

State of Illinois) SS
Belvidere, Illinois)

BELVIDERE CITY COUNCIL
REGULAR MEETING
AGENDA

August 15, 2022

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

(1) Roll Call:

(2) Pledge of Allegiance:
Invocation:

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

(4) Approval of Minutes:

(A) Approval of minutes of the regular meeting of the Belvidere City Council of
August 1, 2022; as presented.

(5) Public Hearing: None.

(6) Special Messages and Proclamations:

(A) Pam Lopez-Fettes – Growth Dimensions.

(B) Mindy Long – IDA Public Library.

(7) Approval of Expenditures: General & Special Fund Expenditures: \$1,526,121.75
Water & Sewer Fund Expenditures: \$816,878.16

(8) Committee Reports and Minutes of City Officers:

(A) Monthly Report of Belvidere Police Department Overtime Pay for July 2022.

(B) Monthly Report of Belvidere Fire Department Overtime Pay for July 2022.

(C) Monthly Report of Community Development Department/Planning
Department for July 2022.

(D) Monthly Report of Building Department Revenues, Residential Building
Permits, Commercial Permits and Case Reports for July 2022.

(E) Monthly General Fund Report for July 2022.

(F) Monthly Water/Sewer Fund Report July 2022.

(G) Monthly CD Investments for July 2022.

(H) Minutes of Planning and Zoning Commission August 9, 2022.

(I) Minutes of Committee of the Whole – Building, Planning and Zoning and
Public Works of August 8, 2022.

(9) Unfinished Business: None.

(10) New Business:

- (A) Ord. #591H – 1st Reading: An Ordinance Authorizing the Execution of an Annexation Agreement Between the City of Belvidere and Donald K. Bush Sr., Belvidere Retail LLC, and OM Group LLC.
- (B) Ord. #592H – 1st Reading: An Ordinance Annexing Certain Territory Lying North of Interstate 90, East of Tripp Road and West of Genoa Road to the City of Belvidere, Boone County, Illinois.
- (C) Ord. #593H – 1st Reading: An Ordinance Approving a Preliminary Plat Titled Belvidere Retail Subdivision.
- (D) Ord. #594H – 1st Reading: An Ordinance Approving a Final Plat Titled Belvidere Retail Subdivision.
- (E) Ord. #595H – 1st Reading: An Ordinance Granting a Zoning District Change from RH, Rural Holding District to PB, Planned Business District (between Tripp and Genoa Roads North of I-90).
- (F) Ord. #596H – 1st Reading: An Ordinance Granting a Zoning District Change from RH, Rural Holding District to PI, Planned Industrial District (between Tripp and Genoa Roads North of I-90).
- (G) Ord. #597H – 1st Reading: An Ordinance Granting a Special Use to allow a Planned Development within the PB, Planned Business District (SW Crystal Parkway and Genoa Road).
- (H) Res. #2022-17 – A Resolution Authorizing Participation in the ComEd Green Region Program for the 6th Street Waterway Improvement Project.
- (I) Res. #2022-18 – Release of Certain Executive Session Minutes Pursuant to 5ILCS 120/1 Et. Seq.
- (J) Retention of outside counsel.

Motions forwarded from Committee of the Whole – Building, Planning and Zoning and Public Works of August 8, 2022.

Motions of Public Works – Chairman Marsha Freeman:

- (A) Motion to proceed with Storm Water Utility Survey Results Option #1 as presented in Memo dated August 4, 2022 from Public Works Director Brent Anderson.

- (B) Motion to approve the increase to the construction services agreement for the Southwest Tower Rehabilitation Project in the amount of \$7,500.00. This work will be paid for from Line Item #61-1780.
- (C) Motion to proceed with the updated Belvidere logo at the Southwest Water Tower for an additional cost of \$6,000.00 as shown in Memo dated August 2, 2022 from Public Works Director Brent Anderson.
- (D) Motion to approve the Chang Orders #1, #2 and #3 in Memo dated August 3, 2022 from Public Works Director Brent Anderson for a total cost of \$8,693.71, for the Logan Avenue Rehabilitation Project. This work will be paid for from Line Item #10-5-310-8021.
- (E) Motion to approve the engineering service work authorization from CES, Inc. in a lump sum amount of \$27,400.00, to complete the design engineering for the 16" watermain extension from along Hawkey Drive and Irene Road. This work will be paid for from Line Item #61-1780.
- (F) Motion to approve carryover of 20 vacation days for Jack Butenshoen.

Motions of Public Safety – Chairman Clayton Stevens:

- (G) Motion to accept the donation of \$100.00, check #4435, from Paul and Dorothy Hale, to be used for a purchase to be determined at a later date.

(11) Other:

- (A) Executive Session to discuss Collective Bargaining Matters pursuant to Section 2(c)(2) of the Open Meeting Act and to discuss appointment, of legal counsel pursuant to 2(c)(1) of the Open Meeting Act.

(12) Adjournment:

State of Illinois) SS
Belvidere, Illinois)

BELVIDERE CITY COUNCIL
REGULAR MEETING
MINUTES

Date: August 1, 2022

Convened in the Belvidere Council Chambers, 401 Whitney Blvd, Belvidere Illinois
at 7:00 p.m.

Call to order by Mayor Clinton Morris.

(1) Roll Call: Present: R. Brereton, M. Fleury, W. Frank, M. Freeman, N. Mulhall,
T. Porter, D. Snow and C. Stevens.

Absent: M. McGee and S. Prather.

Other staff members in attendance:

Public Works Director Brent Anderson, Police Chief Shane Woody, Community
Development Planner Gina DelRose, Budget and Finance Officer Shannon Hansen, City
Attorney Mike Drella and City Clerk Sarah Turnipseed.

(2) Pledge of Allegiance:
Invocation: Mayor Morris.

(3) Public Comment:

IDA Public Library Director Mindy Long spoke on zoning district change at 117 W.
Hurlbut Avenue.

(4) Approval of Minutes:

(A) Approval of minutes of the regular meeting of the Belvidere City Council of
July 18, 2022; as presented.

Motion by Ald. Mulhall, 2nd by Ald. Porter to approve the minutes of the regular meeting
of the Belvidere City Council of July 18, 2022. Aye voice vote carried. Motion carried.

(5) Public Hearing: None.

(6) Special Messages and Proclamations: None.

(7) Approval of Expenditures: None.

(8) Committee Reports and Minutes of City Officers:

Belvidere City Council
August 1, 2022

(A) Minutes of Committee of the Whole- Public Safety, Finance & Personnel of July 25, 2022 as presented.

Motion by Ald. Fleury, 2nd by Ald. Porter to approve the minutes of the Committee of the Whole – Public Safety, Finance & Personnel of July 25, 2022. Aye voice vote carried. Motion carried.

(9) Unfinished Business:

(A) Ord.#590H – 2nd Reading: An Ordinance Granting a Zoning District Change from SR-6, Single-Family Residential -6 District to I, Institutional District (117 W. Hurlbut Avenue).

Motion by Ald. Snow, 2nd by Ald. Mulhall to pass Ord. #590H. Roll Call Vote: 8/0 in favor. Ayes: Brereton, Fleury, Frank, Freeman, Mulhall, Porter, Snow and Stevens. Nays: None. Motion carried.

(10) New Business:

(A) Res. 2022-16 – A Resolution Authorizing the Execution of an Intergovernmental Agreement for a School Resource Officer between the City of Belvidere and School District 100.

Motion by Ald. Mulhall, 2nd by Ald. Porter to adopt Res. #2022-16. Roll Call Vote: 8/0 in favor. Discussion took place concerning percentage paid by the City for the School Resource Officer. Ayes: Fleury, Frank, Freeman, Mulhall, Porter, Snow, Stevens and Brereton. Nays: None. Motion carried.

(B) Motion to Waive Section 2-88, Referral to Committees, of the City of Belvidere Municipal Code with respect to Block Party Request – Close Willow Street (Corner of Douglas/Willow to 710 Willow Street).

Motion by Ald. Snow, 2nd Ald. Fleury to Waive 2-88, Referral to Committees, of the City of Belvidere Municipal Code with respect to Block Party Request. Roll Call Vote: 8/0 in favor. Ayes: Frank, Freeman, Mulhall, Porter, Snow, Stevens, Brereton and Fleury. Nays: None. Motion carried.

(C) Block Party Request – Close Willow Street from the corner of Douglas/Willow to 710 Willow Street.

Motion by Ald. Snow, 2nd by Ald. Fleury to approve the Block Party Request to Close Willow Street from the corner of Douglas/Willow to 710 Willow Street. Roll Call Vote: 8/0 in favor: Ayes: Freeman, Mulhall, Porter, Snow, Stevens, Brereton, Fleury and Frank. Nays: None. Motion carried.

Belvidere City Council
August 1, 2022

Motions forwarded from Committee of the Whole – Public Safety, Finance & Personnel of July 25, 2022.

- (A) Motion to approve the purchase of hazardous material supplies and equipment in the amount of \$8,237.31 and to send two firefighters to Hazardous Material Technician Class for \$11,600.00 to be paid for by the General Mills Public Safety Grant. Roll Call Vote: 8/0 in favor. Ayes: Mulhall, Porter, Snow, Stevens, Brereton, Fleury, Frank and Freeman. Nays: None. Motion carried.
- (B) Motion to accept the low bid from MacQueen for the purchase of the Hurst SP555E2, S788E2 and power supply adapter for \$19,093.00 to be paid for out of the Capital Fund. Roll Call Vote: 8/0 in favor. Ayes: Porter, Snow, Stevens, Brereton, Fleury, Frank, Freeman and Mulhall. Nays: None. Motion carried.
- (C) Motion to approve the purchase from Aire One, Task Force Tips monitor, stacked tips, and Blitzfire portable master stream with \$2,657 to be paid for by line item 01-5-220-8200 and \$2,657 to be paid for by the 2% fund. Roll Call Vote: 8/0 in favor. Ayes: Snow, Stevens, Brereton, Fleury, Frank, Freeman, Mulhall and Porter. Nays: None. Motion carried.
- (D) Motion to approve the Block Party Request to close Julien Street from the corner of Beacon/Julien to the corner of Andrews/Julien. Discussion took place concerning procedure for barricades. Roll Call Vote: 8/0 in favor. Ayes: Stevens, Brereton, Fleury, Frank, Freeman, Mulhall, Porter and Snow. Nays: None. Motion carried.

11) Other:

- (A) Executive Session to Review of Executive Session Minutes pursuant to 2(c)(21) of the Open Meetings Act and to discuss Collective Bargaining Matters pursuant to Section 2(c)(2) of the Open Meeting Act.

Motion by Ald. Snow, 2nd by Ald. Fleury to go into Executive Session at 7:23p.m. to Review Executive Session Minutes pursuant to 2(c)(21) of the Open Meetings Act and to discuss Collective Bargaining Matters pursuant to Section 2(c)(2) and appointment of outside counsel pursuant to 2(c)(1) of the Open Meeting Act. Roll Call Vote: 8/0 in favor. Ayes: Brereton, Fleury, Frank, Freeman, Mulhall, Porter, Snow and Stevens. Nays: None. Motion carried.

Motion by Ald. Brereton, 2nd by Ald. Snow to come out of Executive Session at 8:47p.m. Roll Call Vote: 8/0 in favor. Ayes: Fleury, Frank, Freeman, Mulhall, Porter, Snow, Stevens and Brereton. Nays: None. Motion carried.

(12) Adjournment:

Motion by Ald. Brereton, 2nd by Ald. Frank to adjourn meeting at 8:48p.m. Aye voice vote carried. Motion carried.

Belvidere City Council
August 1, 2022

Mayor

Attest:

City Clerk

Bills Payable Summary
DATE OF PAYABLES

August 15, 2022

General Fund	\$1,155,119.74
Envision Healthcare (JE)	\$9,803.86
ADP Payroll Fees (JE)	\$1,880.45
Special Funds:	
Farmington Ponds SSA#2	\$1,997.82
Farmington Ponds SSA#3	\$1,004.42
Capital	\$119,114.96
MFT	\$237,200.50
TIF	\$0.00
Escrow	\$0.00
Total General & Special Funds:	\$1,526,121.75
Water & Sewer:	\$816,878.16
Total of all Funds	\$2,342,999.91

Fire Overtime Paid in July 2022

End Date	Effective as of	Payroll Name	Pay Date	Overtime Hours Total	Overtime Earnings Total	Overtime Rate Paid
07/01/2022	08/05/2022	Beck, Mark E	07/08/2022	24.00	\$1,001.92	\$41.75
07/31/2022		Beck, Mark E	07/22/2022	24.00	\$1,001.92	\$41.75
FIRE		Bullard, Zachary J	07/08/2022	19.50	\$593.85	\$30.45
FIRE		Bullard, Zachary J	07/22/2022	24.00	\$730.89	\$30.45
FIRE		Burdick, David	07/08/2022	26.00	\$1,302.51	\$50.10
FIRE		Cunningham, Chad	07/08/2022	9.00	\$450.87	\$50.10
FIRE		Drall, Daniel C	07/08/2022	4.00	\$192.04	\$48.01
FIRE		Ellwanger, Adam A	07/22/2022	26.00	\$1,026.05	\$39.46
FIRE		Fox, Kevin W	07/08/2022	.50	\$19.73	\$39.46
FIRE		Gunsteen, Robert J	07/08/2022	13.00	\$393.93	\$30.30
FIRE		Hendrickson, Jacob C	07/22/2022	19.00	\$602.52	\$31.71
FIRE		Herman, Ronald D	07/08/2022	3.50	\$129.04	\$36.87
FIRE		Letourneau, Christopher R	07/08/2022	3.00	\$149.55	\$49.85
FIRE		Mead, Stephen C	07/08/2022	3.50	\$129.04	\$36.87
FIRE		Mead, Stephen C	07/22/2022	27.00	\$995.42	\$36.87
FIRE		Mitchell, Cory	07/08/2022	17.50	\$503.60	\$28.78
FIRE		Pavlatos, Gregory R	07/08/2022	4.50	\$176.71	\$39.27
FIRE		Pavlatos, Gregory R	07/22/2022	3.00	\$117.81	\$39.27
FIRE		Tangye, Travis N	07/22/2022	11.25	\$537.46	\$47.77
FIRE		Thornton, Nicolas J	07/08/2022	11.00	\$459.21	\$41.75
FIRE		Thornton, Nicolas J	07/22/2022	8.00	\$333.97	\$41.75
FIRE		Trujillo, Adrian	07/08/2022	2.00	\$68.69	\$34.35
FIRE		Vanderbroek, Troy Abraham	07/08/2022	1.00	\$30.30	\$30.30
FIRE		Winnie, Todd J	07/08/2022	26.50	\$976.99	\$36.87
Grand Totals				310.75	\$11,924.02	
Total						

Fire Overtime Report - July 2022

Pay Period 6/18/22 - 7/15/22

Home Department Description	Payroll Name	Date	Overtime Hours	Timecard Work Labor Field 1	Timecard Worked Labor Field 1 Description
FIRE	Beck, Mark E	6/23/2022	7	Inspections	Fire Department
FIRE	Beck, Mark E	6/25/2022	1	Fire Dept Shift Coverage	Fire Department
FIRE	Beck, Mark E	6/26/2022	10	Fire Dept Shift Coverage	Fire Department
FIRE	Beck, Mark E	7/1/2022	6	Inspections	Fire Department
FIRE	Beck, Mark E	7/7/2022	24	Fire Dept Shift Coverage	Fire Department
Totals for Payroll Name Beck, Mark E			48		
Total					
FIRE	Bullard, Zachary J	6/20/2022	11.5	Fire Dept Shift Coverage	Fire Department
FIRE	Bullard, Zachary J	6/24/2022	8	Fire Dept Shift Coverage	Fire Department
FIRE	Bullard, Zachary J	7/8/2022	24	Fire Dept Shift Coverage	Fire Department
Totals for Payroll Name Bullard, Zachary J			43.5		
Total					
FIRE	Burdick, David	6/19/2022	24	Fire Dept Shift Coverage	Fire Department
FIRE	Burdick, David	6/21/2022	2	Administration	Fire Department
Totals for Payroll Name Burdick, David			26		
Total					
FIRE	Cunningham, Chad	6/21/2022	3	Fire Dept Training	Fire Department
FIRE	Cunningham, Chad	6/26/2022	6	Fire Dept Shift Coverage	Fire Department
Totals for Payroll Name Cunningham, Chad			9		
Total					
FIRE	Drail, Daniel C	6/28/2022	2	Fire Dept Training	Fire Department
FIRE	Drail, Daniel C	6/29/2022	2	Fire Dept Training	Fire Department
Totals for Payroll Name Drail, Daniel C			4		
Total					
FIRE	Eliwanger, Adam A	7/8/2022	2	Fire Dept Shift Coverage	Fire Department
FIRE	Eliwanger, Adam A	7/11/2022	24	Fire Dept Shift Coverage	Fire Department
Totals for Payroll Name Eliwanger, Adam A			26		
Total					
FIRE	Fox, Kevin W	6/30/2022	0.5	Emergency Response	Fire Department
Totals for Payroll Name Fox, Kevin W			0.5		
Total					

FIRE	Gunsteen, Robert J	6/20/2022	12.5	Fire Dept Shift Coverage	Fire Department
FIRE	Gunsteen, Robert J	6/22/2022	0.5	Public Education	Fire Department
Totals for Payroll Name Gunsteen, Robert J					
Total					

FIRE	Hendrickson, Jacob C	7/13/2022	9	Fire Dept Training	Fire Department
FIRE	Hendrickson, Jacob C	7/15/2022	10	Fire Dept Training	Fire Department
Totals for Payroll Name Hendrickson, Jacob C					
Total					

FIRE	Herman, Ronald D	6/28/2022	3.5	Fire Dept Training	Fire Department
Totals for Payroll Name Herman, Ronald D					
Total					

FIRE	Letourneau, Christopher R	6/28/2022	3		
Totals for Payroll Name Letourneau, Christopher R					
Total					

FIRE	Mead, Stephen C	6/28/2022	3.5	Fire Dept Training	Fire Department
FIRE	Mead, Stephen C	7/5/2022	24	Fire Dept Shift Coverage	Fire Department
FIRE	Mead, Stephen C	7/7/2022	3	Fire Dept Training	Fire Department
Totals for Payroll Name Mead, Stephen C					
Total					

FIRE	Mitchell, Cory	6/22/2022	4.5	Fire Dept Training	Fire Department
FIRE	Mitchell, Cory	6/28/2022	7	Fire Dept Training	Fire Department
FIRE	Mitchell, Cory	6/30/2022	6	Fire Dept Training	Fire Department
Totals for Payroll Name Mitchell, Cory					
Total					

FIRE	Pavlatos, Gregory R	6/26/2022	4.5	Fire Dept Shift Coverage	Fire Department
FIRE	Pavlatos, Gregory R	7/6/2022	3	Fire Dept Training	Fire Department
Totals for Payroll Name Pavlatos, Gregory R					
Total					

FIRE	Tangye, Travis N	7/12/2022	2.75	Fire Dept Training	Fire Department
FIRE	Tangye, Travis N	7/14/2022	2.5	Fire Dept Training	Fire Department

FIRE	Tangye, Travis N	7/15/2022	4	Administration	Fire Department
FIRE	Tangye, Travis N	7/15/2022	2	Fire Dept Training	Fire Department
Totals for Payroll Name Tangye, Travis N			11.25		
Total					

FIRE	Thornton, Nicolas J	6/27/2022	3.5	Fire Dept Training	Fire Department
FIRE	Thornton, Nicolas J	6/29/2022	4.5	Fire Dept Training	Fire Department
FIRE	Thornton, Nicolas J	6/30/2022	3	Fire Dept Training	Fire Department
FIRE	Thornton, Nicolas J	7/2/2022	3	Fire Dept Training	Fire Department
FIRE	Thornton, Nicolas J	7/8/2022	2	Administration	Fire Department
FIRE	Thornton, Nicolas J	7/9/2022	3	Fire Dept Training	Fire Department
Totals for Payroll Name Thornton, Nicolas J			19		
Total					

FIRE	Trujillo, Adrian	6/26/2022	2	Fire Dept Shift Coverage	Fire Department
Totals for Payroll Name Trujillo, Adrian			2		
Total					

FIRE	Vanderbroek, Troy Abraham	6/25/2022	1	Fire Dept Shift Coverage	Fire Department
Totals for Payroll Name Vanderbroek, Troy Abraham			1		
Total					

FIRE	Winnie, Todd J	6/28/2022	2.5	Fire Dept Training	Fire Department
FIRE	Winnie, Todd J	6/30/2022	24	Fire Dept Shift Coverage	Fire Department
Totals for Payroll Name Winnie, Todd J			26.5		
Total					

Grand Totals
Total 310.75

BELVIDERE

Community Development Department Planning Department

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

July 2022 Monthly Report

Number	Project	Description	Processed
	Belvidere Projects		
1	Cases: July	117 W. Hurlbut Avenue, MA	6/6/2022
5	Cases: August	Belvidere Retail, PP	7/12/2022
		Belvidere Retail, FP	7/12/2022
		Belvidere Retail, MA (PI)	7/12/2022
		Belvidere Retail, MA (PB)	7/12/2022
		OM Belvidere Group, SU	7/12/2022
1	Annexation	Belvidere Retail	7/12/2022
0	Temporary Uses	None	
2	Site Plans (New/Revised)	1006 W. Lincoln Avenue	7/20/2022
		1910 North State Street	7/29/2022
0	Final Inspection	None	
1	Downtown Overlay Review	119 S. State Street, wall sign	7/22/2022
7	Prepared Zoning Verification Letters	PIN: 05-33-300-001	7/28/2022
		PIN: 05-33-300-004	7/28/2022
		PIN: 05-33-100-006	7/28/2022
		PIN: 05-33-300-005	7/28/2022
		PIN: 05-33-300-002	7/28/2022
		PIN: 05-33-400-005	7/28/2022
		PIN: 05-26-203-001	7/29/2022
1	Issued Address Letters	1610 North State Street	7/25/2022
	Belvidere Historic Preservation Commission	The Commission reimbursed one Downtown Façade Improvement Grant Program applicant. They also determined the winners of the 2022 Achievement Awards and discussed the fall fundraiser.	
	Heritage Days	Staff continued to work with the budget and Facebook page.	
	Hometown Christmas	None	
	Scanned Plats: E-mail, Print and/or Burn		
1	Recorder's Office		
0	Other Department		
0	General Public		

Planning Monthly Report Cont.

Planning Department Current Duties

Close out completed planning case files

Respond to all FOIA requests

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

Assist Growth Dimensions with requested data

Meetings and phone calls with developers regarding potential development

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

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

Prepare deposits and purchase orders for bill payments

*** Staff continues to reach out to the public to fill the vacancies on the Historic

Preservation Commission

*** Staff sent out approval letters for the 8 recipients of the Downtown Façade Improvement Grant

Program

JULY 2022 Building Permits Report

JULY 2022 MONTHLY PERMIT REPORT

Permit #	Date	Street # dir	Street Name	Zone	Value	Construction type	Building Fee	Electric Fee	Plumbg fee	HVAC Fee	INS Fee	Review Fee	Zoning Fee	FD Reuiv	Sign Fee	Fence Fee	SWADW Fee	Amount Paid	EZ	Total fee	Total Deposit
2022-0650	7/1/22	327	Whitehall Tr	SR6	\$115,700.00	SFH	\$640.75	\$266.70										\$65.00	\$1,258.66	\$1,258.66	\$1,258.66
2022-0651	7/1/22	331	Whitehall Tr	SR6	\$115,700.00	SFH	\$643.25	\$246.78		\$181.83	\$45.00	\$29.75	\$10.00					\$65.00	\$1,241.59	\$1,241.59	\$1,241.59
2022-0654	7/1/22	1003	Columbia Ave	SR6	\$1,800.00	drive & walk	\$25.00						\$10.00				\$60.00	\$95.00	\$95.00	\$95.00	
2022-0652	7/1/22	315 W	Shr St	SR6	\$1,500.00	fence	\$25.00						\$10.00			\$30.00		\$65.00	\$65.00	\$65.00	
2022-0651	7/1/22	1631	Daneshield Dr	SR6	\$15,900.00	roof & siding	\$270.00											\$270.00	\$270.00	\$270.00	\$270.00
2022-0652	7/1/22	1516	Whitrose Dr	SR6	\$6,900.00	siding	\$140.00						\$10.00					\$140.00	\$140.00	\$140.00	\$140.00
2022-0657	7/1/22	1315	Julien St	SR6	\$5,000.00	drive	\$25.00										\$60.00	\$95.00	\$95.00	\$95.00	
2022-0653	7/5/22	1622	Whitcomb Dr	SR4	\$15,200.00	solar panels	\$25.00	\$90.00				\$10.00						\$65.00	\$65.00	\$65.00	\$65.00
2022-0672	7/5/22	207	Bear Oak Way	SR4	\$17,138.00	solar panels	\$25.00	\$90.00				\$10.00						\$65.00	\$65.00	\$65.00	\$65.00
2022-0664	7/5/22	1624	Wildrose Dr	SR6	\$4,000.00	fence	\$25.00									\$30.00		\$65.00	\$65.00	\$65.00	\$65.00
2022-0674	7/6/22	4193	Hearthstone Ln	SR4	\$1,895.00	deck	\$65.00											\$65.00	\$65.00	\$65.00	\$65.00
2022-0663	7/6/22	1391	Pondview Dr	SR4	\$5,000.00	pool	\$110.00	\$30.00					\$10.00					\$150.00	\$150.00	\$150.00	\$150.00
2022-0655	7/7/22	2288	Gateway Ctr Dr	P8	\$5,000.00	sprinkler-syste	\$25.00		\$75.00								\$246.00	\$346.00	\$346.00	\$346.00	
2022-0684	7/7/22	818	Grover St	SR6	\$21,000.00	siding	\$125.00											\$125.00	\$125.00	\$125.00	\$125.00
2022-0678	7/7/22	222	Boone St	SR6	\$20,379.00	tear-off reeool	\$185.00											\$185.00	\$185.00	\$185.00	\$185.00
2022-0671	7/7/22	517	Kring St	SR6	\$4,995.00	joint replacement	\$109.90					\$10.00						\$119.90	\$119.90	\$119.90	\$119.90
2022-0670	7/7/22	818	Shr St	SR6	\$37,498.00	tear-off reeool	\$325.00											\$325.00	\$325.00	\$325.00	\$325.00
2022-0688	7/7/22	309	Rebecca Rd	SR6	\$150.00	fence	\$25.00						\$10.00			\$30.00		\$65.00	\$65.00	\$65.00	\$65.00
2022-0675	7/7/22	1126	Columbia Ave	SR6	\$4,000.00	tear-off reeool	\$125.00											\$125.00	\$125.00	\$125.00	\$125.00
2022-0666	7/8/22	116	Ogden St	SR6	\$9,900.00	tear-off reeool	\$185.00											\$185.00	\$185.00	\$185.00	\$185.00
2022-0688	7/8/22	1041	Pearl St	SR6	\$4,900.00	tear-off reeool	\$110.00											\$110.00	\$110.00	\$110.00	\$110.00
2022-0681	7/8/22	924	Adams St	SR6	\$20,488.00	tear-off reeool	\$215.00											\$215.00	\$215.00	\$215.00	\$215.00
2022-0680	7/8/22	905	Lagran Ave	SR6	\$20,000.00	garage	\$65.00	\$85.45				\$10.00						\$265.45	\$265.45	\$265.45	\$265.45
2022-0692	7/8/22	719	4th St	SR6	\$2,400.00	tear-off reeool half	\$80.00											\$80.00	\$80.00	\$80.00	\$80.00
2022-0686	7/8/22	605	Hulbur Ave	SR6	\$10,710.00	tear-off reeool	\$125.00											\$125.00	\$125.00	\$125.00	\$125.00
2022-0689	7/8/22	665	Wheatland Dr	SR6	\$5,000.00	pool	\$110.00	\$30.00										\$150.00	\$150.00	\$150.00	\$150.00
2022-0263	7/11/22	2505	Fairfield Tr	SR4	\$14,000.00	drive prt walk	\$25.00											\$60.00	\$95.00	\$95.00	\$95.00
2022-0689	7/11/22	726	Maple Ave	SR6	\$5,400.00	siding	\$125.00											\$125.00	\$125.00	\$125.00	\$125.00
2022-0687	7/11/22	1323	Casswell St	SR6	\$6,750.00	fence	\$25.00											\$65.00	\$65.00	\$65.00	\$65.00
2022-0685	7/11/22	721	McKinley	SR6	\$8,680.00	fence	\$25.00											\$65.00	\$65.00	\$65.00	\$65.00

2022 Building Permits Report

Permit#	Date	Street # dir	Street Name	Zone Dist.	Value	Construction type	Building Fee	Electric Fee	plumbing fee	HVAC Fee	INS Fee	Review Fee	Zoning Fee	FD Revw	Sign Fee	fence Fee	SW&DW Fee	Amount Paid	EZ	Total fee	Total Deposit
2022-0696	7/11/22	909 E	4th St	SR6	\$17,740.00	tear-off roof	\$125.00											\$125.00		\$125.00	\$125.00
2022-0703	7/12/22	1320	Prisons Pkwy	SR6	\$15,960.00	solar panels	\$25.00	\$50.00				\$10.00						\$85.00		\$85.00	\$85.00
2022-0704	7/12/22	519 E	Hurlbut Ave	SR6	\$1,100.00	deck	\$65.00					\$10.00						\$85.00		\$85.00	\$85.00
2022-0705	7/12/22	2080	Blossom	MRR	\$6,600.00	tear-off roof	\$140.00											\$140.00		\$140.00	\$140.00
2022-0682	7/12/22	4307	Rusa Tr	SR4	\$119,400.00	SFH	\$875.50	\$269.13		\$189.13	\$50.00	\$32.66	\$10.00				\$85.00	\$1,512.44		\$1,512.44	\$1,512.44
2022-0694	7/12/22	2619	Winfield Ln	SR4	\$10,166.00	tear-off roof	\$125.00											\$125.00		\$125.00	\$125.00
2022-0325	7/12/22	2857	Huntington Dr	SR6	\$22,752.00	solar panels	\$25.00	\$50.00										\$75.00		\$75.00	\$75.00
2022-0695	7/12/22	6765	Innon Dr	PI	\$174,139.00	parking lot	\$12.50										\$269.00	\$269.00		\$269.00	\$269.00
2022-0691	7/12/22	608	Merrell Dr	SR4	\$6,299.00	door & windows	\$125.00											\$125.00		\$125.00	\$125.00
2022-0702	7/12/22	1101	Luther Ave	SR6	\$8,400.00	solar panels	\$25.00	\$50.00				\$10.00						\$85.00		\$85.00	\$85.00
2022-0706	7/13/22	603	Greenview Rd	MRR	\$4,000.00	deck	\$95.00					\$10.00						\$100.00		\$100.00	\$100.00
2022-0707	7/13/22	418	Gardner St	SR6	\$5,000.00	ramp	\$110.00					\$10.00						\$97.00		\$97.00	\$97.00
2022-0710	7/13/22	1391	Pendview	SR6	\$18,240.00	solar panels	\$25.00	\$50.00				\$12.00						\$87.00		\$87.00	\$87.00
2022-0700	7/13/22	3804	Wood Ln	MRR	\$1,899.00	windows	\$65.00											\$65.00		\$65.00	\$65.00
2022-0709	7/13/22	2014	Sawyer Rd	SR6	\$8,000.00	fence	\$25.00											\$30.00		\$30.00	\$30.00
2022-0701	7/13/22	1208	Grover St	SR6	\$10,000.00	fence	\$25.00											\$65.00		\$65.00	\$65.00
2022-0713	7/13/22	2236	Ridgefield Dr	SR4	\$7,000.00	widen dw, & patio	\$25.00											\$95.00		\$95.00	\$95.00
2022-0712	7/14/22	138	Garden Dr	SR6	\$8,500.00	tear-off roof	\$170.00											\$170.00		\$170.00	\$170.00
2022-0716	7/14/22	406	Streamwood Ln	SR6	\$3,500.00	patio roof	\$87.50					\$10.00						\$167.50		\$167.50	\$167.50
2022-0711	7/14/22	3051	Huntington Dr	SR4	\$5,000.00	pool	\$110.00	\$30.00										\$100.00		\$100.00	\$100.00
2022-0717	7/15/22	1890	Crowdell Way	SR6	\$3,000.00	ramp	\$80.00					\$10.00						\$140.00		\$140.00	\$140.00
2022-0697	7/18/22	627 W	9th St	SR6	\$9,800.00	tear-off roof	\$140.00											\$65.00		\$65.00	\$65.00
2022-0714	7/18/22	1517	8th Ave	SR6	\$4,000.00	fence	\$25.00											\$30.00		\$30.00	\$30.00
2022-0656	7/19/22	637	John St	SR6	\$6,600.00	tear-off roof	\$140.00											\$140.00		\$140.00	\$140.00
2022-0719	7/19/22	942	Nevin Ct	SR6	\$6,600.00	sliding	\$140.00											\$140.00		\$140.00	\$140.00
2022-0725	7/19/22	1360	Hazelwood Dr	SR6	\$16,800.00	solar panels	\$25.00	\$50.00				\$10.00						\$85.00		\$85.00	\$85.00
2022-0732	7/19/22	4238	Glenhaven Dr	SR6	\$10,906.00	solar panels	\$25.00	\$50.00				\$10.00						\$155.00		\$155.00	\$155.00
2022-0730	7/20/22	2204	Blossom Ln	MRR	\$8,100.00	tear-off roof	\$155.00											\$155.00		\$155.00	\$155.00
2022-0739	7/20/22	608 E	Lincoln Ave	SR6	\$17,241.00	sliding	\$95.00											\$95.00		\$95.00	\$95.00
2022-0733	7/20/22	1325	7th St	SR6	\$5,600.00	sliding	\$125.00											\$125.00		\$125.00	\$125.00
2022-0737	7/20/22	1560 N	State St	GB	\$6,000.00	demolition	\$135.00											\$135.00		\$135.00	\$135.00
2022-0729	7/20/22	824	Prospect St	SR6	\$7,500.00	tear-off roof	\$155.00											\$155.00		\$155.00	\$155.00
2022-0729	7/20/22	1441	Hazelwood Dr	SR6	\$6,000.00	dw w aprch	\$25.00						\$10.00					\$95.00		\$95.00	\$95.00

2022 Building Permits Report

Permit#	Date	Street # dir	Street Name	Zone Dist.	Value	Construction type	Building Fee	Electric Fee	Plumber fee	HVAC Fee	INS Fee	Review Fee	Zoning Fee	FD Revov	Sign Fee	fence Fee	SWBDW Fee	Amount Paid	EZ	Total fee	Total Deposit
2022-0734	7/20/22	630	Meadow St	G1	\$3,500.00	signs	\$25.00						\$25.00		\$215.00			\$265.00		\$265.00	\$265.00
2022-0731	7/20/22	205	Fairview St	SR6	\$5,758.00	windows	\$125.00											\$125.00		\$125.00	\$125.00
2022-0699	7/21/22	1715	8th Ave	SR6	\$8,304.00	rear off/roof	\$95.00											\$95.00		\$95.00	\$95.00
2022-0740	7/21/22	1605	Fairfield Tr	SR4	\$9,000.00	fence	\$25.00						\$10.00			\$30.00		\$65.00		\$65.00	\$65.00
2022-0735	7/21/22	625	McKinley Ave	SR6	\$4,000.00	rear off/roof	\$95.00											\$95.00		\$95.00	\$95.00
2022-0738	7/21/22	716	4th St	SR6	\$16,720.00	solar panels	\$25.00	\$50.00			\$10.00							\$85.00		\$85.00	\$85.00
2022-0689	7/21/22	2803	Huntington Dr	SR4	\$12,764.00	sidling	\$200.00											\$200.00		\$200.00	\$200.00
2022-0727	7/21/22	721	Baker St	SR6	\$13,895.00	rear off/roof	\$80.00											\$80.00		\$80.00	\$80.00
2022-0728	7/21/22	1992	Burnett Dr	SR6	\$8,000.00	fence	\$25.00						\$10.00			\$30.00		\$65.00		\$65.00	\$65.00
2022-0736	7/21/22	1517	10th Ave	SR6	\$8,000.00	fence	\$25.00						\$10.00			\$30.00		\$65.00		\$65.00	\$65.00
2022-0741	7/22/22	1039	Maple Ave	SR6	\$14,000.00	flat roof	\$65.00											\$65.00		\$65.00	\$65.00
2022-0676	7/22/22	2307	Westfield Ln	SR4	\$6,000.00	pool	\$125.00		\$30.00									\$155.00		\$155.00	\$155.00
2022-0687	7/22/22	1923	Lafayette Dr	SR6	\$650.00	irrigation	\$25.00											\$25.00		\$25.00	\$25.00
2022-0718	7/22/22	519	Main	CB	\$1,500.00	fence	\$25.00									\$30.00		\$80.00		\$80.00	\$80.00
2021-0719	7/25/22	228	Hubburt Ave	SR6	\$300.00	fence	\$25.00									\$30.00		\$85.00		\$85.00	\$85.00
2022-0167	7/25/22	2101	Gateway Cir Dr	PB	\$4,400,000.00	interior renovation	\$14,365.00	\$984.30		\$202.15	\$40.00	\$7,468.23	\$25.00		\$887.00			\$23,291.68		\$23,291.68	\$23,291.68
2022-0693	7/25/22	2101	Gateway Cir Dr	PB	\$15,250.00	fire sprinklers	\$25.00		\$75.00						\$128.00			\$273.00		\$273.00	\$273.00
2022-0708	7/25/22	2101	Gateway Cir Dr	PB	\$12,000.00	fire alarm	\$25.00		\$75.00						\$173.00			\$270.00		\$270.00	\$270.00
2022-0723	7/25/22	1545	Whitewheat Dr	SR4	\$5,400.00	rear off/roof	\$125.00											\$125.00		\$125.00	\$125.00
2022-0744	7/25/22	628	Julien St	SR6	\$6,000.00	front porch	\$250.00						\$10.00					\$270.00		\$270.00	\$270.00
2022-0749	7/25/22	519	Main	CB	\$6,800.00	garage roof only	\$205.00											\$205.00		\$205.00	\$205.00
2022-0742	7/26/22	907	Union Ave	SR6	\$16,800.00	hgher panels	\$25.00		\$50.00		\$10.00							\$85.00		\$85.00	\$85.00
2022-0724	7/27/22	4135	Hubburt Ave	SR6	\$8,400.00	rear off/roof	\$170.00											\$170.00		\$170.00	\$170.00
2022-0752	7/27/22	2009	Oakbrook	SR4	\$11,120.00	solar panels	\$25.00		\$75.00		\$10.00							\$110.00		\$110.00	\$110.00
2022-0753	7/27/22	1111	Madison	SR6	\$26,160.00	hgher panels	\$25.00		\$75.00		\$10.00							\$110.00		\$110.00	\$110.00
2022-0769	7/27/22	617	Locust St	SR6	\$4,000.00	rear off/roof	\$95.00											\$95.00		\$95.00	\$95.00
2022-0768	7/27/22	2100	Sunrise Dr	MRRU	\$9,000.00	rear off/roof	\$170.00											\$170.00		\$170.00	\$170.00
2022-0782	7/27/22	119	State St	CB	\$300.00	sign	\$25.00									\$60.00		\$110.00		\$110.00	\$110.00
3-1213	7/28/22	2101	Gateway Cir Dr		\$0.00	Submittal	\$100.00											\$100.00		\$100.00	\$100.00
2022-0743	7/28/22	536	Elmwood	SR6	\$11,000.00	rear off/roof	\$200.00											\$200.00		\$200.00	\$200.00
2022-0766	7/28/22	1300	llis Ave	SR4	\$15,500.00	fence	\$25.00									\$30.00		\$65.00		\$65.00	\$65.00
2022-0776	7/28/22	3070	Countryside	SR4	\$10,000.00	fence	\$25.00									\$30.00		\$65.00		\$65.00	\$65.00
2022-0785	7/28/22	336	Menomonee	SR6	\$12,000.00	rear off/roof	\$215.00											\$215.00		\$215.00	\$215.00

2022 Building Permits Report

Permit#	Date	Street # dir	Street Name	Zone Dist.	Value	Construction type	Building Fee	Electric Fee	plumbe fee	HVAC Fee	NIS Fee	Review Fee	Zoning Fee	FD Reww	Sign Fee	fence Fee	SW&DW Fee	Amount Paid	EZ	Total fee	Total Deposit			
\$35,542,389.00	7/28/22	1910	State St	GB	\$0.00	Substantial	\$100.00											\$100.00		\$100.00	\$100.00			
\$30,220,786.00	7/28/22	1214	9th Ave	SR6	\$3,000.00	Driveway & Approach	\$25.00						\$10.00				\$60.00	\$95.00		\$95.00	\$95.00			
2022-0788	7/29/22	221	Garden Dr	SR6	\$11,000.00	tear off/re roof	\$200.00											\$200.00		\$200.00	\$200.00			
2022-0787	7/29/22	526	Perry St	SR6	\$11,000.00	tear off/re roof	\$200.00											\$200.00		\$200.00	\$200.00			
2022-0792	7/29/22	1115	7th Ave	SR6	\$2,500.00	repair water service	\$25.00											\$25.00		\$25.00	\$25.00			
2022-0748	7/29/22	1714	Union Ave	SR6	\$9,000.00	pool & fence	\$155.00	\$90.00					\$10.00			\$30.00		\$225.00		\$225.00	\$225.00			
2022-0747	7/29/22	709	Calgary Way	SR4	\$12,000.00	tear off/re roof	\$215.00											\$215.00		\$215.00	\$215.00			
\$30,220,784.00	7/29/22	228	Boone St	SR6	\$9,000.00	tear off/re roof	\$155.00											\$155.00		\$155.00	\$155.00			
\$30,220,786.00	7/29/22	918	Lagran Ave	NB	\$1,400.00	tear off/re roof	\$245.00											\$245.00		\$245.00	\$245.00			
105					\$2,794,024.00		\$36,045.40	\$3,087.36	\$150.00				\$754.71	\$180.00	\$7,742.35	\$460.00	\$1,504.00	\$275.00	\$480.00	\$1,016.50	\$40,665.22	\$328.00	\$40,994.22	\$40,665.22

105 Permits

Total Permit Deposit \$40,665.22

July 2022 Building Department Deposit Report

DATE	BUILDG	ELECT	PLUMBG	HVAC	INSL	REWW	ZONG	FD Reww	SIGN	FENCE	SW&DW	AMT PAID	EZ DISC	TOTAL FEE	REINSPEC	T/MISC	CODE ENF	ELECTR	CERT	TOTAL DEP
7/1/2022	\$330.00	\$220.00				\$20.00	\$20.00			\$30.00	\$290.00	\$620.00		\$620.00						\$620.00
7/5/2022	\$1,769.00	\$513.48		\$363.41	\$90.00	\$59.36	\$50.00			\$30.00	\$290.00	\$3,165.25		\$3,165.25						\$3,165.25
7/6/2022	\$250.00	\$130.00				\$20.00	\$30.00			\$30.00	\$460.00	\$460.00		\$460.00						\$460.00
7/7/2022	\$919.90		\$75.00			\$10.00	\$10.00	\$246.00		\$30.00	\$85.00	\$1,290.90		\$1,290.90				\$50.00		\$1,340.90
7/8/2022	\$890.00	\$125.45				\$10.00	\$20.00				\$85.00	\$1,130.45		\$1,130.45			\$200.00			\$1,330.45
7/11/2022	\$325.00					\$30.00	\$30.00			\$60.00	\$60.00	\$475.00		\$475.00						\$475.00
7/12/2022	\$1,419.00	\$419.13		\$189.15	\$50.00	\$62.66	\$20.00			\$60.00	\$341.50	\$2,501.44	\$269.00	\$2,770.44						\$2,501.44
7/13/2022	\$205.00					\$20.00	\$20.00				\$60.00	\$245.00		\$245.00						\$245.00
7/14/2022	\$165.00	\$50.00				\$12.00	\$30.00			\$60.00	\$60.00	\$377.00		\$377.00						\$377.00
7/15/2022	\$367.50	\$30.00				\$10.00	\$20.00			\$60.00	\$60.00	\$487.50		\$487.50				\$50.00		\$487.50
7/18/2022	\$385.00					\$10.00	\$20.00			\$30.00	\$60.00	\$445.00		\$445.00						\$495.00
7/20/2022	\$965.00	\$100.00				\$20.00	\$35.00		\$215.00	\$90.00	\$60.00	\$1,395.00		\$1,395.00						\$1,395.00
7/21/2022	\$695.00	\$50.00				\$10.00	\$30.00			\$90.00	\$875.00	\$875.00		\$875.00						\$875.00
7/26/2022	\$15,270.00	\$409.30	\$75.00	\$202.15	\$40.00	\$7,468.23	\$80.00	\$1,258.00		\$60.00	\$60.00	\$24,862.68		\$24,862.68						\$24,862.68
7/28/2022	\$535.00	\$200.00				\$30.00	\$25.00		\$60.00		\$60.00	\$850.00		\$850.00						\$850.00
7/29/2022	\$1,885.00	\$30.00				\$40.00	\$40.00			\$90.00	\$60.00	\$2,105.00		\$2,105.00						\$2,105.00
	\$26,375.40	\$2,277.36	\$150.00	\$754.71	\$180.00	\$7,762.25	\$480.00	\$1,504.00	\$275.00	\$510.00	\$1,016.50	\$41,285.22	\$269.00	\$41,554.22			\$200.00	\$100.00		\$41,585.22

July 2022 Violation Report

07/01/2022 - 07/31/2022

Case Date	Parcel Address	Assigned To	Description	Main Status
Group: Closed				
7/29/2022	132 N STATE ST	Cara Whetsel	new sign w/o permit	Closed
7/25/2022	1940 N STATE ST	Cara Whetsel	very tall grass & weeds on the property	Closed
7/25/2022	1150 N STATE ST - KFC	Cara Whetsel	tall grass & weeds	Closed
7/25/2022	2001 N STATE ST - Fas Mart	Cara Whetsel	tall weeds in planting area	Closed
7/22/2022		Cara Whetsel	Continued issue with tall weeds and grass in the 1500 to 1600 block of Winterwheat Drive	Closed
7/20/2022	811 E MADISON ST	Cara Whetsel	dead tree in yard	Closed
7/19/2022	615 S MAIN ST	Cara Whetsel	tall grass & weeds	Closed
7/19/2022	1708 13TH AVE	Cara Whetsel	tall grass, weeds & underbrush	Closed
7/14/2022	1006 E LINCOLN AVE	Cara Whetsel	tall grass & weeds	Closed
7/13/2022	1500 W 6TH ST	Cara Whetsel	garbage behind the building	Closed
7/11/2022	709 S. State	Cara Whetsel	overgrown trees in front of house	Closed
7/6/2022	1224 UNION AVE	Cara Whetsel	tall grass & weeds	Closed
7/8/2022	722 N STATE ST	Cara Whetsel	garbage in ROW	Closed
7/7/2022	807 UNION AVE	Cara Whetsel	garbage in ROW	Closed
7/7/2022	810 UNION AVE	Cara Whetsel	garbage in row	Closed
Group Total: 15				

Group: In Progress

7/29/2022	1504 & 1506 MARYLAND CT	Cara Whetsel	tree limb down after storm, more garbage & tall grass again	In Progress
7/29/2022	710 W 12TH ST	Cara Whetsel	garbage all over side of house	In Progress
7/31/2022	932 W 5TH ST	Cara Whetsel	tall grass & weeds also fallen tree	In Progress
7/20/2022	606 CHICAGO ST	Cara Whetsel	garbage	In Progress
7/20/2022	715 BAKER ST	Cara Whetsel	dying trees	In Progress
7/20/2022	1700 14TH AVE	Cara Whetsel	tree over sidewalk	In Progress
7/7/2022	608 GARDNER ST	Cara Whetsel	branches in the very back yard behind the shed & dirty inground pool.	In Progress
7/20/2022	112 OGDEN ST	Cara Whetsel	tall grass by the river	In Progress
7/18/2022	1302 UNION AVE	Cara Whetsel	property is overgrown with weeds, no rain gutters, basement door hatch deteriorated.	In Progress
7/13/2022	624 FREMONT ST	Cara Whetsel	tall grass & weeds	In Progress
7/13/2022	1025 W 6th St. #3 lower unit	Cara Whetsel	water damage on ceiling in bathroom with mold. Large hole in the floor in the bathroom	In Progress
7/1/2022	143 KISHWAUKEE ST	Cara Whetsel	weeds & outdoor storage	In Progress
7/1/2022	413 SOUTHTOWNE	Cara Whetsel	semi trailers, garbage, tall weeds	In Progress

7/8/2022	105 W HARRISON ST	Cara Whetsel	inoperable vehicle	In Progress
7/8/2022	429 W 7TH ST	Cara Whetsel	pool & deck w/o permit, vehicle & trailer in grass, tall weeds	In Progress
7/1/2022	710 E JACKSON ST	Cara Whetsel	large pile of garbage in the back yard.	In Progress
7/8/2022	1437 S. Main St.	Cara Whetsel	trash	In Progress
7/7/2022	816 UNION AVE	Cara Whetsel	garbage	In Progress

Group Total: 18

Group: Ticketed

7/20/2022	426 W PERRY ST	Cara Whetsel	garbage all over the property and tall grass, weeds & underbrush	Ticketed
7/7/2022	1219 MAPLE AVE	Cara Whetsel	pool w/o permit	Ticketed
7/18/2022	720 W PERRY ST	Cara Whetsel	tall grass & weeds in back yard & fence in disrepair along the alley & back yard & garbage	Ticketed

Group Total: 3

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Total Records: 36

ADVANCED SEARCH RESULTS

Select View ▾









Current Violations

Selected	Case Date ▾	Property Address ▾	Description ▾	Assigned To ▾	Status ▾	Edit/View
	11/09/2021	300 S MAIN ST	outdoor storage, tall weeds	Cara Whetsel	In Court	
	12/07/2021	1712 S STATE ST	sign w/o permit, outdoor storage in front, junk, storage in 2 semi trailers	Cara Whetsel	In Progress	
	08/02/2021	902 PROSPECT ST	too many businesses at the home, NO home occupation permit, vehicles parked in yard, boat & trailer parked in ROW, garbage & debris in yard.	Cara Whetsel	In Progress	
	09/09/2021	1422 WHITNEY BLVD	tall weeds, garbage, front porch in disrepair, broken windows. in foreclosure	Cara Whetsel	In Progress	
	11/27/2019	1007 LOGAN AVE	Property Maintenance - Weeds, Vehicles-inoperable and parking on grass, Trash, Gutters, Trailers and Address	Craig Wilcox	In Progress	
	01/06/2021	320 E JACKSON ST	old shed has holes in the roof.	Cara Whetsel	In Progress	
	03/26/2021	820 WHITNEY BLVD	garbage all over exterior property, inoperable vehicles & vehicles parking on grass. House condemned by the Health Dept.	Cara Whetsel	In Progress	
	02/28/2022	812 BLISS ST	inoperable vehicle	Cara Whetsel	In Progress	
	02/28/2022	221 W JACKSON ST	garage caving in, inoperable vehicles & garbage on the porch	Cara Whetsel	In Progress	
	03/18/2022	504 WHITNEY BLVD	roof falling in	Cara Whetsel	In Progress	
	04/07/2022	1413 RUBY ST	garbage & outdoor storage	Cara Whetsel	In Progress	
	03/30/2022	746 5TH AVE	garbage and scrap all over property. Running a junk business. Also tall grass & weeds	Cara Whetsel	In Progress	

Selected	Case Date	Property Address	Description	Assigned To	Status	Edit/View
	03/29/2022	229 FAIRVIEW ST	Fence w/o permit, illegal business, garage attached to other detached garage	Cara Whetsel	In Progress	
	04/20/2022	229 FAIRVIEW ST	Illegal business (auto body shop), inoperable vehicles, garbage, too much outdoor storage, Fence w/o permit & building w/o permit	Cara Whetsel	In Progress	
	04/11/2022	172 BEACON DR	Truck with over a class "B" plate	Cara Whetsel	In Progress	
	04/29/2022	953 LOGAN AVE	siding falling off house, garbage & down trees	Cara Whetsel	In Progress	
	05/10/2022	118 N STATE ST	grease on the exterior wall from the 2 exhaust vents	Cara Whetsel	In Progress	
	05/20/2022	820 WHITNEY BLVD	inop, parking in grass.	Cara Whetsel	In Progress	
	05/09/2022	172 BEACON DR	inop vehicles & commercial truck over class B	Cara Whetsel	In Progress	
	05/25/2022	540 GAYNOR ST	tall grass & inoperable vehicles	Cara Whetsel	In Progress	
	05/25/2022	321 E JACKSON ST	tall weeds & inoperable vehicle parked in the grass & over the sidewalk	Cara Whetsel	In Progress	
	05/26/2022	146 GLADYS CT	tall grass	Cara Whetsel	In Progress	
	05/26/2022	303 E LINCOLN AVE	tall grass & weeds	Cara Whetsel	In Progress	
	05/26/2022	616 E PERRY ST	tall grass & weeds	Cara Whetsel	In Progress	
	05/26/2022	527 PEARL ST	tall grass & weeds	Cara Whetsel	In Progress	
	05/26/2022	1505 7TH AVE	tall grass, weeds & underbrush	Cara Whetsel	In Progress	
	06/03/2022	431 FRANKLIN ST	garbage behind garage	Cara Whetsel	In Progress	
	06/08/2022	710 WHITNEY BLVD	broken, fallen fence & inoperable truck	Cara Whetsel	In Progress	

Selected	Case Date	Property Address	Description	Assigned To	Status	Edit/View
	06/08/2022	720 S MAIN ST	tall grass & weeds	Cara Whetsel	In Progress	
	06/08/2022	2734 MARY ST	membrane structure being used as a carport	Cara Whetsel	In Progress	
	06/13/2022	1222 WARREN AVE	tall grass inside privacy fence	Cara Whetsel	In Progress	
	07/07/2022	816 UNION AVE	garbage	Cara Whetsel	In Progress	
	07/08/2022	1437 S. Main St.	trash	Cara Whetsel	In Progress	
	07/01/2022	710 E JACKSON ST	large pile of garbage in the back yard.	Cara Whetsel	In Progress	
	07/08/2022	429 W 7TH ST	pool & deck w/o permit, vehicle & trailer in grass, tall weeds	Cara Whetsel	In Progress	
	07/08/2022	105 W HARRISON ST	inoperable vehicle	Cara Whetsel	In Progress	
	07/01/2022	413 SOUTHTOWNE	semi trailers, garbage, tall weeds	Cara Whetsel	In Progress	
	06/22/2022	720 S MAIN ST	tall grass & weeds & garbage	Cara Whetsel	In Progress	
	06/24/2022	624 FREMONT ST	tall grass	Cara Whetsel	In Progress	
	06/24/2022	1507 DAWNGATE DR	tall grass in back yard	Cara Whetsel	In Progress	
	06/24/2022	2604 E FAIRFIELD TRL	boat in the grass & too many recreational vehicles	Cara Whetsel	In Progress	
	06/27/2022	407 WEDGEWOOD LN	running a landscaping business w/o permit. lots of equipment & outdoor storage	Cara Whetsel	In Progress	
	06/28/2022	625 E MADISON ST	garbage (wooden posts) against side of garage.	Cara Whetsel	In Progress	
	07/01/2022	143 KISHWAUKEE ST	weeds & outdoor storage	Cara Whetsel	In Progress	

Selected	Case Date	Property Address	Description	Assigned To	Status	Edit/View
	06/13/2022	907 UNION AVE	fence w/o permit & building structure over garage	Cara Whetsel	In Progress	
	06/22/2022	112 W 2ND ST	broken front window	Cara Whetsel	In Progress	
	07/13/2022	1025 W 6th St. #3 lower unit	water damage on ceiling in bathroom with mold. Large hole in the floor in the bathroom	Cara Whetsel	In Progress	
	07/13/2022	624 FREMONT ST	tall grass & weeds	Cara Whetsel	In Progress	
	07/18/2022	1302 UNION AVE	property is overgrown with weeds, no rain gutters, basement door hatch deteriorated.	Cara Whetsel	In Progress	
	07/20/2022	112 OGDEN ST	tall grass by the river	Cara Whetsel	In Progress	
	07/07/2022	608 GARDNER ST	branches in the very back yard behind the shed & dirty inground pool.	Cara Whetsel	In Progress	
	05/31/2022	445 REBECCA RD	put all grass clippings in the road	Cara Whetsel	In Progress	
	05/31/2022	1213 7TH AVE	tall grass in back. Inoperable vehicles parking on the grass & garbage pile.	Cara Whetsel	In Progress	
	06/02/2022	1513 WHITNEY BLVD	inops, tall grass, & garbage	Cara Whetsel	In Progress	
	07/20/2022	1700 14TH AVE	tree over sidewalk	Cara Whetsel	In Progress	
	07/20/2022	715 BAKER ST	dying trees	Cara Whetsel	In Progress	
	07/20/2022	606 CHICAGO ST	garbage	Cara Whetsel	In Progress	
	08/08/2022	120 E MADISON ST	leaking ceiling, toilet issue, grass not cut, torn carpet (fall risk)	Craig Wilcox	In Progress	
	07/31/2022	932 W 5TH ST	tall grass & weeds also fallen tree	Cara Whetsel	In Progress	
	07/29/2022	710 W 12TH ST	garbage all over side of house	Cara Whetsel	In Progress	

Selected	Case Date	Property Address	Description	Assigned To	Status	Edit/View
	07/29/2022	1504 & 1506 MARYLAND CT	tree limb down after storm, more garbage & tall grass again	Cara Whetsel	In Progress	
	07/18/2022	720 W PERRY ST	tall grass & weeds in back yard & fence in disrepair along the alley & back yard & garbage	Cara Whetsel	Ticketed	
	07/20/2022	426 W PERRY ST	garbage all over the property and tall grass, weeds & underbrush	Cara Whetsel	Ticketed	
	07/07/2022	1219 MAPLE AVE	pool w/o permit	Cara Whetsel	Ticketed	
	05/26/2022	749 W MADISON ST	tall grass & weeds	Cara Whetsel	Ticketed	
	05/11/2022	1817 7TH AVE	tall grass, garbage, inop, parking on grass	Cara Whetsel	Ticketed	
	05/27/2021	332 W MARSHALL ST	Front porch in disrepair, broken windows, sagging roof, broken handrail, pile of brush & garbage in the front yard. Also inoperable vehicle and cars parking on grass.	Cara Whetsel	Ticketed	
	01/28/2022	805 N STATE ST	trucks & trailers parked on non-paved surface. Also garbage (piles of tires in front of garage).	Cara Whetsel	Ticketed	

INCOME STATEMENT FOR THE GENERAL FUND

Account #	Actual FY 22	Through	July	2022	25% of Budget	
		Month of July	YTD Actual for FY 23	Budget FY 23		
General Administration						
RE Property Tax	01-4-110-4010	1,773,426.68	0.00	980,316.80	1,769,385	55%
Hotel / Motel Tax	01-4-110-4011	1,468.59	0.00	546.03	2,076	26%
Auto Rental Tax	01-4-110-4012	8,549.57	492.98	1,809.60	8,000	23%
Muni Infrastructure Maint	01-4-110-4013	73,542.87	5,868.95	17,440.81	74,088	24%
State Income Tax	01-4-110-4100	3,667,723.38	398,868.29	1,439,456.09	3,136,002	46%
Home Rule Sales Tax	01-4-110-4109	1,370,774.02	128,256.47	354,425.73	1,362,254	26%
Muni Sales Tax	01-4-110-4110	4,669,641.31	429,629.81	1,182,819.16	4,677,358	25%
Sales Tax to Developer	01-4-110-4111	0.00	0.00	0.00	0	0%
Local Use Tax	01-4-110-4112	979,340.62	69,311.35	229,652.68	921,967	25%
Local Motor Fuel Tax	01-4-110-4113	452,223.04	42,177.23	105,455.45	462,391	23%
Cannabis Tax	01-4-110-4115	39,935.26	2,921.51	9,949.55	36,386	27%
Replacement Tax	01-4-110-4120	1,288,853.76	12,113.99	372,484.27	892,012	42%
Repl Tax Dist to Pensions	01-4-110-4121	(264,297.00)	0.00	0.00	(264,297)	0%
Grants	01-4-110-4150	15,000.00	0.00	0.00	0	0%
American Rescue Plan Act	01-4-110-4152	1,710,788.18	0.00	0.00	0	0%
Business License	01-4-110-4200	9,095.00	915.00	7,560.00	9,980	76%
Liquor License & Fines	01-4-110-4210	159,900.00	10,000.00	108,800.00	154,000	71%
Amusement Machine	01-4-110-4230	102,970.00	0.00	104,291.67	102,000	102%
Court Fines	01-4-110-4400	128,809.54	10,289.39	35,687.89	116,000	31%
Parking Fines	01-4-110-4410	7,370.00	0.00	35.00	5,353	1%
Seized Vehicle Fee	01-4-110-4420	42,000.00	5,400.00	13,800.00	41,208	33%
Engr Fees-Subdivision	01-4-110-4430	0.00	0.00	0.00	0	#DIV/0!
Video Gambling	01-4-110-4440	529,244.41	44,152.88	140,625.52	500,000	28%
Franchise Fees	01-4-110-4450	267,828.97	0.00	66,041.07	271,769	24%
Comcast Fees	01-4-110-4455	0.00	0.00	0.00	0	0%
Death/Birth Certificates	01-4-110-4460	24,129.00	1,536.00	7,225.00	23,835	30%
Accident/Fire Reports	01-4-110-4470	4,983.00	265.00	650.00	4,900	13%
Annexation/Plat Fees	01-4-110-4471	0.00	0.00	0.00	0	#DIV/0!
Tipping Fees	01-4-110-4472	14,991.81	63.29	555.61	19,989	3%
Fuel Charges (outside vendors)	01-4-110-4550	382,437.26	29,314.66	117,888.98	350,000	34%
Interest Income	01-4-110-4600	20,218.07	4,793.60	8,141.73	18,000	45%
Misc Revenues	01-4-110-4900	64,861.14	10,700.01	34,953.01	133,100	26%
Heritage Days	01-4-110-4901	109,655.62	1,600.00	66,306.50	0	0%
Historic Pres. Fundraising	01-4-110-4902	1,567.51	80.00	80.00	0	0%
Historic Pres. Grant Reimb.	01-4-110-4903	9,840.00	0.00	0.00	0	0%
Sale of Assets	01-4-110-4950	0.00	0.00	0.00	0	0%
Operating Transfer in (Reserves)	01-4-110-9998	0.00	0.00	0.00	0	0%
Total General Administration Revenues		17,666,871.61	1,208,750.41	5,406,998.15	14,827,756	36%
Salaries - Elected Officials	01-5-110-5000	218,210.21	16,606.80	49,820.40	215,889	23%
Salaries - Regular - FT	01-5-110-5010	216,713.59	21,911.82	66,570.13	234,708	28%
Group Health Insurance	01-5-110-5130	416,981.63	41,127.60	117,479.87	506,331	23%
Health Ins Claims Pd (Dental)	01-5-110-5131	26,941.32	584.00	6,592.00	30,000	22%
Group Life Insurance	01-5-110-5132	1,354.05	114.75	346.95	1,652	21%
Health Insurance Reimb.	01-4-110-4540	(154,278.12)	(20,209.62)	(43,781.76)	(173,339)	25%
Unemployment Compensation	01-5-110-5136	0.00	0.00	0.00	0	0%
Meeting & Conferences	01-5-110-5154	5,392.27	0.00	209.20	8,075	3%
Subscriptions/Ed Materials	01-5-110-5156	1,034.20	0.00	0.00	1,500	0%
Gen Admin Personnel & Benefit Expenses		732,349.15	60,135.35	197,236.79	824,816	24%
Repairs/Maint - Bldgs	01-5-110-6010	34,168.15	1,245.41	7,228.35	28,108	26%
Repairs/Maint - Equip	01-5-110-6020	4,363.88	297.17	860.61	5,000	17%
Legal	01-5-110-6110	6,464.43	318.22	1,125.69	115,500	1%
Other Professional Services	01-5-110-6190	117,832.88	13,372.40	13,372.40	92,000	15%
Back to Business Grant	01-5-110-6191	0.00	0.00	0.00	0	0%
Telephone	01-5-110-6200	22,569.57	7,704.96	8,334.08	23,550	35%
Codification	01-5-110-6225	3,235.99	0.00	0.00	6,200	0%
Other Communications	01-5-110-6290	1,603.35	137.96	275.62	2,250	12%
Gen Admin Contractual Expenses		190,238.25	23,076.12	31,196.75	272,608	11%

General Administration (cont)	Account #	Actual FY 22	Month of July	YTD Actual for FY 23	Budget FY 23	25% of Budget
Office Supplies	01-5-110-7020	93,552.46	3,352.22	31,389.84	105,350	30%
Gas and Oil	01-5-110-7030	475,736.89	0.00	87,679.86	400,000	22%
Other Supplies	01-5-110-7800	2,544.15	447.17	473.85	3,100	15%
Gen Admin Supplies Expenses		571,833.50	3,799.39	119,543.55	508,450	24%
Miscellaneous Expense	01-5-110-7900	68,534.46	1,837.74	37,324.36	53,305	70%
Reimb of Seized Vehicle Fee	01-5-110-7901	0.00	0.00	0.00	0	0%
Heritage Days	01-5-110-7902	100,116.61	45,614.14	94,344.76	0	0%
Comcast Charges	01-5-110-7903	0.00	0.00	0.00	0	0%
Historic Preservation	01-5-110-7904	0.00	0.00	0.00	0	0%
Operating Transfers Out	01-5-110-9999	372,825.00	0.00	382,234.54	3,668,474	10%
Total General Administration Expenses		2,035,896.97	134,462.74	861,880.75	5,327,653	16%
NET GENERAL ADMINISTRATION		15,630,974.64	1,087,537.67	4,545,117.40	9,500,103	48%
General Fund - Audit Department						
RE Taxes - Audit	01-4-130-4010	20,072.01	0.00	11,100.96	20,000	56%
Accounting & Auditing	01-5-130-6100	52,575.00	0.00	0.00	47,000	0%
NET - AUDIT DEPARTMENT		(32,502.99)	0.00	11,100.96	(27,000)	-41%
General Fund - IMRF Department						
RE Taxes - IMRF	01-4-140-4010	65,176.63	0.00	36,011.84	65,000	55%
Replacement Tax	01-4-140-4120	90,999.00	0.00	0.00	90,999	0%
Expense Reimbursement	01-4-140-4940	22,219.13	1,401.08	4,193.04	24,796	17%
Total IMRF Revenues		178,394.76	1,401.08	40,204.88	180,795	22%
IMRF Premium Expense	01-5-140-5120	156,885.00	9,204.28	31,766.93	160,771	20%
NET - IMRF DEPARTMENT		21,509.76	(7,803.20)	8,437.95	20,024	42%
General Fund - Social Security Department						
RE Taxes - FICA/Med	01-4-150-4010	200,460.45	0.00	110,813.53	200,000	55%
Expense Reimbursement	01-4-150-4940	144,206.52	11,573.54	34,238.97	154,110	22%
Library Expense Reimb.	01-4-150-4941	30,834.68	2,903.57	8,260.22	38,011	22%
Total Soc Security Revenues		375,501.65	14,477.11	153,312.72	392,121	39%
FICA Expense	01-5-150-5110	224,845.97	18,464.57	53,499.23	236,273	23%
Medicare Expense	01-5-150-5112	141,180.08	10,838.66	35,361.93	147,420	24%
Total Soc Security Expenses		366,026.05	29,303.23	88,861.16	383,693	23%
NET - SOCIAL SECURITY DEPT		9,475.60	(14,826.12)	64,451.56	8,428	665%
General Fund - Liability Insurance Dept						
RE Taxes - Ins Liability	01-4-160-4010	300,710.67	0.00	166,207.87	300,000	55%
Expense Reimbursement	01-4-160-4940	0.00	0.00	0.00	0	0%
Total Liability Insurance Revenues		300,710.67	0.00	166,207.87	300,000	55%
Insurance Premium	01-5-160-6800	465,305.22	0.00	0.00	470,600	0%
NET - LIABILITY INSURANCE DEPT		(164,594.55)	0.00	166,207.87	(170,600)	-97%

Police Department	Account #	Actual FY 22	Month of July	YTD Actual for FY 23	Budget FY 23	25% of Budget
RE Property Tax	01-4-210-4010	1,204,171.47	0.00	665,643.30	1,201,417	55%
Grants	01-4-210-4150	79,481.80	2,293.28	7,432.30	32,784	23%
Police Court Fines	01-4-210-4400	42,174.32	5,912.68	14,651.30	33,677	44%
Sex Offender Reg Fee	01-4-210-4480	2,800.00	100.00	700.00	3,100	23%
Violent Offender Reg Fee	01-4-210-4490	50.00	0.00	0.00	0	0%
Miscellaneous Revenues	01-4-210-4900	127,629.27	1,115.36	7,492.05	53,250	14%
Expense Reimbursement	01-4-210-4940	13,939.10	0.00	17,914.45	0	0%
SRO Reimbursement	01-4-210-4945	101,971.83	0.00	10,444.09	107,574	10%
Sale of Assets	01-4-210-4950	14,000.00	0.00	0.00	0	0%
COSSAP Reimbursement	01-4-210-4955	78,397.80	15,679.56	23,519.34	0	0%
Total Police Department Revenues		1,664,615.59	25,100.88	747,796.83	1,431,802	52%
Salary - Regular - FT	01-5-210-5010	3,711,943.58	277,554.91	880,825.42	4,112,439	21%
Overtime	01-5-210-5040	255,649.02	29,121.13	69,201.60	350,000	20%
Police Pension	01-5-210-5122	1,143,905.03	0.00	0.00	1,446,926	0%
Health Insurance	01-5-210-5130	861,825.88	67,340.37	206,770.72	1,094,763	19%
Dental Claims	01-5-210-5131	53,574.60	2,900.40	8,936.00	51,735	17%
Unemployment Compensation	01-5-210-5136	0.00	0.00	0.00	0	0%
Uniform Allowance	01-5-210-5140	81,042.98	667.35	72,821.36	85,663	85%
Training	01-5-210-5152	50,939.77	1,900.41	16,779.73	88,780	19%
Police Dept Personnel & Benefit Expenses		6,158,880.86	379,484.57	1,255,334.83	7,230,306	17%
Repair/Maint-Equipment	01-5-210-6020	18,757.12	942.36	6,143.02	30,375	20%
Repair/Maint-Vehicles	01-5-210-6030	97,528.96	7,215.03	13,407.74	99,800	13%
Telephone/Utilities	01-5-210-6200	40,310.12	1,414.95	2,772.66	46,000	6%
Physical Exams	01-5-210-6810	0.00	0.00	0.00	11,840	0%
Community Policing	01-5-210-6816	3,223.87	504.90	745.14	10,000	7%
K-9 Program Expenses	01-5-210-6818	23,207.00	6,129.54	20,470.38	7,266	282%
Sex Offender State Disburse	01-5-210-6835	1,820.00	195.00	390.00	3,600	11%
Violent Offender State Disburse	01-5-210-6845	50.00	20.00	20.00	0	0%
Police Department - Contractual Expenses		184,897.07	16,421.78	43,948.94	208,881	21%
Office Supplies	01-5-210-7020	8,524.03	113.80	539.11	8,550	6%
Gas & Oil	01-5-210-7030	82,990.76	10,779.32	30,421.48	126,000	24%
Operating Supplies	01-5-210-7040	23,545.25	11.94	445.37	52,025	1%
Miscellaneous Expense	01-5-210-7900	22,779.83	423.61	2,271.85	30,800	7%
eCitation Expenses	01-5-210-7902	10,000.00	0.00	0.00	3,000	0%
Police Department - Supplies Expense		147,839.87	11,328.67	33,677.81	220,375	15%
Equipment	01-5-210-8200	154,434.53	0.00	811.52	66,400	1%
Vehicles	01-5-210-8300	41,062.50	0.00	0.00	0	
Total Police Department Expenses		6,687,114.83	407,235.02	1,333,773.10	7,725,962	17%
NET - POLICE DEPARTMENT		(5,022,499)	(382,134)	(585,976)	(6,294,160)	9%
Public Safety Building Department						
Salaries - Regular - FT	01-5-215-5010	682,809.99	48,597.90	93,112.78	737,574	13%
Other (FICA & IMRF)	01-5-215-5079	107,996.96	6,910.63	13,240.64	116,610	11%
Other Contractual Services	01-5-215-6890	292,460.20	19,715.09	39,723.15	333,250	12%
NET - PUBLIC SAFETY BLDG DEPT		(1,083,267.15)	21,972.18	(146,076.57)	(1,187,434)	12%

Fire Department	Account #	Actual FY 22	Month of July	YTD Actual for FY 23	Budget FY 23	25% of Budget
RE Property Tax	01-4-220-4010	1,023,483.31	0.00	565,756.78	1,021,132	55%
Grants	01-4-220-4150	26,647.33	0.00	3,509.97	0	0%
Miscellaneous Revenues	01-4-220-4900	10,029.60	221.00	521.00	7,500	7%
Expense Reimbursement	01-4-220-4940	23,620.59	0.00	0.00	0	0%
Sale of Assets	01-4-220-4950	1,500.00	0.00	0.00	0	0%
Total Fire Department Revenues		1,085,280.83	221.00	569,787.75	1,028,632	55%
Salaries - Regular - FT	01-5-220-5010	2,212,018.80	163,421.23	561,037.22	2,480,719	23%
Overtime	01-5-220-5040	221,634.70	11,924.02	58,461.41	153,720	38%
Fire Pension	01-5-220-5124	969,350.33	0.00	0.00	1,236,703	0%
Health Insurance	01-5-220-5130	488,092.37	43,112.86	134,605.99	651,405	21%
Dental Insurance	01-5-220-5131	31,729.90	640.80	4,415.20	30,000	15%
Unemployment Compensation	01-5-220-5136	0.00	0.00	0.00	0	0%
Uniform Allowance	01-5-220-5140	41,809.99	119.99	34,890.34	41,000	85%
Training	01-5-220-5152	13,267.54	547.45	3,588.27	22,600	16%
Fire Depart Personnel & Benefits Expenses		3,977,903.63	219,766.35	796,998.43	4,616,147	17%
Repair/Maint-Bldg	01-5-220-6010	30,161.67	7,460.91	31,937.03	39,000	82%
Repair/Maint-Equipment	01-5-220-6020	13,026.84	2,409.94	3,568.80	17,000	21%
Repair/Maint-Vehicles	01-5-220-6030	35,074.95	1,171.42	2,120.57	55,000	4%
Telephone/Utilities	01-5-220-6200	15,554.44	690.18	2,683.31	10,470	26%
Physical Exams	01-5-220-6810	1,806.92	0.00	400.00	1,000	40%
Fire Prevention	01-5-220-6822	6,630.69	1,684.95	2,006.95	8,300	24%
Emergency Med Supplies	01-5-220-6824	10,483.92	974.85	2,021.32	11,500	18%
Fire Department - Contractual Expenses		112,739.43	14,392.25	44,737.98	142,270	31%
Office Supplies	01-5-220-7020	20,871.95	19,058.24	20,808.01	31,200	67%
Gas & Oil	01-5-220-7030	17,455.88	3,021.25	7,463.90	20,000	37%
Operating Supplies	01-5-220-7040	12,309.26	336.26	2,369.54	8,500	28%
Miscellaneous Expense	01-5-220-7900	900.41	50.00	75.00	750	10%
Fire Department - Supplies Expenses		51,537.50	22,465.75	30,716.45	60,450	51%
Equipment	01-5-220-8200	21,074.12	720.55	2,730.66	20,000	14%
Total Fire Department Expenses		4,163,254.68	257,344.90	875,183.52	4,838,867	18%
NET - FIRE DEPARTMENT		(3,077,973.85)	(257,123.90)	(305,395.77)	(3,810,235)	8%
Police & Fire Commission Department						
Physical Exams	01-5-225-6810	5,684.80	0.00	2,020.00	5,600	36%
Other Contractual Services	01-5-225-6890	13,916.78	1,353.30	2,698.80	12,250	22%
NET - POLICE & FIRE COMMISSION		(19,601.58)	1,353.30	(4,718.80)	(17,850)	26%

Community Development	Account #	Actual FY 22	Month of July	YTD Actual for FY 23	Budget FY 23	25% of Budget
Building Permits	01-4-230-4300	231,413.27	24,490.40	76,075.61	200,000	38%
Electric Permits	01-4-230-4310	36,134.41	2,247.36	10,961.72	19,393	57%
Electrician Certification Fees	01-4-230-4315	3,000.00	100.00	500.00	3,000	17%
Plumbing Permits	01-4-230-4320	75.00	150.00	150.00	2,500	6%
HVAC Permits	01-4-230-4330	18,865.28	754.71	4,746.79	9,000	53%
Plan Review Fees	01-4-230-4340	23,473.26	7,762.25	12,782.08	10,000	128%
Sidewalk/Lot Grading Fees	01-4-230-4350	17,162.00	956.50	5,694.50	12,000	47%
Insulation Permits	01-4-230-4360	4,795.00	180.00	1,120.00	969	116%
Fire Review Fees	01-4-230-4365	2,968.00	1,504.00	2,094.00	2,750	76%
Zoning Review Fee	01-4-230-4370	5,060.00	440.00	1,680.00	4,000	42%
Code Enforcement	01-4-230-4380	2,100.00	200.00	800.00	3,000	27%
Forced Mowings Reimb.	01-4-230-4385	898.75	0.00	0.00	0	0%
Other Permits	01-4-230-4390	5,735.00	695.00	2,390.00	5,500	43%
Miscellaneous Revenues	01-4-230-4900	124.00	95.00	95.00	100	95%
Expense Reimbursement	01-4-230-4940	2,458.32	109.95	461.79	2,000	23%
Planning Fees	01-4-230-4950	16,600.00	8,161.75	8,861.75	12,000	74%
Planning Misc.	01-4-230-4955	2,880.00	25.00	150.00	2,000	8%
Building Department - Revenues		373,742.29	47,871.92	128,563.24	288,212	45%
Salaries- Regular - FT	01-5-230-5010	264,369.08	19,773.97	60,885.24	277,305	22%
FICA	01-5-230-5079	19,624.66	1,437.78	4,432.90	21,214	21%
IMRF	01-5-230-5120	22,219.13	1,401.08	4,193.04	22,628	19%
Health Ins Expense	01-5-230-5130	62,652.01	4,788.16	14,622.93	93,102	16%
Dental Insurance	01-5-230-5131	1,160.00	0.00	428.80	4,000	11%
Unemployment	01-5-230-5136	0.00	0.00	0.00	0	0%
Training	01-5-230-5152	3,742.32	0.00	0.00	2,000	0%
Building Dept Personnel & Benefits Expense		373,767.20	27,400.99	84,562.91	420,249	20%
Repair/Maint - Equip	01-5-230-6020	2,818.29	170.41	478.01	3,300	14%
Repair/Maint - Vehicles	01-5-230-6030	498.35	0.00	0.00	3,000	0%
Other Professional Services	01-5-230-6190	30,000.00	1,625.00	4,875.00	97,000	5%
Telephone	01-5-230-6200	2,049.79	166.81	333.39	2,400	14%
Postage	01-5-230-6210	3,339.99	0.00	1,083.95	3,700	29%
Printing & Publishing	01-5-230-6220	2,399.00	548.80	853.80	2,743	31%
Other Contractual Services	01-5-230-6890	6,150.02	0.00	0.00	36,400	0%
Building Department - Contractual Expenses		41,105.42	2,511.02	7,624.15	148,543	5%
Office Supplies	01-5-230-7020	9,932.82	1,167.16	1,693.33	5,000	34%
Gas & Oil	01-5-230-7030	1,356.19	132.63	499.47	2,000	25%
Miscellaneous Expense	01-5-230-7900	1,519.90	216.00	216.00	1,500	14%
Operating Transfer Out	01-5-230-9999	0.00	0.00	0.00	0	0%
Building Department - Supplies Expenses		12,808.91	1,515.79	2,408.80	8,500	28%
Total Building Department Expenses		427,681.53	31,427.80	94,595.86	577,292	16%
NET - BUILDING DEPARTMENT		(53,939.24)	16,444.12	33,967.38	(289,080)	-12%
Civil Defense Department						
RE Tax - Civil Defense	01-4-240-4010	7,023.71	0.00	3,890.87	7,000	56%
Miscellaneous Revenues	01-4-240-4900	0.00	0.00	0.00	0	0%
Miscellaneous Expense	01-5-240-7900	5,760.00	0.00	0.00	6,800	0%
NET - CIVIL DEFENSE DEPARTMENT		1,263.71	48,597.90	3,890.87	200	56%

Street Department	Account #	Actual FY 22	Month of July	YTD Actual for FY 23	Budget FY 23	25% of Budget
RE Tax - Road & Bridge	01-4-310-4010	341,378.44	0.00	189,447.35	320,000	59%
Grants	01-4-310-4150	6,179.50	0.00	0.00	0	0%
Sidewalk/Driveway/Lot Grading	01-4-310-4350	0.00	0.00	0.00	0	0%
Miscellaneous Revenues	01-4-310-4900	4,840.30	1,373.40	1,848.40	5,000	37%
Expense Reimbursement	01-4-310-4940	28,090.12	7,046.62	10,178.18	15,000	68%
Expense Reimbursement	01-5-310-4940	0.00	0.00	0.00	0	0%
Sale of Assets	01-4-310-4950	0.00	0.00	0.00	0	0%
Intergovernmental Revenue	01-4-310-4960	45,552.70	0.00	0.00	0	0%
Street Department - Revenues		426,041.06	8,420.02	201,473.93	340,000	59%
Salaries - Regular - FT	01-5-310-5010	674,697.96	51,062.16	146,829.90	802,629	18%
Overtime	01-5-310-5040	49,394.03	8,629.20	9,632.52	45,000	21%
Health Insurance	01-5-310-5130	184,858.40	15,770.00	47,310.00	215,049	22%
Uniform Allowance	01-5-310-5140	19,063.01	968.04	2,490.48	16,700	15%
Training	01-5-310-5152	50.00	0.00	0.00	1,500	0%
Street Dept - Personnel & Benefits Expenses		928,063.40	76,429.40	206,262.90	1,080,878	19%
Repair/Maint - Storm Drain	01-5-310-6001	9,518.22	4,533.47	10,872.92	30,000	36%
Repair/Maint - St/Parking Lot	01-5-310-6002	111,374.29	13,159.07	21,480.15	97,500	22%
Repair/Maint - Sidewalk/Curb	01-5-310-6003	75,193.00	(260.00)	6,061.75	40,000	15%
Repair/Maint - Building	01-5-310-6010	5,742.37	886.05	1,774.97	10,000	18%
Repair/Maint - Equipment	01-5-310-6020	140,008.49	22,077.46	56,104.69	110,000	51%
Repair/Maint - Traffic Signal	01-5-310-6024	67,667.75	1,930.00	6,453.08	30,000	22%
Telephone/Utilities	01-5-310-6200	9,475.23	918.86	1,524.75	9,200	17%
Leaf Clean-up/Removal	01-5-310-6826	9,927.60	0.00	0.00	12,000	0%
Street Department - Contractual Expenses		428,906.95	43,244.91	104,272.31	338,700	31%
Office Supplies	01-5-310-7020	5,825.05	2,952.85	3,257.44	6,000	54%
Gas & Oil	01-5-310-7030	59,717.29	5,779.04	14,892.07	70,000	21%
Operating Supplies	01-5-310-7040	22,540.76	1,206.60	5,660.48	30,000	19%
Miscellaneous Expense	01-5-310-7900	2,011.96	337.00	499.45	2,000	25%
Street Department - Supplies Expenses		90,095.06	10,275.49	24,309.44	108,000	23%
Equipment	01-5-310-8200	0.00	0.00	0.00	0	0%
Total Street Department Expenses		1,447,065.41	129,949.80	334,844.65	1,527,578	22%
NET - STREET DEPARTMENT		(1,021,024.35)	(121,529.78)	(133,370.72)	(1,187,578)	11%
Street Lighting						
RE Tax - Street Lighting	01-4-330-4010	210,496.48	0.00	116,364.00	210,000	55%
Expense Reimbursement	01-5-330-4940	0.00	0.00	0.00	0	0%
Repair/ Maint - Street Light	01-5-330-6022	9,644.43	329.39	11,007.57	10,000	110%
Street Lighting - Electricity	01-5-330-6310	275,405.34	38,796.94	39,058.06	230,000	17%
NET - STREET LIGHTING		(74,553.29)	(39,126.33)	66,298.37	(30,000)	-221%

Landfill Department	Account #	Actual FY 22	Month of July	YTD Actual for FY 23	Budget FY 23	25% of Budget
RE Tax - Refuse/Landfill	01-4-335-4010	50,145.09	0.00	27,708.21	50,000	55%
Miscellaneous Revenue	01-4-335-4900	0.00	0.00	0.00	0	0%
Miscellaneous Expenses	01-5-335-7900	53,201.40	0.00	0.00	66,000	0%
NET - GARBAGE DEPARTMENT		(3,056.31)	0.00	27,708.21	(16,000)	-173%
Forestry Department						
RE Tax - Forestry	01-4-340-4010	40,109.08	0.00	22,179.84	40,000	55%
Other Fees	01-4-340-4490	0.00	0.00	0.00	0	0%
Miscellaneous	01-4-340-4900	0.00	0.00	0.00	0	0%
Forestry Department Revenues		40,109.08	0.00	22,179.84	40,000	55%
Repair/ Maint - Other	01-5-340-6090	0.00	0.00	0.00	0	0%
Tree Removal or Purchase	01-5-340-6850	47,722.60	0.00	8,103.50	43,000	19%
Miscellaneous Expense	01-5-340-7900	0.00	0.00	0.00	0	0%
Forestry Department Expenses		47,722.60	0.00	8,103.50	43,000	19%
NET - FORESTRY DEPARTMENT		(7,613.52)	0.00	14,076.34	(3,000)	0%
Engineering Department						
Engineering	01-5-360-6140	25,603.12	1,435.00	2,485.00	27,000	9%
Subdivision Expense	01-5-360-6824	7,167.50	2,870.00	4,407.50	10,000	44%
Office Supplies	01-5-360-7020	6,149.62	3,492.20	3,705.00	7,200	51%
Gas & Oil	01-5-360-7030	0.00	0.00	0.00	0	0%
NET - ENGINEERING DEPARTMENT		(38,920.24)	(7,797.20)	(10,597.50)	(44,200)	24%
Health / Social Services						
Council on Aging	01-5-410-6830	0.00	0.00	0.00	-	#DIV/0!
Demolition / Nuisance	01-5-410-6832	2,598.75	2,031.25	2,031.25	4,500	45%
NET - HEALTH / SOCIAL SERVICES		(2,598.75)	(2,031.25)	(2,031.25)	(4,500)	45%
Economic Development						
Planning Dept Services	01-5-610-6150	2,520.00	0.00	0.00	2,500	0%
Economic / Business	01-5-610-6840	108,648.33	0.00	0.00	109,291	0%
Tourism	01-5-610-6842	5,000.00	0.00	0.00	5,000	0%
Historic Preservation	01-5-610-6844	3,793.85	1,000.00	1,000.00	4,550	22%
NET - ECONOMIC DEVELOPMENT		(119,962.18)	(1,000.00)	(1,000.00)	(121,341)	1%
Buchanan Street Strolls						
Strolls Vendor Fee	01-4-615-4490	1,195.00	0.00	0.00	0	#DIV/0!
Strolls Sponsors	01-4-615-4495	4,775.00	0.00	0.00	0	#DIV/0!
Strolls Miscellaneous	01-4-615-4900	166.00	0.00	0.00	0	#DIV/0!
STROLLS REVENUE		6,136.00	0.00	0.00	0	#DIV/0!
Buchanan Strolls Entertainment	01-5-615-6190	10,204.93	0.00	0.00	0	#DIV/0!
Buchanan Strolls Supplies	01-5-615-7040	1,007.95	0.00	0.00	0	#DIV/0!
Buchanan Strolls Misc.	01-5-615-7900	3,186.40	0.00	0.00	0	#DIV/0!
STROLLS EXPENSES		14,399.28	0.00	0.00	0	#DIV/0!
NET - BUCHANAN STREET STROLLS		(8,263.28)	0.00	0.00	0	#DIV/0!
Utility Tax Dept.						
Utility Tax - Electric	01-4-751-4131	1,109,713.62	94,237.90	251,487.24	1,092,591	23%
Utility Tax - Gas	01-4-751-4132	1,133,643.71	80,774.40	264,133.14	846,396	31%
Utility Tax - Telephone	01-4-751-4133	147,085.83	11,737.92	34,881.67	148,176	24%
Grants	01-4-751-4150	0.00	0.00	0.00	0	0%
Expense Reimbursement	01-4-751-4940	0.00	0.00	0.00	0	0%
Tripp Rd. Reconstruction	01-5-751-8056	0.00	0.00	0.00	0	0%
Southside Stormsewer Study	01-5-751-8058	0.00	0.00	0.00	0	0%
Bellwood Detention Basin	01-5-751-8060	2,406.00	0.00	0.00	0	0%
Poplar Grove/ Lawrenceville Int	01-5-751-8062	0.00	0.00	0.00	0	0%
		2,388,037.16	186,750.22	550,502.05	2,087,163	26%
TOTAL GENERAL FUND REVENUES		24,795,583.99	1,506,242.64	8,146,091.30	21,203,481	38%
TOTAL GENERAL FUND EXPENSES		17,474,693.64	1,125,459.47	3,843,499.22	22,790,541	17%
NET REV OVER (UNDER) EXP		7,320,890.35	380,783.17	4,302,592.08	(1,587,059)	

CASH FLOW STATEMENT FOR WATER / SEWER FUND as of July, 2022

Water / Sewer General Administration

Line Item	Account #	Actual FY 22	Month of July	Actual FY 23	Budget FY 23	17% of Budget
Beginning Cash & Investments		75,632		75,632.00	75,632	
Interest Income-sweep acct	61-4-110-4600	0	0.00	0.00	0	
Miscellaneous Revenues	61-4-110-4900	0	0.00	0.00	0	
Operating Transfer Out	61-5-110-9999	0	0.00	0.00	0	
Ending Cash		75,632	0.00	75,632.00	75,632	

Water Department

Line Item	Account #	Actual FY 22	Month of July	Actual FY 23	Budget FY 23	17% of Budget
Beginning Cash & Investments		264,901		273,187.92	539,400	
Water Consumption	61-4-810-4500	1,878,022	189,552.66	476,140.41	2,017,931	24%
Dep on Agr - Westhill	61-4-810-4521	44,504	7,311.00	21,873.00	0	0%
Meters Sold	61-4-810-4530	117,492	3,500.00	26,553.00	90,000	30%
Other Services	61-4-810-4590	4,574	85.50	621.50	5,000	12%
W/S Interest	61-4-810-4600	5	1.36	2.04	500	0%
Miscellaneous Revenues	61-4-810-4900	0	0.00	0.00	0	0%
Expense Reimbursement	61-4-810-4940	3,367	0.00	500.00	0	0%
Sale of Assets	61-4-810-4950	17,425	0.00	0.00	0	0%
Operating Transfers-In	61-4-810-9998	0	0.00	0.00	0	0%
Total Water Department Revenues		2,065,389	200,450.52	525,689.95	2,113,431	25%
Salaries - Regular - FT	61-5-810-5010	533,525	43,006.74	131,482.95	554,650	24%
Overtime	61-5-810-5040	55,493	2,265.60	6,577.23	35,000	19%
FICA Water	61-5-810-5079	43,523	3,463.37	10,561.61	45,108	23%
IMRF	61-5-810-5120	55,932	3,694.22	11,265.69	64,134	18%
Group Health Insurance	61-5-810-5130	173,505	14,554.00	43,662.00	205,910	21%
Uniform Allowance	61-5-810-5140	8,433	547.07	1,022.68	11,600	9%
Rep& Maint-Infrastructure	61-5-810-6000	82,358	2,574.32	3,724.32	74,000	5%
Rep& Maint - Buildings	61-5-810-6010	1,247	224.80	923.32	16,000	6%
Rep& Maint - Equipment	61-5-810-6020	24,997	1,589.16	2,016.88	33,000	6%
Rep& Maint - Vehicles	61-5-810-6030	11,082	2,131.22	2,339.11	20,000	12%
Rep& Maint - Contractual	61-5-810-6040	83,781	1,251.36	4,784.56	80,000	6%
Other Professional Serv	61-5-810-6190	3,225	259.06	259.06	15,000	2%
Telephone	61-5-810-6200	6,736	516.20	973.10	10,000	10%
Postage	61-5-810-6210	15,401	541.05	3,932.83	18,000	22%
Utilities	61-5-810-6300	224,572	10,269.05	28,215.87	250,000	11%
Office Equip Rental/Maint	61-5-810-6410	25,782	3,374.58	4,868.97	28,000	17%
Liability Insurance	61-5-810-6800	113,433	0.00	0.00	111,000	0%
Lab Expense	61-5-810-6812	14,211	895.04	3,091.60	36,000	9%
Office Supplies	61-5-810-7020	29,894	2,673.11	3,947.72	9,000	44%
Gas & Oil	61-5-810-7030	22,024	1,902.50	4,126.67	20,000	21%
Operating Supplies	61-5-810-7040	68,235	2,617.82	5,285.65	67,000	8%
Chemicals	61-5-810-7050	105,370	8,533.00	16,195.46	90,000	18%
Meters	61-5-810-7060	40,432	14,829.50	22,239.50	20,000	111%
Bad Debt Expense	61-5-810-7850	883	0.00	79.44	2,000	4%
Miscellaneous Expense	61-5-810-7900	1,947	347.06	1,559.79	5,000	31%
Equipment	61-5-810-8200	0	0.00	0.00	0	0%
Transfer Out	61-5-810-9999	0	0.00	0.00	0	0%
Depreciation Set Aside		295,000	24,583.33	73,749.99	295,000	25%
Bond Pmt Set Aside		0	0.00	0.00	0	0%
Total Water Department Expenses		2,041,022	146,643.16	386,886.00	2,115,402	18%
NET WATER DEPARTMENT		24,367	53,807.36	138,803.95	(1,971)	
Change in Accounts Receivable (YTD)		(4,390)		(4,390.37)		
Ending Cash & Investments		284,878	53,807.36	407,601.50	537,429	

CASH FLOW STATEMENT FOR WATER / SEWER FUND as of July, 2022

Sewer Department

Line Item	Account #	Actual FY 22	Month of July	Actual FY 23	Budget FY 23	17% of Budget
Beginning Cash & Investments		649,934		649,934.07	494,995	
Grants	61-4-820-4150	3,365	0.00	0.00	0	0%
Sewer Consumption	61-4-820-4500	2,710,762	211,793.65	664,369.30	2,941,181	23%
Dep on Agr - Westhills	61-4-820-4521	23,719	3,939.00	11,351.00	0.00	0%
Meters Sold	61-4-820-4530	117,194	3,500.00	26,553.00	93,000	29%
Other Services	61-4-820-4590	55,994	6,066.70	13,715.10	51,000	27%
WWT Interest	61-4-820-4600	184	323.64	508.30	1,000	51%
Miscellaneous Revenues	61-4-820-4900	0	0.00	0.00	0	0%
Expense Reimbursement	61-4-820-4940	0	0.00	0.00	0	0%
Operating Transfers-In	61-4-820-9998	0	0.00	0.00	0	0%
Total Sewer Department Revenues		2,911,217	225,622.99	716,496.70	3,086,181	23%
Salaries - Regular - FT	61-5-820-5010	622,378	47,955.56	145,965.41	655,560	22%
Overtime	61-5-820-5040	53,442	3,272.10	7,107.70	55,000	13%
FICA WWTP	61-5-820-5079	49,216	3,918.92	11,710.09	54,358	22%
IMRF	61-5-820-5120	63,973	4,180.19	12,490.71	77,285	16%
Group Health Insurance	61-5-820-5130	207,591	17,900.60	55,348.80	255,361	22%
Dental Claims	61-5-820-5131	0	0.00	0.00	0	0%
Uniform Allowance	61-5-820-5140	17,562	1,900.58	3,420.66	20,000	17%
Travel	61-5-820-5151	0	0.00	0.00	0	0%
Rep & Maint - Lift Stations	61-5-820-6005	22,221	154.99	3,541.97	20,000	18%
Rep & Maint - Buildings	61-5-820-6010	70,093	40,052.49	43,530.64	100,000	44%
Rep & Maint - Equipment	61-5-820-6020	184,940	11,757.46	13,416.32	0.00	0%
Rep & Maint - Vehicles	61-5-820-6030	34,543	496.90	1,285.72	26,000	5%
Rep & Maint - Contractual	61-5-820-6040	46,642	1,251.36	2,656.01	50,000	5%
Other Professional Serv	61-5-820-6190	59,136	33,632.05	35,990.45	73,500	49%
NARP Watershed	61-5-820-6195	12,216	0.00	34,232.00	30,000	114%
Telephone	61-5-820-6200	8,578	725.27	1,285.65	11,000	12%
Postage	61-5-820-6210	15,565	632.55	4,071.16	17,000	24%
Utilities	61-5-820-6300	235,682	14,253.74	34,867.97	200,000	17%
Office Equip Rental/Maint	61-5-820-6410	5,571	1,857.20	2,831.31	6,000	47%
Liability Insurance	61-5-820-6800	134,702	0.00	0.00	132,000	0%
Lab Expense	61-5-820-6812	48,839	5,003.38	8,452.59	30,000	28%
Sludge Disposal	61-5-820-6814	11,396	0.00	3,153.47	10,000	32%
Office Supplies	61-5-820-7020	31,525	1,848.58	2,423.68	9,000	27%
Gas & Oil	61-5-820-7030	25,064	751.64	1,388.33	25,000	6%
Operating Supplies	61-5-820-7040	9,256	855.64	1,648.54	20,000	8%
Chemicals	61-5-820-7050	59,962	1,498.40	15,494.40	45,000	34%
Meters	61-5-820-7060	40,432	14,829.50	22,239.50	20,000	111%
Bad Debt Expense	61-5-820-7850	1,087	0.00	104.18	3,000	3%
Miscellaneous Expenses	61-5-820-7900	2,691	500.00	500.00	2,000	25%
Equipment	61-5-820-8200	0	0.00	0.00	0	0%
Operating Transfer Out	61-5-820-9999	0	0.00	0.00	0	0%
Depreciation Set Aside		255,000	21,250.00	63,750.00	255,000	25%
Bond Pmt Set Aside		123,000	10,250.00	30,750.00	123,000	25%
		2,452,305	240,729.10	563,657.26	2,325,064	24%
Sewer Department						
Collection System Expenses						
Salaries - Regular - FT	61-5-830-5010	366,974	30,104.31	88,101.79	386,385	23%
Overtime	61-5-830-5040	48,113	5,888.60	10,386.57	30,000	35%
FICA Sewer	61-5-830-5079	31,843	2,753.47	7,534.37	31,853	24%
IMRF	61-5-830-5120	40,884	2,937.08	8,036.64	45,289	18%
Group Health Insurance	61-5-830-5130	134,460	14,086.40	35,547.20	145,600	24%
Uniform Allowance	61-5-830-5140	4,508	270.88	591.13	6,600	9%
Rep & Maint - Infrastructure	61-5-830-6000	21,133	1,428.50	3,528.50	35,000	10%
Rep & Maint - Equipment	61-5-830-6020	8,014	737.96	1,612.96	14,000	12%
Rep & Maint - Vehicles	61-5-830-6030	14,773	5,040.56	6,869.98	20,000	34%
Office Equip Rent/Maint	61-5-830-6410	18,875	187.19	707.32	30,000	2%
Gas & Oil	61-5-830-7030	9,231	1,142.30	2,180.43	9,000	24%
Operating Supplies	61-5-830-7040	38,751	5,996.90	11,469.37	20,000	57%

Sewer Department

	Account #	Actual FY 22	Month of July	Actual FY 23	Budget FY 23	17% of Budget
Misc. Expense	61-5-830-7900	1,166	0.00	137.70	1,500	9%
Equipment	61-5-830-8200	0	0.00	0.00	0	0%
Total Sewer Department Expenses		3,139,935	311,303.25	740,361.22	3,100,291	24%
NET SEWER DEPARTMENT		(90,135)	(85,680.26)	(23,864.52)	(14,110)	
Change in Accounts Receivable		(4,403)		(4,402.85)	0.00	
Ending Cash & Investments		555,396		621,666.70	480,885	

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

Beginning Cash & Investments		32,842		39,451.00	0	
Additional reserves		0	0.00	0.00	450.00	0%
Interest Income		183	32.85	63.62	0	0%
Transfer Out: Bond Payment		0	0.00	0.00	0	0%
Ending Cash & Investments		39,451	32.85	39,514.62	450.00	

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

Beginning Cash & Investments		2,924,183		3,106,719.89	3,513,182	
Sources						
Interest Income		1,631	292.52	566.55	6,100	9%
Connection Fees	61-4-810-4510	190,752	31,792.00	41,727.00	20,000	209%
Deposits on Agreement	61-4-810-4520	5,280	880.00	1,155.00	2,500	46%
Connection Fees	61-4-820-4510	418,950	66,150.00	88,200.00	24,000	368%
Deposits on Agreement	61-4-820-4520	4,345	375.00	500.00	2,500	20%
Connection Fee Set-Aside		0	0.00	0.00	0	0%
TOTAL Sources		620,958	99,489.52	132,148.55	55,100	240%
Uses						
Construction in Progress - Water (1790)		438,421	0.00	0.00	0	0%
Construction in Progress - Sewer (1790)		0	0.00	0.00	0	0%
Equipment & Vehicles (1750)		0	0.00	0.00	0	0%
Recapture Refunds		0	0.00	0.00	0	0%
Land (1710)		0	0.00	0.00	0	0%
Loan to Depreciation Fund		0	0.00	0.00	0	0%
TOTAL Uses		438,421	0	0.00	0	0%
Ending Cash & Investments		3,106,720		3,238,868.44	3,568,282	

Line Item	Account #	Actual FY 22	Month of July	Actual FY 23	Budget FY 23	17% of Budget
Depreciation Funding - was 04-09 and 06-08						
Beginning Cash & Investments		1,291,267		1,418,567.33	1,199,268	
Sources						
Interest Income		1,330	236.44	457.93	5,100	9%
Loan Funds		0	0.00	0.00	0	0%
Grant		0	0.00	0.00	0	0%
Miscellaneous		0	0.00	0.00	0	0%
Depreciation set aside - Water (for Plant)		295,000	24,583.33	49,166.66	295,000	17%
Depreciation set aside - Water (for System)		0	0.00	0.00	0	0%
Depreciation set aside - Sewer (for System)		255,000	21,250.00	42,500.00	255,000	17%
Depreciation set aside - Sewer (for Repl)		0	0.00	0.00	0	0%
Loan From Connection Fees		0	0.00	0.00	0	0%
TOTAL Sources		551,330	46,069.77	92,124.59	555,100	17%
Uses						
Construction in Progress - Water (1790)		424,029		1,188.31	60,000	2%
Construction in Progress - Sewer (1790)		0	0.00	0.00	0	0%
Equipment & Vehicles (1750 & 1760)		0	0.00	0.00	80,000	0%
Buildings		0	0.00	0.00	0	0%
Transfer Out - Connection Fees Loan Payn		0	0.00	0.00	0	0%
Transfer Out- City Hall Roof		0	0.00	0.00	0	0%
TOTAL Uses		424,029	0	1,188.31	140,000	1%
Ending Cash & Investments		1,418,567		1,509,503.61	1,614,368.00	

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

Beginning Cash & Investments		120,824		58,418.59	125,073	
Sources						
Interest Income		222	39.83	77.15	800	10%
Bond Proceeds	61-4-110-4901	0	0.00	0.00	0	0%
Operating Transfers-In	61-4-110-9998	0	0.00	0.00	0	0%
Bond Pmt Set Aside		123,000	10,250.00	20,500.00	123,000	17%
TOTAL Sources		123,222	10,289.83	20,577.15	123,800	17%
Uses						
Debt Service - Principal	61-5-110-8910	161,515	0.00	54,287.18	107,565	50%
Interest Expense	61-5-110-8920	24,113	0.00	7,588.65	16,547	46%
Fiscal Charges	61-5-110-8930	0	0.00	0.00	0	0%
Bond Issuance Costs	61-5-110-9031	0	0.00	0.00	0	0%
TOTAL Uses		185,627	0.00	61,875.83	124,112	50%
Ending Cash & Investments		58,419		17,119.91	124,761.00	

City of Belvidere's CD INVESTMENTS AS OF :

07/31/22

Fund #	Where	Dated	Maturity	Rate	Amount	Term	Interest Due	Maturity Value
01								
General								
Fund								
Acct#								
01-1150	Byron Bank	11/3/21	11/3/22	0.30%	23130	365	3,204.92	1,071,512.24
	Blackhawk	11/22/21	11/22/22	0.22%	70007372	365	2,204.84	1,004,406.65
	Byron Bank	11/18/21	11/18/22	0.30%	25320	365	3,347.85	1,119,299.10
	Byron Bank	5/19/22	5/19/23	0.30%	25954	365	3,028.33	1,012,471.89
	Byron Bank	10/2/21	10/2/22	0.30%	25634	365	3,012.00	1,007,012.00
					General Fund Total		5,199,903.94	11,785.95
MFT								
Fund	Byron	3/30/22	3/30/23	0.30%	25930	365	1,505.62	503,378.35
Acct #								
10-1150								
61								
Water	Byron	5/9/22	5/9/23	0.30%	25952	365	2,752.09	920,116.05
Sewer	Byron	1/27/22	12/30/22	0.30%	23707	337	1,096.29	396,887.36
Acct#	Stillman Bank	8/29/21	8/29/22	0.40%	6225132	365	6,009.28	1,508,328.42
61-1150								
					Water/Sewer Total		2,815,474.17	9,857.66
					Total		8,517,250.84	21,643.61

Midland States Bank	0.00
Blackhawk	1,002,201.81
First National Bank	0.00
Stillman Bank	1,502,319.14
Byron Bank	6,012,729.89
	<u>8,517,250.84</u>

Blackhawk Money Markets (.12%)	10,743,884.15
Midland States Bank Sweep Accts (.25%)	4,875,699.61
IMET (Illinois Metropolitan Investment Fund)	2,414,422.63
IL Funds	5,672,336.48

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION**

Minutes

**Tuesday, August 9, 2022
City Council Chambers
401 Whitney Boulevard
6:00 pm**

ROLL CALL

Members Present:

Paul Engelman, Chair
Carl Gnewuch
Alissa Maher
Art Hyland
Bob Cantrell

Staff Present:

Gina DelRose, Community Development Planner
Kimberly Whitt, Administrative Assistant
Mike Drella, City Attorney

Members Absent:

Daniel Druckrey Vice-Chair
Brad Anderson

The meeting was called to order at 6:03 p.m.

MINUTES: It was moved and seconded (Cantrell/Hyland) to approve the minutes of the July 12, 2022 meeting. The motion carried with a 5-0 roll call vote.

PUBLIC COMMENT: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

2022-18: Belvidere Retail, LLC (PP): Application of Belvidere Retail, LLC for preliminary plat approval for Belvidere Retail Subdivision. The plat consists of 7 lots comprised of approximately 43 acres. Parts of PINs: 07-01-276-004 and 08-06-100-003.

Ms. DelRose summarized the staff report dated August 3, 2022.

There was discussion.

It was moved and seconded (Cantrell/Maher) to recommend approval of Case 2022-18 subject to the conditions presented by staff. The motion carried with a 5-0 roll call vote.

Gina DelRose stated the case would go to City Council on August 15, 2022 and on September 6, 2022 for a second reading and final vote.

2022-19: Belvidere Retail, LLC (FP): Application of Belvidere Retail, LLC for final plat approval for Belvidere Retail Subdivision. The plat consists of 7 lots comprised of approximately 43 acres. Parts of PINs: 07-01-276-004 and 08-06-100-003.

Ms. DelRose summarized the staff report dated August 3, 2022.

There was discussion.

It was moved and seconded (Maher/Cantrell) to recommend approval of Case 2022-19 subject to the conditions presented by staff. The motion carried with a 5-0 roll call vote.

Gina DelRose stated the case would go to City Council on August 15, 2022 and on September 6, 2022 for a second reading and final vote.

2022-20: Belvidere Retail, LLC (MA-PB): Application of Belvidere Retail, LLC, 5277 Trillium Boulevard, Hoffman Estates, IL 60192 on behalf of the property owner Donald K. Busch, Sr., 7301 W. Ridge lane, Cherry Valley, IL 61016 for a map amendment (rezoning) on approximately 23 acres north of I-90 between Tripp and Genoa Roads, Belvidere, IL from RH, Rural Holding District (pending annexation) to PB, Planned Business District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. Part of PINs: 07-01-276-004 and 08-06-100-003.

The public hearing opened at 6:36 pm.

Gina DelRose was sworn in. Ms. DelRose summarized the staff report dated August 2, 2022. Ms. DelRose stated the case was published in the Boone County Journal on July 21, 2022 and notifications were sent by certified mail to property owners within 250 feet of the subject property on July 19, 2022.

There was discussion.

The public hearing was closed 6:54 pm.

It was moved and seconded (Maher/Cantrell) to recommend approval of Case 2022-20. The motion carried with a 5-0 roll call vote.

Gina DelRose stated the case would go to City Council on August 15, 2022 and on September 6, 2022 for a second reading and final vote.

2022-21: Belvidere Retail, LLC (MA-PI): Application of Belvidere Retail, LLC, 5277 Trillium Boulevard, Hoffman Estates, IL 60192 on behalf of the property owner Donald K. Busch, Sr., 7301 W. Ridge lane, Cherry Valley, IL 61016 for a map amendment (rezoning) on approximately 18 acres north of I-90 between Tripp and

Genoa Roads, Belvidere, IL 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. Part of PINs: 07-01-276-004 and 08-06-100-003.

The public hearing opened at 6:36 pm.

Gina DelRose was sworn in. Ms. DelRose summarized the staff report dated August 2, 2022. Ms. DelRose stated the case was published in the Boone County Journal on July 21, 2022 and notifications were sent by certified mail to property owners within 250 feet of the subject property on July 19, 2022.

There was discussion.

The public hearing was closed 6:54 pm.

It was moved and seconded (Maher/Cantrell) to recommend approval of Case 2022-21. The motion carried with a 5-0 roll call vote.

Gina DelRose stated the case would go to City Council on August 15, 2022 and on September 6, 2022 for a second reading and final vote.

2022-22: OM Belvidere Group, LLC (SU): Application of OM Belvidere Group, LLC, 5277 Trillium Boulevard, Hoffman Estates, IL 60192 on behalf of the property owner Donald K. Busch, Sr., 7301 W. Ridge Lane, Cherry Valley, IL 61016 for a special use to permit a planned development in the PB, Planned Business District (pending rezoning approval) at the southwest corner of Genoa Road and Crystal Parkway, Belvidere, IL 61008. The planned development will allow for the following departures: Sections 150.105(C)(4)(B)(2) allowing for in-vehicle sales or service and indoor commercial entertainment (fueling station, drive-through lanes and video gaming), 150.704(F)(7) allowing for parking spaces smaller than 180 square feet (162 square feet), 150.707(3)(A) allowing for lighting levels greater than 0.50 foot-candles at the property line (6.9 foot-candles), 150.712(C)(3) allowing for a fence in the front yard greater than 4 feet tall (7 feet tall), Table 150.1007(A)(1) allowing for a sign greater than 40 feet tall and 150 square feet (125 feet tall, 1,650 square feet in size on south side of property), Table 150.1007(A)(1) allowing for a sign greater than 150 square feet (300 square feet on north side of property), Table 150.1007(B)(1) allowing for more than two signs per wall (4 signs per wall), 150.1010 allowing for off-site signage (on south side of property), 150.1012(A)(1) allowing a mural (on fueling station), and 150.904 Special Use Review and Approval Procedures). The planned development is being requested in order to construct a fueling center with drive-through restaurants, video gaming and a mural on proposed Lot 2 of the preliminary plat of Belvidere Retail Subdivision. Part of PINs: 08-06-100-003 and 07-01-276-004

The public hearing opened at 6:58 pm.

Gina DelRose was sworn in. Ms. DelRose summarized the staff report dated August 3, 2022. Ms. DelRose stated the case was published in the Boone County Journal on July 21, 2022 and notifications were sent by certified mail to property owners within 250 feet of the subject property on July 19, 2022.

There was discussion.

The public hearing was closed 7:27 pm.

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

It was moved and seconded (Maher/Cantrell) to recommend approval of Case 2022-22 with the conditions as presented by staff. The motion carried with a 5-0 roll call vote.

Gina DelRose stated the case would go to City Council on August 15, 2022 and on September 6, 2022 for a second reading and final vote.

OTHER BUSINESS: None

DISCUSSION: None

Staff Report

Gina DelRose stated there are no cases for September 2022. There will be no meeting in September.

ADJOURNMENT:

The meeting adjourned at 7:37 p.m.

Recorded by:

Reviewed by:

Kimberly Whitt
Administrative Assistant

Gina DelRose
Community Development Planner

Minutes
Committee of the Whole
Building, Planning, Zoning and Public Works
August 8, 2022 6:00 p.m.

Call to Order – Mayor Clinton Morris.

Aldermen Present: R. Brereton, M. Fleury, W. Frank, M. Freeman, M. McGee,
N. Mulhall, T. Porter, S. Prather,
and C. Stevens.

Alderman Absent: D. Snow.

Other staff members in attendance:

Director of Buildings Kip Countryman, Community Development Planner Gina DelRose,
Public Works Director Brent Anderson, Budget and Finance Officer Shannon Hansen,
Police Chief Shane Woody, Fire Captain Shawn Schadle, City Attorney Mike Drella and
City Clerk Sarah Turnipseed.

Public Comment: None.

Public Forum: None.

Reports of Officers, Boards and Special Committees:

Police Chief Shane Woody badge presentation to Officer Steven Golden, Officer Dillon
Rackley and Officer Zachery Smith.

1. Building, Planning & Zoning, Unfinished Business: None.
2. Building, Planning & Zoning, New Business:

(A) Annexation of Territory North of I-90 and West of Genoa Road and an
Annexation Agreement with Belvidere Retail LLC.

Presentation of Belvidere Retail LLC Proposed Development Northwest Corner of
Genoa Road and I-90 by Attorney Tom Zanck and Mike Mackinnon with Heidner
Properties.

Motion by Ald. Prather, 2nd by Ald. Stevens to forward to City Council an annexation
agreement between the City of Belvidere, Donald K. Busch Sr., Belvidere Retail LLC
and OM Belvidere Group LLC. Aye voice vote carried. Motion carried.

Motion by Ald. Fleury, 2nd by Ald. Porter to annex certain territory generally lying
North of I-90 and between Genoa Road and Tripp Road. Aye voice vote carried.
Motion carried.

(B) Building Department - Update.

Director of Buildings Kip Countryman presented an update. Discussion took place concerning Dairy Farmer's of America project and development in Farmington and Riverbend subdivisions.

(C) Planning & Zoning Department - Update.

Community Development Planner Gina DelRose presented an update.

3. Public Works, Unfinished Business: None.
4. Public Works, New Business:

(A) Public Works - Update.

Public Works Director Brent Anderson presented an update. Discussion took place concerning parking on Florence Court.

(B) Resolution Authorizing Participation in the ComEd Green Region Program for the 6th Street Waterway Improvement Project.

Motion by Ald. Mulhall, 2nd by Ald. Porter to forward Resolution Authorizing Participation in the ComEd Green Region Program for the 6th Street Waterway Improvement Project to City Council. Discussion took place concerning matching funds. Aye voice vote carried. Motion carried.

(C) Storm Water Utility Survey Results.

Discussion took place concerning Storm Water Utility Survey Results. Motion by Ald. Prather, 2nd by Ald. Stevens to proceed with Storm Water Utility Survey Results Option #2 as presented in Memo dated August 4, 2022 from Public Works Director Brent Anderson. Further discussion took place concerning survey results. Motion was withdrawn. Motion by Ald. Prather, 2nd by Ald. Stevens to proceed with Storm Water Utility Survey Results Option #1 as presented in Memo dated August 4, 2022 from Public Works Director Brent Anderson. Aye voice vote carried. Nays: Ald. McGee. Motion carried.

(D) Southwest Elevated Tank Rehabilitation – Construction Service Amendment.

Motion by Ald. McGee, 2nd by Ald. Prather to approve the increase to the construction services agreement for the Southwest Tower Rehabilitation Project in the amount of \$7,500.00. This work will be paid for from Line Item #61-1780. Discussion took place on original bid amounts. Aye voice vote carried. Motion carried.

(E) Southwest Tower Logo.

Motion by Ald. Prather, 2nd by Ald. Porter to use the updated Belvidere City of Murals logo on the Southwest Water Tower for additional cost of \$10,000. This cost would be paid for from Line Item #61-1780. Motion by Ald. Brereton, 2nd by Ald. Frank to amend the motion to proceed with the updated Belvidere logo on the Southwest Water Tower for an additional cost \$6,000.00 as shown in Memo dated August 2, 2022 from Public Works Director Brent Anderson. Aye voice vote carried. Motion to amend carried. Aye voice vote carried on original motion as amended. Motion carried.

(F) Logan Avenue Rehabilitation Project – Change Orders.

Motion by Ald. Mulhall, 2nd by Ald. Porter to approve Change Orders #1, #2 and #3 in Memo dated August 3, 2022 from Public Works Director Brent Anderson for a total cost of \$8,693.71, for the Logan Avenue Rehabilitation Project. This work will be paid for from Line Item #10-5-310-8021. Discussion took place concerning removal of discontinued lead water service. Aye voice vote carried. Motion carried.

(G) Irene – Hawkey 16” Watermain Extension.

Motion by Ald. Stevens, 2nd by Ald. McGee to approve the engineering service work authorization from CES, Inc. in a lump sum amount of \$27,400.00, to complete the design engineering for the 16” watermain extension from along Hawkey Drive and Irene Road. This work will be paid for from Line Item #61-1780. Aye voice vote carried. Motion carried.

(H) Vacation Carry-Over – Jack Butenshoen.

Motion by Ald. Fleury, 2nd by Ald. Mulhall to approve carryover of 20 vacation days for Jack Butenshoen. Aye voice vote carried. Motion carried.

5. Other:

(A) Police – Donation to the Belvidere Police Dept. from Paul and Dorothy Hale.

Motion by Ald. Porter, 2nd by Ald. Fleury to accept the donation of \$100.00, check #4435, from Paul and Dorothy Hale, to be used for a purchase to be determined at a later date. Aye voice voted carried. Motion carried.

(B) Resolution Releasing Certain Executive Session Minutes Pursuant to 5ILCS 120/1 Et. Seq.

Motion by Ald. Prather, 2nd by Ald. Stevens to forward Resolution Releasing Certain Executive Session Minutes Pursuant to 5ILCS 120/1 Et. Seq. to City Council. Aye voice vote carried. Motion carried.

(C) Executive Session to discuss Collective Bargaining Matters pursuant to Section 2(c)(2) of the Open Meeting Act and to discuss appointment, of legal counsel pursuant to 2(c)(1) of the Open Meeting Act.

Motion by Ald. Porter, 2nd by Ald. Stevens to go into Executive Session at 7:55 p.m. to discuss Collective Bargaining Matters pursuant to Section 2(c)(2) of the Open Meeting Act and to discuss appointment, of legal counsel pursuant to 2(c)(1) of the Open Meeting Act. Roll Call Vote: 9/0 in favor. Ayes: Brereton, Fleury, Frank, Freeman, McGee, Mulhall, Porter, Prather and Stevens. Nays: None. Motion carried.

Motion by Ald. Brereton, 2nd by Ald. Fleury to come out of Executive Session at 8:23p.m. Roll Call Vote: 9/0 in favor. Ayes: Fleury, Frank, Freeman, McGee, Mulhall, Porter, Prather, Stevens and Brereton. Nays: None. Motion carried.

(D) Retention of outside counsel.

Motion by Ald. Prather, 2nd by Ald. McGee to forward to City Council the retention of outside counsel. Aye voice vote carried. Motion carried.

6. Adjournment:

Motion by Ald. Fleury, 2nd by Ald. Mulhall to adjourn meeting at 8:24 p.m. Aye voice vote carried. Motion carried.

_____ Mayor

Attest: _____ City Clerk

ORDINANCE #591H

AN ORDINANCE AUTHORIZING THE EXECUTION OF AN
ANNEXATION AGREEMENT BETWEEN THE
CITY OF BELVIDERE AND DONALD K. BUSH SR.,
BELVIDERE RETAIL LLC, and OM GROUP LLC

WHEREAS, The City of Belvidere is authorized to enter into annexation agreements for properties that are both contiguous and non-contiguous to the City of Belvidere; and

WHEREAS, Donald K. Bush Sr. is the legal owner(s) of record with respect to certain territory that is legally described in the Annexation Agreement (the Territory) which is attached to this Ordinance (the Annexation Agreement) and which is currently contiguous to the City of Belvidere; and

WHEREAS, Belvidere Retail LLC and OM Belvidere Group LLC are the contract purchasers and developers of the Territory; and

WHEREAS, Donald K. Bush Sr., Belvidere Retail LLC and OM Belvidere Group LLC may be jointly referred to herein as the Owners; and

WHEREAS, the Owners are ready, willing, and able to enter into the Annexation Agreement and to perform its obligations as required under the Annexation Agreement and this Ordinance; and

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

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

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

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

Section 2: The Mayor is hereby authorized and directed to execute, and the City Clerk is directed to attest, the Annexation Agreement between the City of Belvidere and the Owners, a copy of which is attached hereto as Exhibit A and incorporated herein. The Clerk is directed to file and record this Ordinance, the Annexation Agreement, the Annexation Ordinance and the Certificate of Notice as required by statute.

Section 3: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of

competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

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

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

Passed by the City Council of the City of Belvidere, Illinois this 6th day of September, 2022

Approved:

Clinton Morris, Mayor

Attest:

Sarah Turnipseed, City Clerk

Ayes:

Nays:

Absent:

Date Passed:

Date Approved:

Date Published:

ANNEXATION AGREEMENT

This Agreement is made and entered into _____, 2022, by and between the City of Belvidere, an Illinois Municipal Corporation located in Boone County, Illinois (The "City"), the fee simple current owner of the Property, Donald K. Busch, Sr., Belvidere Retail, LLC, and OM Belvidere Group, LLC. Donald K. Busch Sr., OM Belvidere Retail LLC, and OM Belvidere Group, LLC may be referred to herein jointly as the "Owner(s)."

WITNESSETH:

Whereas, Donald K. Busch Sr holds title to parcels of property located in unincorporated Boone County, which property is legally described upon Exhibit "A" attached hereto and as shown on the Annexation Plat as Exhibit "B" attached hereto and referred to herein as "the Property;" and

Whereas, Belvidere Retail LLC and OM Belvidere Group, LLC are a contract purchasers of the Property; and

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

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

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

Whereas, the Owner(s) intends to file a request for preliminary subdivision plat approval, all of which is in accordance with the site plan attached hereto as Exhibit "C" which is incorporated herein subject to the provisions of this Agreement; and

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

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

Whereas, the Belvidere Municipal Code provides that the Property will automatically be zoned as RH Rural Holding District zoning upon annexation to the City; and

Whereas, the Owner desires that the Property be re-zoned to the Planned Business Zoning District and Planned Industrial Zoning District upon annexation to the City; and

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

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

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

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

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

1. Recitals. The foregoing recitals are incorporated herein as if fully set forth.
2. Annexation. Subject to the provisions of Section 65 ILCS 5/7-1-8, as amended, the Parties respectively agree to do all things necessary or appropriate to cause the Property to be duly and validly annexed to the City. Promptly after this Agreement is fully executed, the City Council shall adopt an ordinance annexing the Property subject to the terms and conditions set forth in this Agreement.
3. City Zoning. Upon annexation, Owner agrees that the Property will automatically be zoned as RH Rural Holding District classification pursuant to the Belvidere Municipal Code. The City agrees that it will re-zone the Property to the Planned Business Zoning District and Planned Industrial Zoning District consistent with the zoning application filed by the Owner(s) and pursuant to the Belvidere Municipal Code. Further, Owner(s) agrees that the following conditions

and covenants shall apply to the Property and shall be made a part of all final plats and run with the land:

A. No sexually oriented business will operate on the Property, including but not limited to, adult arcades, bookstores, video stores, cabaret, motels, motions picture theaters, theaters, etc.

B. No stone quarries, gravel quarries, stone crushing, gravel crushing, concrete batch plant, and asphalt ready mix batch plants shall operate on the Property.

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

5. Water Service. The City will allow Owner(s) to extend and connect to the City-operated water main system according to the preliminary design plan and specifications shown on the attached Exhibit F which is incorporated herein. Prior to commencing construction, Owner(s) will

submit final engineering plans for review and approval by the City's Department of Public Works (Public Works) and the Illinois Environmental Agency (IEPA). If necessary, the City shall execute IEPA permits for the extension of municipal utilities, after submittal of the final engineering plans to Public Works with the understanding that the execution of said applications shall not be considered as approval of the final engineering plans. Owner(s) shall not commence construction until the final engineering plans are approved by Public Works and all other relevant agencies. Prior to commencing construction, Owner(s) shall pay all normal, customary and standard permit, inspection, tap-on, connection, recapture, basin, and other fees as required by City ordinance, resolution or policy. Owner(s) shall do all steps necessary to disconnect the Property from any other unit of local government providing water service.

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

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

A. The Owner(s) further agrees that no lot lines in the Plat of Subdivision will be within any one-hundred year flood plain boundary, as determined by the most recent F.E.M.A. Flood Boundary and Floodway Map, as amended, and as authorized by the City of Belvidere. No structure or building shall be constructed within such one-hundred year flood plain without specific written consent of the City.

B. Owner agrees that the Property will be developed as a Planned Business Development and Planned Industrial Development. The City agrees that upon annexation it will approve the preliminary plat attached hereto and incorporated herein as Exhibit H. The City agrees that in the event the Owner or its successors submit a final plat substantially similar to the preliminary plat attached hereto, the City will approve it.

C. Owner shall construct and complete all Public Improvements required by this Agreement, those bonded and required by the City's subdivision control ordinance and any other public improvements, including, but not limited to, sidewalks, street, street lighting, and sewer and water mains, within eighteen (18) months of approval of a final plat of subdivision or planned development. At such time as Owner believes that all public improvements are ready to be dedicated to the City, or that portion of public improvements within any final plat, representatives of the City and Owner shall meet and inspect the public improvements to be dedicated and shall create a punch list of those items to be completed or corrected prior to acceptance of the public improvements by the City. These punch list items shall be completed within sixty (60) days from the date of the inspection. If all public improvements are not completed within the eighteen-month period, or the punch list items are not completed to the City's satisfaction within sixty days of the inspection, the City may deny any future building permits for any property within the Annexed Property and/or withhold approval of any additional final plat until such time as the Public

Improvements are completed and accepted by the City. This remedy is cumulative, in addition to, and distinct from any other remedy the City may have, including but not limited to, remedies under any bond or letter of credit and the remedies contained in Section 16 of this Agreement

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

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

10. Fees.

A. As a condition of this Agreement, Owner agrees to pay and/or donate, or cause to be paid and/or donated cash contributions as set forth on Exhibit J which is incorporated herein by reference. Owner agrees that the public entity receiving a cash payment and/or donation as identified on Exhibit J may use the cash and/or donation for any public purpose. Owner further agrees that the cash payment and /or donation represents a voluntary payment and/or donation, which is contractual in nature and is an agreed upon condition of annexation and this Agreement. Owner, its successors and assigns therefore waive any defenses with respect to these fees, and any

other fees identified in this Agreement, and further agrees not to challenge these fees at a later date. Owner agrees that, while these fees are agreed to as a part of a contractual obligation to induce the City to execute this Agreement, the fees may also serve to offset the proposed development's impact on the applicable entity, that the impact is uniquely and directly attributable to the proposed development and that the amount of the payment and/or donation is appropriate given the anticipated impact of the development.

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

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

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

13. Indemnification: The Parties agree that the Owner(s) shall indemnify, defend and hold the City harmless from any damages, claims, or causes of action which are in any way related to their activities in developing the Property, excepting those negligent or intentional acts of the City. These indemnities are not intended, and shall not limit, modify or circumvent the Illinois Governmental and Governmental Tort Immunities Act. Further, Owner shall maintain comprehensive liability insurance, of types and amounts, reasonably acceptable to the City with an insurance carrier with a Best's rating of A or better. Owner shall cause the City to be named as an additional insured on such insurance policy at no cost to the City.

14. Maintenance:

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

B. General Maintenance. Until the streets in any platted phase of the Property are dedicated to and accepted by the City, it shall be the responsibility of the Owner/Builder and/or Developer to regularly remove all rubbish, refuse, building materials, mud soil and other debris, from the

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

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

16. Remedies. Either party may enforce this Agreement by any action or proceeding at law or in equity, and may exercise any remedy at law or in equity. The parties agree that any action

relating to this Agreement shall be brought in the Circuit Court for the 17th Judicial Circuit Boone County, Illinois and both parties submit to jurisdiction and venue in that Court. Notwithstanding the foregoing, before any failure of either party to this Agreement to perform its obligations under this agreement shall be deemed to be a breach of this Agreement, the party claiming such failure shall notify, in writing, the party alleged to have failed to perform of the alleged failure and shall demand performance. No breach of this Agreement may be found to have occurred if performance has commenced to the satisfaction of the complaining party within thirty (30) days of receipt of such notice. Notwithstanding the foregoing, if the Owner does not pay any fee or cost provided in this Agreement, the City may withhold the issuance of building permits until payment is received, or if the appropriate deposit is not deposited, withhold approval of any annexation, plat of subdivision, or special use until said deposit is delivered.

17. Amendment. The parties agree that this Agreement, and any exhibits attached hereto, may be amended only by the mutual consent of the parties, by adoption of a resolution by the City approving said amendment as provided by law, and the execution of said amendment by the parties or their successors in interest. Provisions which vary the standard terms of this Agreement are located in Exhibit K which is incorporated herein and shall contain a separate signature of the parties. The parties agree that if a successor owner of a portion of the Property seeks an amendment to this Annexation Agreement which would affect only its property that the remaining owners of the Property will not be required to join in that application.

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

to 70 ILCS 705/20, as amended. Owner(s) shall pay the entire amount which may be due a fire protection district prior to annexation regardless of when the monies may actually become due to the fire protection district.

19. Severability. If any provision, covenant, agreement or portion of this Agreement or its application to any person, entity or property is held invalid, such invalidity shall not affect the application or validity of any other provisions, covenants or portions of this Agreement, and to that end all provisions, covenants or portions of this Agreement are declared to be severable.

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

If to Owner: Belvidere Retail, LLC
5277 Trillium Boulevard
Hoffman Estates, IL 60192

With a Copy to: Christopher J. Goluba
Christopher J. Goluba, P.C.
5277 Trillium Boulevard
Hoffman Estates, IL 60192

And a Copy to: Thomas C. Zanck
Zanck, Coen, Wright & Saladin
40 Brink Street
Crystal Lake, IL 60014

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

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

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

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

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

23. Successors and Assigns. This agreement shall run with the land and shall be binding upon and inure to the benefit of the parties hereto, their successors in title and their respective successors, grantees, lessees, and assigns, and upon successor corporate authorities of the City and successor municipalities. Each future owner of any portion of the Property shall be deemed an Owner under this Agreement, subject to all of its rights and obligations. The City shall record this Agreement at the Boone County Recorder's office immediately upon its execution. Owner(s) agree to promptly reimburse the City for the cost of recording this Agreement, the Annexation Ordinance and any other document relating to this Agreement.

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

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

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

27. Belvidere Retail, LLC and OM Belvidere Group, LLC are contract purchasers of the Property. Consistent with the terms of this Agreement and the Illinois Municipal Code, Belvidere Retail LLC and OM Belvidere Group, LLC agree that Belvidere Retail LLC and OM Belvidere Group, LLC, and their successor entities and their successors in interest to the Property will be bound by the terms of this Agreement and shall be deemed an Owner under this Agreement. The Parties acknowledge that certain terms of Exhibit K have been specifically negotiated for the benefit of OM Belvidere Group, LLC, Belvidere Retail LLC and their successors in interest.

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

CITY:
City of Belvidere,
an Illinois Municipal Corporation

By: _____
Mayor Clinton Morris

ATTEST:

City Clerk

OWNER:
Belvidere Retail LLC

By: _____

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

Notary Public

OWNER:
OM Belvidere Group, LLC

By: _____

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

Notary Public

OWNER:
Donald K. Bush Sr.

By: _____

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

Notary Public

EXHIBIT LIST

- A) LEGAL DESCRIPTION
- B) ANNEXATION PLAT
- C) SITE PLAN
- D) PRELIMINARY SEWER DESIGN PLAN
- E) SEWER FEES
- F) PRELIMINARY WATER DESIGN PLAN
- G) WATER FEES
- H) PRELIMINARY PLAT
- I) OFF-SITE ROAD IMPROVEMENTS
- J) EXACTION FEE SCHEDULE
- K) ADDENDUM OF MODIFICATIONS TO STANDARD AGREEMENT
- K-1) SIGN EXHIBIT
- L) PLANNED COMMUNITY DEVELOPMENT

EXHIBIT A

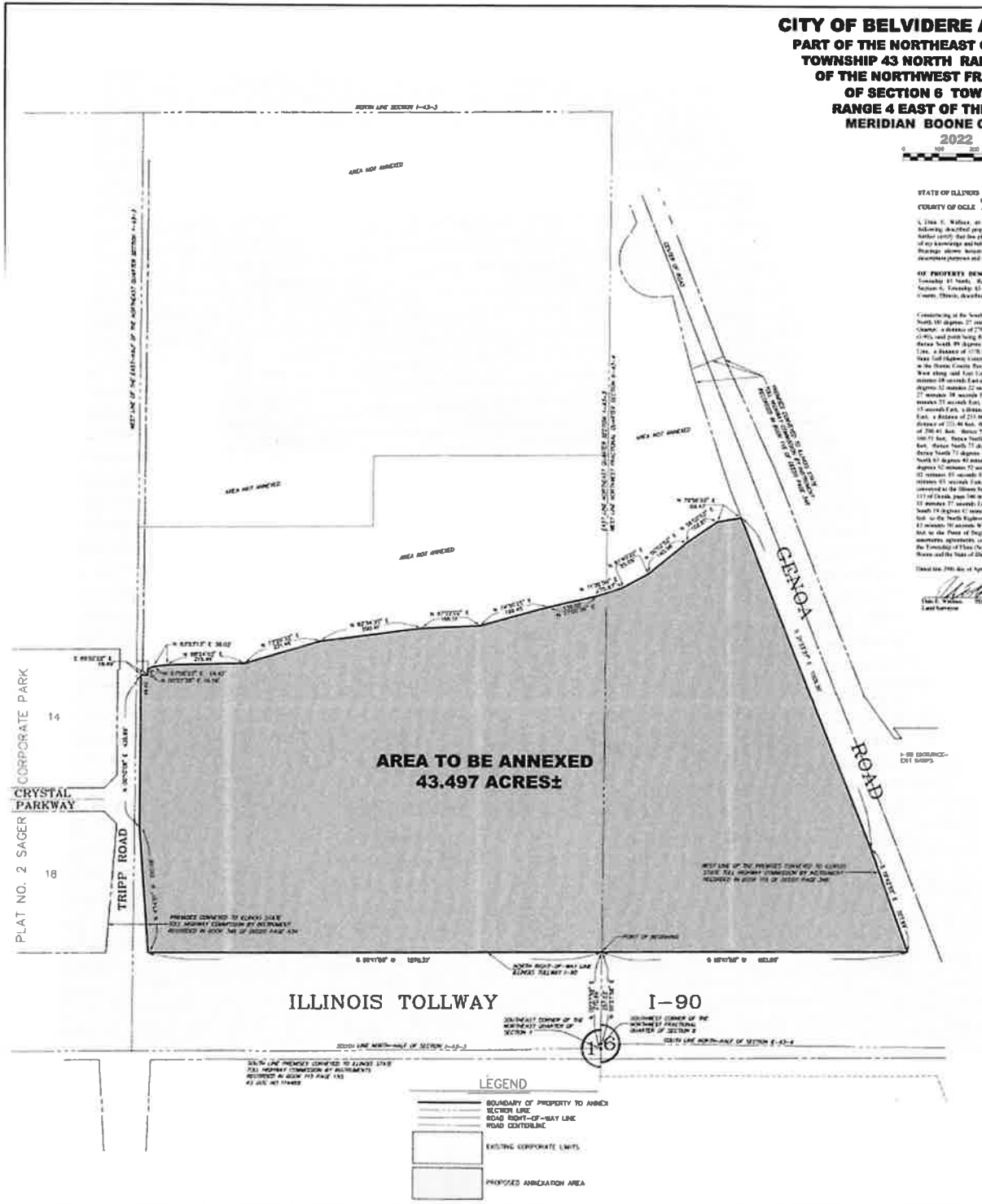
LEGAL DESCRIPTION

Part of the Northeast Quarter of Section 1, Township 43 North, Range 3 East and part of the Northwest Fractional Quarter of Section 6, Township 43 North, Range 4 East of the Third Principal Meridian, Boone County, Illinois, described as follows:

Commencing at the Southeast Corner of the Northeast Quarter of said Section 1; thence North 00 degrees 27 minutes 58 seconds East along the East Line of said Northeast Quarter, a distance of 270.89 feet to the North Right-of-Way Line of the Illinois Tollway (I-90), said point being the Point of Beginning of the hereinafter described tract of land; thence South 89 degrees 41 minutes 50 seconds West along said North Right-of-Way Line, a distance of 1278.32 feet to the East Line of the premises conveyed to the Illinois State Toll Highway Commission by Instrument recorded in Book 346 of Deeds, page 434 in the Boone County Recorder's Office; thence North 4 degrees 14 minutes 51 seconds West along said East Line, a distance of 350.98 feet; thence North 00 degrees 10 minutes 08 seconds East along said East Line, a distance of 435.85 feet; thence South 89 degrees 32 minutes 22 seconds East, a distance of 19.49 feet; thence North 00 degrees 27 minutes 38 seconds East, a distance of 16.56 feet; thence North 67 degrees 06 minutes 23 seconds East, a distance of 19.42 feet; thence North 83 degrees 23 minutes 13 seconds East, a distance of 38.02 feet; thence North 88 degrees 24 minutes 03 seconds East, a distance of 215.46 feet; thence North 73 degrees 20 minutes 32 seconds East, a distance of 221.46 feet; thence North 82 degrees 34 minutes 35 seconds East, a distance of 290.41 feet; thence North 87 degrees 22 minutes 02 seconds East, a distance of 166.51 feet; thence North 74 degrees 30 minutes 25 seconds East, a distance of 199.45 feet; thence North 77 degrees 00 minutes 36 seconds East, a distance of 138.00 feet; thence North 71 degrees 36 minutes 50 seconds East, a distance of 75.87 feet; thence North 61 degrees 40 minutes 20 seconds East, a distance of 85.09 feet; thence North 50 degrees 52 minutes 52 seconds East, a distance of 140.96 feet; thence North 56 degrees 02 minutes 03 seconds East, a distance of 102.81 feet; thence North 79 degrees 56 minutes 03 seconds East, a distance of 69.47 feet to the West Line of the premises conveyed to the Illinois State Toll Highway Commission by Instrument recorded in Book 115 of Deeds, page 346 in the Boone County Recorder's Office; thence South 21 degrees 33 minutes 37 seconds East along said West Line, a distance of 1005.36 feet; thence South 19 degrees 42 minutes 55 seconds East along said West Line, a distance of 307.69 feet to the North Right-of-Way Line of said Illinois Tollway; thence South 89 degrees 41 minutes 50 seconds West along said North Right-of-Way Line, a distance of 863.99 feet to the Point of Beginning, containing 43.497 acres, more or less, subject to all easements, agreements, county codes and/or ordinances of record, if any, all situated in the Township of Flora (Section 1) and the Township of Spring (Section 6), the County of Boone and the State of Illinois..

EXHIBIT B ANNEXATION PLAT

CITY OF BELVIDERE ANNEXATION PLAT PART OF THE NORTHEAST QUARTER OF SECTION 1 TOWNSHIP 43 NORTH RANGE 3 EAST AND PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 6 TOWNSHIP 43 NORTH RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN BOONE COUNTY ILLINOIS



2022

SCALE 1" = 400'

CERTIFICATE OF SURVEY

STATE OF ILLINOIS
COUNTY OF COCLAS

I, Walter D. Wilber, an Illinois Professional Land Surveyor, do hereby certify that the following described property was surveyed by me or under my direct supervision. I further certify that the plat is a true and correct representation of said survey as the true of the same was established. Dimensions are given in feet and decimals of a foot. Roundings shown herein are in digits, minutes, and seconds. Readings of six decimal places and fractions only to each inch.

437 PROPERTIES DESCRIBED AS: Part of the Northeast Quarter of Section 1, Township 43 North, Range 3 East and part of the Northeast Quarter of Section 6, Township 43 North, Range 4 East of the Third Principal Meridian, Boone County, Illinois, described as follows:

Commencing at the Northeast Corner of the Northeast Quarter of said Section 1, thence North 88 degrees 27 minutes 36 seconds East along the East Line of said Northeast Quarter, a distance of 776.65 feet to the North Right of Way Line of the Illinois Tollway, 0.500 feet and north being the Point of Beginning of the hereinafter described area of land, thence North 89 degrees 31 minutes 36 seconds West along said North Right of Way Line, a distance of 1783.2 feet to the East Line of the premises conveyed in Deeds Nos. 140 and 141 and the Northeast Corner of the Northeast Quarter of said Section 1, thence North 89 degrees 31 minutes 36 seconds East along said East Line, a distance of 147.05 feet, thence North 88 degrees 27 minutes 36 seconds East along said East Line, a distance of 174.05 feet, thence North 88 degrees 27 minutes 36 seconds East, a distance of 14.76 feet, thence North 87 degrees 28 minutes 27 seconds East, a distance of 19.42 feet, thence North 85 degrees 35 minutes 14 seconds East, a distance of 58.22 feet, thence North 83 degrees 35 minutes 14 seconds East, a distance of 233.36 feet, thence North 78 degrees 36 minutes 37 seconds East, a distance of 200.41 feet, thence North 70 degrees 22 minutes 52 seconds East, a distance of 186.16 feet, thence North 59 degrees 16 minutes 37 seconds East, a distance of 174.74 feet, thence North 57 degrees 46 minutes 20 seconds East, a distance of 87.05 feet, thence North 56 degrees 12 minutes 15 seconds East, a distance of 116.06 feet, thence North 54 degrees 02 minutes 01 seconds East, a distance of 162.87 feet to the West Line of the premises conveyed in the Illinois State Toll Highway Commission to be hereinafter described in Deed 137 of Boone County, Ill. in the Boone County Recorder's Office, thence North 53 degrees 02 minutes 37 seconds East along said West Line, a distance of 87.05 feet to the North Right of Way Line of said Illinois Tollway, thence North 52 degrees 45 minutes 10 seconds West along said North Right of Way Line, a distance of 963.10 feet to the Point of Beginning, containing 43,497 acres, more or less, subject to all encumbrances hereunto, except public utility easements of record, if any, all obtained by the Township of Boone County and the Township of Spring Township, by the Town of Boone and the State of Illinois.

Dated this 29th day of April, 2022, A.D., at the office of Surveyor Walter D. Wilber.

Walter D. Wilber
Walter D. Wilber, State Professional Land Surveyor No. 31,823

SEALS: BOONE COUNTY ILLINOIS PROFESSIONAL LAND SURVEYOR 31,823

CGPS 11-20-2022 THIS SURVEY WAS CONDUCTED BY AIRBORNE GPS WITH PRECISION CORRECTIONS FOR A BOUNDARY

LEGEND

—— BOUNDARY OF PROPERTY TO ANNEX
----- SECTION LINE
----- ROAD RIGHT-OF-WAY LINE
----- ROAD CENTERLINE

———— EXISTING CORPORATE LOTS

██████ PROPOSED ANNEXATION AREA

SURVEY-TEC

PROFESSIONAL DESIGN FIRM LICENSE NO. 192-1201-0003
(902) 324-8874 FAX (902) 324-8874

DATE: 4-29-22 SCALE: 1" = 400' DESIGNER: JDC

CITY OF BELVIDERE ANNEXATION

IN BOONE COUNTY, ILLINOIS

EXHIBIT C

SITE PLAN

BELVIDERE RETAIL. FINAL SITE PLANS WILL BE SUBMITTED IN CONFORMANCE WITH THE CITY OF BELVIDERE MUNICIPAL CODE WHEN THOSE SITES ARE DEVELOPED.

PRELIMINARY PLAT OF BELVIDERE RETAIL SUBDIVISION

LEGEND

- BOUNDARY OF PROPERTY
- SECTION LINE
- OF-WAY LINE
- BUILDING SET-BACK LINE
- DRAINAGE EASEMENT LINE
- UTILITY EASEMENT LINE
- SANITARY SEWER EASEMENT LINE
- WATERMAIN EASEMENT LINE
- ROAD CENTERLINE
- FOUND STONE
- FOUND RAILROAD SPIKE
- FOUND RAILROAD SPIKE
- SET 1 1/2" IRON PIN
- SET RAILROAD SPIKE
- DEEDED / PLATED DISTANCE AS MEASURED
- AW
- BY

OWNER: LEPARCUS, INC
PH: 800-810-0207

OWNER: RICHMOND, INC
PH: 214-686-1100

OWNER: 5 ESTATES, INC
PH: 214-686-1100

OWNER: 6 ESTATES, INC
PH: 214-686-1100

OWNER: 7 ESTATES, INC
PH: 214-686-1100

OWNER: 8 ESTATES, INC
PH: 214-686-1100

OWNER: 9 ESTATES, INC
PH: 214-686-1100

OWNER: 10 ESTATES, INC
PH: 214-686-1100

OWNER: 11 ESTATES, INC
PH: 214-686-1100

OWNER: 12 ESTATES, INC
PH: 214-686-1100

OWNER: 13 ESTATES, INC
PH: 214-686-1100

OWNER: 14 ESTATES, INC
PH: 214-686-1100

OWNER: 15 ESTATES, INC
PH: 214-686-1100

OWNER: 16 ESTATES, INC
PH: 214-686-1100

OWNER: 17 ESTATES, INC
PH: 214-686-1100

OWNER: 18 ESTATES, INC
PH: 214-686-1100

OWNER: 19 ESTATES, INC
PH: 214-686-1100

OWNER: 20 ESTATES, INC
PH: 214-686-1100

LAND OWNER: BUSCH, DONALD K SR
ADDRESS: 7301 WEST BRIDGE LN
CHERRY VALLEY, IL 61016-8815

PROPERTY LINES OUTSIDE OF THE SECTION LINES OF THIS SUBDIVISION ARE BASED ON GIS GRAPHICS.

NO UPSTREAM DRAIN TILES TO BE DISTURBED WITH THIS DEVELOPMENT.

SEE CONSTRUCTION PLANS FOR FINAL DISPOSITION OF EXISTING WATERMAIN

APPROVED BY THE BELVIDERE PLANNING COMMISSION

CHARTMAN

DATE



SURVEY-TECH
A DIVISION OF C.E.S. INC.
PROFESSIONAL DESIGN ENGINEER NO. 18-001050
STATE OF ILLINOIS LICENSE NO. 045-6056
1815 S. 100TH ST., NILES, IL 60546

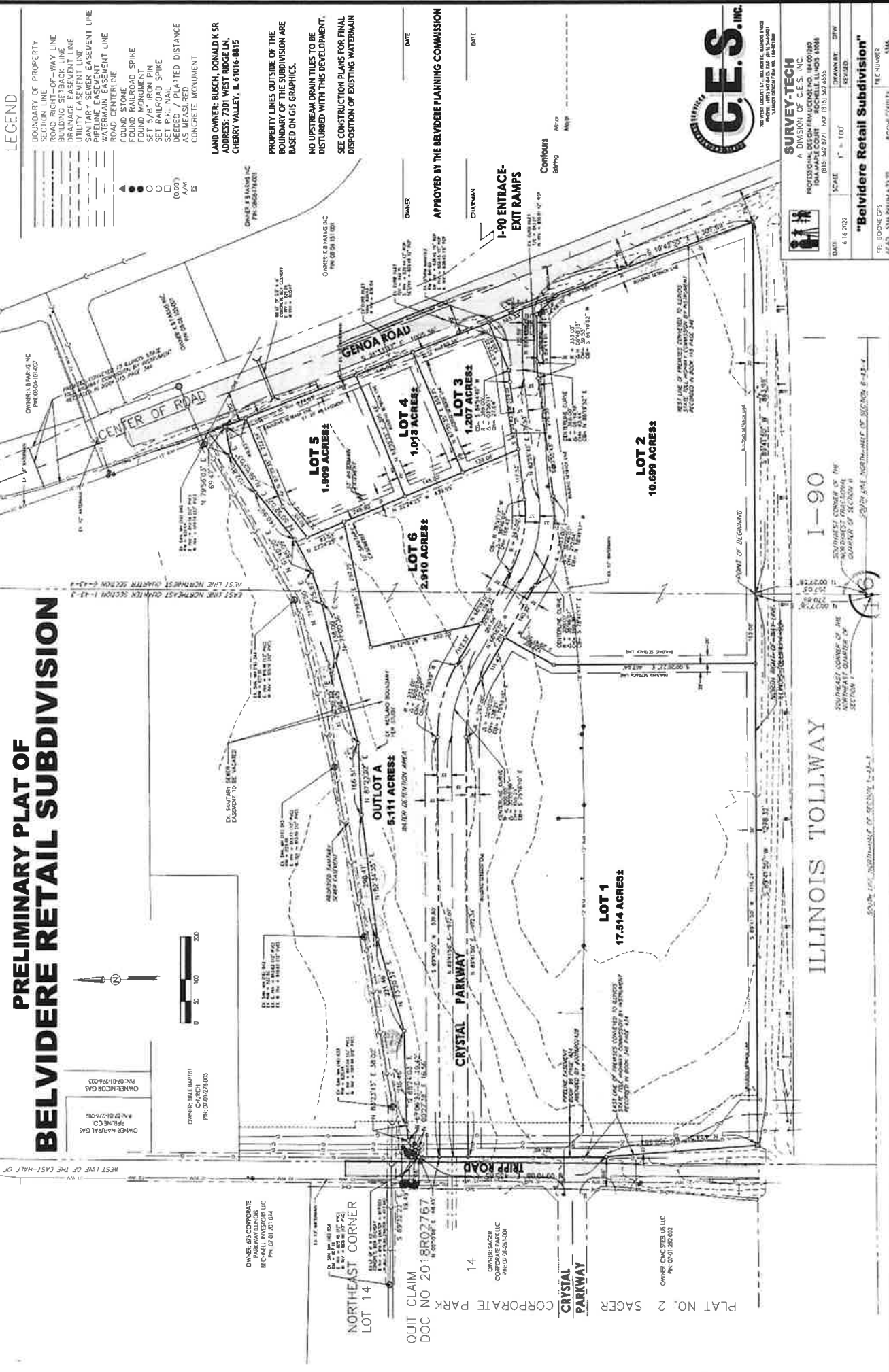
DATE: 6/16/2022
SCALE: 1" = 100'

"Belvidere Retail Subdivision"

PREPARED BY: C.E.S. INC.
DESIGNED BY: C.E.S. INC.
DRAWN BY: C.E.S. INC.
CHECKED BY: C.E.S. INC.

FILE NO.: 22-001
SECTION: 8-11-1

DATE: 6/16/2022
SCALE: 1" = 100'



OWNER: NAPA, INC
PH: 800-810-0207

OWNER: MILE BAPTIST
CHURCH
PH: 800-810-0207

OWNER: NAPA, INC
PH: 800-810-0207

OWNER: NAPA, INC
PH: 800-810-0207

OWNER: (A) CORPORATE
PARKWAY LINKS, LLC
PH: 800-810-0207

OWNER: SAGEER
CORPORATE PARK
PH: 800-810-0207

OWNER: CMC (E) LLC
PH: 800-810-0207

PLAT NO. 2 SAGER

ILLINOIS TOLLWAY

OWNER: 1 ESTATES, INC
PH: 214-686-1100

OWNER: 2 ESTATES, INC
PH: 214-686-1100

OWNER: 3 ESTATES, INC
PH: 214-686-1100

OWNER: 4 ESTATES, INC
PH: 214-686-1100

OWNER: 5 ESTATES, INC
PH: 214-686-1100

OWNER: 6 ESTATES, INC
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OWNER: 7 ESTATES, INC
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OWNER: 8 ESTATES, INC
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OWNER: 9 ESTATES, INC
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OWNER: 12 ESTATES, INC
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OWNER: 13 ESTATES, INC
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OWNER: 14 ESTATES, INC
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OWNER: 15 ESTATES, INC
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OWNER: 16 ESTATES, INC
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OWNER: 17 ESTATES, INC
PH: 214-686-1100

OWNER: 18 ESTATES, INC
PH: 214-686-1100

OWNER: 19 ESTATES, INC
PH: 214-686-1100

OWNER: 20 ESTATES, INC
PH: 214-686-1100

EXHIBIT D

PRELIMINARY SEWER PLAN

Owner(s) shall, at Owner(s) expense, extend the City Owned sanitary sewer main from its current terminus (already located within the Property) pursuant to the City of Belvidere Municipal Code (including its Subdivision Code) to serve each lot within the Property pursuant to construction plans acceptable to the City. Owner(s) shall dedicate easements required by the City for the dedication and acceptance of the extended sanitary sewer main.

EXHIBIT E

SEWER FEES

Owner shall pay applicable recapture fees, and other fees of general applicability at the rate then in effect at the time of approval of any final Plat of Subdivision or Planned Unit Development. The City may agree to defer payment of such fees to the time of a structures connection to the City's Sanitary Sewer system, in which case the applicable fees will be the fees in place at the time of connection. Sewer connection fees shall be paid at the time a building permit is issued at the amount in effect at the time of connection.

EXHIBIT F

PRELIMINARY WATER DESIGN PLAN

A City owned twelve (12") inch watermain already exists within the Property. Owner(s) shall dedicate an easement, acceptable to the City, for the existing watermain as depicted on the Plat of Subdivision. Owner(s) shall be solely responsible for any extension of the water system through the Property.

EXHIBIT G

WATER FEES

Owner shall pay applicable recapture fees, and other fees of general applicability at the rate then in effect at the time of approval of any final Plat of Subdivision or Planned Unit Development. The City may agree to defer payment of such fees to the time of a structures connection to the City's Water system, in which case the applicable fees will be the fees in place at the time of connection. Water connection fees shall be paid at the time a building permit is issued at the amount in effect at the time of connection.

EXHIBIT H PRELIMINARY PLAT

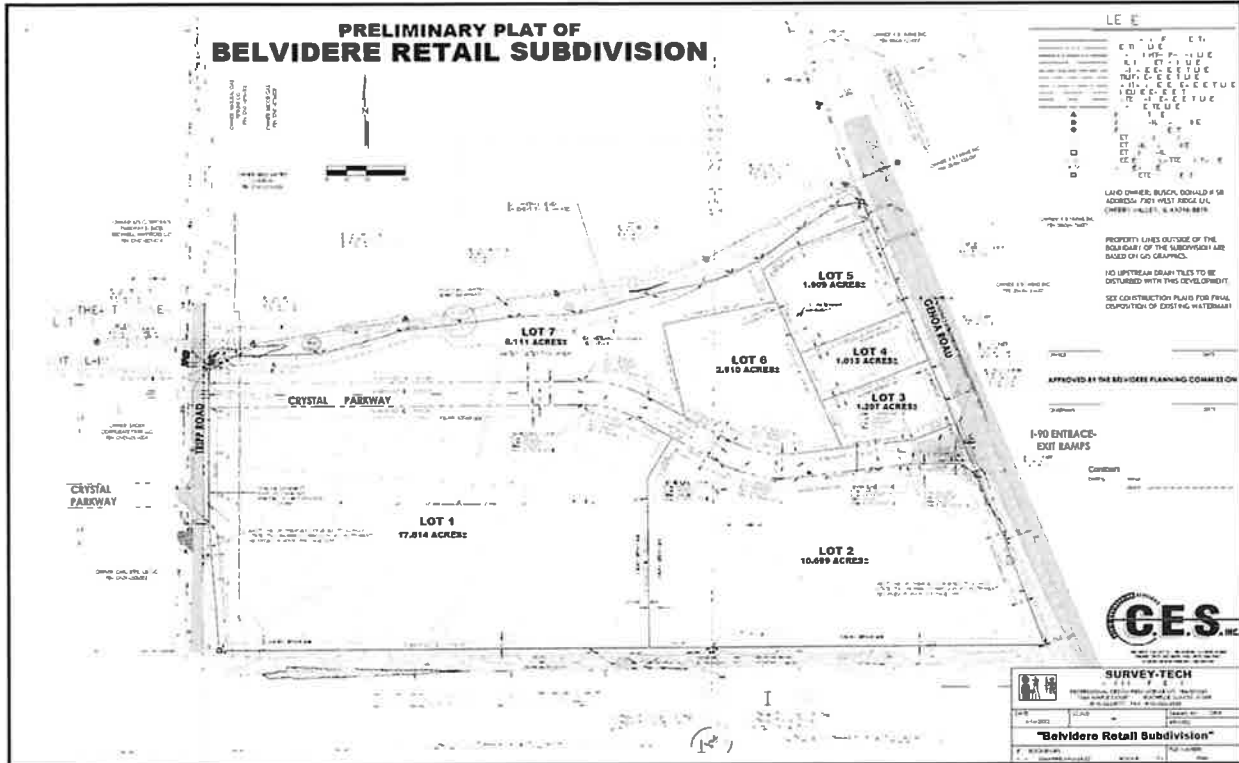


EXHIBIT I

OFFSITE IMPROVEMENTS

Owner(s) has conducted a traffic impact analysis, performed by an engineer acceptable to the City, to determine the improvements that must be made to existing rights of way and intersections adjacent to the Property. Owner(s) shall construct, at Owner(s) expense all improvements deemed necessary by the authority with jurisdiction over the relevant right of way. Examples of such improvements include, but are not limited to, construction of required lane modifications for a right in and/or right out on Genoa Road and any signalization modifications at Genoa Road and Crystal Parkway.

EXHIBIT J

EXACTION FEE SCHEDULE

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

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

- 12) Owner agrees to pay, upon annexation, any applicable recapture previously adopted by the City or as set forth in this Agreement.

EXHIBIT K

MODIFICATIONS TO STANDARD AGREEMENT

The following provisions are hereby incorporated into and made a part of the Agreement between the undersigned for the annexation of the Genoa Road Parcel:

1. Development of Lot 2, Retail Fueling and Ancillary Establishments:
 - a) Upon annexation, Owner(s) shall develop Lot 2 as identified on the Preliminary Plat of Subdivision for Belvidere Retail attached as Exhibit H (hereinafter Lot 2) as a Planned Development with a super truck stop, video gaming machines, 3 quick service restaurants with two drive through facilities.
 - b) Lot 2 shall be developed as a Planned Development special use in conformance with the ordinance approving a planned development special use attached hereto and incorporated herein as Exhibit L to this Agreement and the Site Plan attached hereto as Exhibit C of this Agreement (the Site Plan). Lot 2 shall only be developed as a Planned Development pursuant to the City of Belvidere Municipal Code. In the event Lot 2 is subdivided prior to, or contemporaneously with, a Planned Development, the conditions and commitments contained herein shall apply to all new lots that were wholly contained within Lot 2. As a part of the Planned Development special use, and in partial consideration for entering into this Agreement, Owner(s) and City agree that upon annexation, the City will approve the ordinance attached as Exhibit L and that the following uses and deviations from the City of Belvidere Municipal Code will be specifically allowed:
 - 1) The following uses shall be approved as a part of the Planned Development for Lot 2. This list does not preclude owners from other lawful uses under the City of Belvidere Zoning Code.
 - i) in vehicle sales or service with drive through lanes and fuel pumps (150.105(C)(4)(B)(2)).
 - ii) indoor commercial entertainment – video gaming (150.105(C)(4)(B)(2)). If at the time Owner(s) apply for a video gaming location permit for the proposed truck stop, under local ordinances there are insufficient video gaming location permits available (Article XIV of Chapter 14 of the City of Belvidere Municipal Code), the City shall issue a video gaming location permit notwithstanding that fact and shall amend its ordinances as necessary to allow video gaming at the proposed truck stop.

- iii) Owner(s) shall erect, and the City shall approve, as a part of the special use, a mural upon the primary building on Lot 2 depicting local heritage of Boone County, Illinois. Owner(s) shall maintain the mural in good condition as a condition of the special use 150.1012(A)(1).
 - iv) Off-site signage (150.1010). Off-site storage shall be allowed.
- 2) Approved deviations (variations) from the City of Belvidere Municipal Code:
- i) The planned development special use shall allow for free standing signs that exceed the sign requirements of the City of Belvidere Municipal Code (Article 10 of Chapter 150) as set forth in the Sign Exhibit attached as Exhibit K-1. Specifically, Owner(s) shall be entitled to construct a sign of up to 125 feet in height and 1,650 square feet in size (per sign face) on the South side of Lot 2 (150.1007(A)(1); Owners may construct a sign of 40 feet in height and up to 300 square feet (per sign face) on the north side of Lot 2 (150.1007(A)(1); and Owner(s) may construct up to four wall signs per wall of the fueling station shown on Sign Exhibit attached as Exhibit K-1 (150.1007(B)(1). Prior to commencing construction of any freestanding sign, Owner(s) shall provide the City full construction plans bearing a professional engineer's stamp indicating compliance with all applicable codes and laws and certifying the safety of the proposed sign.
 - ii) Owner(s) shall construct a privacy fence as shown on the Site Plan (Exhibit C), reasonably acceptable to the City, fronting upon Crystal Parkway and west of the truck stop entrance to screen the truck parking area as depicted upon the Site Plan. The privacy fence shall be between six (6) and seven (7) feet in height made of a pre-cast concrete material neutral in color as a deviation from the requirements of 150.712(C)(3). Final design and construction shall comply with all sight distance requirements so as not to obscure visibility for vehicles. Owner(s) shall maintain the fence in good condition as a condition of the special use.
 - iii) Other deviations as set forth on the Site Plan and the ordinance approving the special use Planned Development attached as Exhibit L shall also be approved as a part of the special use. These shall include: parking spaces may be smaller than permitted the City of Belvidere Municipal

Code, but not less than 162 square feet and not less than 9 feet in width_150.704(F)(7); lighting levels may be greater than .50 foot-candles at the Property line of Lot 2 not to exceed 6.9 foot-candles at the Property line of Lot 2 only as shown on the photometrics plan prepared on June 20, 2022 by LSI (150.707(3)(A)).

2. Development of Lots 1 and 3-6:

- a) It is anticipated that Lots 1 and 3-6 as identified on the Preliminary Plat of Subdivision for Belvidere Retail attached as Exhibit H will be developed with multiple uses including, but not necessarily limited to a hotel, retail center, restaurants, and warehouse/distribution center. Unfortunately, the parties are not prepared to begin development of Lots 1 and 3-6 immediately upon annexation. However, in order to facilitate future development of Lots 1 and 3-6 for retail, hotel, restaurants and warehouse/distribution uses, the parties agree to the following:
- b) Lots 1, and 3-6 shall only be developed as a Planned Development pursuant to the City of Belvidere Municipal Code. In the event Lots 1 and 3-6 are subdivided prior to, or contemporaneously with, a Planned Development, the conditions and commitments contained herein shall apply to all new lots that were wholly contained within Lots 1 and 3-6.
- c) The City agrees that Lots 1 and 3-6 will be developed as a Planned Development approving the following uses:
 - 1) In vehicle sales or service with drive through lanes
 - 2) Indoor Commercial Entertainment – video gaming (150.105(C)(4)(B)(2)). Owner(s) understand that the City currently allows no more than forty (40) locations within the City to provide video gaming terminals in accordance with the Video Gaming Act. If, at the time Owner(s) apply for a location permit(s) to operate video gaming terminals on Lot 3, 4, 5, and 6 of the Preliminary Plat (Exhibit H), in accordance with Article XIV of Chapter 14 of the City of Belvidere Municipal Code, there are insufficient location permits available, the City agrees that it will nonetheless approve up to four (4) location permits on Lots 3, 4, 5 and 6 for video gaming. The City will amend Article XIV of Chapter 14 as necessary to facilitate the additional locations.
 - 3) Commercial Indoor Lodging – Hotel (150.105(C)(4)(B)(2))
 - 4) Warehouse/Distribution Center
 - 5) Indoor sales or service
 - 6) Vehicle repair and maintenance

7) Off-site parking lots

d) The Planned Development may include, and the City shall approve the following deviations (variances) from the City of Belvidere Municipal Code:

1) Deviations as set forth on the Site Plan and the ordinance approving the special use Planned Development attached as Exhibit L shall also be approved as a part of the special use.

2) Pavement set-backs of less than five feet (5') shall be permitted adjacent to parking areas and areas subject to a cross access agreement to facilitate traffic movement on Lots 3-6 (150.105(C)(4)(G)(2)(c)).

3) Parking spaces may be smaller than permitted by code but not less than one-hundred and sixty-two (162) square feet (150.704(F)(7)) and not less than 9 feet in width.

4) The planned development special use shall allow for signs that exceed the sign requirements of the City of Belvidere Municipal Code (Article 10 of Chapter 150) as set forth in the Sign Exhibit attached as Exhibit K-1. Prior to commencing construction of any freestanding sign, Owner(s) shall provide the City full construction plans bearing a professional engineer's stamp indicating compliance with all applicable codes and laws and certifying the safety of the proposed sign.

e) Lots 1 and 3-6 shall only be developed as a Planned Development and Buyer shall submit a zoning application seeking a special use for a Planned Development for the improvements and activities set forth in this section. Off-site signage shall be permitted.

f) Owner(s) may elect to develop Lots 3-5 utilizing a shared access easement for a driveway to service multiple units. If Owner(s) shall create and record a cross access easement and maintenance agreement for the benefit of those units acceptable to the City. Owner(s) agree that the driveway, as shown upon the Exhibit C, shall be extended to the Northern most edge of the Property. Owners shall enter into a cross access agreement to benefit the property North of the Property when that northern property develops. This requirement shall be a note upon the final plat of subdivision as well as a condition requirement of any special use approved.

3. Tripp Road Recapture:

The City of Belvidere established a recapture ordinance for certain improvements made to Trip Road pursuant to Ordinance 531H. The Property is subject Ordinance 531H and as such payment of the recapture amount is due upon annexation of the Property.

4. Prior to, or immediately upon, execution of this Agreement, Owner(s) shall apply for preliminary plat approval of the Preliminary Plat attached hereto as Exhibit H.

Contemporaneously, Owner(s) shall apply for final plat approval as shown on the Preliminary Plat as well as approval of a Planned Development special use for Lot 2 in conformance with the Site Plan, Preliminary Plat and the Planned Development special use ordinance attached as Exhibit L

5. Tax Share Relating to Development of Lot 2. In light of the significant economic investment and the tax revenue which will be generated by the activities and improvements OM Belvidere Group, LLC will place on Lot 2, and the needs of the OM Belvidere Group, LLC in financing the Planned Development, the City agrees to share the sales taxes generated from Lot 2 as follows:

- a) The City agrees to rebate to OM Belvidere Group, LLC fifty percent (50% of the City's Sales Tax Revenue generated by retail activities on Lots 1 of the Belvidere Retail Subdivision until OM Belvidere Group, LLC receives a rebate reimbursement of \$4,000,000 from the City. Any reimbursement to OM Belvidere Group, LLC shall exclude sales tax revenue generated by businesses who relocate from within the corporate limits of the City.
- b) For purposes of this provision, the terms "Sales Tax" and "Sales Tax Revenue", mean the net portion of taxes imposed by the State of Illinois (hereinafter referred to as "State") for distribution to the City pursuant to the Retailers Occupation Tax (35 ILCS 120/1 et seq.) and the Service Occupation Tax (35 ILCS 115/1 et seq.), including any home rule or non-home rule Municipal Retailers Occupation Tax or Service Occupation Tax (65 ILCS 5/8-11-1, 5/8-11-1.3, 5/8-11-1.4, 5/8-11-5.). Sales tax and Sales Tax Revenue shall also include (a) the City's portion of Video Gaming revenues in accordance with section 60 and section 75 of the Illinois Video Gaming Act (230 ILCS 40/1 et seq.) and (b) Motor Fuel Taxes actually received by the City of Belvidere pursuant to Illinois Motor Fuel Tax Law (35 ILCS 505/1 et seq.) as well as taxes actually received by the City of Belvidere pursuant to its Local Motor Fuel Tax (Article X of Chapter 106 of the City of Belvidere Municipal Code). Sales Tax and Sales Tax Revenue shall not include any other tax or fee of any kind, including but not limited, property taxes or taxes upon the sale of food or beverage which benefit the Community Building Complex Committee of Boone County.
- c) The City's obligation to rebate sales tax revenue shall cease upon the payment of \$4,000,000.00. The City's obligation to rebate sales tax revenue as set forth herein shall survive the termination of this agreement.
- d) OM Belvidere Group, LLC shall cause copies of all sales tax returns and Motor Fuel Tax returns or documents filed with the Illinois Department of Revenue by any business upon Lot 2 which generates Sales Tax Revenues to be provide to the City. Each Tax Return submitted to the City shall be accompanied by a certificate of the retailer filing such Tax Return that it is a true and correct copy of the Tax Return filed with the Illinois Department of Revenue and certifying that all taxes due thereon are paid. Copies of tax returns shall be submitted to the City within thirty (30) days of filing with the Illinois Department of Revenue, and in the event

of any delay by OM Belvidere Group, LLC to furnish the tax documents, the City shall delay its rebate payment until the tax returns are submitted to the City. The City's obligation to rebate 50% of the Sales Tax Revenue under this provision is contingent upon receiving the Sales Tax Returns and certification of payment.

- e) The City shall seek to enter into an agreement with the Illinois Department of Revenue allowing it to review Sales Tax returns and Sales Taxes paid to the State. In the event, such capability is established the City may rely upon the data from the Illinois Department of Revenue to calculate the Sales Tax abatement due. If necessary, OM Belvidere Group, LLC shall provide the City with written authorization to the Illinois Department of Revenue (in such form as required by the Illinois Department of Revenue) and to furnish the City with copies of tax returns or SPI forms (or such similar forms as may then be in use and effect) in order to disclose receipts attributable to each retail store located on Lot 2 (and the amount of Sales Tax Revenue actually paid to the Illinois Department of revenue).
 - f) With respect to Sales Tax Revenue generated under the Video Gaming Act, the City shall rely upon the Video Gaming Report generated by the Illinois Gaming Board. In the event that report is no longer generated in the future, the parties shall agree to an alternative method of calculating the rebate owed resulting from Video Gaming.
 - g) Upon receipt of Sales Tax Revenue, the City shall cause 50% of such revenue until OM Belvidere Group, LLC receives an aggregate reimbursement of \$4,000,000 to be deposited into a designated fund or account line item of the City which shall be known as the Sales Tax Rebate Fund. All payments to OM Belvidere Group, LLC, shall be made from the Sales Tax Rebate Fund and the City's obligation to rebate Sales Tax Revenue under this Agreement is limited to a rebate of Sales Tax Revenue with respect to Lot 2 actually received by the City and deposited in the Sales Tax Rebate Fund and is non-recourse to other funds or sums of money held or received by the City.
 - h) The City shall make Sales Tax rebate payments to OM Belvidere Group, LLC on a quarterly basis with payments commencing the first quarter following the payment of Sales Tax Revenue by a business located on Lot 2 . All amounts paid will be due and owing and paid solely from the Sales Tax Revenues received by the City for the preceding calendar quarter.
 - i) In the event OM Belvidere Group, LLC does not develop Lot 2 in conformance with the Planned Development special use (Exhibit L) and the Site Plan within two years of the date of this Agreement, the incentives provided for in this section shall terminate and the City shall not be obligated to rebate any Sales Tax Revenue or other revenues with respect to Lot 2.
- 7) The curb cut entrances to Lot 2, 3, 4, and 5, as shown on Exhibit C, are not guaranteed and are subject to the approval by all agencies with jurisdiction of that portion of Genoa Road or having any jurisdictional control.

8) Outlot A, as shown on the Preliminary Plat of Belvidere Retail Subdivision, shall be dedicated to storm water detention / retention only to benefit lots 1-6 of the Subdivision. The Owner of Outlot A shall be responsible for maintenance of Outlot A in conformance with the City of Belvidere Municipal Code. Owners shall enter into a Storm Water Maintenance Agreement with the City, which shall be recorded with the Boone County Recorders office. The Agreement shall provide for the maintenance of Outlot A at Owners' expense and shall provide that if the Owners fail to maintain the Outlot, the City may, but is not obligated to, perform necessary maintenance and the cost of that maintenance shall be paid by Owners and shall be a lien upon lots 1-6 of the Subdivision until paid.

City: City of Belvidere,
an Illinois Municipal Corporation

by: _____
Mayor Clinton Morris

ATTEST:

City Clerk

OWNER:
Belvidere Retail, LLC

By: _____

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

Notary Public

OWNER:
OM Belvidere Group, LLC

By: _____

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

Notary Public

OWNER:

Donald K. Bush Sr.

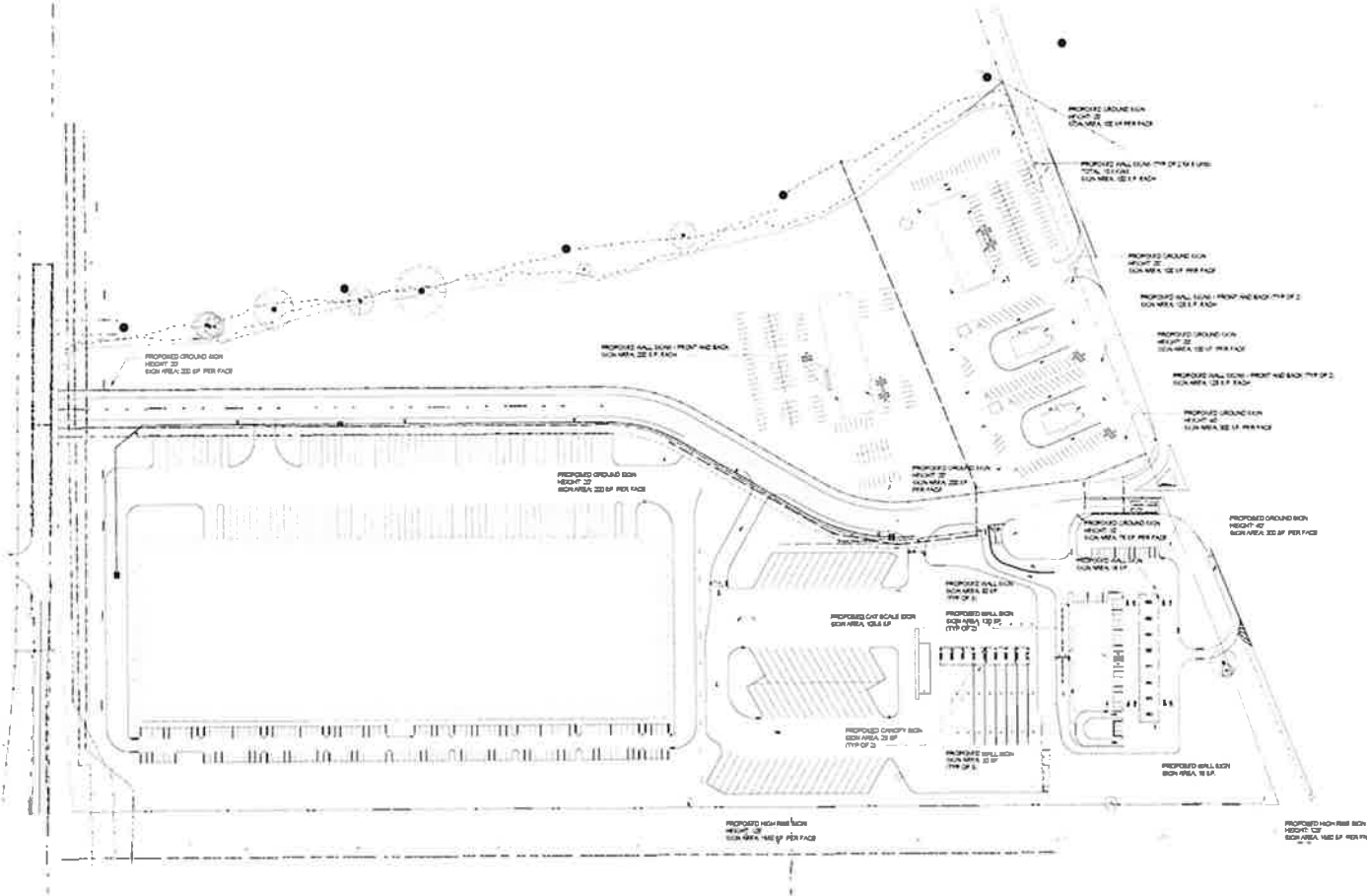
By: _____

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

Notary Public

EXHIBIT K-1

SIGN EXHIBIT



1 SITE PLAN
SCALE: 1"=40'



EXHIBIT L
PLANNED COMMUNITY DEVELOPMENT ORDINANCE
LOT 2

ORDINANCE NO. 597H

**AN ORDINANCE GRANTING A SPECIAL USE
TO ALLOW A PLANNED DEVELOPMENT
WITHIN THE PB, PLANNED BUSINESS DISTRICT
(SW Crystal Parkway and Genoa Road)**

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

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

WHEREAS, The applicant, OM Belvidere Group, LLC, 5277 Trillium Boulevard, Hoffman Estates, IL 60192 on behalf of the property owner Donald K. Busch, Sr., 7301 W. Ridge Lane, Cherry Valley, IL 61016 is requesting a special use to permit a planned development to construct a truck stop with drive-through windows, murals and additional signage and lighting levels; 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 9, 2022 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 PB, Planned Business District for a planned development on the property depicted in Attachment A and legally described as:

Lot 2 of the proposed Belvidere Retail Subdivision (available for review at the Community Development Department, 401 Whitney Boulevard, Suite 300, Belvidere, IL 61008 during regular business hours). Part of PINs: 08-06-100-003 and 07-01-276-004

is hereby approved, subject to the following conditions:

1. The Planned Development shall be developed in substantial conformance with the site plan dated 6/2021 unless otherwise noted. (Attachment B)
2. The curb cut entrance off of Genoa Road is not guaranteed and is subject to the approval by all agencies with jurisdiction of that portion of Genoa Road or having any jurisdictional control.
3. The exit off of Crystal Parkway between Genoa Road and the main entrance/exit to the property is not guaranteed and is subject to the approval by all agencies with jurisdiction of that portion of Crystal Parkway or having any jurisdictional control.
4. There shall be a stormwater easement for the detention area shown on the site plan
5. A full final site plan shall be submitted to staff (building, public works, police, fire, planning, etc.) for review and subject to final approval prior to the issuance of building permits.
6. The planned development is granting only the following flexible standards: Sections 150.105(C)(4)(B)(2) allowing for in-vehicle sales or service and indoor commercial entertainment (fueling station, drive-through lanes and video gaming), 150.704(F)(7) allowing for parking spaces smaller than 180 square feet (162 square feet), 150.707(3)(A) allowing for lighting levels greater than 0.50 foot-candles at the property line (6.9 foot-candles), 150.712(C)(3) allowing for a fence in the front yard greater than 4 feet tall (7 feet tall), Table 150.1007(A)(1) allowing for a sign greater than 40 feet tall and 150 square feet (125 feet tall, 1,650 square feet in size on south side of property), Table 150.1007(A)(1) allowing for a sign greater than 150 square feet (300 square feet on north side of property), Table 150.1007(B)(1) allowing for more than two signs per wall (4 signs per wall), 150.1010 allowing for off-site signage (on south side of property), 150.1012(A)(1) allowing a mural (on fueling station)

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 _____, 2022.

APPROVED by the Mayor of the City of Belvidere this ____ day of _____, 2022.

Clinton Morris, Mayor

ATTEST:

Sarah Turnipseed, City Clerk

Ayes: ____ Nays: ____ Absent: ____

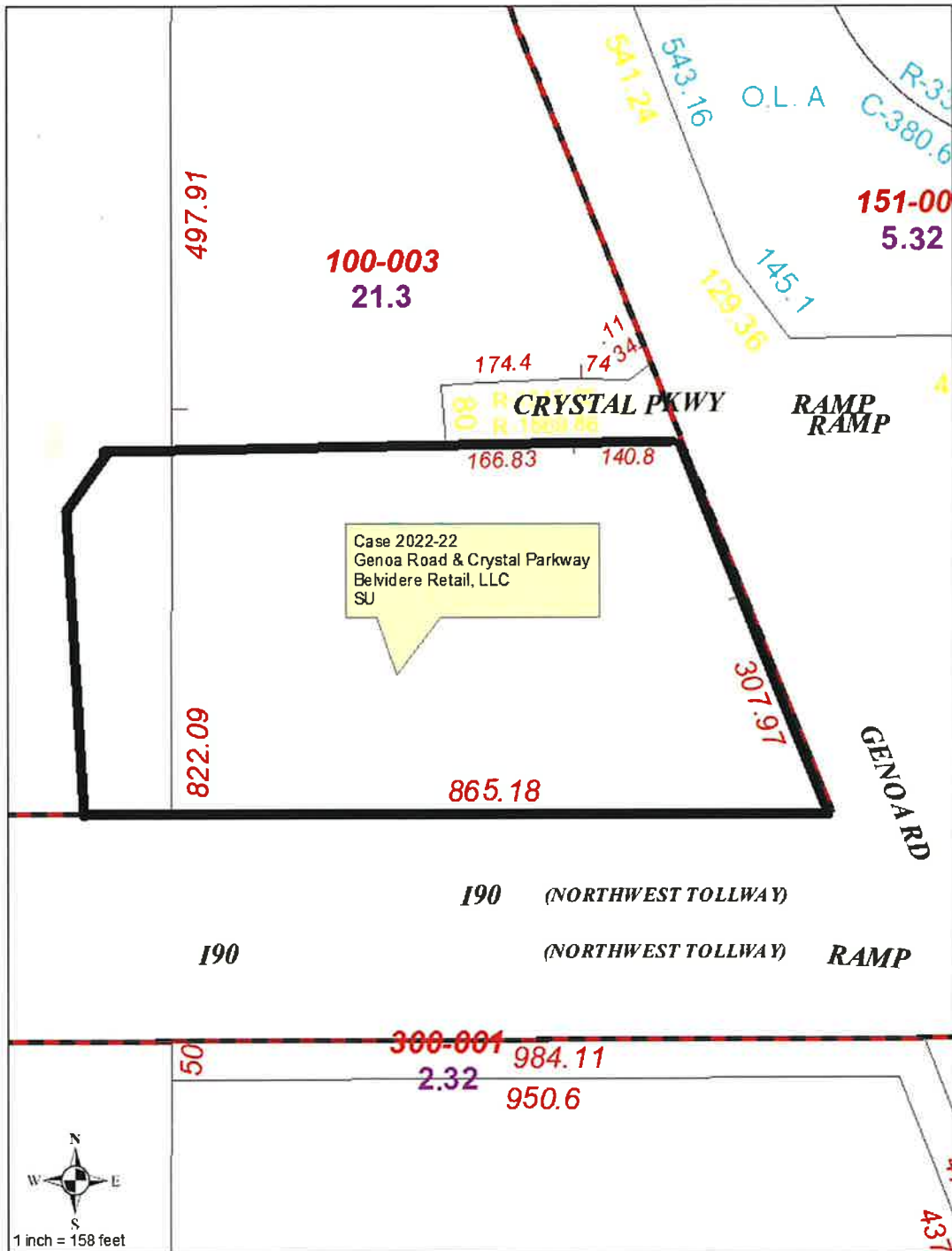
City Council Members Voting Aye: ____

City Council Members Voting Nay: ____

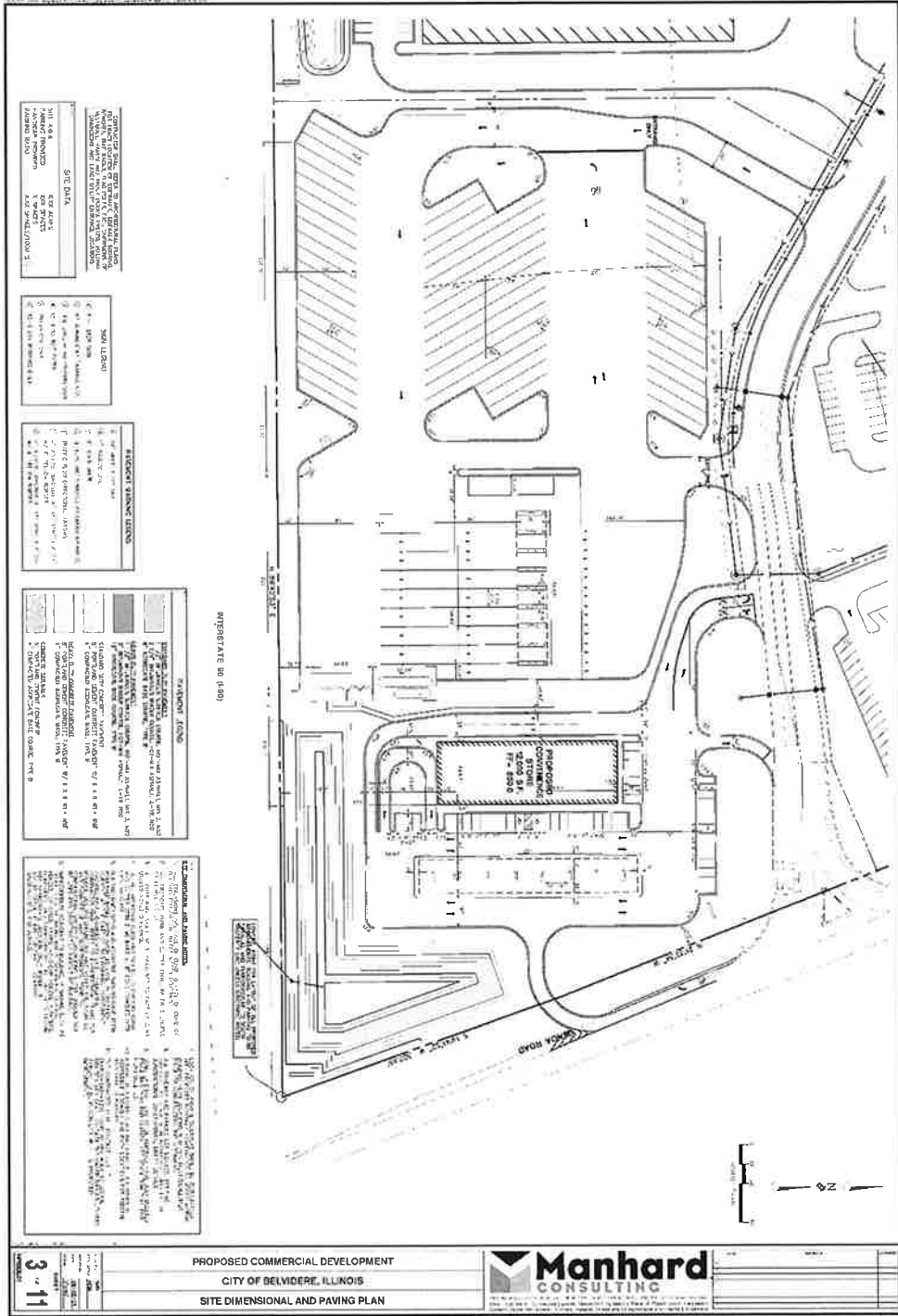
Date Published:

Sponsor: _____

ATTACHMENT A



ATTACHMENT B



FRONT ELEVATION
1/8" = 1'-0"

SIDE ELEVATION
1/8" = 1'-0"

REAR ELEVATION
1/8" = 1'-0"

SECTION ELEVATION
1/8" = 1'-0"

DETAIL ELEVATION
1/8" = 1'-0"

LEGEND

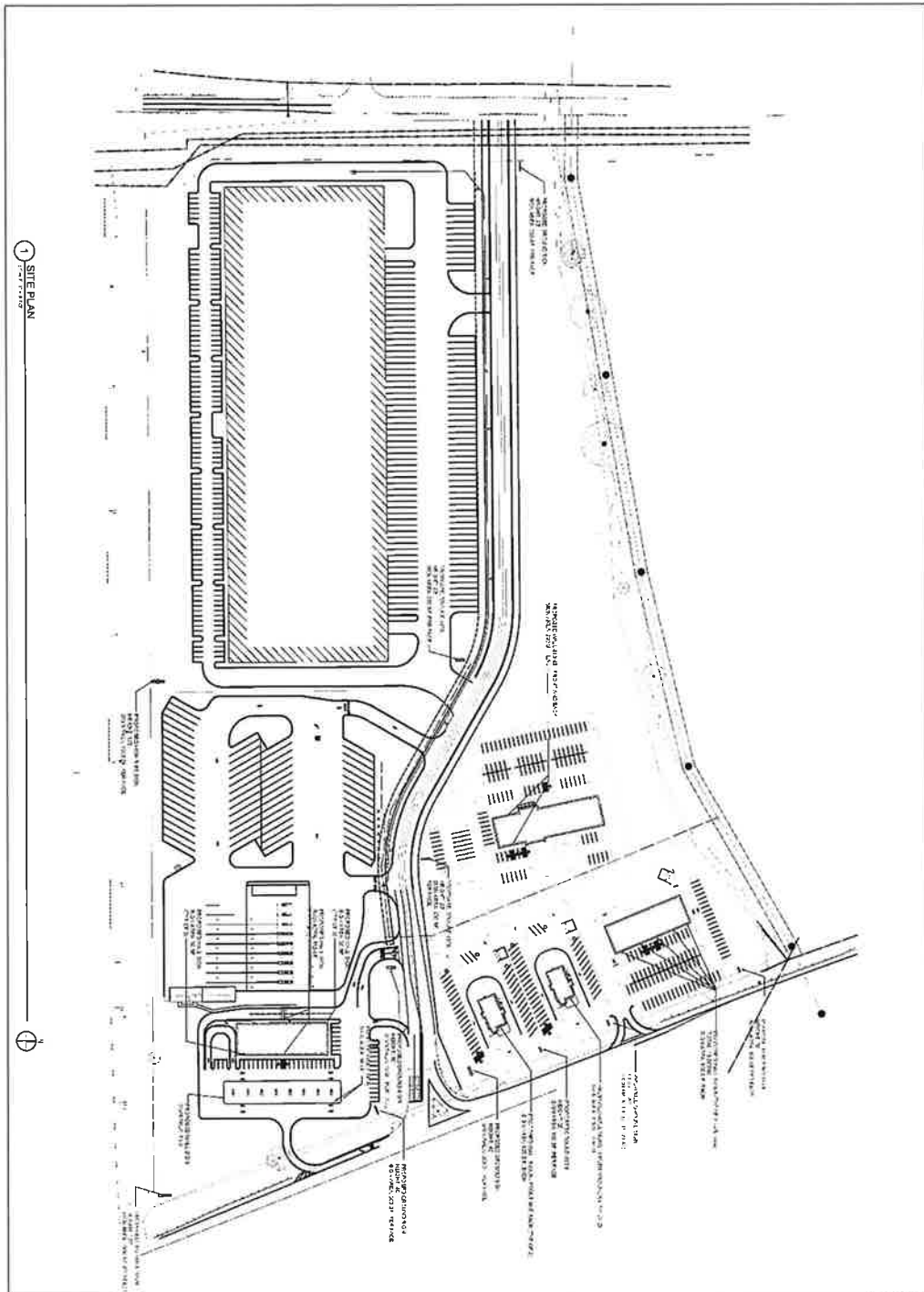
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- CONCRETE
- GLASS
- STEEL
- WOOD
- PAINT
- ROOFING
- MECHANICAL
- ELECTRICAL
- PLUMBING
- TELECOMMUNICATION
- STRUCTURAL
- ACCESSIBILITY CONSULTING
- DESIGN & PROGRAM MANAGEMENT
- LAND SURVEY

WT GROUP
Engineering with Purpose. Passion for Progress.
20250 North Lincoln Avenue, Suite 200
Bolingbrook, IL 60440
www.wtgroup.com

Speed Train

CONCEPTUAL SUBMITTAL
RETAIL PETROLEUM FACILITY
GENOA ROAD & I-55
BOLINGBROOK, ILLINOIS 61308
OM GROUP

A101
ARCHITECTURE
MECHANICAL
ELECTRICAL
PLUMBING
LAND SURVEY



1 SITE PLAN

North Arrow

A005.0

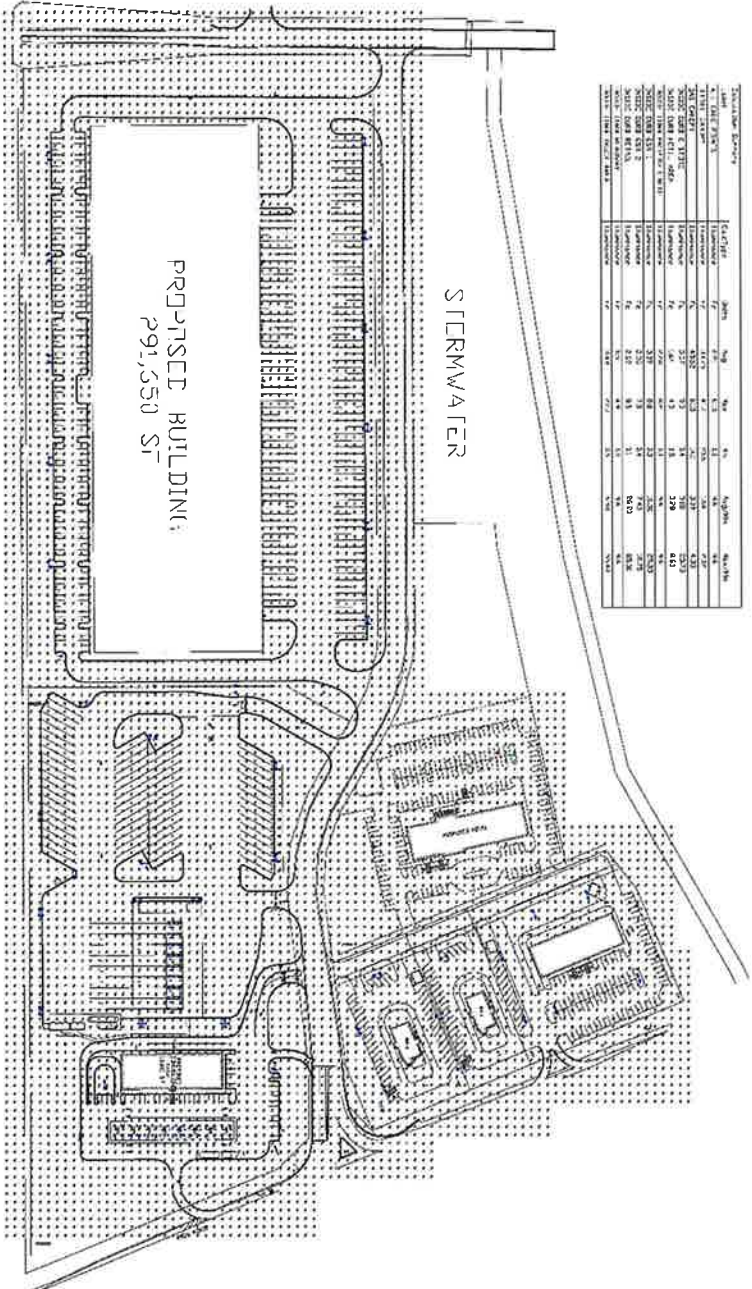
AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

DATE: 05/18/2011	SCALE: AS SHOWN
DRAWN BY: J. B. BROWN	CHECKED BY: J. B. BROWN
PROJECT: BELVIDERE C-STORE	CLIENT: SPEED TREK

BELVIDERE C-STORE
GENDA ROAD & I-50
BELVIDERE, ILLINOIS 61008
SPEED TREK

WT GROUP
8000 N. W. 11th St., Suite 100
Miami, FL 33150
Tel: 305.555.1111
Fax: 305.555.1112
www.wtgroup.com

Lot	Area	Volume	Area	Volume	Area	Volume	Area	Volume
1	1,000	10,000	1,000	10,000	1,000	10,000	1,000	10,000
2	2,000	20,000	2,000	20,000	2,000	20,000	2,000	20,000
3	3,000	30,000	3,000	30,000	3,000	30,000	3,000	30,000
4	4,000	40,000	4,000	40,000	4,000	40,000	4,000	40,000
5	5,000	50,000	5,000	50,000	5,000	50,000	5,000	50,000
6	6,000	60,000	6,000	60,000	6,000	60,000	6,000	60,000
7	7,000	70,000	7,000	70,000	7,000	70,000	7,000	70,000
8	8,000	80,000	8,000	80,000	8,000	80,000	8,000	80,000
9	9,000	90,000	9,000	90,000	9,000	90,000	9,000	90,000
10	10,000	100,000	10,000	100,000	10,000	100,000	10,000	100,000



Lot	Area	Volume	Area	Volume	Area	Volume	Area	Volume
1	1,000	10,000	1,000	10,000	1,000	10,000	1,000	10,000
2	2,000	20,000	2,000	20,000	2,000	20,000	2,000	20,000
3	3,000	30,000	3,000	30,000	3,000	30,000	3,000	30,000
4	4,000	40,000	4,000	40,000	4,000	40,000	4,000	40,000
5	5,000	50,000	5,000	50,000	5,000	50,000	5,000	50,000
6	6,000	60,000	6,000	60,000	6,000	60,000	6,000	60,000
7	7,000	70,000	7,000	70,000	7,000	70,000	7,000	70,000
8	8,000	80,000	8,000	80,000	8,000	80,000	8,000	80,000
9	9,000	90,000	9,000	90,000	9,000	90,000	9,000	90,000
10	10,000	100,000	10,000	100,000	10,000	100,000	10,000	100,000

Notes:
1. All dimensions are shown in feet and inches.
2. All areas are shown in square feet.
3. All volumes are shown in cubic feet.
4. All measurements are taken from the centerline of the street.
5. All measurements are taken from the centerline of the sewer/water line.
6. All measurements are taken from the centerline of the driveway.
7. All measurements are taken from the centerline of the building.
8. All measurements are taken from the centerline of the parking spaces.
9. All measurements are taken from the centerline of the surrounding property lines.
10. All measurements are taken from the centerline of the sewer/water line.



Professional Engineer
State of Illinois
No. 123456789
Date: 10/10/2024

ORDINANCE #592H
AN ORDINANCE ANNEXING CERTAIN TERRITORY
LYING NORTH OF INTERSTATE 90, EAST OF TRIPP ROAD
AND WEST OF GENOA ROAD
TO THE CITY OF BELVIDERE, BOONE COUNTY, ILLINOIS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Passed by the City Council of the City of Belvidere, Illinois this 6th day of September, 2022.

Approved:

Clinton Morris, Mayor

Attest:

Sarah Turnipseed, City Clerk

Ayes: .

Nays:

Absent:

Date Passed: .

Date Approved:

Date Published:

Prepared By / Return To:

Michael S. Drella

City Attorney

City of Belvidere

401 Whitney Blvd

Belvidere, Illinois 61008

EXHIBIT A

The Legal Description of the Property which is the Subject of this Agreement is the Following:

Part of the Northeast Quarter of Section 1, Township 43 North, Range 3 East and part of the Northwest Fractional Quarter of Section 6, Township 43 North, Range 4 East of the Third Principal Meridian, Boone County, Illinois, described as follows:

Commencing at the Southeast Corner of the Northeast Quarter of said Section 1; thence North 00 degrees 27 minutes 58 seconds East along the East Line of said Northeast Quarter, a distance of 270.89 feet to the North Right-of-Way Line of the Illinois Tollway (I-90), said point being the Point of Beginning of the hereinafter described tract of land; thence South 89 degrees 41 minutes 50 seconds West along said North Right-of-Way Line, a distance of 1278.32 feet to the East Line of the premises conveyed to the Illinois State Toll Highway Commission by Instrument recorded in Book 346 of Deeds, page 434 in the Boone County Recorder's Office; thence North 4 degrees 14 minutes 51 seconds West along said East Line, a distance of 350.98 feet; thence North 00 degrees 10 minutes 08 seconds East along said East Line, a distance of 435.85 feet; thence South 89 degrees 32 minutes 22 seconds East, a distance of 19.49 feet; thence North 00 degrees 27 minutes 38 seconds East, a distance of 16.56 feet; thence North 67 degrees 06 minutes 23 seconds East, a distance of 19.42 feet; thence North 83 degrees 23 minutes 13 seconds East, a distance of 38.02 feet; thence North 88 degrees 24 minutes 03 seconds East, a distance of 215.46 feet; thence North 73 degrees 20 minutes 32 seconds East, a distance of 221.46 feet; thence North 82 degrees 34 minutes 35 seconds East, a distance of 290.41 feet; thence North 87 degrees 22 minutes 02 seconds East, a distance of 166.51 feet; thence North 74 degrees 30 minutes 25 seconds East, a distance of 199.45 feet; thence North 77 degrees 00 minutes 36 seconds East, a distance of 138.00 feet; thence North 71 degrees 36 minutes 50 seconds East, a distance of 75.87 feet; thence North 61 degrees 40 minutes 20 seconds East, a distance of 85.09 feet; thence North 50 degrees 52 minutes 52 seconds East, a distance of 140.96 feet; thence North 56 degrees 02 minutes 03 seconds East, a distance of 102.81 feet; thence North 79 degrees 56 minutes 03 seconds East, a distance of 69.47 feet to the West Line of the premises conveyed to the Illinois State Toll Highway Commission by Instrument recorded in Book 115 of Deeds, page 346 in the Boone County Recorder's Office; thence South 21 degrees 33 minutes 37 seconds East along said West Line, a distance of 1005.36 feet; thence South 19 degrees 42 minutes 55 seconds East along said West Line, a distance of 307.69 feet to the North Right-of-Way Line of said Illinois Tollway; thence South 89 degrees 41 minutes 50 seconds West along said North Right-of-Way Line, a distance of 863.99 feet to the Point of Beginning, containing 43.497 acres, more or less, subject to all easements, agreements, county codes and/or ordinances of record, if any, all situated in the Township of Flora (Section 1) and the Township of Spring (Section 6), the County of Boone and the State of Illinois..

EXHIBIT B

PLAT OF ANNEXATION



CITY OF BELVIDERE

Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

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

August 3, 2022

ADVISORY REPORT

CASE NUMBER: 2022-18 **APPLICANT:** Belvidere Retail Subdivision, Preliminary Plat

REQUEST:

The applicant is requesting preliminary plat approval of the 7-lot Belvidere Retail Subdivision.

LOCATION AND DESCRIPTION OF SITE:

The subject property is north of I-90 between Tripp and Genoa Roads. It is approximately 43 acres in size and is vacant (see attached aerial photo). Part of PINs: 08-06-100-003 and 07-01-276-004

BACKGROUND:

In addition to the preliminary plat request, the applicant has also applied for annexation, rezoning (to both the Planned Business and Planned Industrial Districts) and final plat approval for Belvidere Retail Subdivision. Another entity is requesting a special use for a planned development on Lot 2 of the subdivision. The subdivision will allow for the completion of Crystal Parkway from Tripp Road to Genoa Road. Of the seven proposed lots, six of them would be buildable and one would be a non-buildable water detention area containing wetlands and an existing sanitary sewer easement that will be vacated. The existing water main that runs south of Crystal Parkway will be relocated into the newly created right-of-way.

The intersection of Genoa Road and Crystal Parkway already exists. A stub road was constructed in the early 2000's while the Gateway Center commercial development was being constructed. A traffic impact study was conducted based on the proposed subdivision plat and anticipated businesses.

A request for comments was sent to 20 departments, agencies, or other parties. Comments received were either addressed by the applicant or have been incorporated into the recommended conditions of approval.

SUMMARY OF FINDINGS:

Provided that the suggested conditions of approval are met, the Preliminary Plat of Belvidere Retail Subdivision is in conformance with the City of Belvidere's Subdivision Code and Zoning Ordinances.

2022-18; Belvidere Retail Subdivision Preliminary Plat

RECOMMENDATION:

Planning staff recommends the **approval** of the preliminary plat for Belvidere Retail Subdivision (case number **2022-18**) subject to the following conditions:

1. The plat shall accurately reflect the existing location boundaries of the Crystal Parkway right-of-way.
2. The existing Crystal Parkway right-of-way shall be called out separately than the newly platted right-of-way. The newly platted right-of-way shall have a note stated "Hereby dedicated as right-of-way."
3. Ownership and maintenance responsibility of the detention areas must be included in the final plats.
4. Per Section 151.25(b)(1) of the Belvidere Subdivision Code, names of all current adjoining property owners (including east of Genoa Road) shall be included on the plat.
5. Per Sections 151.25(b)(4) and 151.25(b)(15) of the Belvidere Subdivision Code, the following easements shall be depicted and explained:
 - a. The cross access easement for Lots 3-5
 - b. The realignment of the new watermain
 - c. Utility easements
 - d. The building setback lines shall be removed
6. Per Section 151.25(b)(10) of the Belvidere Subdivision Code, a subsurface drainage study shall be completed and submitted for review.
7. Per Section 151.25(b)(14) of the Belvidere Subdivision Code, outlots (such as Lot 7) shall be lettered, not numbered.
8. All public improvements shall be completed in accordance with approved construction plans for the development. An engineer's estimate of cost for the public improvements to be completed as a part of this project shall be submitted along with the construction plans for the development.
9. A Performance Bond or Letter-of-Credit is required for all public improvements on forms provided by the City and must be submitted prior to the recording of the Final Plat or prior to the approval and release of the construction plans for the development by the Director of Public Works.
10. A construction inspection fee in the amount of three percent of the approved engineer's estimate of costs for the public improvements must be paid to the City Clerk prior to approval and release of the construction plans for the development by the Director of Public Works.
11. Prior to approval of the Final Plat for this subdivision, the developer shall pay all normal, customary and standard permit, inspection, tap-on, connection, recapture, basin and other fees that are required but the City at the time of Final Plat submittal.
12. The plat shall be in compliance with all applicable codes, ordinances, and agreements.

Submitted by:

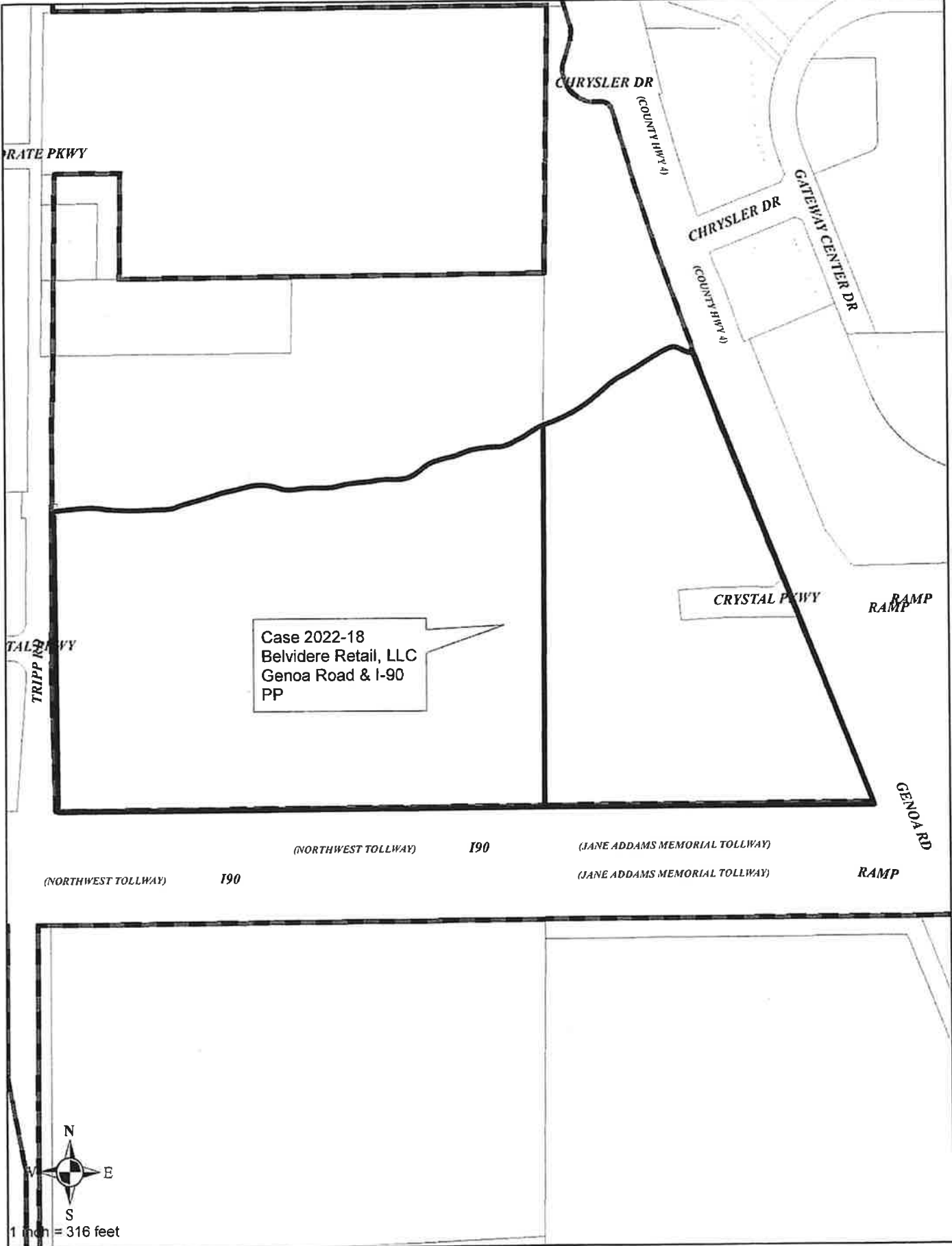


Gina DelRose
Community Development Planner

2022-18; Belvidere Retail Subdivision Preliminary Plat

ATTACHMENTS

1. Location Map by Planning Staff.
2. Aerial Photo with Platting by Planning Staff.
3. Letter from Boone County Highway Engineer, Justin Krohn, July 28, 2022
4. Letter from Hampton, Lenzini and Renwick, Inc., Randy Newkirk, August 2, 2022.
5. Memo from Belvidere Public Works Department, Brent Anderson, August 3, 2022.
6. Preliminary Plat for Belvidere Retail Subdivision by C.E.S. Inc. dated June 16, 2022.



TRATE PKWY

CHRYSLER DR
(COUNTY HWY 4)

CHRYSLER DR

GATEWAY CENTER DR

(COUNTY HWY 4)

CRYSTAL PKWY

RAMP

GENOA RD

Case 2022-18
Belvidere Retail, LLC
Genoa Road & I-90
PP

TALON PKWY
TRIPP RD

(NORTHWEST TOLLWAY)

I90

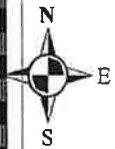
(JANE ADDAMS MEMORIAL TOLLWAY)

(NORTHWEST TOLLWAY)

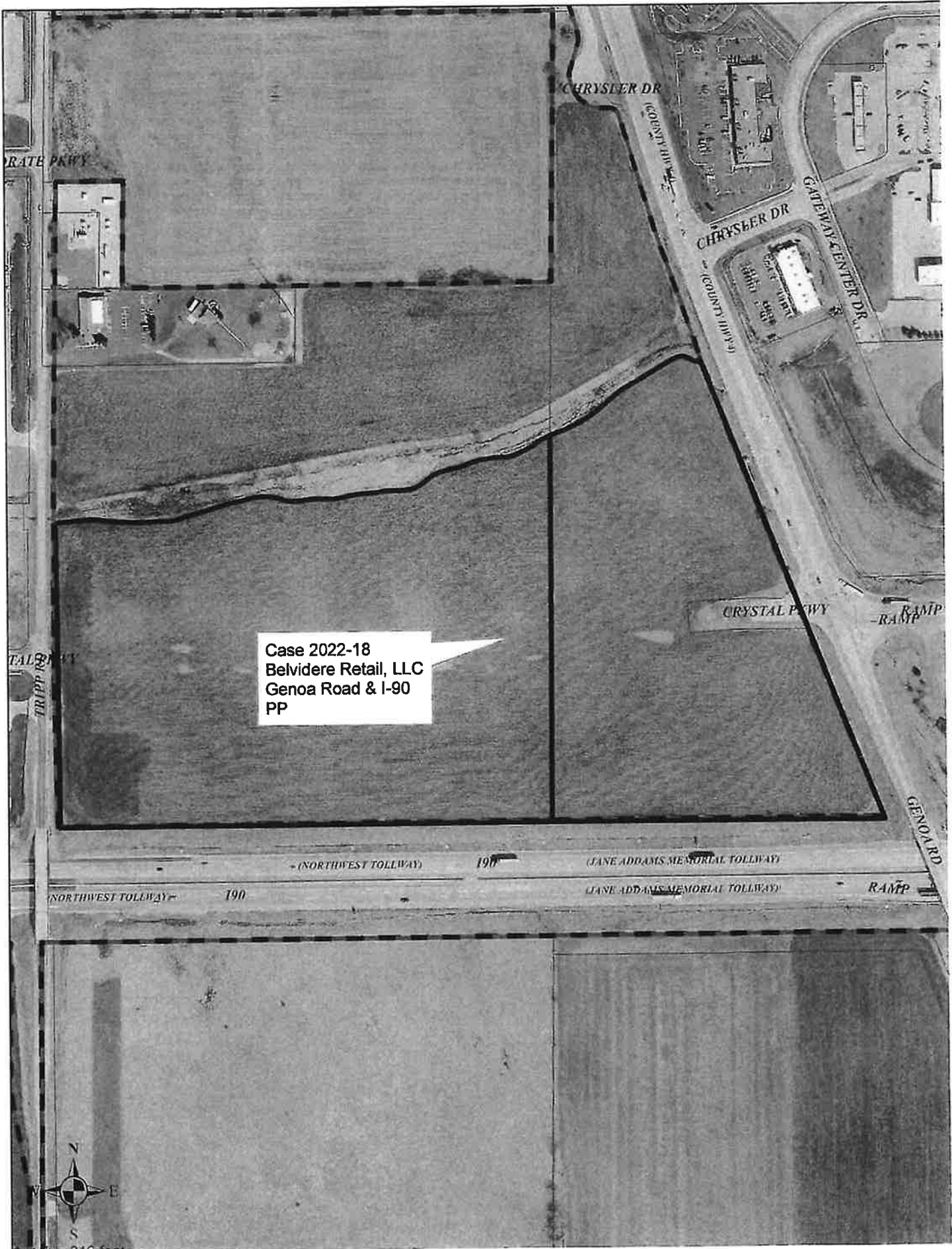
I90

(JANE ADDAMS MEMORIAL TOLLWAY)

RAMP



1 inch = 316 feet



Case 2022-18
Belvidere Retail, LLC
Genoa Road & I-90
PP





BOONE COUNTY HIGHWAY DEPARTMENT

9759 Illinois Route 76
Belvidere, Illinois 61008

JUSTIN D. KROHN, P.E.
COUNTY ENGINEER

OFFICE 815-544-2066
jkrohn@boonecountyil.gov

July 28, 2022

City of Belvidere
401 Whitney Blvd. Suite 300
Belvidere, IL 61008

Attn: Gina DelRose, Community Development Planner

RE: 2022-18; Belvidere Retail Subdivision (Preliminary Plat)

In response to the letter dated July 19, 2022, Boone County Highway Department objects to the proposed 2022-18 Belvidere Retail Subdivision Preliminary Plat as presented. The proposed Preliminary Plat designates lots that are "land locked" as access from Genoa Road is not approved.

If you have any questions or need additional information please call the Boone County Highway Department.

Thank you,

A handwritten signature in black ink, appearing to read "Justin Krohn".

Justin Krohn, P.E.
Boone County Engineer



Hampton, Lenzini and Renwick, Inc.

Civil Engineers • Structural Engineers • Land Surveyors • Environmental Specialists
www.hlrengineering.com

August 2, 2022

Brent Anderson
Director of Public Works
401 Whitney Blvd. Suite 200
Belvidere, IL 61008

RE: Crystal Parkway at Genoa Road

Dear Brent,

Preliminary Plat

(1) GIS shows a partial dedication of Crystal Parkway at Genoa Road. Current geometry does not reflect this dedication nor is it noted on the preliminary plat.

Final Plat

(1) GIS shows a partial dedication of Crystal Parkway at Genoa Road. Current geometry does not reflect this dedication nor is it noted on the final plat. If this dedication exists it needs to show and noted on the plat.

(2) There is an existing watermain easement running parallel with Genoa Road and noted on the preliminary plat. Needs to be shown on final plat with recording information.

(3) Label Crystal Parkway as hereby dedicated.

(3) Need to show existing sanitary sewer easement with recording information running thru Lot 7 and if it has been vacated show easement with vacation document number.

(4) There is an existing 12" watermain across proposed Lots 1 and 2. This should be in an easement. If an easement exists for the watermain show it with recording information. If not, an easement needs to be created around it and shown on the plat.

(5) There is no easement language for the proposed Lot 7 detention area. The easement provision certificate does not cover this area. Add easement certificate to cover this.

If the surveyor has any questions to contact Eric Haglund at ehaglund@hlreng.com or 847-697-6700.

Yours truly,

HAMPTON, LENZINI AND RENWICK, INC.

Randy Newkirk, PE

Design Engineering Manager

380 Shepard Drive
1401 Timber Drive, Unit 1
Elgin, Illinois 60123-7010
Tel. 847.697.6700
Fax 847.697.6753

380 N. Terra Cotta Road
Unit G
Crystal Lake, Illinois 60014
Tel. 847.697.6700
Fax 847.697.6753

3085 Stevenson Drive
Suite 201
Springfield, Illinois 62703
Tel. 217.546.3400
Fax 217.546.8116

323 West 3rd Street
P.O. Box 160
Mt Carmel, Illinois 62863
Tel. 618.262.8651
Fax 618.263.3327

Memo

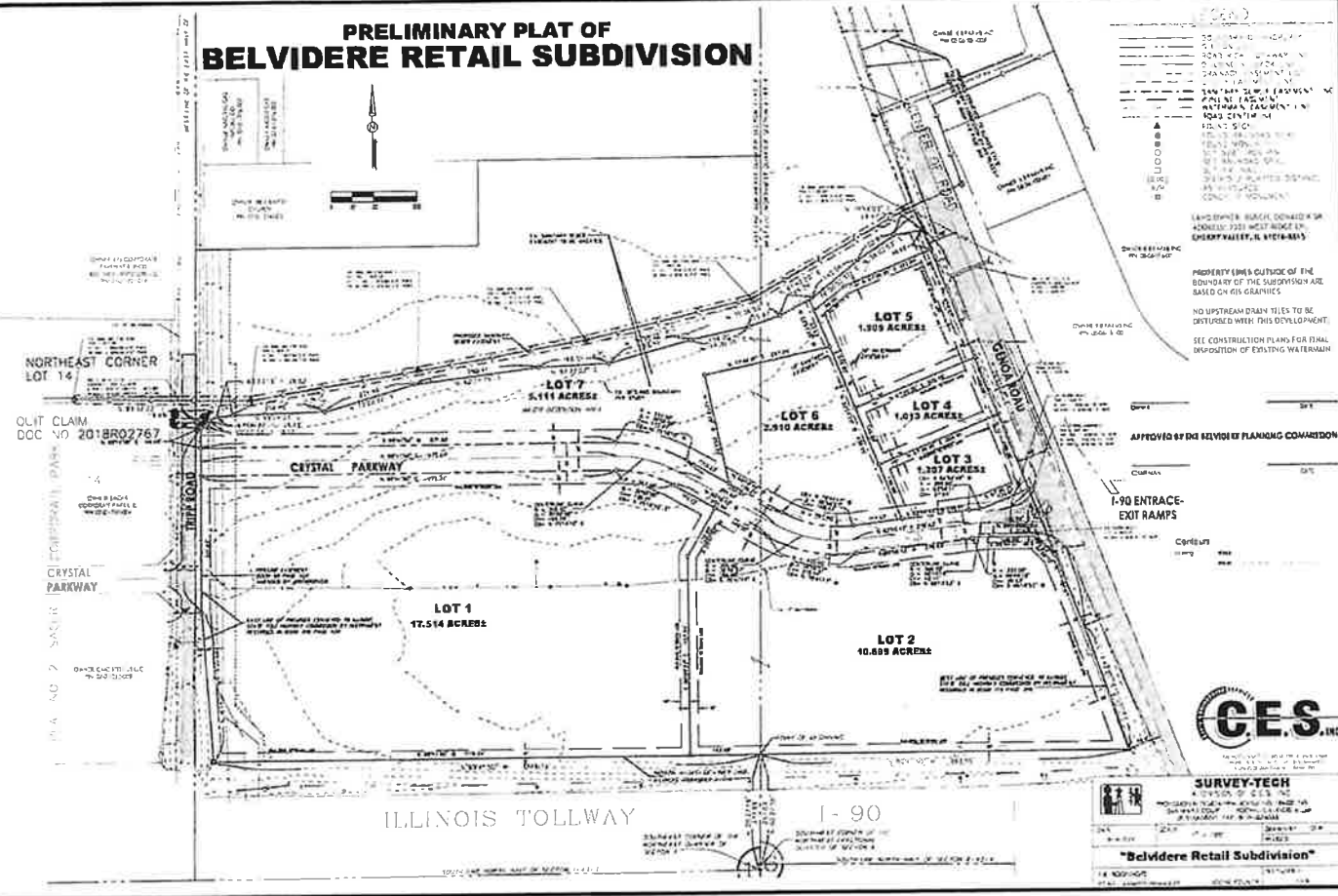
To: Gina DelRose, Community Development Planner
From: Brent Anderson, Director of Public Works
Date: 8/3/2022
Re: Review of Preliminary Plat – Belvidere Retail Subdivision (Case No. 2022-18)

Having reviewed the above Plat, I offer the following comments:

1. All public improvements shall be completed in accordance with approved construction plans for the development. An engineer's estimate of cost for the public improvements to be completed as a part of this project shall be submitted along with the construction plans for the development.
2. A Performance Bond or Letter-of-Credit is required for all public improvements on forms provided by the City and must be submitted prior to recording of the Final Plat or approval and release of the construction plans for the development by the Director of Public Works.
3. A construction inspection fee in the amount of three percent of the approved engineer's estimate of cost for the public improvements must be paid to the City Clerk prior to approval and release of the construction plans for the development by the Director of Public Works.
4. Prior to approval of the Final Plat for this subdivision, the developer shall pay all normal, customary, and standard permit, inspection, tap-on, connection, recapture, basin, and other fees that are required by the City at the time of Final Plat submittal.
5. Ownership and maintenance responsibility of the detention areas must be included in the final plats.

All other provisions of the subdivision control ordinance will be required unless specifically waived by the City Council.

PRELIMINARY PLAT OF BELVIDERE RETAIL SUBDIVISION



NORTHEAST CORNER LOT 14

QUIT CLAIM DOC NO 2018R02767

CRISTOPHER PARK

CRISTOPHER PARK

CRISTOPHER PARK

CRISTOPHER PARK

LEGEND

- 30' WIDE SIDEWALK
- 4' WIDE SIDEWALK
- 6' WIDE SIDEWALK
- 8' WIDE SIDEWALK
- 10' WIDE SIDEWALK
- 12' WIDE SIDEWALK
- 15' WIDE SIDEWALK
- 18' WIDE SIDEWALK
- 20' WIDE SIDEWALK
- 24' WIDE SIDEWALK
- 30' WIDE SIDEWALK
- 36' WIDE SIDEWALK
- 42' WIDE SIDEWALK
- 48' WIDE SIDEWALK
- 54' WIDE SIDEWALK
- 60' WIDE SIDEWALK
- 66' WIDE SIDEWALK
- 72' WIDE SIDEWALK
- 78' WIDE SIDEWALK
- 84' WIDE SIDEWALK
- 90' WIDE SIDEWALK
- 96' WIDE SIDEWALK
- 102' WIDE SIDEWALK
- 108' WIDE SIDEWALK
- 114' WIDE SIDEWALK
- 120' WIDE SIDEWALK
- 126' WIDE SIDEWALK
- 132' WIDE SIDEWALK
- 138' WIDE SIDEWALK
- 144' WIDE SIDEWALK
- 150' WIDE SIDEWALK
- 156' WIDE SIDEWALK
- 162' WIDE SIDEWALK
- 168' WIDE SIDEWALK
- 174' WIDE SIDEWALK
- 180' WIDE SIDEWALK
- 186' WIDE SIDEWALK
- 192' WIDE SIDEWALK
- 198' WIDE SIDEWALK
- 204' WIDE SIDEWALK
- 210' WIDE SIDEWALK
- 216' WIDE SIDEWALK
- 222' WIDE SIDEWALK
- 228' WIDE SIDEWALK
- 234' WIDE SIDEWALK
- 240' WIDE SIDEWALK
- 246' WIDE SIDEWALK
- 252' WIDE SIDEWALK
- 258' WIDE SIDEWALK
- 264' WIDE SIDEWALK
- 270' WIDE SIDEWALK
- 276' WIDE SIDEWALK
- 282' WIDE SIDEWALK
- 288' WIDE SIDEWALK
- 294' WIDE SIDEWALK
- 300' WIDE SIDEWALK

PROPERTY LINES OUTSIDE OF THE BOUNDARY OF THE SUPERVISION ARE BASED ON GIS GRAPHICS

NO UPSTREAM DRAIN TIES TO BE DETACHED WITH THIS DEVELOPMENT.

SEE CONSTRUCTION PLANS FOR DRAIN DISPOSITION OF EXISTING WATERWAY

APPROVED BY THE BELVIDERE PLANNING COMMISSION

I-90 ENTRANCE-EXIT RAMP



SURVEY-TECH

A DIVISION OF CES, INC.

PROFESSIONAL SURVEYING AND ENGINEERING

14100 WOODS

CHRYSTAL CITY, IL 60412

TEL: 815.338.1100

FAX: 815.338.1101

WWW.CES-INC.COM

"Belvidere Retail Subdivision"

ILLINOIS TOLLWAY

I-90

MEMO

DATE: August 10, 2022
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Recommendation for Case 2022-18; Belvidere Retail Subdivision (PP)

REQUEST:

The applicant is requesting preliminary plat approval of the 7-lot Belvidere Retail Subdivision. The subject property is north of I-90 between Tripp and Genoa Roads. It is approximately 43 acres in size and is vacant (see attached aerial photo). Part of PINs: 08-06-100-003 and 07-01-276-004

RECOMMENDATION:

The planning and zoning commission recommended the **approval** of case number **2022-18** subject to the following conditions:

1. The plat shall accurately reflect the existing location boundaries of the Crystal Parkway right-of-way.
2. The existing Crystal Parkway right-of-way shall be called out separately than the newly platted right-of-way. The newly platted right-of-way shall have a note stated "Hereby dedicated as right-of-way."
3. Ownership and maintenance responsibility of the detention areas must be included in the final plats.
4. Per Section 151.25(b)(1) of the Belvidere Subdivision Code, names of all current adjoining property owners (including east of Genoa Road) shall be included on the plat.
5. Per Sections 151.25(b)(4) and 151.25(b)(15) of the Belvidere Subdivision Code, the following easements shall be depicted and explained:
 - a. The cross access easement for Lots 3-5
 - b. The realignment of the new watermain
 - c. Utility easements
 - d. The building setback lines shall be removed
6. Per Section 151.25(b)(10) of the Belvidere Subdivision Code, a subsurface drainage study shall be completed and submitted for review.
7. Per Section 151.25(b)(14) of the Belvidere Subdivision Code, outlots (such as Lot 7) shall be lettered, not numbered.
8. All public improvements shall be completed in accordance with approved construction plans for the development. An engineer's estimate of cost for the public improvements to be completed as a part of this project shall be submitted along with the construction plans for the development.
9. A Performance Bond or Letter-of-Credit is required for all public improvements on forms provided by the City and must be submitted prior to the recording of the Final Plat or prior to the approval and release of the construction plans for the development by the Director of Public Works.
10. A construction inspection fee in the amount of three percent of the approved engineer's estimate of costs for the public improvements must be paid to the City

Clerk prior to approval and release of the construction plans for the development by the Director of Public Works.

11. Prior to approval of the Final Plat for this subdivision, the developer shall pay all normal, customary and standard permit, inspection, tap-on, connection, recapture, basin and other fees that are required by the City at the time of Final Plat submittal.
12. The plat shall be in compliance with all applicable codes, ordinances and agreements.

Motion to approve case 2022-18; Belvidere Retail Subdivision (PP) subject to the conditions as presented carried with a (5-0) roll call vote.

Paul Engelman, Chairman
Belvidere Planning and Zoning Commission

ORDINANCE NO. 593H

**AN ORDINANCE APPROVING
A PRELIMINARY PLAT TITLED
BELVIDERE RETAIL SUBDIVISION**

WHEREAS, the City of Belvidere has adopted a Subdivision Ordinance (Chapter 151 of the Belvidere Municipal Code) in accordance with the provisions of Illinois Compiled Statutes to regulate the division of land and specify the minimum requirements for public improvements on land in the City of Belvidere; and,

WHEREAS, the applicant, Belvidere Retail, LLC, 5277 Trillium Boulevard, Hoffman Estates, IL 60192 (described in the attached subdivision plat (hereof referenced as Attachment A), has petitioned the City of Belvidere for approval of the preliminary plat titled Belvidere Retail Subdivision.

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

Section 1. That the attached Preliminary Plat titled Belvidere Retail Subdivision be, and is hereby approved, subject to the following conditions:

1. The plat shall accurately reflect the existing location boundaries of the Crystal Parkway right-of-way.
2. The existing Crystal Parkway right-of-way shall be called out separately than the newly platted right-of-way. The newly platted right-of-way shall have a note stated "Hereby dedicated as right-of-way.
3. Ownership and maintenance responsibility of the detention areas must be included in the final plats.
4. Per Section 151.25(b)(1) of the Belvidere Subdivision Code, names of all current adjoining property owners (including east of Genoa Road) shall be included on the plat.
5. Per Sections 151.25(b)(4) and 151.25(b)(15) of the Belvidere Subdivision Code, the following easements shall be depicted and explained:
 - a. The cross access easement for Lots 3-5
 - b. The realignment of the new watermain
 - c. Utility easements
 - d. The building setback lines shall be removed
6. Per Section 151.25(b)(10) of the Belvidere Subdivision Code, a subsurface drainage study shall be completed and submitted for review.
7. Per Section 151.25(b)(14) of the Belvidere Subdivision Code, outlots (such as Lot 7) shall be lettered, not numbered.

- 8. All public improvements shall be completed in accordance with approved construction plans for the development. An engineer's estimate of cost for the public improvements to be completed as a part of this project shall be submitted along with the construction plans for the development.
- 9. A Performance Bond or Letter-of-Credit is required for all public improvements on forms provided by the City and must be submitted prior to the recording of the Final Plat or prior to the approval and release of the construction plans for the development by the Director of Public Works.
- 10. A construction inspection fee in the amount of three percent of the approved engineer's estimate of costs for the public improvements must be paid to the City Clerk prior to approval and release of the construction plans for the development by the Director of Public Works.
- 11. Prior to approval of the Final Plat for this subdivision, the developer shall pay all normal, customary and standard permit, inspection, tap-on, connection, recapture, basin and other fees that are required by the City at the time of Final Plat submittal.
- 12. The plat shall be in compliance with all applicable codes, ordinances and agreements.

Section 2. That the Mayor and City Clerk are hereby authorized and directed to execute the plat upon presentment of a proper guarantee for the construction of the required subdivision improvements and payment of the construction inspection fee in accordance with the Belvidere Subdivision Ordinance.

Section 3. That the City Clerk is hereby authorized and directed to cause the final plat to be recorded with the Boone County Recorder of Deeds after the plat is properly executed by all of the officers of the City of Belvidere.

Section 4. That this Ordinance shall be in full force and effect from and after its passage as provided by local law and pursuant to Illinois State Statutes. This written and foregoing Ordinance is published by authority of the corporate authorities of the City of Belvidere in pamphlet form on this date.

PASSED by the City Council of the City of Belvidere this _____ day of _____, 2022.

APPROVED by the Mayor of the City of Belvidere this _____ day of _____, 2022.

Clint Morris, Mayor

ATTEST:

Sarah Turnipseed, City Clerk

Ayes: _____ Nays: _____ Absent: _____

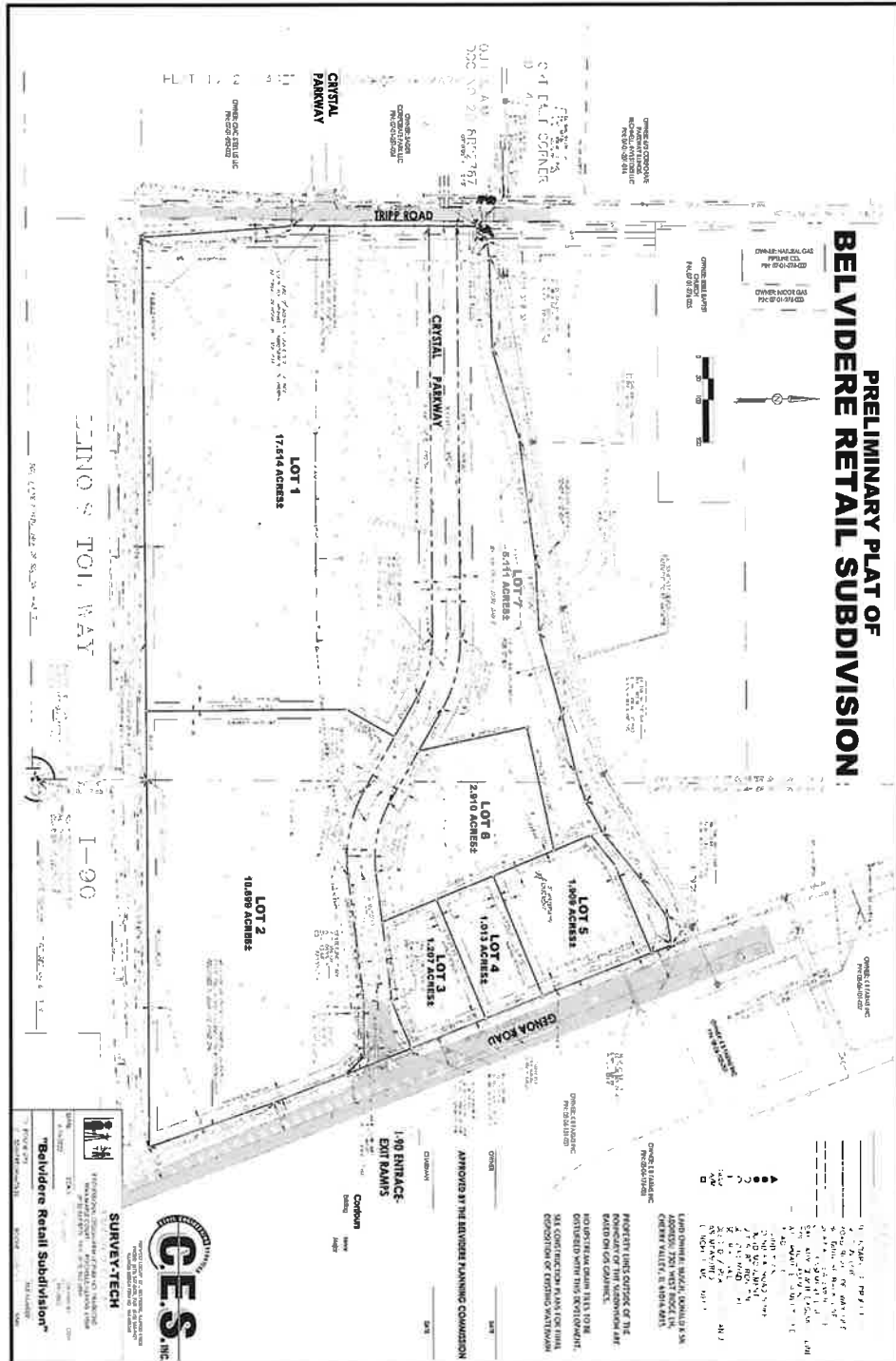
City Council Members Voting Aye:

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 * PII (815)547-7177 FAX (815)547-0789

August 3, 2022

ADVISORY REPORT

CASE NUMBER: 2022-19

APPLICANT: Belvidere Retail Subdivision, Final Plat

REQUEST:

The applicant is requesting final plat approval of the 7-lot Belvidere Retail Subdivision.

LOCATION AND DESCRIPTION OF SITE:

The subject property is north of I-90 between Tripp and Genoa Roads. It is approximately 43 acres in size and is vacant (see attached aerial photo). Part of PINs: 08-06-100-003 and 07-01-276-004

BACKGROUND:

In addition to the final plat request, the applicant has also applied for annexation, rezoning (to both the Planned Business and Planned Industrial Districts) and a preliminary plat for Belvidere Retail Subdivision. Another entity has applied for a special use for a planned development on Lot 2 of the subdivision. The subdivision will allow for the completion of Crystal Parkway from Tripp Road to Genoa Road. Of the seven proposed lots, six of them would be buildable and one would be a non-buildable outlot containing wetlands and a current sanitary sewer easement that will be vacated.

The intersection of Genoa Road and Crystal Parkway already exists. A stub road was constructed in the early 2000's while the Gateway Center commercial development was being constructed. A traffic impact study was completed to ensure that Crystal Parkway is constructed in a manner suitable for development of the subdivision.

A request for comments was sent to 20 departments, agencies, or other parties. Comments received were either addressed by the applicant or have been incorporated into the recommended conditions of approval.

SUMMARY OF FINDINGS:

Provided that the suggested conditions of approval are met, the Final Plat of Belvidere Retail Subdivision is in conformance with the City of Belvidere's Subdivision Code and Zoning Ordinances.

2022-19; Belvidere Retail Subdivision, Final Plat

RECOMMENDATION:

Planning staff recommends the **approval** of the final plat for Belvidere Retail Subdivision (case number **2022-19**) subject to the following conditions:

1. The plat shall accurately reflect the existing location boundaries of the Crystal Parkway right-of-way.
2. The existing Crystal Parkway right-of-way shall be called out separately than the newly platted right-of-way. The newly platted right-of-way shall have a note stated "Hereby dedicated as right-of-way."
3. The preliminary plat depicts an existing watermain easement running parallel with Genoa Road. This easement shall also be reflected on the final plat along with recording information.
4. If the existing sanitary sewer easement running through Lot 7 has been vacated then it needs to be stated as such with recording information. If it has not been vacated then it needs to be depicted with recording information.
5. It shall be depicted that the 12-inch watermain running through lots 1 and 2 is being relocated to within the newly dedicated Crystal Parkway right-of-way.
6. The easement provision certificate shall be revised to address the detention area on Lot 2.
7. Sidewalks will be required to be installed along all public right-of-ways adjacent to the plat.
8. A drainage overlay shall be submitted.
9. The cross access easement for Lots 3-5 shall be depicted with an explanation of purpose.
10. The building setback lines shall be removed.
11. Utility and drainage easements shall be depicted on individual lots.
12. Lot 7 shall be renamed outlot A.
13. A stormwater detention easement will need to be provided for the detention pond on Lot 2.
14. Per Appendix A of the Subdivision Code, the Public Works Department certificate block is required.
15. The Planning Commission certificate block shall be removed.
16. All public improvements shall be completed in accordance with approved construction plans for the development. An engineer's estimate of cost for the public improvements to be completed as a part of this project shall be submitted along with the construction plans for the development.
17. A Performance Bond or Letter-of-Credit is required for all public improvements on forms provided by the City and must be submitted prior to the recording of the Final Plat or prior to the approval and release of the construction plans for the development by the Director of Public Works.
18. A construction inspection fee in the amount of three percent of the approved engineer's estimate of costs for the public improvements must be paid to the City Clerk prior to approval and release of the construction plans for the development by the Director of Public Works.
19. Unless other arrangements are approved by the City Council, the developer shall pay all normal, customary, and standard permit, inspection, tap-on, connection, recapture, basin, and other fees that are required by the City prior to signing the Final Plat for this subdivision.
20. A stormwater maintenance agreement between the applicant and the City is required prior to the recording of the final plat or issuance of a building permit. The agreement

2022-19; Belvidere Retail Subdivision, Final Plat

will guarantee that the applicant and all future owners of the property will maintain its stormwater drainage system.

21. The plat shall be in compliance with all applicable codes, ordinances, and agreements.

Submitted by:

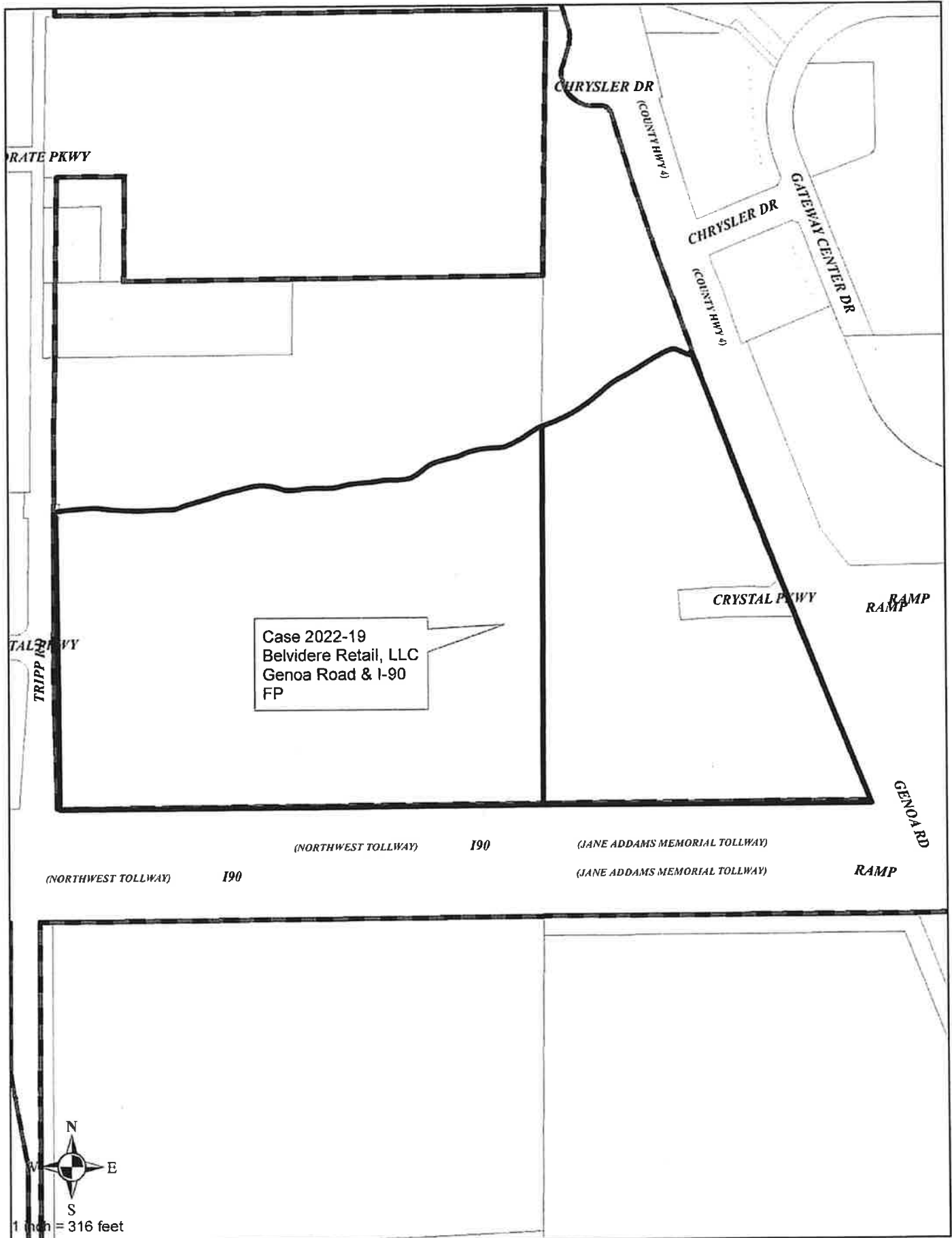


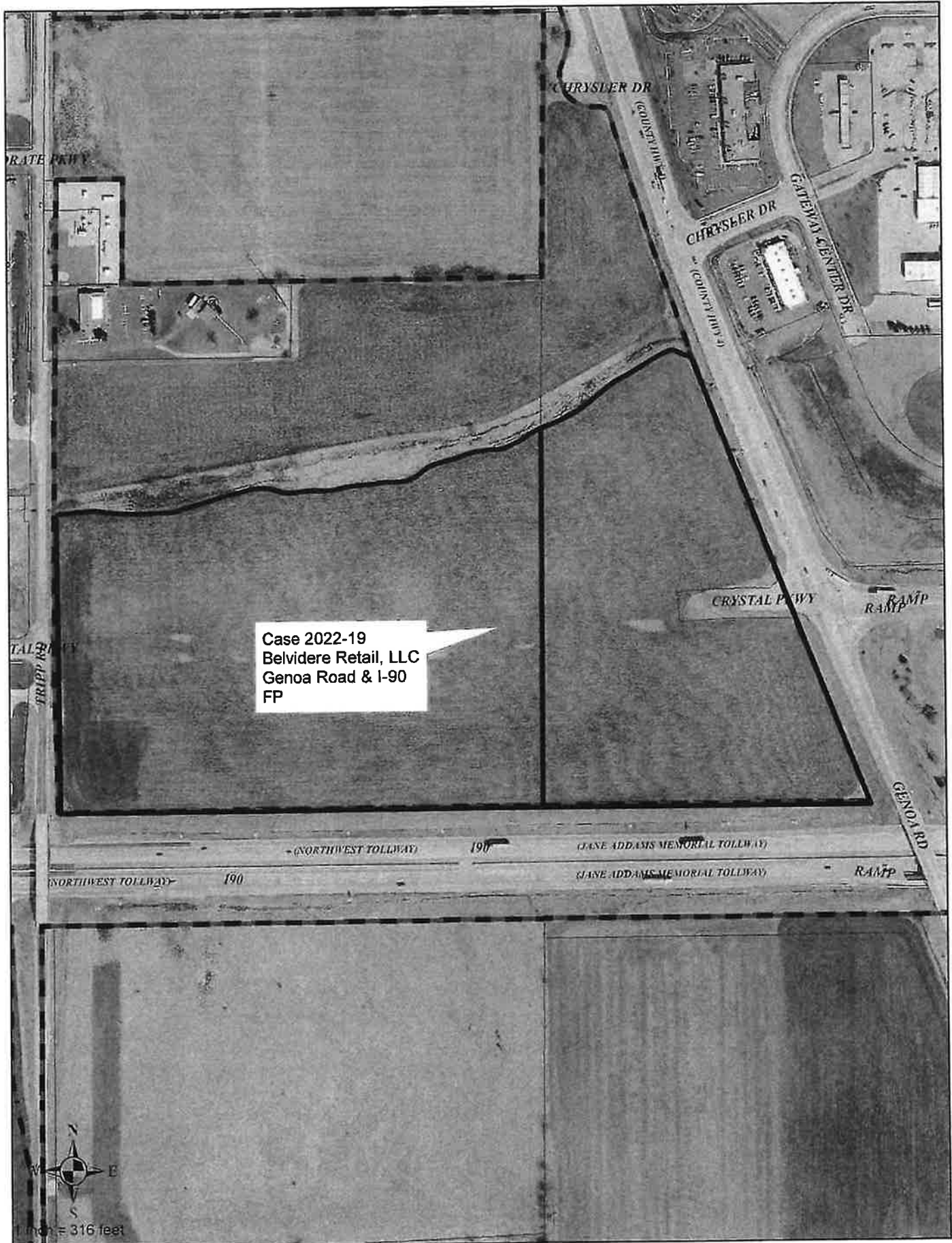
Gina DelRose
Community Development Planner

2022-19; Belvidere Retail Subdivision, Final Plat

ATTACHMENTS

1. Location Map by Planning Staff.
2. Aerial Photo with Platting by Planning Staff.
3. Letter from Boone County Highway Department, Justin Krohn, July 28, 2022
4. Letter from Hampton, Lenzini and Renwick, Inc., Randy Newkirk, August 2, 2022.
5. Memo from Belvidere Public Works Department, Brent Anderson, August 3, 2022.
6. Final Plat for Belvidere Retail Subdivision by C.E.S. Inc. dated June 16, 2022.





Case 2022-19
Belvidere Retail, LLC
Genoa Road & I-90
FP

CRATE PKWY

CHRYSLER DR

CHRYSLER DR

GATEWAY CENTER DR

CRYSTAL PKWY

RAMP

TRIPP RD

GENOA RD

(NORTHWEST TOLLWAY)

190

JANE ADDAMS MEMORIAL TOLLWAY

(NORTHWEST TOLLWAY)

190

JANE ADDAMS MEMORIAL TOLLWAY

RAMP



1 inch = 316 feet



BOONE COUNTY HIGHWAY DEPARTMENT

9759 Illinois Route 76
Belvidere, Illinois 61008

JUSTIN D. KROHN, P.E.
COUNTY ENGINEER

OFFICE 815-544-2066
jkrohn@boonecountyil.gov

July 28, 2022

City of Belvidere
401 Whitney Blvd. Suite 300
Belvidere, IL 61008

Attn: Gina DelRose, Community Development Planner

RE: 2022-19; Belvidere Retail Subdivision (Final Plat)

In response to the letter dated July 19, 2022, Boone County Highway Department objects to the proposed 2022-19 Belvidere Retail Subdivision Final Plat as presented. The proposed Final Plat will plat lots that are "land locked" as access from Genoa Road is not approved.

If you have any questions or need additional information please call the Boone County Highway Department.

Thank you,

Justin Krohn, P.E.
Boone County Engineer



Hampton, Lenzini and Renwick, Inc.

Civil Engineers • Structural Engineers • Land Surveyors • Environmental Specialists
www.hlrengineering.com

August 2, 2022

Brent Anderson
Director of Public Works
401 Whitney Blvd. Suite 200
Belvidere, IL 61008

RE: Crystal Parkway at Genoa Road

Dear Brent,

Preliminary Plat

(1) GIS shows a partial dedication of Crystal Parkway at Genoa Road. Current geometry does not reflect this dedication nor is it noted on the preliminary plat.

Final Plat

(1) GIS shows a partial dedication of Crystal Parkway at Genoa Road. Current geometry does not reflect this dedication nor is it noted on the final plat. If this dedication exists it needs to show and noted on the plat.

(2) There is an existing watermain easement running parallel with Genoa Road and noted on the preliminary plat. Needs to be shown on final plat with recording information.

(3) Label Crystal Parkway as hereby dedicated.

(3) Need to show existing sanitary sewer easement with recording information running thru Lot 7 and if it has been vacated show easement with vacation document number.

(4) There is an existing 12" watermain across proposed Lots 1 and 2. This should be in an easement. If an easement exists for the watermain show it with recording information. If not, an easement needs to be created around it and shown on the plat.

(5) There is no easement language for the proposed Lot 7 detention area. The easement provision certificate does not cover this area. Add easement certificate to cover this.

If the surveyor has any questions to contact Eric Haglund at ehaglund@hlreng.com or 847-697-6700.

Yours truly,

HAMPTON, LENZINI AND RENWICK, INC.

Randy Newkirk, PE

Design Engineering Manager

380 Shepard Drive
1401 Timber Drive, Unit 1
Elgin, Illinois 60123-7010
Tel. 847.697.6700
Fax 847.697.6753

380 N. Terra Cotta Road
Unit G
Crystal Lake, Illinois 60014
Tel. 847.697.6700
Fax 847.697.6753

3085 Stevenson Drive
Suite 201
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Fax 217.546.8116

323 West 3rd Street
P.O. Box 160
Mt Carmel, Illinois 62863
Tel. 618.262.8651
Fax 618.263.3327

Memo

To: Gina DelRose, Community Development Planner
From: Brent Anderson, Director of Public Works
Date: 8/3/2022
Re: Review of Final Plat – Belvidere Retail Subdivision (Case No. 2022-19)

Having reviewed the above Plat, I offer the following comments:

1. All public improvements shall be completed in accordance with approved construction plans for the development. An engineer's estimate of cost for the public improvements to be completed as a part of this project shall be submitted along with the construction plans for the development.
2. A Performance Bond or Letter-of-Credit is required for all public improvements on forms provided by the City and must be submitted prior to recording of the Final Plat or approval and release of the construction plans for the development by the Director of Public Works.
3. A construction inspection fee in the amount of three percent of the approved engineer's estimate of cost for the public improvements must be paid to the City Clerk prior to approval and release of the construction plans for the development by the Director of Public Works.
4. Unless other arrangements are approved by the City Council, the developer shall pay all normal, customary, and standard permit, inspection, tap-on, connection, recapture, basin, and other fees that are required by the City prior to signing of the Final Plat for this subdivision.
5. A drainage overlay must be included as part of the Final Plat.
6. A stormwater maintenance agreement between the applicant and the City is required prior to recording of the final plat or issuance of a building permit. The agreement will guarantee that the applicant and all future owners of the property will maintain its stormwater drainage system.

All other provisions of the subdivision control ordinance will be required unless specifically waived by the City Council.

FINAL PLAT OF
"Belvidere Retail Subdivision"
A SUBDIVISION IN PART OF THE
NORTHEAST FRACTIONAL QUARTER OF SECTION 1
TOWNSHIP 43 NORTH RANGE 3 EAST AND PART
OF THE NORTHWEST FRACTIONAL QUARTER
OF SECTION 6 TOWNSHIP 43 NORTH
RANGE 4 EAST OF THE THIRD PRINCIPAL
MERIDIAN BOONE COUNTY ILLINOIS
2022
SHEET 2 OF 2

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF BOONE)

I, the undersigned, being the owner of the land described in the attached plat and the plat hereon, do hereby certify that the same is a true and correct copy of the original plat as recorded in the office of the County Clerk of Boone County, Illinois.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Boone, Illinois, this _____ day of _____, 2022.

Signature: _____ Day of _____, 2022

BY _____

Owner: _____

Address: _____

ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
 COUNTY OF BOONE)

I, _____, County Clerk of Boone County, Illinois, do hereby certify that the attached plat is a true and correct copy of the original plat as recorded in the office of the County Clerk of Boone County, Illinois, and that the same is a true and correct copy of the original plat as recorded in the office of the County Clerk of Boone County, Illinois.

Witness my hand and the seal of the County of Boone, Illinois, this _____ day of _____, 2022.

My Comm. Expires On _____

BELVIDERE PUBLIC WORKS DIRECTOR CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF BOONE)

I, _____, Public Works Director of the City of Belvidere, Illinois, do hereby certify that the attached plat is a true and correct copy of the original plat as recorded in the office of the County Clerk of Boone County, Illinois, and that the same is a true and correct copy of the original plat as recorded in the office of the County Clerk of Boone County, Illinois.

Dated: _____, 2022

Signature: _____

Public Works Director

BELVIDERE CITY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF BOONE)

I, _____, City Clerk of the City of Belvidere, Illinois, do hereby certify that the attached plat is a true and correct copy of the original plat as recorded in the office of the County Clerk of Boone County, Illinois, and that the same is a true and correct copy of the original plat as recorded in the office of the County Clerk of Boone County, Illinois.

Dated: _____, 2022

Signature: _____

City Clerk

BELVIDERE PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF BOONE)

Approved this _____ day of _____, 2022

City of Belvidere Planning Commission

Chairman: _____

CITY PLANNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF BOONE)

Approved this _____ day of _____, 2022

City Planner

BELVIDERE CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF BOONE)

This is to certify that the attached plat is a true and correct copy of the original plat as recorded in the office of the County Clerk of Boone County, Illinois, and that the same is a true and correct copy of the original plat as recorded in the office of the County Clerk of Boone County, Illinois.

Dated: _____, 2022

Signature: _____

Mayor

City Clerk

UTILITY COMPANY CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF BOONE)

I, _____, _____, do hereby certify that the attached plat is a true and correct copy of the original plat as recorded in the office of the County Clerk of Boone County, Illinois, and that the same is a true and correct copy of the original plat as recorded in the office of the County Clerk of Boone County, Illinois.

Dated: _____, 2022

Signature: _____

Company Name

COUNTY OF BOONE'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF BOONE)

I, _____, County Clerk of Boone County, Illinois, do hereby certify that the attached plat is a true and correct copy of the original plat as recorded in the office of the County Clerk of Boone County, Illinois, and that the same is a true and correct copy of the original plat as recorded in the office of the County Clerk of Boone County, Illinois.

Dated: _____, 2022

Signature: _____

County Clerk

SURVEY-TECH			
A DIVISION OF C.E.S., INC.			
PROFESSIONAL SURVEYING AND ENGINEERING			
1000 N. W. 10th St., Ft. Lauderdale, FL 33309			
TEL: (954) 344-1111 FAX: (954) 344-1112			
DATE	SCALE	SHEET NO.	TOTAL SHEETS
8-18-2022	1" = 100'	25	25
"Belvidere Retail Subdivision"			
BY	CHECKED	DATE	
_____	_____	_____	
THE ALDERMAN			
COUNTY CLERK			

MEMO

DATE: August 10, 2022
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Recommendation for Case 2022-19; Belvidere Retail Subdivision (FP)

REQUEST:

The applicant is requesting final plat approval of the 7-lot Belvidere Retail Subdivision. The subject property is north of I-90 between Tripp and Genoa Roads. It is approximately 43 acres in size and is vacant (see attached aerial photo). Part of PINs: 08-06-100-003 and 07-01-276-004

RECOMMENDATION:

The planning and zoning commission recommended the **approval** of case number **2022-19** subject to the following conditions:

1. The plat shall accurately reflect the existing location boundaries of the Crystal Parkway right-of-way.
2. The existing Crystal Parkway right-of-way shall be called out separately than the newly platted right-of-way. The newly platted right-of-way shall have a note stated "Hereby dedicated as right-of-way."
3. The preliminary plat depicts an existing watermain easement running parallel with Genoa Road. This easement shall also be reflected on the final plat along with recording information.
4. If the existing sanitary sewer easement running through Lot 7 has been vacated then it needs to be stated as such with recording information. If it has not been vacated then it needs to be depicted with recording information.
5. It shall be depicted that the 12-inch watermain running through lots 1 and 2 is being relocated to within the newly dedicated Crystal Parkway right-of-way.
6. The easement provision certificate shall be revised to address the detention area on Lot 2.
7. Sidewalks will be required to be installed along all public right-of-ways adjacent to the plat.
8. A drainage overlay shall be submitted.
9. The cross access easement for Lots 3-5 shall be depicted with an explanation of purpose.
10. The building setback lines shall be removed.
11. Utility and drainage easements shall be depicted on individual lots.
12. Lot 7 shall be renamed outlot A.
13. A stormwater detention easement will need to be provided for the detention pond on Lot 2.
14. Per Appendix A of the Subdivision Code, the Public Works Department certificate block is required.
15. The Planning Commission certificate block shall be removed.
16. All public improvements shall be completed in accordance with approved construction plans for the development. An engineer's estimate of cost for the

public improvements to be completed as a part of this project shall be submitted along with the construction plans for the development.

17. A Performance Bond or Letter-of-Credit is required for all public improvements on forms provided by the City and must be submitted prior to the recording of the Final Plat or prior to the approval and release of the construction plans for the development by the Director of Public Works.
18. A construction inspection fee in the amount of three percent of the approved engineer's estimate of costs for the public improvements must be paid to the City Clerk prior to approval and release of the construction plans for the development by the Director of Public Works.
19. Unless other arrangements are approved by the City Council, the developer shall pay all normal, customary, and standard permit, inspection, tap-on, connection, recapture, basin, and other fees that are required by the City prior to signing the Final Plat for this subdivision.
20. A stormwater maintenance agreement between the applicant and the City is required prior to the recording of the final plat or issuance of a building permit. The agreement will guarantee that the applicant and all future owners of the property will maintain its stormwater drainage system.
21. The plat shall be in compliance with all applicable codes, ordinances, and agreements.

Motion to approve case 2022-19; Belvidere Retail Subdivision (FP) subject to the conditions as presented carried with a (5-0) roll call vote.

Paul Engelman, Chairman
Belvidere Planning and Zoning Commission

ORDINANCE NO. 594H

**AN ORDINANCE APPROVING
A FINAL PLAT TITLED
BELVIDERE RETAIL SUBDIVISION**

WHEREAS, the City of Belvidere has adopted a Subdivision Ordinance (Chapter 151 of the Belvidere Municipal Code) in accordance with the provisions of Illinois Compiled Statutes to regulate the division of land and specify the minimum requirements for public improvements on land in the City of Belvidere; and,

WHEREAS, the applicant, Belvidere Retail, LLC, 5277 Trillium Boulevard, Hoffman Estates, IL 60192 (described in the attached subdivision plat (hereof referenced as Attachment A), has petitioned the City of Belvidere for approval of the final plat titled Belvidere Retail Subdivision.

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

Section 1. That the attached Final Plat titled Belvidere Retail Subdivision be, and is hereby approved, subject to the following conditions:

1. The plat shall accurately reflect the existing location boundaries of the Crystal Parkway right-of-way.
2. The existing Crystal Parkway right-of-way shall be called out separately than the newly platted right-of-way. The newly platted right-of-way shall have a note stated "Hereby dedicated as right-of-way.
3. The preliminary plat depicts an existing watermain easement running parallel with Genoa Road. This easement shall also be reflected on the final plat along with recording information.
4. If the existing sanitary sewer easement running through Lot 7 has been vacated then it needs to be stated as such with recording information. If it has not been vacated then it needs to be depicted with recording information.
5. It shall be depicted that the 12-inch watermain running through lots 1 and 2 is being relocated to within the newly dedicated Crystal Parkway right-of-way.
6. The easement provision certificate shall be revised to address the detention area on Lot 2.
7. Sidewalks will be required to be installed along all public right-of-ways adjacent to the plat.
8. A drainage overlay shall be submitted.
9. The cross access easement for Lots 3-5 shall be depicted with an explanation of purpose.
10. The building setback lines shall be removed.

11. Utility and drainage easements shall be depicted on individual lots.
12. Lot 7 shall be renamed outlot A.
13. A stormwater detention easement will need to be provided for the detention pond on Lot 2.
14. Per Appendix A of the Subdivision Code, the Public Works Department certificate block is required.
15. The Planning Commission certificate block shall be removed.
16. All public improvements shall be completed in accordance with approved construction plans for the development. An engineer's estimate of cost for the public improvements to be completed as a part of this project shall be submitted along with the construction plans for the development.
17. A Performance Bond or Letter-of-Credit is required for all public improvements on forms provided by the City and must be submitted prior to the recording of the Final Plat or prior to the approval and release of the construction plans for the development by the Director of Public Works.
18. A construction inspection fee in the amount of three percent of the approved engineer's estimate of costs for the public improvements must be paid to the City Clerk prior to approval and release of the construction plans for the development by the Director of Public Works.
19. Unless other arrangements are approved by the City Council, the developer shall pay all normal, customary, and standard permit, inspection, tap-on, connection, recapture, basin, and other fees that are required by the City prior to signing the Final Plat for this subdivision.
20. A stormwater maintenance agreement between the applicant and the City is required prior to the recording of the final plat or issuance of a building permit. The agreement will guarantee that the applicant and all future owners of the property will maintain its stormwater drainage system.
21. The plat shall be in compliance with all applicable codes, ordinances, and agreements.

Section 2. That the Mayor and City Clerk are hereby authorized and directed to execute the plat upon presentment of a proper guarantee for the construction of the required subdivision improvements and payment of the construction inspection fee in accordance with the Belvidere Subdivision Ordinance.

Section 3. That the City Clerk is hereby authorized and directed to cause the final plat to be recorded with the Boone County Recorder of Deeds after the plat is properly executed by all of the officers of the City of Belvidere.

Section 4. That this Ordinance shall be in full force and effect from and after its passage as provided by local law and pursuant to Illinois State Statutes. This written and foregoing Ordinance is published by authority of the corporate authorities of the City of Belvidere in pamphlet form on this date.

PASSED by the City Council of the City of Belvidere this _____ day of _____, 2022.

APPROVED by the Mayor of the City of Belvidere this _____ day of _____, 2022.

Clint Morris, Mayor

ATTEST:

Sarah Turnipseed, City Clerk

Ayes: _____ Nays: _____ Absent: _____

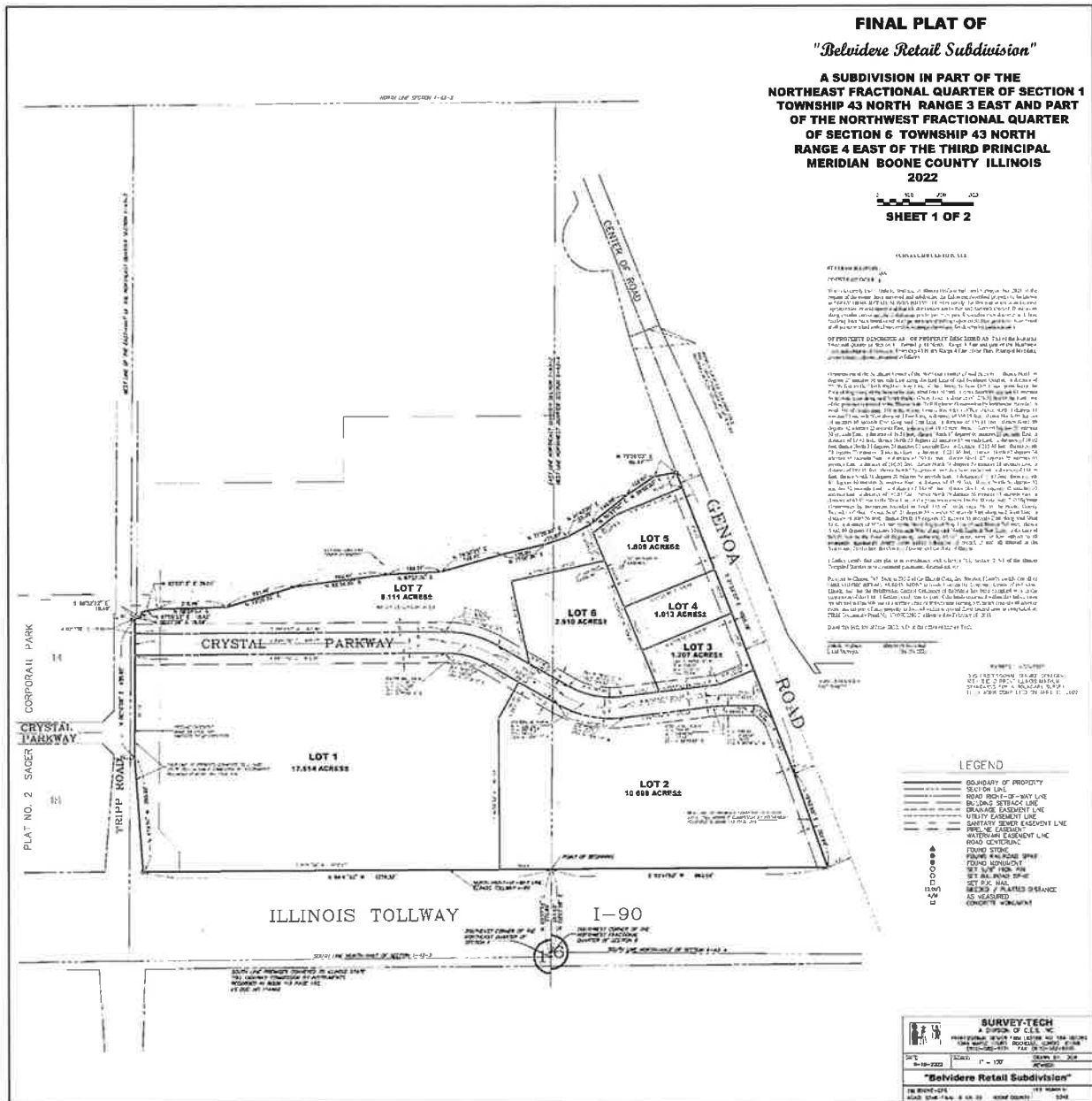
City Council Members Voting Aye:

City Council Members Voting Nay:

Date Published:

Sponsor: _____

ATTACHMENT A



FINAL PLAT OF
"Belvidere Retail Subdivision"
A SUBDIVISION IN PART OF THE
NORTHEAST FRACTIONAL QUARTER OF SECTION 1
TOWNSHIP 43 NORTH RANGE 3 EAST AND PART
OF SECTION 6 TOWNSHIP 43 NORTH
RANGE 4 EAST OF THE THIRD PRINCIPAL
MERIDIAN BOONE COUNTY ILLINOIS
2022
SHEET 2 OF 2

OWNER'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF BOONE)
I, the undersigned, being the owner of the above described premises, do hereby certify that the plat hereon is a true and correct copy of the original plat as recorded in the office of the County Clerk of Boone County, Illinois, and that the same is a true and correct copy of the original plat as recorded in the office of the County Clerk of Boone County, Illinois, and that the same is a true and correct copy of the original plat as recorded in the office of the County Clerk of Boone County, Illinois.

STATE OF ILLINOIS
COUNTY OF BOONE
I, _____, Clerk of the County of Boone, Illinois, do hereby certify that the above described plat is a true and correct copy of the original plat as recorded in the office of the County Clerk of Boone County, Illinois, and that the same is a true and correct copy of the original plat as recorded in the office of the County Clerk of Boone County, Illinois.

RETURNED BY ANNY'S COMMUNITY CENTER
STATE OF ILLINOIS
COUNTY OF BOONE
I, _____, Clerk of the County of Boone, Illinois, do hereby certify that the above described plat is a true and correct copy of the original plat as recorded in the office of the County Clerk of Boone County, Illinois, and that the same is a true and correct copy of the original plat as recorded in the office of the County Clerk of Boone County, Illinois.

STATE OF ILLINOIS
COUNTY OF BOONE
I, _____, Clerk of the County of Boone, Illinois, do hereby certify that the above described plat is a true and correct copy of the original plat as recorded in the office of the County Clerk of Boone County, Illinois, and that the same is a true and correct copy of the original plat as recorded in the office of the County Clerk of Boone County, Illinois.

TOWNSHIP BOARD WORKSHEET CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF BOONE)
I, _____, Clerk of the Township of _____, Boone County, Illinois, do hereby certify that the above described plat is a true and correct copy of the original plat as recorded in the office of the County Clerk of Boone County, Illinois, and that the same is a true and correct copy of the original plat as recorded in the office of the County Clerk of Boone County, Illinois.

RECORDERS PUBLIC CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF BOONE)
I, _____, Clerk of the County of Boone, Illinois, do hereby certify that the above described plat is a true and correct copy of the original plat as recorded in the office of the County Clerk of Boone County, Illinois, and that the same is a true and correct copy of the original plat as recorded in the office of the County Clerk of Boone County, Illinois.

RECORDERS PUBLIC CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF BOONE)
I, _____, Clerk of the County of Boone, Illinois, do hereby certify that the above described plat is a true and correct copy of the original plat as recorded in the office of the County Clerk of Boone County, Illinois, and that the same is a true and correct copy of the original plat as recorded in the office of the County Clerk of Boone County, Illinois.

STATE OF ILLINOIS
COUNTY OF BOONE
I, _____, Clerk of the County of Boone, Illinois, do hereby certify that the above described plat is a true and correct copy of the original plat as recorded in the office of the County Clerk of Boone County, Illinois, and that the same is a true and correct copy of the original plat as recorded in the office of the County Clerk of Boone County, Illinois.

PLAT COMPANY CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF BOONE)
I, _____, Clerk of the County of Boone, Illinois, do hereby certify that the above described plat is a true and correct copy of the original plat as recorded in the office of the County Clerk of Boone County, Illinois, and that the same is a true and correct copy of the original plat as recorded in the office of the County Clerk of Boone County, Illinois.

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STATE OF ILLINOIS)
COUNTY OF BOONE)
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STATE OF ILLINOIS
COUNTY OF BOONE
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SURVEY-TECH
A DIVISION OF C.E.L. INC.
PROFESSIONAL SURVEYING AND MAPPING
INCORPORATED
1000 N. WASHINGTON ST., SUITE 200
SPRINGFIELD, ILLINOIS 62761
TEL: 217-223-1111 FAX: 217-223-1112
www.survey-tech.com

CITY OF BELVIDERE

Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

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

August 2, 2022

ADVISORY REPORT

CASE NO: 2022-20

APPLICANT: Belvidere Retail, LLC, Genoa/Tripp/I-90 (RZ-PB)

REQUEST AND LOCATION:

The applicant, Belvidere Retail, LLC, 5277 Trillium Boulevard, Hoffman Estates, IL 60192 on behalf of the property owner Donald K. Busch, Sr., 7301 W. Ridge lane, Cherry Valley, IL 61016 is requesting a map amendment (rezoning) north of I-90 between Tripp and Genoa Roads, Belvidere, IL from RH, Rural Holding District (pending annexation) to PB, Planned Business District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. The subject is approximately 23 acres and vacant (Part of PINs: 07-01-276-004 and 08-06-100-003).

BACKGROUND:

The property is pending annexation into the City of Belvidere. According to the City of Belvidere Zoning Ordinance, all property annexed into the City is zoned RH, Rural Holding District until properly rezoned by ordinance. In conjunction with the petition of annexation for the subject property, the applicant has petitioned for a rezoning to planned business and planned industrial, a preliminary plat of subdivision and a final plat of subdivision. Another applicant has applied for a special use for a commercial development on a portion of the subject property.

Sager Corporate Park which is located on the west side of Tripp Road was annexed into the City in 1990 and began development in 1996. Crystal Parkway currently dead ends at the Tripp Road border of the subdivision. Upon rezoning and development of the subject property, Crystal Parkway will be completed and developed eastward until it connects to the Genoa Road Interchange. In the early 2000's there was a stub road constructed at the interchange in anticipation of Crystal Parkway being fully developed.

The Boone County Soil and Water Conservation District's NRI Report 1655 provided a favorable opinion of the change of zoning for the subject property. The Boone County Soil and Water Conservation District notes that future development should be aware of some soil limitations and potential agricultural tiles.

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: Vacant

North: Row Crop Production

South: I-90 and Row Crop Production

West: Row Crop Production and Vacant

East: Multi-tenant Commercial and Row Crop Production

The subject property is located along the southern edge of the City of Belvidere, north of I-90 between Tripp and Genoa Roads. Nearby property that has yet to be annexed into the City as well as properties not developed yet are in row crop production. To the west of Tripp Road are several industrial buildings and to the east of Genoa Road is a large commercial development with multiple out lots.

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

Findings:

Subject property: RH, Rural Holding District (pending annexation)

North: A-1, Agricultural Preservation Area District (county)

South: RH, Rural Holding District (pending annexation and pending rezoning to Planned Industrial District) and A-1, Agricultural Preservation Area District (county)

West: PI, Planned Industrial District and RH, Rural Holding District (pending annexation and pending rezoning to Planned Industrial District)

East: PB, Planned Business District and A-1, Agricultural Preservation Area District

The planned business zoning allows for office, professional services and commercial land uses. Land uses that are more intense such as bars and vehicle orientated businesses are permitted by special use approval. The Planned Industrial District allows for professional services and light industrial land uses. Commercial and more intense industrial land uses are permitted by special use approval. As such, the proposed rezoning to Planned Business District is compatible with the existing area and will assist in promoting growth.

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

Findings: The property is suitable for the existing zoning classification in its current state with the existing improvements located on the subject property.

The existing use on the subject property is suitable for the Rural Holding District. However, the location of the property and nearby infrastructure lends itself to commercial development. By rezoning the subject property to a more appropriate district, when improvements are made, the site will be more compatible with the surrounding area.

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.

The subject property was placed into the default Rural Holding District zoning classification upon approval of an annexation with the city, however, the anticipated improvements and land uses as noted in the annexation agreement are at a greater intensity than the "rural community character" that the Rural Holding District encourages. The proximity of the Genoa Road interchange and Sager Corporate Park encourages the trend of commercial and industrial development in the area.

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

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 Business" by the City of Belvidere Comprehensive Plan, adopted July 15, 1999. The Planned Business map category encourages high quality indoor commercial, office and institutional land uses, with generous landscaping and limited signage. The applicant wishes to rezone to planned business in compliance with the Plan. Any development will need to be in compliance with the zoning ordinance which furthers the goals of the Plan.

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 subject property is currently vacant, in accord with Boone County regulations. The rezoning will help bring the property in line with the City of Belvidere's regulations. All future development will be required to adhere to all applicable codes and ordinances in addition to advised recommendations for development that may be provided by agencies at a later date.

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: Properties are automatically zoned Rural Holding District upon annexation. This zoning district acts as a holding place until the property can be properly rezoned to an industrial, commercial or residential district.

SUMMARY:

The planning staff believes that the proposed rezoning for the subject site is not more intense than the other developed uses in the general area. The development of the subject property includes the completion of Crystal Parkway which will benefit neighboring properties as well.

The Planned Business District requirements will limit the intensity of permitted land uses, aesthetics of new construction and the size of development. These regulations will lessen any negative impacts the rezoning may cause to the area.

2022-20; Belvidere Retail, LLC, Genoa/Tripp/I-90 (RZ- PB)

RECOMMENDATION:

The Planning staff recommends the approval of case number 2022-20 to rezone approximately 23 acres between Tripp and Genoa Roads, north of I-90 from RH, Rural Holding District (pending annexation) To PB, Planned Business District.

Submitted by:



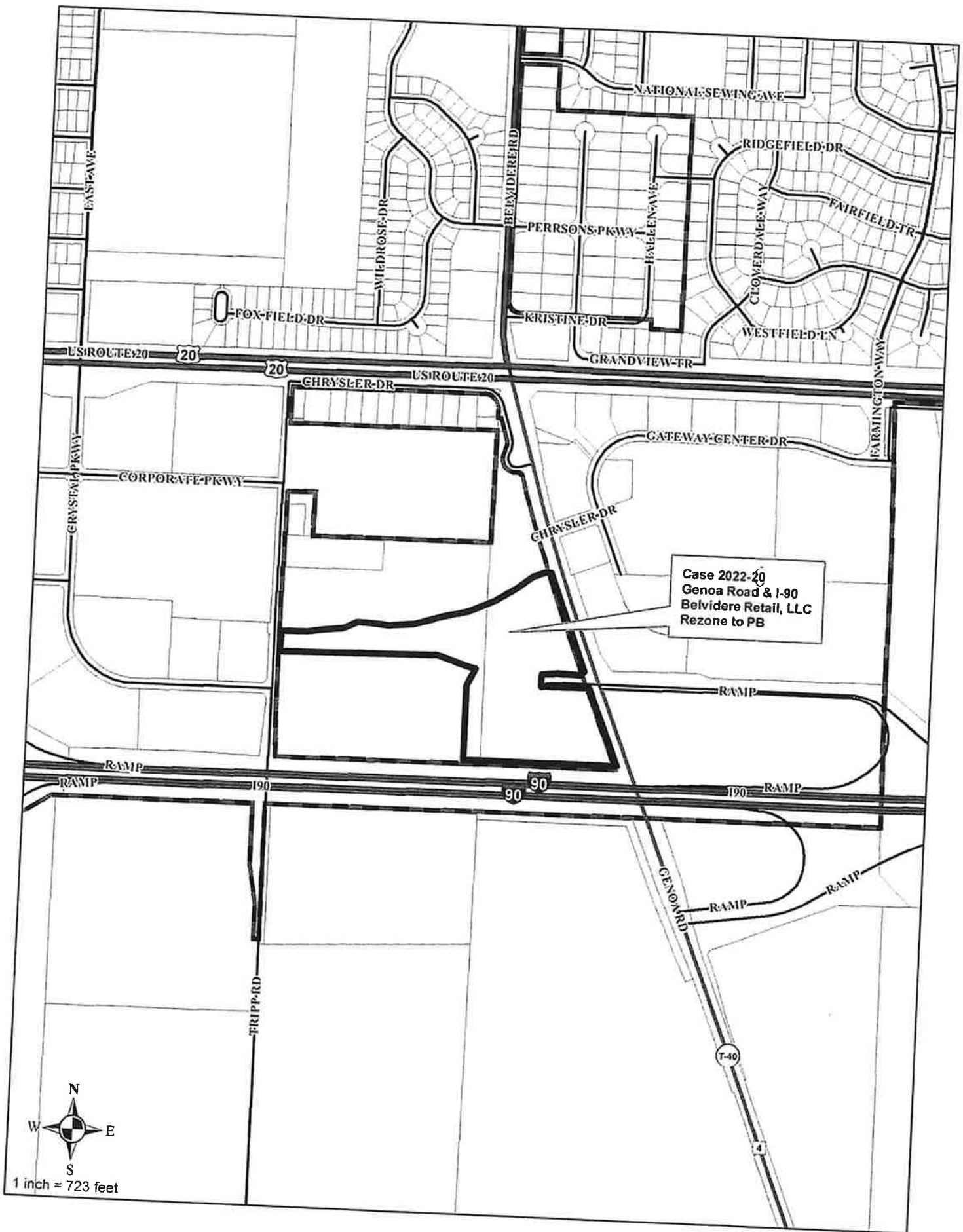
Gina DelRose, Community Development Planner

PLANNING AND ZONING COMMISSION/CITY COUNCIL ACTION

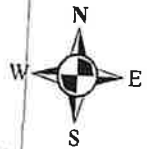
The Planning and Zoning Commission shall make and forward findings of fact as to the whether the proposed map amendment furthers the purposes of the Zoning Ordinances and make a recommendation to the City Council. The City Council shall review the findings and recommendation and may accept or reject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

ATTACHMENTS

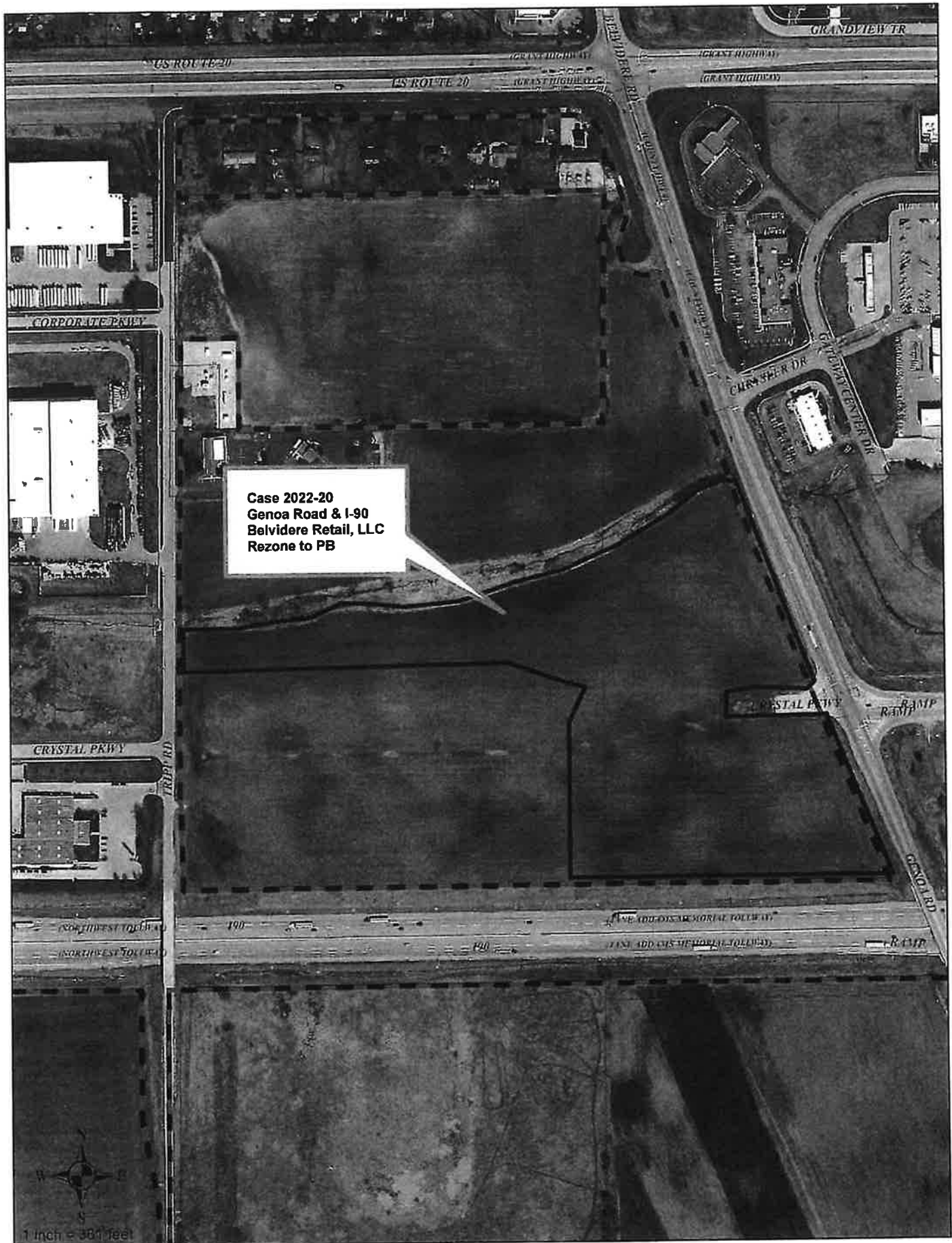
1. Location Map by Planning Staff.
2. Aerial photo by Planning Staff.
3. Zoning Map by Planning Staff.
4. Zoning Exhibit by Applicant.
5. Narrative submitted by Applicant.
6. Belvidere Retail Subdivision.
7. Letter from the Boone County Health Department, Amanda Mehl, July 21, 2022.
8. NRI Report 1655 opinion, executive summary and comments submitted by Teagan Duffy, Boone County Soil and Water Conservation District dated August 4, 2021.



Case 2022-20
Genoa Road & I-90
Belvidere Retail, LLC
Rezone to PB



1 inch = 723 feet



Case 2022-20
Genoa Road & I-90
Belvidere Retail, LLC
Rezone to PB

1 inch = 360 feet



CITY OF BELVIDERE PROPOSED ZONING PLAT
PART OF THE NORTHEAST QUARTER OF SECTION 1
TOWNSHIP 43 NORTH RANGE 3 EAST AND PART
OF THE NORTHWEST FRACTIONAL QUARTER
OF SECTION 6 TOWNSHIP 43 NORTH
RANGE 4 EAST OF THE THIRD PRINCIPAL
MERIDIAN, BOONE COUNTY ILLINOIS
2022

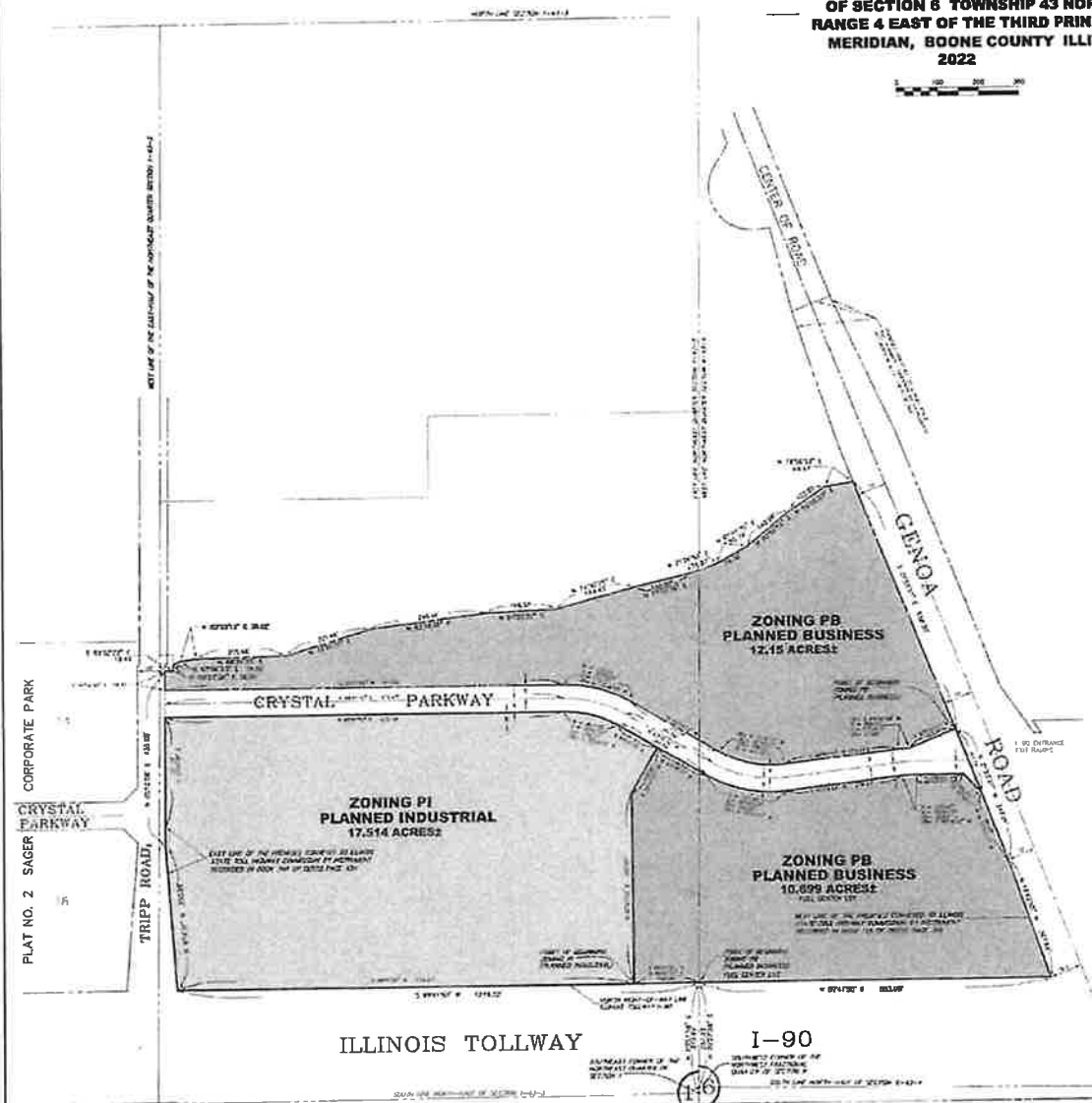


STATE OF ILLINOIS
CLERK OF CIRCUIT COURT
BOONE COUNTY

PROPOSED ZONING PLAT

PROPOSED ZONING PLAT

PROPOSED ZONING PLAT



PROPOSED ZONING PLAT

PROPOSED ZONING PLAT

PROPOSED ZONING PLAT

PROPOSED ZONING PLAT

PROPOSED ZONING PLAT

PROPOSED ZONING PLAT

ILLINOIS TOLLWAY **I-90**

LEGEND

	BOUNDARY OF EXISTING PARCELS
	SECTION LINE
	ROAD RIGHT-OF-WAY LINE
	PROPOSED ZONING PI (PLANNED INDUSTRIAL)
	PROPOSED ZONING PB (PLANNED BUSINESS)

SURVEY-TECH
 INCORPORATED
 1111 S. MAIN ST.
 BELVIDERE, ILL. 62604
 (618) 231-1111

EXPRESS 11-30-2022
 THIS PROPOSAL, REVISED, DOW DROPS
 WITH THE CURRENT ZONING ORDINANCE
 FOR A QUADRANT SURVEY
 AND FIELD WORK REQUIRED.

DATE	SCALE	SHEET NO.	TOTAL SHEETS
8-23-22	1" = 100'	16	16

CITY OF BELVIDERE ZONING PLAT

PREPARED BY: SURVEY-TECH, INC.
 DATE: 8-23-22
 SHEET NO.: 16 OF 16

DEVELOPMENT NARRATIVE
NORTHWEST CORNER OF
GENOA ROAD AND INTERSTATE 90

OM Belvidere Group, LLC and Belvidere Retail, LLC are proposing a mixed-use redevelopment on the approximately 43.5-acre property located at the northwest corner of Genoa Road and Interstate 90. The first phase of the development will include a convenience store and fueling center on the southeastern 10 acres of our development. The remaining property will include several uses, including quick service restaurants, a retail strip center, a hotel, and a future development lot.

Coincident with our zoning application, the current property owner is requesting annexation, rezoning, special use, and subdivision of these parcels. Upon approval, OM Belvidere Group, LLC and Belvidere Retail, LLC will complete their purchase of the property. OM Belvidere Group, LLC will own the fuel center, and Belvidere Retail, LLC will own and develop the rest of the development.

The development will be access via the extension of Crystal Parkway from Tripp Road to Genoa Road, and also via restricted access to the property from Genoa Road.

With this application, we are requesting the approval of a planned development for the southeastern parcel (Phase 1) only at this time. We will return with our application for the remaining property once we have further refined the development plan. The fuel center will consist of a 12,000 square foot building, 8 multi-product fueling dispensers for passenger vehicles (16 fueling positions), and eight commercial fueling lanes; five of the commercial fueling lanes will be initially constructed with expansion for three future lanes. In addition to a traditional convenience store offerings, the fuel center will include three restaurant spaces for Smoothie King, WingStop, and Jimmy Johns. The building has two drive thru windows: one on the west elevation and one on the south elevation. Each drive thru has separate vehicle queuing areas. The commercial fueling area is designed to operate independently of the passenger vehicle refueling area to minimize visibility issues as the trucks maneuver through the site.

As part of this application, we are requesting a few deviations from code for the development of these parcels as noted in the annexation agreement.

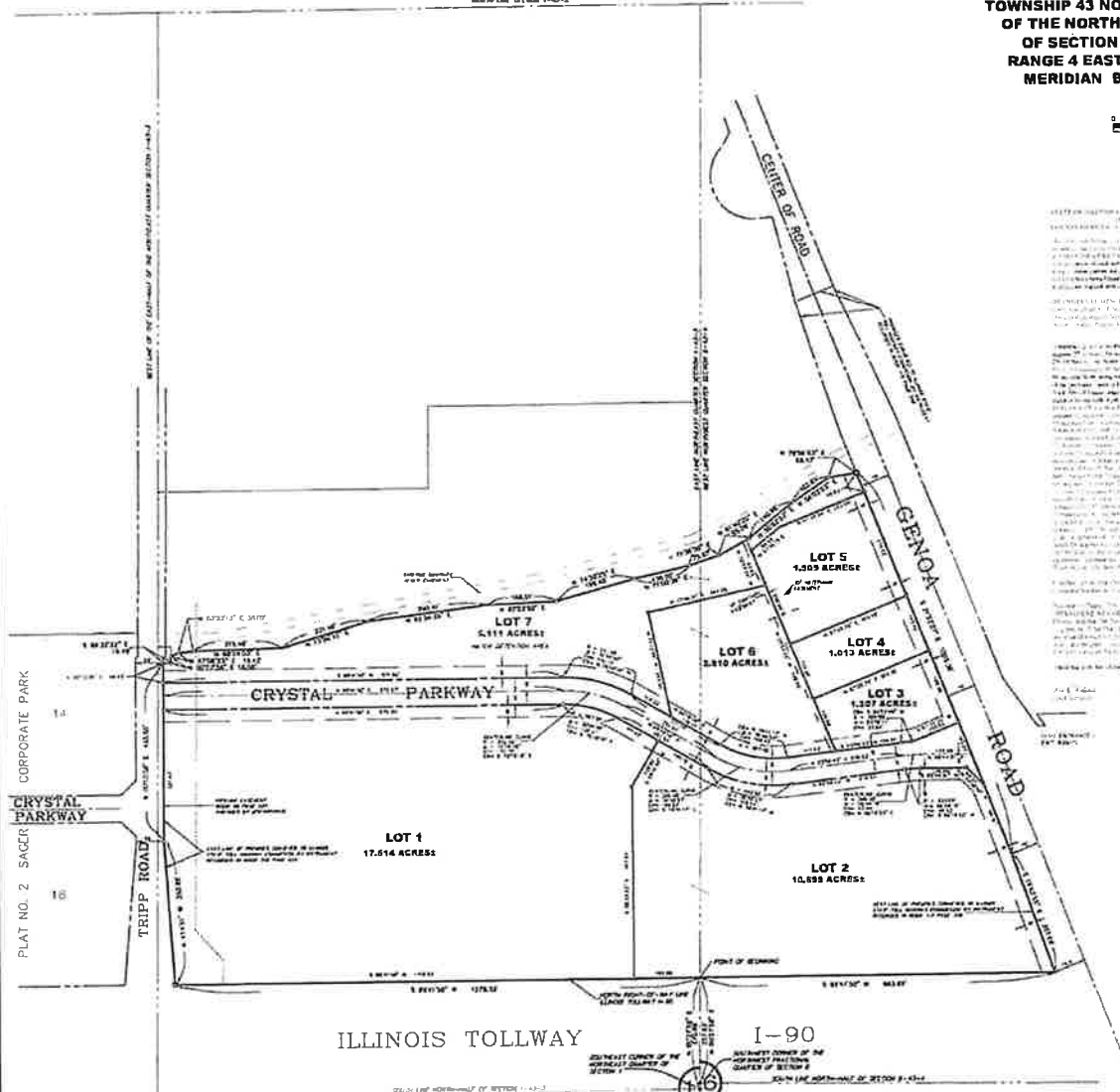
The fueling center will have three freestanding signs, including a ground sign on Genoa Road, a sign on the Crystal Park extension, and a high-rise sign along the interstate. The high-rise sign has been designed to be visible for westbound traffic prior to exiting the off-ramp for Genoa Road. This high-rise sign will include signage for the fuel center, a pricer for the fuel center, signage for the future hotel and any other retailers. We are also requesting approval for future hi-rise signage along the interstate for the western Planned Industrial parcel, which is critical fo the marketing of this lot.

Subject to approval by the City of Belvidere, construction of the infrastructure, Crystal Parkway extension, and fuel center will begin this year, and the second phase would begin in Spring 2023.

FINAL PLAT OF
"Belvidere Retail Subdivision"

**A SUBDIVISION IN PART OF THE
NORTHEAST FRACTIONAL QUARTER OF SECTION 1
TOWNSHIP 43 NORTH RANGE 3 EAST AND PART
OF THE NORTHWEST FRACTIONAL QUARTER
OF SECTION 6 TOWNSHIP 43 NORTH
RANGE 4 EAST OF THE THIRD PRINCIPAL
MERIDIAN BOONE COUNTY ILLINOIS
2022**

0 100 200 300
SHEET 1 OF 2



SECTION ONE

THIS SECTION IS A PART OF THE FINAL PLAT OF THE BELVIDERE RETAIL SUBDIVISION, BOONE COUNTY, ILLINOIS, AND IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE INSTRUMENTS REFERRED TO HEREIN.

SECTION TWO

THESE LOTS ARE TO BE USED FOR RETAIL COMMERCIAL PURPOSES, AND THE SUBDIVISION IS SUBJECT TO THE ZONING ORDINANCES OF BOONE COUNTY, ILLINOIS.

SECTION THREE

THESE LOTS ARE TO BE USED FOR RESIDENTIAL PURPOSES, AND THE SUBDIVISION IS SUBJECT TO THE ZONING ORDINANCES OF BOONE COUNTY, ILLINOIS.

SECTION FOUR

THESE LOTS ARE TO BE USED FOR COMMERCIAL PURPOSES, AND THE SUBDIVISION IS SUBJECT TO THE ZONING ORDINANCES OF BOONE COUNTY, ILLINOIS.

SECTION FIVE

THESE LOTS ARE TO BE USED FOR COMMERCIAL PURPOSES, AND THE SUBDIVISION IS SUBJECT TO THE ZONING ORDINANCES OF BOONE COUNTY, ILLINOIS.

SECTION SIX

THESE LOTS ARE TO BE USED FOR COMMERCIAL PURPOSES, AND THE SUBDIVISION IS SUBJECT TO THE ZONING ORDINANCES OF BOONE COUNTY, ILLINOIS.

SECTION SEVEN

THESE LOTS ARE TO BE USED FOR COMMERCIAL PURPOSES, AND THE SUBDIVISION IS SUBJECT TO THE ZONING ORDINANCES OF BOONE COUNTY, ILLINOIS.

LEGEND

---	BOUNDARY OF PROPERTY
---	SECTION LINE
---	ROAD RIGHT-OF-WAY LINE
---	BLUING EASEMENT LINE
---	DRAINAGE EASEMENT LINE
---	UTILITY EASEMENT LINE
---	SANITARY SEWER EASEMENT LINE
---	WATERMAIN EASEMENT LINE
---	TOWNSHIP
▲	FOUND STONE
●	FOUND SOUNDED SPIKE
○	FOUND MONUMENT
○	SET 3/8" IRON PIN
○	SET IRONWOOD SPIKE
○	SET P.N. NAIL
○	DEEDS / PLATTED DISTANCE
○	AS MEASURED
○	CONCRETE MONUMENT

SURVEY-TECH
A DIVISION OF C.E.S. INC.
PROFESSIONAL SURVEYING FIRM LICENSE NO. 184-00110
1100 N. WASHINGTON ST., SUITE 100, DEERFIELD, IL 60015
(630) 424-8877 FAX (630) 424-8808

DATE: 8/1/2022 SCALE: 1" = 100' DRAWN BY: JMS
CHECKED BY: JMS

"Belvidere Retail Subdivision"

FILE NUMBER: 2022-0015
FILE NUMBER: 2022-0015

SEE ALL THE PROVISIONS CONTAINED IN ALL ORDINANCES
AND ORDINANCES OF BOONE COUNTY, ILLINOIS
AND ALL THE ORDINANCES OF THE STATE OF ILLINOIS
AS APPLICABLE TO THIS PLAT.



Public Health
Prevent. Promote. Protect.

Boone County Health Department

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

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

July 21, 2022

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

Email: gdelrose@ci.belvidere.il.us

Re: Case: 2022-22 (RZ) Belvidere Retail Subdivision – Planned Business, North of I-90 between Tripp and Genoa Roads.

Dear City of Belvidere,

We are in receipt of a map amendment request (rezoning) on approximately 23 acres north of I-90 between Tripp and Genoa Roads, Belvidere, IL from RH, Rural Holding District (pending annexation) to PB, Planned Business District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. PIN: 07-01-276-004 and 08-06-100-003

At this time, the Boone County Health Department has no comment.

If you have any questions or concerns, please contact us at (815) 544-2951 ext. 2 or at info@boonehealth.org.

Sincerely,

Amanda Mehl
Public Health Administrator
Boone County Health Department

AT

Opinion of the Boone County SWCD Board

Donald K Busch Sr., has submitted a request for a Natural Resource Information Report as part of an application for a zoning change from A1 to industrial on a portion of two parcels (60.16 acres) in Section 6 of Spring Township and 12 of Flora Township. The Area of Interest (AOI) is between Genoa Road and Tripp Road, and directly North of I-90. The parcel identification number(s) are 07-01-276-004 and 08-06-100-003.

The Boone County Soil & Water Conservation District Board has a

- Favorable
- Unfavorable
- Other: _____

opinion of the proposed land use change. The Board concerns are stated below. More detailed information is presented throughout the various sections of this document.

Signature of Board Chairman:

Bill Hall

on 8-4-21

Board Concerns: See SWCD Comments

**EXECUTIVE SUMMARY
NRI REPORT #1655**

The Boone County Soil and Water Conservation District (SWCD) has completed this Natural Resource Information (NRI) Report #1655 in response to a request for a change in zoning from A1 to Industrial. The project involves approximately 60.16 acres, located at PINs 08-06-100-003 and 07-01-276-004. The site is located in the Northwest corner of Section 1 in Flora Township and the Northeast corner of section 6 of Spring Township, Boone Co., State of Illinois.

The surrounding land use is mainly industrialized and a few agricultural plots. The property is located between I-90, Route 20, Genoa Road, and Tripp Road.

The purpose of the Natural Resources Information Report is to serve as a tool for determining appropriate land uses and the effect of particular land uses on the integrity of the natural resources present on or in the vicinity of the parcel.

According to the USDA Natural Resources Conservation Service Boone County Soil Survey, the site has the following soils:

Soil Type	Soil Name Slope ranges	# of Acres	% of Total Acres	Land Evaluation
59A	Lisbon silt loam, 0 to 2 percent slopes	2.3	3.9	95
125A	Selma 0-2% slopes	13.2	21.9	90
188A	Beardstown 0-2% slopes	3.6	5.9	82
221B	Parr silt loam, 2 to 5 percent slopes	11.1	18.3	85
290B	Warsaw 2-4% slopes	8.7	14.4	85
290C2	Warsaw loam, 4 to 6 percent slopes, eroded	11.1	18.3	82
440B	Jasper 0-2% slopes	10.4	17.2	90
490A	Odell 0-2% slopes	0	0	90

Land Evaluation - Land Evaluation encompasses information regarding soils found on the site and their suitability for agricultural purposes. For purposes of the Land Evaluation portion of the LESA system, each soil is assigned a relative value number from 0 to 100, a 0 being the worst for crop production, 100 the best.

Land Evaluation Score: 86.6

Farmland Classification: Prime agricultural soils are an important resource to Winnebago County. Some of the most productive soils in the United States occur locally. Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops.

- All areas are prime farmland: 72.2%
- Prime farmland if drained: 27.8%

Hydric Soils: Hydric soils by definition have seasonal high water at or near the soil surface and/or have potential flooding or ponding problems. All hydric soils range from poorly suited to unsuitable for building.

- Hydric Inclusions: 27.8%
- Not Hydric: 72.2%

Limitations for Septic Systems: The factors considered are the characteristics and qualities of the soil that affect the limitations for absorbing waste from domestic sewage disposal systems. The major features considered are soil permeability, percolation rate, groundwater level, depth to bedrock, flooding hazards, and slope.

- Slight: 17.2%
- Restricted: 14.4%
- Severe: 5.9%
- Very Severe: 62.4%

Erosion and Sediment Control: Erosion is the wearing away of the soil by water, wind, and other forces. Soil erosion threatens the Nation's soil productivity and contributes the most pollutants in our waterways. Water causes about two thirds of erosion on agricultural land. Four properties, mainly, determine a soil's erodibility: Texture, Slope, Structure and Organic Matter Content.

- Slight: 46.1%
- Moderate: 53.8%

Dwelling With Basements – Dwellings are single-family houses of three stories or less. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet. The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

- Not Limited: 32.7%
- Somewhat Limited: 35.5%
- Very Limited: 31.7%

Small Commercial Buildings - Small commercial buildings are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (which is inferred from the Unified classification of the soil). The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

- Not Limited: 14.4%
- Somewhat Limited: 63.6%
- Very Limited: 21.9%

Shallow Excavation: Shallow excavations are trenches or holes dug to a maximum depth of 5 or 6 feet for graves, utility lines, open ditches, or other purposes. The ratings are based on the soil properties that influence the ease of digging and the resistance to sloughing. Depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, the amount of large stones, and dense layers influence the ease of digging, filling, and compacting. Depth to the seasonal high water table, flooding, and ponding may restrict the period when excavations can be made. Slope influences the ease of using machinery. Soil texture, depth to the water table, and linear extensibility (shrink-swell potential) influence the resistance to sloughing.

- Somewhat Limited: 68.2%
- Very Limited: 31.7%

Soil Features:

Depth to Any Soil Restrictive Layer: A restrictive layer is a nearly continuous layer that has one or more physical, chemical, or thermal properties that significantly impedes the movement of water and air through the soil or that restricts roots or otherwise provides an unfavorable root environment.

- >200 cm: 67.2%
- 74 cm: 14.4%
- 71 cm: 18.3%

Frost Action: Potential for frost action is the likelihood of upward or lateral expansion of the soil caused by the formation of segregated ice lenses (frost heave) and the subsequent collapse of the soil and loss of strength on thawing. Frost action occurs when moisture moves into the freezing zone of the soil. Temperature, texture, density, saturated hydraulic conductivity (Ksat), content of organic matter, and depth to the water table are the most important factors considered in evaluating the potential for frost action. It is assumed that the soil is not insulated by vegetation or snow and is not artificially drained. Frost heave and low soil strength during thawing cause damage to pavements and other rigid structures. The potential of frost action is expressed as low, moderate, or high.

- Moderate: 68.2%
- High: 31.7%

Risk of Corrosion - Steel: Risk of corrosion pertains to potential soil-induced electrochemical or chemical action that corrodes or weakens uncoated steel. The rate of corrosion of uncoated steel is related to such factors as soil moisture, particle-size distribution, acidity and electrical conductivity of the soil. Special site examination and design may be needed if the combination of factors results in a severe hazard of corrosion. The steel in installations that intersect soil boundaries or soil layers is more susceptible to corrosion than the steel in installations that are entirely within one kind of soil or within one soil layer. The risk of corrosion is expressed as low, moderate, or high.

- High: 100%

Risk of Corrosion – Concrete: Risk of corrosion pertains to potential soil-induced electrochemical or chemical action that corrodes or weakens concrete. The rate of corrosion of concrete is based mainly on the sulfate and sodium content, texture, moisture content, and acidity of the soil. Special site examination and design may be needed if the combination of factors results in a severe hazard of corrosion. The concrete in installations that intersect soil boundaries or soil layers is more susceptible to corrosion than the concrete in installations that are entirely within one kind of soil or within one soil layer. . The risk of corrosion is expressed as low, moderate, or high.

- Moderate: 38.6%
- Low: 61.3%

Local Roads and Streets: Local roads and streets have an all-weather surface and carry automobile and light truck traffic all year. They have a subgrade of cut or fill soil material; a base of gravel, crushed rock, or soil material stabilized by lime or cement; and a surface of flexible material (asphalt), rigid material (concrete), or gravel with a binder. The ratings are based on the soil properties that affect the ease of excavation and grading and the traffic-supporting capacity. The properties that affect the ease of excavation and grading are depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, depth to a water table, ponding, flooding, the amount of large stones, and slope. The properties that affect the traffic-supporting capacity are soil strength (as inferred from the AASHTO group index number), subsidence, linear extensibility (shrink-swell potential), the potential for frost action, depth to a water table, and ponding. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use.

- Somewhat Limited: 32.7%
- Very Limited: 67.2%

Erosion Hazard – Off-Road, Off-Trail: The rating of this interpretation indicates the hazard of soils loss from off-road and off-trail areas after disturbance activities that expose the soil surface. The rates are based on slope, soil erosion factor K, and an index of rainfall erosivity (R). The soil loss is caused by sheet or rill erosion in off-road or off-trail areas where 50 to 75 percent of the surface has been exposed by some kind of disturbance. The ratings are both verbal and numerical. The hazard is described as "slight," "moderate," "severe," or "very severe." A rating of "slight" indicates that erosion is unlikely under ordinary climatic conditions; "moderate" indicates that some erosion is likely and that erosion-control measures may be needed; "severe" indicates that erosion is very likely and that erosion-control measures, including revegetation of bare areas, are advised; and "very severe" indicates that significant erosion is expected, loss of soil productivity and off-site damage are likely, and erosion-control measures are costly and generally impractical.

- Slight: 46.1%
- Moderate: 53.8%

Water Features:

Hydrologic Soil Group: Based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms. The soils are assigned to four groups (A, B, C and D). Group A soils have high infiltration rates. Group B soils have a moderate infiltration rate when thoroughly wet. Group C soils have a slow infiltration rate when thoroughly wet. Group D soils have a very slow infiltration rate (high runoff potential) when thoroughly wet. If a soil is assigned to a dual hydrologic group (A/D B/D or C/D) the first letter is for drained areas and the second is for undrained area

- B: 49.9%
- C: 18.3%
- B/D: 27.8%
- C/D: 3.9%

Depth to Water Table- a saturated zone in the soil. It occurs during specified months. Estimates of the upper limit are based mainly on observations of the water table at selected sites and on evidence of a saturated zone, namely grayish colors (redoximorphic features) in the soil. A saturated zone that lasts for less than a month is not considered a water table.

- 15 cm: 21.9%
- 45 cm: 5.9%
- 46 cm: 3.9%
- 84 cm: 18.3%
- >200 cm: 49.9%

Ponding- Ponding is standing water in a closed depression. The water is removed only by deep percolation, transpiration, or evaporation or by a combination of these processes. Ponding frequency classes are based on the number of times that ponding occurs over a given period. Frequency is expressed as none, rare, occasional, and frequent.

- None: 78.6%
- Frequent: 21.4%

Flooding- the temporary inundation of an area caused by overflowing streams or by runoff from adjacent slopes

- None: 100%

Drainage Class: The frequency and duration of wet periods under conditions similar to those under which the soil formed. Seven classes of natural soil drainage are recognized-excessively drained, somewhat excessively drained, well drained, moderately well drained, somewhat poorly drained, poorly drained, and very poorly drained.

- Well Drained: 49.9%
- Moderately Well Drained: 18.3%
- Somewhat poorly Drained: 9.8%
- Poorly Drained: 21.9%

Watershed Impacts: The PIQ is located in the Kishwaukee River Watershed. The PIQ is in the lower end of the watershed, and does not have any off-site contributory flow going through the area. Increased stormwater runoff from the site, and soil that erodes from the site, can degrade the water quality of the watershed and the downstream environment.

Biological Resources: The IL Department of Natural Resources Natural Resources Awareness Tool for applicators and other GIS maps in the office indicate four sensitive resources in the vicinity of the project. For a more detailed investigation, an EcoCAT Informational Request or Local Government Consultation Request report should be done.

Floodplain Review: FEMA's National Flood Hazard Layer shows there are no floodplains within the boundary of the proposed project area. There is a floodplain southwest of PIQ.

National Wetlands Inventory: According to the US Fish and Wildlife Service National Wetlands Inventory, there is one mapped wetland within proposed project area. It is a freshwater emergent wetland. Please contact the appropriate authorities.

Cultural Resource Review: It does not appear that there has been a structure on the project area, based on the plats of 1886 and 1905.

Geologic Information: This site has the Galena Group Formation, which is predicted to be between 50 to 200 feet below the land surface.

**Boone County SWCD Comments
NRI REPORT #1655**

Erosion Concerns

The proposed land use of this site is for the construction of commercial businesses. It is currently being used as farmland. Soil disturbance will occur as a result of developing the site, which is moderately sloping and susceptible to erosion. The area of disturbance will be greater than one acre, so an IEPA NPDES permit will be required; as well as any City/County Permit requirements.

Soil disturbance can create soil erosion which must be properly managed to prevent adverse environmental impacts. Erosion from construction sites is a leading cause of water quality problems in Illinois. Problems caused by this sediment include:

- increased flooding – Sediment build-up lowers the flow capacity of channels causing more frequent flooding in areas that rarely or never flooded before
- Financial burden to taxpayers - Sediment that finds its way into streets, storm sewers, and ditches result in additional maintenance costs for local, state and federal governments
- Water quality impairment - Sediment laden runoff transfers nutrients and other pollutants to downstream lakes and rivers degrading aquatic habitats and increasing costs for water treatment.

Simple but effective controls include preserving existing trees and grass where possible, using silt fence to trap sediment on the down slope sides of the area of disturbance, using a gravel drive used by all vehicles to limit tracking of mud onto streets, cleaning up sediment carried off-site by vehicles or storms, installing curb inlet controls, using downspout extenders to prevent roof runoff from eroding exposed soil, locating soil piles away from any roads or waterways, and reseeding or sodding the site as soon as possible. The materials (silt fence, stakes, gravel entrance, inlet controls, and grass seed) are easy to find and relatively inexpensive.

The Illinois Urban Manual is a resource of practices used throughout the State and can be accessed at <http://www.aiswcd.org/iум/>. The concept of these practices can be carried over to good housekeeping measures after development occurs and buildings are occupied to prevent stormwater runoff from becoming contaminated.

Tile Investigation

Subsurface drainage is used to remove excess water in poorly drained soils or areas impacted by heavy rain or storm events, such as a grassed waterway. These systems are very common in northern Illinois agricultural fields. When a subsurface drainage system is working correctly, these tiles can improve infiltration rates, reduce surface runoff, and increase water storage capacity of the soil in the fields. In cases where the tile fails upland drainage patterns can be compromised, field will hold standing water for days after a storm event, and large holes where soil has washed into the tile line can appear. All of these problems make it hard for equipment to access the area. Prompt repair of any drain tile failure will keep the system in good working order and prevent permanent damage to it.

Based on the soil types present, the existing waterway, and the site visit, this PIQ is likely to have subsurface drainage tile throughout the farmed areas and within the grassed waterway that bisects the field. A tile inspection is recommended for this site in order to identify if and where there are tile lines, so they can be accurately located and maintained throughout the life of the solar facility to minimize potential future damages. There is an area of concern on the southwest corner of the PIQ where there is a potential subsurface tile failure. Please see Photo #4 for a visual of this area. If a tile failure is identified in this location, it is recommended that the problem is address promptly before any other construction is done on the property to minimize impact.

Wetlands

According to the U.S. Fish and Wildlife National Wetlands Inventory, there are wetlands on the site. A wetland is an area with wet soils (hydric soil type), that will support a dominance of water tolerant plants known as hydrophytic plants. Wetlands usually are wooded or uncropped areas with cattails, willows and other plants that grow well in wet soils or water. A wetland may also be an uncropped wet spot in a cropped field, an area abandoned for five or more years, or an area ponded long enough during the growing season (April 14 – October 23) to develop anaerobic conditions in the upper soil profile. Ponded conditions need to exist for one week during the growing season and saturation conditions need to exist for at least two weeks during the growing season. Small rivers, creek, ditches or drainage ways that are wetlands and were too small to be mapped out due to scale are still wetlands.

Soils with a high seasonal water table or floods frequently are generally considered hydric soils. Other small areas with a similar degree of wetness may also be considered hydric. These small areas are found in other soil types and are usually called "hydric inclusions".

Wetlands are important because they catch sediment, nutrients, and pesticides that are carried by runoff water. Wetlands filter the water and the vegetation uses the nutrients and removes many of the pesticides from runoff. This improves water quality and is especially important in areas where groundwater supplies are recharged by wetlands. Flood protection in another benefit of wetlands, when water is stored in the wetland it can reduce downstream flooding. Migrating waterfowl use wetland for food, cover & nesting habitat, along with other game and non-game wildlife.


The laws of the United States and the State of Illinois assign certain agencies specific and different regulatory roles to protect the waters within the State's boundaries. These roles, when considered together, include protection of navigation channels and harbors, protection against flood way encroachments, maintenance and enhancement of water quality, protection of fish and wildlife habitat and recreational resources and, in general, the protection of total public interest. Unregulated use of the waters within the State of Illinois could permanently destroy or alter the character of these valuable resources and adversely impact the public. Therefore, please contact the proper regulatory authorities when planning any work associated with Illinois waters so that proper consideration and approval can be obtained.

Any proposed project or other activity should be designed to avoid and minimize any disturbance to the wetland, stream, or other aquatic area, as much as is practicable before applying for a permit from the Corps. Avoidance and minimization of impacts to wetlands or other aquatic areas can include locating any activity away from the wetland area, establishing buffer zones and protecting the quality of the water that may be discharged into wetlands.

****Any acreage discrepancies are due to the acres included with Right of Ways****

Thank you for taking the SWCD's concerns under consideration. If you have any questions or comments about this report or its findings, please contact the Boone County Soil and Water Conservation District at (815) 544-3465 ext. 3

Sincerely,


Teagan Duffy
Resource Conservationist

MEMO

DATE: August 10, 2022
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Recommendation for Case 2022-20; Belvidere Retail, LLC
Planned Business, North of I-90 between Tripp and Kelly Roads

REQUEST AND LOCATION:

The applicant, Belvidere Retail, LLC, 5277 Trillium Boulevard, Hoffman Estates, IL 60192 on behalf of the property owner Donald K. Busch, Sr., 7301 W. Ridge lane, Cherry Valley, IL 61016 is requesting a map amendment (rezoning) north of I-90 between Tripp and Genoa Roads, Belvidere, IL from RH, Rural Holding District (pending annexation) to PB, Planned Business District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. The subject is approximately 23 acres and vacant (Part of PINs: 07-01-276-004 and 08-06-100-003).

RECOMMENDATION:

The Planning and Zoning Commission recommended the approval of case number 2022-20, Belvidere Retail, LLC Planned Business, North of I-90 between Tripp and Genoa Roads; the motion passed with a (5-0) roll call vote.

Paul Engelman, Chairman
Belvidere Planning and Zoning Commission

ORDINANCE #595H

**AN ORDINANCE GRANTING A ZONING DISTRICT CHANGE
FROM RH, RURAL HOLDING DISTRICT
TO PB, PLANNED BUSINESS DISTRICT
(Between Tripp and Genoa Roads north of I-90)**

WHEREAS, a written application has been made by the applicant, Belvidere Retail, LLC, 5277 Trillium Boulevard, Hoffman Estates, IL 60192 on behalf of the property owner Donald K. Busch, Sr., 7301 W. Ridge lane, Cherry Valley, IL 61016 to obtain a zoning district change from RH, Rural Holding District to PB, Planned Business District pursuant to applicable provisions of the Zoning Ordinance (Chapter 150 of the Belvidere Municipal Code) of the City of Belvidere, Illinois; and,

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

WHEREAS, after due notice the Planning and Zoning Commission held a public hearing on August 9, 2022 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:

Lots 2-7 of the proposed Belvidere Retail Subdivision (available for review at the Community Development Department, 401 Whitney Boulevard, Suite 300, Belvidere, IL 61008 during regular business hours). Part of PINs: 08-06-100-003 and 07-01-276-004

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

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

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

PASSED by the City Council of the City of Belvidere this _____ day of _____ 2022.

APPROVED by the Mayor of the City of Belvidere this _____ day of _____ 2022.

Clinton Morris, Mayor

ATTEST:

Sarah Turnipseed, City Clerk

Ayes: _____

Nays: _____

Absent: _____

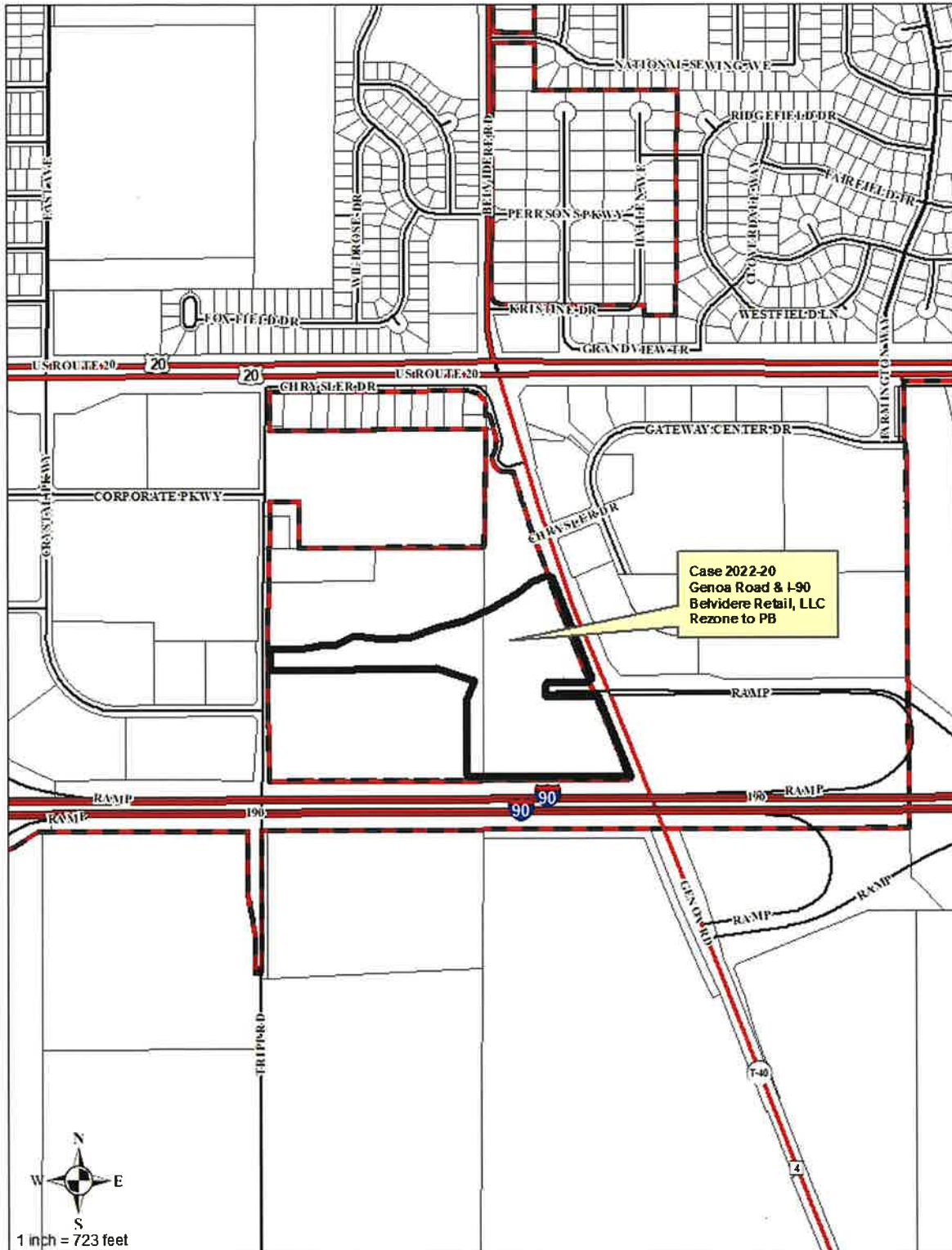
City Council Members Voting Aye:

City Council Members Voting Nay:

Date Published:

Sponsor: _____

ATTACHMENT A



CITY OF BELVIDERE
Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

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

August 2, 2022

ADVISORY REPORT

CASE NO: 2022-21

APPLICANT: Belvidere Retail, LLC, Genoa/Tripp/I-90 (RZ-PI)

REQUEST AND LOCATION:

The applicant, Belvidere Retail, LLC, 5277 Trillium Boulevard, Hoffman Estates, IL 60192 on behalf of the property owner Donald K. Busch, Sr., 7301 W. Ridge lane, Cherry Valley, IL 61016 is requesting a map amendment (rezoning) north of I-90 between Tripp and Genoa Roads, Belvidere, IL 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 subject is approximately 18 acres and vacant (Part of PINs: 07-01-276-004 and 08-06-100-003).

BACKGROUND:

The property is pending annexation into the City of Belvidere. According to the City of Belvidere Zoning Ordinance, all property annexed into the City is zoned RH, Rural Holding District until properly rezoned by ordinance. In conjunction with the petition of annexation for the subject property, the applicant has petitioned for a rezoning to planned business and planned industrial, a preliminary plat of subdivision and a final plat of subdivision.

Sager Corporate Park which is located on the west side of Tripp Road was annexed into the City in 1990 and began development in 1996. The majority of land uses within Sager Corporate Park are light industrial. Crystal Parkway currently dead ends at the Tripp Road border of the subdivision. Upon rezoning and development of the subject property, Crystal Parkway will be completed and developed eastward until it connects to the Genoa Road Interchange. In the early 2000's there was a stub road constructed at the interchange in anticipation of Crystal Parkway being fully developed.

The Boone County Soil and Water Conservation District's NRI Report 1655 provided a favorable opinion of the change of zoning for the subject property. The Boone County Soil and Water Conservation District notes that future development should be aware of some soil limitations and potential agricultural tiles.

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: Vacant

North: Vacant

South: I-90 and Row Crop Production

West: Row Crop Production

East: Vacant

The subject property is located along the southern edge of the City of Belvidere, north of I-90 between Tripp and Genoa Roads. Nearby property that has yet to be annexed into the City as well as properties not developed yet are in row crop production. To the west of Tripp Road are several industrial buildings and to the east of Genoa Road is a large commercial development with multiple out lots.

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

Findings:

Subject property: RH, Rural Holding District (pending annexation)

North: RH, Rural Holding District (pending annexation and pending rezoning to Planned Business District)

South: A-1, Agricultural Preservation Area District (county)

West: PI, Planned Industrial District

East: RH, Rural Holding District (pending annexation and pending rezoning to Planned Business District)

The planned industrial zoning district allows for office, personal or professional services, indoor maintenance service, indoor storage or wholesaling and light industrial land uses. Land uses that are more intense or more commercial in nature such as indoor commercial entertainment, indoor sales or service, vehicle repair and maintenance and in-vehicle sales or service are permitted by special use approval. Several of the permitted and special use land uses overlap with the planned business zoning district. As such, the proposed rezoning to Planned Industrial District is compatible with the existing area and will assist in promoting growth.

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

Findings: The property is suitable for the existing zoning classification in its current state with the existing improvements located on the subject property.

The existing use on the subject property is suitable for the Rural Holding District. However, the location of the property and nearby infrastructure lends itself to light industrial development. By rezoning the subject property to a more appropriate district, when improvements are made, the site will be more compatible with the surrounding area.

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.

The subject property was placed into the default Rural Holding District zoning classification upon approval of an annexation with the city, however, the anticipated improvements and land uses as noted in the annexation agreement are at a greater intensity than the "rural community character" that the Rural Holding District encourages. The proximity of the Genoa Road interchange and Sager Corporate Park encourages the trend of commercial and industrial development in the area.

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

Findings: The proposed rezoning is not consistent with the plans and policies of the Comprehensive Plan adopted by the City.

The subject property is designated as "Planned Business" by the City of Belvidere Comprehensive Plan, adopted July 15, 1999. The Planned Business map category encourages high quality indoor commercial, office and institutional land uses, with generous landscaping and limited signage. The applicant wishes to rezone to planned industrial. Although the planned industrial district is not in compliance with the Plan, it does allow for commercial land uses and has the highest level of aesthetic requirements out of the three industrial districts. Any development will need to be in compliance with the zoning ordinance which attempts to further the goals of the Plan.

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 subject property is currently vacant, in accord with Boone County regulations. The rezoning will help bring the property in line with the City of Belvidere's regulations. All future development will be required to adhere to all applicable codes and ordinances in addition to advised recommendations for development that may be provided by agencies at a later date.

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: Properties are automatically zoned Rural Holding District upon annexation. This zoning district acts as a holding place until the property can be properly rezoned to an industrial, commercial or residential district.

SUMMARY:

The planning staff believes that the proposed rezoning for the subject site is not more intense than the other developed uses in the general area. The development of the subject property includes the completion of Crystal Parkway which will benefit neighboring properties as well.

2022-21; Belvidere Retail, LLC, Genoa/Tripp/I-90 (RZ- PI)

The Planned Industrial District requirements will limit the intensity of permitted land uses, aesthetics of new construction and the size of development. These regulations will lessen any negative impacts the rezoning may cause to the area.

RECOMMENDATION:

The Planning staff recommends the approval of case number 2022-21 to rezone approximately 18 acres between Tripp and Genoa Roads, north of I-90 from RH, Rural Holding District (pending annexation) To PI, Planned Industrial District.

Submitted by:

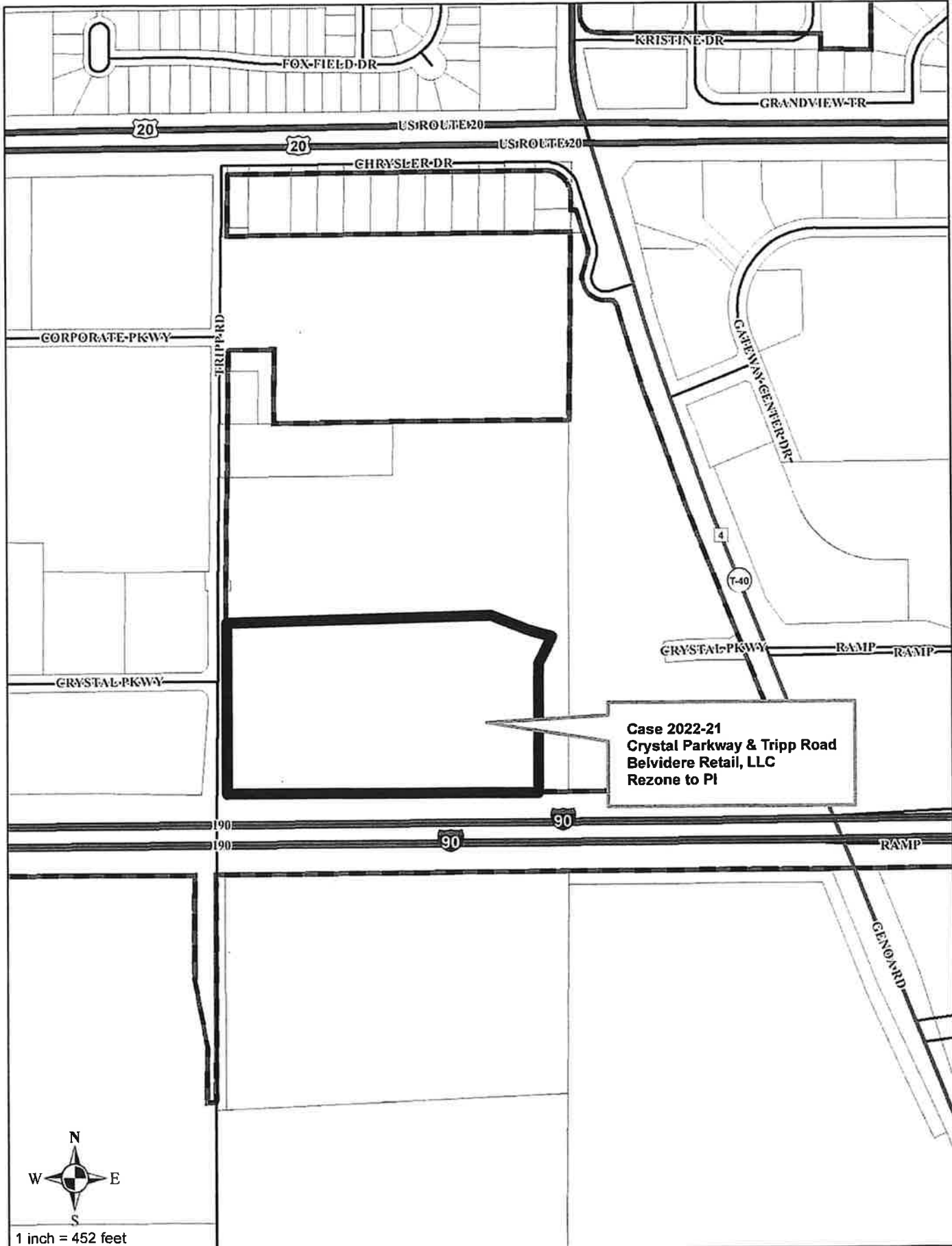

Gina DelRose, Community Development Planner

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 Planning Staff.
2. Aerial photo by Planning Staff.
3. Zoning Map by Planning Staff.
4. Zoning Exhibit by Applicant.
5. Narrative submitted by Applicant.
6. Belvidere Retail Subdivision.
7. Letter from the Boone County Health Department, Amanda Mehl, July 21, 2022.
8. NRI Report 1655 opinion, executive summary and comments submitted by Teagan Duffy, Boone County Soil and Water Conservation District dated August 4, 2021.



Case 2022-21
Crystal Parkway & Tripp Road
Belvidere Retail, LLC
Rezone to P1



1 inch = 452 feet

**Case 2022-21
Crystal Parkway & Tripp Road
Belvidere Retail, LLC
Rezone to PI**

CRYSTAL PKW

(LANE ADDAMS MEMORIAL TOLLWAY)

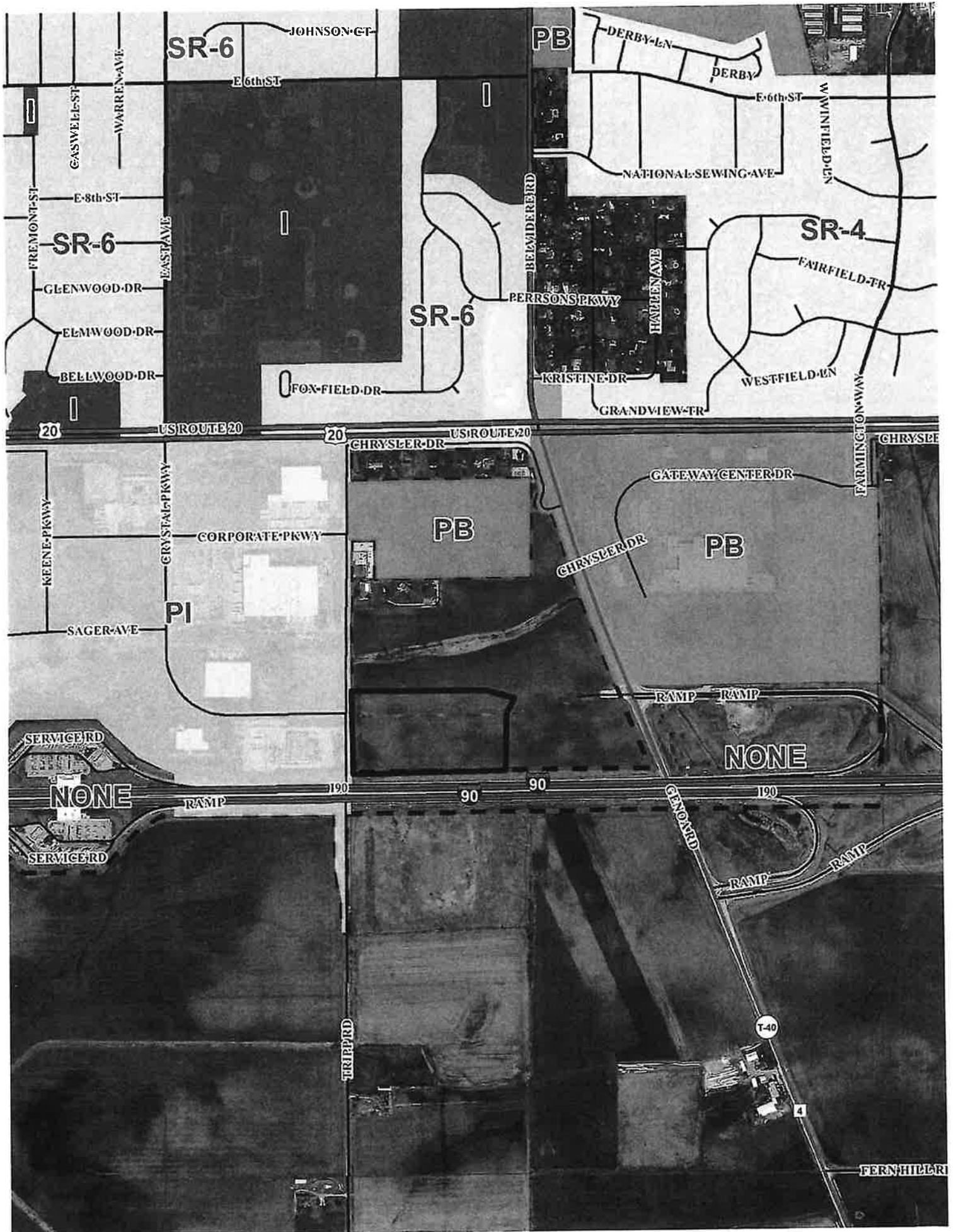
190

(NORTHWEST TOLLWAY)

(LANE ADDAMS MEMORIAL TOLLWAY)

190

(NORTHWEST TOLLWAY)



CITY OF BELVIDERE PROPOSED ZONING PLAT
PART OF THE NORTHEAST QUARTER OF SECTION 1
TOWNSHIP 43 NORTH RANGE 3 EAST AND PART
OF THE NORTHWEST FRACTIONAL QUARTER
OF SECTION 6 TOWNSHIP 43 NORTH
RANGE 4 EAST OF THE THIRD PRINCIPAL
MERIDIAN, BOONE COUNTY ILLINOIS
2022



WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER SECTION 1-14-22

PLAT NO. 2 SAGER CORPORATE PARK

TRUPP ROAD

CRYSTAL PARKWAY

**ZONING PB
 PLANNED BUSINESS
 12.15 ACRES**

**ZONING PI
 PLANNED INDUSTRIAL
 17.514 ACRES**

**ZONING PB
 PLANNED BUSINESS
 10.653 ACRES**

ILLINOIS TOLLWAY

I-90

GINOA ROAD

ROAD

RECORDS SECTION
 RECORDS SECTION
 RECORDS SECTION

PROPOSED ZONING
 PROPOSED ZONING
 PROPOSED ZONING

PROPOSED ZONING
 PROPOSED ZONING
 PROPOSED ZONING

LEGEND

	BOUNDARY OF ZONING PARCELS
	SECTION LINE
	ROAD RIGHT-OF-WAY LINE
	PROPOSED ZONING PI (PLANNED INDUSTRIAL)
	PROPOSED ZONING PB (PLANNED BUSINESS)



SURVEY-TECH
 A DIVISION OF S.T.S. INC.
 PROFESSIONAL SURVEYORS & ENGINEERS
 1100 N. WASHINGTON ST., SUITE 100
 BELVIDERE, ILLINOIS 60009
 PHONE: 815-398-1111 FAX: 815-398-1112

DATE: 11-22-22 SCALE: 1" = 100' DRAWN BY: JCM
 CHECKED BY: JCM

CITY OF BELVIDERE ZONING PLAT

FILE NO.: 2022-0012

**DEVELOPMENT NARRATIVE
NORTHWEST CORNER OF
GENOA ROAD AND INTERSTATE 90**

OM Belvidere Group, LLC and Belvidere Retail, LLC are proposing a mixed-use redevelopment on the approximately 43.5-acre property located at the northwest corner of Genoa Road and Interstate 90. The first phase of the development will include a convenience store and fueling center on the southeastern 10 acres of our development. The remaining property will include several uses, including quick service restaurants, a retail strip center, a hotel, and a future development lot.

Coincident with our zoning application, the current property owner is requesting annexation, rezoning, special use, and subdivision of these parcels. Upon approval, OM Belvidere Group, LLC and Belvidere Retail, LLC will complete their purchase of the property. OM Belvidere Group, LLC will own the fuel center, and Belvidere Retail, LLC will own and develop the rest of the development.

The development will be access via the extension of Crystal Parkway from Tripp Road to Genoa Road, and also via restricted access to the property from Genoa Road.

With this application, we are requesting the approval of a planned development for the southeastern parcel (Phase 1) only at this time. We will return with our application for the remaining property once we have further refined the development plan. The fuel center will consist of a 12,000 square foot building, 8 multi-product fueling dispensers for passenger vehicles (16 fueling positions), and eight commercial fueling lanes; five of the commercial fueling lanes will be initially constructed with expansion for three future lanes. In addition to a traditional convenience store offerings, the fuel center will include three restaurant spaces for Smoothie King, WingStop, and Jimmy Johns. The building has two drive thru windows: one on the west elevation and one on the south elevation. Each drive thru has separate vehicle queuing areas. The commercial fueling area is designed to operate independently of the passenger vehicle refueling area to minimize visibility issues as the trucks maneuver through the site.

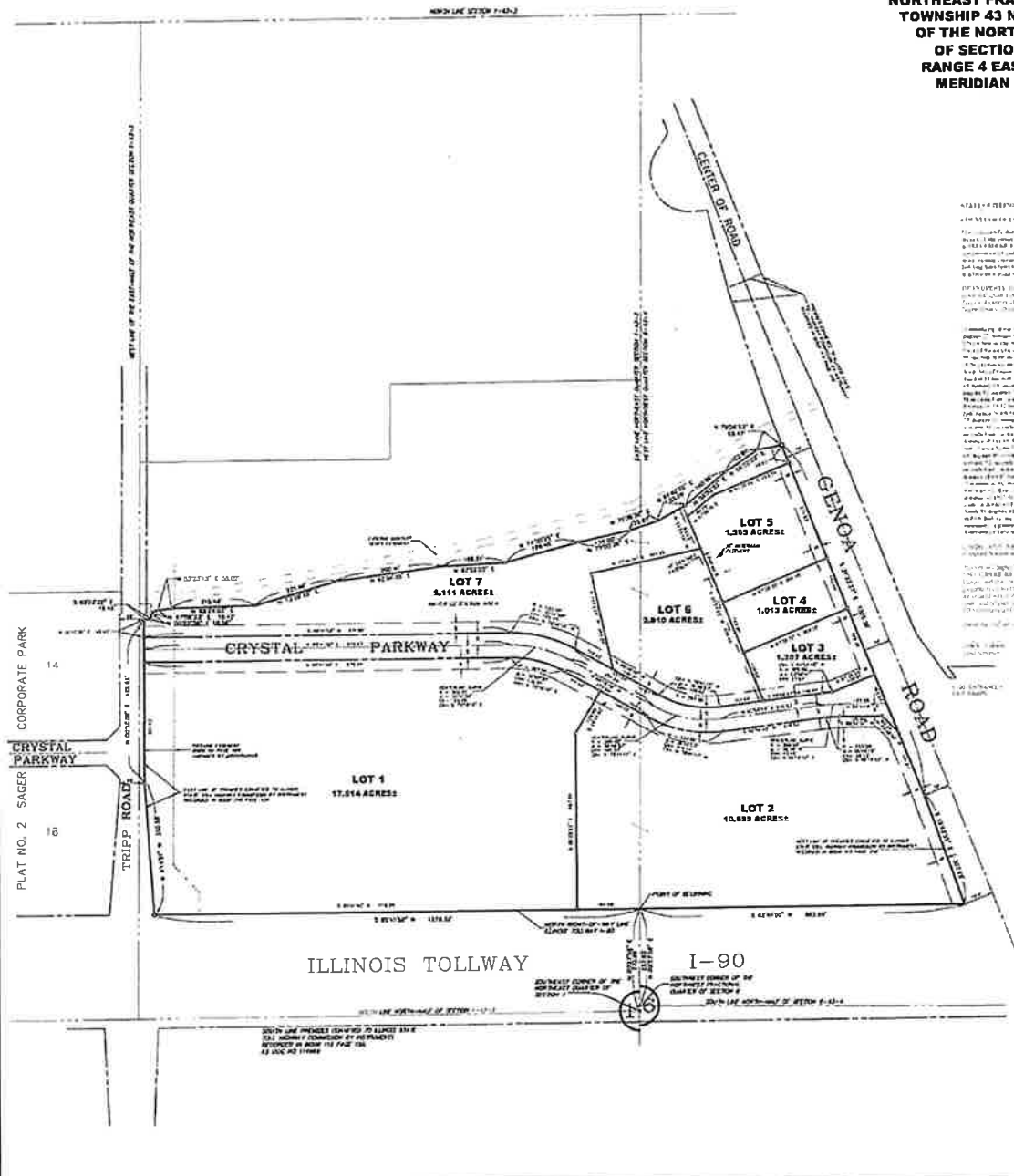
As part of this application, we are requesting a few deviations from code for the development of these parcels as noted in the annexation agreement.

The fueling center will have three freestanding signs, including a ground sign on Genoa Road, a sign on the Crystal Park extension, and a high-rise sign along the interstate. The high-rise sign has been designed to be visible for westbound traffic prior to exiting the off-ramp for Genoa Road. This high-rise sign will include signage for the fuel center, a pricer for the fuel center, signage for the future hotel and any other retailers. We are also requesting approval for future hi-rise signage along the interstate for the western Planned Industrial parcel, which is critical fo the marketing of this lot.

Subject to approval by the City of Belvidere, construction of the infrastructure, Crystal Parkway extension, and fuel center will begin this year, and the second phase would begin in Spring 2023.

FINAL PLAT OF
"Belvidere Retail Subdivision"
 A SUBDIVISION IN PART OF THE
 NORTHEAST FRACTIONAL QUARTER OF SECTION 1
 TOWNSHIP 43 NORTH RANGE 3 EAST AND PART
 OF THE NORTHWEST FRACTIONAL QUARTER
 OF SECTION 6 TOWNSHIP 43 NORTH
 RANGE 4 EAST OF THE THIRD PRINCIPAL
 MERIDIAN BOONE COUNTY ILLINOIS
 2022

SHEET 1 OF 2



STATE OF ILLINOIS
BOONE COUNTY

I, the undersigned, being a duly qualified and licensed Surveyor in and for the State of Illinois, do hereby certify that the foregoing is a true and correct copy of the original plat of the Belvidere Retail Subdivision, as the same appears on the records of the County Clerk of Boone County, Illinois, and that the same has been duly recorded in the Public Records of Boone County, Illinois, in Book 1548, Page 154.

Witness my hand and the seal of my office, this 15th day of June, 2022.

 Surveyor

THIS PLAT IS SUBJECT TO THE EASEMENTS, RIGHTS AND INTERESTS SHOWN THEREON AND TO THE RECORDS OF THE COUNTY CLERK OF BOONE COUNTY, ILLINOIS, AND TO THE RECORDS OF THE PUBLIC RECORDS OF BOONE COUNTY, ILLINOIS.

LEGEND

—	BOUNDARY OF PROPERTY SECTION LINE
—	ROAD RIGHT-OF-WAY LINE
—	SEALING EASEMENT LINE
—	UTILITY EASEMENT LINE
—	SANITARY SEWER EASEMENT LINE
—	INTERNAL EASEMENT LINE
—	ROAD IDENTIFIER
A	FOUND STONE
B	FOUND WALKING SPIKE
C	12" IRON ROD
D	5/8" IRON PIN
E	1/2" IRON PIN
F	1/4" IRON PIN
G	AS MEASURED
H	CONCRETE MONUMENT

SURVEY-TECH
 A DIVISION OF GCL, INC.
 PROFESSIONAL SURVEYING ENGINEERS AND LAND SURVEYORS
 1000 W. STATE STREET, SUITE 1000, DEERFIELD, ILLINOIS 60015
 (630) 941-1111 FAX: (630) 941-1112

DATE: 6-15-2022 SCALE: 1" = 100' DRAWN BY: JEP
 CHECKED BY: JEP

"Belvidere Retail Subdivision"

FILE NUMBER: 1548-154-PLAT-1-2022 BOONE COUNTY FILE NUMBER: 3348



Public Health
Prevent. Promote. Protect.

Boone County Health Department

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

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

July 21, 2022

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

Email: gdelrose@ci.belvidere.il.us

Re: Case: 2022-22 (RZ) Belvidere Retail Subdivision – Planned Industrial, North of I-90 between Tripp and Genoa Roads.

Dear City of Belvidere,

We are in receipt of a map amendment request (rezoning) on approximately 18 acres north of I-90 between Tripp and Genoa Roads, Belvidere, IL from RH, Rural Holding District (pending annexation) to PI, Institutional District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. PIN: 07-01-276-004 and 08-06-100-003

At this time, the Boone County Health Department has no comment.

If you have any questions or concerns, please contact us at (815) 544-2951 ext. 2 or at info@boonehealth.org.

Sincerely,

Amanda Mehl
Public Health Administrator
Boone County Health Department

AT

Opinion of the Boone County SWCD Board

Donald K Busch Sr., has submitted a request for a Natural Resource Information Report as part of an application for a zoning change from A1 to industrial on a portion of two parcels (60.16 acres) in Section 6 of Spring Township and 12 of Flora Township. The Area of Interest (AOI) is between Genoa Road and Tripp Road, and directly North of I-90. The parcel identification number(s) are 07-01-276-004 and 08-06-100-003.

The Boone County Soil & Water Conservation District Board has a

- Favorable
- Unfavorable
- Other: _____

opinion of the proposed land use change. The Board concerns are stated below. More detailed information is presented throughout the various sections of this document.

Signature of Board Chairman:

Bill Hall on 8-4-21

Board Concerns: See SWCD Comments

**EXECUTIVE SUMMARY
NRI REPORT #1655**

The Boone County Soil and Water Conservation District (SWCD) has completed this Natural Resource Information (NRI) Report #1655 in response to a request for a change in zoning from A1 to Industrial. The project involves approximately 60.16 acres, located at PINs 08-06-100-003 and 07-01-276-004. The site is located in the Northwest corner of Section 1 in Flora Township and the Northeast corner of section 6 of Spring Township, Boone Co., State of Illinois.

The surrounding land use is mainly industrialized and a few agricultural plots. The property is located between I-90, Route 20, Genoa Road, and Tripp Road.

The purpose of the Natural Resources Information Report is to serve as a tool for determining appropriate land uses and the effect of particular land uses on the integrity of the natural resources present on or in the vicinity of the parcel.

According to the USDA Natural Resources Conservation Service Boone County Soil Survey, the site has the following soils:

Soil Type	Soil Name Slope ranges	# of Acres	% of Total Acres	Land Evaluation
59A	Lisbon silt loam, 0 to 2 percent slopes	2.3	3.9	95
125A	Selma 0-2% slopes	13.2	21.9	90
188A	Beardstown 0-2% slopes	3.6	5.9	82
221B	Parr silt loam, 2 to 5 percent slopes	11.1	18.3	85
290B	Warsaw 2-4% slopes	8.7	14.4	85
290C2	Warsaw loam, 4 to 6 percent slopes, eroded	11.1	18.3	82
440B	Jasper 0-2% slopes	10.4	17.2	90
490A	Odell 0-2% slopes	0	0	90

Land Evaluation - Land Evaluation encompasses information regarding soils found on the site and their suitability for agricultural purposes. For purposes of the Land Evaluation portion of the LESA system, each soil is assigned a relative value number from 0 to 100, a 0 being the worst for crop production, 100 the best.

Land Evaluation Score: 86.6

Farmland Classification: Prime agricultural soils are an important resource to Winnebago County. Some of the most productive soils in the United States occur locally. Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops.

- All areas are prime farmland: 72.2%
- Prime farmland if drained: 27.8%

Hydric Soils: Hydric soils by definition have seasonal high water at or near the soil surface and/or have potential flooding or ponding problems. All hydric soils range from poorly suited to unsuitable for building.

- Hydric Inclusions: 27.8%
- Not Hydric: 72.2%

Limitations for Septic Systems: The factors considered are the characteristics and qualities of the soil that affect the limitations for absorbing waste from domestic sewage disposal systems. The major features considered are soil permeability, percolation rate, groundwater level, depth to bedrock, flooding hazards, and slope.

- Slight: 17.2%
- Restricted: 14.4%
- Severe: 5.9%
- Very Severe: 62.4%

Erosion and Sediment Control: Erosion is the wearing away of the soil by water, wind, and other forces. Soil erosion threatens the Nation's soil productivity and contributes the most pollutants in our waterways. Water causes about two thirds of erosion on agricultural land. Four properties, mainly, determine a soil's erodibility: Texture, Slope, Structure and Organic Matter Content.

- Slight: 46.1%
- Moderate: 53.8%

Dwelling With Basements – Dwellings are single-family houses of three stories or less. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet. The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

- Not Limited: 32.7%
- Somewhat Limited: 35.5%
- Very Limited: 31.7%

Small Commercial Buildings - Small commercial buildings are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (which is inferred from the Unified classification of the soil). The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

- Not Limited: 14.4%
- Somewhat Limited: 63.6%
- Very Limited: 21.9%

Shallow Excavation: Shallow excavations are trenches or holes dug to a maximum depth of 5 or 6 feet for graves, utility lines, open ditches, or other purposes. The ratings are based on the soil properties that influence the ease of digging and the resistance to sloughing. Depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, the amount of large stones, and dense layers influence the ease of digging, filling, and compacting. Depth to the seasonal high water table, flooding, and ponding may restrict the period when excavations can be made. Slope influences the ease of using machinery. Soil texture, depth to the water table, and linear extensibility (shrink-swell potential) influence the resistance to sloughing.

- Somewhat Limited: 68.2%
- Very Limited: 31.7%

Soil Features:

Depth to Any Soil Restrictive Layer: A restrictive layer is a nearly continuous layer that has one or more physical, chemical, or thermal properties that significantly impedes the movement of water and air through the soil or that restricts roots or otherwise provides an unfavorable root environment.

- >200 cm: 67.2%
- 74 cm: 14.4%
- 71 cm: 18.3%

Frost Action: Potential for frost action is the likelihood of upward or lateral expansion of the soil caused by the formation of segregated ice lenses (frost heave) and the subsequent collapse of the soil and loss of strength on thawing. Frost action occurs when moisture moves into the freezing zone of the soil. Temperature, texture, density, saturated hydraulic conductivity (Ksat), content of organic matter, and depth to the water table are the most important factors considered in evaluating the potential for frost action. It is assumed that the soil is not insulated by vegetation or snow and is not artificially drained. Frost heave and low soil strength during thawing cause damage to pavements and other rigid structures. The potential of frost action is expressed as low, moderate, or high.

- Moderate: 68.2%
- High: 31.7%

Risk of Corrosion - Steel: Risk of corrosion pertains to potential soil-induced electrochemical or chemical action that corrodes or weakens uncoated steel. The rate of corrosion of uncoated steel is related to such factors as soil moisture, particle-size distribution, acidity and electrical conductivity of the soil. Special site examination and design may be needed if the combination of factors results in a severe hazard of corrosion. The steel in installations that intersect soil boundaries or soil layers is more susceptible to corrosion than the steel in installations that are entirely within one kind of soil or within one soil layer. The risk of corrosion is expressed as low, moderate, or high.

- High: 100%

Risk of Corrosion – Concrete: Risk of corrosion pertains to potential soil-induced electrochemical or chemical action that corrodes or weakens concrete. The rate of corrosion of concrete is based mainly on the sulfate and sodium content, texture, moisture content, and acidity of the soil. Special site examination and design may be needed if the combination of factors results in a severe hazard of corrosion. The concrete in installations that intersect soil boundaries or soil layers is more susceptible to corrosion than the concrete in installations that are entirely within one kind of soil or within one soil layer. . The risk of corrosion is expressed as low, moderate, or high.

- Moderate: 38.6%
- Low: 61.3%

Local Roads and Streets: Local roads and streets have an all-weather surface and carry automobile and light truck traffic all year. They have a subgrade of cut or fill soil material; a base of gravel, crushed rock, or soil material stabilized by lime or cement; and a surface of flexible material (asphalt), rigid material (concrete), or gravel with a binder. The ratings are based on the soil properties that affect the ease of excavation and grading and the traffic-supporting capacity. The properties that affect the ease of excavation and grading are depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, depth to a water table, ponding, flooding, the amount of large stones, and slope. The properties that affect the traffic-supporting capacity are soil strength (as inferred from the AASHTO group index number), subsidence, linear extensibility (shrink-swell potential), the potential for frost action, depth to a water table, and ponding. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use.

- Somewhat Limited: 32.7%
- Very Limited: 67.2%

Erosion Hazard – Off-Road, Off-Trail: The rating of this interpretation indicates the hazard of soils loss from off-road and off-trail areas after disturbance activities that expose the soil surface. The rates are based on slope, soil erosion factor K, and an index of rainfall erosivity (R). The soil loss is caused by sheet or rill erosion in off-road or off-trail areas where 50 to 75 percent of the surface has been exposed by some kind of disturbance. The ratings are both verbal and numerical. The hazard is described as "slight," "moderate," "severe," or "very severe." A rating of "slight" indicates that erosion is unlikely under ordinary climatic conditions; "moderate" indicates that some erosion is likely and that erosion-control measures may be needed; "severe" indicates that erosion is very likely and that erosion-control measures, including revegetation of bare areas, are advised; and "very severe" indicates that significant erosion is expected, loss of soil productivity and off-site damage are likely, and erosion-control measures are costly and generally impractical.

- Slight: 46.1%
- Moderate: 53.8%

Water Features:

Hydrologic Soil Group: Based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms. The soils are assigned to four groups (A, B, C and D). Group A soils have high infiltration rates. Group B soils have a moderate infiltration rate when thoroughly wet. Group C soils have a slow infiltration rate when thoroughly wet. Group D soils have a very slow infiltration rate (high runoff potential) when thoroughly wet. If a soil is assigned to a dual hydrologic group (A/D B/D or C/D) the first letter is for drained areas and the second is for undrained area

- B: 49.9%
- C: 18.3%
- B/D: 27.8%
- C/D: 3.9%

Depth to Water Table- a saturated zone in the soil. It occurs during specified months. Estimates of the upper limit are based mainly on observations of the water table at selected sites and on evidence of a saturated zone, namely grayish colors (redoximorphic features) in the soil. A saturated zone that lasts for less than a month is not considered a water table.

- 15 cm: 21.9%
- 45 cm: 5.9%
- 46 cm: 3.9%
- 84 cm: 18.3%
- >200 cm: 49.9%

Ponding- Ponding is standing water in a closed depression. The water is removed only by deep percolation, transpiration, or evaporation or by a combination of these processes. Ponding frequency classes are based on the number of times that ponding occurs over a given period. Frequency is expressed as none, rare, occasional, and frequent.

- None: 78.6%
- Frequent: 21.4%

Flooding- the temporary inundation of an area caused by overflowing streams or by runoff from adjacent slopes

- None: 100%

Drainage Class: The frequency and duration of wet periods under conditions similar to those under which the soil formed. Seven classes of natural soil drainage are recognized-excessively drained, somewhat excessively drained, well drained, moderately well drained, somewhat poorly drained, poorly drained, and very poorly drained.

- Well Drained: 49.9%
- Moderately Well Drained: 18.3%
- Somewhat poorly Drained: 9.8%
- Poorly Drained: 21.9%

Watershed Impacts: The PIQ is located in the Kishwaukee River Watershed. The PIQ is in the lower end of the watershed, and does not have any off-site tributary flow going through the area. Increased stormwater runoff from the site, and soil that erodes from the site, can degrade the water quality of the watershed and the downstream environment.

Biological Resources: The IL Department of Natural Resources Natural Resources Awareness Tool for applicators and other GIS maps in the office indicate four sensitive resources in the vicinity of the project. For a more detailed investigation, an EcoCAT Informational Request or Local Government Consultation Request report should be done.

Floodplain Review: FEMA's National Flood Hazard Layer shows there are no floodplains within the boundary of the proposed project area. There is a floodplain southwest of PIQ.

National Wetlands Inventory: According to the US Fish and Wildlife Service National Wetlands Inventory, there is one mapped wetland within proposed project area. It is a freshwater emergent wetland. Please contact the appropriate authorities.

Cultural Resource Review: It does not appear that there has been a structure on the project area, based on the plats of 1886 and 1905.

Geologic Information: This site has the Galena Group Formation, which is predicted to be between 50 to 200 feet below the land surface.

**Boone County SWCD Comments
NRI REPORT #1655**

Erosion Concerns

The proposed land use of this site is for the construction of commercial businesses. It is currently being used as farmland. Soil disturbance will occur as a result of developing the site, which is moderately sloping and susceptible to erosion. The area of disturbance will be greater than one acre, so an IEPA NPDES permit will be required; as well as any City/County Permit requirements.

Soil disturbance can create soil erosion which must be properly managed to prevent adverse environmental impacts. Erosion from construction sites is a leading cause of water quality problems in Illinois. Problems caused by this sediment include:

- increased flooding – Sediment build-up lowers the flow capacity of channels causing more frequent flooding in areas that rarely or never flooded before
- Financial burden to taxpayers - Sediment that finds its way into streets, storm sewers, and ditches result in additional maintenance costs for local, state and federal governments
- Water quality impairment - Sediment laden runoff transfers nutrients and other pollutants to downstream lakes and rivers degrading aquatic habitats and increasing costs for water treatment.

Simple but effective controls include preserving existing trees and grass where possible, using silt fence to trap sediment on the down slope sides of the area of disturbance, using a gravel drive used by all vehicles to limit tracking of mud onto streets, cleaning up sediment carried off-site by vehicles or storms, installing curb inlet controls, using downspout extenders to prevent roof runoff from eroding exposed soil, locating soil piles away from any roads or waterways, and reseeding or sodding the site as soon as possible. The materials (silt fence, stakes, gravel entrance, inlet controls, and grass seed) are easy to find and relatively inexpensive.

The Illinois Urban Manual is a resource of practices used throughout the State and can be accessed at <http://www.aiswcd.org/iум/>. The concept of these practices can be carried over to good housekeeping measures after development occurs and buildings are occupied to prevent stormwater runoff from becoming contaminated.

Tile Investigation

Subsurface drainage is used to remove excess water in poorly drained soils or areas impacted by heavy rain or storm events, such as a grassed waterway. These systems are very common in northern Illinois agricultural fields. When a subsurface drainage system is working correctly, these tiles can improve infiltration rates, reduce surface runoff, and increase water storage capacity of the soil in the fields. In cases where the tile fails upland drainage patterns can be compromised, field will hold standing water for days after a storm event, and large holes where soil has washed into the tile line can appear. All of these problems make it hard for equipment to access the area. Prompt repair of any drain tile failure will keep the system in good working order and prevent permanent damage to it.

Based on the soil types present, the existing waterway, and the site visit, this PIQ is likely to have subsurface drainage tile throughout the farmed areas and within the grassed waterway that bisects the field. A tile inspection is recommended for this site in order to identify if and where there are tile lines, so they can be accurately located and maintained throughout the life of the solar facility to minimize potential future damages. There is an area of concern on the southwest corner of the PIQ where there is a potential subsurface tile failure. Please see Photo #4 for a visual of this area. If a tile failure is identified in this location, it is recommended that the problem is address promptly before any other construction is done on the property to minimize impact.

Wetlands

According to the U.S. Fish and Wildlife National Wetlands Inventory, there are wetlands on the site. A wetland is an area with wet soils (hydric soil type), that will support a dominance of water tolerant plants known as hydrophytic plants. Wetlands usually are wooded or uncropped areas with cattails, willows and other plants that grow well in wet soils or water. A wetland may also be an uncropped wet spot in a cropped field, an area abandoned for five or more years, or an area ponded long enough during the growing season (April 14 – October 23) to develop anaerobic conditions in the upper soil profile. Ponded conditions need to exist for one week during the growing season and saturation conditions need to exist for at least two weeks during the growing season. Small rivers, creek, ditches or drainage ways that are wetlands and were too small to be mapped out due to scale are still wetlands.

Soils with a high seasonal water table or floods frequently are generally considered hydric soils. Other small areas with a similar degree of wetness may also be considered hydric. These small areas are found in other soil types and are usually called "hydric inclusions".

Wetlands are important because they catch sediment, nutrients, and pesticides that are carried by runoff water. Wetlands filter the water and the vegetation uses the nutrients and removes many of the pesticides from runoff. This improves water quality and is especially important in areas where groundwater supplies are recharged by wetlands. Flood protection is another benefit of wetlands, when water is stored in the wetland it can reduce downstream flooding. Migrating waterfowl use wetland for food, cover & nesting habitat, along with other game and non-game wildlife.

The laws of the United States and the State of Illinois assign certain agencies specific and different regulatory roles to protect the waters within the State's boundaries. These roles, when considered together, include protection of navigation channels and harbors, protection against flood way encroachments, maintenance and enhancement of water quality, protection of fish and wildlife habitat and recreational resources and, in general, the protection of total public interest. Unregulated use of the waters within the State of Illinois could permanently destroy or alter the character of these valuable resources and adversely impact the public. Therefore, please contact the proper regulatory authorities when planning any work associated with Illinois waters so that proper consideration and approval can be obtained.

Any proposed project or other activity should be designed to avoid and minimize any disturbance to the wetland, stream, or other aquatic area, as much as is practicable before applying for a permit from the Corps. Avoidance and minimization of impacts to wetlands or other aquatic areas can include locating any activity away from the wetland area, establishing buffer zones and protecting the quality of the water that may be discharged into wetlands.

****Any acreage discrepancies are due to the acres included with Right of Ways****

Thank you for taking the SWCD's concerns under consideration. If you have any questions or comments about this report or its findings, please contact the Boone County Soil and Water Conservation District at (815) 544-3465 ext. 3

Sincerely,


Teagan Duffy
Resource Conservationist

MEMO

DATE: August 10, 2022

TO: Mayor and Members of the City Council

FROM: City of Belvidere Planning and Zoning Commission

SUBJECT: Recommendation for Case 2022-21; Belvidere Retail, LLC
Planned Industrial, North of I-90 between Tripp and Kelly Roads

REQUEST AND LOCATION:

The applicant, Belvidere Retail, LLC, 5277 Trillium Boulevard, Hoffman Estates, IL 60192 on behalf of the property owner Donald K. Busch, Sr., 7301 W. Ridge lane, Cherry Valley, IL 61016 is requesting a map amendment (rezoning) north of I-90 between Tripp and Genoa Roads, Belvidere, IL 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 subject is approximately 18 acres and vacant (Part of PINs: 07-01-276-004 and 08-06-100-003).

RECOMMENDATION:

The Planning and Zoning Commission recommended the approval of case number 2022-21, Belvidere Retail, LLC Planned Industrial, North of I-90 between Tripp and Genoa Roads; the motion passed with a (5-0) roll call vote.

Paul Engelman, Chairman
Belvidere Planning and Zoning Commission

ORDINANCE #596H

**AN ORDINANCE GRANTING A ZONING DISTRICT CHANGE
FROM RH, RURAL HOLDING DISTRICT
TO PI, PLANNED INDUSTRIAL DISTRICT
(Between Tripp and Genoa Roads north of I-90)**

WHEREAS, a written application has been made by the applicant, Belvidere Retail, LLC, 5277 Trillium Boulevard, Hoffman Estates, IL 60192 on behalf of the property owner Donald K. Busch, Sr., 7301 W. Ridge lane, Cherry Valley, IL 61016 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 9, 2022 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 proposed Belvidere Retail Subdivision (available for review at the Community Development Department, 401 Whitney Boulevard, Suite 300, Belvidere, IL 61008 during regular business hours). Part of PINs: 08-06-100-003 and 07-01-276-004

is changed and amended from RH, Rural Holding District to the 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 _____ 2022.

APPROVED by the Mayor of the City of Belvidere this _____ day of _____ 2022.

Clinton Morris, Mayor

ATTEST:

Sarah Turnipseed, City Clerk

Ayes: _____

Nays: _____

Absent: _____

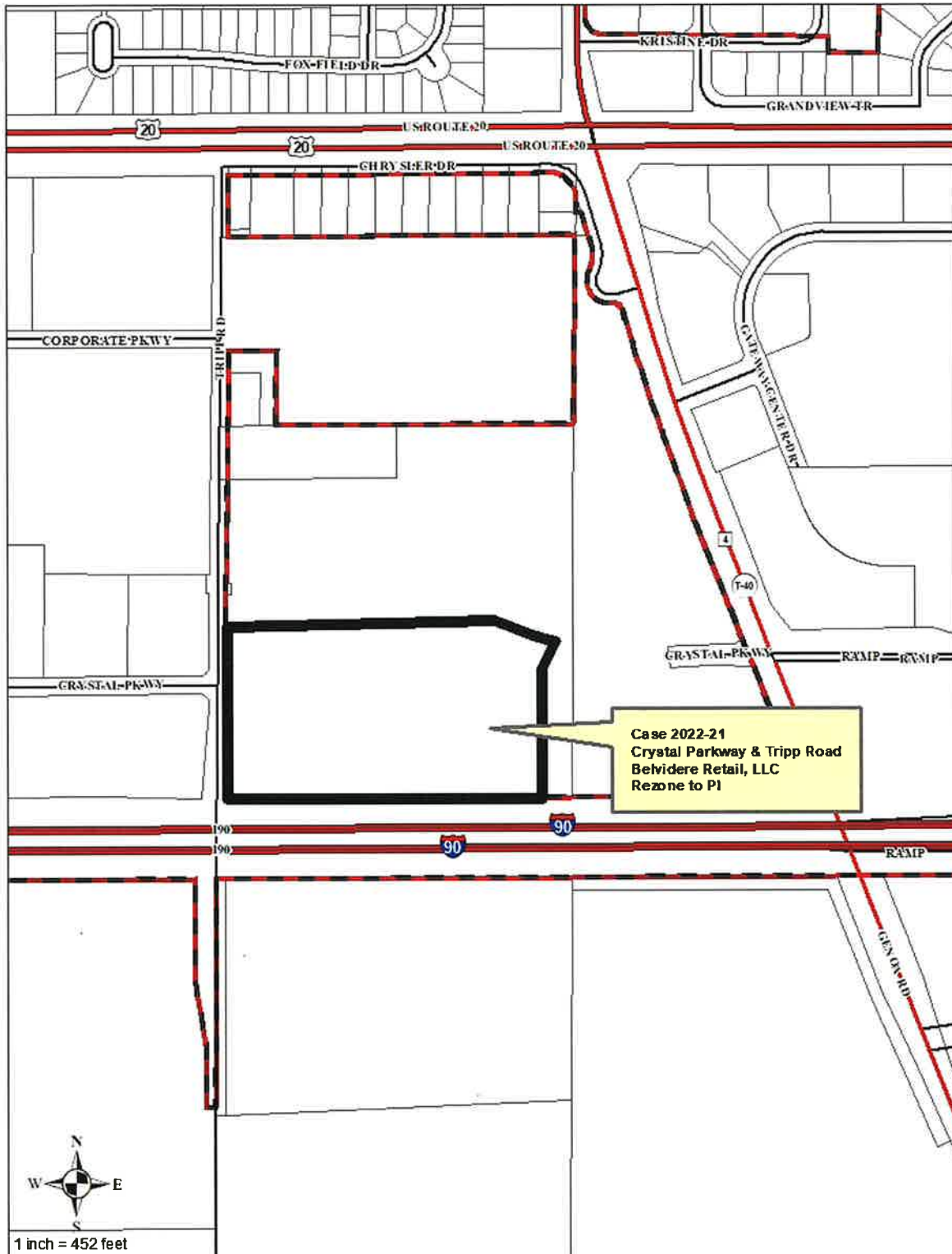
City Council Members Voting Aye:

City Council Members Voting Nay:

Date Published:

Sponsor: _____

ATTACHMENT A



CITY OF BELVIDERE

Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

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

August 3, 2022

ADVISORY REPORT

CASE NO: 2022-22 APPLICANT: OM Belvidere Group, LLC, Genoa Rd/Crystal Parkway

REQUEST AND LOCATION:

The applicant, OM Belvidere Group, LLC, 5277 Trillium Boulevard, Hoffman Estates, IL 60192 on behalf of the property owner Donald K. Busch, Sr., 7301 W. Ridge Lane, Cherry Valley, IL 61016 is requesting a special use to permit a planned development in the PB, Planned Business District (pending rezoning approval) at the southwest corner of Genoa Road and Crystal Parkway, Belvidere, IL 61008. The planned development will allow for the following departures: Sections 150.105(C)(4)(B)(2) allowing for in-vehicle sales or service and indoor commercial entertainment (fueling station, drive-through lanes and video gaming), 150.704(F)(7) allowing for parking spaces smaller than 180 square feet (162 square feet), 150.707(3)(A) allowing for lighting levels greater than 0.50 foot-candles at the property line (6.9 foot-candles), 150.712(C)(3) allowing for a fence in the front yard greater than 4 feet tall (7 feet tall), Table 150.1007(A)(1) allowing for a sign greater than 40 feet tall and 150 square feet (125 feet tall, 1,650 square feet in size on south side of property), Table 150.1007(A)(1) allowing for a sign greater than 150 square feet (300 square feet on north side of property), Table 150.1007(B)(1) allowing for more than two signs per wall (4 signs per wall), 150.1010 allowing for off-site signage (on south side of property), 150.1012(A)(1) allowing a mural (on fueling station), and 150.904 Special Use Review and Approval Procedures). The planned development is being requested in order to construct a fueling center with drive-through restaurants, video gaming and a mural on proposed Lot 2 of the preliminary plat of Belvidere Retail Subdivision. The property is irregular in shape and will encompass approximately 10 acres. Part of PINs: 08-06-100-003 and 07-01-276-004

EXISTING LAND USE ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: Vacant

Adjacent property:

North: Bible Baptist Church, Row Crop Production and ComEd

South: I-90 and Row Crop Production

West: Vacant/Row Crop Production, Magna Exteriors and Gerdau Ameristeel

East: I-90 Interchange, Vacant and Multi-tenant Commercial Buildings

CURRENT ZONING ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: PB, Planned Business District (pending rezoning) and PI, Planned Industrial District (pending rezoning)

2022-22, OM Belvidere Group, LLC, Genoa Rd/Crystal Parkway

Adjacent property:

North: PB, Planned Business District and A-1, Agricultural Preservation Area District (Boone County)

South: A-1, Agricultural Preservation Area District (Boone County)

West: PI, Planned Industrial District

East: PB, Planned Business District

COMPREHENSIVE PLAN ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: PB, Planned Business

Adjacent property:

North: Planned Business and Institutional

South: Planned Office and Planned Mixed Use-II

West: Planned Industrial

East: Planned Business and Vacant

BACKGROUND:

The developer for the Belvidere Retail Subdivision has petition for annexation into the City of Belvidere, two map amendments from the Rural Holding District to the Planned Business and Planned Industrial Districts and the preliminary and final plats for the 7 lot, approximately 43-acre Belvidere Retail Subdivision. The proposed special use would encompass Lot 2 of the subdivision and occupy approximately 10 acres of land.

As part of the subdivision process, Crystal Parkway will be extended from Tripp Road to the stub road off of Genoa Road. The stub road off of Genoa Road which was constructed in the early 2000's while the Gateway Center commercial development was being constructed in anticipation of Crystal Parkway's extension. The special use will be at the southwest corner of Crystal Parkway and Genoa Road.

A traffic impact analysis was conducted in regards to the impact the planned development would have on nearby roadways. The results indicate the development's access points and right-of-way configuration are adequate.

The applicant is requesting 9 deviations of the Zoning Ordinance. Two of the deviations are in regard to land uses- the ability to have fueling stations, drive through lanes for two food establishments, video gaming and a mural.

Four of the deviations are in regards to signage- signage that is taller than 40 feet and larger than 150 square feet, signage that is considered off-site signage and increasing the number of signs permitted on a building wall. The increased height and square footage would allow for a pole sign that is 125 feet tall and 1,650 square feet; this sign would contain off-site signage as well. A second sign located on the property, although within the 40-foot height limit, will be larger than permitted at 300 square feet. The additional wall signs (up to four per wall) would be used to advertise the food establishments within the fueling center.

The last three deviations are in regard to the development of the property and include the size of parking spaces, lighting levels and fencing. Parking spaces are typically 10'x18', the applicant is requesting that they measure 9'x18'. The zoning ordinance limits lighting levels to 0.50 footcandles at the property line. In some areas of the property, especially along the right-of-ways, the lighting levels are up to 6.9 footcandles. The last deviation is in regards to fence height. In an effort to contain sound and garbage, the applicant will be constructing a seven-

2022-22, OM Belvidere Group, LLC, Genoa Rd/Crystal Parkway

foot tall fence along Crystal Parkway adjacent to the truck parking area instead of the permitted four-foot height.

TREND OF DEVELOPMENT:

The property is located at the southern edge of the City, between Sager Corporate Park and Gateway Center Subdivision. Although there has been industrial and commercial growth within Sager Corporate Park, the area east of Tripp Road has not seen significant development since the recession.

COMPREHENSIVE PLAN:

The subject property is designated as "Planned Business" by the City of Belvidere Comprehensive Plan, adopted July 15, 1999. The Planned Business map category encourages high quality indoor commercial, office and institutional land uses, with generous landscaping and limited signage.

FLEXIBLE DEVELOPMENT STANDARDS:

According to Section 150.907 (B) (1) A. of the City of Belvidere Zoning Ordinance, new and alternative standards may be approved for a development by the city. The applicant is requesting the following standards specific to this project.

Zoning Ordinance:

- **Article I, Section 150.105(C)(4) Planned Business (B)(2) In-Vehicle Sales or Service and Indoor Commercial Entertainment**

The applicant would like to construct a fueling center that would service passenger vehicles, recreational vehicles and semi-trucks and trailers. The fueling center would also include drive-through lanes for two food establishments and video gaming.

- **Article I, Section 150.704 Off-Street Parking and Traffic Circulation Standards (F)(7) Parking Space Design Standards**

The minimum required area of parking spaces shall be 180 square feet.

The applicant is requesting that the size of parking spaces be reduced to 162 square feet. Instead of measuring 10'x18' they will be narrowed to 10'x18'. 18 feet is an acceptable depth for parking spaces and is typically permitted if the stall is 10 feet wide instead of 9 feet wide.

- **Article I, Section 150.707 Exterior Lighting Standards (E)(3)(A) Intensity of Illumination**

In no instance shall the amount of illumination attributable to exterior lighting, as measured at the property line, exceed 0.50 footcandles above ambient lighting conditions on a cloudless night.

The applicant is requesting to have lighting levels as bright as 6.9 footcandles along portions of the north, south and west property lines. The brightest levels would be along the southern property line abutting I-90.

- **Article I, Section 150.712 Fencing Standards (C)(3) Maximum Height**

2022-22, OM Belvidere Group, LLC, Genoa Rd/Crystal Parkway

Fences shall not exceed 4 feet in height except on corner lots where the height shall not exceed 3 ½ feet within 30 feet of the intersection...

In an effort to reduce ambient noise levels and possibility of garbage leaving the site, a seven-foot tall privacy fence will be installed along Crystal Parkway abutting the truck parking area on the west half of the property.

- **Article I, Table 150.1007(A)(1) Freestanding Signs**

The applicant is requesting to allow for a sign on the south side of the property that is 125 feet tall instead of the permitted 40 feet. The requested size of the sign is 1,650 square feet instead of the permitted 150 square feet. The reason for the request is so that the sign can advertise multiple businesses and be seen from the tollway. Due to the location of the oasis, signage for food and fueling is not permitted at the Genoa Road interchange.

- **Article I, Table 150.1007(A)(1) Freestanding Signs**

The applicant is requesting to allow for a sign on the north side of the property that is 300 square feet instead of the permitted 150 square feet. The reason for the request is for additional visibility to those traveling along Grant Highway.

- **Article I, Table 150.1007(B)(1) Building Signs**

The applicant is requesting to allow for up to four signs per wall instead of the permitted two signs per wall on the fueling center. The four signs would include the name of the fueling center plus advertisements for the three food establishments inside.

- **Article I, Table 150.1010 Off-site advertising signs**

The applicant is requesting to allow a portion of the 1,650 square-feet of signage on the southern pole sign to be used to advertise businesses that will be locating on other lots within the Belvidere Retail Subdivision.

- **Article I, Table 150.1012 Community information signs (A)(1) Murals**

The applicant is requesting to allow for a mural to be placed on the wall of the fueling center. The applicant will work with city staff in regard to the final design of the mural.

FINDINGS OF FACT:

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

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

The request for a fueling center and additional signage is not unreasonable for the location. The property is located adjacent to the Genoa Road interchange with I-90 and is designed

2022-22, OM Belvidere Group, LLC, Genoa Rd/Crystal Parkway

to cater to those travelers along I-90. Due to the proximity of the oasis, signage along the exit advertising the fueling center is not allowed, causing the applicant to increase the signage on the property to advertise to travelers along I-90. The other sign deviations are minor and will not impact the surrounding areas.

Since the fueling center will be a truck stop, alcohol sales are not required in order to have video gaming machines, lessening the potential negative impacts.

The mural's final design will reflect Belvidere and welcome travelers to the community.

The brightest lighting levels will be along I-90 and other thoroughfares, impacting right-of-ways more than adjacent properties.

Although the parking spaces are 18 square feet smaller than the zoning ordinance requires, they are within the industry standards for more urbanized areas.

The fencing will provide a buffer to the anticipated commercial uses to the north and be designed in such a manner that will not interfere with motorist's line of site.

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

The Comprehensive Plan adopted in 1999 shows the property as planned business. The planned development is in compliance with the Comprehensive Plan in terms of providing an indoor commercial land use with moderate landscaping, however the signage will not be moderate. Due to the location of the property and its proximity to the tollway, increased signage was an anticipated request.

- C. Findings: The Planned Development will not in its proposed location and as depicted on the required site plan, completely 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.**

A traffic impact analysis was conducted and it was concluded that the proposed right-of-way improvements and access points were adequate and the development would not create congestion on nearby roads. The development will be the first within the Belvidere Retail subdivision and due to its proximity to the interchange and Sager Corporate Park (industrial), it is considered an appropriate use.

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

2022-22, OM Belvidere Group, LLC, Genoa Rd/Crystal Parkway

The planned development is designed to complement the anticipated development to the north. Access points will be aligned to match with access points north of Crystal Parkway. The off-site signage is for the northern development to utilize so that those business can be visible to travelers as well. A privacy fence is shown on the site plan. This fence will screen headlights and help reduce noise and garbage transferring to the property to the north.

- E. Findings:** The proposed Planned Development 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.

As part of the subdivision and development process, utilities and adequate public infrastructure will be constructed.

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

The land uses themselves are not uncommon within the City of Belvidere and appropriate for the location. Although some of the signage variations are minor, the extra height and square-footage are quite significant. If the oasis would allow for advertisement of the fueling center at the Genoa Road exit, it would not be needed, however with the limitation of advertising to travelers, the requests are understandable. The increased lighting levels are also significant, but due to their location and adjacent land uses, the impact is not expected to be detrimental.

SUMMARY OF FINDINGS:

The request for a fueling center and additional signage is not unreasonable for the location. The property is located adjacent to the Genoa Road interchange with I-90 and is designed to cater to those travelers along I-90. Due to the proximity of the oasis, signage along the exit advertising the fueling center is not allowed, causing the applicant to increase the signage on the property to advertise to travelers along I-90. The other sign deviations are minor and will not impact the surrounding areas.

Since the fueling center will be a truck stop, alcohol sales are not required in order to have video gaming machines, lessening the potential negative impacts.

The mural's final design will reflect Belvidere and welcome travelers to the community.

The brightest lighting levels will be along I-90 and other thoroughfares, impacting right-of-ways more than adjacent properties.

Although the parking spaces are 18 square feet smaller than the zoning ordinance requires, they are within the industry standards for more urbanized areas.

The fencing will provide a buffer to the anticipated commercial uses to the north and be designed in such a manner that will not interfere with motorist's line of site.

2022-22, OM Belvidere Group, LLC, Genoa Rd/Crystal Parkway

A traffic impact analysis was conducted and it was concluded that the proposed right-of-way improvements and access points were adequate and the development would not create congestion on nearby roads. The development will be the first within the Belvidere Retail subdivision and due to its proximity to the interchange and Sager Corporate Park (industrial), it is considered an appropriate use.

The planned development is designed to complement the anticipated development to the north. Access points will be aligned to match with access points north of Crystal Parkway. The off-site signage is for the northern development to utilize so that those business can be visible to travelers as well. A privacy fence is shown on the site plan. This fence will screen headlights and help reduce noise and garbage transferring to the property to the north.

RECOMMENDATION:

Planning staff recommends the **approval** of case number **2022-22** subject to the following conditions:

1. The Planned Development shall be developed in substantial conformance with the site plan dated 6/2021 unless otherwise noted.
2. The curb cut entrance off of Genoa Road is not guaranteed and is subject to the approval by all agencies with jurisdiction of that portion of Genoa Road or having any jurisdictional control.
3. The entrance located off of Crystal Parkway between Genoa Road and the main entrance/exit to the property shall be eliminated.
4. There shall be a stormwater easement for the detention area shown on the site plan
5. A full final site plan shall be submitted to staff (building, public works, police, fire, planning, etc.) for review and subject to final approval prior to the issuance of building permits.
6. The planned development is granting only the following flexible standards: Sections 150.105(C)(4)(B)(2) allowing for in-vehicle sales or service and indoor commercial entertainment (fueling station, drive-through lanes and video gaming), 150.704(F)(7) allowing for parking spaces smaller than 180 square feet (162 square feet), 150.707(3)(A) allowing for lighting levels greater than 0.50 foot-candles at the property line (6.9 foot-candles), 150.712(C)(3) allowing for a fence in the front yard greater than 4 feet tall (7 feet tall), Table 150.1007(A)(1) allowing for a sign greater than 40 feet tall and 150 square feet (125 feet tall, 1,650 square feet in size on south side of property), Table 150.1007(A)(1) allowing for a sign greater than 150 square feet (300 square feet on north side of property), Table 150.1007(B)(1) allowing for more than two signs per wall (4 signs per wall), 150.1010 allowing for off-site signage (on south side of property), 150.1012(A)(1) allowing a mural (on fueling station).

Submitted by:


Gina DelRose,
Community Development Planner

2022-22, OM Belvidere Group, LLC, Genoa Rd/Crystal Parkway

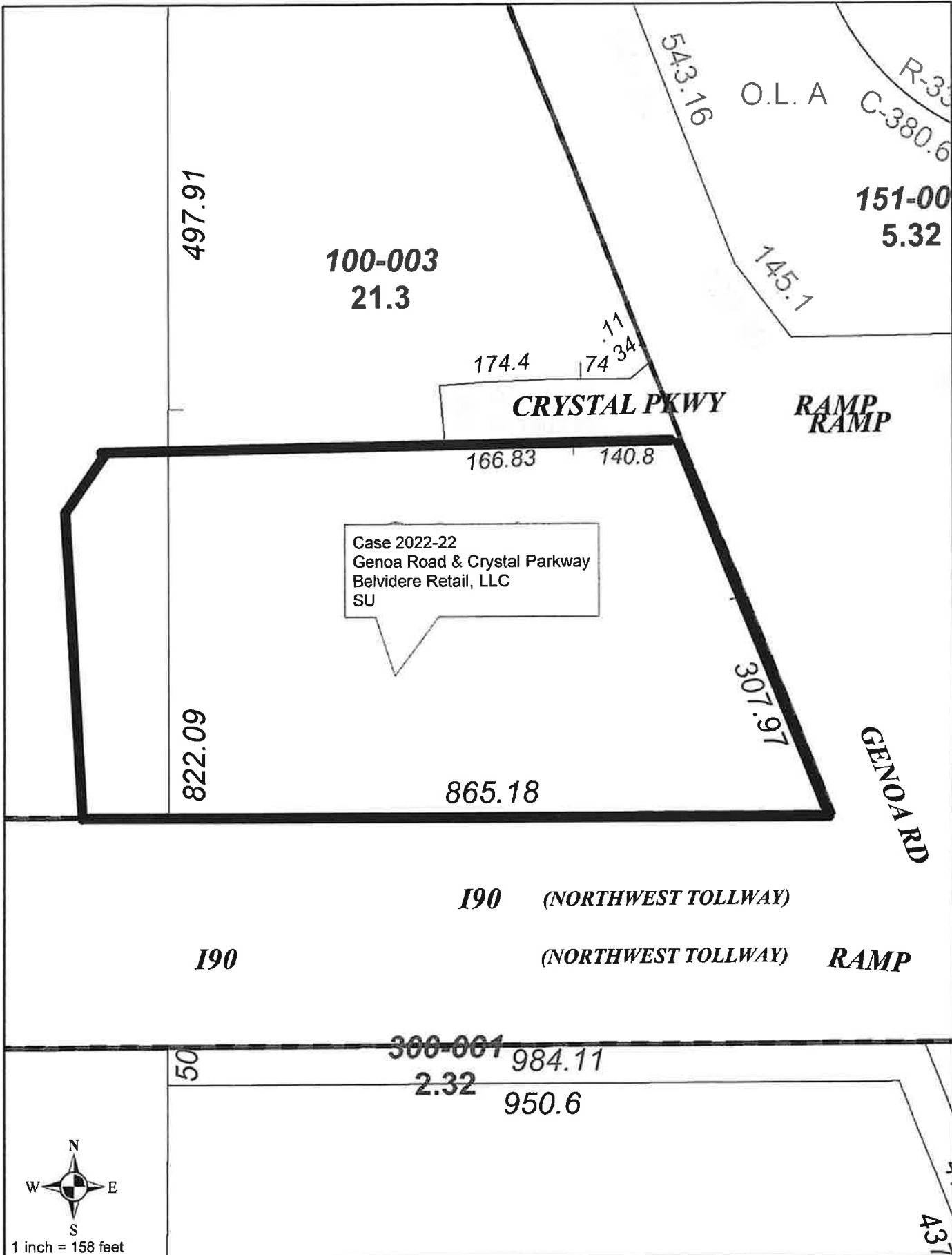
PLANNING AND ZONING COMMISSION/CITY COUNCIL ACTION

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

2022-22, OM Belvidere Group, LLC, Genoa Rd/Crystal Parkway

ATTACHMENTS:

1. Location Map by Planning Staff.
2. Aerial Photo by Planning Staff.
3. Narrative as Submitted by the Applicant.
4. Site Plans and Building Elevations Submitted by the Applicant.
5. Sign Package Submitted by the Applicant.
6. NRI Report 1655 opinion submitted by the Boone County Soil and Water Conservation District, Teagan Duffy.
7. Traffic Analysis Addendum, Summary and Recommendation
8. Letter submitted by the Boone County Health Department, Amanda Mehl, July 22, 2022.
9. Letter submitted by the Boone County Highway Engineer, Justin Krohn, July 28, 2022.
10. Memo submitted by the Belvidere Public Works Department, Brent Anderson, August 3, 2022.



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Case 2022-22
Genoa Road & Crystal Parkway
Belvidere Retail, LLC
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GENOA RD

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I90 (NORTHWEST TOLLWAY)

I90

(NORTHWEST TOLLWAY) RAMP

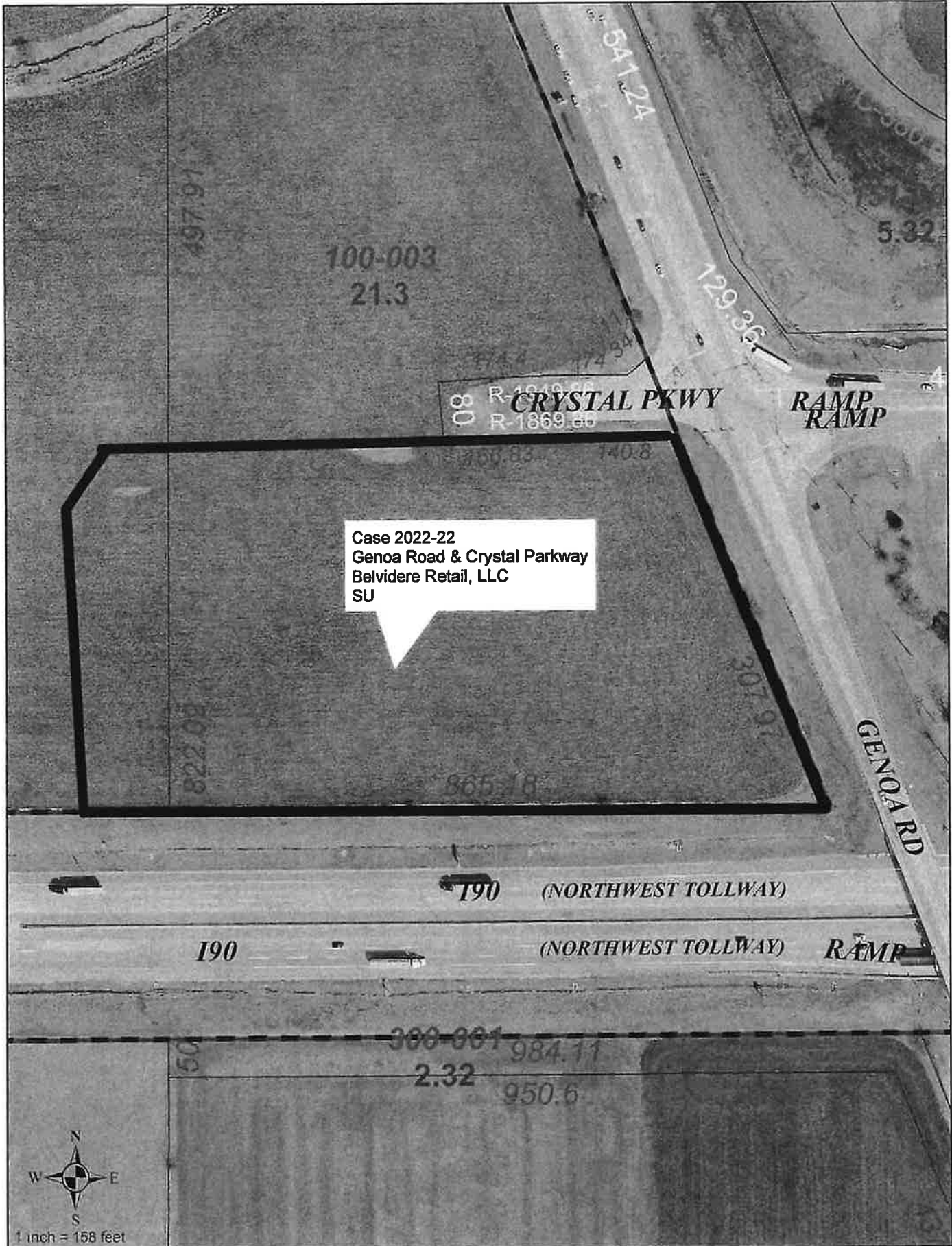
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1 inch = 158 feet

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Case 2022-22
Genoa Road & Crystal Parkway
Belvidere Retail, LLC
SU



1 inch = 158 feet

DEVELOPMENT NARRATIVE
NORTHWEST CORNER OF
GENOA ROAD AND INTERSTATE 90

OM Belvidere Group, LLC and Belvidere Retail, LLC are proposing a mixed-use redevelopment on the approximately 43.5-acre property located at the northwest corner of Genoa Road and Interstate 90. The first phase of the development will include a convenience store and fueling center on the southeastern 10 acres of our development. The remaining property will include several uses, including quick service restaurants, a retail strip center, a hotel, and a future development lot.

Coincident with our zoning application, the current property owner is requesting annexation, rezoning, special use, and subdivision of these parcels. Upon approval, OM Belvidere Group, LLC and Belvidere Retail, LLC will complete their purchase of the property. OM Belvidere Group, LLC will own the fuel center, and Belvidere Retail, LLC will own and develop the rest of the development.

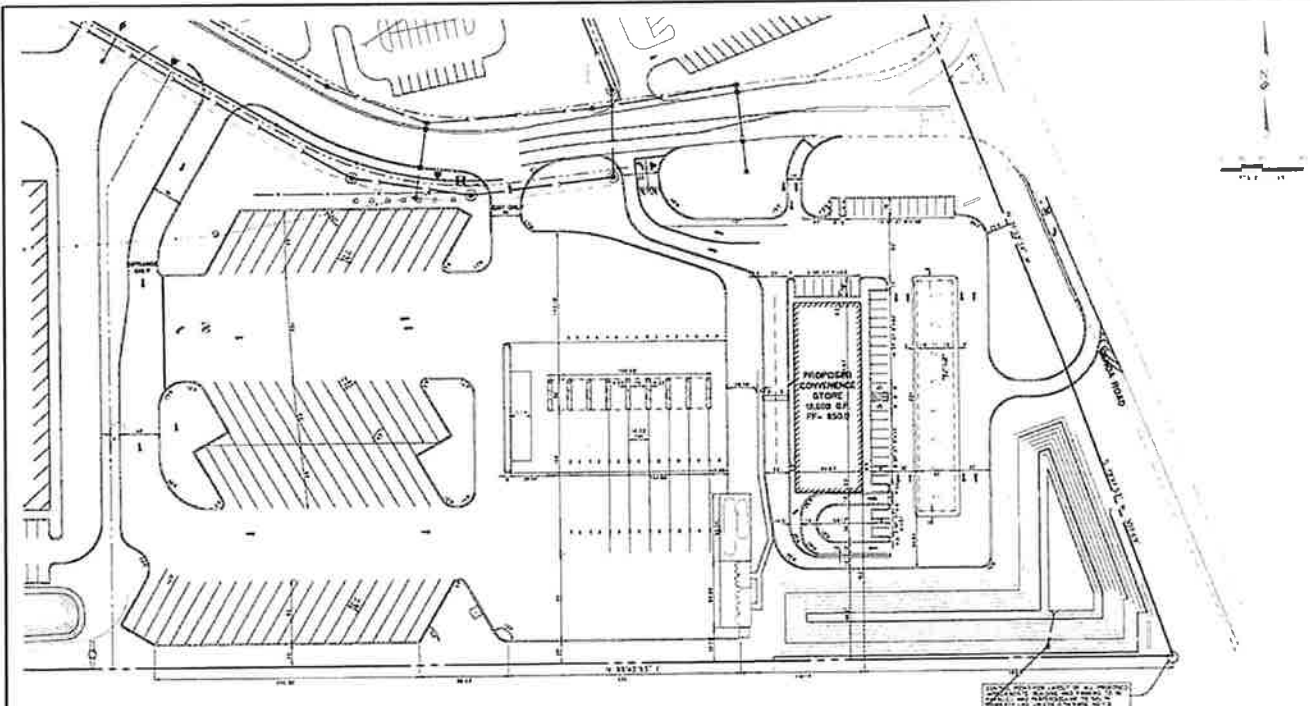
The development will be access via the extension of Crystal Parkway from Tripp Road to Genoa Road, and also via restricted access to the property from Genoa Road.

With this application, we are requesting the approval of a planned development for the southeastern parcel (Phase 1) only at this time. We will return with our application for the remaining property once we have further refined the development plan. The fuel center will consist of a 12,000 square foot building, 8 multi-product fueling dispensers for passenger vehicles (16 fueling positions), and eight commercial fueling lanes; five of the commercial fueling lanes will be initially constructed with expansion for three future lanes. In addition to a traditional convenience store offerings, the fuel center will include three restaurant spaces for Smoothie King, WingStop, and Jimmy Johns. The building has two drive thru windows: one on the west elevation and one on the south elevation. Each drive thru has separate vehicle queuing areas. The commercial fueling area is designed to operate independently of the passenger vehicle refueling area to minimize visibility issues as the trucks maneuver through the site.

As part of this application, we are requesting a few deviations from code for the development of these parcels as noted in the annexation agreement.

The fueling center will have three freestanding signs, including a ground sign on Genoa Road, a sign on the Crystal Park extension, and a high-rise sign along the interstate. The high-rise sign has been designed to be visible for westbound traffic prior to exiting the off-ramp for Genoa Road. This high-rise sign will include signage for the fuel center, a pricer for the fuel center, signage for the future hotel and any other retailers. We are also requesting approval for future hi-rise signage along the interstate for the western Planned Industrial parcel, which is critical fo the marketing of this lot.

Subject to approval by the City of Belvidere, construction of the infrastructure, Crystal Parkway extension, and fuel center will begin this year, and the second phase would begin in Spring 2023.



INTERSTATE 80 (I-80)

SITE DATA

DATE	BY
PROJECT	NO.
PROJECT	NO.
PROJECT	NO.

SOIL LEGEND

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PAVING LEGEND

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PAVEMENT LEGEND

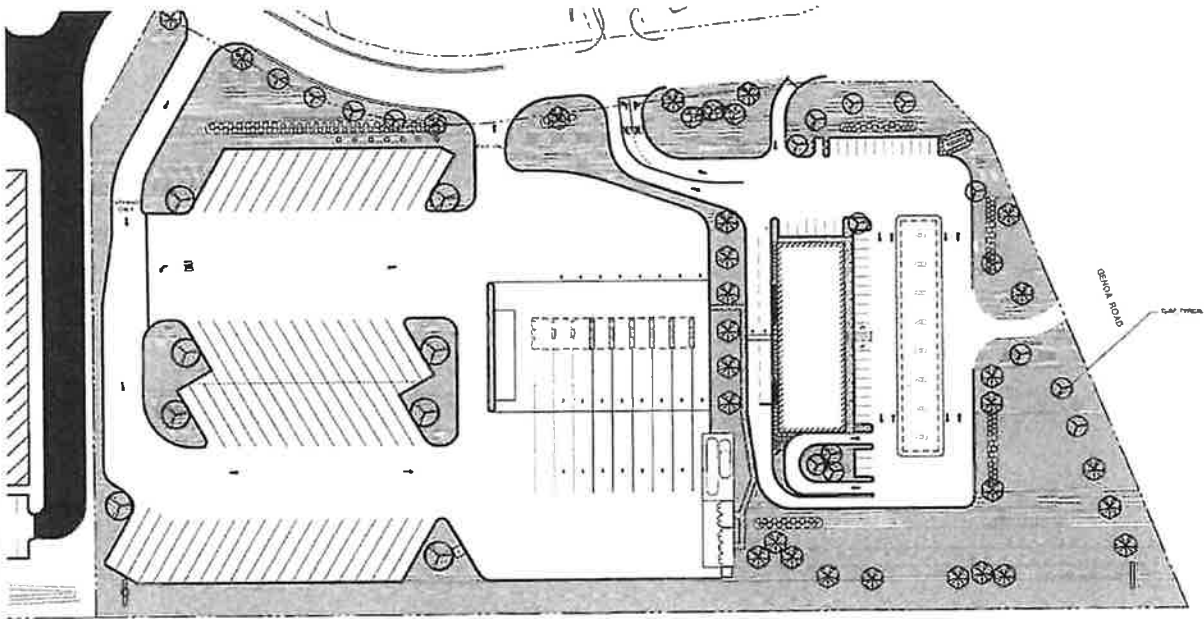
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- GENERAL NOTES**
1. ALL DIMENSIONS ARE FACE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE FACE UNLESS OTHERWISE NOTED.
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 7. ALL DIMENSIONS ARE FACE UNLESS OTHERWISE NOTED.
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 10. ALL DIMENSIONS ARE FACE UNLESS OTHERWISE NOTED.

Manhard CONSULTING

PROPOSED COMMERCIAL DEVELOPMENT
CITY OF BELLEVILLE, ILLINOIS
SITE DIMENSIONAL AND PAVING PLAN

3-11



INTERSTATE 90 (I-90)

CONCEPT PLANT SCHEDULE

	CLIMAX TREE	7		MEDIUM DECIDUOUS SHRUB	19		TALL DECIDUOUS SHRUB	70
	MEDIUM DECIDUOUS TREE	26		MEDIUM EVERGREEN SHRUB	88		PERENNIAL	2000
	TALL DECIDUOUS TREE	16		LOW ORNAMENTAL SHRUB	128			
	LOW EVERGREEN TREE	30		TALL ORNAMENTAL SHRUB	11			

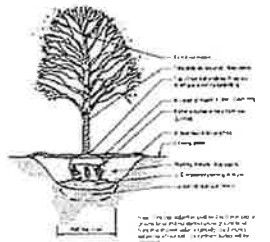


LOT COVERAGE DATA	
LOT AREA	162 ACRES
LANDSCAPE AREA	7.0 ACRES
LANDSCAPE OPEN SPACE	2.0 ACRES
LOT COVERAGE	4.3%

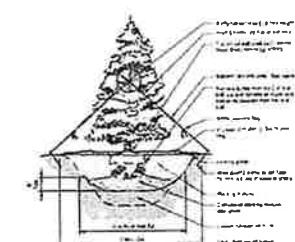
Manhard CONSULTING

PROPOSED COMMERCIAL DEVELOPMENT
CITY OF BELLEVILLE, ILLINOIS
LANDSCAPE PLAN - SOUTH

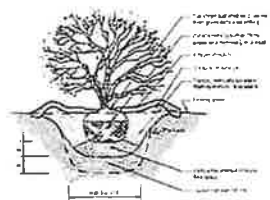
L2-11



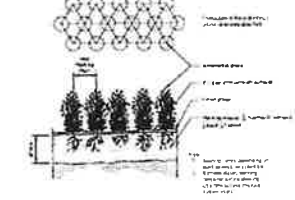
1 DECIDUOUS TREE PLANTING



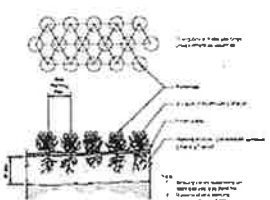
2 CONIFER TREE PLANTING



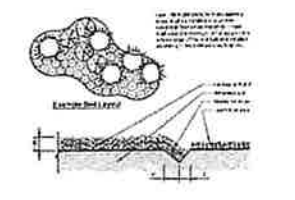
3 SHRUB PLANTING DETAIL



4 ORNAMENTAL GRASS PLANTING



5 PERENNIAL/ANNUAL PLANTING



6 CONTINUOUS MULCH EDGING

Belvidere Landscape Requirements

GENERAL REQUIREMENTS
 All landscape materials shall be native to the area within 100 miles of the planting site. All plants shall be of a minimum size of 100% of the mature size at the time of planting. All plants shall be of a minimum size of 100% of the mature size at the time of planting. All plants shall be of a minimum size of 100% of the mature size at the time of planting.

MINIMUM TREE REQUIREMENTS

1. All trees shall be of a minimum size of 100% of the mature size at the time of planting.
 2. All trees shall be of a minimum size of 100% of the mature size at the time of planting.
 3. All trees shall be of a minimum size of 100% of the mature size at the time of planting.

MINIMUM SHRUB REQUIREMENTS

1. All shrubs shall be of a minimum size of 100% of the mature size at the time of planting.
 2. All shrubs shall be of a minimum size of 100% of the mature size at the time of planting.
 3. All shrubs shall be of a minimum size of 100% of the mature size at the time of planting.

MINIMUM GRASS REQUIREMENTS

1. All grasses shall be of a minimum size of 100% of the mature size at the time of planting.
 2. All grasses shall be of a minimum size of 100% of the mature size at the time of planting.
 3. All grasses shall be of a minimum size of 100% of the mature size at the time of planting.

Belvidere Landscape Point Requirements

PLANT/ITEM	POINT VALUE	REMARKS
10' Deciduous Tree	10	10' Deciduous Tree
10' Conifer Tree	10	10' Conifer Tree
10' Shrub	5	10' Shrub
10' Grass	5	10' Grass
10' Mulch	5	10' Mulch
10' Edging	5	10' Edging
10' Irrigation	5	10' Irrigation
10' Drainage	5	10' Drainage
10' Protection	5	10' Protection
10' Maintenance	5	10' Maintenance

CONCEPT PLANT SCHEDULE

PLANT/ITEM	POINT VALUE	REMARKS
10' Deciduous Tree	10	10' Deciduous Tree
10' Conifer Tree	10	10' Conifer Tree
10' Shrub	5	10' Shrub
10' Grass	5	10' Grass
10' Mulch	5	10' Mulch
10' Edging	5	10' Edging
10' Irrigation	5	10' Irrigation
10' Drainage	5	10' Drainage
10' Protection	5	10' Protection
10' Maintenance	5	10' Maintenance

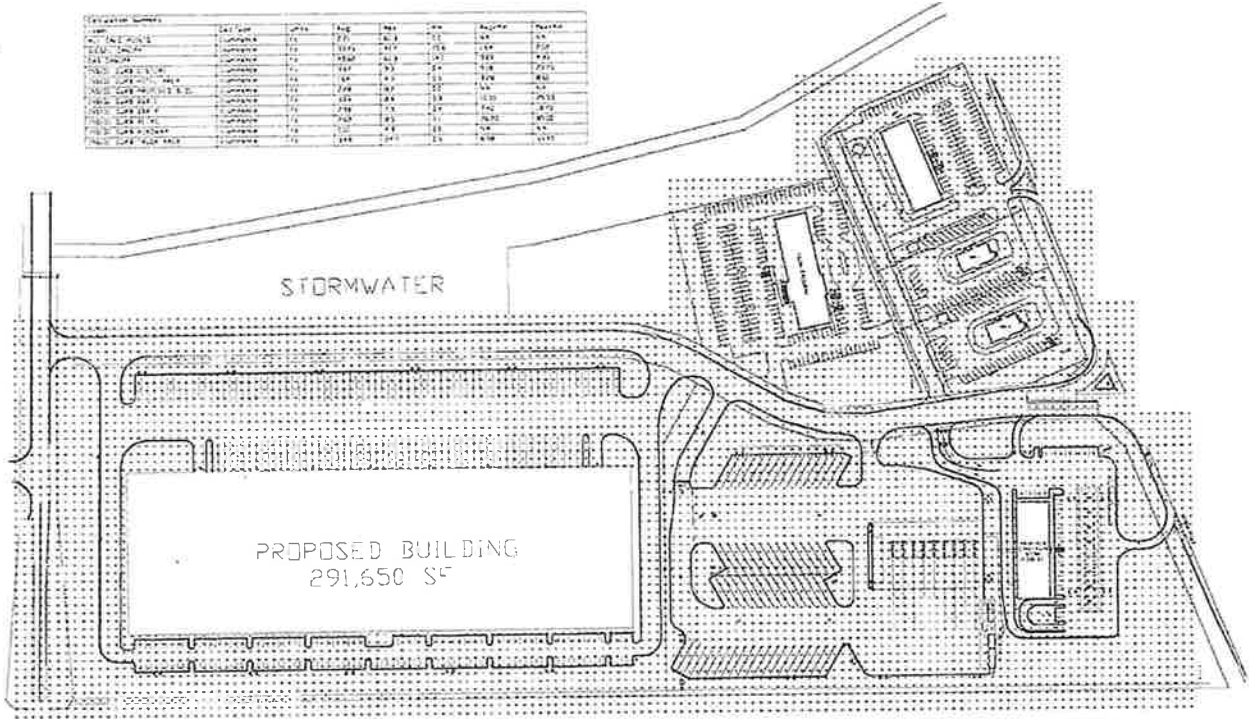
Landscape Notes

1. See all notes on drawings. See also notes on drawings. See also notes on drawings.
2. All plants shall be of a minimum size of 100% of the mature size at the time of planting.
3. All plants shall be of a minimum size of 100% of the mature size at the time of planting.
4. All plants shall be of a minimum size of 100% of the mature size at the time of planting.
5. All plants shall be of a minimum size of 100% of the mature size at the time of planting.
6. All plants shall be of a minimum size of 100% of the mature size at the time of planting.
7. All plants shall be of a minimum size of 100% of the mature size at the time of planting.
8. All plants shall be of a minimum size of 100% of the mature size at the time of planting.
9. All plants shall be of a minimum size of 100% of the mature size at the time of planting.
10. All plants shall be of a minimum size of 100% of the mature size at the time of planting.
11. All plants shall be of a minimum size of 100% of the mature size at the time of planting.
12. All plants shall be of a minimum size of 100% of the mature size at the time of planting.



Manhard CONSULTING LTD
 PROPOSED COMMERCIAL DEVELOPMENT
 CITY OF BELVIDERE, ILLINOIS
 LANDSCAPE TITLE SHEET AND DETAILS
 11

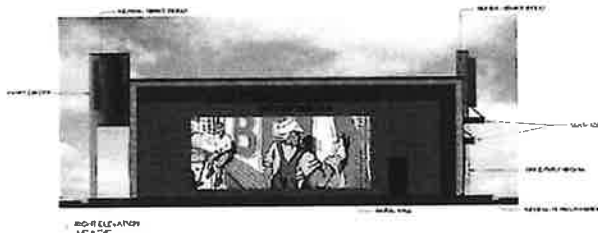
Location Name	Location	Area	Flow	Rate	Time	Angle	Remarks
STORMWATER	Stormwater	15	270	10.8	15	180	15'
PROPOSED BUILDING	Proposed Building	291,650	145,825	145,825	145,825	145,825	291,650 SF
...



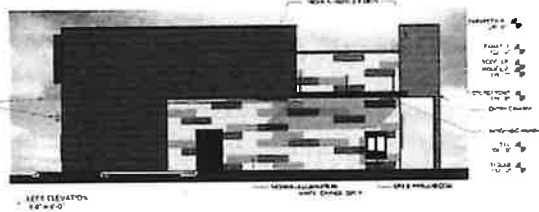
Location Name	Location	Area	Flow	Rate	Time	Angle	Remarks
...

Scale of the information presented is indicated on the drawing sheets.
 All dimensions are in feet and inches unless otherwise noted.
 The drawing is for informational purposes only and does not constitute a contract.
 The drawing is not to be used for any other purpose without the written consent of the engineer.
 The drawing is not to be used for any other purpose without the written consent of the engineer.
 The drawing is not to be used for any other purpose without the written consent of the engineer.

DATE PLOTTED: 10/15/2010
 TIME PLOTTED: 10:15 AM
 PLOTTER: HP DesignJet 2445
 PLOTTER DRIVER: HP DesignJet 2445 PCL
 PLOTTER MODE: EIA
 PLOTTER RANGE: Full Page
 PLOTTER SCALE: 1:1
 PLOTTER SHEETS: 1 of 1
 PLOTTER STATUS: Success



RIGHT ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"

ARCHITECT: CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, TELECOMMUNICATIONS, STRUCTURAL, ACCESSIBILITY CONSULTING, DESIGN & PROGRAM MANAGEMENT, LAND SURVEY
WT GROUP
 1000 WEST 10TH AVENUE, SUITE 1000
 DENVER, CO 80202
 TEL: 303.733.1100
 WWW.WTGROUP.COM

ARCHITECT: CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, TELECOMMUNICATIONS, STRUCTURAL, ACCESSIBILITY CONSULTING, DESIGN & PROGRAM MANAGEMENT, LAND SURVEY
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CONCEPTUAL SUBMITTAL
 RETAIL PETROLEUM FACILITY
 1000 WEST 10TH AVENUE, SUITE 1000
 DENVER, CO 80202
DM GROUP

Speed Train
 1000 WEST 10TH AVENUE, SUITE 1000
 DENVER, CO 80202
 TEL: 303.733.1100
 WWW.SPEEDTRAIN.COM

ISSUE
 DATE: 12/15/11
 DRAWING NO.: 11-0001
 PROJECT NO.: 11-0001
 SHEET NO.: 11-0001-01
 TOTAL SHEETS: 11-0001-01 TO 11-0001-05
 JOB NO.: 11-0001

A101
 11-0001-01

Opinion of the Boone County SWCD Board

Donald K Busch Sr., has submitted a request for a Natural Resource Information Report as part of an application for a zoning change from A1 to industrial on a portion of two parcels (60.16 acres) in Section 6 of Spring Township and 12 of Flora Township. The Area of Interest (AOI) is between Genoa Road and Tripp Road, and directly North of I-90. The parcel identification number(s) are 07-01-276-004 and 08-06-100-003.

The Boone County Soil & Water Conservation District Board has a

- Favorable
- Unfavorable
- Other: _____

opinion of the proposed land use change. The Board concerns are stated below. More detailed information is presented throughout the various sections of this document.

Signature of Board Chairman:

Bill Hall

on 8-4-21

Board Concerns: See SWCD Comments

MEMORANDUM TO: Mike Mackinnon
Heidner Properties, Inc.

FROM: Michael A. Werthmann, P.E., PTOE
Principal

DATE: April 20, 2022

SUBJECT: Traffic Study Addendum
Proposed Fuel Center
Belvidere, Illinois

This memorandum is an addendum to the September 21, 2021 traffic study prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed fuel center to be located in Belvidere, Illinois. The site, which is currently vacant, is located in the southwest quadrant of the intersection of Genoa Road with the westbound Interstate 90 ramps and is part of a larger master development that is to be located north of I-90 and bounded by Genoa Road on the east and Tripp Road on the west. It should be noted that the September 21, 2021 traffic study included the traffic to be generated by the proposed fuel center and the buildout of the rest of the master development, which included the following uses and densities:

- The southeast portion of the master development was proposed to contain a full-service fuel center with 16 passenger vehicle fueling positions, eight truck fueling positions, and a convenience store that would include a high-turnover sit-down restaurant, a fast-food restaurant with a drive-through window, and a coffee shop with a drive-through window.
- The northeast portion of the master development was proposed to contain a mixed-use commercial development with an 80-room hotel, two 2,500 square-foot fast food restaurants with drive-through facilities, and a 9,900 square-foot general retail building.
- The western portion of the master development was proposed to contain a 100-room hotel, a truck wash to complement the fuel center, and an approximate 100,000 square-foot warehouse/distribution building.

The plan has been revised since the traffic study was completed and the western portion of the master development is now proposed to contain a single approximate 292,000 square-foot warehouse/distribution building.

The purpose of the addendum was to compare the traffic to be generated by the uses and densities proposed for the western portion of the master development as part of the original plan to that proposed as part of the current plan. **Table 1** shows the traffic estimated to be generated by (1) the hotel, truck wash, and warehouse/distribution building proposed as part of the original plan assumed in the September 21, 2021 traffic study and (2) the currently proposed 292,000 square-foot warehouse/distribution building. The traffic to be generated by the current proposed warehouse/distribution building was based on the “Warehouse” trip rates published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition.

Table 1
 VEHICLE TRIP GENERATION ESTIMATES
 WESTERN PORTION OF MASTER DEVELOPMENT PLAN

ITE Land Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Traffic
		In	Out	Total	In	Out	Total	
Original Master Development Plan								
150	Warehouse (100,000 s.f.)	28	9	37	11	29	40	204
310	Hotel (100 Rooms)	27	18	45	25	24	49	702
948	Truck Wash (1 Tunnel)	10	10	20	39	39	78	780
	Total	65	37	102	75	92	167	1,686
Current Master Development Plan								
150	Warehouse (292,000 s.f.)	45	14	59	17	45	62	500

From Table 1 it can be seen that the 292,000 square-foot warehouse/distribution building currently proposed for the western portion of the master development will generate less traffic than the uses proposed in the original plan and assumed in the traffic study. Since the 292,000 square-foot warehouse/distribution building will generate less traffic, the findings and recommendations of the September 21, 2021 traffic study are still valid.

5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning and evening peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modifications are required.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning and evening peak hours for the Year 2021 Base, Year 2022 No-Build, Year 2022 Total Projected, Year 2032 No-Build, and Year 2032 Total Projected conditions.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM)*, 6th Edition and analyzed using Synchro/SimTraffic 10 software. The analysis for the traffic-signal controlled intersections were accomplished using actual lengths and phasings to determine the average overall vehicle delay and levels of service. These lengths and phasings are based on the suggested and implemented timings from the 2019 Signal Coordination and Timing Report conducted by Gewalt Hamilton Associates, Inc. provided to KLOA, Inc. by IDOT District 2.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the projected Year 2021 base, Year 2022 No-Build, Year 2022 Total Projected, Year 2032 No-Build, and Year 2032 Total Projected conditions are presented in **Tables 6 through 13**. A discussion of each intersection follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 6
 CAPACITY ANALYSIS RESULTS - SIGNALIZED
 US ROUTE 20 WITH GENOA ROAD AND BELVIDERE ROAD

	Peak Hour	Eastbound (US Route 20)			Westbound (US Route 20)			Northbound (Genoa Road)			Southbound (Belvidere Road)			Overall
		L	T	R	L	T	R	L	T	R	L	T	R	
Year 2021 Base Conditions	Weekday Morning Peak Hour	D 54.7	C 26.7	B 11.3	E 68.7	C 31.4	A 0.3	C 30.9	B 17.1	B 14.7	C 34.9		C 29.2	
		C - 23.5			D - 36.6			C - 23.7			C - 34.3			
Year 2022 No-Build Conditions	Weekday Evening Peak Hour	E 68.2	B 14.7	A 5.4	E 61.7	D 35.6	A 1.2	C 24.2	B 17.0	B 15.6	C 34.5		C 24.9	
		C - 20.7			D - 35.4			B - 19.7			C - 33.8			
Year 2022 Projected Conditions	Weekday Morning Peak Hour	D 54.7	C 25.8	B 11.4	E 68.6	C 31.1	A 0.3	C 30.3	B 18.4	B 14.7	C 35.2		C 29.5	
		C - 23.8			D - 36.3			C - 24.0			C - 34.6			
Year 2032 No-Build Conditions	Weekday Evening Peak Hour	E 70.0	B 13.7	A 4.9	E 61.2	D 35.2	A 1.2	C 23.4	B 17.5	B 15.6	C 34.6		C 25.0	
		C - 21.1			D - 35.0			B - 19.6			C - 33.9			
Year 2032 Projected Conditions	Weekday Morning Peak Hour	E 55.2	C 26.6	B 11.8	E 70.5	C 31.5	A 0.3	C 30.1	B 20.1	B 14.4	C 34.7		C 30.1	
		C - 24.4			D - 38.7			C - 24.4			C - 34.1			
Year 2032 Projected Conditions	Weekday Evening Peak Hour	E 69.7	B 15.6	A 5.8	E 66.4	D 35.4	A 1.2	C 23.4	B 16.9	B 15.5	C 34.6		C 25.6	
		C - 22.4			D - 37.2			B - 19.2			C - 33.9			
Year 2032 Projected Conditions	Weekday Morning Peak Hour	E 54.6	C 27.6	B 12.9	E 72.7	C 33.1	A 0.4	C 31.0	B 18.4	B 14.1	C 34.2		C 30.3	
		C - 25.3			D - 40.2			C - 23.9			C - 33.6			
Year 2032 Projected Conditions	Weekday Evening Peak Hour	E 72.7	B 15.2	A 5.9	E 66.4	D 36.0	A 1.3	C 28.6	B 16.7	B 15.8	C 35.7		C 26.6	
		C - 22.7			D - 37.7			B - 20.9			C - 35.0			
Year 2032 Projected Conditions	Weekday Morning Peak Hour	E 55.3	C 28.2	B 13.9	E 79.2	C 32.9	A 0.4	C 33.5	C 22.0	B 14.1	C 34.6		C 31.9	
		C - 26.0			D - 43.4			C - 26.7			C - 34.0			
Year 2032 Projected Conditions	Weekday Evening Peak Hour	E 72.7	B 15.6	A 7.1	E 71.8	D 35.7	A 1.3	C 30.3	B 16.3	B 15.7	C 36.2		C 27.3	
		C - 23.5			D - 39.8			B - 21.0			C - 35.5			

Letter denotes Level of Service
 Delay is measured in seconds

L - Left Turns
 T - Through
 R - Right Turns

Table 7
 CAPACITY ANALYSIS RESULTS - SIGNALIZED
 US ROUTE 20 WITH CRYSTAL PARKWAY AND EAST AVENUE

	Peak Hour	Eastbound (US Route 20)			Westbound (US Route 20)			Northbound (Crystal Parkway)			Southbound (East Avenue)			Overall
		L	T	R	L	T	R	L	T	R	L	T	R	
Year 2021 Base Conditions	Weekday Morning Peak Hour	D 35.3	A 2.6	A 0.2	E 76.9	B 10.4	A 0.3	D 44.5	A 0.6	D 38.6	C 28.3		A 9.6	
		A - 3.4			B - 11.3			B - 16.5			C - 31.9			
Year 2022 No-Build Conditions	Weekday Evening Peak Hour	D 41.2	A 2.2	A 0.2	E 76.5	A 9.2	A 0.1	D 40.6	B 16.2	C 35.0	C 27.7		B 10.0	
		A - 3.6			B - 11.6			C - 26.5			C - 27.8			
Year 2022 Projected Conditions	Weekday Morning Peak Hour	C 34.9	A 2.3	A 0.1	E 77.6	A 9.4	A 0.2	D 44.8	A 0.3	D 38.5	C 28.3		A 9.0	
		A - 3.1			A - 9.8			C - 21.9			C - 31.8			
Year 2032 No-Build Conditions	Weekday Evening Peak Hour	D 41.1	A 1.7	A 0.2	E 77.3	A 9.0	A 0.1	D 40.9	B 19.3	C 35.0	C 27.7		A 9.1	
		A - 3.2			B - 10.2			C - 29.7			C - 27.8			
Year 2032 Projected Conditions	Weekday Morning Peak Hour	C 34.7	A 2.5	A 0.2	E 77.0	B 10.2	A 0.2	D 51.9	A 0.3	D 38.0	C 27.9		B 10.7	
		A - 3.2			B - 10.5			C - 33.0			C - 31.4			
Year 2032 Projected Conditions	Weekday Evening Peak Hour	D 40.4	A 1.8	A 0.4	E 76.6	A 9.3	A 0.1	D 43.9	B 19.1	C 35.0	C 27.7		B 10.0	
		A - 3.1			B - 10.5			C - 34.1			C - 27.7			
Year 2032 Projected Conditions	Weekday Morning Peak Hour	C 34.0	A 2.6	A 0.2	E 79.5	B 10.3	A 0.4	D 51.2	A 0.3	D 38.3	C 28.1		B 10.5	
		A - 3.2			B - 10.6			C - 31.2			C - 31.8			
Year 2032 Projected Conditions	Weekday Evening Peak Hour	D 39.3	A 1.7	A 0.4	E 77.4	A 9.5	A 0.1	D 43.9	B 18.8	C 35.0	C 27.1		A 9.9	
		A - 3.0			B - 10.6			C - 33.7			C - 27.2			
Year 2032 Projected Conditions	Weekday Morning Peak Hour	C 33.4	A 3.1	A 0.4	E 73.3	B 11.2	A 0.4	E 56.1	A 0.3	D 36.3	C 25.9		B 12.1	
		A - 3.5			B - 11.3			C - 39.0			C - 29.6			
Year 2032 Projected Conditions	Weekday Evening Peak Hour	D 39.3	A 1.7	A 0.4	E 77.6	A 9.5	A 0.1	D 48.6	B 18.7	C 35.0	C 27.1		B 10.9	
		A - 2.9			B - 10.6			C - 38.8			C - 27.2			

Letter denotes Level of Service
 Delay is measured in seconds

L - Left Turns
 T - Through
 R - Right Turns

Table 8
 CAPACITY ANALYSIS RESULTS - SIGNALIZED
 GENOA ROAD WITH COMMERCE PARKWAY AND THE NORTH I-90 RAMPS (WESTBOUND)

Year	Peak Hour	Eastbound (Commerce Parkway)			Westbound North I-90 Ramps			Northbound (Genoa Road)			Southbound (Genoa Road)			Overall
		L	T	R	L	T	R	L	T	R	L	T	R	
Year 2021 Base Conditions	Weekday Morning Peak Hour	X	X	X	D 52.7	X	A 0.8	X	A 5.9	A 1.1	A 2.4	X	A 3.3	
		X			A - 3.1			A - 5.9			A - 2.4			
Year 2022 No-Built Conditions	Weekday Evening Peak Hour	X	X	X	D 36.6	X	A 6.5	X	A 9.3	A 2.8	A 3.8	X	A 6.9	
		X			A - 8.0			A - 9.3			A - 3.7			
Year 2022 Projected Conditions	Weekday Morning Peak Hour	--	C 21.4		D 44.8	D 44.7	A 7.8	A 4.0	A 8.2	A 1.8	A 6.2	--	A 7.6	
		C - 21.4			A - 10.0			A - 8.1			A - 5.9			
Year 2032 Projected Conditions	Weekday Evening Peak Hour	-	C 25.3		D 42.1	D 42.0	A 6.6	A 5.1	B 11.4	A 4.4	A 7.6	--	A 9.4	
		C - 25.3			A - 8.6			B - 11.3			A - 7.2			
Year 2032 No-Built Conditions	Weekday Morning Peak Hour	D 40.6	C 26.7		D 36.6	E 57.8	A 8.9	A 7.8	B 12.6	A 4.5	B 19.3	A 1.1	B 18.0	
		C - 31.9			B - 18.7			B - 11.6			B - 17.9			
Year 2032 Projected Conditions	Weekday Evening Peak Hour	D 39.4	D 40.9		D 35.8	E 55.1	A 7.3	A 7.5	B 16.1	A 7.1	B 16.7	A 0.9	B 17.6	
		D - 40.3			B - 15.0			B - 14.9			A - 15.1			
Year 2032 No-Built Conditions	Weekday Morning Peak Hour	D 39.8	B 19.9		D 37.1	D 53.0	A 9.1	A 6.5	B 12.4	A 3.9	B 15.9	A 0.6	B 15.1	
		C - 28.8			B - 14.8			B - 11.8			B - 14.7			
Year 2032 Projected Conditions	Weekday Evening Peak Hour	D 39.7	C 20.5		D 35.7	E 49.7	B 10.8	A 7.1	B 16.2	A 6.8	B 15.7	A 0.8	B 16.0	
		C - 30.8			B - 14.4			B - 15.4			A - 14.1			
Year 2032 Projected Conditions	Weekday Morning Peak Hour	D 43.1	C 30.6		D 36.2	E 60.2	A 8.8	B 10.3	B 13.7	A 4.8	C 24.1	A 2.4	C 21.8	
		C - 36.6			C - 22.1			B - 12.8			C - 21.9			
Year 2032 Projected Conditions	Weekday Evening Peak Hour	D 44.3	D 42.1		D 35.5	E 57.4	B 11.0	A 8.1	B 17.4	A 7.9	B 19.3	A 1.2	C 21.3	
		D - 43.2			B - 20.0			B - 15.7			A - 16.9			

Letter denotes Level of Service
 Delay is measured in seconds

L - Left Turns
 T - Through
 R - Right Turns

X - Lane Provided, Commerce Parkway is a Stub Roadway under existing conditions

Table 9
 CAPACITY ANALYSIS RESULTS – UNSIGNALIZED
 YEAR 2021 BASE CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Genoa Road with the Eastbound I-90 Ramps				
• Westbound Left Turns	D	28.4	C	18.8
• Westbound Right Turns	B	10.1	B	10.8
• Southbound Left Turns	A	9.1	A	8.9
LOS = Level of Service Delay is measured in seconds.				

Table 10
 CAPACITY ANALYSIS RESULTS – UNSIGNALIZED
 YEAR 2022 NO-BUILD CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Genoa Road with the Eastbound I-90 Ramps				
• Westbound Left Turns	D	28.7	C	19.0
• Westbound Right Turns	B	10.1	B	11.1
• Southbound Left Turns	A	9.2	A	9.0
LOS = Level of Service Delay is measured in seconds.				

Table 11
 CAPACITY ANALYSIS RESULTS – UNSIGNALIZED
 YEAR 2022 TOTAL PROJECTED CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Genoa Road with the Eastbound I-90 Ramps				
• Westbound Left Turns	D	33.5	C	20.7
• Westbound Right Turns	B	10.5	B	11.5
• Southbound Left Turns	A	9.5	A	9.2
Genoa Road with the Proposed South (Fuel Center) Right-In/Right-Out Access Drive				
• Eastbound Approach	B	13.4	B	11.1
Commerce Parkway with the Proposed Fuel Center Full Movement Access Drive				
• Westbound Left Turns	A	7.5	A	7.6
• Northbound Left Turns	B	10.6	B	10.8
• Northbound Right Turns	A	8.8	A	8.8
Commerce Parkway with the Proposed Right-Out Only Access Drive				
• Northbound Approach	A	8.9	A	9.0
Commerce Parkway with the Inbound Only Truck Access Drive				
• Westbound Left Turns	A	8.5	A	8.5
Commerce Parkway with the Outbound Only Truck Access Drive				
• Northbound Approach	A	9.9	A	9.9
LOS = Level of Service Delay is measured in seconds.				

Table 12
 CAPACITY ANALYSIS RESULTS – UNSIGNALIZED
 YEAR 2032 NO-BUILD CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Genoa Road with the Eastbound I-90 Ramps				
• Westbound Left Turns	D	33.8	C	21.4
• Westbound Right Turns	B	10.3	B	11.2
• Southbound Left Turns	A	9.5	A	9.2
Genoa Road with the Proposed North (Commercial Development) Right-In/Right-Out Access Drive				
• Eastbound Approach	B	10.7	A	9.8
Commerce Parkway with the East Commercial Development Full Movement Access Drive				
• Eastbound Left Turns	A	7.3	A	7.3
• Southbound Approach	A	9.2	A	9.3
Commerce Parkway with the West Commercial Development Full Movement Access Drive				
• Eastbound Left Turn	A	7.4	A	7.4
• Southbound Approach	A	9.6	B	10.0
LOS = Level of Service Delay is measured in seconds.				

Table 13
 CAPACITY ANALYSIS RESULTS – UNSIGNALIZED
 YEAR 2032 TOTAL PROJECTED CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Genoa Road with the Eastbound I-90 Ramps				
• Westbound Left Turns	E	40.5	C	23.7
• Westbound Right Turns	B	10.8	B	11.9
• Southbound Left Turns	A	9.8	A	9.4
Genoa Road with the Proposed South (Fuel Center) Right-In/Right-Out Access Drive				
• Eastbound Approach	B	14.1	B	11.4
Genoa Road with the Proposed North (Commercial Development) Right-In/Right-Out Access Drive				
• Eastbound Approach	B	10.8	A	9.9
Commerce Parkway with the Proposed Fuel Center Full Movement Access Drive and the East Commercial Development Full Movement Access Drive				
• Eastbound Left Turns	A	7.4	A	7.5
• Westbound Left Turns	A	7.6	A	7.6
• Northbound Left Turns	B	12.0	B	12.6
• Northbound Right Turns	A	8.8	A	8.9
• Southbound Approach	B	11.2	B	12.2
Commerce Parkway with the Proposed Right-Out Only Access Drive				
• Northbound Approach	A	9.3	A	9.6
Commerce Parkway with the Inbound Only Truck Access Drive				
• Westbound Left Turns	A	8.5	A	8.5
Commerce Parkway with the Outbound Only Truck Access Drive				
• Northbound Approach	B	10.2	B	10.3
Commerce Parkway with the West Commercial Development Full Movement Access Drive				
• Eastbound Left Turn	A	7.4	A	7.4
• Southbound Approach	A	9.8	B	10.0
LOS = Level of Service Delay is measured in seconds.				

Grant Highway with Genoa Road and Belvidere Road

The results of the capacity analysis indicate that overall this intersection currently operates at Level of Service (LOS) C during the weekday morning and weekday evening peak hours. Further, all movements operate at LOS D or better during both peak hours except the Grant Highway left-turn movements, which operate at LOS D to E. The operation of the left-turn movements is due to the fact that they operate on a protected left-turn phase and receive a limited amount of green time.

Under Year 2022 and Year 2032 no-build and total projected conditions, this intersection is projected to continue to operate at LOS C during with an increase in delay of less than three seconds during the weekday morning and weekday evening peak hours. Further, all movements are projected to continue to operate at LOS D or better during both peak hours under all conditions except the Grant Highway left-turn movements.

It should be noted that while the proposed fuel center will increase the volume of traffic traversing this intersection, it will be off-set due to the extension of Commerce Parkway which will reduce the volume of turning movements at this intersection. Overall, the proposed fuel center will increase the volume of traffic at this intersection by less than three percent. As such, this intersection has sufficient reserve capacity to accommodate the fuel center generated traffic and no roadway improvements or traffic control modifications are required.

Grant Highway with Crystal Parkway and East Avenue

The results of the capacity analysis indicate that overall this intersection currently operates at LOS A during the weekday morning peak hour and LOS B during the weekday evening peak hours. Further, all movements operate at LOS D or better during both peak hours except the Grant Highway left-turn movements, which operate at LOS D to E. The operation of the left-turn movements is due to the fact that they operate on a protected left-turn phase and receive a limited amount of green time.

Under Year 2022 and Year 2032 no-build and total projected conditions, this intersection is projected to operate at LOS B or better with an increase in delay of less than three seconds during the weekday morning and weekday evening peak hours. Further, all movements are projected to continue to operate at LOS D or better during both peak hours under all conditions except the Grant Highway left-turn movements and the Crystal Parkway left-turn movements, which are projected to operate at LOS E.

It should be noted that while the fuel center will increase the volume of traffic traversing the intersection, it will be offset due to the extension of Commerce Parkway which will reduce the volume of turning movements at this intersection. Overall, the proposed fuel center will increase the volume of traffic at this intersection by less than three percent. As such, this intersection has sufficient reserve capacity to accommodate the traffic to be fuel center-generated traffic and no roadway improvements or traffic control modifications are required.

Genoa Road with Commerce Parkway and the Westbound I-90 Ramps

The results of the capacity analysis indicate that overall this intersection currently operates at LOS A during the weekday morning and weekday evening peak hours. Further, all movements operate at LOS D or better during both peak hours. It should be noted that under existing conditions the west leg (Commerce Parkway) is a stubbed roadway and carries no traffic.

As part of the master development in which the fuel center will be located, Commerce Parkway will be extended from its stubbed roadway aligned opposite the westbound I-90 ramps to Tripp Road. The roadway is proposed to provide one lane in each direction divided by a two-way, left-turn lane. At its existing signalized intersection with Genoa Road and the westbound I-90 ramps, Commerce Parkway will provide an exclusive left-turn lane and a shared through/right-turn lane.

Under Year 2022 no-build conditions, which includes the extension of Commerce Parkway, this intersection is projected to continue to operate at LOS A during the weekday morning and weekday evening peak hours. Further, all movements are projected to continue to operate at LOS D or better during both peak hours.

Under Year 2022 total projected conditions, which includes the proposed fuel center, this intersection is projected to operate at LOS B during the weekday morning and weekday evening peak hours. Further, all movements are projected to operate at LOS D or better during both peak hours except the westbound through movement, which is projected to operate at a low LOS E. In addition, all movements on Genoa Road are projected to operate at LOS B or better and the west leg (Commerce Parkway) will operate at a good LOS D or better and can adequately accommodate fuel center-generated traffic.

Under Year 2032 no-build conditions, which includes the planned commercial development, this intersection is projected to operate at LOS B during the weekday morning and weekday evening peak hours. Further, all movements are projected to operate at LOS D or better during both peak hours except the westbound through movement, which is projected to continue to operate at a low LOS E.

Under Year 2032 total projected conditions, which includes the planned commercial development and the proposed fuel center, this intersection is projected to operate at LOS C during the weekday morning and weekday evening peak hours. Further, all movements are projected to operate at LOS D or better during both peak hours except the westbound through movement, which is projected to operate at a low LOS E. In addition, all movements on Genoa Road are projected to operate at a good LOS C or better and the west leg (Commerce Parkway) will operate at a good LOS D or better.

As such, this intersection has sufficient reserve capacity to accommodate the fuel center-generated traffic and no additional roadway improvements or traffic control modifications are required.

Genoa Road with the Eastbound I-90 Ramps

The results of the capacity analyses show that the westbound left-turn and right-turn movements at this intersection operate at LOS D or better during the weekday morning peak hour and at LOS C or better during the weekday evening peak hour. Further, the southbound left-turn movement operates at LOS A during both peak hours.

Under Year 2022 no-build, Year 2022 total projected, and Year 2032 no-build conditions, all critical movements at this intersection are projected to continue to operate at the same level of service during the weekday morning and weekday evening peak hours.

Under Year 2032 total projected conditions, all critical movements are projected to operate at the same level of service during the weekday morning and weekday evening peak hours except the westbound left-turn movement, which is projected to operate on the threshold between LOS D/E during the weekday morning peak hour. The left-turn traffic will be able to turn on to Genoa Road but may experience additional delay. This is typical for stop sign controlled movements along higher volume roads such as Genoa Road. It should be noted that the proposed fuel center is not projected to increase the volume of vehicles performing this movement. As such, the intersection has sufficient reserve capacity to accommodate the fuel center-generated traffic and no roadway improvements or traffic control modifications are required.

Genoa Road with the Proposed South (Fuel Center) Right-In/Right-Out Access Drive

Access to the fuel center will be provided via a proposed a right-in/right-out access drive on Genoa Road located approximately 270 feet south of Commerce Parkway/I-90 westbound ramps that will serve the passenger vehicle fueling positions and the convenience store. This access drive will provide one inbound lane and one outbound lane restricted to right-turn movements only via striping, signage, and channelization. Outbound movements will be under stop sign control. A southbound right-turn lane serving this access drive will be provided on Genoa Road and will provide 20 feet of storage and an 85-foot taper.

Under Year 2022 and Year 2032 no-build and total projected conditions, outbound movements from this access drive are projected to operate at LOS B during the weekday morning and weekday evening peak hours. As such, this access drive will be adequate in accommodating the traffic estimated to be generated by the proposed fuel center and will ensure efficient and flexible access is provided.

Commerce Parkway with the Proposed Fuel Center Full Movement Access Drive and the East Commercial Development Full Movement Access Drive

Access to the fuel center will be provided via a full access drive on Commerce Parkway located approximately 385 feet west of Genoa Road that will serve the passenger vehicle fueling positions and the convenience store. This access drive will provide one inbound lane and two outbound lanes striped to provide an exclusive left-turn lane and a through/right-turn lane. Outbound movements will be under stop sign control. Inbound left-turn movements to this access drive will be accommodated via the two-way, left-turn lane proposed on Commerce Parkway.

Under Year 2022 total projected conditions, the outbound left-turn movement at this access drive is projected to operate at LOS B during the weekday morning and weekday evening peak hours and outbound right-turn movements are projected to operate at LOS A during both peak hours. Further, westbound left-turn movements are projected to operate at LOS A with 95th percentile queues of one to two vehicles during both peak hours.

Access to the commercial development will be provided via a full movement access drive on Commerce Parkway approximately 375 feet west of Genoa Road and approximately aligned opposite the fuel center access drive. This access drive will provide one inbound lane and one outbound lane with outbound movements under stop sign control. Inbound left-turn movements at this access drive are proposed to be accommodated via the two-way, left-turn lane proposed on Commerce Parkway.

Under Year 2032 total projected conditions, outbound left-turn movements from the south leg (fuel center access drive) are projected to continue to operate at LOS B during the weekday morning and weekday evening peak hours and outbound right-turn movements are projected to operate at LOS A during both peak hours. Outbound movements from the north leg (commercial development access drive) are projected to operate at LOS B during both peak hours. Further, left-turn movements to both drives are projected to operate at LOS A during both peak hours with 95th percentile queues of one to two vehicles.

It should be noted that the two-way, left-turn lane on Commerce Parkway can accommodate stacking for approximately two to three vehicles waiting to make a left turn onto the fuel center access drive. The results of the capacity analyses and simulation runs show that the stacking should be sufficient to accommodate the maximum queue. Further, the projected 95th percentile queues on Commerce Parkway at its signalized intersection with Genoa Road are not projected to extend to this access drive. Finally, the Commerce Parkway westbound lane is approximately 25 feet wide at the location of the taper to the two-way, left-turn lane. Therefore, if the left-turn queue happens to extend into the westbound lane, the lane is wide enough for westbound traffic to bypass the left-turn queue. As such, these access drives will be adequate in accommodating the traffic estimated to be generated by the proposed fuel center and the commercial development and will ensure efficient and flexible access is provided.

Commerce Parkway with the Proposed Fuel Center Right-Out Only Access Drive

Access to the fuel center will be provided via a right-out only access drive on Commerce Parkway located approximately 250 feet west of Genoa Road that will serve the passenger vehicle fueling positions and the convenience store. This access drive will provide one outbound lane restricted to right-turn movements only via striping, signage, and channelization. Outbound movements will be under stop sign control.

Under Year 2022 total projected and Year 2032 total projected conditions, outbound movements from this access drive are projected to operate at LOS A during the weekday morning and weekday evening peak hours. As such, this access drive will be adequate in accommodating the traffic estimated to be generated by the proposed fuel center and will ensure efficient and flexible access is provided.

Commerce Parkway with the Proposed Fuel Center Inbound Only Truck Access

Access to the fuel center will be provided by an inbound only access drive on Commerce Parkway located approximately 885 feet west of Genoa Road that will serve the truck fueling positions and truck parking. This access drive will provide one wide inbound lane with larger radii in order to accommodate truck turning movements. Inbound left-turn movements to this access drive will be accommodated via the two-way, left-turn lane proposed on Commerce Parkway.

Under Year 2022 total projected and Year 2032 total projected conditions, westbound left-turn movements to this access drive are projected to operate at LOS A with 95th percentile queues of one to two vehicles during both peak hours. As such, this access drive will be adequate in accommodating the traffic estimated to be generated by the proposed fuel center and will ensure efficient and flexible access is provided.

Commerce Parkway with the Proposed Fuel Center Outbound Only Truck Access

Access to the fuel center will be provided via an outbound only access drive on Commerce Parkway located approximately 530 feet west of Genoa Road that will serve the truck fueling positions and truck parking. This access drive will provide one wide outbound lane with larger radii to accommodate truck turning movements. Outbound movements will be under stop sign control.

Under Year 2022 total projected conditions, outbound movements from this access drive are projected to operate at LOS A during the weekday morning and weekday evening peak hours. Under Year 2032 total projected conditions, outbound movements from this access drive are projected to operate at LOS B during both peak hours. As such, this access drive will be adequate in accommodating the traffic estimated to be generated by the proposed fuel center and will ensure efficient and flexible access is provided.

6. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- The traffic projected to be generated by the proposed fuel center will be reduced due to the volume of pass-by traffic generated by the fuel center and interaction between the proposed land uses.
- As part of the master development in which the fuel center will be located, Commerce Parkway will be extended from its stubbed roadway aligned opposite the westbound I-90 ramps to Tripp Road. The roadway is proposed to provide one lane in each direction divided by a two-way, left-turn lane. At its existing signalized intersection with Genoa Road and the westbound I-90 ramps, Commerce Parkway will provide an exclusive left-turn lane and a shared through/right-turn lane.
- Access to the fuel center will be provided via the following five access drives:
 - A right-in/right-out access drive on Genoa Road located approximately 270 feet south of Commerce Parkway/I-90 westbound ramps that will serve the passenger vehicle fueling positions and the convenience store. This access drive will provide one inbound lane and one outbound lane restricted to right-turn movements only via striping, signage, and channelization. Outbound movements will be under stop sign control. A southbound right-turn lane serving this access drive will be provided on Genoa Road and will provide 20 feet of storage and an 85-foot taper.
 - A full access drive on Commerce Parkway located approximately 385 feet west of Genoa Road that will serve the passenger vehicle fueling positions and the convenience store. This access drive will provide one inbound lane and two outbound lanes striped to provide an exclusive left-turn lane and a through/right-turn lane. Outbound movements will be under stop sign control. Inbound left-turn movements to this access drive will be accommodated via the two-way, left-turn lane proposed on Commerce Parkway.
 - A right-out only access drive on Commerce Parkway located approximately 250 feet west of Genoa Road that will serve the passenger vehicle fueling positions and the convenience store. This access drive will provide one outbound lane restricted to right-turn movements only via striping, signage, and channelization. Outbound movements will be under stop sign control.

- An inbound only access drive on Commerce Parkway located approximately 885 feet west of Genoa Road and will serve the truck fueling positions and truck parking. This access drive will provide one wide inbound lane with larger radii in order to accommodate truck turning movements. Inbound left-turn movements to this access drive will be accommodated via the two-way, left-turn lane proposed on Commerce Parkway.
- A proposed outbound only access drive on Commerce Parkway located approximately 530 feet west of Genoa Road that will serve the truck fueling positions and truck parking. This access drive will provide one wide outbound lane with larger radii to accommodate truck turning movements. Outbound movements will be under stop sign control.
- The proposed access system will provide the fuel center with efficient and orderly access with limited impact on the existing roadway system. In addition, it is important to note that the access system will separate the passenger vehicle traffic from the truck traffic.
- With the extension of Commerce Parkway, the existing roadway system generally has sufficient reserve capacity to accommodate the traffic to be generated by the proposed fuel center and no additional roadway improvements and/or traffic control modifications are required.



Public Health
Prevent. Promote. Protect.

Boone County Health Department

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

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

July 22, 2022

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

Email: gdelrose@ci.belvidere.il.us

Re: Case: 2022-22- OM Belvidere Group, SW Corner Genoa Rd and Crystal Pkwy

Dear City of Belvidere,

We are in receipt of a copy of a special use request to allowing for in-vehicle sales or service and indoor commercial entertainment (Fueling Station, drive-through lanes and video gaming)This would include the ability to have a fueling center with drive through and a mural on proposed Lot 2 of the preliminary plat of Belvidere Retail Subdivision (Belvidere Zoning Ordinance Sections 150.105(C)(6)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) a fueling center with drive through restaurants, video gaming and a mural on proposed Lot 2 of the preliminary plat of Belvidere Retail Subdivision PIN: (08-06-100-003 and 07-01-276-004

If prepared or temperature controlled foods are served, prior to operation of the establishment a to-scale plan and a food application must be submitted to the Boone County Health Department for review. The plan review fee would be determined when menu information is submitted. Below is the county code explaining this further.

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

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

submitted for review must be accompanied by the appropriate plan review fee as listed in section 38-31.

RE: Case: 2022-22: OM Belvidere Group, SW Corner Genoa Rd and Crystal Pkwy

Date: July 22, 2022

Page: 2 of 3

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

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

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

Category II Medium Risk facilities:

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


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

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

The applicant may need to complete and submit a plan review for the well and/or septic, to the Boone County Health Department. This review will ensure plan meets well and/or septic setbacks. There is a \$75.00 fee for the plan review. When it is approved, the approval will be submitted to the Boone County Building Department.

If you have any questions or concerns, please contact us at (815) 544-2951 ext. 2 or at info@boonehealth.org.

Sincerely,



Amanda Mehl
Public Health Administrator
Boone County Health Department

MS



BOONE COUNTY HIGHWAY DEPARTMENT

9759 Illinois Route 76
Belvidere, Illinois 61008

JUSTIN D. KROHN, P.E.
COUNTY ENGINEER

OFFICE 815-544-2066
jkrohn@boonecountyil.gov

July 28, 2022

City of Belvidere
401 Whitney Blvd. Suite 300
Belvidere, IL 61008

Attn: Gina DelRose, Community Development Planner

RE: 2022-22: OM Belvidere Group, SW Corner Genoa Rd and Crystal Pkwy

In response to the letter dated July 19, 2022, Boone County Highway Department objects to the proposed 2022-22: OM Belvidere Group, SW Corner Genoa Rd and Crystal Pkwy as presented. The proposal indicates Genoa Road access that has been denied.

The Boone County Highway Department supports this development, however the proposed Genoa Road access is not approved as Genoa Road is a Minor Arterial on the County Highway system. Boone County would cooperate with a jurisdictional transfer to provide the City of Belvidere with access control of Genoa Road. Boone County Highway Department is operationally setup to predominantly maintain and operated a rural highway system. The additional proposed access points will impede the current traffic flow patterns and the County's ability to maintain Genoa Road. Boone County Highway Department is also concerned with the existing southbound Genoa Road to eastbound I-90 turning movement.

If you have any questions or need additional information please call the Boone County Highway Department.

Thank you,

Justin Krohn, P.E.
Boone County Engineer

Memo

To: Gina DelRose, Community Development Planner

From: Brent Anderson, Director of Public Works

Date: 8/3/2022

Re: 2022-22; Special Use – Belvidere Group, SW Corner Genoa Rd and Crystal Parkway

Having reviewed the above request, I would offer the following comments:

1. The entrance only located off of Crystal Parkway between Genoa Road and the main entrance/exit to the property shall be eliminated due to its proximity to the Genoa Road intersection.
2. Stormwater easement will be required for the detention area shown on the site plan.

MEMO

DATE: August 10, 2022
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Findings of Fact for Case: 2022-22; OM Belvidere Group, LLC,
Genoa Rd/Crystal Pkwy

REQUEST AND LOCATION:

The applicant, OM Belvidere Group, LLC, 5277 Trillium Boulevard, Hoffman Estates, IL 60192 on behalf of the property owner Donald K. Busch, Sr., 7301 W. Ridge Lane, Cherry Valley, IL 61016 is requesting a special use to permit a planned development in the PB, Planned Business District (pending rezoning approval) at the southwest corner of Genoa Road and Crystal Parkway, Belvidere, IL 61008. The planned development will allow for the following departures: Sections 150.105(C)(4)(B)(2) allowing for in-vehicle sales or service and indoor commercial entertainment (fueling station, drive-through lanes and video gaming), 150.704(F)(7) allowing for parking spaces smaller than 180 square feet (162 square feet), 150.707(3)(A) allowing for lighting levels greater than 0.50 foot-candles at the property line (6.9 foot-candles), 150.712(C)(3) allowing for a fence in the front yard greater than 4 feet tall (7 feet tall), Table 150.1007(A)(1) allowing for a sign greater than 40 feet tall and 150 square feet (125 feet tall, 1,650 square feet in size on south side of property), Table 150.1007(A)(1) allowing for a sign greater than 150 square feet (300 square feet on north side of property), Table 150.1007(B)(1) allowing for more than two signs per wall (4 signs per wall), 150.1010 allowing for off-site signage (on south side of property), 150.1012(A)(1) allowing a mural (on fueling station), and 150.904 Special Use Review and Approval Procedures). The planned development is being requested in order to construct a fueling center with drive-through restaurants, video gaming and a mural on proposed Lot 2 of the preliminary plat of Belvidere Retail Subdivision. The property is irregular in shape and will encompass approximately 10 acres. Part of PINs: 08-06-100-003 and 07-01-276-004

FLEXIBLE DEVELOPMENT STANDARDS:

According to Section 150.907 (B) (1) A. of the City of Belvidere Zoning Ordinance, new and alternative standards may be approved for a development by the city. The applicant is requesting the following standards specific to this project.

Zoning Ordinance:

- **Article I, Section 150.105(C)(4) Planned Business (B)(2) In-Vehicle Sales or Service and Indoor Commercial Entertainment**

The applicant would like to construct a fueling center that would service passenger vehicles, recreational vehicles and semi-trucks and trailers. The fueling center would also include drive-through lanes for two food establishments and video gaming.

- **Article I, Section 150.704 Off-Street Parking and Traffic Circulation Standards (F)(7) Parking Space Design Standards**

The minimum required area of parking spaces shall be 180 square feet.

The applicant is requesting that the size of parking spaces be reduced to 162 square feet. Instead of measuring 10'x18' they will be narrowed to 9'x18'. 18 feet is an acceptable depth for parking spaces and is typically permitted if the stall is 10 feet wide instead of 9 feet wide.

- **Article I, Section 150.707 Exterior Lighting Standards (E)(3)(A) Intensity of Illumination**

In no instance shall the amount of illumination attributable to exterior lighting, as measured at the property line, exceed 0.50 footcandles above ambient lighting conditions on a cloudless night.

The applicant is requesting to have lighting levels as bright as 6.9 footcandles along portions of the north, south and west property lines. The brightest levels would be along the southern property line abutting I-90.

- **Article I, Section 150.712 Fencing Standards (C)(3) Maximum Height**

Fences shall not exceed 4 feet in height except on corner lots where the height shall not exceed 3 ½ feet within 30 feet of the intersection...

In an effort to reduce ambient noise levels and possibility of garbage leaving the site, a seven-foot tall privacy fence will be installed along Crystal Parkway abutting the truck parking area on the west half of the property.

- **Article I, Table 150.1007(A)(1) Freestanding Signs**

The applicant is requesting to allow for a sign on the south side of the property that is 125 feet tall instead of the permitted 40 feet. The requested size of the sign is 1,650 square feet instead of the permitted 150 square feet. The reason for the request is so that the sign can advertise multiple businesses and be seen from the tollway. Due to the location of the oasis, signage for food and fueling is not permitted at the Genoa Road interchange.

- **Article I, Table 150.1007(A)(1) Freestanding Signs**

The applicant is requesting to allow for a sign on the north side of the property that is 300 square feet instead of the permitted 150 square feet. The reason for the request is for additional visibility to those traveling along Grant Highway.

• **Article I, Table 150.1007(B)(1) Building Signs**

The applicant is requesting to allow for up to four signs per wall instead of the permitted two signs per wall on the fueling center. The four signs would include the name of the fueling center plus advertisements for the three food establishments inside.

• **Article I, Table 150.1010 Off-site advertising signs**

The applicant is requesting to allow a portion of the 1,650 square-foot of signage on the southern pole sign to be used to advertise businesses that will be locating on other lots within the Belvidere Retail Subdivision.

• **Article I, Table 150.1012 Community information signs (A)(1) Murals**

The applicant is requesting to allow for a mural to be placed on the wall of the fueling center. The applicant will work with city staff in regard to the final design of the mural.



FINDINGS OF FACT:

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

A. Findings: The establishment, maintenance, or operation of the Planned Development will not be completely unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.

The request for a fueling center and additional signage is not unreasonable for the location. The property is located adjacent to the Genoa Road interchange with I-90 and is designed to cater to those travelers along I-90. Due to the proximity of the oasis, signage along the exit advertising the fueling center is not allowed, causing the applicant to increase the signage on the property to advertise to travelers along I-90. The other sign deviations are minor and will not impact the surrounding areas.

Since the fueling center will be a truck stop, alcohol sales are not required in order to have video gaming machines, lessening the potential negative impacts.

The mural's final design will reflect Belvidere and welcome travelers to the community.

The brightest lighting levels will be along I-90 and other thoroughfares, impacting right-of-ways more than adjacent properties.

Although the parking spaces are 18 square feet smaller than the zoning ordinance requires, they are within the industry standards for more urbanized areas.

The fencing will provide a buffer to the anticipated commercial uses to the north and be designed in such a manner that will not interfere with motorist's line of site.

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

The Comprehensive Plan adopted in 1999 shows the property as planned business. The planned development is in compliance with the Comprehensive Plan in terms of providing an indoor commercial land use with moderate landscaping, however the signage will not be moderate. Due to the location of the property and its proximity to the tollway, increased signage was an anticipated request.

- C. Findings: The Planned Development will not in its proposed location and as depicted on the required site plan, completely 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.**

A traffic impact analysis was conducted and it was concluded that the proposed right-of-way improvements and access points were adequate and the development would not create congestion on nearby roads. The development will be the first within the Belvidere Retail subdivision and due to its proximity to the interchange and Sager Corporate Park (industrial), it is considered an appropriate use.

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

The planned development is designed to compliment the anticipated development to the north. Access points will be aligned to match with access points north of Crystal Parkway. The off-site signage is for the northern development to utilize so that those business can be visible to travelers as well. A privacy fence is shown on the site plan. This fence will screen headlights and help reduce noise and garbage transferring to the property to the north.

- E. **Findings:** The proposed Planned Development 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.

As part of the subdivision and development process, utilities and adequate public infrastructure will be constructed.

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

The land uses themselves are not uncommon within the City of Belvidere and appropriate for the location. Although some of the signage variations are minor, the extra height and square-footage are quite significant. If the oasis would allow for advertisement of the fueling center at the Genoa Road exit, it would not be needed, however with the limitation of advertising to travelers, the requests are understandable. The increased lighting levels are also significant, but due to their location and adjacent land uses, the impact is not expected to be detrimental.

The motion to adopt the Findings of Fact as presented by staff for case 2022-22 for a special use to permit a planned development at the southwest corner of Crystal Parkway and Genoa Road carried with a (5-0) roll call vote.

Paul Engelman, Chairman
Belvidere Planning and Zoning Commission

MEMO

DATE: August 10, 2022

TO: Mayor and Members of the City Council

FROM: City of Belvidere Planning and Zoning Commission

SUBJECT: Recommendation for Case: 2022-22; OM Belvidere Group, LLC,
Genoa Rd/Crystal Pkwy

REQUEST AND LOCATION:

The applicant, OM Belvidere Group, LLC, 5277 Trillium Boulevard, Hoffman Estates, IL 60192 on behalf of the property owner Donald K. Busch, Sr., 7301 W. Ridge Lane, Cherry Valley, IL 61016 is requesting a special use to permit a planned development in the PB, Planned Business District (pending rezoning approval) at the southwest corner of Genoa Road and Crystal Parkway, Belvidere, IL 61008. The planned development will allow for the following departures: Sections 150.105(C)(4)(B)(2) allowing for in-vehicle sales or service and indoor commercial entertainment (fueling station, drive-through lanes and video gaming), 150.704(F)(7) allowing for parking spaces smaller than 180 square feet (162 square feet), 150.707(3)(A) allowing for lighting levels greater than 0.50 foot-candles at the property line (6.9 foot-candles), 150.712(C)(3) allowing for a fence in the front yard greater than 4 feet tall (7 feet tall), Table 150.1007(A)(1) allowing for a sign greater than 40 feet tall and 150 square feet (125 feet tall, 1,650 square feet in size on south side of property), Table 150.1007(A)(1) allowing for a sign greater than 150 square feet (300 square feet on north side of property), Table 150.1007(B)(1) allowing for more than two signs per wall (4 signs per wall), 150.1010 allowing for off-site signage (on south side of property), 150.1012(A)(1) allowing a mural (on fueling station), and 150.904 Special Use Review and Approval Procedures). The planned development is being requested in order to construct a fueling center with drive-through restaurants, video gaming and a mural on proposed Lot 2 of the preliminary plat of Belvidere Retail Subdivision. The property is irregular in shape and will encompass approximately 10 acres. Part of PINs: 08-06-100-003 and 07-01-276-004

RECOMMENDATION:

The planning and zoning commission recommended the **approval** of case number **2022-22** for a special use to permit a planned development at the southwest corner of Crystal Parkway and Genoa Road subject to the following *amended* conditions:

1. The Planned Development shall be developed in substantial conformance with the site plan dated 6/2021 unless otherwise noted.
2. The curb cut entrance off of Genoa Road is not guaranteed and is subject to the approval by all agencies with jurisdiction of that portion of Genoa Road or having any jurisdictional control.
3. *The exit off of Crystal Parkway between Genoa Road and the main entrance/exit to the property is not guaranteed and is subject to the approval by all agencies with jurisdiction of that portion of Crystal Parkway or having any jurisdictional control.*

Recommendation

2022-22; OM Belvidere Group, LLC, Genoa Rd/Crystal Pkwy

4. There shall be a stormwater easement for the detention area shown on the site plan
5. A full final site plan shall be submitted to staff (building, public works, police, fire, planning, etc.) for review and subject to final approval prior to the issuance of building permits.
6. The planned development is granting only the following flexible standards: Sections 150.105(C)(4)(B)(2) allowing for in-vehicle sales or service and indoor commercial entertainment (fueling station, drive-through lanes and video gaming), 150.704(F)(7) allowing for parking spaces smaller than 180 square feet (162 square feet), 150.707(3)(A) allowing for lighting levels greater than 0.50 foot-candles at the property line (6.9 foot-candles), 150.712(C)(3) allowing for a fence in the front yard greater than 4 feet tall (7 feet tall), Table 150.1007(A)(1) allowing for a sign greater than 40 feet tall and 150 square feet (125 feet tall, 1,650 square feet in size on south side of property), Table 150.1007(A)(1) allowing for a sign greater than 150 square feet (300 square feet on north side of property), Table 150.1007(B)(1) allowing for more than two signs per wall (4 signs per wall), 150.1010 allowing for off-site signage (on south side of property), 150.1012(A)(1) allowing a mural (on fueling station).

Motion to approve case 2022-22; OM Group Belvidere, LLC, Genoa Rd/Crystal Pkwy subject to the conditions as *amended* carried with a (5-0) roll call vote.

Paul Engelman, Chairman
Belvidere Planning and Zoning Commission

ORDINANCE NO. 597H

**AN ORDINANCE GRANTING A SPECIAL USE
TO ALLOW A PLANNED DEVELOPMENT
WITHIN THE PB, PLANNED BUSINESS DISTRICT
(SW Crystal Parkway and Genoa Road)**

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

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

WHEREAS, The applicant, OM Belvidere Group, LLC, 5277 Trillium Boulevard, Hoffman Estates, IL 60192 on behalf of the property owner Donald K. Busch, Sr., 7301 W. Ridge Lane, Cherry Valley, IL 61016 is requesting a special use to permit a planned development to construct a truck stop with drive-through windows, murals and additional signage and lighting levels; 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 9, 2022 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 PB, Planned Business District for a planned development on the property depicted in Attachment A and legally described as:

Lot 2 of the proposed Belvidere Retail Subdivision (available for review at the Community Development Department, 401 Whitney Boulevard, Suite 300, Belvidere, IL 61008 during regular business hours). Part of PINs: 08-06-100-003 and 07-01-276-004

is hereby approved, subject to the following conditions:

1. The Planned Development shall be developed in substantial conformance with the site plan dated 6/2021 unless otherwise noted. (Attachment B)
2. The curb cut entrance off of Genoa Road is not guaranteed and is subject to the approval by all agencies with jurisdiction of that portion of Genoa Road or having any jurisdictional control.
3. The exit off of Crystal Parkway between Genoa Road and the main entrance/exit to the property is not guaranteed and is subject to the approval by all agencies with jurisdiction of that portion of Crystal Parkway or having any jurisdictional control.
4. There shall be a stormwater easement for the detention area shown on the site plan
5. A full final site plan shall be submitted to staff (building, public works, police, fire, planning, etc.) for review and subject to final approval prior to the issuance of building permits.
6. The planned development is granting only the following flexible standards: Sections 150.105(C)(4)(B)(2) allowing for in-vehicle sales or service and indoor commercial entertainment (fueling station, drive-through lanes and video gaming), 150.704(F)(7) allowing for parking spaces smaller than 180 square feet (162 square feet), 150.707(3)(A) allowing for lighting levels greater than 0.50 foot-candles at the property line (6.9 foot-candles), 150.712(C)(3) allowing for a fence in the front yard greater than 4 feet tall (7 feet tall), Table 150.1007(A)(1) allowing for a sign greater than 40 feet tall and 150 square feet (125 feet tall, 1,650 square feet in size on south side of property), Table 150.1007(A)(1) allowing for a sign greater than 150 square feet (300 square feet on north side of property), Table 150.1007(B)(1) allowing for more than two signs per wall (4 signs per wall), 150.1010 allowing for off-site signage (on south side of property), 150.1012(A)(1) allowing a mural (on fueling station)

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 _____, 2022.

APPROVED by the Mayor of the City of Belvidere this ____ day of _____, 2022.

Clinton Morris, Mayor

ATTEST:

Sarah Turnipseed, City Clerk

Ayes: ____ Nays: ____ Absent: ____

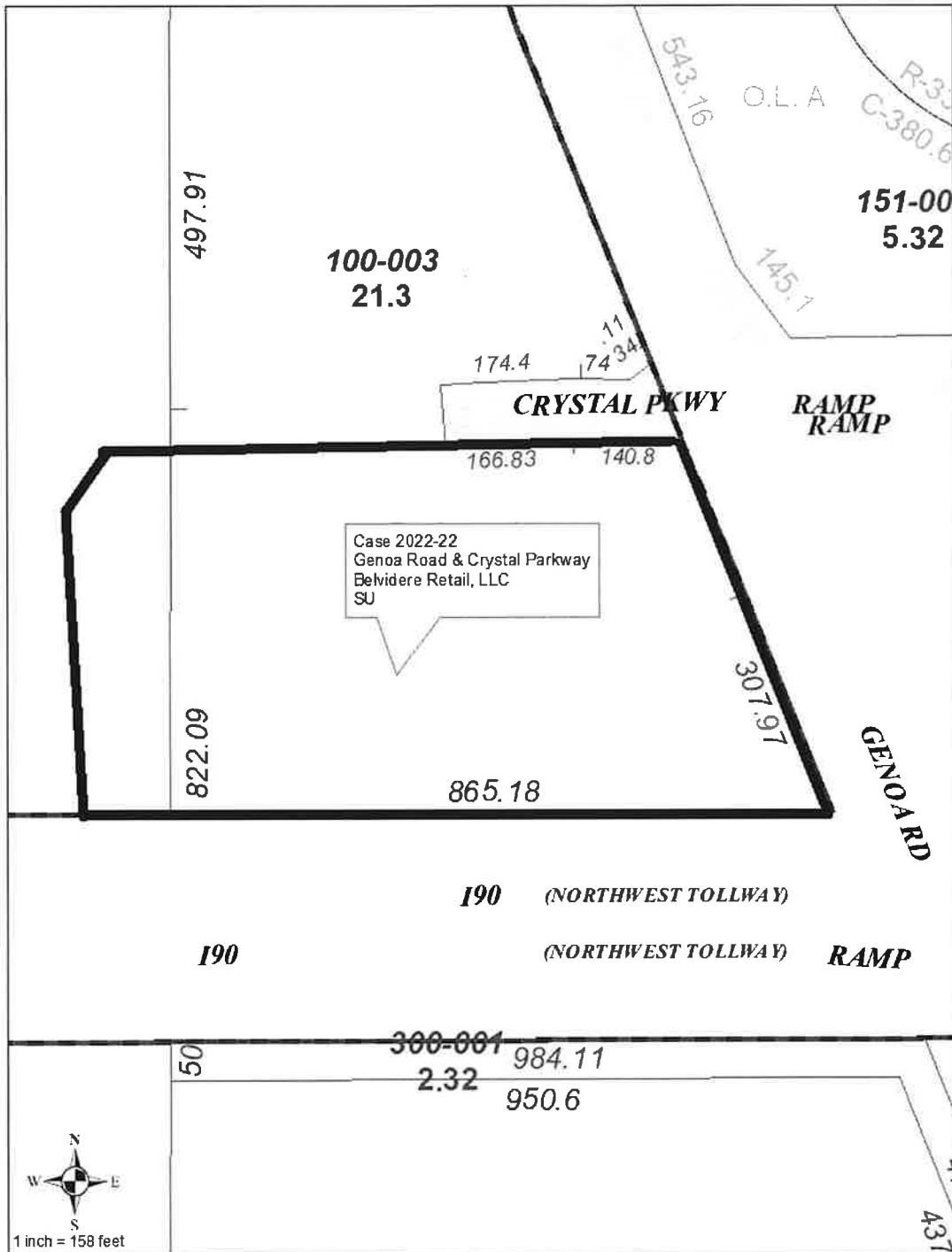
City Council Members Voting Aye: ____

City Council Members Voting Nay: ____

Date Published:

Sponsor: _____

ATTACHMENT A



Architectural drawings of a Speed Train retail petroleum facility. The drawings include:

- 2. FRONT ELEVATION (WEST SIDE):** Shows the west side of the building with a 'Speed Train' sign and a canopy area.
- 3. FRONT ELEVATION (EAST SIDE):** Shows the east side of the building with a 'Speed Train' sign and a canopy area.
- SECTION:** A vertical cross-section showing the building's profile, including the canopy and roof structure.

Each drawing includes a legend with symbols for materials and finishes:

- Concrete
- Brick
- Stucco
- EIFS
- EIFS with Glass
- EIFS with Stone
- EIFS with Brick
- EIFS with Wood
- EIFS with Metal
- EIFS with Glass and Metal
- EIFS with Glass and Stone
- EIFS with Glass and Brick
- EIFS with Glass and Wood
- EIFS with Glass and Metal and Stone
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WT GROUP
Architectural Firm
10000 W. 10th Avenue, Suite 100
Denver, CO 80202
Tel: 303.755.1000
www.wtgroup.com

Speed Train

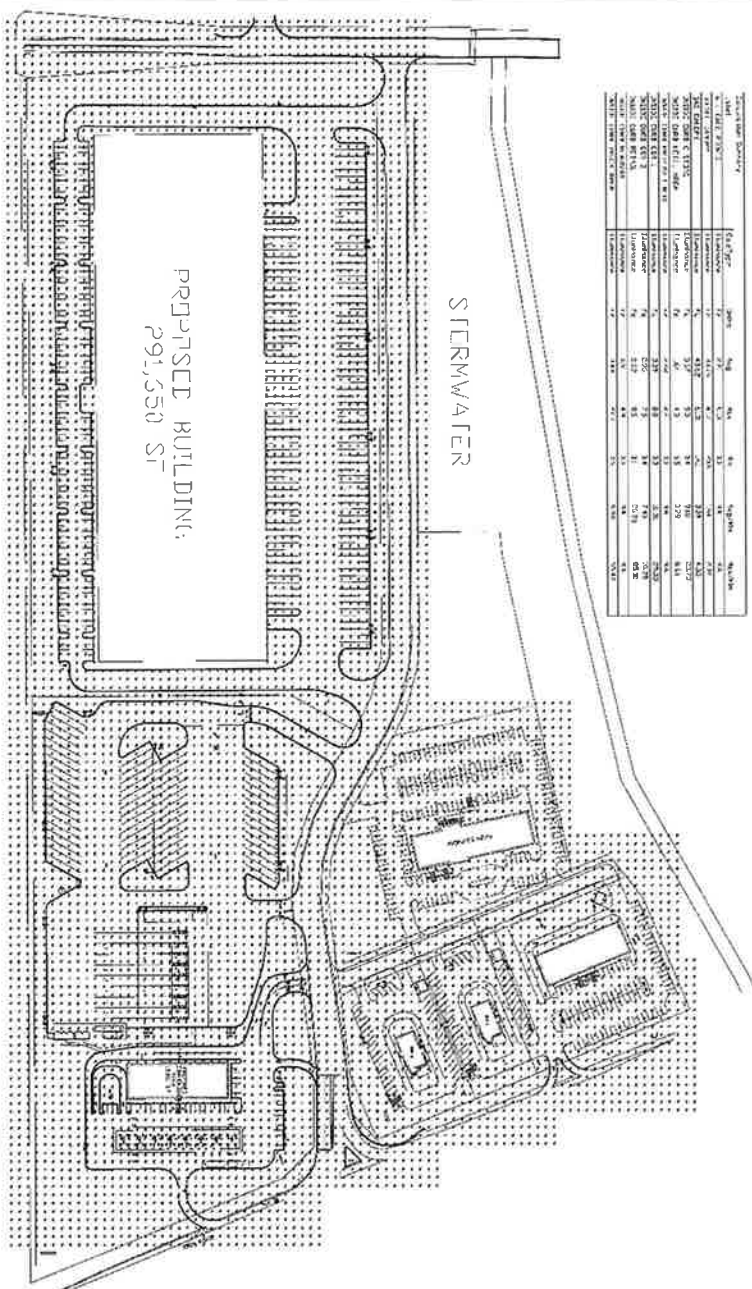
CONCEPTUAL SUBMITTAL
RETAIL PETROLEUM FACILITY
GENEA ROAD & I-70
BELLEVILLE, ILLINOIS 61008
OM GROUP

WT Group

A101

AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

Lot	Area (sq. ft.)	Area (sq. m.)	Area (ac.)	Area (ha.)	Area (mi. sq.)
1	10,000	929	0.23	0.09	0.0004
2	10,000	929	0.23	0.09	0.0004
3	10,000	929	0.23	0.09	0.0004
4	10,000	929	0.23	0.09	0.0004
5	10,000	929	0.23	0.09	0.0004
6	10,000	929	0.23	0.09	0.0004
7	10,000	929	0.23	0.09	0.0004
8	10,000	929	0.23	0.09	0.0004
9	10,000	929	0.23	0.09	0.0004
10	10,000	929	0.23	0.09	0.0004
11	10,000	929	0.23	0.09	0.0004
12	10,000	929	0.23	0.09	0.0004
13	10,000	929	0.23	0.09	0.0004
14	10,000	929	0.23	0.09	0.0004
15	10,000	929	0.23	0.09	0.0004
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47	10,000	929	0.23	0.09	0.0004
48	10,000	929	0.23	0.09	0.0004
49	10,000	929	0.23	0.09	0.0004
50	10,000	929	0.23	0.09	0.0004



Lot	Area (sq. ft.)	Area (sq. m.)	Area (ac.)	Area (ha.)	Area (mi. sq.)
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49	10,000	929	0.23	0.09	0.0004
50	10,000	929	0.23	0.09	0.0004

Based on the information provided, the proposed building is located on Lot 1, which is 10,000 square feet in area. The building footprint is approximately 100 feet by 100 feet. The proposed building is located on Lot 1, which is 10,000 square feet in area. The building footprint is approximately 100 feet by 100 feet. The proposed building is located on Lot 1, which is 10,000 square feet in area. The building footprint is approximately 100 feet by 100 feet.



CITY OF CHICAGO

 DEPARTMENT OF PLANNING AND DEVELOPMENT

 221 N. LAUREL ST. CHICAGO, IL 60601

 TEL: (773) 328-3000 FAX: (773) 328-3000

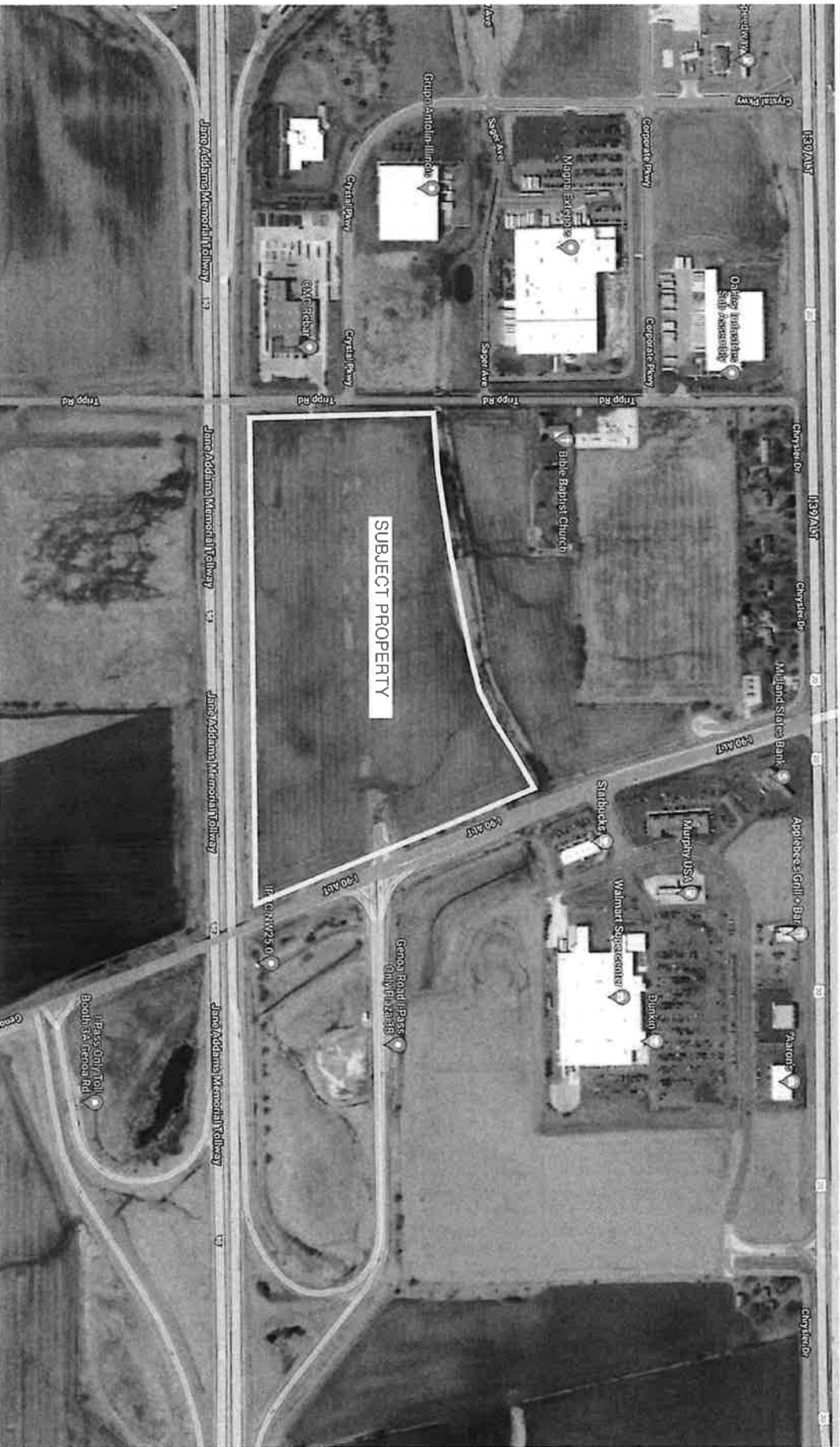
 WWW.CITYOFCHICAGO.IL.GOV

Proposed Development
Northwest corner of Genoa Road and I-90

City of Belvidere
Planning and Zoning Commission
August 09, 2022

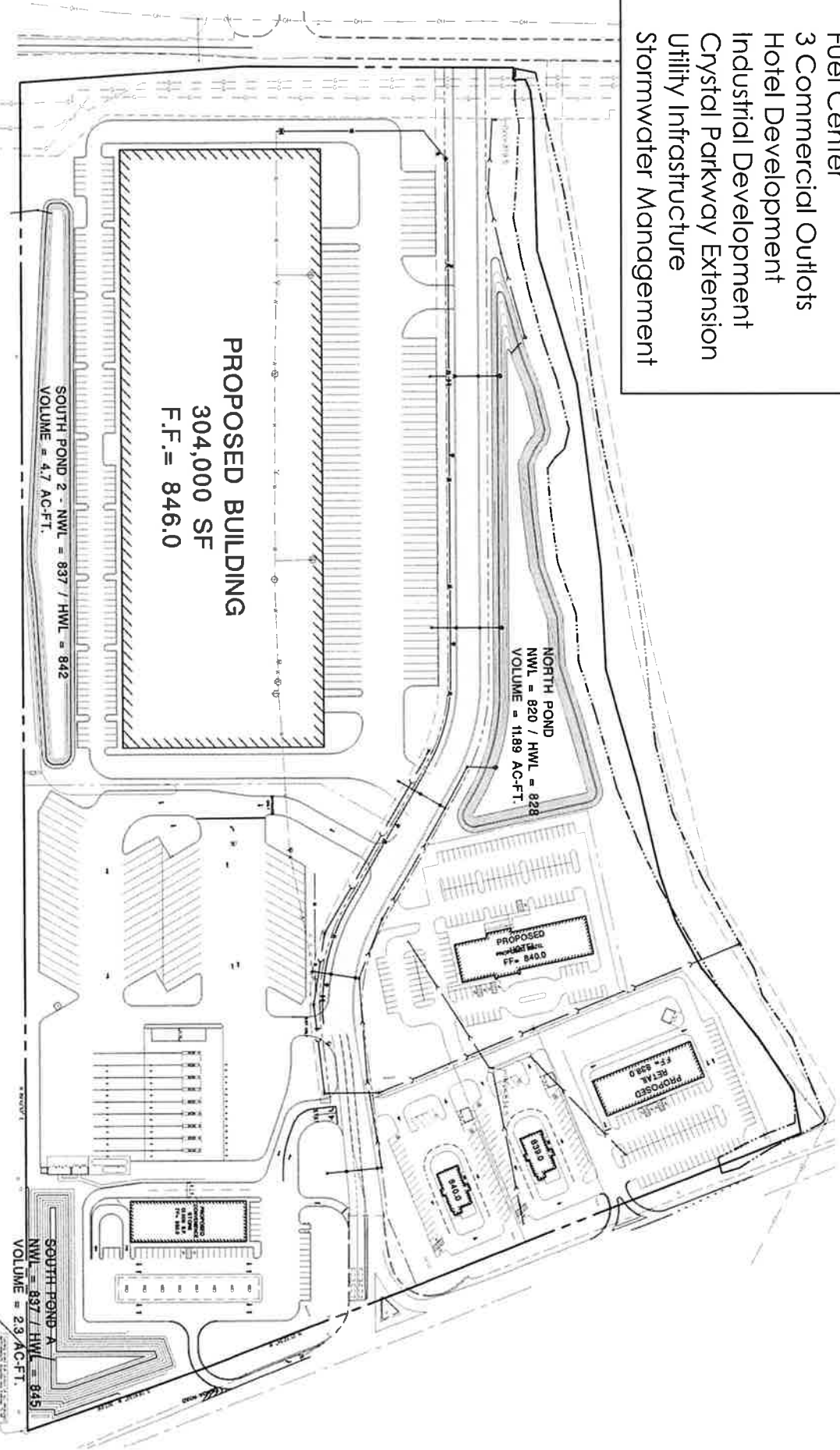
Subject Property

➤ Subject property is approximately 43.5 acres

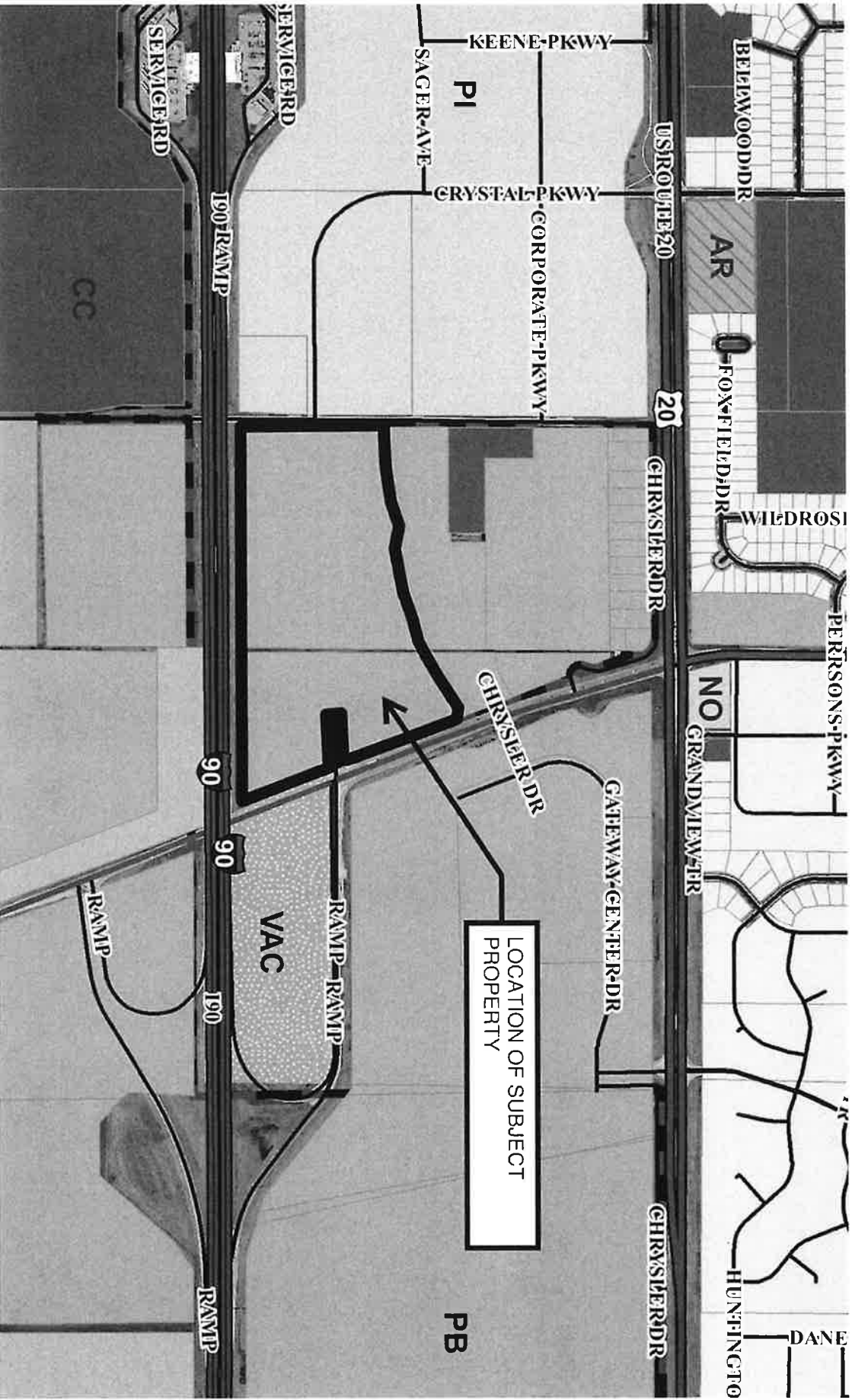


Proposed Overall Development Plan

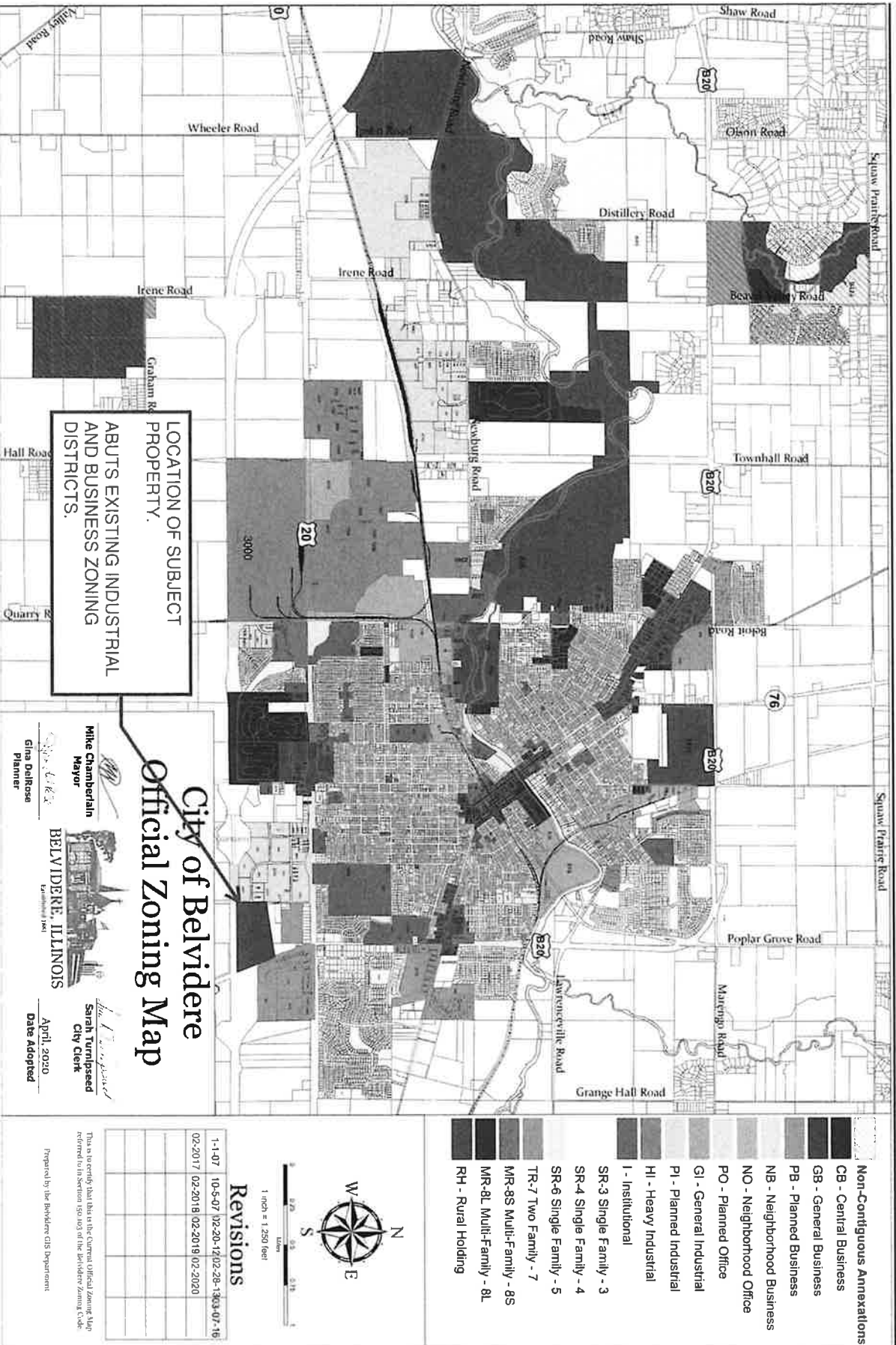
- Development consists of:
 - Fuel Center
 - 3 Commercial Outlots
 - Hotel Development
 - Industrial Development
 - Crystal Parkway Extension
 - Utility Infrastructure
 - Stormwater Management



City Comprehensive Land Use Plan



City Zoning Map



LOCATION OF SUBJECT PROPERTY, ABUTS EXISTING INDUSTRIAL AND BUSINESS ZONING DISTRICTS.

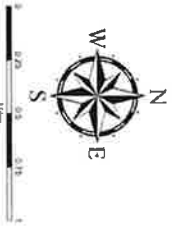
City of Belvidere Official Zoning Map

Mike Chamberlain
 Mayor
Mike Chamberlain
 BELVIDERE, ILLINOIS
 Established 1861

Sarah Turnipseed
 City Clerk
Sarah Turnipseed
 April, 2020
 Date Adopted

Ging Dolbow
 Planner

- Non-Contiguous Annexations**
- CB - Central Business
 - GB - General Business
 - PB - Planned Business
 - NB - Neighborhood Business
 - NO - Neighborhood Office
 - PO - Planned Office
 - GI - General Industrial
 - PI - Planned Industrial
 - HI - Heavy Industrial
 - I - Institutional
 - SR-3 Single Family - 3
 - SR-4 Single Family - 4
 - SR-6 Single Family - 5
 - TR-7 Two Family - 7
 - MR-8S Multi-Family - 8S
 - MR-8L Multi-Family - 8L
 - RH - Rural Holding



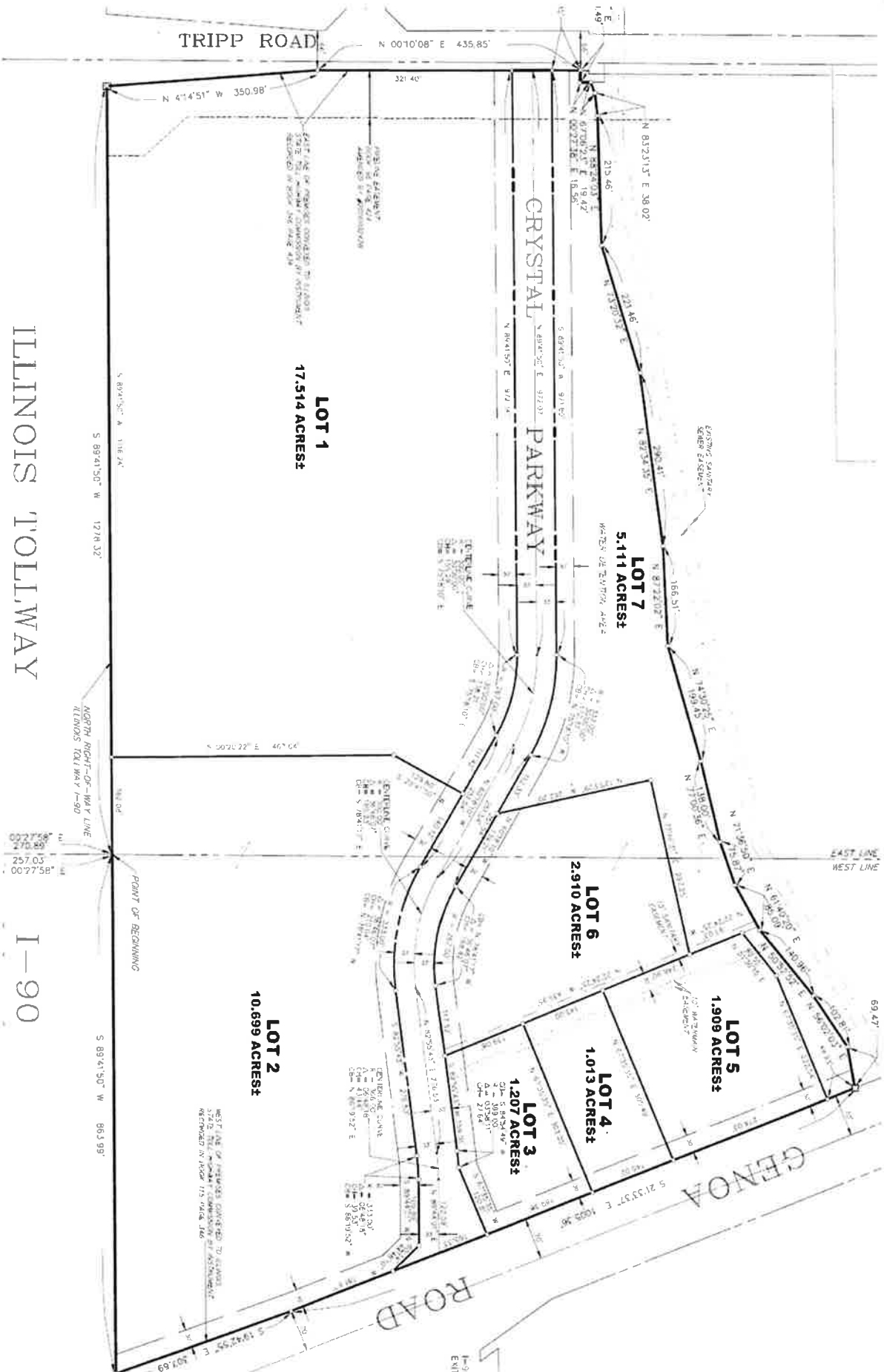
Revisions

Date	Description
1-1-07	10-5-07 10-20-12/02-28-13/03-07-16
02-20-17	02-20-18 02-20-19/02-20-20

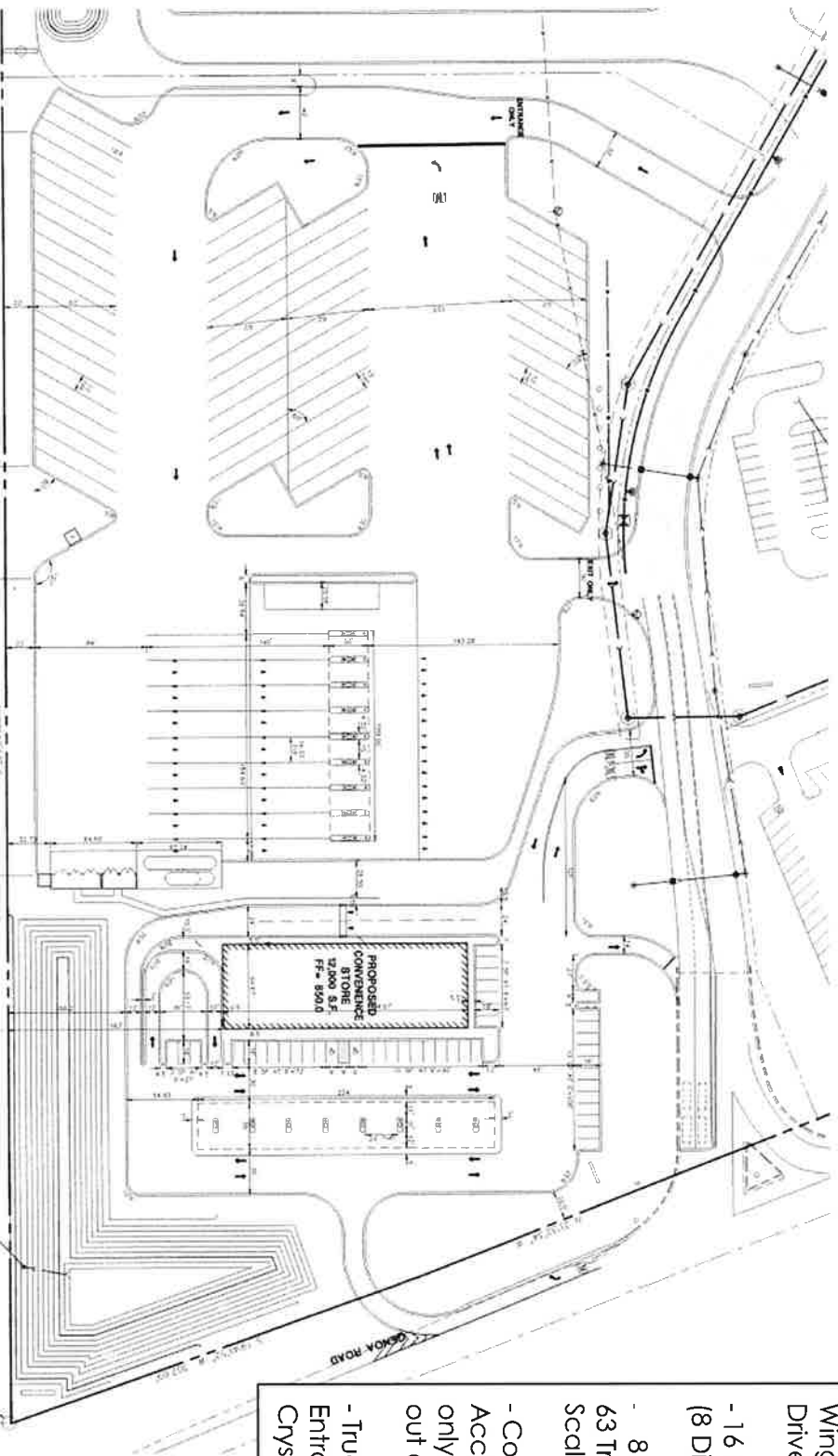
This is to certify that this is the Current Official Zoning Map referred to in Section 150.00 of the Belvidere Zoning Code.

Prepared by the Belvidere GIS Department

Final Plat of Subdivision

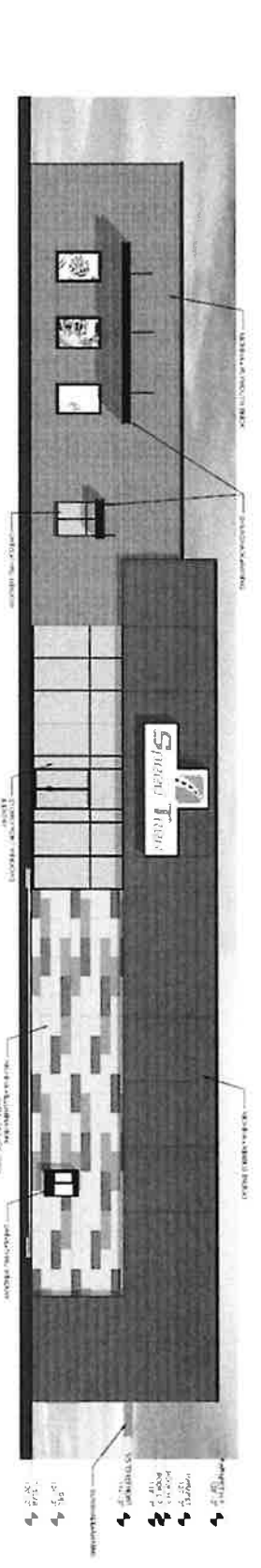
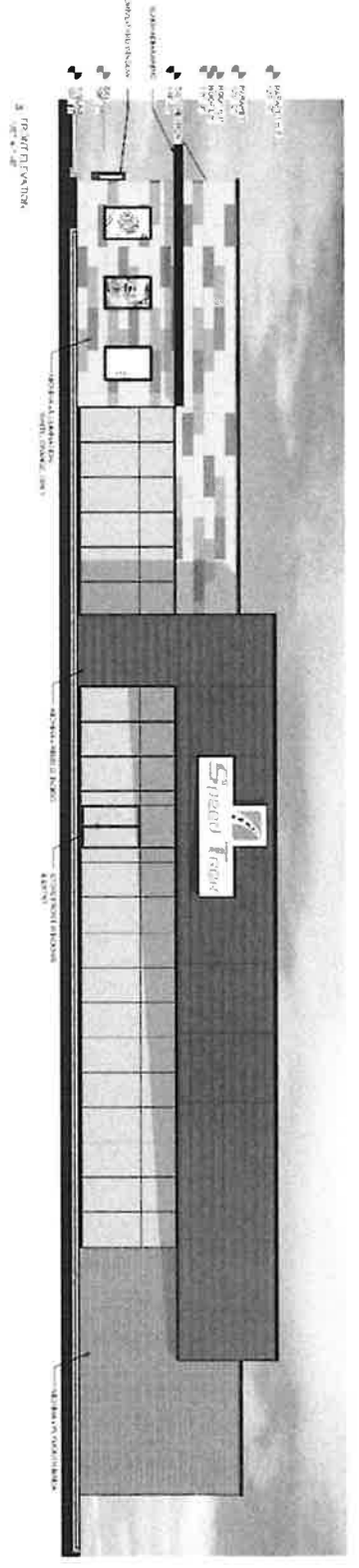
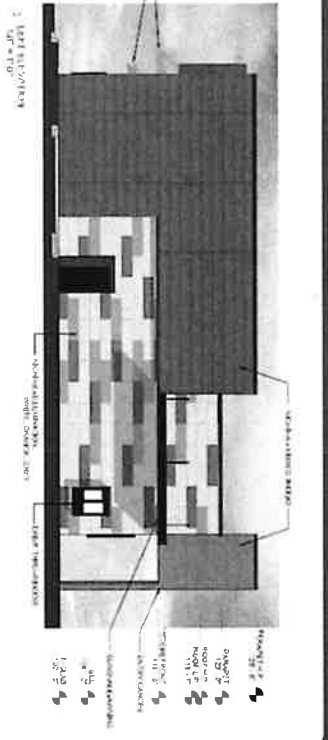


Fuel Center – Phase 1



- 12,000 Square Foot Convenience Store including Smoothie King, Wingstop, Jimmy Johns, with Two Drive Thru's – 44 Parking Spaces
- 16 Auto Fueling Positions (8 Dispensers)
- 8 Commercial Fueling Lanes with 63 Truck Parking Spaces and a CAT Scale
- Convenience Store Access - Full Access off Crystal Parkway, Right-In only off Genoa Road, and Right-out only to Crystal Parkway
- Truck Fueling Access – One Entrance Only and one Exit Only off Crystal Parkway

Building Elevations



96 MILLVIA

Summary of Zoning Requests

- Request Approval of Annexation to the City of Belvidere
- Request Approval of Rezoning to Planned Business and Planned Industrial
- Request Special Use Approval for Planned Development, a Retail Motor Fuel Establishment in the Planned Business District, and a mural on a Primary Building.
- Request Approval of Preliminary Plat of Subdivision
- Request Approval of Final Plat of Subdivision

Summary of Benefits

- Extension of Crystal Parkway
- Extension of Utility Infrastructure
- Extension of Corporate Limits to Interstate 90
- Destination Uses to Pull Motorists from Interstate
- Sales and Other Taxes in Excess of \$600,000 Annually

Questions & Comments

THANK YOU

RESOLUTION NO. 2022-17

CITY OF BELVIDERE

A Municipal Corporation

BOONE COUNTY, ILLINOIS

**A Resolution Authorizing Participation in the
ComEd Green Region Program
for the 6th Street Waterway Improvement Project**

WHEREAS, the City of Belvidere, a Municipal Corporation, desires to undertake the 6th Street Waterway Improvement Project as part of the 2022 ComEd Green Region Program; and

WHEREAS, the Applicant desires to apply to the ComEd Green Region Program for a grant for the purpose of carrying out this project; and

WHEREAS, the Applicant has received and understands the current ComEd Green Region Program Guidelines.

THEREFORE, BE IT RESOLVED THAT the City Council of the City of Belvidere hereby approves this project and authorizes application to the ComEd Green Region Program in the amount of \$10,000.00, and

BE IT FURTHER RESOLVED, THAT the Applicant commits to the expenditure of matching funds in the amount of \$250,000.00 necessary for the project's success.

SO RESOLVED this ____ day of _____ 20 ____.

Attest:

Seal:

Sarah Turnipseed
Name

City Clerk
Position

Signature

RESOLUTION #2022-18

**RELEASE OF CERTAIN EXECUTIVE
SESSION MINUTES PURSUANT TO 5 ILCS 120/1 Et. Seq.**

WHEREAS, the Corporate Authorities of the City of Belvidere have met, from time to time, in executive session for purposes authorized by the Illinois Open Meetings Act (5 ILCS 120/1 et seq.) (Hereinafter the Act); and

WHEREAS, pursuant to the Act, the Mayor and City Council have met in closed session to review the minutes of all closed sessions to determine if it is necessary to protect the public interest, or the privacy of any individual, by keeping said minutes confidential; and

WHEREAS, the Mayor and City Council determined that a need for confidentiality still exists as to the executive session minutes identified on the attached Schedule A; and

WHEREAS, the Mayor and City Council determined that the minutes of the meetings listed on the attached Schedule B no longer require confidential treatment and should be made available for public inspection.

IT IS THEREFORE RESOLVED BY THE MAYOR AND CITY COUNCIL FOR THE CITY OF BELVIDERE AS FOLLOWS:

Section 1: The Executive Session minutes from those meetings set forth on Schedule B, attached hereto and incorporated herein are hereby released. The City Clerk is hereby authorized to make said minutes available for public inspection and copying in accordance with the standing procedures of the office of the City Clerk.

Section 2: The City Clerk is also authorized and directed to destroy the verbatim record, if any, of the executive sessions identified in Schedule B for destruction, but only in compliance with Section 2.06 of the Open Meetings Act (5 ILCS 120/2.06).

Ayes:
Nays:
Absent:

Date Approved:

By: _____
Mayor

Attest: _____
City Clerk

SCHEDULE A

October 19, 2020
October 26, 2020
August 3, 2020
August 2, 2021
October 11, 2021
January 10, 2022
January 24, 2022
May 2, 2022
May 16, 2022
June 6, 2022

SCHEDULE B

February 1, 2021
May 10, 2021
January 18, 2022
February 28, 2022
March 28, 2022
April 4, 2022
April 25, 2022
January 27, 2022