

State of Illinois) SS
Belvidere, Illinois)

BELVIDERE CITY COUNCIL
REGULAR MEETING
AGENDA

August 21, 2017

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: Mayor Chamberlain.

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

(4) Approval of minutes of the regular meeting of the Belvidere City Council of
August 7, 2017; as presented.

(5) Public Hearing: None.

(6) Special Messages and Proclamations:

(7) Approval of Expenditures: General & Special Fund Expenditures: \$1,509,047.21
Water & Sewer Fund Expenditures: \$ 538,273.48

(8) Committee Reports and Minutes of City Officers:

(A) Belvidere Police Department Overtime Reports of August 1, 2017
through August 14, 2017.

(B) Belvidere Fire Department Overtime Reports of August 2, 2017
through August 15, 2017.

(C) Monthly Report of Building Department Revenues for July 2017.

(D) Minutes of Planning and Zoning Commission of August 8, 2017.

(E) Monthly Treasurer's Report for July 2017.

(F) Monthly General Fund Report for July 2017.

(G) Monthly Water & Sewer Fund Report for July 2017.

(H) Minutes of Committee of the Whole – Building, Planning and Zoning and
Public Works of August 14, 2017.

(9) Unfinished Business: None.

(10) New Business:

- (A) Ord. #365H – 1st Reading: An Ordinance Granting a Zoning District Change from RH, Rural Holding District to PI, Planned Industrial District (6572-6578 Revlon Drive).
- (B) Ord. #366H – 1st Reading: An Ordinance Granting a Special Use to Allow Outdoor Storage and Wholesaling (Impound Yard) within the PI, Planned Industrial District (6572-6578 Revlon Drive).
- (C) Ord. #367H – 1st Reading: An Ordinance Granting a Zoning District Change from RH, Rural Holding District to PI, Planned Industrial District (2223 Hawkey Drive).

Motion forwarded from Committee of the Whole – Building, Planning and Zoning and Public Works of August 14, 2017.

Public Works Motions – Chairman Brooks:

- (A) Motion to approve the low bid from Sjostrom & Sons, in the amount of \$765,432.10 for the Newburg Road Bridge Improvement Project, subject to IDOT review and approval. This work will be paid for from MFT Funds.
- (B) Motion to approve the proposal from Hampton, Lenzini & Renwick at a cost not to exceed \$55,712 for construction engineering services for the Newburg Road Bridge Project. This work will be paid for from Capital Funds.
- (C) Motion to approve the work order from Baxter & Woodman at a cost not to exceed \$155,000 for construction engineering services for Sludge Thickening Improvement Project at the WWTP. This work will be paid for from the Sewer Depreciation Fund.
- (D) Motion to approve the work order from Baxter & Woodman at a cost not to exceed \$87,500 for the South Side Stormwater Infrastructure Study. This work will be paid for from Capital Funds.
- (E) Motion to approve the work order from Baxter & Woodman at a cost not to exceed \$7,500 for the Wycliffe Sanitary Sewer Study. This work will be paid for from line item #61-5-820-6190.
- (F) Motion to approve the proposal from William Engel Electric in the amount of \$12,910 for the installation of two battery backup systems to be paid from line item #01-5-310-6024.

(11) Adjournment:

State of Illinois SS
Belvidere, Illinois

**Belvidere City Council
Regular Session
Minutes**

Date: August 7, 2017

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

Mayor Chamberlain presiding:

(1) 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.

Other staff members in attendance:

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

(2) Pledge of Allegiance:
Invocation: Mayor Chamberlain:

(3) Public Comment:

(4) Approval of Minutes:

(A) Approval of minutes of the regular meeting of the Belvidere City Council of July 17, 2017; as presented.

Motion by Ald. Snow, 2nd by Ald. Frank to approve the minutes of the regular meeting of the Belvidere City Council of July 17, 2017. Roll Call Vote: 9/0/1 in favor. Ayes: Borowicz, Brooks, Crawford, Frank, Freeman, Porter, Ratcliffe, Snow and Stevens. Nays: None. Abstain: Sanderson. Motion carried.

(5) Public Hearing: None.

(6) Special Messages and Proclamations:

- (A) Alliance against Intoxicated Motorists – 2016 DUI Enforcements presented by Art and Kelli Krenzer to Officer King, Officer Berillo and Officer McDermott.

(7) Approval of Expenditures: None.

(8) Committee Reports & Minutes of City Officers:

- (A) Belvidere Police Department Overtime Report of July 4, 2017 through July 17, 2017 and July 18, 2017 through July 31, 2017.
- (B) Belvidere Fire Department Overtime Report of July 5, 2017 through July 18, 2017; July 11, 2017 and July 19, 2017 through August 1, 2017.
- (C) Monthly Report of Community Development/Planning Department for July 2017.
- (D) Minutes of Fire & Police Commission of March 2, 2017; March 16, 2017; April 19, 2017; May 3, 2017; June 14, 2017; June 28, 2017; July 5, 2017 and July 13, 2017.
- (E) Minutes of City-County Coordinating Committee of July 12, 2017.

Let the record show these reports and minutes were placed on file.

- (F) Minutes of Committee of the Whole – Public Safety and Finance and Personnel of July 24, 2017.

Motion by Ald. Sanderson 2nd by Ald. Snow to approve the minutes of Committee of the Whole – Public Safety and Finance and Personnel of July 24, 2017. Roll Call Vote: 10/0 in favor. Ayes: Brooks, Crawford, Frank, Freeman, Porter, Ratcliffe, Sanderson, Snow, Stevens and Borowicz. Nays: None. Motion carried.

(9) Unfinished Business:

- (A) Ord. #363H – 2nd Reading: An Ordinance Amending Chapter 151, Subdivision Ordinance of the Municipal Code (Recording the Final Plat).

Motion by Ald. Borowicz, 2nd by Ald. Snow to pass Ord. #363H. Roll Call Vote: 10/0 in favor. Ayes: Crawford, Frank, Freeman, Porter, Ratcliffe, Sanderson, Snow, Stevens, Borowicz and Brooks. Nays: None. Motion carried.

- (B) Ord. #364H – 2nd Reading: An Ordinance Authorizing the Settlement of Certain Claims Surrounding Aerator Blowers for the Waste Water Treatment Plant.

Motion by Ald. Porter, 2nd by Ald. Snow to pass Ord. #364H. Roll Call Vote: 10/0 in favor. Ayes: Frank, Freeman, Porter, Ratcliffe, Sanderson, Snow, Stevens, Borowicz, Brooks and Crawford. Nays: None. Motion carried.

(10) New Business:

- (A) Motion by Ald. Porter, 2nd by Ald. Snow to reconsider Ord. #361H – An Ordinance Amending Chapter 26, Businesses of the City of Belvidere Municipal Code. Roll Call Vote: 5/6 in favor. Ayes: Sanderson, Snow, Stevens, Borowicz and Frank. Nays: Freeman, Porter, Ratcliffe, Brooks, Crawford and Mayor Chamberlain. Motion lost.

- (B) Res. #2063-2017: A Resolution Authorizing the Execution of an Intergovernmental Agreement for the Illinois Municipal League Risk Management Association.

Motion by Ald. Snow, 2nd by Ald. Brooks to adopt Res. #2063-2017. Roll Call Vote: 10/0 in favor. Ayes: Porter, Ratcliffe, Sanderson, Snow, Stevens, Borowicz, Brooks, Crawford, Frank and Freeman. Nays: None. Motion carried.

Motions forwarded from Committee of the Whole – Public Safety and Finance and Personnel of July 24, 2017.

- (A) Motion to approve the purchase of rope and harnesses for the Belvidere Fire Department at a cost not to exceed \$3,604. This equipment is budgeted from equipment line item 220-8200. Roll Call Vote: 10/0 in favor. Ayes: Ratcliffe, Sanderson, Snow, Stevens, Borowicz, Brooks, Crawford, Frank, Freeman and Porter. Nays: None. Motion carried.
- (B) Motion to authorize the replacement of K-9 Ralphy at a cost not to exceed \$6,500 from FM K-9 (Faus-McHenry K-9) in Berrien Center, MI with monies coming from donations as detailed in memo from Deputy Chief Wallace dated July 6, 2017. Roll Call Vote: 10/0 in favor. Ayes: Sanderson, Snow, Stevens, Borowicz, Brooks, Crawford, Frank, Freeman, Porter and Ratcliffe. Nays: None. Motion carried.

(C) Motion to accept the grant award monies from Enbridge Energy Company and Boone County Soil and Water Conservation District for the purchase of traffic safety and crowd control emergency equipment at a cost not to exceed \$1,500. Roll Call Vote: 10/0 in favor. Ayes: Snow, Stevens, Borowicz, Brooks, Crawford, Frank, Freeman, Porter, Ratcliffe and Sanderson. Nays: None. Motion carried.

(D) Motion to approve a RFP not to exceed \$5,000 for the former National Sewing Machine Building with Gary W. Anderson Architects. Roll Call Vote: 10/0 in favor. Ayes: Stevens, Borowicz, Brooks, Crawford, Frank, Freeman, Porter, Ratcliffe, Sanderson and Snow. Nays: None. Motion carried.

(E) Motion to approve the proposal from Ceroni Piping/Engel Electric in the amount of \$98,754 to complete the blower building modifications at the WWTP. This work will be paid for by Atlas-Copco. Roll Call Vote: 10/0 in favor. Ayes: Borowicz, Brooks, Crawford, Frank, Freeman, Porter, Ratcliffe, Sanderson, Snow and Stevens. Nays: None. Motion carried.

(11) Adjournment:

Motion by Ald. Crawford, 2nd by Ald. Brooks to adjourn the meeting at 7:59 p.m. Aye voice vote carried. Motion carried.

_____ Mayor

Attest:

_____ City Clerk

Bills Payable Summary
August 21, 2017

General Fund: \$1,092,782.62

Special Funds:

MFT	\$ 351,503.26
Farmington Ponds SSA#2	\$ 808.06
Farmington Ponds SSA#3	\$ 237.27
Capital	\$ 61,716.00
Escrow	\$ 2,000.00

Water & Sewer: \$ 538,273.48

Total of Funds: \$ 2,047,320.69

Belvidere Police Department Payroll Report

Dept: 1790

8/15/2017

For Overtime Incurred between 8/1/17 and 8/14/17

Last Name:	Employee ID:	Total Hours:	Total Overtime Pay:
Ball	00739	17	\$928.20
Berillo	00941	13	\$579.93
Bird	00793	9	\$491.40
Blankenship	00729	4.5	\$245.70
Brox	00963	7.5	\$334.58
Delavan	00848	21.5	\$1,087.79
Derry	00816	17	\$928.20
Ellingson	00758	3	\$163.80
Garcia	00988	29.5	\$1,184.57
Gardner	00627	8	\$489.24
Jones	00772	6.75	\$368.55
Kaplan	00858	13.5	\$683.03
King	00868	7	\$354.17
Korn	00989	14	\$503.16
Kozlowski	00846	25	\$1,264.88
Lane	00949	6	\$247.50
McDermott	00942	6	\$267.66
Moore	00707	2	\$109.20
Parker,B	00686	23	\$1,255.80
Polnow	00886	7	\$338.10
Shook	85700	1	\$50.60
Sommerfield	00843	2	\$101.19
Washburn	00784	13	\$795.02
Wilgus	00783	0.75	\$40.95
Zapf	00934	13	\$579.93
Totals:		270	\$13,393.13

Jan W. Noble
Chief of Police

BELVIDERE FIRE DEPT

Overtime Report

Date Between {08/02/2017} And {08/15/2017}

Date	Time	Incident	Pay Type	Activity Type	Hours Wkd	Hrs Paid	Pay
00966 Ellwanger, Adam A							
08/06/2017	14:30	17-0001823	OT	GRI General Recall for	1.25	2.00	57.74
Staff Member Totals:					1.25	2.00	57.74
00640 Harbison, Brian A							
08/09/2017	19:00		OT	MEM Mabas Div. 8 Meeting	2.00	2.00	91.22
Staff Member Totals:					2.00	2.00	91.22
00971 Heiser, Bradley Donald							
08/12/2017	07:00		OT	TRTM TEMS Training	5.00	5.00	144.35
Staff Member Totals:					5.00	5.00	144.35
00981 Herman, Ronald David							
08/12/2017	07:00		OT	TRTM TEMS Training	5.00	5.00	139.30
Staff Member Totals:					5.00	5.00	139.30
00881 Kriebs, James J							
08/02/2017	18:00		OT	TRTM TEMS Training	3.00	3.00	113.46
Staff Member Totals:					3.00	3.00	113.46
00993 Mead, Stephen C.							
08/08/2017	17:30		OT	CPRI C.P.R. Instruction	4.00	4.00	104.80
Staff Member Totals:					4.00	4.00	104.80
00958 Pavlatos, Gregory R							
08/02/2017	18:00		OT	TRTM TEMS Training	3.00	3.00	86.61
08/12/2017	07:00		OT	TRTM TEMS Training	5.00	5.00	144.35
Staff Member Totals:					8.00	8.00	230.96
00759 Rotolo, Charles A							
08/09/2017	09:00		OT	TRE EMS Training	2.00	2.00	74.90
08/15/2017	09:00		OT	TRE EMS Training	2.50	2.50	93.62
Staff Member Totals:					4.50	4.50	168.52
00852 Schadle, Shawn W							
08/03/2017	15:15	17-0001804	OT	GRM General Recall Due to	3.00	3.00	130.47
08/06/2017	14:30	17-0001823	OT	GRI General Recall for	1.25	2.00	86.98
08/08/2017	11:00		OT	PRV Fire Prevention Activity	1.00	1.00	43.49
08/08/2017	12:00		OT	ADD Administrative Duties	4.00	4.00	173.96
08/08/2017	16:00		OT	MV Vehicle Maintenance	1.00	1.00	43.49
Staff Member Totals:					10.25	11.00	478.39
00969 Tangye, Travis N							
08/04/2017	07:30		OT	TREP Initial Paramedic	13.00	5.00	145.80
08/07/2017	07:30		OT	TREP Initial Paramedic	10.00	2.00	58.32
08/10/2017	07:30		OT	TREP Initial Paramedic	9.75	1.75	51.03
Staff Member Totals:					32.75	8.75	255.15
00556 Wilcox, Craig A							
08/16/2017	10:30						

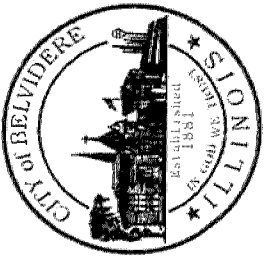
BELVIDERE FIRE DEPT

Overtime Report

Date Between {08/02/2017} And {08/15/2017}

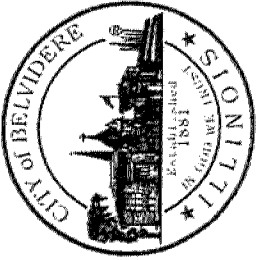
Date	Time	Incident	Pay Type	Activity Type	Hours Wkd	Hrs Paid	Pay
00556 Wilcox, Craig A							
08/02/2017	07:30		OT	INR Reimbursable Plan	5.50	5.50	240.40
08/04/2017	07:00		OT	INR Reimbursable Plan	4.50	4.50	196.69
08/07/2017	09:00		OT	INR Reimbursable Plan	5.00	5.00	218.55
08/10/2017	08:00		OT	SCS Shift Coverage for Sick	23.00	23.00	1005.33
Staff Member Totals:					38.00	38.00	1660.98
01002 Winnie, Todd							
08/10/2017	08:00		OT	SCS Shift Coverage for Sick	1.00	1.00	26.20
Staff Member Totals:					1.00	1.00	26.20
All Staff Member Totals:					114.75	92.25	3,471.07

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



City of Belvidere Building Department Revenues

July, 2017



Total Permits Issued	66	
Total Value of Construction		\$613,676.00
Building Fees	66	\$8,125.00
Electric Permit Fees	9	\$1,011.50
Plumbing Permit Fees	2	\$520.00
HVAC Permit Fees	2	\$310.00
Insulation Permit Fees	2	\$115.00
Plan Review Fees	4	\$709.50
Zoning Review Fees	28	\$342.50
Pool Permit Fees	0	\$0.00
Sign Permit Fees	3	\$180.00
Fence Permit Fees	17	\$247.50
SW, DW, & GR Fees	2	\$170.00
Total Permit Income		\$11,731.00
Enterprize Zone Discount	2	\$870.00
Total Permit Fees	66	\$12,601.00
Break Down of Commercial vs. Residential Income		
Commercial / Industrial Income	13	\$3,935.00
Residential Income	53	\$8,666.00
Multi Family	0	\$0.00
Single Family Residence	2	\$195,500.00
Commercial / Industrial	13	\$148,718.00
Other Residential	51	\$269,457.00

Value

City of Belvidere Building Permits July, 2017

#	DATE	OWNER	#	STREET	PARCEL #	Zoning	VALUE	CONST	BUILDING FEE	ELECT FEE	PLUMB FEE	HVAC FEE	INS FEE	REVIEW FEE	ZONING FEE	POOL FEE	SIGN FEE	FENCE FEE	SW & DW FEE	Amt. Paid	EZ DISC.	TOTAL FEE
30566	06/13/2017	Speedway LLC	2091	Crystal Pkwy	07-01-127-004	PI	\$0	submittal	\$100.00											\$100.00		\$100.00
2870-063017	06/30/2017	Bev Bailletyne	605	Greenview	05-23-400-001	MR8L	\$1,800	gar. roof	\$65.00											\$65.00		\$65.00
2871-063017	06/30/2017	Byron West	1640	Winterview	06-31-494-006	SR4	\$3,800	fence	\$25.00					\$10.00				\$15.00		\$50.00		\$50.00
2873-063017	06/30/2017	Thomas Speck	2042	Lafayette	05-22-253-005	SR6	\$2,800	fence	\$25.00					\$10.00				\$15.00		\$50.00		\$50.00
2875-070317	07/03/2017	Elvira Powell	204	5th St	05-55-155-010	SR6	\$6,300	tear-off reeroof	\$140.00											\$140.00		\$140.00
2877-070317	07/03/2017	Renee Panattoni	514	Lincoln	05-23-452-009	SR6	\$500	pool	\$65.00	\$30.00										\$105.00		\$105.00
2845-062317	07/03/2017	Ground Effects	795	Landmark	05-33-126-002	GI	\$80,000	carwash	\$472.50	\$62.50				\$277.50				\$7.50		\$832.50	\$832.50	\$1,665.00
2874-070317	07/03/2017	Wagner Fam. Tr	801	Taylor Ridge	05-24-428-003	SR4	\$499	windows	\$65.00											\$65.00		\$65.00
2878-070317	07/03/2017	Michael Schoon	1405	9th St	05-35-302-012	SR6	\$2,000	deck	\$65.00					\$10.00						\$75.00		\$75.00
2879-070317	07/03/2017	Chris Cottrell	2024	State St	05-22-476-016	GB	\$2,000	sign	\$25.00					\$25.00						\$135.00		\$135.00
2879-070517	07/05/2017	Stephanie Goff	124	Kishwaukee St	05-26-432-017	SR6	\$5,000	tear-off reeroof gar.	\$65.00											\$65.00		\$65.00
2885-070617	07/06/2017	David Hunt	315	Whitelail	05-21-103-009	SR6	\$2,000	gar.	\$25.00											\$25.00		\$25.00
2894-070717	07/07/2017	David Coody	301	Southtowne	05-35-482-017	GB	\$0	submittal	\$100.00											\$65.00		\$65.00
2901-071017	07/10/2017	John Gruba	207	Locust	05-25-478-048	NB	\$11,150	demo	\$285.00											\$75.00		\$75.00
2896-071017	07/10/2017	David Miller	225	Fairview	05-25-132-004	SR6	\$8,000	fence	\$25.00											\$135.00		\$135.00
2836-062217	07/10/2017	Walgreens	230	Chrystler Dr	07-01-101-024	GB	\$1,000	sign	\$25.00											\$65.00		\$65.00
2903-071017	07/10/2017	Ronald Hook	427	Royal Ave	05-27-326-006	SR4	\$3,200	deck permit	\$95.00					\$10.00						\$50.00		\$50.00
2902-071017	07/10/2017	Darin Stenroberg	605	Pearl St	05-35-232-030	SR6	\$2,000	renew permit	\$50.00					\$25.00						\$110.00		\$110.00
2898-071017	07/10/2017	Patty Bowley	710	Hancock	05-26-234-008	SR6	\$10,500	windows& entry doors	\$245.00											\$50.00		\$50.00
2895-071017	07/10/2017	Shawn Durkee	1391	Pondview Dr	06-31-426-011	SR4	\$1,400	fence	\$25.00											\$245.00		\$245.00
2897-071017	07/10/2017	Louis Tomassi	2600	Winfield	06-31-404-016	SR4	\$7,200	tear-off reeroof	\$155.00	\$25.00										\$155.00		\$155.00
2812-061917	07/10/2017	Stag Ind, Inc.	3458	Morreim Dr	05-33-400-031	HI	\$12,000	fire alarm	\$12.50											\$37.50		\$37.50
2920-071217	07/12/2017	Arenio Ramirez	552	Caswell St	05-25-384-023	NB	\$6,100	tear-off reeroof	\$125.00	\$25.00										\$125.00		\$125.00
2922-071217	07/12/2017	Gay McIntyre	713	Main St	05-25-233-002	SR6	\$10,480	electric	\$25.00											\$50.00		\$50.00
2921-071217	07/12/2017	Dharmendra Patel	1222	Ruby	05-28-133-006	SR6	\$2,000	demo house	\$135.00											\$135.00		\$135.00
2914-071217	07/12/2017	Ed Marx	1301	Iles Ave	05-24-453-001	SR4	\$7,500	tear-off reeroof	\$155.00											\$155.00		\$155.00
2910-071217	07/12/2017	Salud Rodriguez	1992	Lake Shore Dr	05-22-478-023	SR4	\$6,600	tear-off reeroof	\$140.00											\$140.00		\$140.00
2909-071217	07/12/2017	Cassie Cooper	2307	Fairfield	06-31-380-003	SR4	\$6,300	tear-off reeroof	\$140.00											\$140.00		\$140.00
2924-071317	07/13/2017	David O'Malley	516	Oak St	05-25-453-007	SR6	\$5,400	tear-off reeroof	\$125.00											\$125.00		\$125.00
2925-071317	07/13/2017	Phillip Dietrich	1134	Ruby	05-26-176-003	SR6	\$7,800	tear-off reeroof	\$155.00											\$155.00		\$155.00
2933-071417	07/14/2017	Angie Wait Weber	190	Beacon	05-25-429-020	SR6	\$2,292	window	\$80.00											\$80.00		\$80.00
2935-071417	07/14/2017	Loren Walker	605	Gardner St	05-25-103-008	SR6	\$5,700	tear-off reeroof	\$125.00											\$125.00		\$125.00
2934-071417	07/14/2017	Louis Tomassi	2600	Winfield	06-31-404-016	SR4	\$8,380	windows	\$170.00											\$170.00		\$170.00
2938-071717	07/17/2017	Jason Jones	208	5th St	05-36-155-009	SR6	\$4,200	tear-off reeroof	\$110.00											\$110.00		\$110.00
2937-071717	07/17/2017	Kris Bryan	413	Pleasant	05-25-376-004	NB	\$150	sign	\$25.00						\$25.00					\$85.00		\$85.00
2939-071717	07/17/2017	George Ward	526	Harrison	05-26-183-013	SR6	\$900	reeroof	\$65.00											\$65.00		\$65.00
2940-071717	07/17/2017	David Hammtreore	1005	Lincoln	05-26-352-016	SR6	\$2,225	fence	\$25.00											\$50.00		\$50.00
2936-071717	07/17/2017	Rose Quinley	1305	13th Ave	05-35-330-014	SR6	\$3,460	fence	\$25.00											\$50.00		\$50.00
2793-061417	07/17/2017	Speedway LLC	2091	Crystal Pkwy	07-01-201-012	PI	\$33,518	gaming area	\$385.00	\$265.00				\$375.00						\$1,025.00		\$1,025.00
2926-071317	07/17/2017	Ocavio Urbiela	2301	Ridgefield	06-31-329-001	SR4	\$2,500	pool	\$85.00	\$30.00										\$120.00		\$120.00
2941-071717	07/17/2017	Joel Corona	3012	Countryside	06-31-426-004	SR4	\$1,000	fence	\$25.00											\$25.00		\$25.00
2954-071817	07/18/2017	Christian Flores	135	Burgess	05-26-454-008	SR6	\$200	renew permit	\$50.00											\$50.00		\$50.00
2948-071817	07/18/2017	James Buetisch	429	Hurbub	05-26-406-020	SR6	\$16,250	roof & siding	\$290.00											\$50.00		\$50.00
2950-071817	07/18/2017	Darlene Faulkner	511	McKinley	05-25-105-026	SR6	\$8,000	tear-off reeroof	\$125.00											\$125.00		\$125.00
2952-071817	07/18/2017	Raeann Lungstrom	625	Mershall	05-23-228-003	SR6	\$1,000	fence	\$25.00											\$50.00		\$50.00
2953-071817	07/18/2017	Scott Kempthorne	858	St. Croix	05-22-251-010	SR6	\$6,000	fence	\$25.00											\$50.00		\$50.00
2961-071917	07/19/2017	Brenda Lacour	521	Medison	05-25-155-006	SR6	\$600	reeroof	\$65.00											\$65.00		\$65.00
2823-071317	07/19/2017	JBLH Prop.	976	Belvidere Rd	06-31-151-003	PB	\$0	submittal	\$100.00											\$100.00		\$100.00
2957-071917	07/19/2017	CMW & Assoc	1310	Willowbrook	07-02-178-006	SR4	\$300	temp svc	\$25.00	\$25.00										\$50.00		\$50.00
2968-072017	07/20/2017	Marzee Rogers	1219	10th St	05-35-377-039	SR6	\$9,100	tear-off reeroof	\$185.00											\$185.00		\$185.00
2962-072017	07/20/2017	Gary Drews	1425	Maple Ave	05-35-432-011	SR6	\$19,300	demo old/new det gar	\$335.00											\$345.00		\$345.00
2970-072117	07/21/2017	Donna Powers	539	Gaynor	05-26-452-017	SR6	\$4,500	tear-off reeroof	\$110.00											\$110.00		\$110.00
2971-072117	07/21/2017	Tanya Williams	1216	State St	05-36-157-008	SR6	\$400	fence	\$25.00											\$50.00		\$50.00

#	DATE	OWNER	#	STREET	PARCEL #	Zone	VALUE	CONST	BUILDING FEE	ELECT FEE	PLUMB FEE	HVAC FEE	INS FEE	REVIEW FEE	ZONING FEE	POOL FEE	SIGN FEE	FENCE FEE	SW & DW FEE	Amil Paid	EZ DISC.	TOTAL FEE	
2969-072117	07/21/2017	Thomas Johnson	1311	Iles	05-24-453-003	SR4	\$12,000	rear-off re-roof	\$215.00											\$215.00		\$215.00	
2975-072417	07/24/2017	Larry Bowers	400	Douglas St	05-25-407-025	SR6	\$600	fence	\$25.00									\$15.00		\$50.00		\$50.00	
2974-072417	07/24/2017	Marcin Lukasiak	618	Riverbend Rd	05-24-451-005	SR4	\$5,000	fence	\$25.00									\$15.00		\$50.00		\$50.00	
2978-072517	07/25/2017	Donald Melivier	609	Lincoln	05-26-451-034	SR6	\$6,000	siding	\$125.00											\$125.00		\$125.00	
2980-072517	07/25/2017	Chas. Brahmstedt	627	Willow	05-25-385-004	SR6	\$9,900	rear-off re-roof	\$185.00											\$185.00		\$185.00	
2984-072617	07/26/2017	Alexis Colicchio	211	Marshall	05-26-177-010	SR6	\$3,000	fence	\$25.00									\$15.00		\$50.00		\$50.00	
2958-071917	07/26/2017	Contry	805	Vernon Ln	05-22-278-023	SR6	\$99,700	SFR w deck	\$690.00	\$277.00	\$260.00	\$156.00	\$60.00	\$30.00	\$10.00				\$85.00	\$1,570.00		\$1,570.00	
2960-071917	07/26/2017	Contry	1928	Sawyer Rd	05-22-276-022	SR6	\$95,800	SFR w deck	\$615.00	\$272.00	\$260.00	\$162.00	\$55.00	\$27.00	\$10.00				\$85.00	\$1,476.00		\$1,476.00	
2989-072717	07/27/2017	M. Semeniuk	404	Riverview Ln	05-28-376-004	SR4	\$10,000	deck	\$185.00											\$196.00		\$196.00	
2981-072617	07/27/2017	Manuel Lopez	410	Streamwood	05-27-202-008	SR6	\$11,071	rear-off re-roof	\$215.00											\$215.00		\$215.00	
2996-072717	07/27/2017	Leota Benzal	1443	Fremont	05-36-329-015	SR6	\$6,600	roof	\$140.00											\$140.00		\$140.00	
2998-072717	07/27/2017	Daniel Pope	2011	Lafayette	05-22-278-002	SR6	\$7,300	fence	\$25.00										\$15.00	\$50.00		\$50.00	
2994-072617	07/27/2017	Martin Aleaga	2022	State St	05-22-476-026	GB	\$2,000	fence	\$25.00										\$15.00	\$65.00		\$65.00	
									SUM:	\$1,011.50	\$520.00	\$310.00	\$115.00	\$709.50	\$342.50	\$0.00	\$180.00	\$247.50	\$170.00	\$11,731.00	\$870.00	\$12,601.00	
									SUM:	\$613,675													

COUNT:

Residential Permit Report July, 2017

#	DATE	Owner	#	STREET	PARCEL #	ZONE	CONST.	VALUE	BUILDING FEE	ELECTRIC FEE	PLUMBING FEE	HVAC FEE	Insulation FEE	Review FEE	Zoning Review	POOL FEE	SIGN FEE	FENCE FEE	SW,DW, GR	Total Fee
2871-063017	06/30/2017	Byron West	1640	Wintewheat	06-31-434-006	SR4	fence	\$3,600	\$25.00						\$10.00			\$15.00		\$50.00
2873-063017	06/30/2017	Thomas Speck	2042	Lafayette	05-25-253-005	SR6	fence	\$2,800	\$25.00						\$10.00			\$15.00		\$50.00
2874-070317	07/03/2017	Wegner Fam. Tr	801	Taylor Ridge	05-24-428-003	SR4	windows	\$499	\$65.00											\$65.00
2875-070317	07/03/2017	Elvira Powell	204	W 5th St	05-36-156-010	SR6	tear-off reroof	\$6,300	\$140.00											\$140.00
2877-070317	07/03/2017	Renae Panattoni	514	W Lincoln	05-26-452-009	SR6	pool	\$500	\$65.00	\$30.00					\$10.00					\$105.00
2878-070317	07/03/2017	Michael Schoon	1405	W 9th St	05-35-302-012	SR6	deck	\$2,000	\$65.00						\$10.00					\$75.00
2879-070517	07/05/2017	Stephanie Goff	124	Kishwaukee St	05-26-432-017	SR6	tear-off reroof gar.	\$2,000	\$65.00											\$65.00
2885-070617	07/06/2017	David Hunt	315	Whitetail	05-21-103-009	SR6	fence	\$5,600	\$25.00						\$10.00		\$15.00			\$50.00
2895-071017	07/10/2017	Shawn Durkee	1391	Pondview Dr	06-31-426-011	SR4	fence	\$1,400	\$25.00						\$10.00		\$15.00			\$50.00
2896-071017	07/10/2017	David Miller	225	Fairview	05-25-132-004	SR6	fence	\$8,000	\$25.00						\$10.00		\$15.00			\$50.00
2897-071017	07/10/2017	Louisi Tomassi	2600	Winfield	06-31-404-016	SR4	fence	\$7,200	\$155.00											\$155.00
2898-071017	07/10/2017	Paity Bowley	710	Hancock	05-25-234-008	SR6	windows& entry doors	\$10,500	\$245.00											\$245.00
2902-071017	07/10/2017	Darin Starenberg	605	Pearl St	05-35-232-030	SR6	renew permit	\$2,000	\$50.00											\$50.00
2903-071017	07/10/2017	Ronald Hook	427	Royal Ave	05-27-326-006	SR4	deck permit	\$3,200	\$95.00						\$10.00					\$105.00
2909-071217	07/12/2017	Cassie Cooper	2307	Fairfield	06-31-380-003	SR4	tear-off reroof	\$6,300	\$140.00											\$140.00
2910-071217	07/12/2017	Salud Rodriguez	1992	Lake Shore Dr	05-22-478-023	SR6	tear-off reroof	\$6,600	\$140.00											\$140.00
2914-071217	07/12/2017	Ed Marx	1301	Iles Ave	05-24-455-001	SR4	tear-off reroof	\$7,500	\$155.00											\$155.00
2921-071217	07/12/2017	Dharmendra Patel	1222	Ruby	05-26-133-005	SR6	demo house	\$2,000	\$135.00											\$135.00
2922-071217	07/12/2017	Gary McIntyre	713	N Main St	05-26-233-002	SR6	electric	\$10,480	\$25.00	\$25.00										\$50.00
2924-071317	07/13/2017	David McMailley	516	Oak St	05-25-453-007	SR6	tear-off reroof	\$5,400	\$125.00											\$125.00
2925-071317	07/13/2017	Phillip Dietrich	1134	Ruby	05-26-176-003	SR6	tear-off reroof	\$7,800	\$155.00											\$155.00
2933-071417	07/14/2017	Angie Wait Weber	190	Beacon	05-25-429-020	SR6	window	\$2,292	\$80.00											\$80.00
2934-071417	07/14/2017	Louis Tomassi	2600	Winfield	06-31-404-016	SR4	windows	\$8,380	\$170.00											\$170.00
2935-071417	07/14/2017	Loren Walker	605	Gardnar St	05-25-103-008	SR6	tear-off reroof	\$5,700	\$125.00											\$125.00
2926-071317	07/17/2017	Octavio Urbieta	2301	Ridgefield	06-31-323-001	SR4	pool	\$2,500	\$60.00	\$30.00					\$10.00					\$120.00
2938-071717	07/17/2017	Rose Quinley	1305	13th Ave	06-35-330-014	SR6	fence	\$3,460	\$25.00						\$10.00			\$15.00		\$50.00
2939-071717	07/17/2017	Jason Jones	208	W 5th St	05-36-155-009	SR6	tear-off reroof	\$4,200	\$110.00											\$110.00
2940-071717	07/17/2017	George Ward	526	W Harrison	05-26-183-013	SR6	roof	\$900	\$65.00											\$65.00
2941-071717	07/17/2017	David Hammtree	1005	W Lincoln	05-26-352-016	SR6	fence	\$2,225	\$25.00						\$10.00		\$15.00		\$50.00	
2948-071817	07/18/2017	James Buetsoh	429	W Hurbut	06-31-426-004	SR4	fence	\$1,000	\$25.00											\$25.00
2950-071817	07/18/2017	Darlene Faulkner	511	McKinley	05-25-105-026	SR6	roof & siding	\$16,250	\$290.00											\$290.00
2952-071817	07/18/2017	Raeann Lurgstrom	625	E Marshall	05-26-228-003	SR6	tear-off reroof	\$8,000	\$125.00						\$10.00		\$15.00			\$125.00
2953-071817	07/18/2017	Scott Kempthorne	658	St. Croix	05-22-251-010	SR6	fence	\$1,000	\$25.00											\$25.00
2954-071817	07/18/2017	Christian Flores	135	Burgess	05-26-454-008	SR6	renew permit	\$200	\$50.00											\$50.00
2957-071917	07/19/2017	CHMM & Assoc	1310	Willowbrook	07-02-178-006	SR4	temp svc	\$300	\$25.00	\$25.00										\$50.00
2961-071917	07/19/2017	Brenda Lacour	521	E Madison	05-25-155-006	SR6	roof	\$600	\$65.00											\$65.00
2962-072017	07/20/2017	Gary Drews	1425	Maple Ave	05-35-432-011	SR6	demo old/new det gar	\$19,300	\$335.00						\$10.00					\$345.00
2968-072017	07/20/2017	Marzee Rogers	1219	W 10th St	05-35-377-039	SR6	tear-off reroof	\$9,100	\$185.00											\$185.00
2969-072117	07/21/2017	Thomas Johnson	1311	Iles	05-24-453-003	SR4	tear-off reroof	\$12,000	\$215.00											\$215.00
2970-072117	07/21/2017	Donna Powers	539	Gaynor	05-26-452-017	SR6	tear-off reroof	\$4,500	\$110.00											\$110.00
2971-072117	07/21/2017	Tanya Williams	1216	S Slate St	05-36-157-008	SR6	fence	\$400	\$25.00									\$15.00		\$50.00
2974-072417	07/24/2017	Marcin Lukasik	618	Riverbend Rd	05-24-451-005	SR4	fence	\$6,000	\$25.00									\$15.00		\$50.00
2975-072417	07/24/2017	Larry Bowers	400	Douglas St	05-25-407-025	SR6	fence	\$600	\$25.00									\$15.00		\$50.00

#	DATE	Owner	#	STREET	PARCEL #	ZONE	CONST.	VALUE	BUILDING FEE	ELECTRIC FEE	PLUMBING FEE	HVAC FEE	Insulation FEE	Review FEE	Zoning Review	POOL FEE	SIGN FEE	FENCE FEE	SW,DW, GR	Total Fee
2978-072517	07/25/2017	Donald Metivier	609	W Lincoln	05-26-451-034	SR6	siding	\$6,000	\$125.00											\$125.00
2980-072517	07/25/2017	Chas. Brahmstedt	627	Willow	05-25-385-004	SR6	tear-off reroof	\$9,900	\$165.00											\$165.00
2958-071917	07/26/2017	Contry	805	Vernon Lr	05-22-278-023	SR6	SFR w deck	\$89,700	\$690.00	\$277.00	\$260.00	\$158.00	\$60.00	\$30.00	\$10.00				\$65.00	\$1,570.00
2960-071917	07/26/2017	Contry	1928	Sawyer Rd	05-22-276-022	SR6	SFR w deck	\$95,800	\$615.00	\$272.00	\$260.00	\$152.00	\$55.00	\$27.00	\$10.00			\$15.00	\$85.00	\$1,476.00
2984-072617	07/26/2017	Alexis Coticchio	211	W Marshall	05-26-177-010	SR6	fence	\$3,000	\$25.00											\$50.00
2981-072617	07/27/2017	Manuel Lopez	410	Streamwood	05-27-202-008	SR6	tear-off reroof	\$11,071	\$215.00											\$215.00
2996-072717	07/27/2017	Lectia Benzel	1443	Fremont	05-38-329-015	SR6	roof	\$6,600	\$140.00											\$140.00
2988-072717	07/27/2017	Daniel Pope	2011	Lafayette	05-22-278-002	SR6	fence	\$7,300	\$25.00											\$50.00
2989-072717	07/27/2017	M. Semeniuk	404	Riverview Ln	05-28-376-004	SR4	deck	\$10,000	\$165.00											\$165.00

COUNT: SUM: VALUE \$6,380.00 SUM: \$669.00 SUM: \$620.00 SUM: \$310.00 SUM: \$115.00 SUM: \$57.00 SUM: \$230.00 SUM: \$0.00 SUM: \$0.00 SUM: \$225.00 SUM: \$170.00 SUM: \$8,666.00

City of Belvidere Single Family Home Permits July 2017

PERMIT	DATE	OWNER	#	STREET	PARCEL #	Zone	CONST.	VALUE	Building FEE	Electric FEE	Plumbing FEE	HVAC FEE	Insulation Fee	Review Fee	Zoning Review	SW, DW, GR	Total Fee
2956-071917	07/26/2017	Contry	805	Vernon Ln	05-22-278-023	SR6	SFR w deck	\$99,700	\$690.00	\$277.00	\$260.00	\$158.00	\$60.00	\$30.00	\$10.00	\$65.00	\$1,570.00
2960-071917	07/26/2017	Contry	1928	Sawyer Rd	05-22-276-022	SR6	SFR w deck	\$95,600	\$615.00	\$272.00	\$260.00	\$152.00	\$55.00	\$27.00	\$10.00	\$85.00	\$1,476.00
SUM:									\$1,305.00	\$549.00	\$520.00	\$310.00	\$115.00	\$57.00	\$20.00	\$170.00	\$3,046.00

COUNT:
2

City of Belvidere Commercial Permits July 2017

#	DATE	#	STREET	PARCEL #	EZ CONST.	VALUE	BUILDING FEE	ELECTRIC FEE	PLUMBING FEE	HVAC FEE	Insulation FEE	REVIEW FEE	Zoning Review	SIGN FEE	FENCE SW,DW,GR FEE	Amt. Paid	EZ DISCOUNT	Total Fee	
30586	06/13/2017	2091	Crystal Pkwy	07-01-127-004	PI	\$0	\$100.00									\$100.00		\$100.00	
2870-063017	06/30/2017	605	Greenview	05-28-400-001	M/RBL	\$1,800	\$65.00									\$65.00		\$65.00	
2845-062317	07/03/2017	795	Landmark	05-33-126-002	GI	\$80,000	\$472.50	\$62.50				\$277.50	\$12.50			\$932.50	\$832.50	\$1,665.00	
2875-070317	07/03/2017	2024	N State St	05-22-476-016	GB	\$2,000	\$100.00						\$25.00	\$85.00		\$135.00		\$135.00	
2894-070717	07/07/2017	301	Southtowne	05-35-482-017	GB	\$0	\$100.00									\$100.00		\$100.00	
2812-061917	07/10/2017	3458	Motreim Dr	05-33-400-031	HI	\$12,000	\$12.50	\$25.00					\$25.00	\$60.00		\$37.50	\$37.50	\$75.00	
2838-062217	07/10/2017	230	Chrysler Dr	07-01-101-024	GB	\$1,000	\$25.00									\$110.00		\$110.00	
2901-071017	07/10/2017	207	W Locust	05-26-478-048	NB	\$11,150	\$285.00									\$285.00		\$285.00	
2920-071217	07/12/2017	552	Caswell St	05-25-384-023	NB	\$5,100	\$125.00									\$125.00		\$125.00	
2793-061417	07/17/2017	2091	Crystal Pkwy	07-01-201-012	PI	\$33,518	\$365.00	\$265.00				\$375.00	\$25.00	\$35.00		\$1,025.00		\$1,025.00	
2837-071717	07/17/2017	413	E Pleasant	05-25-376-004	NB	\$150	\$25.00									\$85.00		\$85.00	
2929-071317	07/19/2017	976	Belvidere Rd	06-31-151-003	PB	\$0	\$100.00									\$100.00		\$100.00	
2994-072617	07/27/2017	2022	N State St	05-22-476-026	GB	\$2,000	\$25.00						\$25.00	\$15.00		\$65.00		\$65.00	
COUNT:							SUM:	SUM:	SUM:	SUM:	SUM:	SUM:	SUM:	SUM:	SUM:	SUM:	SUM:	SUM:	
							\$148,718	\$1,745.00	\$0.00	\$0.00	\$0.00	\$652.50	\$112.50	\$180.00	\$22.50	\$0.00	\$3,065.00	\$970.00	\$3,935.00

Enterprise Zone Discount Report July, 2017

#	DATE	OWNER	#	STREET	PARCEL #	Zone	CONST	VALUE	BUILDING FEE	ELECTRIC FEE	PLUMBING FEE	HVAC FEE	INSL FEE	REVIEW FEE	Zoning Review	SIGN FEE	FENCE FEE	SWD,W,G R Fee	Amt. Paid	DISCOUNT	EZ	Total Fee
2845-062317	07/03/2017	Ground Effects	795	Landmark	05-33-126-002	GI	carwash	\$80,000	\$472.50	\$62.50				\$277.50	\$12.50		\$7.50		\$632.50	\$832.50		\$1,665.00
2812-061917	07/10/2017	Stag Inc, Inc.	3458	Morreim Dr	05-33-400-031	HI	fire alarm	\$12,000	\$12.50	\$25.00									\$37.50	\$37.50		\$75.00
SUM:									\$485.00	\$87.50	\$0.00	\$0.00	\$0.00	\$277.50	\$12.50	\$0.00	\$7.50	\$0.00	\$670.00	\$870.00	SUM:	\$1,740.00
COUNT:									2													

City of Belvidere Building Department - Deposit Report July, 2017

Date	Building Fee	Electric Fee	Plumbing Fee	HVAC Fee	Ins. Fee	Review Fee	Zoning Rev. Fee	Pool Fee	Sign Fee	Fence Fee	SW & DW Fee	Amount Paid	EZ Discount	Total Fee	Relinspect Fee	Code Enf.	Electric Cert	Total Deposit
07/03/2017	\$115.00						\$20.00			\$30.00		\$165.00		\$165.00				\$165.00
07/05/2017	\$767.50	\$82.50				\$277.50	\$47.50		\$85.00	\$7.50		\$1,277.50	\$832.50	\$2,110.00				\$1,277.50
07/06/2017	\$230.00						\$10.00					\$240.00		\$240.00				\$240.00
07/10/2017	\$125.00						\$10.00			\$15.00		\$150.00		\$150.00				\$150.00
07/12/2017	\$917.50	\$25.00					\$55.00		\$60.00	\$30.00		\$1,087.50	\$37.50	\$1,125.00				\$1,087.50
07/13/2017	\$720.00	\$25.00										\$745.00		\$745.00				\$745.00
07/14/2017	\$280.00											\$280.00		\$280.00				\$280.00
07/17/2017	\$375.00											\$375.00		\$375.00				\$375.00
07/18/2017	\$740.00	\$295.00				\$375.00	\$65.00		\$35.00	\$45.00		\$1,555.00		\$1,555.00				\$1,555.00
07/19/2017	\$465.00						\$20.00		\$30.00			\$515.00		\$515.00				\$515.00
07/20/2017	\$190.00	\$25.00										\$215.00		\$215.00				\$215.00
07/21/2017	\$570.00						\$10.00					\$580.00		\$580.00				\$580.00
07/24/2017	\$350.00						\$10.00		\$15.00			\$375.00		\$375.00		\$100.00		\$475.00
07/25/2017	\$50.00						\$20.00		\$30.00			\$100.00		\$100.00				\$100.00
07/26/2017	\$310.00											\$310.00		\$310.00				\$310.00
07/27/2017	\$1,330.00						\$30.00		\$15.00	\$170.00		\$3,096.00		\$3,096.00		\$100.00		\$3,196.00
07/28/2017	\$590.00						\$45.00		\$30.00			\$665.00		\$665.00				\$665.00
SUM:	\$6,125.00	\$1,011.50	\$520.00	\$310.00	\$115.00	\$709.50	\$342.50	\$0.00	\$180.00	\$247.50	\$170.00	\$11,731.00	\$870.00	\$12,601.00	\$0.00	\$200.00	\$0.00	\$11,931.00

* NOTE: Fees do Not Reflect EZ discount, Only Amount Paid.

Total Income \$11,931.00

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION**

Minutes

Tuesday, August 8, 2017

City Council Chambers

401 Whitney Boulevard

6:00 pm

ROLL CALL

Members Present:

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

Staff Present:

Gina DelRose, Community Development Planner
Ben Rohr, Land Use Planner
Catherine Crawford, Administrative Assistant
Mike Drella, City Attorney

Members Absent:

Anthony R. Phelps
Rich Weigel

Chairman Andrew Racz called the meeting to order at 6:00 p.m.

MINUTES: It was moved and seconded (Maher/Cantrell) to approve the minutes of July 11, 2017. The motion carried with a 5-0 roll call vote.

PUBLIC COMMENT: None

UNFINISHED BUSINESS:

2017-27: Alas Properties, LLC (MA): Alas Properties, LLC, 3556 Birchwood Drive, Belvidere, IL 61008 on behalf of the owner, John Krunger, 3304 N. Halsted Street, Chicago, IL 60657 is requesting a map amendment (rezoning) at 6572-6578 Revlon Drive from RH, Rural Holding District (pending annexation) to PI, Planned Industrial District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. (PIN: 05-34-101-002)

The public hearing was re-opened at 6:02 p.m.

Gina DelRose was sworn in. Ms. DelRose summarized the staff report dated July 5, 2017. Ms. DelRose stated the subject property is requesting pre-annexation due to a failing septic field. Since the property is within 300 feet of a sanitary sewer system, it must attempt to connect to the City's system before it may install a new septic field.

Gina DelRose stated that as properties annex/pre-annex into the City they are automatically zoned Rural Holding District. A rezoning is necessary to assign their appropriate zoning. The property was zoned Light Industrial in Boone County; the new zoning will be Planned Industrial. A variance and special use is also being

requested in order to bring the property into compliance with the City zoning ordinance. The planning staff recommends approval of the rezoning request.

It was moved and seconded (Cantrell/Maher) to approve the findings of fact as presented by staff. The motion carried with a 5-0 voice vote.

It was moved and seconded (Cantrell/Hyland) to approve case 2017-27. The motion carried with a 5-0 voice vote.

2017-28: Alas Properties, LLC (SU): Alas Properties, LLC, 3556 Birchwood Drive, Belvidere, IL 61008 on behalf of the owner, John Krunger, 3304 N. Halsted Street, Chicago, IL 60657 is requesting a special use to permit outdoor storage (impound yard) in the northwest corner of the property to bring an existing impound yard into compliance pursuant to the Belvidere Zoning Ordinance Sections 150.105 (C)(7)(C)(2) Outdoor Storage, 150.204 (E)(2) Outdoor Storage or Wholesaling and 150.904 Special Use Review and Approval Procedures. (PIN: 05-34-101-002)

The public hearing was reopened at 6:06 p.m.

Gina DelRose was sworn in. Ms. DelRose summarized the staff report dated July 5, 2017. A small portion in the northwest area of the parking lot is fenced; this area is used by a towing/impound operation. The special use previously granted in 2002 by Boone County had six conditions for approval. It does not appear that Boone County had enforced the conditions; there is no solid wood fencing (Boone County Condition 2), landscaping (Condition 3) and damaged vehicles are kept outside the secured fencing area (Condition 5).

Gina DelRose stated the City of Belvidere requires the following standards for outdoor storage areas:

1. All outdoor storage areas, excluding operable vehicle storage, shall be completely enclosed by any permitted combination of buildings, structures, walls and fencing. Such walls and fencing shall be a minimum of 6 feet, and a maximum of 10 feet in height and shall be designed to completely screen all stored materials from view at an elevation of 5 feet above the grade of all adjacent properties and rights-of-way. Said walls or fencing shall be screened from residentially zoned property by a bufferyard with a minimum opacity of .80 and non-residentially zoned property by a bufferyard with a minimum opacity of .40 (see §150.607).
2. The storage of items shall not be permitted in permanently protected natural resource areas (see §150.605).
3. The storage of items shall not be permitted in required frontage landscaping or bufferyard areas.

4. In no event shall the storage of items reduce or inhibit the use or number of parking stalls provided on the property below the requirement established by the provisions of §150.704. If the number of provided parking stalls on the property is already less than the requirement, such storage area shall not further reduce the number of parking stalls already present.
5. Storage areas shall be separated from any vehicular parking or circulation area by a minimum of 10 feet. This separation shall be clearly delimited by a physical separation such as a greenway, curb, fence, or line of planters, or by a clearly marked paved area.
6. Materials being stored shall not interfere in any manner with either on-site or off-site traffic visibility, including potential traffic/traffic and traffic/pedestrian conflicts.
7. Inoperative vehicles or equipment, or other items typically stored in a junkyard or salvage yard, shall not be stored under the provisions of this land use.
8. All outdoor storage areas shall be located no closer to an adjacent zoned property than the required minimum setback for buildings on the subject property.

Ms. DelRose said staff will work with the applicant to bring the property into compliance; several of the City's standards mimic those of Boone County. Ms. DelRose said the planning staff recommends approval of the special use subject to the following conditions:

1. All outdoor storage areas, excluding operable vehicle storage, shall be completely enclosed by any permitted combination of buildings, structures, walls and fencing. Such walls and fencing shall be a minimum of 6 feet, and a maximum of 10 feet in height and shall be designed to completely screen all stored materials from view at an elevation of 5 feet above the grade of all adjacent properties and rights-of-way.
2. In no event shall the storage of items reduce or inhibit the use or number of parking stalls provided on the property below the requirement established by the provisions of Section 150.704 of the Belvidere Zoning Ordinance. If the number of provided parking stalls on the property is already less than the requirement, such storage area shall not further reduce the number of parking stalls already present.
3. Storage areas shall be separated from any vehicular parking or circulation area by a minimum of 10 feet. This separation shall be clearly delimited by a physical separation such as a greenway, curb, fence, or line of planters, or by a clearly marked paving area.

4. Inoperative vehicles or equipment, or other items typically stored in a junkyard or salvage yard, shall not be stored under the provisions of this land use.

There were no questions for the staff.

The applicant did not wish to add a statement.

It was moved and seconded (Cantrell/Maher) to accept the findings of fact as presented in the staff report. The motion carried with a 5-0 roll call vote.

It was moved and seconded (Hyland/Cantrell) to recommend approval of case 2017-28 subject to the four conditions as presented by the staff. The motion carried with a 5-0 voice vote.

2017-29: Alas Properties, LLC (VAR): Alas Properties, LLC, 3556 Birchwood Drive, Belvidere, IL 61008 on behalf of the owner, John Krunger, 3304 N. Halsted Street, Chicago, IL 60657 is requesting a variance to reduce the required pavement setback from five feet to zero feet along the western property line to allow an existing parking lot to be brought into compliance pursuant to the Belvidere Zoning Ordinance Sections 150.105 (C)(7)(G)(2)(C) Minimum Paved Surface Setback and 150.909 Variance Review and Approval. (PIN: 05-34-101-002)

The public hearing was reopened at 6:15 p.m.

Gina DelRose stated that certified mailings for this case and cases 2017-27 and 2017-28 were sent on June 20, 2017 and the cases were published in the Belvidere Daily Republican on June 30, 2017. Ms. DelRose summarized the staff report dated July 5, 2017. The property was developed under a different zoning jurisdiction that does not have pavement setback requirements; the parking lot does not meet the City's five-foot pavement setback along the western boundary. The location of the existing parking lot presents a difficulty, requiring the variance. The building is 64 feet from the rear property line. 64 feet allows for two rows of 9-foot by 20-foot parking stalls and a 24-foot drive aisle as required by the zoning ordinance. If the parking lot would need to be reconfigured to meet the five-foot pavement setback, a second row of parking would not be possible. This would limit the type of businesses that could occupy the building in the future.

The staff recommends approval of the variance.

The public hearing was closed at 6:18 p.m.

It was moved and seconded (Hyland/Maher) to accept the finding of fact as presented by the staff. The motion carried with a 5-0 voice vote.

It was moved and seconded (Maher/Cantrell) to approve case 2017-29.

Mike Drella clarified that the approval is contingent on approval of the annexation request.

The motion carried with a 5-0 roll call vote.

Gina DelRose stated the cases for the rezoning and special use would receive a first reading on August 21, 2017 and a second reading on September 4, 2017. The variance request is not required to gain City Council approval and is granted contingent upon approval of the annexation request.

2017-31; Tanner Industries, Inc. (MA): Tanner Industries, Inc., 735 Davisville Road, Southampton, PA 18966 is requesting a map amendment (rezoning) at 2223 Hawkey Drive from RH, Rural Holding District (pending annexation) to PI, Planned Industrial District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. (PINs: 05-33-100-028 and 05-33-151-001)

The public hearing was re-opened at 6:21 p.m.

Ben Rohr was sworn in. Mr. Rohr stated the certified mailings were sent on June 20, 2017 and the case was published in the Belvidere Daily Republican on June 30, 2017. Mr. Rohr summarized the staff report dated July 9, 2017. Mr. Rohr stated that the applicant produces and ships aqua ammonia from the site; the process requires large quantities of deionized water with distinct purity levels required prior to use. Currently, the company uses mobile trailers to achieve the desired purity levels but this is not an ideal long-term solution. The company requires a constant water feed with sufficient pressure for optimum operation. In order to obtain that kind of water supply and pressure, City water and sewer service will be required, prompting the annexation and rezoning request. Mr. Rohr stated the planning staff recommends approval of the rezoning.

There were no questions for the staff.

Andy Racz asked the applicant what the deionized water is used for. The applicant provided an explanation.

It was moved and seconded (Cantrell/Arevalo) to accept the findings of fact as presented by the staff. The motion carried with a 5-0 voice vote.

It was moved and seconded (Arevalo/Maher) to recommend approval of case 2017-31 as presented by the staff. The motion carried with a 5-0 roll call vote.

Gina DelRose stated the case would receive a first reading on August 21, 2017 and would be voted on September 4, 2017.

NEW BUSINESS:

OTHER BUSINESS:

None

DISCUSSION: None

Staff Report:

Gina DelRose stated she is awaiting applications for several cases but there are no cases for the next meeting. Crazy Camaron's at 116 Buchanan is now open for business. The proposed Iron and Coal Restaurant is currently in the design process. The new Little Caesars and Casey's General Store projects have recently broken ground.

Andy Racz said he wishes to meet with the Boone County Planning Commission to discuss mutual matters. Mr. Racz said he has discussed the matter with Boone County Planning Commission Chairman Matt Branom as well as Mayor Chamberlain.

Gina DelRose stated that a joint Belvidere-Boone Country Planning Commission no longer exists.

Andy Racz indicated the meeting with the planning commission would be to communicate with that body.

ADJOURNMENT:

The meeting adjourned at 6:29 p.m.

Recorded by:

Cathy Crawford
Administrative Assistant

Reviewed by:

Gina DelRose
Community Development Planner

MONTHLY TREASURER'S REPORT

		Activity for the month of:			July 2017			
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	11,277,873.27	1,199,094.71	1,807,286.32	0.00	10,669,681.66	42,406.39	10,712,088.05
Forestry	01	(257,148.88)	0.00	0.00		(257,148.88)		(257,148.88)
Landfill	01	(14,639.52)	0.00	0.00		(14,639.52)		(14,639.52)
I M R F / Soc Sec	01	(112,199.53)	13,892.15	47,866.89		(146,174.27)		(146,174.27)
Community Dev Fund	01	(690,814.59)	12,097.86	29,690.77		(708,407.50)		(708,407.50)
Liability Insurance	01	(945,983.76)	0.00	0.00		(945,983.76)		(945,983.76)
General Fund	01	9,257,087.19	1,225,084.72	1,884,843.98	0.00	8,597,327.93	42,406.39	8,639,734.32
Motor Fuel Tax	10	1,127,653.32	45,826.64	0.00		1,173,479.96		1,173,479.96
Kishwaukee TIF	13	61,493.75	0.00	2,000.00		59,493.75	(42,406.39)	17,087.36
Kishwaukee 2 TIF	15	4,914.77	0.00	0.00		4,914.77		4,914.77
Special Service Area 2	16	13,050.66	0.00	1,315.77		11,734.89		11,734.89
Special Service Area 3	17	7,223.69	0.00	233.48		6,990.21		6,990.21
Capital Projects - general						0.00		0.00
Utility Tax Fund	41	0.00	0.00	0.00		78,560.85		78,560.85
Public Improvement	41	78,548.58	12.27	0.00		156,805.55		156,805.55
Capital Fund (752)	41	281,296.39	50,020.10	154,510.94		56,117.81		56,117.81
State Street Bridge	41	56,117.81	0.00	0.00		395,962.78		395,962.78
Capital Projects	41	395,962.78	50,032.37	154,510.94	0.00	291,484.21	0.00	291,484.21
W/S General Admin	61	75,607.08	0.00	0.00		612,650.41		612,650.41
Water - operations	61	564,402.05	202,538.67	191,292.54	37,002.23	0.00		0.00
W / S - bond proceeds	61	0.00	0.00	0.00		188,572.63		188,572.63
W / S - bond payments	61	153,595.37	46,397.26	11,420.00		590,177.86		590,177.86
W / S - bond reserves	61	589,829.60	348.26	0.00		982,457.39		982,457.39
Sewer - operations	61	974,090.58	218,619.10	247,254.52	37,002.23	1,579,492.91		1,579,492.91
W/S Cap Imprv (Depr) 04-09	61	1,553,553.26	26,532.06	592.41		4,063,332.36		4,063,332.36
W/S Connection/Agr Fees 05-10	61	4,018,857.93	44,474.43	0.00		366,969.81		366,969.81
Sewer Plant Equip Repl 06-08	61	342,407.03	41,084.37	16,521.59		8,459,260.45	0.00	8,459,260.45
Water / Sewer Fund	61	8,272,342.90	579,994.15	467,081.06	74,004.46	8,459,260.45	0.00	8,459,260.45
Escrow	91	1,279,288.78	15,913.71	50,000.00		1,245,202.49		1,245,202.49
TOTAL		20,419,017.84	1,916,851.59	2,559,985.23	74,004.46	19,849,888.66	0.00	19,849,888.66

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	1,911,896.94	133,204.97	6,552,226.02		8,597,327.93	42,406.39	8,639,734.32
Motor Fuel Tax	10	110,158.10	1,063,321.86			1,173,479.96		1,173,479.96
Kishwaukee TIF	13	59,493.75	0.00			59,493.75	(42,406.39)	17,087.36
Kishwaukee 2 TIF	15	4,914.77	0.00			4,914.77		4,914.77
Sp Srv Areas #2-Farmington	16	11,734.89	0.00			11,734.89		11,734.89
Sp Srv Areas #3-Farmington	17	6,990.21	0.00			6,990.21		6,990.21
Capital Projects	41	46,957.54	244,526.67			291,484.21		291,484.21
Water / Sewer Fund	61	777,620.73	64,449.12	7,617,190.60		8,459,260.45		8,459,260.45
Escrow	91	236,748.08	552,131.17	456,323.24		1,245,202.49		1,245,202.49
TOTAL		3,166,515.01	2,057,633.79	14,625,739.86	0.00	19,849,888.66	0.00	19,849,888.66
Fire Department - 2% Fund	19	5,239.22	26,098.88			31,338.10		31,338.10
Seized Vehicles		5,616.36				5,616.36		5,616.36
Drug Operations		55,133.88				55,133.88		55,133.88
State Asset Forfeiture		62,722.23				62,722.23		62,722.23
Federal Forfeiture		54,796.77				54,796.77		54,796.77
Auction		67,099.85				67,099.85		67,099.85
Metro Narcotics		13,801.86				13,801.86		13,801.86
Metro Narcotics OAF		811.00				811.00		811.00
Belvidere OAF		633.50				633.50		633.50
TOTAL POLICE FUNDS as of June 2017		260,615.25				260,615.25		260,615.25

INCOME STATEMENT FOR THE GENERAL FUND

		Through			July , 2017		
Account #	Actual FY 16	Actual FY 17	Month of July	YTD Actual for FY 18	Budget FY 18	25% of budget	
General Administration							
RE Property Tax	01-4-110-4010	1,835,158.83	1,843,251.00	0.00	753,456.00	1,756,524	43%
Hotel / Motel Tax	01-4-110-4011	2,797.94	2,748.68	19.65	39.30	3,476	1%
Auto Rental Tax	01-4-110-4012	6,255.78	6,418.98	564.82	1,758.41	6,240	28%
Muni Infrastructure Maint	01-4-110-4013	172,424.44	150,224.37	11,514.14	35,385.84	159,420	22%
State Income Tax	01-4-110-4100	2,731,919.66	2,436,019.36	520,258.41	910,262.91	2,584,085	35%
Muni Sales Tax	01-4-110-4110	3,195,462.66	3,310,595.26	277,024.83	780,220.40	3,305,624	24%
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	588,795.81	625,105.54	49,211.96	150,586.90	619,157	24%
Replacement Tax	01-4-110-4120	507,162.14	534,532.21	83,857.67	165,863.69	456,888	36%
Repl Tax Dist to Pensions	01-4-110-4121	(256,794.00)	(264,958.00)	0.00	0.00	(260,246)	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	18,088.00	15,870.00	280.00	10,845.00	17,640	61%
Liquor License & Fines	01-4-110-4210	115,175.00	104,050.00	0.00	99,450.00	107,700	92%
Amusement Machine	01-4-110-4230	7,600.00	8,400.00	500.00	7,800.00	9,000	87%
Court Fines	01-4-110-4400	382,451.10	269,744.37	33,088.68	74,665.83	304,940	24%
Parking Fines	01-4-110-4410	6,028.00	5,743.12	0.00	143.00	5,975	2%
Seized Vehicle Fee	01-4-110-4420	73,830.00	57,900.00	3,300.00	15,900.00	61,200	26%
Engr Fees-Subdivision	01-4-110-4430	0.00	14,005.00	0.00	0.00	20,000	0%
Video Gambling	01-4-110-4440	184,057.62	229,469.55	20,620.24	65,839.29	219,600	30%
Franchise Fees	01-4-110-4450	264,885.46	270,606.66	0.00	70,849.83	269,528	26%
Comcast Fees	01-4-110-4455	4,842.60	19,662.65	0.00	2,160.90	4,481	0%
Death/Birth Certificates	01-4-110-4460	18,225.00	20,255.00	1,004.00	5,604.00	18,358	31%
Accident/Fire Reports	01-4-110-4470	4,850.00	4,258.85	415.00	1,345.00	4,917	27%
Annexation/Plat Fees	01-4-110-4471	0.00	0.00	0.00	0.00	20,000	0%
Tipping Fees	01-4-110-4472	97,755.58	66,634.64	10,143.43	21,475.61	72,000	30%
Fuel Charges (outside vendors)	01-4-110-4550	0.00	0.00	51,444.20	51,444.20	0	#DIV/0!
Interest Income	01-4-110-4600	20,553.91	39,813.97	423.27	595.93	45,500	1%
Misc Revenues	01-4-110-4900	25,101.27	26,134.26	402.20	3,562.20	27,400	13%
Heritage Days	01-4-110-4901	47,733.11	53,386.00	9,670.49	63,105.24	0	0%
Historic Pres. Fund Raising	01-4-110-4902	2,223.39	160.00	0.00	150.00	0	0%
Historic Pres. Grant Reimb.	01-4-110-4903	0.00	9,052.56	0.00	0.00	21,000	0%
Operating Transfer in (Reserve)	01-4-110-9998	133,704.88	1,026,870.07	0.00	0.00	1,173,828	0%
Total General Administration Revenues		10,190,288.18	10,885,954.10	1,073,742.99	3,292,509.48	11,034,235	30%
Salaries - Elected Officials	01-5-110-5000	207,623.48	207,623.48	16,907.50	56,216.65	213,878	26%
Salaries - Regular - FT	01-5-110-5010	215,618.59	221,324.13	(1,641.34)	51,135.79	226,472	23%
Group Health Insurance	01-5-110-5130	426,535.23	469,397.37	39,136.22	112,922.40	513,611	22%
Health Ins Claims Pd (Dental)	01-5-110-5131	33,617.08	28,915.36	660.60	4,372.20	40,000	11%
Group Life Insurance	01-5-110-5132	1,331.10	1,336.50	113.40	340.20	1,409	24%
Health Insurance Reimb.	01-4-110-4540	(155,658.46)	(153,131.82)	(14,063.10)	(38,443.16)	(156,618)	25%
Unemployment Compensation	01-5-110-5136	0.00	0.00	0.00	0.00	0	0%
Meeting & Conferences	01-5-110-5154	11,726.84	11,208.73	807.70	1,123.95	15,400	7%
Subscriptions/Ed Materials	01-5-110-5156	618.90	552.90	0.00	0.00	650	0%
Gen Admin Personnel & Benefit Expenses		741,412.76	787,226.65	41,920.98	187,668.03	854,802	22%
Repairs/Maint - Bldgs	01-5-110-6010	19,689.75	34,784.35	2,449.43	6,101.47	21,680	28%
Repairs/Maint - Equip	01-5-110-6020	2,248.91	3,424.32	262.76	531.96	5,000	11%
Legal	01-5-110-6110	5,623.50	7,450.91	484.07	1,318.14	37,200	4%
Other Professional Services	01-5-110-6190	14,667.50	0.00	0.00	0.00	2,500	0%
Grant Expenses (NDev)	01-5-110-6191	0.00	0.00	0.00	0.00	0	0%
Telephone	01-5-110-6200	20,965.86	20,424.85	2,843.84	4,677.15	21,770	21%
Codification	01-5-110-6225	950.00	8,442.83	0.00	0.00	2,000	0%
Other Communications	01-5-110-6290	3,101.47	4,037.44	201.23	402.31	3,400	12%
Gen Admin Contractual Expenses		67,246.99	78,564.70	6,241.33	13,031.03	93,550	14%

General Administration (cont)	Account #	Actual FY 16	Actual FY 17	Month of July	YTD Actual for FY 18	Budget FY 18	25% of budget
Office Supplies	01-5-110-7020	46,927.04	39,061.21	2,648.94	6,438.46	56,800	11%
Other Supplies	01-5-110-7800	6,061.61	5,417.00	591.97	645.23	7,350	9%
Gen Admin Supplies Expenses		52,988.65	44,478.21	3,240.91	7,083.69	64,150	11%
Miscellaneous Expense	01-5-110-7900	102,348.35	72,206.98	8,168.08	27,310.32	85,930	32%
Reimb of Seized Vehicle Fee	01-5-110-7901	600.00	1,207.50	0.00	0.00	0	0%
Heritage Days	01-5-110-7902	1,871.84	56,780.67	12,159.23	65,273.77	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	697,252.05	536,965.18	0.00	258,828.00	383,828	67%
Total General Administration Expenses		1,663,720.64	1,577,429.89	71,730.53	559,194.84	1,482,260	38%
NET GENERAL ADMINISTRATION		8,526,567.54	9,308,524.21	1,002,012.46	2,733,314.64	9,551,975	29%
General Fund - Audit Department							
RE Taxes - Audit	01-4-130-4010	20,137.56	20,057.42	0.00	8,580.17	20,000	43%
Accounting & Auditing	01-5-130-6100	33,700.00	35,100.00	6,500.00	6,500.00	36,500	18%
NET - AUDIT DEPARTMENT		(13,562.44)	(15,042.58)	(6,500.00)	2,080.17	(16,500)	-13%
General Fund - IMRF Department							
RE Taxes - IMRF	01-4-140-4010	72,124.51	72,109.86	0.00	27,889.72	65,000	43%
Replacement Tax	01-4-140-4120	89,393.00	92,535.00	0.00	0.00	90,889	0%
Interest Income	01-4-140-4600	92.15	0.00	0.00	0.00	0	0%
Expense Reimbursement	01-4-140-4940	19,945.38	26,688.39	1,956.35	6,828.09	25,854	26%
Total IMRF Revenues		181,555.04	191,333.25	1,956.35	34,717.81	181,743	19%
IMRF Premium Expense	01-5-140-5120	334,796.57	210,445.44	22,783.73	37,960.52	200,677	19%
NET - IMRF DEPARTMENT		(153,241.53)	(19,112.19)	(20,827.38)	(3,242.71)	(18,934)	17%
General Fund - Social Security Department							
RE Taxes - FICA/Med	01-4-150-4010	225,393.78	225,346.90	0.00	85,791.49	200,000	43%
Expense Reimbursement	01-4-150-4940	120,464.06	127,996.70	9,703.72	35,591.70	137,316	26%
Library Expense Reimb	01-4-150-4941	27,135.85	28,310.72	2,232.08	7,881.58	30,600	26%
Total Soc Security Revenues		372,993.69	381,654.32	11,935.80	129,264.77	367,916	35%
FICA Expense	01-5-150-5110	191,737.85	201,288.27	15,288.17	55,024.77	214,295	26%
Medicare Expense	01-5-150-5112	122,987.98	127,511.29	9,794.99	36,261.78	137,352	26%
Total Soc Security Expenses		314,725.83	328,799.56	25,083.16	91,286.55	351,647	26%
NET - SOCIAL SECURITY DEPT		58,267.86	52,854.76	(13,147.36)	37,978.22	16,269	133%
General Fund - Liability Insurance Dept							
RE Taxes - Ins Liability	01-4-160-4010	330,547.29	320,477.21	0.00	124,398.16	290,000	43%
Expense Reimbursement	01-4-160-4940	0.00	0.00	0.00	0.00	-	0%
Total Liability Insurance Revenues		330,547.29	320,477.21	0.00	124,398.16	290,000	43%
Insurance Premium	01-5-160-6800	462,848.97	449,520.12	0.00	0.00	484,810	0%
NET - LIABILITY INSURANCE DEPT		(132,301.68)	(129,042.91)	0.00	124,398.16	(194,810)	-64%

Police Department	Account #	Actual FY 16	Actual FY 17	Month of July	YTD Actual for FY 18	Budget FY 18	25% of budget
RE Property Tax	01-4-210-4010	1,035,516.67	1,046,390.82	0.00	474,265.57	1,105,667	43%
Grants	01-4-210-4150	41,230.46	88,764.64	1,500.00	3,687.93	42,000	9%
Sex Offender Reg Fee	01-4-210-4480	0.00	3,240.00	0.00	3,680.00	7,560	0%
Miscellaneous Revenues	01-4-210-4900	161,351.82	131,676.98	10,785.92	35,877.53	178,675	20%
Expense Reimbursement	01-4-210-4940	6,881.59	11,641.11	0.00	1,000.00	0	0%
Sale of Assets	01-4-210-4950	0.00	6,233.33	0.00	0.00	0	0%
Total Police Department Revenues		1,244,980.54	1,287,946.88	12,285.92	518,511.03	1,333,902	39%
Salary - Regular - FT	01-5-210-5010	3,192,442.03	3,236,497.86	254,287.95	959,265.50	3,440,533	28%
Overtime	01-5-210-5040	359,986.52	410,571.39	33,141.39	108,044.88	434,600	25%
Police Pension	01-5-210-5122	1,015,436.57	1,026,333.40	465,685.40	465,685.40	1,085,667	43%
Health Insurance	01-5-210-5130	686,280.10	733,616.37	67,520.51	201,848.17	847,215	24%
Dental claims	01-5-210-5131	33,215.84	40,544.26	7,815.95	20,405.81	50,000	41%
Unemployment Compensation	01-5-210-5136	0.00	11,771.00	0.00	0.00	0	0%
Uniform Allowance	01-5-210-5140	61,488.37	64,295.91	179.96	496.46	68,009	1%
Training	01-5-210-5152	62,528.83	79,508.65	3,771.62	11,325.39	73,855	15%
Police Dept Personnel & Benefit Expenses		5,411,378.26	5,603,138.84	832,402.78	1,767,071.61	5,999,879	29%
Repair/Maint-Equipment	01-5-210-6020	12,274.31	8,342.61	518.42	3,879.66	14,645	26%
Repair/Maint-Vehicles	01-5-210-6030	93,748.47	64,832.94	2,892.69	13,573.18	99,050	14%
Telephone/Utilities	01-5-210-6200	41,830.55	42,940.62	1,794.73	24,461.77	44,000	56%
Physical Exams	01-5-210-6810	0.00	210.00	0.00	0.00	4,270	0%
Community Policing	01-5-210-6816	7,635.43	7,991.22	607.60	623.57	8,200	8%
K 9 Program Expenses	01-5-210-6818	3,451.12	3,301.45	757.93	912.10	5,350	17%
Sex Offender State Disburse	01-5-210-6835	0.00	2,080.00	195.00	260.00	4,800	0%
Police Department - Contractual Expenses		158,939.88	129,698.84	6,766.37	43,710.28	180,315	24%
Office Supplies	01-5-210-7020	9,514.67	6,472.45	164.43	974.59	10,550	9%
Gas & Oil	01-5-210-7030	77,836.38	70,384.40	7,409.25	20,470.36	100,000	20%
Operating Supplies	01-5-210-7040	31,777.67	36,697.71	318.18	818.77	43,985	2%
Miscellaneous Expense	01-5-210-7900	37,199.50	37,100.96	450.08	2,419.00	40,800	6%
Police Department - Supplies Expense		156,328.22	150,655.52	8,341.94	24,682.72	195,335	13%
Equipment	01-5-210-8200	34,753.87	45,298.05	598.47	12,060.40	59,255	20%
Vehicles	01-5-210-8300	0.00	0.00	0.00	0.00	0	0%
Total Police Department Expenses		5,761,400.23	5,928,791.25	848,109.56	1,847,525.01	6,434,784	29%
NET - POLICE DEPARTMENT		(4,516,420)	(4,640,844)	(835,824)	(1,329,014)	(5,100,882)	26%
Public Safety Building Department							
Salaries - Regular - FT	01-5-215-5010	586,714.82	602,190.90	43,238.49	88,124.79	664,104	13%
Other (FICA & IMRF)	01-5-215-5079	116,092.05	105,206.33	7,493.22	15,272.01	138,599	11%
Other Contractual Services	01-5-215-6890	327,940.30	275,223.55	18,879.35	37,078.24	270,732	14%
NET - PUBLIC SAFETY BLDG DEPT		(1,030,747.17)	(982,620.78)	(69,611.06)	(140,475.04)	(1,073,435)	13%

Fire Department	Account #	Actual FY 16	Actual FY 17	Month of July	YTD Actual for FY 18	Budget FY 18	25% of budget
RE Property Tax	01-4-220-4010	739,346.46	818,109.40	0.00	424,120.24	988,767	43%
Grants	01-4-220-4150	63,830.62	1,000.00	0.00	3,255.74	5,000	0%
Miscellaneous Revenues	01-4-220-4900	42,699.54	36,031.31	1,718.00	8,046.38	25,000	32%
Expense Reimbursement	01-4-220-4940	0.00	1,012.98	0.00	0.00	0	0%
Total Fire Department Revenues		845,876.62	856,153.69	1,718.00	435,422.36	1,018,767	43%
Salaries - Regular - FT	01-5-220-5010	1,951,980.82	1,969,596.22	156,393.54	579,833.37	2,095,112	28%
Overtime	01-5-220-5040	234,518.71	200,784.91	12,399.83	52,636.89	203,250	26%
Fire Pension	01-5-220-5124	719,275.54	798,051.98	415,540.07	415,540.07	968,767	43%
Health Insurance	01-5-220-5130	391,456.82	422,210.56	38,713.43	111,030.74	502,880	22%
Dental Insurance	01-5-220-5131	26,906.88	21,499.64	2,008.44	6,741.12	35,000	19%
Unemployment Compensation	01-5-220-5136	0.00	0.00	0.00	0.00	0	0%
Uniform Allowance	01-5-220-5140	39,236.31	30,429.01	496.63	2,552.97	35,500	7%
Training	01-5-220-5152	23,715.46	31,096.97	93.40	1,472.98	27,540	5%
Fire Depart Personnel & Benefits Expenses		3,387,090.54	3,473,669.29	625,645.34	1,169,808.14	3,868,049	30%
Repair/Maint-Bldg	01-5-220-6010	52,026.10	57,115.64	2,598.98	4,183.80	42,850	10%
Repair/Maint-Equipment	01-5-220-6020	0.00	0.00	108.35	108.35	14,800	1%
Repair/Maint-Vehicles	01-5-220-6030	58,526.58	57,015.82	1,071.95	7,648.31	53,500	14%
Telephone/Utilities	01-5-220-6200	14,002.41	11,697.06	463.54	2,288.55	17,740	13%
Physical Exams	01-5-220-6810	1,622.60	654.50	0.00	10.00	2,500	0%
Fire Prevention	01-5-220-6822	7,162.60	8,983.96	1,161.60	3,203.34	10,000	32%
Emergency Med Supplies	01-5-220-6824	0.00	0.00	3.42	828.42	0	0%
Fire Department - Contractual Expenses		133,340.29	135,466.98	5,407.84	18,270.77	141,390	13%
Office Supplies	01-5-220-7020	15,179.53	12,685.62	400.33	1,031.56	16,600	6%
Gas & Oil	01-5-220-7030	16,206.61	14,367.49	1,426.70	4,129.79	20,000	21%
Operating Supplies	01-5-220-7040	11,539.69	6,830.98	540.80	1,535.13	4,000	38%
Miscellaneous Expense	01-5-220-7900	996.39	1,296.45	42.00	42.00	1,000	4%
Fire Department - Supplies Expenses		43,922.22	35,180.54	2,409.83	6,738.48	41,600	16%
Equipment	01-5-220-8200	38,869.41	53,632.91	400.00	1,032.62	37,900	3%
Total Fire Department Expenses		3,603,222.46	3,697,949.72	633,863.01	1,195,850.01	4,088,939	29%
NET - FIRE DEPARTMENT		(2,757,345.84)	(2,841,796.03)	(632,145.01)	(760,427.65)	(3,070,172)	25%
Police & Fire Commission Department							
Physical Exams	01-5-225-6810	13,279.71	13,100.90	0.00	814.80	18,750	4%
Other Contractual Services	01-5-225-6890	16,719.71	9,417.64	470.63	5,617.73	8,835	64%
NET - POLICE & FIRE COMMISSION		(29,999.42)	(22,518.54)	(470.63)	(6,432.53)	(27,585)	23%

Community Development	Account #	Actual FY 16	Actual FY 17	Month of July	YTD Actual for FY 18	Budget FY 18	25% of budget
Building Permits	01-4-230-4300	187,990.50	235,547.00	8,125.00	31,495.00	215,259	15%
Electric Permits	01-4-230-4310	21,574.40	19,798.50	1,011.50	4,942.50	21,965	23%
Electrician Certification Fees	01-4-230-4315	2,550.00	2,900.00	0.00	1,650.00	3,050	54%
Plumbing Permits	01-4-230-4320	9,257.50	17,392.50	520.00	2,860.00	14,626	20%
HVAC Permits	01-4-230-4330	3,627.00	11,156.25	310.00	1,025.00	6,500	16%
Plan Review Fees	01-4-230-4340	40,992.70	76,325.75	709.50	1,933.50	50,000	4%
Sidewalk/Lot Grading Fees	01-4-230-4350	722.50	1,487.50	170.00	552.50	1,575	35%
Insulation Permits	01-4-230-4360	1,210.00	4,060.00	115.00	380.00	2,112	18%
Zoning Review Fee	01-4-230-4370	3,347.50	3,215.00	342.50	1,127.50	3,535	32%
Code Enforcement	01-4-230-4380	11,500.00	6,300.00	200.00	1,100.00	5,900	19%
Other Permits	01-4-230-4390	6,247.50	4,682.50	427.50	1,282.50	5,861	22%
Miscellaneous Revenues	01-4-230-4900	125.00	25.00	77.50	77.50	500	16%
Expense Reimbursement	01-4-230-4940	5,365.54	2,569.25	39.36	350.20	2,700	0%
Planning Fees	01-4-230-4950	0.00	21,498.75	0.00	5,259.00	13,100	40%
Planning Misc.	01-4-230-4955	0.00	12,801.34	50.00	517.50	500	104%
Building Department - Revenues		294,510.14	419,759.34	12,097.86	54,552.70	347,183	16%
Salaries- Regular - FT	01-5-230-5010	161,690.40	213,387.45	17,219.61	57,995.78	217,830	27%
FICA	01-5-230-5079	12,369.32	16,324.12	1,317.30	4,436.68	16,664	27%
IMRF	01-5-230-5120	19,945.38	26,688.39	1,956.35	6,828.09	25,854	26%
Health Ins Expense	01-5-230-5130	43,258.40	59,052.36	5,003.02	18,157.77	86,043	21%
Dental Insurance	01-5-230-5131	2,516.80	2,059.20	8.48	1,247.84	4,000	31%
Unemployment	01-5-230-5136	0.00	0.00	0.00	0.00	0	0%
Training	01-5-230-5152	4,444.97	1,147.00	0.00	0.00	6,500	0%
Building Dept Personnel & Benefits Expense		244,225.27	318,658.52	25,504.76	88,666.16	356,891	25%
Repair/Maint - Equip	01-5-230-6020	2,148.82	5,331.66	436.55	1,690.46	6,150	27%
Other Professional Services	01-5-230-6190	45,845.84	45,691.08	2,958.32	8,874.96	46,000	19%
Telephone	01-5-230-6200	2,442.80	2,002.33	144.75	310.74	3,000	10%
Postage	01-5-230-6210	778.04	6,279.70	226.69	864.13	3,000	29%
Printing & Publishing	01-5-230-6220	1,418.31	2,504.48	190.00	506.40	2,800	18%
Building Department - Contractual Expenses		52,633.81	61,809.25	3,956.31	12,246.69	60,950	20%
Office Supplies	01-5-230-7020	3,428.80	6,616.86	142.41	862.28	6,950	12%
Gas & Oil	01-5-230-7030	781.67	625.68	87.29	181.10	2,200	8%
Miscellaneous Expense	01-5-230-7900	573.70	1,142.81	0.00	50.00	1,000	5%
Operating Transfer Out	01-5-230-9999	0.00	0.00	0.00	0.00	0	0%
Building Department - Supplies Expenses		4,784.17	8,385.35	229.70	1,093.38	10,150	11%
Total Building Department Expenses		301,643.25	388,853.12	29,690.77	102,006.23	427,991	24%
NET - BUILDING DEPARTMENT		(7,133.11)	30,906.22	(17,592.91)	(47,453.53)	(80,808)	59%
Civil Defense Department							
RE Tax - Civil Defense	01-4-240-4010	7,016.79	7,032.46	0.00	3,010.09	7,000	43%
Miscellaneous Revenues	01-4-240-4900	0.00	25,285.36	0.00	0.00	0	#DIV/0!
Miscellaneous Expense	01-5-240-7900	5,316.00	30,687.50	0.00	5,140.00	7,000	73%
NET - CIVIL DEFENSE DEPARTMENT		1,700.79	1,630.32	0.00	(2,129.91)	0	#DIV/0!

Street Department	Account #	Actual FY 16	Actual FY 17	Month of July	YTD Actual for FY 18	Budget FY 18	25% of budget
RE Tax - Road & Bridge	01-4-310-4010	318,291.15	320,508.22	0.00	133,770.71	320,000	42%
Grants	01-4-310-4150	0.00	0.00	0.00	14,517.78	0	0%
Sidewalk/Driveway/Lot Grading	01-4-310-4350	2,040.00	2,940.00	240.00	960.00	2,000	48%
Miscellaneous Revenues	01-4-310-4900	4,457.00	5,374.04	0.00	80.47	3,000	0%
Expense Reimbursement	01-4-310-4940	55,491.03	67,971.36	3,075.40	3,575.40	10,000	0%
Expense Reimbursement	01-5-310-4940	21,482.44	(18,583.89)	(46,797.59)	(22,101.67)	10,000	-221%
Sale of Assets	01-4-310-4950	0.00	7,100.00	0.00	0.00	-	#DIV/0!
Street Department - Revenues		401,761.62	385,309.73	(43,482.19)	130,802.69	345,000	38%
Salaries - Regular - FT	01-5-310-5010	560,395.75	583,028.64	43,569.51	157,818.15	609,950	26%
Overtime	01-5-310-5040	34,966.56	42,551.26	670.80	1,498.51	40,000	4%
Health Insurance	01-5-310-5130	200,768.14	219,296.47	19,825.93	59,477.79	238,292	25%
Uniform Allowance	01-5-310-5140	13,395.61	13,047.28	1,463.25	3,139.83	15,000	21%
Training	01-5-310-5152	218.80	710.00	0.00	50.00	1,500	3%
Street Dept - Personnel & Benefits Expenses		809,744.86	858,633.65	65,529.49	221,984.28	904,742	25%
Repair/Maint - Storm Drain	01-5-310-6001	25,575.95	24,632.80	3,433.56	20,051.20	25,000	80%
Repair/Maint - St/Parking Lot	01-5-310-6002	85,266.60	87,243.71	5,053.92	21,930.55	95,000	23%
Repair/Maint - Sidewalk/Curb	01-5-310-6003	59,126.55	43,102.36	1,894.33	1,518.83	50,000	3%
Repair/Maint - Building	01-5-310-6010	21,553.74	19,295.50	979.93	1,684.37	15,000	11%
Repair/Maint - Equipment	01-5-310-6020	117,438.34	82,224.48	13,208.57	25,655.60	130,000	20%
Repair/Maint - Traffic Signal	01-5-310-6024	25,204.17	81,592.52	0.00	4,606.65	43,000	11%
Telephone/Utilities	01-5-310-6200	5,882.78	7,166.18	752.10	1,353.64	6,000	23%
Leaf Clean-up/Removal	01-5-310-6826	14,871.55	10,592.30	0.00	0.00	15,000	0%
Street Department - Contractual Expenses		354,919.68	355,849.85	25,322.41	76,800.84	379,000	20%
Office Supplies	01-5-310-7020	3,480.02	6,919.17	77.25	1,520.71	6,600	23%
Gas & Oil	01-5-310-7030	56,987.58	49,327.64	4,367.12	11,410.75	85,000	13%
Operating Supplies	01-5-310-7040	28,232.27	29,559.93	1,714.66	5,231.93	21,000	25%
Miscellaneous Expense	01-5-310-7900	15,946.29	1,179.69	0.00	0.00	2,000	0%
Street Department - Supplies Expenses		104,646.16	86,986.43	6,159.03	18,163.39	114,600	16%
Equipment	01-5-310-8200	40,200.50	0.00	0.00	0.00	0	0%
Total Street Department Expenses		1,309,511.20	1,301,469.93	97,010.93	316,948.51	1,398,342	23%
NET - STREET DEPARTMENT		(907,749.58)	(916,160.20)	(140,493.12)	(186,145.82)	(1,053,342)	18%
Street Lighting							
RE Tax - Street Lighting	01-4-330-4010	210,358.51	210,318.07	0.00	85,791.49	200,000	43%
Expense Reimbursement	01-5-330-4940	0.00	0.00	0.00	0.00	0	0%
Repair/ Maint - Street Light	01-5-330-6022	40,372.55	74,151.47	16.96	10,475.77	40,000	26%
Street Lighting - electricity	01-5-330-6310	289,863.60	285,611.12	21,503.57	44,853.31	300,000	15%
NET - STREET LIGHTING		(119,877.64)	(149,444.52)	(21,520.53)	30,462.41	(140,000)	-22%

Landfill Department	Account #	Actual FY 16	Actual FY 17	Month of July	YTD Actual for FY 18	Budget FY 18	25% of budget
RE Tax - Refuse/Landfill	01-4-335-4010	65,107.74	45,081.73	0.00	19,309.54	45,000	43%
Miscellaneous Revenue	01-4-335-4900	0.00	0.00	0.00	0.00	0	0%
Miscellaneous Expenses	01-5-335-7900	69,411.65	47,563.60	0.00	32,546.58	79,000	41%
NET - GARBAGE DEPARTMENT		(4,303.91)	(2,481.87)	0.00	(13,237.04)	(34,000)	39%
Forestry Department							
RE Tax - Forestry	01-4-340-4010	40,073.87	40,081.62	0.00	15,019.43	35,000	43%
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		40,073.87	40,081.62	0.00	15,019.43	35,000	43%
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	135,380.00	127,536.00	0.00	33.98	80,000	0%
Miscellaneous Expense	01-5-340-7900	0.00	0.00	0.00	0.00	1,000	0%
Forestry Department Expenses		135,380.00	127,536.00	0.00	33.98	81,000	0%
NET - FORESTRY DEPARTMENT		(95,306.13)	(87,454.38)	0.00	14,985.45	(46,000)	0%
Engineering Department							
Engineering	01-5-360-6140	19,061.00	387.50	1,348.00	7,548.00	27,000	28%
Subdivision Expense	01-5-360-6824	3,196.75	8,735.00	592.00	1,508.00	10,000	15%
Office Supplies	01-5-360-7020	5,391.40	7,023.73	130.07	1,879.16	8,900	21%
Gas & Oil	01-5-360-7030	0.00	0.00	0.00	0.00	-	0%
NET - ENGINEERING DEPARTMENT		(27,649.15)	(16,146.23)	(2,070.07)	(10,935.16)	(45,900)	24%
Health / Social Services							
Council on Aging	01-5-410-6830	23,000.00	33,000.00	0.00	0.00	23,000	0%
Demolition / Nuisance	01-5-410-6832	0.00	0.00	880.00	880.00	5,000	18%
NET - HEALTH / SOCIAL SERVICES		(23,000.00)	(33,000.00)	(880.00)	(880.00)	(28,000)	3%
Economic Development							
Planning Dept Services	01-5-610-6150	87,147.18	52,650.00	520.00	16,481.00	47,000	35%
Economic / Business	01-5-610-6840	73,000.00	73,000.00	55,000.00	55,000.00	73,000	75%
Tourism	01-5-610-6842	2,000.00	5,500.00	0.00	0.00	7,000	0%
Historic Preservation	01-5-610-6844	4,492.89	20,357.87	0.00	1,227.32	12,800	10%
NET - ECONOMIC DEVELOPMENT		(166,640.07)	(151,507.87)	(55,520.00)	(72,708.32)	(139,800)	52%
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	1,450,229.36	1,393,783.95	115,329.21	298,504.70	1,475,916	20%
Utility Tax - Gas	01-4-751-4132	279,364.59	308,338.72	16,472.49	72,261.53	312,932	23%
Utility Tax - Telephone	01-4-751-4133	341,413.44	300,448.75	23,028.29	70,771.70	328,570	22%
Expense Reimbursement	01-4-751-4940	7,500.00	0.00	0.00	0.00	0	0%
Columbia Ave.	01-5-751-8040	450,000.00	450,000.00	0.00	0.00	0	0%
Downtown Streetscape	01-5-751-8052	32,666.25	644,463.91	0.00	0.00	0	0%
Downtown Pavement Project	01-5-751-8054	0.00	294,850.55	0.00	0.00	0	0%
Tripp Rd. Reconstruction	01-5-751-8056	0.00	0.00	0.00	0.00	350,000	0%
Bellwood Detention Basin	01-5-751-8060	0.00	0.00	0.00	0.00	250,000	0%
		1,595,841.14	613,256.96	154,829.99	441,537.93	1,517,418	29%
TOTAL GENERAL FUND REVENUES		16,283,714.98	17,079,016.60	1,225,084.72	5,293,427.65	17,343,164	31%
TOTAL GENERAL FUND EXPENSES		16,086,615.01	17,079,016.60	1,884,843.98	4,481,752.36	17,327,670	26%
NET REV OVER (UNDER) EXP		197,099.97	0.00	(659,759.26)	811,675.29	15,494	

CASH FLOW STATEMENT FOR WATER / SEWER FUND as of July 31, 2017

Water / Sewer General Administration

Line Item	Account #	Actual FY 16	Actual FY 17	Month of July	Actual FY 18	Budget FY 18	25.00% used
Beginning Cash & Investments		75,456	75,606		75,607.08	75,606	
Interest Income-sweep acct	61-4-110-4600	0	0	0	0.00	0	
Miscellaneous Revenues	61-4-110-4900	150	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	75,607.08	75,606	

Water Department

Line Item	Account #	Actual FY 16	Actual FY 17	Month of July	Actual FY 18	Budget FY 18	25.00% used
Beginning Cash & Investments		1,080,018	697,162		590,507.63	714,893	
Water Consumption	61-4-810-4500	2,213,451	2,118,914	200,572.63	521,806.57	2,363,702	22%
Dep on Agr - Westhill	61-4-810-4521	8,095	3,786	0.00	0.00	0	0%
Meters Sold	61-4-810-4530	90,456	93,879	1,050.00	3,329.50	88,702	4%
Other Services	61-4-810-4590	5,967	5,547	319.50	1,354.00	7,500	18%
W/S Interest	61-4-810-4600	0	0	96.54	240.03	-	0%
Miscellaneous Revenues	61-4-810-4900	0	6,450	0.00	0.00	0	0%
Expense Reimbursement	61-4-810-4940	24,361	6,196	500.00	3,502.99	0	0%
Sale of Assets	61-4-810-4950	0	1,925	0.00	0.00	0	0%
Operating Transfers-In	61-4-810-9998	0	0	0.00	0.00	-	0%
Total Water Department Revenues		2,342,330	2,236,696	202,538.67	530,233.09	2,459,904	22%
Salaries - Regular - FT	61-5-810-5010	528,948	555,858	50,193.94	161,092.82	590,454	27%
Overtime	61-5-810-5040	26,707	34,276	1,341.60	4,656.11	38,000	12%
FICA Water	61-5-810-5079	50,382	51,932	3,624.35	13,413.98	45,965	29%
IMRF	61-5-810-5120	77,466	79,941	8,565.51	14,996.15	79,222	19%
Group Health Insurance	61-5-810-5130	192,305	214,738	20,831.84	62,495.52	227,735	27%
Uniform Allowance	61-5-810-5140	7,846	6,484	663.53	1,912.11	14,000	14%
Rep& Maint-Infrastructure	61-5-810-6000	72,790	68,065	15,004.44	22,882.81	63,900	36%
Rep& Maint - Buildings	61-5-810-6010	18,336	27,173	3,884.95	4,409.82	24,500	18%
Rep& Maint - Equipment	61-5-810-6020	65,019	51,773	3,054.10	6,144.91	13,000	47%
Rep& Maint - Vehicles	61-5-810-6030	21,012	18,417	738.62	2,167.49	20,000	11%
Rep& Maint - Contractual	61-5-810-6040	87,322	102,795	6,321.67	16,003.01	85,000	19%
Other Professional Serv	61-5-810-6190	3,399	4,118	0.00	0.00	12,000	0%
Telephone	61-5-810-6200	9,548	8,259	707.89	1,346.88	9,000	15%
Postage	61-5-810-6210	15,322	15,304	826.80	4,442.75	19,000	23%
Utilities	61-5-810-6300	217,295	311,597	334.53	18,118.95	270,000	7%
Office Equip Rental/Maint	61-5-810-6410	36,524	32,006	434.49	1,273.28	32,750	4%
Liability Insurance	61-5-810-6800	108,510	110,328	0.00	0.00	134,200	0%
Lab Expense	61-5-810-6812	25,494	27,337	1,090.20	1,974.05	33,200	6%
Office Supplies	61-5-810-7020	8,097	8,298	796.64	2,452.84	9,000	27%
Gas & Oil	61-5-810-7030	18,594	15,226	1,215.77	2,374.06	23,000	10%
Operating Supplies	61-5-810-7040	64,854	70,770	7,650.28	11,621.42	65,000	18%
Chemicals	61-5-810-7050	89,978	59,764	7,952.15	12,124.39	90,000	13%
Meters	61-5-810-7060	51,632	42,939	11,946.00	19,816.40	20,000	99%
Bad Debt Expense	61-5-810-7850	2,055	2,118	0.00	38.46	2,000	2%
Miscellaneous Expense	61-5-810-7900	12,321	5,168	103.07	632.63	9,000	7%
Equipment	61-5-810-8200	0	0	0.00	0.00	0	0%
Transfer Out	61-5-810-9999	500,000	0	0.00	0.00	0	0%
Depreciation Set Aside		296,703	305,604	26,231.00	78,693.00	314,772	25%
Bond Pmt Set Aside		120,000	141,200	17,779.17	53,337.51	213,350	25%
Total Water Department Expenses		2,728,460	2,371,488	191,292.54	518,421.35	2,458,048	21%
NET WATER DEPARTMENT		(386,130)	(134,792)	11,246.13	11,811.74	1,856	
Change in Accounts Receivable (YTD)		3,276	28,419		10,331.04		
Ending Cash & Investments		697,162	590,789		612,650.41	716,749	

CASH FLOW STATEMENT FOR WATER / SEWER FUND as of July 31, 2017

Sewer Department

Line Item	Account #	Actual FY 16	Actual FY 17	Month of July	Actual FY 18	Budget FY 18	25.00% used
Beginning Cash & Investments		1,055,724	1,284,737		965,294.53	855,620	
Interest Income							
Sewer Consumption	61-4-820-4500	3,488,838	3,103,395	212,587.68	725,940.09	3,275,147	22%
Dep on Agr - Westhills	61-4-820-4521	4,691	2,978	0.00	0.00	0	0%
Meters Sold	61-4-820-4530	85,694	92,544	1,050.00	3,329.50	88,702	4%
Other Services	61-4-820-4590	54,634	92,574	4,958.74	9,446.68	23,000	41%
WWT Interest	61-4-820-4600	0	0	22.68	29.59	0	#DIV/0!
Miscellaneous Revenues	61-4-820-4900	2,822	2,153	0.00	99.60	0	0%
Expense Reimbursement	61-4-820-4940	17,492	0	0.00	0.00	0	0%
Operating Transfers-In	61-4-820-9998	0	500,000	0.00	0.00	500,000	0%
Total Sewer Department Revenues		3,654,171	3,793,643	218,619.10	738,845.46	3,886,849	19%
Salaries - Regular - FT							
Salaries - Regular - FT	61-5-820-5010	551,622	565,019	55,772.96	169,754.24	601,243	28%
Overtime	61-5-820-5040	54,776	44,286	5,207.94	13,665.91	55,000	25%
FICA WWTP	61-5-820-5079	39,892	39,653	3,223.61	11,537.16	48,091	24%
IMRF	61-5-820-5120	84,237	82,421	8,977.75	16,083.59	82,944	19%
Group Health Insurance	61-5-820-5130	193,555	207,899	18,835.93	56,507.79	232,417	24%
Dental Claims	61-5-820-5131	0	0	0.00	0.00	0	0%
Uniform Allowance	61-5-820-5140	18,081	18,158	1,744.36	3,795.95	16,000	24%
Travel	61-5-820-5151	170	0	0.00	0.00	0	0%
Rep & Maint - Lift Stations	61-5-820-6005	21,011	50,022	0.00	10,367.65	18,000	58%
Rep & Maint - Buildings	61-5-820-6010	46,681	19,652	2,452.98	6,375.62	100,000	6%
Rep & Maint - Equipment	61-5-820-6020	87,630	88,281	0.00	13,269.64	0	0%
Rep & Maint - Vehicles	61-5-820-6030	21,955	29,626	366.88	798.67	25,000	3%
Rep & Maint - Contractual	61-5-820-6040	4,756	28,275	22.72	5,454.67	0	0%
Other Professional Serv	61-5-820-6190	58,304	76,824	33,751.25	37,097.25	73,500	50%
Telephone	61-5-820-6200	10,336	10,153	642.24	1,603.61	11,000	15%
Postage	61-5-820-6210	15,314	15,123	826.79	4,442.73	16,500	27%
Utilities	61-5-820-6300	227,659	208,399	1,067.02	17,630.32	230,000	8%
Office Equip Rental/Maint	61-5-820-6410	2,576	4,224	77.25	639.53	6,000	11%
Liability Insurance	61-5-820-6800	122,323	131,014	0.00	0.00	158,521	0%
Lab Expense	61-5-820-6812	33,099	36,420	336.46	2,786.61	50,000	6%
Sludge Disposal	61-5-820-6814	7,531	9,871	391.98	1,008.45	10,000	10%
Office Supplies	61-5-820-7020	12,646	5,682	796.59	2,564.13	8,000	32%
Gas & Oil	61-5-820-7030	15,402	14,368	332.76	830.84	35,000	2%
Operating Supplies	61-5-820-7040	20,296	23,637	2,924.00	5,933.89	15,000	40%
Chemicals	61-5-820-7050	26,958	35,011	3,302.34	9,667.80	75,000	13%
Meters	61-5-820-7060	3,951	12,258	0.00	7,870.40	20,000	39%
Bad Debt Expense	61-5-820-7850	2,873	2,665	0.00	52.02	4,000	1%
Miscellaneous Expenses	61-5-820-7900	4,125	4,241	0.00	10.00	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		439,763	452,955	38,878.67	116,636.01	467,000	25%
Bond Pmt Set Aside		245,500	332,395	28,195.83	84,587.49	338,350	25%
		2,873,022	3,048,534	208,128.31	600,971.97	3,201,566	19%
Sewer Department							
Collection System Expenses							
Salaries - Regular - FT	61-5-830-5010	274,308	282,807	19,426.96	76,226.62	287,187	27%
Overtime	61-5-830-5040	22,572	22,941	683.54	4,870.11	30,000	16%
FICA Sewer	61-5-830-5079	17,820	20,088	1,538.46	6,203.88	24,265	26%
IMRF	61-5-830-5120	43,222	43,336	3,917.88	7,334.34	42,482	17%
Group Health Insurance	61-5-830-5130	91,181	99,658	6,558.53	24,586.55	108,409	23%
Uniform Allowance	61-5-830-5140	4,681	4,300	631.63	907.27	6,600	14%
Rep & Maint - Infrastructure	61-5-830-6000	23,834	34,372	3,567.78	4,096.08	40,000	10%
Rep & Maint - Equipment	61-5-830-6020	11,358	4,127	37.54	(208.86)	12,000	-2%
Rep & Maint - Vehicles	61-5-830-6030	10,916	29,748	28.83	1,947.66	20,000	10%
Office Equip Rent/Maint	61-5-830-6410	31,710	26,120	357.23	633.72	30,300	2%
Gas & Oil	61-5-830-7030	8,392	7,607	544.55	1,138.80	10,000	11%
Operating Supplies	61-5-830-7040	14,312	16,402	1,783.58	2,602.30	20,000	13%

Sewer Department

	Account #	Actual FY 16	Actual FY 17	Month of July	Actual FY 18	Budget FY 18	25.00% used
Misc. Expense	61-5-830-7900	1,061	1,182	49.70	59.70	2,750	2%
Equipment	61-5-830-8200	0	0	0.00	0.00	0	0%
Total Sewer Department Expenses		3,428,389	3,641,224	247,254.52	731,370.14	3,835,559	19%
NET SEWER DEPARTMENT		225,782	152,419	(28,635.42)	7,475.32	51,290	
Change in Accounts Receivable		3,234	28,419.08		9,687.54		
Ending Cash & Investments		1,284,737	965,575		982,457.39	406,910	

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

Beginning Cash & Investments	585,160	586,815		588,709.33	586,815	
Additional reserves	0	0	0	0	0	0%
Interest Income	1,655	1,894	348.26	1,468.53	0	0%
Ending Cash & Investments	586,815	588,709		590,177.86	586,815	

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

Beginning Cash & Investments	4,005,992	3,719,983		3,981,392.11	3,807,782		
Sources							
Interest Income		14,737	16,868	3,101.23	13,077.00	20,000	65%
Connection Fees	61-4-810-4510	9,935	66,291	14,046.00	21,994.00	24,000	92%
Deposits on Agreement	61-4-810-4520	5,247	660	165.00	385.00	5,000	8%
Connection Fees	61-4-820-4510	18,558	108,609	26,388.00	44,211.65	28,800	154%
Deposits on Agreement	61-4-820-4520	432	75,331	774.20	2,272.60	10,000	23%
Connection Fee Set-Aside		500,000	0	0.00	0.00	0	0%
TOTAL Sources		548,909	267,759	44,474.43	81,940.25	87,800	93%
Uses							
Construction in Progress - Water (1790)		493,889	6,350	0.00	0.00	0	#DIV/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)		341,030	0	0.00	0.00	0	0%
Loan to Depreciation Fund		0	0	0.00	0.00	2,100,000	0%
TOTAL Uses		834,919	6,350	0.00	0.00	2,100,000	0%
Ending Cash & Investments		3,719,983	3,981,392		4,063,332.36	1,795,582	

Line Item	Account #	Actual FY 16	Actual FY 17	Month of July	Actual FY 18	Budget FY 18	25.00% used
Depreciation Funding - was 04-09 and 06-08							
Beginning Cash & Investments		2,777,210	3,042,622		2,204,049.42	2,686,181	
Sources							
Interest Income		11,912	13,634	2,506.76	10,570.25	15,000	70%
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)		82,326	84,796	26,231.00	78,693.00	314,772	25%
Depreciation set aside - Water (for System)		214,377	220,808	0.00	0.00	0	0%
Depreciation set aside - Sewer (for System)		145,680	150,050	38,878.67	116,636.01	966,544	12%
Depreciation set aside - Sewer (for Repl)		794,083	802,905	0.00	0.00	0	0%
Loan From Connection Fees		0	0	0.00	0.00	2,100,000	0%
TOTAL Sources		1,248,378	1,272,193	67,616.43	205,899.26	3,396,316	6%
Uses							
Construction in Progress - Water (1790)		191,172	524,890	592.41	142,046.37	415,000	0%
Construction in Progress - Sewer (1790)		72,235	1,530,519	16,521.59	281,692.59	2,150,000	0%
Equipment & Vehicles (1750 & 1760))		696,093	55,356	0.00	39,747.00	379,000	10%
Buildings		23,466	0	0.00	0.00	0	0%
Infrastructure		0	0	0.00	0.00	0	0%
Sewer-Repl Equip (part of 820-8200)		0	0	0.00	0.00	0	0%
TOTAL Uses		982,966	2,110,765	17,114.00	463,485.96	2,944,000	16%
Ending Cash & Investments		3,042,622	2,204,049		1,946,462.72	3,138,497.00	

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

Beginning Cash & Investments		240,873	200,263		122,162.91	200,231	
Sources							
Interest Income		2,007	2,297	422.26	1,780.55	2,500	71%
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%
Bond Pmt Set Aside		365,500	473,595	45,975.00	137,925.00	551,700	25%
TOTAL Sources		367,507	475,892	46,397.26	139,705.55	554,200	25%
Uses							
Debt Service - Principal	61-5-110-8910	349,505	501,068	0.00	51,008.00	502,335	10%
Interest Expense	61-5-110-8920	58,612	52,924	11,420.00	22,287.83	44,257	50%
Fiscal Charges	61-5-110-8930	0	0	0.00	0.00	-	0%
Bond Issuance Costs	61-5-110-9031	0	0	0.00	0.00	0	0%
TOTAL Uses		408,117	553,992	11,420.00	73,295.83	546,592	13%
Ending Cash & Investments		200,263	122,163		188,572.63	207,839.00	

Gross Revenues (excludes set asides)	6,561,134	6,315,923	534,019.15	1,364,838.13	5,952,053
Gross Expenditures (excludes set asides)	6,780,887	6,951,665	355,996.39	1,453,319.27	7,950,727
NET CASH FLOW	(219,753)	(635,744)	178,022.76	(88,481.14)	(1,998,674)

Minutes
Committee of the Whole
Building, Planning, Zoning and Public Works
August 14, 2017
6:00 p.m.

Call to Order – Mayor Chamberlain.

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

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

Public Comment: Audience members who spoke about flooding and backups.
Jim Yarrington, Sheila Fowler, Terri Burritt, Don Behnke,
Ann McGee, Victor Castro, Mary Fennell, JJ Elliott, Gino LaPore
and Lanette Kamholtz.

Public Forum: None.

Reports of Officers, Boards and Special Committees:
Mayor Chamberlain thanked all who helped with the city tent at the Boone County Fair.

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) 1490 Willowbrook Drive – Michael Phillips and Donna Donato spoke about their backup because of the storm issues of late June.
 - (B) Logan Avenue Design Recommendation – presentation by Jeff Linkenheld of Arc Design Resources, Inc.
 - (C) Newburg Bridge Bid Tabulation.

Motion by Ald. Crawford, 2nd by Ald. Stevens to approve the low bid from Sjostrom & Sons, in the amount of \$765,432.10 for the Newburg Road Bridge Improvement Project, subject to IDOT review and approval. This work will be paid for from MFT Funds. Aye voice vote carried. Motion carried.

(D) Construction Engineering Services – Newburg Bridge Project.

Motion by Ald. Crawford, 2nd by Ald. Stevens to approve the proposal from Hampton, Lenzini & Renwick at a cost not to exceed \$55,712 for construction engineering services for the Newburg Bridge Project. This work will be paid for from Capital Funds. Aye voice vote carried. Motion carried.

(E) Construction Engineering Services – Sludge Thickening Project.

Motion to approve the work order from Baxter & Woodman at a cost not to exceed \$155,000 for construction engineering services for the Sludge Thickening Improvement Project at the WWTP. This work will be paid for from the Sewer Depreciation Fund. Aye voice vote carried. Motion carried.

(F) Inflow and Infiltration (I&I) Study Proposal – for information only due to the size and cost of this study, more time will be needed to develop a phased approach to complete this work.

(G) Sump Pump Inspection Proposal - for information only due to the size and cost of this study, more time will be needed to develop a phased approach to complete this work. Coordination with the I/I Study will be required as well.

(H) Storm Basin A&B Study Update Proposal.

Motion by Ald. Snow, 2nd by Ald. Sanderson to approve the work order from Baxter & Woodman at a cost not to exceed \$87,500 for the South Side Stormwater Infrastructure Study. This work will be paid for from Capital Funds. Aye voice vote carried. Motion carried.

(I) Bellwood Drive Detention Area Update – Public Works Director Brent Anderson has been in contact with IDOT regarding the use of the right-of-way as part of the detention facility.

(J) Wycliffe Sanitary Sewer Modeling Proposal.

Motion by Ald. Freeman, 2nd by Ald. Snow to approve the work order from Baxter & Woodman at a cost not to exceed \$7,500 for the Wycliffe Sanitary Sewer Study. This work will be paid for from line item #61-5-820-6190. Aye voice vote carried. Motion carried.

(K) Traffic Signal Battery Backup Proposals.

Motion by Ald. Snow, 2nd by Ald. Borowicz to approve the proposal from William Engel Electric in the amount of \$12,910, for the installation of two battery backup systems to be paid from line item #01-5-310-6024. Aye voice vote carried. Motion carried.

5. Adjournment:

Motion by Ald. Crawford, 2nd by Ald. Borowicz to adjourn meeting at 8:25 p.m.
Aye voice vote carried. Motion carried.

_____ Mayor

Attest: _____ City Clerk

ORDINANCE #365H

**AN ORDINANCE GRANTING A ZONING DISTRICT CHANGE
FROM RH, RURAL HOLDING DISTRICT
TO PI, PLANNED INDUSTRIAL DISTRICT
(6572-6578 Revlon Drive)**

WHEREAS, a written application has been made by Alas Properties, LLC (Kenn Blair) on behalf of the owner, John Krunger to obtain a zoning district change from RH, Rural Holding District to PI, Planned Industrial District pursuant to applicable provisions of the Zoning Ordinance (Chapter 150 of the Belvidere Municipal Code) of the City of Belvidere, Illinois; and,

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

WHEREAS, after due notice the Planning and Zoning Commission held a public hearing on August 8, 2017 to consider the zoning map amendment and has transmitted its findings of fact and recommendation on the matter to the City Council; and,

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

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

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

Lot 12 as designated upon the Plat of Belvidere-West Industrial Park Subdivision, being a subdivision of part of the northwest quarter of Section 34, Township 44 North, Range 3 East of the Third Principal Meridian, situated in Boone County, Illinois (PIN: 05-34-101-002)

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

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

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

PASSED by the City Council of the City of Belvidere this _____ day of _____ 2017.

APPROVED by the Mayor of the City of Belvidere this _____ day of _____ 2017.

Mike Chamberlain, Mayor

ATTEST:

Shauna Arco, City Clerk

Ayes: _____

Nays: _____

Absent: _____

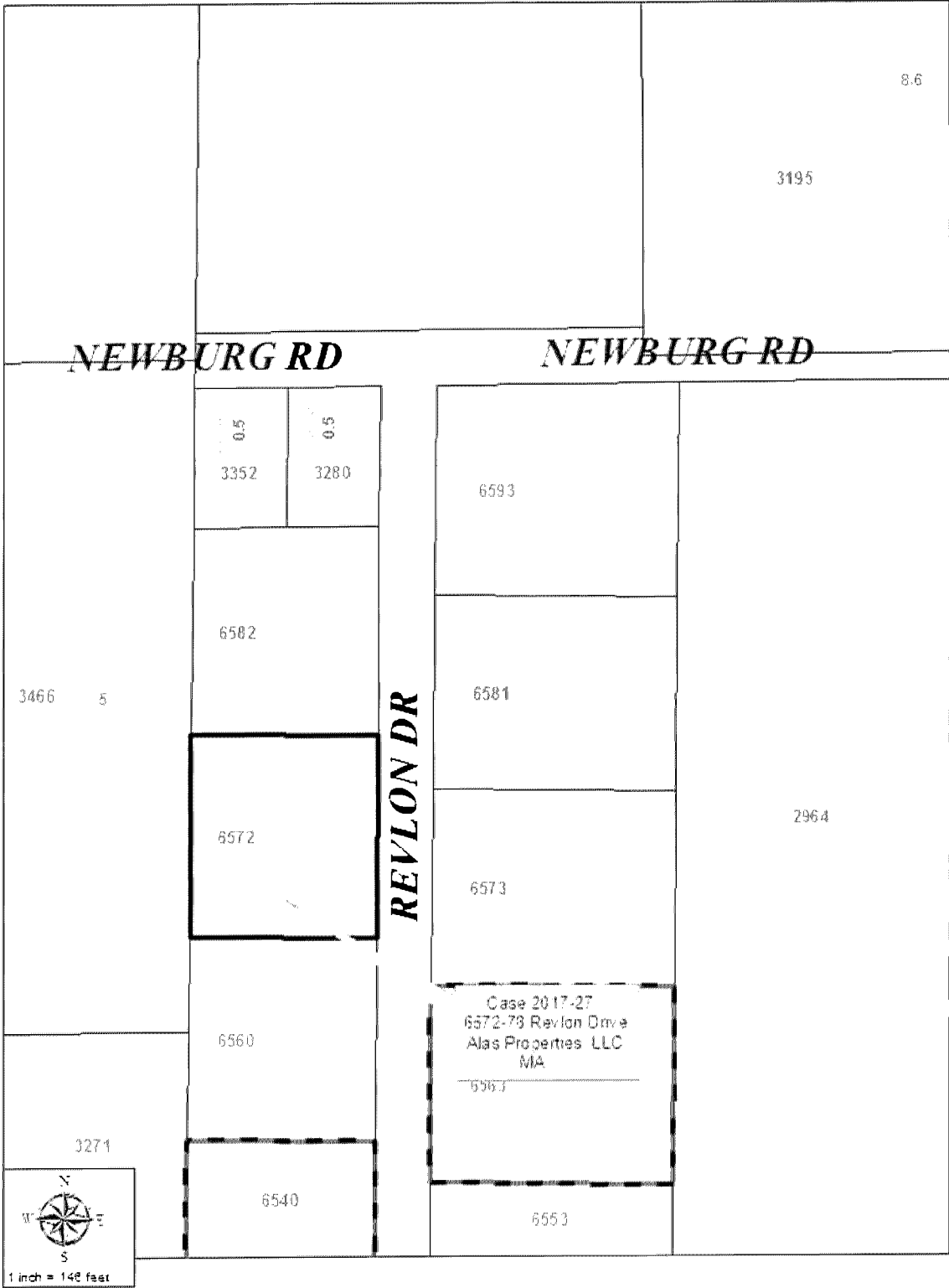
City Council Members Voting Aye:

City Council Members Voting Nay:

Date Published:

Sponsor: _____

ATTACHMENT A



MEMO

DATE: August 9, 2017
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Findings of Fact for Case 2017-27; Alas Properties, LLC (MA)

REQUEST AND LOCATION:

The applicant, Alas Properties, LLC, 3556 Birchwood Drive, Belvidere, IL 61008 on behalf of the owner, John Krunger, 3304 N. Halsted Street, Chicago, IL 60657 is requesting a map amendment (rezoning) at 6572-6578 Revlon Drive from RH, Rural Holding District (pending annexation) to PI, Planned Industrial District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map (PIN: 05-34-101-002. The property is 1.22 acres and consists of a multi-unit building that currently houses several industrial users.

FINDINGS OF FACT:

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

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

Findings:

Subject property: 11,200 square-foot multi-tenant building

Adjacent property:

North, South and East: Industrial buildings

West: Single-family residential and agricultural production

The property is located within the Belvidere-West Industrial Park that is developed with a mix of industrial and institutional (park district facilities) land uses. The rail road borders the subdivision to the south and other industrial subdivisions and parcels are located along Newburg Road. These properties are a mix of Belvidere and Unincorporated Boone County jurisdiction.

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

Findings:

Subject property: RH, Rural Holding (pending annexation)

All Adjacent property: I-1, Light Industrial (Boone County)

The Belvidere-West Industrial Park was originally platted and developed under the jurisdiction of Boone County. The park, similar to most properties along Newburg Road is zoned I-1, Light Industrial. As properties annex into the City of Belvidere for water and

sewer services due to expansions or system failures, they are rezoned to PI, Planned Industrial.

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

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

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

The industrial property was developed under Boone County's Zoning Ordinance and has been in use for several years. A variance is being requested to allow the parking lot to remain as is and a special use is being requested to allow an existing tow company to continue to operate out of the northern unit. The land uses of the subject property are not anticipated to change. By rezoning the subject property to a more compatible district, the site will be in compliance with Belvidere's ordinances.

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

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

The subject property was placed into the default RH, Rural Holding District zoning classification upon approval of an annexation agreement with the city, however, the subject property is developed at a greater intensity than the "rural community character" that the RH District encourages. For the property to remain under the default zoning potentially creates legal non-conforming uses or the property could fall into a state of disrepair.

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

Findings: The proposed rezoning is consistent with the plans and policies of the Comprehensive plan adopted by the City.

The subject property is designated as "Planned Industrial" by the City of Belvidere Comprehensive Plan, adopted November 10, 1999. The Planned Industrial land use category encourages high-quality indoor manufacturing, assembly and storage uses with generous landscaping and limited signage.

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

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

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

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

Findings: This criterion does not apply to this case.

There was a motion to adopt the Findings of Fact as presented by the planning staff for case 2017-27, Alas Properties, LLC; the motion carried with a (5-0) voice vote.

Andrew Racz, Chairman
Belvidere Planning and Zoning Commission

MEMO

DATE: August 9, 2017
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Recommendation for Case 2017-27; Alas Properties, LLC (MA)

REQUEST AND LOCATION:

The applicant, Alas Properties, LLC, 3556 Birchwood Drive, Belvidere, IL 61008 on behalf of the owner, John Krunger, 3304 N. Halsted Street, Chicago, IL 60657 is requesting a map amendment (rezoning) at 6572-6578 Revlon Drive from RH, Rural Holding District (pending annexation) to PI, Planned Industrial District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map (PIN: 05-34-101-002). The property is 1.22 acres and consists of a multi-unit building that currently houses several industrial users.

RECOMMENDATION:

The Planning and Zoning Commission recommended the approval of case number 2017-27, Alas Properties, LLC (MA), 6572-6578 Revlon Drive; the motion passed with a (5-0) voice vote.

Andrew Racz, 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 5, 2017

ADVISORY REPORT

CASE NO: 2017-27 APPLICANT: Alas Properties, LLC 6572-6578 Revlon Drive (MA)

REQUEST AND LOCATION:

The applicant, Alas Properties, LLC, 3556 Birchwood Drive, Belvidere, IL 61008 on behalf of the owner, John Krunger, 3304 N. Halsted Street, Chicago, IL 60657 is requesting a map amendment (rezoning) at 6572-6578 Revlon Drive from RH, Rural Holding District (pending annexation) to PI, Planned Industrial District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map (PIN: 05-34-101-002). See the attached location photo. The property is 1.22 acres and consists of a multi-unit building that currently houses several industrial users.

BACKGROUND:

The subject property is Lot 12 of Belvidere-West Industrial Park which was platted in 1983 under the jurisdiction of Boone County. The unincorporated portions of the industrial park as well as adjacent properties (including the three residences) are zoned I-1, Light Industrial. Two other properties (6563 Revlon Drive and 6540 Revlon Drive) within the subdivision are pre-annexed into the City of Belvidere in order to access municipal services. The subject property is requesting pre-annexation to the City of Belvidere due to a failing septic field. Since the property is within 300 feet of a sanitary sewer system, it must attempt to connect to the City's system before it may install a new septic field.

As properties annex/pre-annex into the City they are automatically zoned Rural Holding. A rezoning must occur to place them in their proper designation whether it be residential, commercial or industrial. Since the property was previously zoned Light Industrial in the county and the other two properties on Revlon Drive pre-annexed into the City of Belvidere are zoned Planned Industrial, the applicant is requesting rezoning to the Planned Industrial District to continue operating in the same manner.

In addition to the rezoning, the applicant is requesting a variance and special use to bring the property into compliance with the City of Belvidere's Zoning Ordinance. In 2002, the county granted a special use for the motor vehicle storage/impound yard and the existing parking lot is paved within five feet of the property line.

FINDINGS OF FACT:

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

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

Findings:

Subject property: 11,200 square-foot multi-tenant building

Adjacent property:

North, South and East: Industrial buildings

West: Single-family residential and agricultural production

The property is located within the Belvidere-West Industrial Park that is developed with a mix of industrial and institutional (park district facilities) land uses. The rail road borders the subdivision to the south and other industrial subdivisions and parcels are located along Newburg Road. These properties are a mix of Belvidere and Unincorporated Boone County jurisdiction.

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

Findings:

Subject property: RH, Rural Holding (pending annexation)

All Adjacent property: I-1, Light Industrial (Boone County)

The Belvidere-West Industrial Park was originally platted and developed under the jurisdiction of Boone County. The park, similar to most properties along Newburg Road is zoned I-1, Light Industrial. As properties annex into the City of Belvidere for water and sewer services due to expansions or system failures, they are rezoned to PI, Planned Industrial.

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

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

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

The industrial property was developed under Boone County's Zoning Ordinance and has been in use for several years. A variance is being requested to allow the parking lot to remain as is and a special use is being requested to allow an existing tow company to continue to operate out of the northern unit. The land uses of the subject property are not anticipated to change. By rezoning the subject property to a more compatible district, the site will be in compliance with Belvidere's ordinances.

D. The trend of development, if any, in the general area of the property in question, including changes (such as the presence of new roads or other infrastructure,

additional development, annexation, or other zoning changes), if any, that may have taken place since the day the property in question was placed in its present zoning classification and that make the property more appropriate for a different zoning district.

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

The subject property was placed into the default RH, Rural Holding District zoning classification upon approval of an annexation agreement with the city, however, the subject property is developed at a greater intensity than the "rural community character" that the RH District encourages. For the property to remain under the default zoning potentially creates legal non-conforming uses or the property could fall into a state of disrepair.

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

Findings: The proposed rezoning is consistent with the plans and policies of the Comprehensive plan adopted by the City.

The subject property is designated as "Planned Industrial" by the City of Belvidere Comprehensive Plan, adopted November 10, 1999. The Planned Industrial land use category encourages high-quality indoor manufacturing, assembly and storage uses with generous landscaping and limited signage.

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

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

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

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

Findings: This criterion does not apply to this case.

SUMMARY:

The planning staff believes that the proposed rezoning and use for the subject site is not more intense than the other uses in the general area. The subject property was placed into the default RH, Rural Holding District zoning classification upon approval of an annexation agreement with the city, however, the subject property is developed at a greater intensity than the "rural community character" that the RH District encourages. To leave the property under the default zoning could potentially create legal non-conforming uses or the property could fall into a state of disrepair

The Belvidere-West Industrial Park was originally platted and developed under the jurisdiction of Boone County. The park, similar to most properties along Newburg Road is zoned I-1, Light

Industrial. As properties annex into the City of Belvidere for water and sewer services due to expansions or system failures, they are rezoned to PI, Planned Industrial. A variance is being requested to allow the parking lot to remain as is and a special use is being requested to allow an existing tow company to continue to operate out of the northern unit. The land uses of the subject property are not anticipated to change. By rezoning the subject property to a more compatible district, the site will be in compliance with Belvidere's ordinances.

RECOMMENDATION:

Planning staff recommends the approval of case number 2017-27 to rezone 6572-6578 Revlon Drive from RH, Rural Holding District to PI, Planned Industrial District.

Submitted by:



Gina DelRose, Community Development Planner

PLANNING AND ZONING COMMISSION/CITY COUNCIL ACTION

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

ATTACHMENTS

1. Location Map by the planning staff.
2. Aerial Photo by the planning staff.
3. Narrative submitted by the applicant.
4. Letter from the Boone County Soil and Water Conservation District, Jennifer Becker, dated June 8, 2017.
5. Letter from the Boone County Health Department, Pat Dashney, dated June 21, 2017.

8.6

3195

NEWBURG RD

NEWBURG RD

0.5

3352

0.5

3280

6593

6582

3466

5

6581

REVLON DR

6572

2964

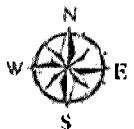
6573

6560

Case 2017-27
6572-78 Revlon Drive
Alas Properties, LLC
MA

6563

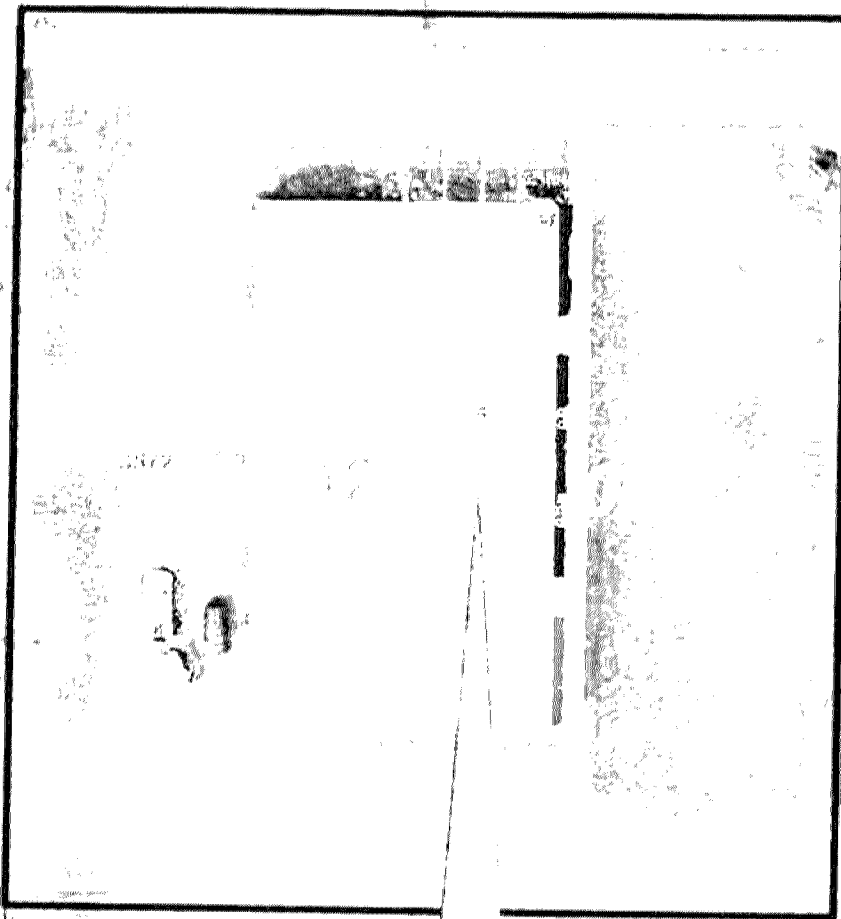
3271



1 inch = 146 feet

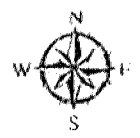
6540

6553



Case 2017-27
6572-78 Revlon Drive
Alas Properties, LLC
MA

REVLON DR



1 inch = 47 feet

858.2

217-98

2177

Narrative for Special Use and Variance Compliance, and Rezoning.

6572-78 Revlon Dr. Belvidere, Il. 61008

I need a variance from 5 feet to 0 feet to bring existing parking lot into compliance.


I also need a special use for vehicle impound yard to bring existing business into compliance as there is a fenced in security area behind the building.

Finally, I need rezoning because when the property is annexed it is defaulted to (RH) Rural Holding District. The property is currently zoned Light Industrial in county and Revlon Dr. is a mix of Light Industrial and the city's Planned Industrial.

Kenn Blair

 **May 31, 2017**

May 31, 2017



Boone County
Soil & Water
Conservation District

211 N. Appleton Road
Belvidere, IL 61008
815-644-2877 ext. 3

June 8, 2017

SWCD NRI #: 1544

Belvidere Planning Department
Belvidere, IL 61008

Dear Sir/Madam,

A request for a Natural Resource Information Report was submitted for the property listed in this letter. 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: 6572-6578 Revlon Dr. Belvidere, IL 61008

PIN(S): 05-34-101-002

Contact	Petitioner	Owner
Kenn Blair 3556 Birchwood Dr. Belvidere, IL 61008 Phone: 815-608-9135 Email: chemscitech@gmail.com	Alas Properties, LLC 3556 Birchwood Dr. Belvidere, IL 61008 Phone: 815-608-9135 Email: chemscitech@gmail.com	John Krenger 3304 N. Halsted St. Chicago, IL 60657 Phone: 773-528-7776 Email: N/A

Request: Variance for pavement setback, Rezoning to planned industrial, and Special Use for vehicle towing and holding

Sincerely,



Jennifer Becker
Boone County Soil & Water
Conservation District



Boone County Health Department

Public Health
Prevent, Promote, Protect.

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 protect and promote health in Boone County.

June 21, 2017

FAX: 815-547-0789

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

Re: Case; 2017-27; Alas Properties, LLC, 6572-6578 Revlon Drive

Dear Gina,

We are in receipt of the map amendment (rezoning) application.
The Boone County Health Department has no comments.

Thank you,

Pat Dashney
Director of Departmental Operations
skm

ORDINANCE NO. 366H

**AN ORDINANCE GRANTING A SPECIAL USE
TO ALLOW OUTDOOR STORAGE AND WHOLESALING
(IMPOUND YARD)
WITHIN THE PI, PLANNED INDUSTRIAL DISTRICT
(6572-6578 Revlon Drive)**

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, Alas Properties, LLC (Kenn Blair), 3556 Birchwood Drive, Belvidere, IL 61008 on behalf of the owner, John Krunger, 3304 N. Halsted Street, Chicago, IL 60657 has petitioned the City for a Special Use to permit outdoor storage and wholesaling (impound yard); 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 8, 2017 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 PI, Planned Industrial District for outdoor storage and wholesaling (impound yard) on the property depicted in Attachment A and legally described as:

Lot 12 as designated upon the Plat of Belvidere-West Industrial Park Subdivision, being a subdivision of part of the northwest quarter of Section 34, Township 44 North, Range 3 East of the Third Principal Meridian, situated in Boone County, Illinois (PIN: 05-34-101-002)

is hereby approved, subject to the following condition:

1. All outdoor storage areas, excluding operable vehicle storage, shall be completely enclosed by any permitted combination of buildings, structures, walls and fencing. Such walls and fencing shall be a minimum of 6 feet, and a maximum of 10 feet in height and shall be designed to completely screen all stored materials from view at an elevation of 5 feet above the grade of all adjacent properties and rights-of-way.
2. In no event shall the storage of items reduce or inhibit the use or number of parking stalls provided on the property below the requirement established by the provisions of §150.704 of the Belvidere Zoning Ordinance. If the number of provided parking stalls on the property is already less than the requirement, such storage area shall not further reduce the number of parking stalls already present.
3. Storage areas shall be separated from any vehicular parking or circulation area by a minimum of 10 feet. This separation shall be clearly delimited by a physical separation such as a greenway, curb, fence, or line of planters, or by a clearly marked paved area.
4. Inoperative vehicles or equipment, or other items typically stored in a junkyard or salvage yard, shall not be stored under the provisions of this land use.

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 _____, 2017.

APPROVED by the Mayor of the City of Belvidere this ____ day of _____, 2017.

Michael W. Chamberlain, Mayor

ATTEST:

Shauna Arco, City Clerk

Ayes: ____ Nays: ____ Absent: ____

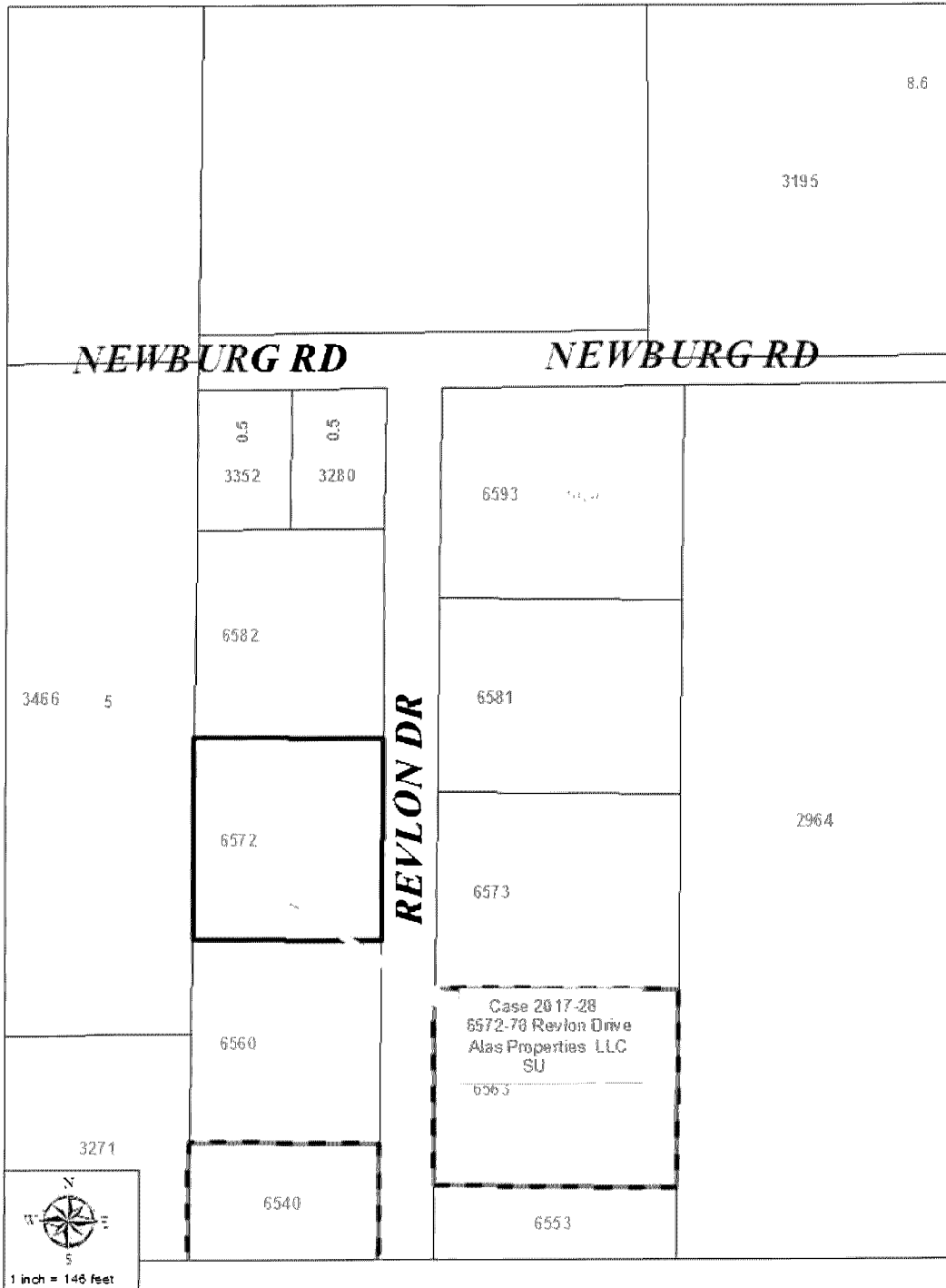
City Council Members Voting Aye: ____

City Council Members Voting Nay: ____

Date Published:

Sponsor: _____

ATTACHMENT A



CITY OF BELVIDERE

Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

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

July 5, 2017

ADVISORY REPORT

CASE NO: 2017-28 APPLICANT: Alas Properties, LLC, 6572-6578 Revlon Drive (SU)

REQUEST AND LOCATION:

The applicant, Alas Properties, LLC, 3556 Birchwood Drive, Belvidere, IL 61008 on behalf of the owner, John Krunger, 3304 N. Halsted Street, Chicago, IL 60657 is requesting a special use to permit outdoor storage (impound yard) in the northwest corner of the property to bring an existing impound yard into compliance (Belvidere Zoning Ordinance Sections 150.105(C)(7)(C)(2) Outdoor Storage, 150.204(E)(2) Outdoor Storage or Wholesaling and 150.904 Special Use Review and Approval Procedures). The subject property is 1.22 acres (PIN: 05-34-101-002), rectangular in shape and developed with a multi-tenant building, parking area and impound area.

EXISTING LAND USE ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: 11,200 square-foot multi-tenant building

Adjacent property:

North, South and East: Industrial buildings

West: Single-family residential and agricultural production

ZONING ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Findings:

Subject property: PI, Planned Industrial (pending rezoning)

All Adjacent property: I-1, Light Industrial (Boone County)

COMPREHENSIVE PLAN:

Subject property: Planned Industrial

All Adjacent Property: Planned Industrial

BACKGROUND:

The subject property is Lot 12 of Belvidere-West Industrial Park which was platted in 1983 under the jurisdiction of Boone County. The unincorporated portions of the industrial park as well as adjacent properties (including the three residences) are zoned I-1, Light Industrial. Two other properties (6563 Revlon Drive and 6540 Revlon Drive) within the subdivision are pre-annexed into the City of Belvidere in order to access municipal services.

2017-28; Alas Properties, LLC, 6572-6578 Revlon Drive (SU)

A small portion of the northwest parking lot is fenced-in; this area is used by a towing/impound operation. In 2002, Boone County granted a special use for a motor vehicle storage/impound yard subject to the following conditions:

1. A motor vehicle storage/impound yard operation shall exist only in the area designated on the site plan, dated August 22, 2002. Motor vehicles shall be stored only in the area designated on the site plan, dated August 22, 2002. A motor vehicle salvage yard is prohibited on-site.
2. A six (6) foot solid wood fence shall be provided around the perimeter of the outside storage/impound yard. The fence shall be erected prior to the storage of any vehicles outside. The fence shall be maintained, and shall not be allowed to fall into a state of disrepair. The fence surrounding the outside storage/impound yard may be reduced to a less restrictive 5' chainlink fence only if a 6' solid wood fence screens the 5' chainlink fence from view and is within the 6' fence.
3. Landscaping shall be provided on-site in accordance to the zoning ordinance. Landscaping shall be approved by the zoning enforcement officer or zoning administrator prior to the installation of. Landscaping shall be completed prior to opening the business.
4. The owner shall use drain pans and other means to avoid ground water contamination from fluid leakage of stored vehicles.
5. No vehicles shall be stored on the property for more than one hundred eighty (180) days.
6. Compliance with all applicable codes and ordinances (federal, state, and local).

It does not appear that the County has been enforcing these conditions since there is no solid wood fencing or landscaping and damaged vehicles are kept outside of the secured fencing area.

The City of Belvidere requires the following standards for outdoor storage areas:

1. All outdoor storage areas, excluding operable vehicle storage, shall be completely enclosed by any permitted combination of buildings, structures, walls and fencing. Such walls and fencing shall be a minimum of 6 feet, and a maximum of 10 feet in height and shall be designed to completely screen all stored materials from view at an elevation of 5 feet above the grade of all adjacent properties and rights-of-way. Said walls or fencing shall be screened from residentially zoned property by a bufferyard with a minimum opacity of .80 and non-residentially zoned property by a bufferyard with a minimum opacity of .40 (see §150.607).
2. The storage of items shall not be permitted in permanently protected natural resource areas (see §150.605).
3. The storage of items shall not be permitted in required frontage landscaping or bufferyard areas.
4. In no event shall the storage of items reduce or inhibit the use or number of parking stalls provided on the property below the requirement established by the provisions of §150.704. If the number of provided parking stalls on the property is already less than the requirement, such storage area shall not further reduce the number of parking stalls already present.
5. Storage areas shall be separated from any vehicular parking or circulation area by a minimum of 10 feet. This separation shall be clearly delimited by a physical separation such as a greenway, curb, fence, or line of planters, or by a clearly marked paved area.
6. Materials being stored shall not interfere in any manner with either on-site or off-site traffic visibility, including potential traffic/traffic and traffic/pedestrian conflicts.

7. Inoperative vehicles or equipment, or other items typically stored in a junkyard or salvage yard, shall not be stored under the provisions of this land use.
8. All outdoor storage areas shall be located no closer to an adjacent zoned property than the required minimum setback for buildings on the subject property.

The planning staff will work with the applicant to bring the existing impound yard into compliance with the City of Belvidere's standards. Several of the City's standards mimic those conditions that the County should have been enforcing since 2002.

TREND OF DEVELOPMENT:

The property is located south of Newburg Road in an established industrial park. There have been several new businesses, buildings and expansions within the numerous industrial parks along Newburg Road. The trend of development is intended to be industrial uses to the south of Newburg Road and residential to the north of Newburg Road.

COMPREHENSIVE PLAN:

The subject property is designated as "Planned Industrial" by the City of Belvidere Comprehensive Plan, adopted July 15, 1999. The planned industrial category calls for high-quality indoor manufacturing, assembly and storage uses with generous landscaping and limited 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 special use has been operating under Boone County jurisdiction since 2002 and even though the conditions of approval were never fully met, the planning staff is not aware of any negative impacts or complaints received due to the impound yard or towing operation. Bringing the current operation into compliance with the City's requirements will only improve the property and surrounding area.

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

The Comprehensive Plan shows the property as planned industrial which calls for high quality indoor land uses and landscaping. Although impound yards typically occur outside, oftentimes they are accessory to automobile repair businesses and towing businesses which are permitted by special use in the Planned Industrial District.

- 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 impound yard has been operating since 2002 and the planning staff is not aware of any undue adverse impact on nearby properties. The location of the impound yard does not impede vehicle traffic and is partially screened by the building. There are several damaged vehicles and other materials in the parking lot behind the building which is unsightly and poses a risk to non-employees that can access them. Per the requirements of the Zoning Ordinance, such items will need to be secured within a fenced in area. This will improve the impact the current operation has on 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.**

Impound yards/outdoor storage areas are oftentimes accessory to industrial land uses. The special use provides for a mix of land uses within the industrial park. Requiring proper screening and storage of vehicles and other related items will improve the overall aesthetics of the property and bring it closer into compliance with the Planned Industrial District's purpose.

- 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 currently served by municipal water and will be connecting to the municipal sewer system once it is annexed.

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

Considering the special use has been in operation since 2002 under Boone County jurisdiction with no known negative impacts on surrounding properties, the planning staff does not anticipate its continued operation to create any adverse impacts in the neighborhood.

SUMMARY OF FINDINGS:

The special use has been operating under Boone County jurisdiction since 2002 and even though the conditions of approval were never fully met, the planning staff is not aware of any negative impacts or complaints received due to the impound yard or towing operation. Bringing the current operation into compliance with the City's requirements will only improve the property and surrounding area.

The location of the impound yard does not impede vehicle traffic and is partially screened by the building. There are several damaged vehicles and other materials in the parking lot behind the

building which is unsightly and poses a risk to non-employees that can access them. Per the requirements of the Zoning Ordinance, such items will need to be secured within a fenced-in area. This will improve the impacts the current operation has on the neighborhood.

Impound yards/outdoor storage areas are oftentimes accessory to industrial land uses. The special use provides for a mix of land uses within the industrial park. Requiring proper screening and storage of vehicles and other related items will improve the overall aesthetics of the property and bring it closer into compliance with the Planned Industrial District's purpose.

RECOMMENDATION:

The planning staff recommends the **approval** of case number **2017-28** for a special use at 6572-6578 Revlon Drive subject to the following conditions:

1. All outdoor storage areas, excluding operable vehicle storage, shall be completely enclosed by any permitted combination of buildings, structures, walls and fencing. Such walls and fencing shall be a minimum of 6 feet, and a maximum of 10 feet in height and shall be designed to completely screen all stored materials from view at an elevation of 5 feet above the grade of all adjacent properties and rights-of-way.
2. In no event shall the storage of items reduce or inhibit the use or number of parking stalls provided on the property below the requirement established by the provisions of §150.704 of the Belvidere Zoning Ordinance. If the number of provided parking stalls on the property is already less than the requirement, such storage area shall not further reduce the number of parking stalls already present.
3. Storage areas shall be separated from any vehicular parking or circulation area by a minimum of 10 feet. This separation shall be clearly delimited by a physical separation such as a greenway, curb, fence, or line of planters, or by a clearly marked paved area.
4. Inoperative vehicles or equipment, or other items typically stored in a junkyard or salvage yard, shall not be stored under the provisions of this land use.

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 Soil and Water Conservation District, Jennifer Becker, June 8, 2017.

8.6

3195

NEWBURG RD

NEWBURG RD

0.5

0.5

3352

3280

6593

6582

3466

5

REVLON DR

6581

6572

2964

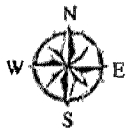
6573

6560

Case 2017-28
6572-78 Revlon Drive
Alas Properties, LLC
SU

6563

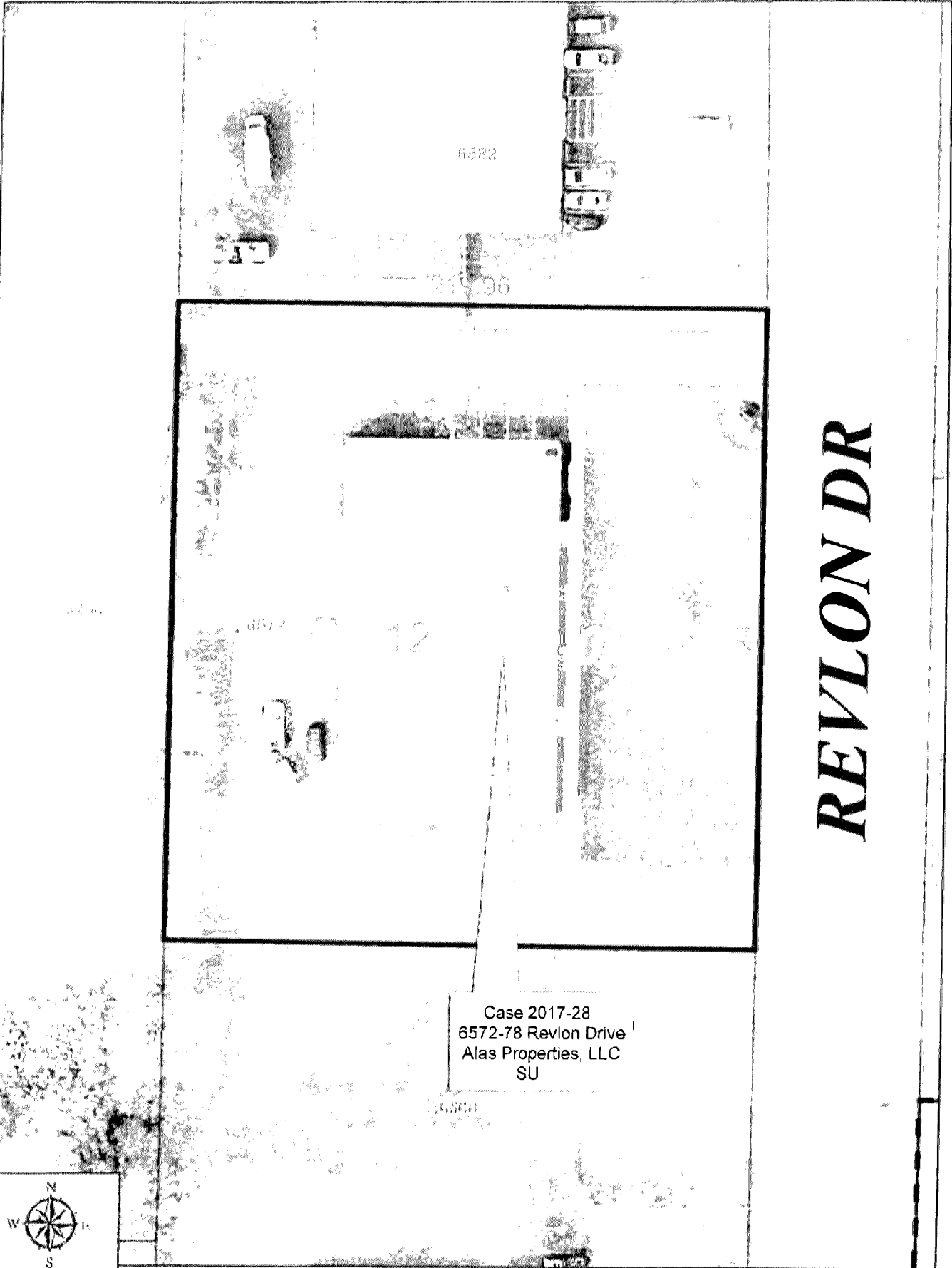
3271



1 inch = 146 feet

6540

6553



6582

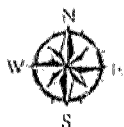
6596

6572

12

REVLON DR

Case 2017-28
6572-78 Revlon Drive
Alas Properties, LLC
SU



1 inch = 47 feet

Narrative for Special Use and Variance Compliance, and Rezoning.


6572-78 Revlon Dr. Belvidere, IL 61008

I need a variance from 5 feet to 0 feet to bring existing parking lot into compliance.

I also need a special use for vehicle impound yard to bring existing business into compliance as there is a fenced in security area behind the building.

Finally, I need rezoning because when the property is annexed it is defaulted to (RH) Rural Holding District. The property is currently zoned Light Industrial in county and Revlon Dr. is a mix of Light Industrial and the city's Planned Industrial.

Kenn Blair

 *MAY 31, 2017*

May 31, 2017

 Boone County
Soil & Water
Conservation District

211 N. Appleton Road
Belvidere, IL 61008
815-641-2677 ext. 3

June 8, 2017

SWCD NRI #: 1544

Belvidere Planning Department
Belvidere, IL 61008

Dear Sir/Madam,

A request for a Natural Resource Information Report was submitted for the property listed in this letter. 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: 6572-6578 Revlon Dr. Belvidere, IL 61008

PIN(S): 05-34-101-002

Contact	Petitioner	Owner
Kenn Blair 3556 Birchwood Dr Belvidere, IL 61008 Phone: 815-608-9135 Email: chemscitech@gmail.com	Alas Properties, LLC 3556 Birchwood Dr. Belvidere, IL 61008 Phone: 815-608-9135 Email: chemscitech@gmail.com	John Krenger 3304 N. Halsted St. Chicago, IL 60657 Phone: 773-528-7776 Email: N/A

Request: Variance for pavement setback, Rezoning to planned industrial, and Special Use for vehicle towing and holding

Sincerely,



Jennifer Becker
Boone County Soil & Water
Conservation District

MEMO

DATE: August 9, 2017
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Findings of Fact for Case: 2017-28; Alas Properties, LLC (SU)

REQUEST AND LOCATION:

The applicant, Alas Properties, LLC, 3556 Birchwood Drive, Belvidere, IL 61008 on behalf of the owner, John Krunger, 3304 N. Halsted Street, Chicago, IL 60657 is requesting a special use to permit outdoor storage (impound yard) in the northwest corner of the property to bring an existing impound yard into compliance (Belvidere Zoning Ordinance Sections 150.105(C)(7)(C)(2) Outdoor Storage, 150.204(E)(2) Outdoor Storage or Wholesaling and 150.904 Special Use Review and Approval Procedures). The subject property is 1.22 acres (PIN: 05-34-101-002), rectangular in shape and developed with a multi-tenant building, parking area and impound 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 special use has been operating under Boone County jurisdiction since 2002 and even though the conditions of approval were never fully met, the planning staff is not aware of any negative impacts or complaints received due to the impound yard or towing operation. Bringing the current operation into compliance with the City's requirements will only improve the property and surrounding area.

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

The Comprehensive Plan shows the property as planned industrial which calls for high quality indoor land uses and landscaping. Although impound yards typically occur outside, oftentimes they are accessory to automobile repair businesses and towing businesses which are permitted by special use in the Planned Industrial District.

- 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 impound yard has been operating since 2002 and the planning staff is not aware of any undue adverse impact on nearby properties. The location of the impound yard does not impede vehicle traffic and is partially screened by the building. There are several damaged vehicles and other materials in the parking lot behind the building which is unsightly and poses a risk to non-employees that can access them. Per the requirements of the Zoning Ordinance, such items will need to be secured within a fenced in area. This will improve the impact the current operation has on 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.

Impound yards/outdoor storage areas are oftentimes accessory to industrial land uses. The special use provides for a mix of land uses within the industrial park. Requiring proper screening and storage of vehicles and other related items will improve the overall aesthetics of the property and bring it closer into compliance with the Planned Industrial District's purpose.

- 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 currently served by municipal water and will be connecting to the municipal sewer system once it is annexed.

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

Considering the special use has been in operation since 2002 under Boone County jurisdiction with no known negative impacts on surrounding properties, the planning staff does not anticipate its continued operation to create any adverse impacts in the neighborhood.

The motion to adopt the Findings of Fact as presented by staff for case 2017-28 for a special use permit for outdoor storage and wholesaling (impound yard) at 6572-6578 Revlon Drive carried with a (5-0) roll call vote.

Andrew Racz, Chairman
Belvidere Planning and Zoning Commission

MEMO

DATE: August 9, 2017
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Recommendation for Case: 2017-28; Alas Properties (SU)

REQUEST AND LOCATION:

The applicant, Alas Properties, LLC, 3556 Birchwood Drive, Belvidere, IL 61008 on behalf of the owner, John Krunger, 3304 N. Halsted Street, Chicago, IL 60657 is requesting a special use to permit outdoor storage (impound yard) in the northwest corner of the property to bring an existing impound yard into compliance (Belvidere Zoning Ordinance Sections 150.105(C)(7)(C)(2) Outdoor Storage, 150.204(E)(2) Outdoor Storage or Wholesaling and 150.904 Special Use Review and Approval Procedures). The subject property is 1.22 acres (PIN: 05-34-101-002), rectangular in shape and developed with a multi-tenant building, parking area and impound area.

RECOMMENDATION:

The planning and zoning commission recommended the **approval** of case number **2017-28** for a special use to permit outdoor storage and wholesaling (impound yard) at 6572-6578 Revlon Drive subject to the following conditions:

1. All outdoor storage areas, excluding operable vehicle storage, shall be completely enclosed by any permitted combination of buildings, structures, walls and fencing. Such walls and fencing shall be a minimum of 6 feet, and a maximum of 10 feet in height and shall be designed to completely screen all stored materials from view at an elevation of 5 feet above the grade of all adjacent properties and rights-of-way.
2. In no event shall the storage of items reduce or inhibit the use or number of parking stalls provided on the property below the requirement established by the provisions of §150.704 of the Belvidere Zoning Ordinance. If the number of provided parking stalls on the property is already less than the requirement, such storage area shall not further reduce the number of parking stalls already present.
3. Storage areas shall be separated from any vehicular parking or circulation area by a minimum of 10 feet. This separation shall be clearly delimited by a physical separation such as a greenway, curb, fence, or line of planters, or by a clearly marked paved area.
4. Inoperative vehicles or equipment, or other items typically stored in a junkyard or salvage yard, shall not be stored under the provisions of this land use.

Motion to approve case 2017-28; Alas Properties, LLC, 6572-6578 Revlon Drive subject to the conditions as presented by staff carried with a (5-0) voice vote.

Andrew Racz, Chairman
Belvidere Planning and Zoning Commission

ORDINANCE #367H

**AN ORDINANCE GRANTING A ZONING DISTRICT CHANGE
FROM RH, RURAL HOLDING DISTRICT
TO PI, PLANNED INDUSTRIAL DISTRICT
(2223 Hawkey Drive)**

WHEREAS, a written application has been made by property owner, Tanner Industries, Inc. to obtain a zoning district change from RH, Rural Holding District to PI, Planned Industrial District pursuant to applicable provisions of the Zoning Ordinance (Chapter 150 of the Belvidere Municipal Code) of the City of Belvidere, Illinois; and,

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

WHEREAS, after due notice the Planning and Zoning Commission held a public hearing on August 8, 2017 to consider the zoning map amendment and has transmitted its findings of fact and recommendation on the matter to the City Council; and,

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

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

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

Lot 1 of the Re-plat of Lot 14 of Belford Industrial Park, a subdivision as recorded in Plat Index File Envelope 37 as Document No. 79-1282 and part of Lot 13 of Belford Industrial Park, a subdivision as recorded in Book 12 of Plats, page 30 and 31 as Document No. 74-738, all in the Boone County Recorder's Office and part of Hawkey Drive, all situated in the East-half of Section 32 and the West-half of Section 33, Township 44 North, Range 3 East of the Third Principal Meridian, Boone County, Illinois, bounded and described as follows:

Beginning at the Northwest Corner of said Lot 1; thence North 89 degrees 46 minutes 40 seconds East along the North Line of said Lot 1, also the Southerly Right-of-Way Line of a public road designated Hawkey Drive, a distance of 213.00 feet to the Northeast Corner of said Lot 1; thence South 00 degrees 34 minutes 10 seconds West along the East Line of said Lot 1, a distance of 330.06 feet to the Southeast Corner of said Lot 1; thence South 89 degrees 46 minutes 40 seconds West along the South Line of said Lot 1, a distance of 17.91 feet to the East Line of said Lot 13; thence South 00 degrees 34 minutes 10 seconds West along said East Line, a distance of 332.76 feet to the Southeast Corner of said Lot 13; thence South 75 degrees 02 minutes 20 seconds West along the South Line of said Lot 13, a distance of 202.46 feet to the Southerly extension of the West Line of said Lot 1; thence North 00 degrees 34 minutes 10 seconds East along said Southerly extension and the West Line

of said Lot 1, a distance of 714.35 feet to the Point of Beginning, containing 3.219 acres, more or less, , subject to all easements, agreements, county codes and/or ordinances of record if any, all situated in the Township of Belvidere , the County of Boone and the State of Illinois. (PINs: 05-33-100-028 and 05-33-151-001)

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

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

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

PASSED by the City Council of the City of Belvidere this _____ day of _____ 2017.

APPROVED by the Mayor of the City of Belvidere this _____ day of _____ 2017.

Mike Chamberlain, Mayor

ATTEST:

Shauna Arco, City Clerk

Ayes: _____ Nays: _____ Absent: _____

City Council Members Voting Aye:

City Council Members Voting Nay:

Date Published: _____ Sponsor: _____

ATTACHMENT A



CITY OF BELVIDERE

Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

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

July 9, 2017

ADVISORY REPORT

CASE NO: 2017-31

APPLICANT: Tanner Industries, Inc., 2223 Hawkey Drive

REQUEST AND LOCATION:

The applicant and property owner, Tanner Industries, Inc., 735 Davisville Road, Southampton, PA 18966 is requesting a map amendment (rezoning) at 2223 Hawkey Drive from RH, Rural Holding District (pending annexation) to PI, Planned Industrial District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. The two parcels combine to be 3.2 acres with a 2,700 square foot building on the northern parcel. See the attached location and aerial photo.

BACKGROUND:

Tanner Industries acquired the properties at 2223 Hawkey Drive in the early 1990s from Hamler Industries. They produce and ship aqua ammonia from the site. The process requires large quantities of deionized water with distinct purity levels to be achieved prior to use. Currently, they use mobile trailers to get the desired purity levels of the water, but that is not ideal as a long term solution for the company.

At other facilities, Tanner Industries employs a permanent solution to this issue and produces deionized water at the required purity levels internally. However, this system requires a constant water feed with sufficient pressure for optimum operation. In order to obtain that kind of supply and pressure City water and sewer service hookups will be required. Tanner Industries must annex into the City of Belvidere to get the desired hookups.

As properties annex into the city they are automatically rezoned to Rural Holding. A rezoning must occur to place them in their proper designation whether it is residential, commercial, or industrial. Since the property was previously zoned Light Industrial District in the county and the other nearby properties that have annexed into the city are zoned Planned Industrial, the applicant is requesting rezoning to the Planned Industrial District. This will allow them to continue operating the business in that location.

FINDINGS OF FACT:

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

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

Findings:

Subject property: 2,700 square foot warehouse

All Adjacent property: Industrial Buildings

The properties are located within part of Lots 13 and 14 of Belford Industrial Park. Originally platted in 1974 and replatted in 1979 as an Industrial Park, it has developed overtime with primarily industrial uses. The rail road borders the southern property line and all other adjacent properties are industrial uses. These properties are a mix of Belvidere and Unincorporated Boone County jurisdiction.

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

Findings:

Subject property: RH, Rural Holding (pending Annexation)

Adjacent property:

North, South, East and West: I-1, Light Industrial (Boone County)

The Belford Industrial Park was originally platted and developed under the jurisdiction of Boone County. The park, similar to most properties near Newburg Road is zoned I-1, Light Industrial. As properties annex into the City of Belvidere for water services, they are rezoned to PI, Planned Industrial.

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

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

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

The industrial property was developed under Boone County's Zoning Ordinance and has been in use for several years. By rezoning the subject property to a more compatible district, the site will be in compliance with Belvidere's ordinances.

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

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

The subject property was placed into the default RH, Rural Holding District zoning classification upon approval of an annexation agreement with the city, however, the subject property is developed at a greater intensity than the "rural community character" that the RH District encourages. To leave the property under the default zoning potentially creates legal non-conforming uses or the property could fall into a state of disrepair.

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

Findings: The proposed rezoning is consistent with the plans and policies of the Comprehensive plan adopted by the City.

The subject property is designated as "Planned Industrial" by the City of Belvidere Comprehensive Plan, adopted November 10, 1999. The Planned Industrial land use category encourages high-quality indoor manufacturing, assembly and storage uses with generous landscaping and limited signage.

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

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

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

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

Findings: This does not apply to this case.

SUMMARY:

The planning staff believes that the proposed rezoning and use for the subject site is not more intense than the other uses in the general area. The subject property was placed into the default RH, Rural Holding District zoning classification upon approval of an annexation agreement with the city, however, the subject property is developed at a greater intensity than the "rural community character" that the RH District encourages. To leave the property under the default zoning could potentially create legal non-conforming uses or the property could fall into a state of disrepair.

The Belford Industrial Park was originally platted and developed under the jurisdiction of Boone County. The park, similar to most properties near Newburg Road is zoned I-1, Light Industrial. As properties annex into the City of Belvidere for water services, they are rezoned to PI, Planned Industrial. By rezoning the subject property to a more compatible district, the site will be in compliance with Belvidere's ordinances.

RECOMMENDATION:

The Planning staff recommends the approval of case number 2017-31 to rezone 2223 Hawkey Drive from Rural Holding District to Planned Industrial District.

Submitted by:

Reviewed by:



Ben Rohr, Land Use Planner



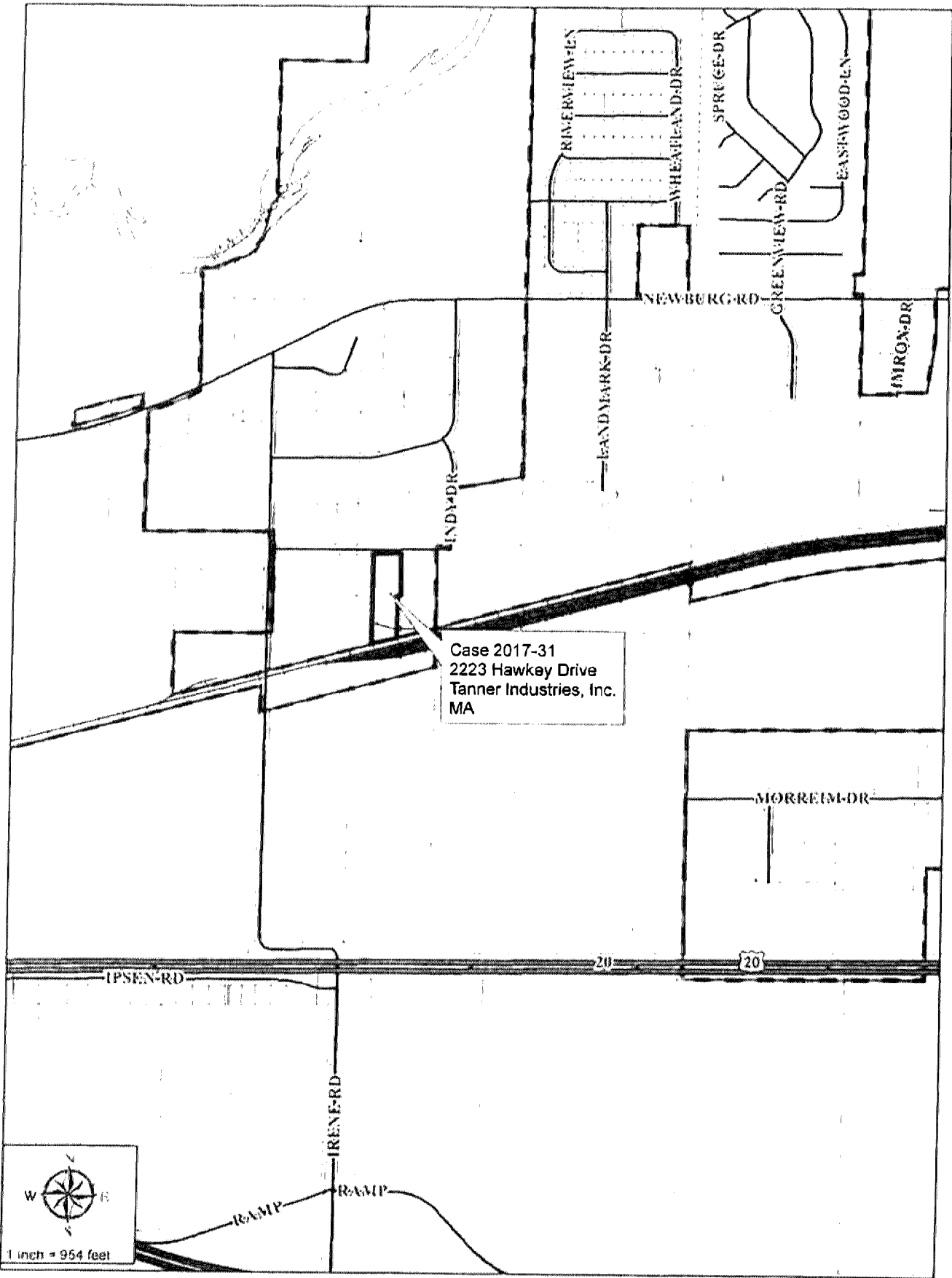
Gina DeRose, Community Development Planner

PLANNING AND ZONING COMMISSION/CITY COUNCIL ACTION

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

ATTACHMENTS

1. Location Map by the planning staff.
2. Aerial Photo by the planning staff.
3. Narrative submitted by the applicant.
4. Letter from the Boone County Soil and Water Conservation District, Jennifer Becker, dated June 28, 2017.
5. Letter from the Boone County Health Department, Pat Dashney, dated June 21, 2017.



Case 2017-31
2223 Hawkey Drive
Tanner Industries, Inc.
MA

1 inch = 954 feet

IPSEN-RD

IRENE-RD

RAMP

RAMP

LINDY-DR

SANDMARKS-DR

NEWBURG-RD

RIVERVIEW-LN

WHEATLAND-DR

SPRUCE-DR

GREENVIEW-RD

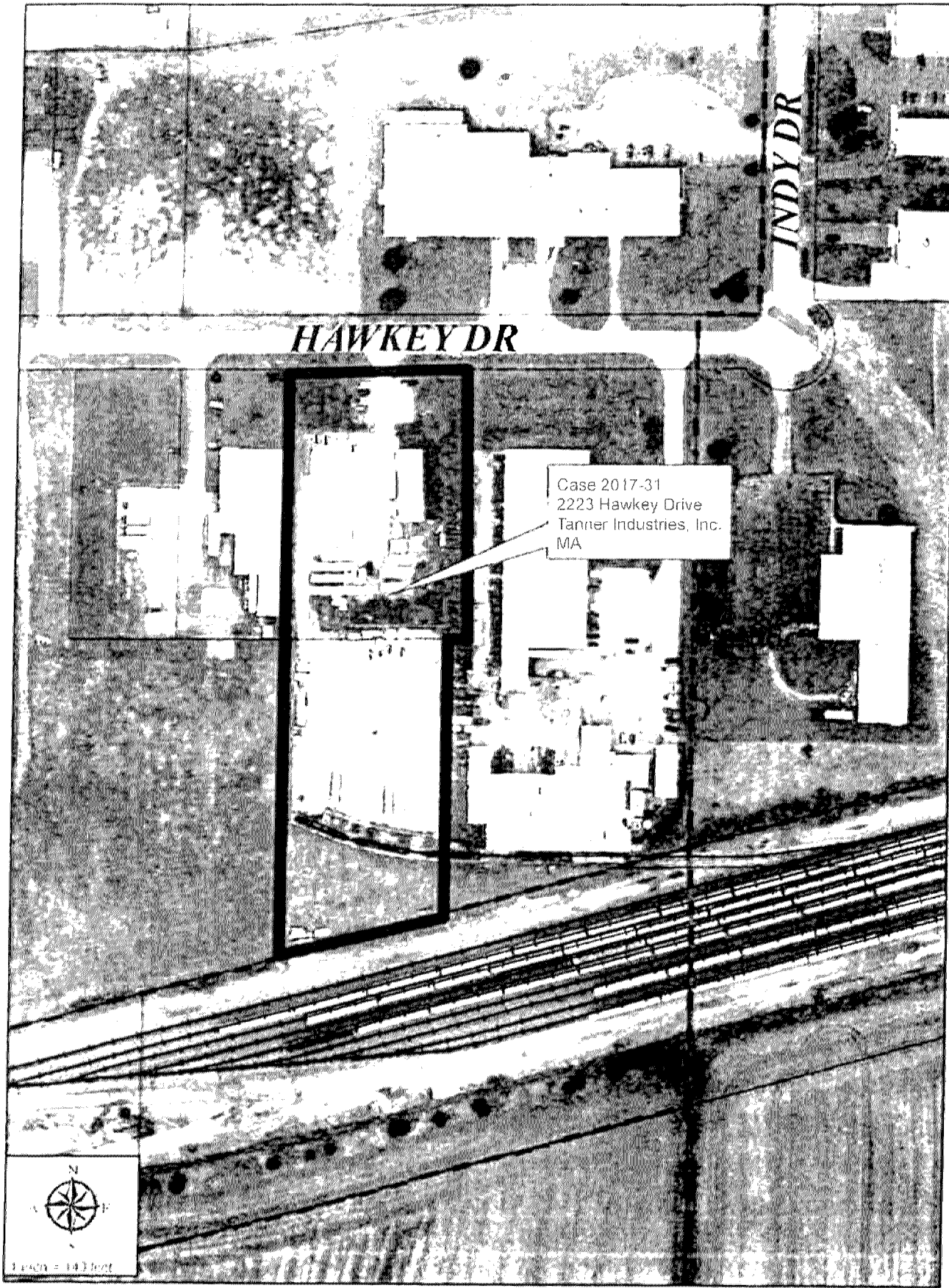
EASTWOOD-LN

IRON-DR

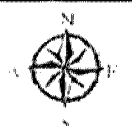
MORREIM-DR

20

20



Case 2017-31
2223 Hawkey Drive
Tanter Industries, Inc.
MA



1 inch = 100 feet

Tanner Industries, Inc overview.

Tanner Industries Inc. is a third generation family business; we are a distributor of anhydrous ammonia and aqua ammonia.


Tanner Industries acquired Belvidere's facility from Hamler Industries in the early 1990s.

Aqua ammonia is manufactured at this facility and is accomplished by mixing ammonia with water; finished product is loaded onto tankers and then transported to customers

Our Belvidere location produces reagent grade aqua ammonia and is best achieved by using deionized water.

Currently we use a mobile demineralizer (DI) trailers to reach the purity required. These mobile trailers are ideal for temporary and emergency water needs but are not ideal as a long term solution.

Previous experiences with Reverse Osmosis technology at other facilities led us to the direction to bring more permanent solution to produce deionized water, this system will require constant water feed with sufficient pressure for optimum operation, therefore, water and swage services will have to be extended to reach our property and extensions /additions of the current structures will be required.

 Boone County
Soil & Water
Conservation District

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

June 28, 2017

SWCD NRI #: 1545

Belvidere Planning Department
Belvidere, IL 61008

Dear Sir/Madam,

A request for a Natural Resource Information Report was submitted for the property listed in this letter. 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: 2223 Hawkey Drive Belvidere, Illinois in Belford Industrial Park

PIN(S): 05-33-100-028

Contact	Petitioner	Owner
Tanner Industries, Inc. 735 Dainsville Rd. Southampton, PA 18966	Tanner Industries, Inc. 735 Dainsville Rd. Southampton, PA 18966	Tanner Industries, Inc. 735 Dainsville Rd. Southampton, PA 18966
Phone: 215-322-1238 Email: jlong@tannerind.com	Phone: 215-322-1238 Email: jlong@tannerind.com	Phone: 215-322-1238 Email: jlong@tannerind.com

Request: Zoning Change/Annexation- RH to P1

Sincerely,



Jennifer Becker

Boone County Soil & Water
Conservation District



Boone County Health Department

Public Health
Prevent. Promote. Protect.

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 protect and promote health in Boone County.

June 21, 2017

FAX: 815-547-0789

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

Re: Case; 2017-31; Tanner Industries, Inc., 2223 Hawkey Drive

Dear Gina,

We are in receipt of the application for a map amendment (rezoning).
The Boone County Health Department has no comments.

Thank you,

Pat Dashney
Director of Departmental Operations
skm

MEMO

DATE: August 10, 2017
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Findings of Fact for Case 2017-31; Tanner Industries (MA)

REQUEST AND LOCATION:

The applicant and property owner, Tanner Industries, Inc., 735 Davisville Road, Southampton, PA 18966 is requesting a map amendment (rezoning) at 2223 Hawkey Drive from RH, Rural Holding District (pending annexation) to PI, Planned Industrial District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. The two parcels combine to be 3.2 acres with a 2,700 square foot building on the northern parcel. See the attached location and aerial photo.

FINDINGS OF FACT:

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

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

Findings:

Subject property: 2,700 square foot warehouse

All Adjacent property: Industrial Buildings

The properties are located within part of Lots 13 and 14 of Belford Industrial Park. Originally platted in 1974 and replatted in 1979 as an Industrial Park, it has developed overtime with primarily industrial uses. The rail road borders the southern property line and all other adjacent properties are industrial uses. These properties are a mix of Belvidere and Unincorporated Boone County jurisdiction.

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

Findings:

Subject property: RH, Rural Holding (pending Annexation)

Adjacent property:

North, South, East and West: I-1, Light Industrial (Boone County)

The Belford Industrial Park was originally platted and developed under the jurisdiction of Boone County. The park, similar to most properties near Newburg Road is zoned I-1, Light Industrial. As properties annex into the City of Belvidere for water services, they are rezoned to PI, Planned Industrial.

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

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

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

The industrial property was developed under Boone County's Zoning Ordinance and has been in use for several years. By rezoning the subject property to a more compatible district, the site will be in compliance with Belvidere's ordinances.

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

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

The subject property was placed into the default RH, Rural Holding District zoning classification upon approval of an annexation agreement with the city, however, the subject property is developed at a greater intensity than the "rural community character" that the RH District encourages. To leave the property under the default zoning potentially creates legal non-conforming uses or the property could fall into a state of disrepair.

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

Findings: The proposed rezoning is consistent with the plans and policies of the Comprehensive plan adopted by the City.

The subject property is designated as "Planned Industrial" by the City of Belvidere Comprehensive Plan, adopted November 10, 1999. The Planned Industrial land use category encourages high-quality indoor manufacturing, assembly and storage uses with generous landscaping and limited signage.

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

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

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

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

Findings: This does not apply to this case.

There was a motion to adopt the Findings of Fact as presented by the planning staff for case 2017-31, Tanner Industries; the motion carried with a (5-0) voice vote.

Andrew Racz, Chairman
Belvidere Planning and Zoning Commission

MEMO

DATE: August 10, 2017
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Recommendation for Case 2017-31; Tanner Industries (MA)

REQUEST AND LOCATION:

The applicant and property owner, Tanner Industries, Inc., 735 Davisville Road, Southampton, PA 18966 is requesting a map amendment (rezoning) at 2223 Hawkey Drive from RH, Rural Holding District (pending annexation) to PI, Planned Industrial District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. The two parcels combine to be 3.2 acres with a 2,700 square foot building on the northern parcel. See the attached location and aerial photo.

RECOMMENDATION:

The Planning and Zoning Commission recommended the approval of case number 2017-31, Tanner Industries (MA), 2223 Hawkey Drive; the motion passed with a (5-0) roll call vote.

Andrew Racz, Chairman
Belvidere Planning and Zoning Commission