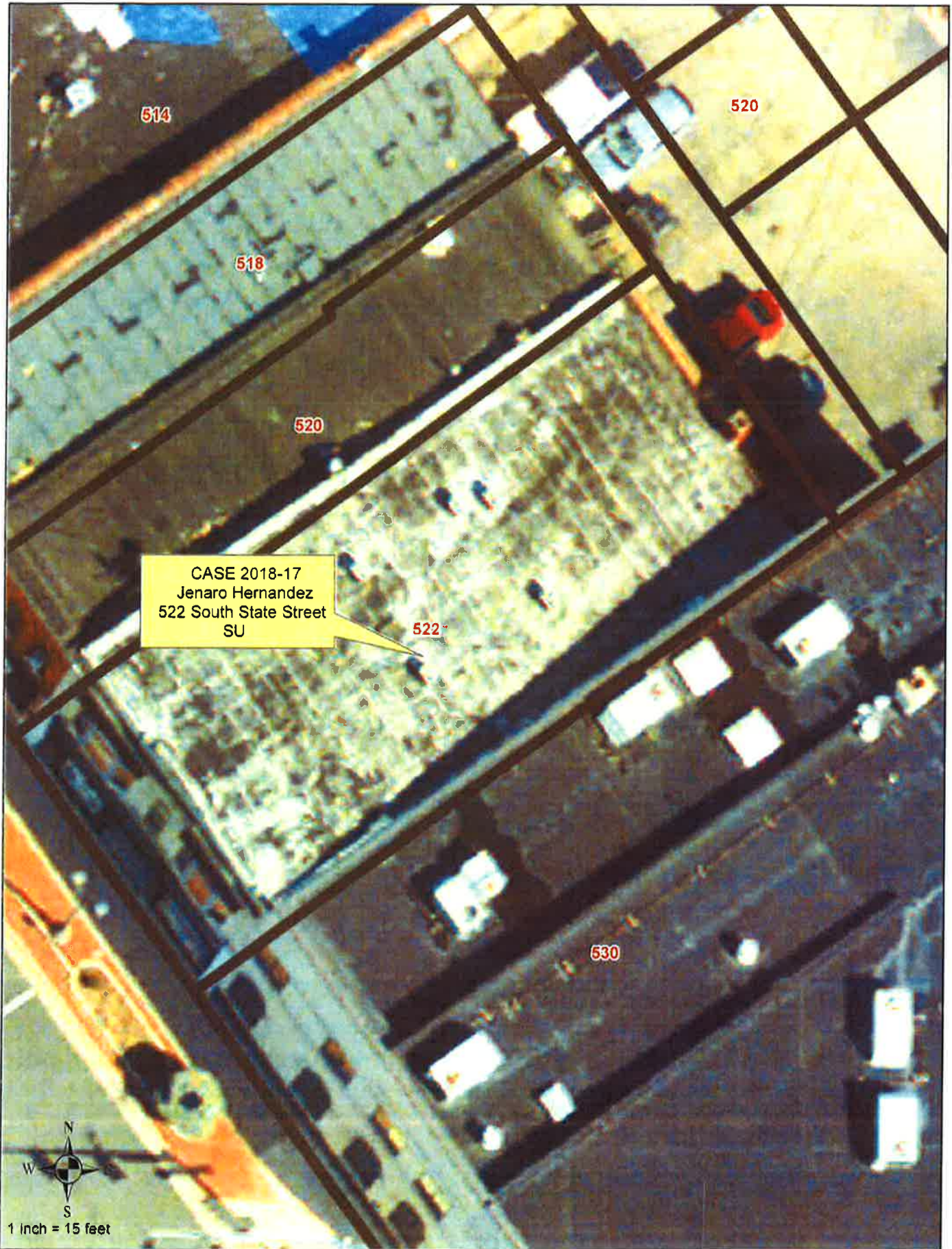
530

S STATE ST

LOGAN AVE



527
1 inch = 23 feet



CASE 2018-17
Jenaro Hernandez
522 South State Street
SU

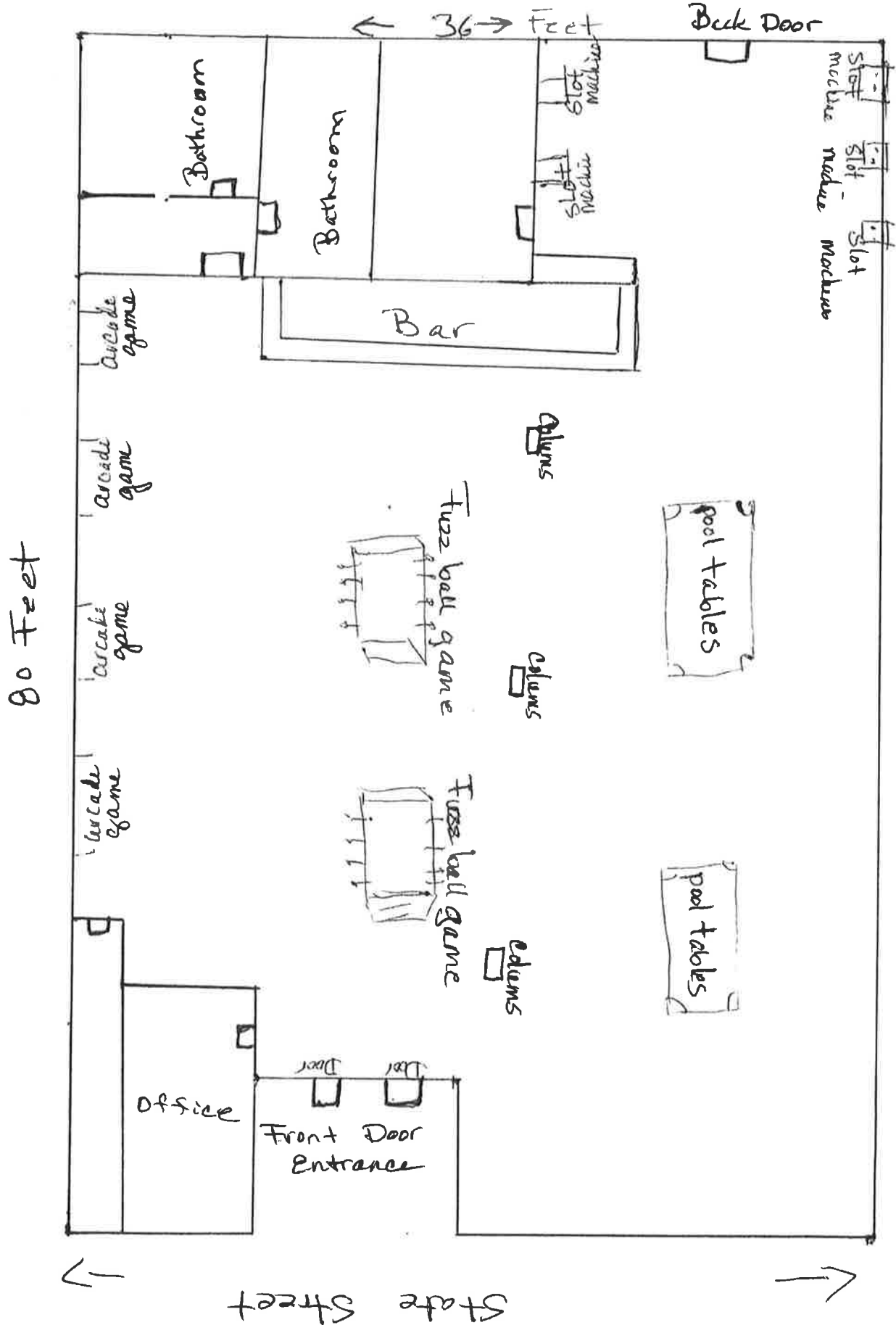
1 inch = 15 feet

The plan is that we will give peanuts
and popcorn, package snacks

Hours Monday - Saturday 11 AM - 11 P.M.
- Closed Sunday'

Total Square Footage
0,880

Parking Lot





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.

July 23, 2018

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

FAX 815-547-0789

Re: Case: 2018-17, Hernandez, 522 South State Street

Dear Gina,

We are in receipt of the special use for indoor commercial entertainment to operate a bar/tavern with pool tables, arcade machines and 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 a 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: 2018-17, Hernandez, 522 South State Street
Date: 7/23/2018
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: 2018-17, Hernandez, 522 South State Street

Date: 7/23/18

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



Boone County
Soil & Water
 Conservation District

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

26 July 2018

SWCD NRI #: 1593

Belvidere Planning Department
 401 Whitney Blvd., Suite 300
 Belvidere, IL 61008

Dear Sir/Madam,

A request for a Natural Resource Information Report was submitted. 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: 522 S. Main Street Belvidere, IL 61008
PIN(S): 05-25-360-007

Contact	Petitioner	Owner
Jenaro Hernandez 7818 Route 173 Poplar Grove, IL 61065 815-509-7135	same	same

Request: special use for indoor commercial gaming

Sincerely,

Jennifer Becker
 Boone County Soil & Water
 Conservation District

MEMO

DATE: August 14, 2018
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Findings of Fact for Case: 2018-17; Hernandez, 522 South State Street

REQUEST AND LOCATION:

The applicant and owner, Jenaro Hernandez, 7818 IL Route 173, Poplar Grove, IL 61065 is requesting a special use for indoor commercial entertainment to operate a bar/tavern with pool tables, arcade machines and video gaming at 522 South State Street within the CB, Central Business District (Belvidere Zoning Ordinance Sections 150.105(C)(6)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures). The subject property is approximately 3,681 square feet (PIN: 05-25-360-007) and develop with a mixed-use building.

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.**

The requested special use is for indoor commercial entertainment allowing a bar/tavern with pool tables, arcade machines and video gaming to operate on the property. The property is located in the Central Business District where such land uses are common. Entertainment based businesses are often encouraged in downtown districts.

The building is located adjacent to a privately owned parking lot (owned by the applicant) which is unique in the downtown area, where most of the parking is provided on-street or by municipal parking lots. The property is currently surrounded by eateries, offices, apartments, retail and bars. The opening of a new bar and arcade will not negatively impact these land uses. Operating businesses, instead of vacant store fronts is beneficial to all adjacent properties.

- 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, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to Notice of Public Hearing by the City.**

The Comprehensive Plan designates the subject property as Central Business; the current zoning is Central Business. The entire downtown area is designated as Central Business. The downtown area should be a mix of retail, services, residential, recreation

and entertainment that operate during the day and night and that are compatible uses. Bars and arcades are included in the encouraged mix of land uses.

- 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 property is served by on-street parking along South State Street and a private parking lot to the rear of the building. The property has had several retail businesses over the past years; staff is not aware of any traffic nuisances created by them.

The property is within the Downtown Overlay District which regulates exterior features of buildings such as signage, windows, doors, etc. The regulations of the Downtown Overlay District ensure that changes made to the building will be kept in line with the character of the neighborhood.

- 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 any business that chose not to locate or expand in the downtown area due to the other bars and similar establishments. The planning staff does not anticipate that this special use will deter development when previous businesses have not.

- 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 already developed with a mixed-use building that is served with municipal utilities.

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

Although the applicant is requesting a special use to operate a business that is similar to others in the downtown area, he intends to create a different atmosphere to set his business apart from the others by having arcade games and pool tables as well. This could allow a wider demographic of people to be served in the downtown area. The

neighborhood is a mix of residential, commercial, office and entertainment so the special use should not alter the neighborhood or create an undue burden.

The motion to adopt the Findings of Fact as presented by staff for case 2018-17 for a special use to permit indoor commercial entertainment (bar/tavern with video gaming) at 522 South State Street carried with a (4-0) roll call vote.

Alissa Maher, Chairman
Belvidere Planning and Zoning Commission

ORDINANCE NO. 419H

**AN ORDINANCE GRANTING A SPECIAL USE
TO PERMIT IN-VEHICLE SALES OR SERVICE
WITHIN THE GB, GENERAL BUSINESS DISTRICT
(925 Logan Avenue)**

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 applicant and property owner, Daniel L. Simpson (D Bar S Enterprises, Inc.), 3733 Pearl Street Road, Belvidere, IL 61008 has petitioned the City for a Special Use to permit in-vehicle sales and service (car wash); 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 August 14, 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 a car wash on the property depicted in Attachment A and legally described as:

Part of the Northeast Quarter (1/4) of Section 36, Township 44 North, Range 3 East of the Third Principal Meridian, bounded and described as

follows, to-wit: Beginning at a point on the Southerly Line of Logan Avenue, 13 chains and 3 ½ links (860.31 feet) South, 75 ½ ' East of the intersection of said South Line of Logan Avenue with the West line of said Quarter (1/4) Section, which point is the Northwesterly Corner of lands formerly owned by John Hannah; thence Southeasterly, along the Southerly line of Logan Avenue, a distance of 198.00 feet; thence Southwesterly, parallel with the Westerly line of lands formerly owned by John Hannah, a distance of 180.00 feet; thence Northwesterly, parallel with the Southerly line of Logan Avenue, a distance of 198.00 feet to the Westerly line of lands formerly owned by John Hannah; thence Northeasterly along the last described line, a distance of 180.00 feet to the place of beginning, subject to an easement for ingress and egress over the Westerly 23.00 feet in width thereof; situated in the County of Boone and the State of Illinois. PIN: 05-36-206-046

is hereby approved, subject to the following condition:

1. Upon relocation of the driveway (Attachment B), the original driveway entrance shall be closed and the pavement shall be removed between the sidewalk and the street and replaced with a grass terrace.
2. The existing depressed curb and gutter across the driveway opening shall be replaced with full-section curb and gutter.

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: ____

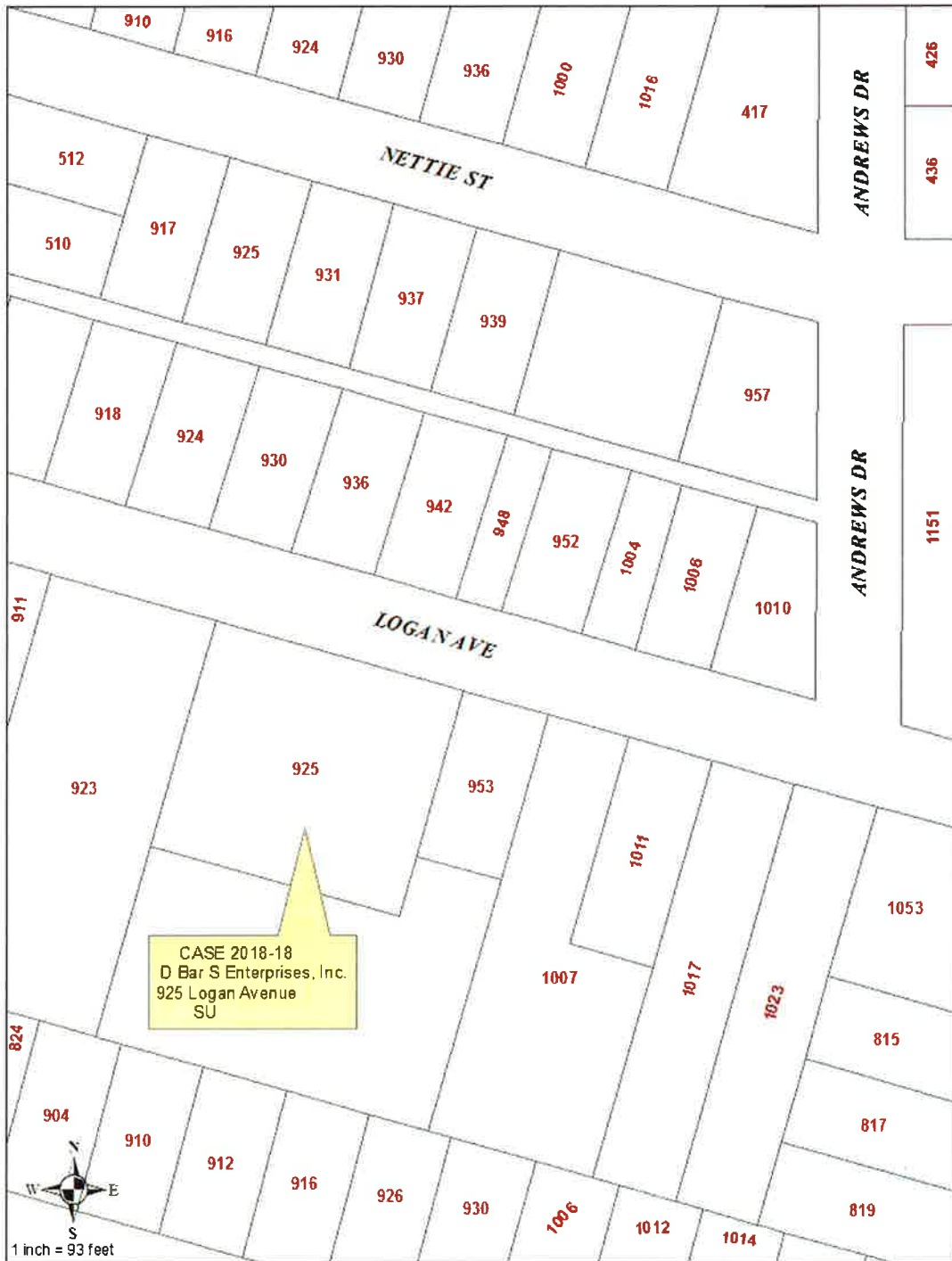
City Council Members Voting Aye: ____

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

August 2, 2018

ADVISORY REPORT

CASE NO: 2018-18

APPLICANT: D Bar S Enterprises, 925 Logan Avenue (SU)

REQUEST AND LOCATION:

The applicant and property owner, Daniel L. Simpson (D Bar S Enterprises, Inc.), 3733 Pearl Street Road, Belvidere, IL 61008 is requesting a special use to permit in-vehicle sales or service (car wash) in order to bring the existing car wash into compliance at 925 Logan Avenue within the GB, General Business District (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) in-vehicle sales or services and 150.904 Special Use Review and Approval Procedures). The property is just under an acre (PIN: 05-36-206-046), rectangular in shape and developed with a car wash.

EXISTING LAND USE ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: Personal Pride Car Wash

Adjacent property:

North: Residential and Commercial

South: Vacant

West: Multi-tenant Commercial

East: Residential

ZONING ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: GB, General Business District

Adjacent property:

North: NB, Neighborhood Business District

South, East and West: GB, General Business District

COMPREHENSIVE PLAN:

Subject property: Neighborhood Business

All Adjacent properties: Neighborhood Business

BACKGROUND:

The Zoning Ordinance requires properties that are zoned General Business to be a minimum of 20,000 square feet and a lot width of 100 feet at the building line. The subject property, which is not part of a platted subdivision, is 35,640 square feet and has a lot width of 198 feet.

The car wash has been in operation since 1974. The applicant purchased the property in 2004 and made improvements which included adding automatic bays to the west side of the building in 2016. The Personal Pride Car Wash has a total of eight bays and a vacuum island. Vehicles cannot access the rear of the property without driving through the car wash. There is an exit only on the east side of the property for those vehicles leaving after utilizing the car wash. There is an entrance/exit driveway on the west side of the property for those accessing the car wash and those wishing to exit the property after using the vacuum island or purchasing coins and other vending machine items.

With the pending variance request to relocate the driveway to better accommodate traffic levels, the applicant is requesting a special use to bring the car wash into compliance with the current Zoning Ordinance.

TREND OF DEVELOPMENT:

The property is located along Logan Avenue, a major thoroughfare that travels east-west and connects to US Highway 20. This portion of Logan Avenue is developed with a mix of residential, office and commercial uses; some of the older residences are converting to small businesses.

COMPREHENSIVE PLAN:

The subject property is designated as "Neighborhood Business" by the City of Belvidere Comprehensive Plan, adopted July 15, 1999. The Neighborhood Business map category encourages residential, office, and neighborhood supporting institutional and commercial uses that preserve the residential character through building scale, building appearance, 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 are as follows:

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.**

Other than the recent traffic concerns that are being rectified with the relocation of the driveway (variance pending), staff is not aware of any negative impacts the car wash has made on the community or neighborhood. By bringing the car wash into compliance with the Zoning Ordinance, improvements can continue to be made to the property.

- 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 and the surrounding areas as Neighborhood Business. The neighborhood business category calls for commercial uses that support the

neighborhood and buildings that are designed to match the nearby residential character. Although the building does not fit the residential character (sloped roof, materials, entrance way, etc.), the business has been part of the neighborhood since 1974 and is designed in accordance with the building trends of that decade.

- 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 car wash has become part of the character of the neighborhood. The popularity of the automatic wash bays has created a negative impact by causing traffic to back up onto Logan Avenue. The applicant is requesting a variance to move the driveway in order to alleviate the congestion. Once the driveway is relocated, the applicant will be required to restore the public right-of-way.

- 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.

Since the car wash's inception in 1974, Logan Avenue has continued to develop with commercial land uses. The residences along Logan Avenue have slowly transitioned into commercial properties; properties such as Ultrasound of Belvidere and Boone County have made significant investments.

- 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 already developed with a car wash that is served with municipal utilities.

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

The use of the property is not changing. The special use will allow the existing land use to be in compliance with the Zoning Ordinance. Car washes cater to the entire community and provide a service which is used by many.

SUMMARY OF FINDINGS:

Other than the recent traffic concerns that are being rectified with the relocation of the driveway (variance pending), staff is not aware of any negative impacts the car wash has made on the

2018-18; D Bar S Enterprises, 925 Logan Avenue (SU)

community or neighborhood. By bringing the car wash into compliance with the Zoning Ordinance, improvements can continue to be made to the property.

The car wash has become part of the character of the neighborhood. The popularity of the automatic wash bays has created a negative impact by causing traffic to back up onto Logan Avenue. The applicant is requesting a variance to move driveway in order to alleviate the congestion. Once the driveway is relocated, the applicant will be required to restore the public right-of-way.

Since the car wash's inception in 1974, Logan Avenue has continued to develop with commercial land uses. The residences along Logan Avenue have slowly transition into commercial properties and properties such as Ultrasound of Belvidere and Boone County have made significant investments.

RECOMMENDATION:

Planning staff recommends the **approval** of case number **2018-18** subject to the following conditions:

1. Upon relocation of the driveway, the original driveway entrance shall be closed and the pavement shall be removed between the sidewalk and the street and replaced with a grass terrace.
2. The existing depressed curb and gutter across the driveway opening shall be replaced with full-section curb and gutter.

Submitted by:



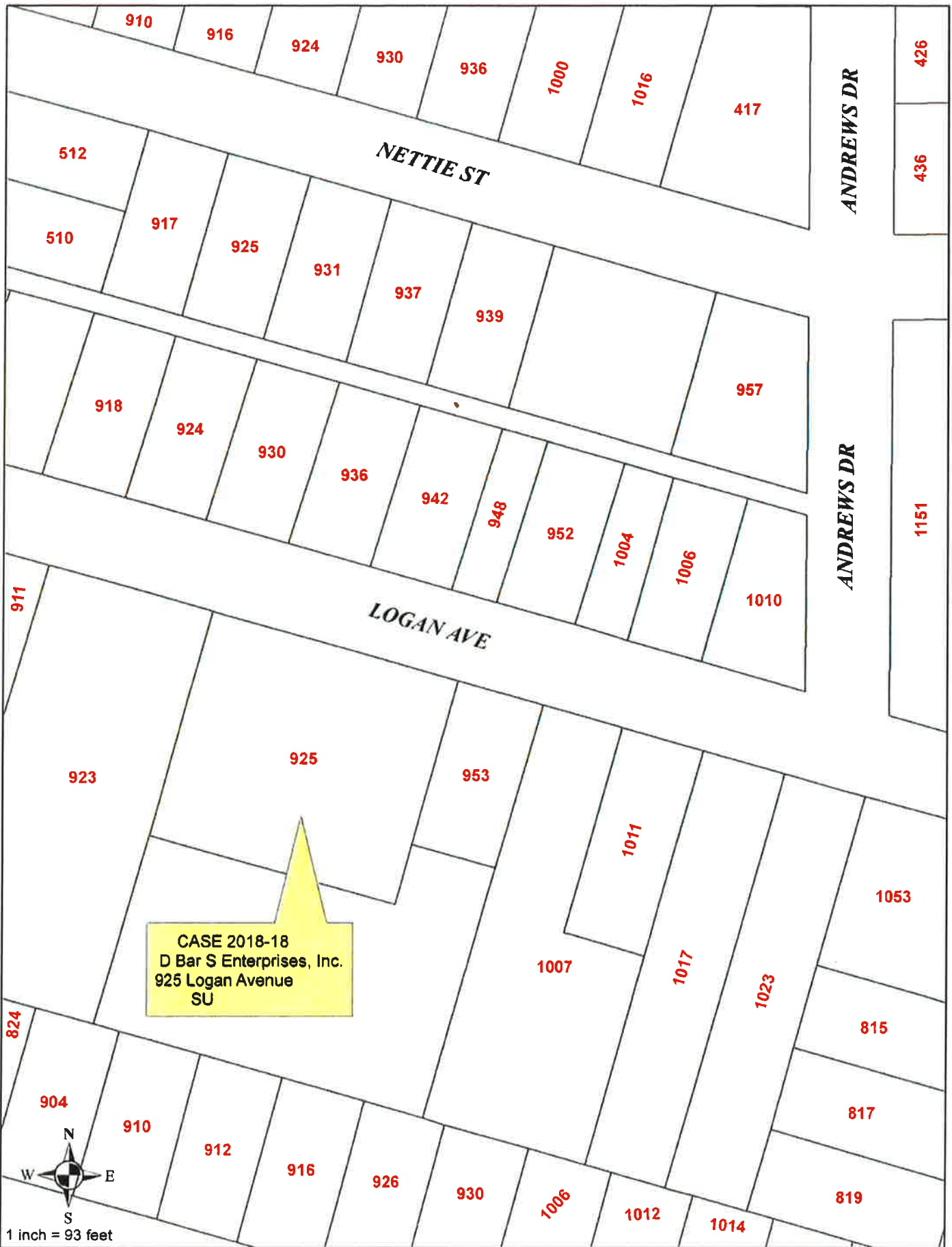
Gina DelRose,
Community Development Planner

PLANNING AND ZONING COMMISSION/CITY COUNCIL ACTION

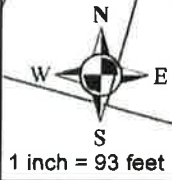
The Planning and Zoning Commission shall make and forward findings of fact as to the compliance of the proposed planned development with the standards and make a recommendation to the City Council. The City Council shall review the findings and recommendation and may accept or reject the findings and 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 planned development.

ATTACHMENTS:

1. Location Map by Planning Staff.
2. Aerial Photo by Planning Staff.
3. Narrative as Submitted by the Applicant.
4. Site Plan Submitted by the Applicant.
5. Letter submitted by the Boone County Soil and Water Conservation District, Jennifer Becker, July 10, 2018.
6. Letter submitted by the Boone County Health Department, Amanda Mehl, July 23, 2018.
7. Memo submitted by the Belvidere Public Works Department, Brent Anderson, July 23, 2018.



CASE 2018-18
D Bar S Enterprises, Inc.
925 Logan Avenue
SU





LOGAN AVE

930

936

942

948

923

925

953

CASE 2018-18
D Bar S Enterprises, Inc.
925 Logan Avenue
SU



1 inch = 35 feet

**D Bar S Enterprises, Inc
dba Personal Pride Carwash
3733 Pearl Street Rd
Belvidere, IL 61008**

May 10, 2018

Gina DelRose
Community Development Planner
City of Belvidere
401 Whitney Blvd Suite 300
Belvidere, IL 61008

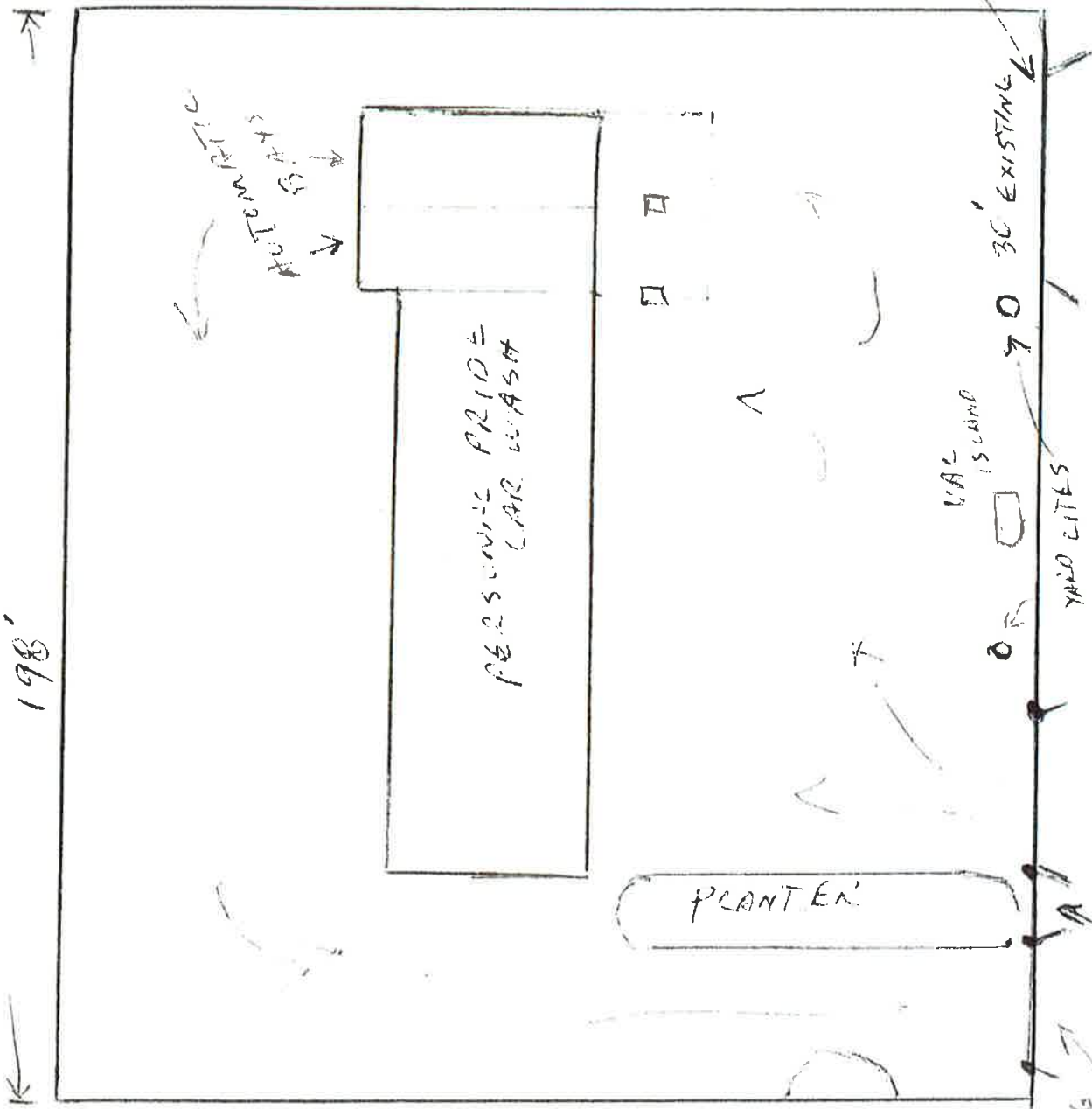
Dear Gina,

The following is our narrative for the special use permit and variance applications for the property located at 925 Logan Ave. The property and carwash was purchased on May 20th, 2004. The carwash has been in operation since 1974 when it was originally built and operated by National Pride Equipment. In September of 2016, an improvement project was begun which included the installation of an in-bay touchless automatic. The automatic has now been in operation for over a year and we would like to improve traffic flow into the carwash by moving the entrance east of the current location and closing off the current entrance. We have noticed that on busy days, traffic can back up on Logan Ave and by moving the entrance location, cars will be able to move more quickly off the street and onto the carwash property. Thank you for your time and consideration of these requests.

Sincerely,



Daniel Simpson, President



198'

180'

PERSONAL PRIDE
CAR WASH

PLANTER

PLANTER

VAC
ISLAND

YARD CITES

25' PREPARED
NEW ENTRANCE

20' EXISTING
EXIT TO
REAR

925' EXISTING

AUTOMATIC

TO BE
SIGNAGED &
CLOSED

D. BARKS ENTERPRISE
3777 PEARL STREET
SEATTLE, WA 98104
DANIEL L. SIMPSON
P.O. BOX 747-0411

925' LEGAN AVE.



Boone County
Soil & Water
 Conservation District

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

10 July 2018

SWCD.NRI #: 1588

Belvidere Planning Department
 401 Whitney Blvd., Suite 300
 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: 925 Logan Ave., Belvidere, Illinois 61008
PIN(S): 05-36-206-046

Contact	Petitioner	Owner
Daniel Simpson 3733 Pearl Street Road Belvidere, IL 61008 815-243-8414 Dbars1@t6b.com	Daniel Simpson 3733 Pearl Street Road Belvidere, IL 61008 815-243-8414 Dbars1@t6b.com	D Bar S Enterprises Inc 925 Logan Ave. Belvidere, IL 61008

Request: Variance for driveway and special use for car wash drive thru

Sincerely,

Jennifer Becker
 Boone County Soil & Water
 Conservation District

Re: Daniel Simpson



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.

July 23, 2018

FAX: 815-547-0789

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

Re: Case: 2018-18 and 2019; Special Use and Variance for 925 Logan Avenue

Dear Gina,

We are in receipt of the application for a special use to permit in-vehicle sales or service (car wash) and a variance to reduce the required twenty-five-foot separation between driveway to eight feet in order to relocate existing entrance.

The Boone County Health Department has no comments.

Thank you,

Amanda Mehl
Administrator
skm

Memo

To: Gina DelRose, Community Development Planner
From: Brent Anderson, Director of Public Works
Date: 7/23/2018
Re: Case #2018-18 & 19: Logan Avenue Car Wash

Having reviewed the above referenced case, I would offer the following:

1. The driveway entrance to be closed shall have the pavement removed between the sidewalk and street and replaced with a grass terrace. The existing depressed curb and gutter across the driveway opening shall be replaced with full-section curb and gutter.
2. A permit will be required from this office for the construction of the new driveway entrance.

MEMO

DATE: August 15, 2018
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Recommendation for Case: 2018-18; 925 Logan Avenue (SU)

REQUEST AND LOCATION:

The applicant and property owner, Daniel L. Simpson (D Bar S Enterprises, Inc.), 3733 Pearl Street Road, Belvidere, IL 61008 is requesting a special use to permit in-vehicle sales or service (car wash) in order to bring the existing car wash into compliance at 925 Logan Avenue within the GB, General Business District (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) in-vehicle sales or services and 150.904 Special Use Review and Approval Procedures). The property is just under an acre (PIN: 05-36-206-046), rectangular in shape and developed with a car wash.

RECOMMENDATION:

The planning and zoning commission recommended the **approval** of case number **2018-18** for a special use to permit in-vehicles sales or service at 925 Logan Avenue subject to the following conditions:

1. Upon relocation of the driveway, the original driveway entrance shall be closed and the pavement shall be removed between the sidewalk and the street and replaced with a grass terrace.
2. The existing depressed curb and gutter across the driveway opening shall be replaced with full-section curb and gutter.

Motion to approve case 2018-18; D Bar S Enterprises, Inc., 925 Logan Avenue subject to the conditions as presented by staff carried with a (4-0) roll call vote.

Alissa Maher, Chairman
Belvidere Planning and Zoning Commission

MEMO

DATE: August 15, 2018
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Findings of Fact for Case: 2018-18; 925 Logan Avenue (SU)

REQUEST AND LOCATION:

The applicant and property owner, Daniel L. Simpson (D Bar S Enterprises, Inc.), 3733 Pearl Street Road, Belvidere, IL 61008 is requesting a special use to permit in-vehicle sales or service (car wash) in order to bring the existing car wash into compliance at 925 Logan Avenue within the GB, General Business District (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) in-vehicle sales or services and 150.904 Special Use Review and Approval Procedures). The property is just under an acre (PIN: 05-36-206-046), rectangular in shape and developed with a car wash.

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.**

Other than the recent traffic concerns that are being rectified with the relocation of the driveway (variance pending), staff is not aware of any negative impacts the car wash has made on the community or neighborhood. By bringing the car wash into compliance with the Zoning Ordinance, improvements can continue to be made to the property.

- 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 and the surrounding areas as Neighborhood Business. The neighborhood business category calls for commercial uses that support the neighborhood and buildings that are designed to match the nearby residential character. Although the building does not fit the residential character (sloped roof, materials, entrance way, etc.), the business has been part of the neighborhood since 1974 and is designed in accordance with the building trends of that decade.

- 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 car wash has become part of the character of the neighborhood. The popularity of the automatic wash bays has created a negative impact by causing traffic to back up onto Logan Avenue. The applicant is requesting a variance to move the driveway in order to alleviate the congestion. Once the driveway is relocated, the applicant will be required to restore the public right-of-way.

- 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.

Since the car wash's inception in 1974, Logan Avenue has continued to develop with commercial land uses. The residences along Logan Avenue have slowly transitioned into commercial properties; properties such as Ultrasound of Belvidere and Boone County have made significant investments.

- 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 already developed with a car wash that is served with municipal utilities.

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

The use of the property is not changing. The special use will allow the existing land use to be in compliance with the Zoning Ordinance. Car washes cater to the entire community and provide a service which is used by many.

The motion to adopt the Findings of Fact as presented by staff for case 2018-18 for a special use permit for in-vehicle sales or service (existing car wash) at 925 Logan Avenue carried with a (4-0) roll call vote.

Alissa Maher, Chairman
Belvidere Planning and Zoning Commission