

State of Illinois) SS
Belvidere, Illinois)

BELVIDERE CITY COUNCIL
REGULAR MEETING
AGENDA

October 17, 2016

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

(1) Roll Call:

(2) Pledge of Allegiance:

Invocation: Mayor Chamberlain.

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

(4) Approval of minutes of the regular meeting of the Belvidere City Council of
October 3, 2016; as presented.

(5) Public Hearing:

(6) Special Messages and Proclamations:

(7) Approval of Expenditures: General & Special Fund Expenditures: \$1,574,305.80
Water & Sewer Fund Expenditures: \$ 599,291.24

(8) Committee Reports and Minutes of City Officers:

(A) Belvidere Police Department Overtime Report of September 27, 2016
through October 10, 2016.

(B) Belvidere Fire Department Overtime Reports of September 28, 2016
through October 11, 2016.

(C) Monthly Report of Community Development and Planning Department of
September 2016.

(D) Monthly Revenue Report of Building Department of September 2016.

(E) Monthly Treasurer's Report for September 2016.

(F) Monthly General Fund Report for September 2016.

(G) Monthly Water/Sewer Fund Report for September 2016.

(H) Minutes of City-County Coordinating Committee of September 14, 2016.

(I) Minutes of Planning and Zoning Commission of October 11, 2016.

(J) Minutes of Committee of the Whole – Building, Planning and Zoning and
Public Works of October 10, 2016.

(9) Unfinished Business: None.

(10) New Business:

- (A) Ord. #314H – 1st Reading: An Ordinance Granting a Special Use Permit to Allow Accessory Outdoor Storage within the PI, Planned Industrial District (675 Corporate Parkway).
- (B) Ord. #315H – 1st Reading: An Ordinance Approving Final Plat 3 of Sager Corporate Subdivision.
- (C) Ord. #316H – 1st Reading: An Ordinance Granting a Special Use Permit to Allow Indoor Commercial Entertainment (Video Gaming) within the GB, General Business District (2022 North State Street).
- (D) Ord. #317H – 1st Reading: An Ordinance Granting a Special Use Permit to Allow an Animated Sign within the GB, General Business District (1741 Pearl Street).
- (E) Motion to waive the two week lay over for Ord. #314H, Ord. #315H and Ord. #317H.
- (F) Ord. #314H – 2nd Reading: An Ordinance Granting a Special Use Permit to Allow Accessory Outdoor Storage within the PI, Planned Industrial District (675 Corporate Parkway).
- (G) Ord. #315H -2nd Reading: An Ordinance Approving Final Plat 3 of Sager Corporate Subdivision.
- (H) Ord. #317H – 2nd Reading: An Ordinance Granting a Special Use Permit to Allow an Animated Sign within the GB, General Business District (1741 Pearl Street).

Motions forwarded from City County Coordinating Committee of September 14, 2016.
Motions Co-Chairman Snow:

- (A) Motion to accept the bid from Audio Engineering for \$27,200 for the upgrade of the fire alarm system.
- (B) Motion to accept the bid from Ceroni Piping for \$18,721 for water heater replacement with a 50/50 split between County and City.
- (C) Motion to approve invoice #202066 for \$8584.78.

Motions forwarded from Building, Planning and Zoning and Public Works of October 10, 2016.

Public Works Motions – Chairman Brooks:

- (A) Waive the bidding process for relocation of the Well #6 generator to the Newburg 1 lift station.

(B) Motion to approve the proposal from Rush Power Systems for the relocation of the Well #6 generator to the Newburg 1 lift station, in the amount of \$11,070. This work will be paid for from the Sewer Depreciation Account #61-1790.

(11) Adjournment:

State of Illinois SS
Belvidere, Illinois

**Belvidere City Council
Regular Session
Minutes**

Date: October 3, 2016

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

Mayor Chamberlain presiding:

- (1) Roll Call: Present: R. Brooks, J. Sanders, C. Morris, T. Ratcliffe, M. Sanderson, D. Snow and C. Stevens.
Absent: D. Arevalo, G. Crawford and W. Frank.

Other staff members in attendance:

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

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

(3) Public Comment:

- (A) Fire Chief Hyser reported an open house would take place on Sunday, October 9, 2016 at Station #1 at 123 South State Street from 1 p.m. to 4 p.m.

(4) Approval of Minutes:

- (A) Approval of minutes of the regular meeting of the Belvidere City Council of September 19, 2016; as presented.

Motion by Ald. Snow, 2nd by Ald. Ratcliffe to approve the minutes of the regular meeting of the Belvidere City Council of September 19, 2016. Roll Call Vote: 7/0 in favor.

Ayes: Brooks, Sanders, Morris, Ratcliffe, Sanderson, Snow and Stevens.

Nays: None. Motion carried.

(5) Public Hearing: None.

(6) Special Messages and Proclamations:

- (A) Mayor Chamberlain reported visitors from Falköping and Lidköping Sweden will be attending the Committee of the Whole Meeting on October 10, 2016.
- (B) Police Chief Noble recognized Police Officer Katelyn Lopez for completion of her probationary period.

(7) Approval of Expenditures: None.

(8) Committee Reports & Minutes of City Officers:

- (A) Belvidere Police Department Overtime Report of September 13, 2016 through September 26, 2016.
- (B) Belvidere Fire Department Overtime Report of September 14, 2016 through September 27, 2016.

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

- (C) Minutes of Committee of the Whole – Public Safety and Finance and Personnel of September 26, 2016.

Motion by Ald. Sanderson, 2nd by Ald. Sanders to approve the minutes of Committee of the Whole – Public Safety and Finance and Personnel of September 26, 2016. Roll Call Vote: 7/0 in favor. Ayes: Sanders, Morris, Ratcliffe, Sanderson, Snow, Stevens, and Brooks. Nays: None. Motion carried.

(9) Unfinished Business:

- (A) Ord. #313H – 2nd Reading: An Ordinance Granting a Special Use Permit to Allow In-Vehicle Sales or Service within the GB, General Business District (2040 North State Street).

Motion by Ald. Sanderson, 2nd by Ald. Morris to pass Ord. #313H. Roll Call Vote: 7/0 in favor. Ayes: Morris, Ratcliffe, Sanderson, Snow, Stevens, Brooks and Sanders. Nays: None. Motion carried.

(10) New Business:

- (A) Motion to approve Liberty National Life Insurance Company as a payroll deduction for interested city employees. Roll Call Vote: 7/0 in favor. Ayes: Ratcliffe, Sanderson, Snow, Stevens, Brooks, Sanders and Morris. Nays: None. Motion carried.

(B) Motion to approve the low bid from Hudson Boiler & Tank Company in the amount of \$8,433 for the replacement of the sludge tubes in the east primary boiler at the WWTP. This work will be paid for from line item 61-5-820-6010. Roll Call Vote: 7/0 in favor. Ayes: Sanderson, Snow, Stevens, Brooks, Sanders, Morris and Ratcliffe. Nays: None. Motion carried.

(11) Adjournment:

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

_____ Mayor

Attest:

_____ City Clerk

Bills Payable Summary
October 17, 2016

General Fund: \$ 1,568,138.95

Special Funds:

MFT	\$ 2,057.00
Farmington Ponds	\$ 1,596.15
Capital	\$ 2,513.70

Water & Sewer: \$ 599,291.24

Total of Funds: \$ 2,173,597.04

BELVIDERE

Community Development Department Planning Department

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

September 2016 Monthly Report

Number	Project	Description	Processed
Belvidere Projects			
5	Cases: September	Kaspar, VAR, 1756 Fox Field Drive	07/12/2016
		Santiago, VAR, 1752 Fox Field Drive	07/13/2016
		Moratos, SU, 2040 North State Street	08/08/2016
		Moratos, VAR, 2040 North State Street	08/08/2016
		Barroso, VAR, 920 West Locust Street	08/16/2016
4	Cases: October	Becknell Industries, SU, 675 Corporate Pkwy	09/01/2016
		Becknell Industries, FP, Sager Corproate Park	09/06/2016
		Goldfish Gaming, SU, 2022 North State St	09/07/2016
		Southtown Corp (Mobil Mart), SU, 1741 Pearl St	09/14/2016
0	Annexation	None	
0	Temporary Uses	None	
2	Site Plans (New/Revised)	675 Corporate Parkway	09/19/2016
		675 Corporate Parkway	09/27/2016
1	Final Inspection	1045 Belvidere Road; Immanuel Lutheran	09/26/2016
3	Downtown Overlay Review	151 S. South St.; Snazzy Pets; signage	09/20/2016
		323 S. South St.; Berkshire Hathaway; fencing	09/22/2016
		132 N. State St.; Maria's Pizza; façade painting	09/22/2016
		Communicated with owner of 204 N. State Street to discuss reuse of building	
	Belvidere Historic Preservation Comission	Staff attended a workshop on federal tax credits, sent out RFPS for a 10 year plan (funded by a state grant), submitted a grant to the Boone County Community Foundation to assist with property maintenance projects and continues to try and fill the commission's vacancy. The commission hosted their first neighbors night, approved a certificate of appropriateness for 117 W. Hurlbut Avenue and approved payment of the maintenance grant to Pearl Place Apartments.	
	Heritage Days	Communicated with a balloonist	

Planning Monthly Report Cont.

0	Prepared Zoning Verification Letters	None	
1	Issued Address Letters	2022-2038 North State Street	09/13/2016
Poplar Grove Projects			
0	Cases: August	None	
0	Cases: September	None	
1	Issued Address Letters	206 W. Main Street	09/16/2016

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

0	Recorder's Office
0	Other Department
0	General Public

Planning Department Current Duties

Close out completed planning case files

Respond to all FOIA requests

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

Assist Growth Dimensions with requested data

Meetings and phone calls with developers regarding potential development

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

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

Prepare deposits and purchase orders for bill payments

Continue meeting with RMAP regarding planning activities

*** Staff continues to receive requests for assistance from the GIS Department with Lot of Record questions (county zoning) and the County Administration Office with planning questions.



City of Belvidere

Building Department Revenues

September 2016

Total Permits Issued	94	
Total Value of Construction		\$4,543,940.00
Building Fees	# of Permits	
Electric Permit Fees	94	\$31,252.50
Plumbing Permit Fees	13	\$3,735.00
HVAC Permit Fees	11	\$1,707.50
Insulation Permit Fees	5	\$4,178.00
Plan Review Fees	3	\$120.00
Zoning Review Fees	4	\$13,209.00
Pool Permit Fees	31	\$375.00
Sign Permit Fees	0	\$0.00
Fence Permit Fees	4	\$162.50
SW, DW, & GR Fees	17	\$255.00
	0	\$0.00
Total Permit Income		\$94,478.00
Enterprise Zone Discount	4	\$39,483.50
Total Permit Fees	94	\$54,994.50
Break Down of Commercial vs. Residential Income		
Commercial / Industrial Income	17	\$41,103.50
Residential Income	77	\$13,891.00
		Value
Multi Family	0	\$0.00
Single Family Residence	2	\$282,500.00
Commercial / Industrial	17	\$3,774,950.00
Other Residential	75	\$486,490.00

City of Belvidere Building Department - Deposit Report September, 2016

Date	Building Fee	Electric Fee	Plumbing Fee	HVAC Fee	Ins. Fee	Review Fee	Zoning Rev. Fee	Pool Fee	Sign Fee	Fence Fee	SW & DW Fee	Amount Paid	EZ Discount	Total Fee	Relinspect Fee	Code Enf.	Electric Cert	Total Deposit
09/01/2016	\$600.00						\$20.00			\$15.00		\$635.00		\$635.00				\$635.00
09/02/2016	\$255.00	\$73.00	\$130.00				\$35.00		\$60.00	\$15.00		\$568.00		\$568.00				\$568.00
09/06/2016	\$375.00		\$195.00									\$570.00		\$570.00				\$570.00
09/07/2016	\$385.00	\$30.00					\$30.00			\$45.00		\$490.00		\$490.00		\$200.00		\$690.00
09/08/2016	\$225.00	\$25.00										\$250.00		\$250.00				\$250.00
09/09/2016	\$355.00						\$20.00			\$15.00		\$390.00		\$390.00				\$390.00
09/12/2016	\$410.00						\$10.00			\$15.00		\$435.00		\$435.00				\$435.00
09/13/2016	\$435.00						\$20.00			\$15.00		\$470.00		\$470.00				\$470.00
09/14/2016	\$460.00	\$30.00					\$10.00			\$15.00		\$515.00		\$515.00				\$515.00
09/15/2016	\$987.50						\$12.50		\$30.00			\$1,030.00	\$55.00	\$1,085.00				\$1,030.00
09/16/2016	\$1,670.00	\$524.00	\$520.00	\$308.00	\$110.00	\$57.00	\$30.00			\$15.00		\$3,234.00		\$3,234.00				\$3,234.00
09/19/2016	\$18,837.50	\$2,595.00	\$277.50	\$3,700.00		\$12,425.00	\$10.00					\$37,845.00	\$37,275.00	\$75,120.00		\$100.00		\$37,945.00
09/21/2016	\$367.50						\$32.50		\$47.50	\$15.00		\$462.50	\$72.50	\$535.00				\$462.50
09/22/2016	\$770.00	\$325.00	\$195.00	\$94.00		\$727.00	\$35.00			\$15.00		\$2,161.00	\$2,081.00	\$4,242.00		\$100.00		\$2,261.00
09/26/2016	\$550.00		\$65.00				\$35.00			\$15.00		\$665.00		\$665.00				\$665.00
09/27/2016	\$125.00											\$125.00		\$125.00				\$125.00
09/28/2016	\$1,470.00	\$60.00	\$130.00				\$30.00			\$45.00		\$1,735.00		\$1,735.00				\$1,735.00
09/29/2016	\$1,100.00	\$73.00	\$195.00	\$76.00	\$10.00		\$35.00		\$25.00			\$1,514.00		\$1,514.00				\$1,514.00
09/30/2016	\$1,875.00						\$10.00			\$15.00		\$1,900.00		\$1,900.00				\$1,900.00
SUM:	\$31,262.50	\$3,735.00	\$1,707.50	\$4,178.00	\$120.00	\$13,209.00	\$375.00	\$0.00	\$162.50	\$255.00	\$0.00	\$54,994.50	\$39,483.50	\$94,478.00	\$0.00	\$400.00	\$0.00	\$55,394.50

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

Total Income 555,394.50

MONTHLY TREASURER'S REPORT

Activity for the month of:					September 2016			
FUND	FUND #	Beginning Cash Balance	Receipts (Cash In)	Expenditures (Cash Out)	Month's Due to or Due From Activity	Ending Cash Balance	Outstanding Interfund Loans + Borrowings -	Ending Fund Balance
General	01	1,469,601.29	1,740,283.08	1,709,238.19	0.00	1,500,646.18	55,198.45	1,555,844.63
Forestry	01	(209,732.61)	8,285.70	22,142.00		(223,588.91)		(223,588.91)
Garbage	01	7,801.66	9,319.33	0.00		17,120.99		17,120.99
I M R F / Soc Sec	01	(145,606.96)	75,265.95	24,813.59		(95,154.60)		(95,154.60)
Community Dev Fund	01	(676,722.53)	58,503.29	30,385.70		(648,604.94)		(648,604.94)
Liability Insurance	01	(734,917.75)	66,249.27	0.00		(668,668.48)		(668,668.48)
Utility Tax Fund	01	10,019,932.34	176,366.50	277,322.32		9,918,976.52		9,918,976.52
General Fund	01	9,731,390.14	2,134,273.12	2,063,901.80	0.00	9,800,726.76	55,198.45	9,855,925.21
Motor Fuel Tax	10	1,044,307.76	85,146.22	332,437.23		797,016.75		797,016.75
T I F (Downtown)	12	0.00	0.00	0.00		0.00		0.00
Kishwaukee TIF	13	50,384.48	1,151.31	0.00		51,535.79	(55,198.45)	(3,662.66)
Belv Mall (B & I)	14	93.23	0.00	93.23		0.00		0.00
Kishwaukee 2 TIF	15	4,914.77	0.00	0.00		4,914.77		4,914.77
Sp Serv Areas #2/3	16	12,180.97	7,270.46	7,032.46		12,418.97		12,418.97
Capital Projects - general								
Utility Tax Fund	41	0.00	0.00	0.00		0.00		0.00
Public Improvement	41	250,858.19	8,304.33	303,868.49		(44,705.97)		(44,705.97)
Capital Fund (752)	41	665,091.34	63.20	142,462.08		522,692.46		522,692.46
State Street Bridge	41	56,117.81	0.00	0.00		56,117.81		56,117.81
Capital Projects	41	972,067.34	8,367.53	446,330.57	0.00	534,104.30	0.00	534,104.30
W/S General Admin	61	75,607.08	0.00	0.00		75,607.08		75,607.08
Water - operations	61	820,604.24	249,705.90	191,605.01	(106,115.99)	772,589.14		772,589.14
W / S - bond proceeds	61	0.00	0.00	0.00		0.00		0.00
W / S - bond payments	61	282,230.16	39,725.30	0.00		321,955.46		321,955.46
W / S - bond reserves	61	587,720.76	213.66	0.00		587,934.42		587,934.42
Sewer - operations	61	994,357.90	466,568.56	247,609.96	(106,115.99)	1,107,200.51		1,107,200.51
W/S Cap Imprv (Depr) 04-09	61	1,797,787.19	38,155.86	35,289.27		1,800,653.78		1,800,653.78
W/S Connection/Agr Fees 05-10	61	3,872,379.86	19,941.48	0.00		3,892,321.34		3,892,321.34
Sewer Plant Equip Repl 06-08	61	1,441,874.30	26,595.24	22,692.43		1,445,777.11		1,445,777.11
Water / Sewer Fund	61	9,872,561.49	840,906.00	497,196.67	(212,231.98)	10,004,038.84	0.00	10,004,038.84
Escrow	91	1,114,041.20	423,724.59	0.00		1,537,765.79		1,537,765.79
TOTAL		22,801,941.38	3,500,839.23	3,346,991.96	(212,231.98)	22,742,521.97	0.00	22,742,521.97

FUND	FUND #	Checking	Money Market	C D 's	Trust Acct	Ending Cash Balance	Due From + Due To - Other Funds	Ending Fund Balance
General Fund	01	2,481,460.52	293,278.99	7,025,987.25		9,800,726.76	55,198.45	9,855,925.21
Motor Fuel Tax	10	279,729.08	517,287.67			797,016.75		797,016.75
T I F (Downtown)	12	0.00	0.00			0.00		0.00
Kishwaukee TIF	13	51,535.79	0.00			51,535.79	(55,198.45)	(3,662.66)
Belv Mall (B & I)	14	0.00	0.00			0.00		0.00
Kishwaukee 2 TIF	15	4,914.77	0.00			4,914.77		4,914.77
Sp Srv Areas #2/3-Farmington	16	12,418.97	0.00			12,418.97		12,418.97
Capital Projects	41	89,893.92	444,210.38			534,104.30		534,104.30
Water / Sewer Fund	61	1,475,841.11	195,257.01	8,332,940.72		10,004,038.84		10,004,038.84
Escrow	91	530,831.20	551,673.03	455,261.56		1,537,765.79		1,537,765.79
TOTAL		4,926,625.36	2,001,707.08	15,814,189.53	0.00	22,742,521.97	0.00	22,742,521.97

Seized Vehicles		5,615.89				5,615.89		5,615.89
Drug Operations		48,204.90				48,204.90		48,204.90
State Asset Forfeiture		51,936.40				51,936.40		51,936.40
Federal Forfeiture		62,140.49				62,140.49		62,140.49
Auction		28,496.55				28,496.55		28,496.55
Metro Narcotics		9,369.80				9,369.80		9,369.80
Metro Narcotics OAF		484.00				484.00		484.00
Belvidere OAF		313.50				313.50		313.50
TOTAL POLICE FUNDS as of August 2016		206,561.53				206,561.53		206,561.53

INCOME STATEMENT FOR THE GENERAL FUND

		Through			09/30/16 , 2016		
Account #	Actual FY 15	Actual FY 16	Month of September	YTD Actual for FY 17	Budget FY 17	42% of budget	
General Administration							
RE Property Tax	01-4-110-4010	1,820,935.20	1,835,158.83	381,038.15	1,575,844.54	1,840,576	86%
Hotel / Motel Tax	01-4-110-4011	3,774.16	2,797.94	709.44	1,533.99	3,836	40%
Auto Rental Tax	01-4-110-4012	7,071.02	6,255.78	593.35	2,511.50	6,000	42%
Muni Infrastructure Maint	01-4-110-4013	169,623.09	172,424.44	12,180.20	63,510.53	177,600	36%
State Income Tax	01-4-110-4100	2,484,441.48	2,731,919.66	376,706.36	1,300,102.78	2,609,670	50%
Muni Sales Tax	01-4-110-4110	3,266,150.10	3,195,462.66	285,125.79	1,353,631.78	3,219,242	42%
Sales Tax to Developer	01-4-110-4111	0.00	0.00	0.00	0.00	0	0%
Local Use Tax	01-4-110-4112	492,690.99	588,795.81	55,235.49	250,184.05	601,247	42%
Replacement Tax	01-4-110-4120	501,471.16	507,162.14	0.00	177,741.14	468,082	38%
Repl Tax Dist to Pensions	01-4-110-4121	(255,962.00)	(256,794.00)	0.00	0.00	(264,958)	0%
State Grants	01-4-110-4150	0.00	0.00	0.00	0.00	0	0%
Grants (NDevelopment)	01-4-110-4151	0.00	0.00	0.00	0.00	0	0%
Business License	01-4-110-4200	17,193.00	18,088.00	725.00	12,765.00	16,791	76%
Liquor License & Fines	01-4-110-4210	122,000.00	115,175.00	0.00	78,950.00	102,450	77%
Amusement Machine	01-4-110-4230	8,540.00	7,600.00	500.00	6,900.00	9,000	77%
Court Fines	01-4-110-4400	480,921.09	382,451.10	22,854.41	120,394.13	375,000	32%
Parking Fines	01-4-110-4410	5,822.00	6,028.00	542.00	1,251.00	7,764	16%
Seized Vehicle Fee	01-4-110-4420	108,000.00	73,830.00	7,800.00	22,800.00	87,000	26%
Engr Fees-Subdivision	01-4-110-4430	827.07	0.00	14,005.00	14,005.00	20,000	70%
Video Gambling	01-4-110-4440	108,364.35	184,057.62	18,811.67	95,924.75	180,000	53%
Franchise Fees	01-4-110-4450	254,160.47	264,885.46	0.00	144,518.48	261,613	55%
Comcast Fees	01-4-110-4455	0.00	4,842.60	0.00	0.00	0	0%
Death/Birth Certificates	01-4-110-4460	16,902.00	18,225.00	2,064.00	7,756.00	17,470	44%
Accident/Fire Reports	01-4-110-4470	5,854.00	4,850.00	170.00	1,803.85	5,147	35%
Annexation/Plat Fees	01-4-110-4471	0.00	0.00	0.00	0.00	20,000	0%
Tipping Fees	01-4-110-4472	179,023.27	97,755.58	6,415.81	32,143.37	100,000	32%
Interest Income	01-4-110-4600	25,220.42	20,553.91	5,028.62	9,155.50	28,000	33%
Misc Revenues	01-4-110-4900	34,354.65	25,101.27	1,593.00	10,786.85	35,600	30%
Heritage Days	01-4-110-4901	14,700.00	47,733.11	0.00	42,421.00	0	0%
Historic Pres. Fund Raising	01-4-110-4902	1,805.00	2,223.39	0.00	40.00	0	0%
Historic Pres. Grant Reimb.	01-4-110-4903	7,000.00	0.00	0.00	0.00	0	0%
Operating Transfer in	01-4-110-9998	0.00	133,704.88	93.23	93.23	1,900,000	0%
Total General Administration Revenues		9,880,882.52	10,190,288.18	1,192,191.52	5,326,768.47	11,827,130	45%
Telecome Tax Rebate	01-5-110-4013	10,783.45	0.00	0.00	0.00	0	0%
Salaries - Elected Officials	01-5-110-5000	207,327.52	207,623.48	16,426.36	87,385.38	207,623	42%
Salaries - Regular - FT	01-5-110-5010	200,843.88	215,618.59	20,399.16	90,880.80	225,850	40%
Group Health Insurance	01-5-110-5130	390,512.63	426,535.23	35,839.87	188,064.73	454,289	41%
Health Ins Claims Pd (Dental)	01-5-110-5131	26,958.24	33,617.08	2,603.52	7,201.60	40,000	18%
Group Life Insurance	01-5-110-5132	1,317.54	1,331.10	112.05	557.55	1,357	41%
Health Insurance Reimb.	01-4-110-4540	(143,249.75)	(155,658.46)	(13,614.04)	(58,684.54)	(146,356)	40%
Unemployment Compensation	01-5-110-5136	0.00	0.00	0.00	0.00	0	0%
Meeting & Conferences	01-5-110-5154	8,647.12	11,726.84	70.00	2,552.03	15,465	17%
Subscriptions/Ed Materials	01-5-110-5156	1,029.22	618.90	0.00	(12.15)	600	-2%
Gen Admin Personnel & Benefit Expenses		704,169.85	741,412.76	61,836.92	317,945.40	798,828	40%
Repairs/Maint - Bldgs	01-5-110-6010	25,385.78	19,689.75	2,608.88	14,495.51	48,200	30%
Repairs/Maint - Equip	01-5-110-6020	0.00	2,248.91	255.10	1,307.06	5,000	26%
Legal	01-5-110-6110	6,542.26	5,623.50	336.25	4,308.48	12,900	33%
Other Professional Services	01-5-110-6190	2,812.50	14,667.50	0.00	0.00	2,000	0%
Grant Expenses (NDev)	01-5-110-6191	0.00	0.00	0.00	0.00	0	0%
Telephone	01-5-110-6200	47,564.07	20,965.86	1,014.83	7,003.17	13,840	51%
Codification	01-5-110-6225	0.00	950.00	0.00	0.00	6,000	0%
Other Communications	01-5-110-6290	6,504.07	3,101.47	201.29	832.27	4,760	17%
Gen Admin Contractual Expenses		88,808.68	67,246.99	4,416.35	27,946.49	92,700	30%

General Administration (cont)	Account #	Actual FY 15	Actual FY 15	Month of September	YTD Actual for FY 17	Budget FY 17	42% of budget
Office Supplies	01-5-110-7020	50,098.61	46,927.04	7,358.48	15,090.04	62,900	24%
Other Supplies	01-5-110-7800	6,608.20	6,061.61	349.32	1,950.05	7,350	27%
Gen Admin Supplies Expenses		56,706.81	52,988.65	7,707.80	17,040.09	70,250	24%
Miscellaneous Expense	01-5-110-7900	53,949.56	102,348.35	2,803.56	23,907.18	78,960	30%
Reimb of Seized Vehicle Fee	01-5-110-7901	2,100.00	600.00	300.00	907.50	0	0%
Heritage Days	01-5-110-7902	0.00	1,871.84	937.60	52,930.74	0	0%
Comcast Charges	01-5-110-7903	0.00	0.00	0.00	0.00	0	0%
Historic Preservation	01-5-110-7904	0.00	0.00	0.00	0.00	0	0%
Operating Transfers Out	01-5-110-9999	944,882.36	697,252.05	0.00	533,112.59	537,021	99%
Total General Administration Expenses		1,850,617.26	1,663,720.64	78,002.23	973,789.99	1,577,759	62%
NET GENERAL ADMINISTRATION		8,030,265.26	8,526,567.54	1,114,189.29	4,352,978.48	10,249,371	42%
General Fund - Audit Department							
RE Taxes - Audit	01-4-130-4010	19,995.24	20,137.56	4,146.28	17,147.62	20,000	86%
Accounting & Auditing	01-5-130-6100	29,100.00	33,700.00	0.00	17,000.00	33,000	52%
NET - AUDIT DEPARTMENT		(9,104.76)	(13,562.44)	4,146.28	147.62	(13,000)	-1%
General Fund - IMRF Department							
RE Taxes - IMRF	01-4-140-4010	74,931.79	72,124.51	14,906.60	61,648.65	72,000	86%
Replacement Tax	01-4-140-4120	89,393.00	89,393.00	0.00	0.00	92,535	0%
Interest Income	01-4-140-4600	133.54	92.15	0.00	0.00	0	0%
Expense Reimbursement	01-4-140-4940	19,981.22	19,945.38	2,115.38	11,612.32	20,543	57%
Total IMRF Revenues		184,439.55	181,555.04	17,021.98	73,260.97	185,078	40%
IMRF Premium Expense	01-5-140-5120	205,881.76	334,796.57	0.00	72,828.54	214,926	34%
NET - IMRF DEPARTMENT		(21,442.21)	(153,241.53)	17,021.98	432.43	(29,848)	-1%
General Fund - Social Security Department							
RE Taxes - FICA/Med	01-4-150-4010	219,792.00	225,393.78	46,583.87	192,655.08	225,000	86%
Expense Reimbursement	01-4-150-4940	122,084.54	120,464.06	9,464.27	54,032.28	132,152	41%
Library Expense Reimb.	01-4-150-4941	27,756.21	27,135.85	2,195.83	12,220.88	30,600	40%
Total Soc Security Revenues		369,632.75	372,993.69	58,243.97	258,908.24	387,752	67%
FICA Expense	01-5-150-5110	191,965.08	191,737.85	15,258.12	84,605.34	209,693	40%
Medicare Expense	01-5-150-5112	120,502.54	122,987.98	9,555.47	55,237.58	137,489	40%
Total Soc Security Expenses		312,467.62	314,725.83	24,813.59	139,842.92	347,182	40%
NET - SOCIAL SECURITY DEPT		57,165.13	58,267.86	33,430.38	119,065.32	40,570	193%
General Fund - Liability Insurance Dept							
RE Taxes - Ins Liability	01-4-160-4010	304,694.00	330,547.29	66,249.27	273,984.53	320,000	86%
Expense Reimbursement	01-4-160-4940	248,508.24	0.00	0.00	0.00	-	0%
Total Liability Insurance Revenues		553,202.24	330,547.29	66,249.27	273,984.53	320,000	86%
Insurance Premium	01-5-160-6800	665,729.64	462,848.97	0.00	1,314.00	489,860	0%
NET - LIABILITY INSURANCE DEPT		(112,527.40)	(132,301.68)	66,249.27	272,670.53	(169,860)	-161%

Police Department	Account #	Actual FY 15	Actual FY 16	Month of September	YTD Actual for FY 17	Budget FY 17	42% of budget
RE Property Tax	01-4-210-4010	967,835.13	1,035,516.67	216,310.65	894,587.47	1,044,856	86%
Grants	01-4-210-4150	63,298.03	41,230.46	15,867.01	35,164.91	49,000	72%
Miscellaneous Revenues	01-4-210-4900	271,467.03	161,351.82	15,251.85	55,475.02	237,959	23%
Expense Reimbursement	01-4-210-4940	13,393.70	6,881.59	975.60	1,713.31	0	0%
Sale of Assets	01-4-210-4950	0.00	0.00	0.00	6,233.33	0	0%
Total Police Department Revenues		1,315,993.89	1,244,980.54	248,405.11	993,174.04	1,331,815	75%
Salary - Regular - FT	01-5-210-5010	3,182,987.83	3,192,442.03	246,349.64	1,378,485.68	3,431,919	40%
Overtime	01-5-210-5040	351,321.20	359,986.52	31,173.75	190,418.08	429,300	44%
Police Pension	01-5-210-5122	947,865.79	1,015,436.57	443,828.51	877,439.85	1,024,856	86%
Health Insurance	01-5-210-5130	637,214.69	686,280.10	59,234.02	297,810.05	800,348	37%
Dental claims	01-5-210-5131	37,163.99	33,215.84	7,107.06	18,705.26	50,000	37%
Unemployment Compensation	01-5-210-5136	8,781.00	0.00	0.00	4,598.00	0	0%
Uniform Allowance	01-5-210-5140	60,189.03	61,488.37	60.00	57,841.03	64,886	89%
Training	01-5-210-5152	63,138.78	62,528.83	10,488.11	34,038.17	64,555	53%
Police Dept Personnel & Benefit Expenses		5,288,662.31	5,411,378.26	798,241.09	2,859,336.12	5,865,864	49%
Repair/Maint-Equipment	01-5-210-6020	0.00	12,274.31	461.90	3,031.50	7,425	41%
Repair/Maint-Vehicles	01-5-210-6030	96,050.29	93,748.47	5,738.05	25,511.08	107,475	24%
Telephone/Utilities	01-5-210-6200	37,112.73	41,830.55	1,611.21	29,621.16	42,790	69%
Physical Exams	01-5-210-6810	240.00	0.00	0.00	0.00	4,270	0%
Community Policing	01-5-210-6816	7,173.79	7,635.43	5.00	2,612.86	7,950	33%
K 9 Program Expenses	01-5-210-6818	2,979.23	3,451.12	436.94	1,355.08	4,700	29%
Police Department - Contractual Expenses		143,556.04	158,939.88	8,253.10	62,131.68	174,610	36%
Office Supplies	01-5-210-7020	9,480.08	9,514.67	833.63	2,442.40	10,550	23%
Gas & Oil	01-5-210-7030	139,668.49	77,836.38	6,744.06	25,181.43	120,000	21%
Operating Supplies	01-5-210-7040	29,838.17	31,777.67	4,117.03	11,852.61	42,285	28%
Miscellaneous Expense	01-5-210-7900	33,563.40	37,199.50	250.17	4,398.36	40,000	11%
Police Department - Supplies Expense		212,550.14	156,328.22	11,944.89	43,874.80	212,835	21%
Equipment	01-5-210-8200	19,499.20	34,753.87	1,633.23	13,877.63	50,245	28%
Vehicles	01-5-210-8300	0.00	0.00	0.00	0.00	0	0%
Total Police Department Expenses		5,664,267.69	5,761,400.23	820,072.31	2,979,220.23	6,303,554	47%
NET - POLICE DEPARTMENT		(4,348,274)	(4,516,420)	(571,667)	(1,986,046)	(4,971,739)	40%
Public Safety Building Department							
Salaries - Regular - FT	01-5-215-5010	537,835.39	586,714.82	44,516.97	180,079.25	657,952	27%
Other (FICA & IMRF)	01-5-215-5079	108,750.04	116,092.05	7,808.27	31,585.88	146,263	22%
Other Contractual Services	01-5-215-6890	199,226.37	327,940.30	26,957.67	77,399.57	230,000	34%
NET - PUBLIC SAFETY BLDG DEPT		(845,811.80)	(1,030,747.17)	(79,282.91)	(289,064.70)	(1,034,215)	28%

Fire Department	Account #	Actual FY 15	Actual FY 16	Month of September	YTD Actual for FY 17	Budget FY 17	42% of budget
RE Property Tax	01-4-220-4010	742,381.75	739,346.46	169,120.14	699,423.57	816,892	86%
Grants	01-4-220-4150	153,198.87	63,830.62	0.00	1,000.00	0	0%
Miscellaneous Revenues	01-4-220-4900	33,286.93	42,699.54	2,411.01	17,053.89	25,000	68%
Expense Reimbursement	01-4-220-4940	0.00	0.00	917.98	917.98	0	0%
Total Fire Department Revenues		928,867.55	845,876.62	172,449.13	718,395.44	841,892	85%
Salaries - Regular - FT	01-5-220-5010	1,908,887.44	1,951,980.82	144,994.53	861,859.03	2,047,477	42%
Overtime	01-5-220-5040	334,288.99	234,518.71	15,551.13	93,509.73	203,250	46%
Fire Pension	01-5-220-5124	722,406.25	719,275.54	345,110.29	682,275.95	796,892	86%
Health Insurance	01-5-220-5130	348,944.57	391,456.82	30,854.04	167,924.16	458,233	37%
Dental Insurance	01-5-220-5131	16,971.72	26,906.88	504.16	9,120.00	35,000	26%
Unemployment Compensation	01-5-220-5136	0.00	0.00	0.00	0.00	0	0%
Uniform Allowance	01-5-220-5140	38,382.54	39,236.31	2,094.75	18,027.68	35,500	51%
Training	01-5-220-5152	30,671.71	23,715.46	490.80	2,490.23	30,540	8%
Fire Depart Personnel & Benefits Expenses		3,400,553.22	3,387,090.54	539,599.70	1,835,206.78	3,606,892	51%
Repair/Maint-Bldg	01-5-220-6010	44,535.15	52,026.10	4,821.43	8,939.88	54,050	17%
Repair/Maint-Vehicles	01-5-220-6030	70,804.05	58,526.58	7,556.27	10,268.47	54,200	19%
Telephone/Utilities	01-5-220-6200	11,634.10	14,002.41	1,456.06	4,925.83	13,060	38%
Physical Exams	01-5-220-6810	1,210.00	1,622.60	0.00	154.50	2,500	6%
Fire Prevention	01-5-220-6822	4,909.64	7,162.60	1,014.97	5,491.69	10,000	55%
Fire Department - Contractual Expenses		133,092.94	133,340.29	14,848.73	29,780.37	133,810	22%
Office Supplies	01-5-220-7020	11,083.17	15,179.53	294.89	2,254.97	16,830	13%
Gas & Oil	01-5-220-7030	21,643.12	16,206.61	1,404.06	5,016.12	20,000	25%
Operating Supplies	01-5-220-7040	15,764.27	11,539.69	310.98	2,768.50	6,000	46%
Miscellaneous Expense	01-5-220-7900	614.83	996.39	149.35	601.31	1,000	60%
Fire Department - Supplies Expenses		49,105.39	43,922.22	2,159.28	10,640.90	43,830	24%
Equipment	01-5-220-8200	58,553.11	38,869.41	417.77	3,837.97	50,530	8%
Total Fire Department Expenses		3,641,304.66	3,603,222.46	557,025.48	1,879,466.02	3,835,062	49%
NET - FIRE DEPARTMENT		(2,712,437.11)	(2,757,345.84)	(384,576.35)	(1,161,070.58)	(2,993,170)	39%
Police & Fire Commission Department							
Physical Exams	01-5-225-6810	13,630.07	13,279.71	1,188.40	3,246.80	18,750	17%
Other Contractual Services	01-5-225-6890	31,395.91	16,719.71	2,289.97	4,136.44	8,835	47%
NET - POLICE & FIRE COMMISSION		(45,025.98)	(29,999.42)	(3,478.37)	(7,383.24)	(27,585)	27%

Community Development	Account #	Actual FY 15	Actual FY 16	Month of September	YTD Actual for FY 17	Budget FY 17	42% of budget
Building Permits	01-4-230-4300	270,532.75	187,990.50	31,252.50	117,883.50	208,989	56%
Electric Permits	01-4-230-4310	16,031.50	21,574.40	3,735.00	9,341.00	21,325	44%
Electrician Certification Fees	01-4-230-4315	4,450.00	2,550.00	0.00	1,150.00	4,500	26%
Plumbing Permits	01-4-230-4320	53,532.50	9,257.50	1,707.50	5,672.50	14,200	40%
HVAC Permits	01-4-230-4330	4,451.00	3,627.00	4,178.00	6,248.00	5,310	118%
Plan Review Fees	01-4-230-4340	42,624.00	40,992.70	13,209.00	35,022.25	34,149	103%
Sidewalk/Lot Grading Fees	01-4-230-4350	1,020.00	722.50	0.00	637.50	1,575	40%
Insulation Permits	01-4-230-4360	1,323.50	1,210.00	120.00	2,255.00	2,050	110%
Zoning Review Fee	01-4-230-4370	2,845.00	3,347.50	375.00	1,990.00	3,430	58%
Code Enforcement	01-4-230-4380	4,100.00	11,500.00	400.00	3,200.00	11,400	28%
Other Permits	01-4-230-4390	4,042.50	6,247.50	417.50	2,330.00	5,690	41%
Miscellaneous Revenues	01-4-230-4900	49.55	125.00	0.00	0.00	500	0%
Expense Reimbursement	01-4-230-4940	5,016.00	5,365.54	0.00	0.00	0	0%
Planning Fees	01-4-230-4950	0.00	0.00	2,401.25	8,256.25	9,000	92%
Planning Misc.	01-4-230-4955	0.00	0.00	707.54	12,457.12	1,000	1246%
Building Department - Revenues		410,018.30	294,510.14	58,503.29	206,443.12	323,118	64%
Salaries- Regular - FT	01-5-230-5010	155,661.20	161,690.40	16,201.68	93,106.53	216,459	43%
FICA	01-5-230-5079	31,226.03	12,369.32	1,239.42	7,122.64	16,559	43%
IMRF	01-5-230-5120	0.00	19,945.38	2,115.38	11,612.32	27,955	42%
Health Ins Expense	01-5-230-5130	29,760.61	43,258.40	5,632.31	24,771.88	70,269	35%
Dental Insurance	01-5-230-5131	1,852.08	2,516.80	6.36	772.60	4,000	19%
Unemployment	01-5-230-5136	0.00	0.00	0.00	0.00	0	0%
Training	01-5-230-5152	2,123.89	4,444.97	0.00	537.45	6,000	9%
Building Dept Personnel & Benefits Expense		220,623.81	244,225.27	25,195.15	137,923.42	341,242	40%
Repair/Maint - Equip	01-5-230-6020	1,938.39	2,148.82	457.05	2,404.09	5,000	48%
Other Professional Services	01-5-230-6190	54,950.00	45,845.84	2,958.32	14,791.60	46,000	32%
Telephone	01-5-230-6200	554.16	2,442.80	154.80	712.15	3,000	24%
Postage	01-5-230-6210	613.51	778.04	609.25	1,981.71	1,500	132%
Printing & Publishing	01-5-230-6220	957.30	1,418.31	0.00	345.00	1,750	20%
Building Department - Contractual Expenses		59,013.36	52,633.81	4,179.42	20,234.55	57,250	35%
Office Supplies	01-5-230-7020	4,651.01	3,428.80	899.30	3,199.18	5,960	54%
Gas & Oil	01-5-230-7030	1,095.92	781.67	111.83	404.19	2,765	15%
Miscellaneous Expense	01-5-230-7900	669.82	573.70	0.00	238.57	2,000	12%
Operating Transfer Out	01-5-230-9999	0.00	0.00	0.00	0.00	0	0%
Building Department - Supplies Expenses		6,416.75	4,784.17	1,011.13	3,841.94	10,725	36%
Total Building Department Expenses		286,053.92	301,643.25	30,385.70	161,999.91	409,217	40%
NET - BUILDING DEPARTMENT		123,964.38	(7,133.11)	28,117.59	44,443.21	(86,099)	-52%
Civil Defense Department							
RE Tax - Civil Defense	01-4-240-4010	7,096.10	7,016.79	1,453.74	6,012.22	7,000	86%
Miscellaneous Revenues	01-4-240-4900	0.00	0.00	0.00	0.00	200	0%
Miscellaneous Expense	01-5-240-7900	5,140.00	5,316.00	5,500.00	5,756.60	5,800	99%
NET - CIVIL DEFENSE DEPARTMENT		1,956.10	1,700.79	(4,046.26)	255.62	1,400	18%

Street Department	Account #	Actual FY 15	Actual FY 16	Month of September	YTD Actual for FY 17	Budget FY 17	42% of budget
RE Tax - Road & Bridge	01-4-310-4010	328,267.20	318,291.15	67,075.31	272,286.97	300,000	91%
Grants	01-4-310-4150	77,500.00	0.00	0.00	0.00	0	0%
Sidewalk/Driveway/Lot Grading	01-4-310-4350	960.00	2,040.00	180.00	1,920.00	1,800	107%
Miscellaneous Revenues	01-4-310-4900	3,890.88	4,457.00	244.19	1,951.54	0	0%
Expense Reimbursement	01-4-310-4940	31,451.50	55,491.03	24,379.42	40,957.57	10,000	0%
Expense Reimbursement	01-5-310-4940	97,869.75	21,482.44	(13,718.73)	(3,566.00)	10,000	-36%
Street Department - Revenues		539,939.33	401,761.62	78,160.19	313,550.08	321,800	97%
Salaries - Regular - FT	01-5-310-5010	542,623.61	560,395.75	44,976.33	245,686.54	588,550	42%
Overtime	01-5-310-5040	38,463.37	34,966.56	4,091.83	7,612.53	40,000	19%
Health Insurance	01-5-310-5130	185,332.65	200,768.14	18,093.54	90,467.70	217,123	42%
Uniform Allowance	01-5-310-5140	12,775.91	13,395.61	1,869.82	4,221.64	15,000	28%
Training	01-5-310-5152	488.90	218.80	0.00	150.00	1,500	10%
Street Dept - Personnel & Benefits Expenses		779,684.44	809,744.86	69,031.52	348,138.41	862,173	40%
Repair/Maint - Storm Drain	01-5-310-6001	17,125.59	25,575.95	0.00	8,115.93	25,000	32%
Repair/Maint - St/Parking Lot	01-5-310-6002	102,842.68	85,266.60	4,060.95	56,916.52	90,500	63%
Repair/Maint - Sidewalk/Curb	01-5-310-6003	69,111.45	59,126.55	18,576.60	15,707.46	50,000	31%
Repair/Maint - Building	01-5-310-6010	12,824.46	21,553.74	9,353.88	10,665.82	15,000	71%
Repair/Maint - Equipment	01-5-310-6020	133,041.23	117,438.34	9,826.18	52,061.46	130,000	40%
Repair/Maint - Traffic Signal	01-5-310-6024	36,832.44	25,204.17	0.00	31,310.93	43,000	73%
Telephone/Utilities	01-5-310-6200	5,809.05	5,882.78	576.69	2,427.38	6,000	40%
Leaf Clean-up/Removal	01-5-310-6826	550.80	14,871.55	0.00	0.00	15,000	0%
Street Department - Contractual Expenses		378,137.70	354,919.68	42,394.30	177,205.50	374,500	47%
Maintenance Supplies	01-5-310-7010	0.00	0.00	0.00	0.00	0	0%
Office Supplies	01-5-310-7020	3,068.04	3,480.02	539.50	1,564.34	6,600	24%
Gas & Oil	01-5-310-7030	77,964.08	56,987.58	4,201.59	15,400.64	85,000	18%
Operating Supplies	01-5-310-7040	18,417.23	28,232.27	4,682.55	13,142.11	20,000	66%
Miscellaneous Expense	01-5-310-7900	100,776.45	15,946.29	289.90	329.90	0	0%
Street Department - Supplies Expenses		200,225.80	104,646.16	9,713.54	30,436.99	111,600	27%
Equipment	01-5-310-8200	0.00	40,200.50	0.00	0.00	0	0%
Total Street Department Expenses		1,358,047.94	1,309,511.20	121,139.36	555,780.90	1,348,273	41%
NET - STREET DEPARTMENT		(818,108.61)	(907,749.58)	(42,979.17)	(242,230.82)	(1,026,473)	24%
Street Lighting							
RE Tax - Street Lighting	01-4-330-4010	209,794.40	210,358.51	43,477.11	179,806.54	210,000	86%
Expense Reimbursement	01-5-330-4940	0.00	0.00	0.00	0.00	0	0%
Repair/ Maint - Street Light	01-5-330-6022	40,782.24	40,372.55	229.20	17,412.68	20,000	87%
Street Lighting - electricity	01-5-330-6310	253,788.95	289,863.60	41,800.52	104,263.42	330,000	32%
NET - STREET LIGHTING		(84,776.79)	(119,877.64)	1,447.39	58,130.44	(140,000)	-42%

	Account #	Actual FY 15	Actual FY 16	Month of September	YTD Actual for FY 17	Budget FY 17	42% of budget
Garbage Department							
RE Tax - Refuse/Landfill	01-4-335-4010	61,945.89	65,107.74	9,319.33	38,541.60	45,000	86%
Miscellaneous Revenue	01-4-335-4900	0.00	0.00	0.00	0.00	0	0%
Miscellaneous Expenses	01-5-335-7900	77,931.87	69,411.65	0.00	22,500.00	51,000	44%
NET - GARBAGE DEPARTMENT		(15,985.98)	(4,303.91)	9,319.33	16,041.60	(6,000)	-267%
Forestry Department							
RE Tax - Forestry	01-4-340-4010	39,963.03	40,073.87	8,285.70	34,266.84	40,000	86%
Other Fees	01-4-340-4490	0.00	0.00	0.00	0.00	0	0%
Miscellaneous	01-4-340-4900	0.00	0.00	0.00	0.00	0	0%
Forestry Department Revenues		39,963.03	40,073.87	8,285.70	34,266.84	40,000	86%
Repair/ Maint - Other	01-5-340-6090	0.00	0.00	0.00	0.00	0	0%
Tree Removal or Purchase	01-5-340-6850	88,381.00	135,380.00	22,142.00	73,176.00	100,000	73%
Miscellaneous Expense	01-5-340-7900	0.00	0.00	0.00	0.00	1,000	0%
Forestry Department Expenses		88,381.00	135,380.00	22,142.00	73,176.00	101,000	72%
NET - FORESTRY DEPARTMENT		(48,417.97)	(95,306.13)	(13,856.30)	(38,909.16)	(61,000)	0%
Engineering Department							
Engineering	01-5-360-6140	11,373.50	19,061.00	187.50	187.50	27,000	1%
Subdivision Expense	01-5-360-6824	3,409.25	3,196.75	1,378.00	4,187.00	10,000	42%
Office Supplies	01-5-360-7020	4,999.96	5,391.40	142.31	1,768.40	8,900	20%
Gas & Oil	01-5-360-7030	0.00	0.00	0.00	0.00	-	0%
NET - ENGINEERING DEPARTMENT		(19,782.71)	(27,649.15)	(1,707.81)	(6,142.90)	(45,900)	13%
Health / Social Services							
Council on Aging	01-5-410-6830	23,000.00	23,000.00	0.00	0.00	33,000	0%
Demolition / Nuisance	01-5-410-6832	1,075.51	0.00	0.00	0.00	5,000	0%
NET - HEALTH / SOCIAL SERVICES		(24,075.51)	(23,000.00)	0.00	0.00	(38,000)	0%
Economic Development							
Consulting	01-5-610-6120	0.00	0.00	0.00	0.00	0	0%
Planning Dept Services	01-5-610-6150	89,714.89	87,147.18	0.00	13,165.00	55,500	24%
Economic / Business	01-5-610-6840	73,000.00	73,000.00	0.00	55,000.00	73,000	75%
Tourism	01-5-610-6842	3,000.00	2,000.00	0.00	0.00	5,000	0%
Historic Preservation	01-5-610-6844	8,029.85	4,492.89	1,000.00	2,570.83	12,800	20%
NET - ECONOMIC DEVELOPMENT		(173,744.74)	(166,640.07)	(1,000.00)	(70,735.83)	(146,300)	48%
Ag Tech Initiatives Dept							
Federal Grants	01-4-620-4160	0.00	0.00	0.00	0.00	0	0%
Other Contractual Services	01-5-620-6890	0.00	0.00	0.00	0.00	0	0%
NET - AG TECH INITIATIVES DEPT		0.00	0.00	0.00	0.00	0	0%
Utility Tax Dept.							
Utility Tax - Electric	01-4-751-4131	1,502,788.64	1,450,229.36	138,267.39	615,668.82	1,486,787	41%
Utility Tax - Gas	01-4-751-4132	434,307.18	279,364.59	13,738.72	83,690.68	342,321	24%
Utility Tax - Telephone	01-4-751-4133	334,566.18	341,413.44	24,360.39	127,021.03	349,535	36%
Expense Reimbursement	01-4-751-4940	0.00	7,500.00	0.00	0.00	0	0%
PW Salaries	01-5-751-5010	0.00	0.00	0.00	0.00	0	0%
Columbia Ave.	01-5-751-8040	0.00	450,000.00	0.00	0.00	450,000	0%
Bel-Bo Mobile Home Park	01-5-751-8046	0.00	0.00	0.00	0.00	0	0%
Downtown Streetscape	01-5-751-8052	5,060.00	32,666.25	3,779.20	605,780.17	700,000	87%
Downtown Pavement Project	01-5-751-8054	0.00	0.00	273,543.12	284,843.12	500,000	57%
		2,266,602.00	1,595,841.14	(100,955.82)	(64,242.76)	528,643	-12%
TOTAL GENERAL FUND REVENUES		16,805,259.77	16,283,714.98	2,134,273.12	9,266,640.24	18,039,428	51%
TOTAL GENERAL FUND EXPENSES		15,592,995.29	16,086,615.01	2,063,901.80	8,268,301.17	18,008,633	46%
NET REV OVER (UNDER) EXP		1,212,264.48	197,099.97	70,371.32	998,339.07	30,795	

CASH FLOW STATEMENT FOR WATER / SEWER FUND as of September 30, 2016

Water / Sewer General Administration

Line Item	Account #	Actual FY 15	Actual FY 16	Month of September	Actual FY 17	Budget FY 17	41.67% used
Beginning Cash & Investments		72,924	75,456		75,607.08	75,456	
Interest Income-sweep acct	61-4-110-4600	0	0	0	0.00	0	
Miscellaneous Revenues	61-4-110-4900	2,532	150	0.00	0.00	0	
Operating Transfer Out	61-5-110-9999	0		0.00	0.00	0	
Ending Cash		75,456	75,606	1.08	75,607.08	75,456	

Water Department

Line Item	Account #	Actual FY 15	Actual FY 16	Month of September	Actual FY 17	Budget FY 17	41.67% used
Beginning Cash & Investments		989,241	1,080,018		697,161.57	604,959	
Water Consumption	61-4-810-4500	2,257,557	2,213,451	236,336.50	946,005.20	2,287,373	41%
Dep on Agr - Westhill	61-4-810-4521	13,558	8,095	0.00	3,785.99	0	0%
Meters Sold	61-4-810-4530	92,723	90,456	1,438.38	3,505.38	91,000	4%
Other Services	61-4-810-4590	8,202	5,967	546.50	2,558.00	10,000	26%
Miscellaneous Revenues	61-4-810-4900	164	0	6,350.00	6,350.00	0	0%
Expense Reimbursement	61-4-810-4940	11,804	24,361	5,034.52	5,772.83	0	0%
Operating Transfers-In	61-4-810-9998	0	0	0.00	0.00	-	0%
Total Water Department Revenues		2,384,008	2,342,330	249,705.90	967,977.40	2,388,373	41%
Salaries - Regular - FT	61-5-810-5010	518,051	528,948	40,791.86	243,937.35	571,634	43%
Overtime	61-5-810-5040	33,212	26,707	1,697.98	5,806.92	38,000	15%
FICA Water	61-5-810-5079	0	50,382	3,923.73	22,232.66	44,567	50%
IMRF	61-5-810-5120	132,539	77,466	0.00	27,965.33	84,952	33%
Group Health Insurance	61-5-810-5130	180,142	192,305	17,725.14	88,625.70	207,334	43%
Uniform Allowance	61-5-810-5140	10,286	7,846	613.79	2,787.03	14,100	20%
Rep& Maint-Infrastructure	61-5-810-6000	69,706	72,790	5,992.31	14,530.46	63,900	23%
Rep& Maint - Buildings	61-5-810-6010	14,626	18,336	1,603.03	3,464.88	24,500	14%
Rep& Maint - Equipment	61-5-810-6020	28,846	65,019	22,145.89	26,691.81	8,000	334%
Rep& Maint - Vehicles	61-5-810-6030	26,155	21,012	2,628.94	4,163.34	20,000	21%
Rep& Maint - Contractual	61-5-810-6040	68,375	87,322	6,174.83	38,243.84	85,000	45%
Other Professional Serv	61-5-810-6190	1,477	3,399	0.00	1,175.44	11,000	11%
Telephone	61-5-810-6200	6,758	9,548	581.29	3,011.32	9,500	32%
Postage	61-5-810-6210	16,073	15,322	1,289.52	6,985.05	19,000	37%
Utilities	61-5-810-6300	261,938	217,295	17,801.29	76,342.84	300,000	25%
Office Equip Rental/Maint	61-5-810-6410	13,745	36,524	3,167.55	6,254.65	31,000	20%
Liability Insurance	61-5-810-6800	105,070	108,510	0.00	0.00	122,000	0%
Lab Expense	61-5-810-6812	26,966	25,494	3,121.94	13,055.57	33,200	39%
Office Supplies	61-5-810-7020	8,629	8,097	488.76	2,931.79	9,400	31%
Gas & Oil	61-5-810-7030	23,099	18,594	630.00	3,990.55	23,000	17%
Operating Supplies	61-5-810-7040	51,273	64,854	6,699.83	31,714.24	63,000	50%
Chemicals	61-5-810-7050	89,263	89,978	8,439.36	24,923.37	105,000	24%
Meters	61-5-810-7060	129,909	51,632	2,379.64	8,380.82	25,000	34%
Bad Debt Expense	61-5-810-7850	3,804	2,055	0.00	1,054.99	2,000	53%
Miscellaneous Expense	61-5-810-7900	6,961	12,321	6,474.66	956.75	8,750	11%
Equipment	61-5-810-8200	2,485	0	0.00	0.00	0	0%
Transfer Out	61-5-810-9999	0	500,000	0.00	0.00	0	0%
Depreciation Set Aside		288,061	296,703	25,467.00	127,335.00	305,604	42%
Bond Pmt Set Aside		183,175	120,000	11,766.67	58,833.35	141,200	42%
Total Water Department Expenses		2,300,624	2,728,460	191,605.01	845,395.05	2,370,642	36%
NET WATER DEPARTMENT		83,384	(386,130)	58,100.89	122,582.35	17,731	
Change in Accounts Receivable (YTD)		7,393	3,276		(47,154.78)		
Ending Cash & Investments		1,080,018	697,162		772,589.14	622,690	

CASH FLOW STATEMENT FOR WATER / SEWER FUND as of September 30, 2016

Sewer Department

Line Item	Account #	Actual FY 15	Actual FY 16	Month of September	Actual FY 17	Budget FY 17	41.67% used
Beginning Cash & Investments		531,620	1,055,724		1,284,737.39	1,171,172	
Interest Income							
Sewer Consumption	61-4-820-4500	3,428,139	3,488,838	438,912.52	1,471,637.45	3,269,987	45%
Dep on Agr - Westhills	61-4-820-4521	7,193	4,691	0.00	1,928.84	0	0%
Meters Sold	61-4-820-4530	91,417	85,694	1,412.21	3,479.21	91,000	4%
Other Services	61-4-820-4590	55,958	54,634	26,049.97	71,917.40	14,200	506%
Miscellaneous Revenues	61-4-820-4900	68,904	2,822	193.86	814.58	0	0%
Expense Reimbursement	61-4-820-4940	24,585	17,492	0.00	0.00	0	0%
Operating Transfers-In	61-4-820-9998	0	0	0.00	0.00	500,000	0%
Total Sewer Department Revenues		3,676,196	3,654,171	466,568.56	1,549,777.48	3,875,187	40%
Salaries - Regular - FT							
Salaries - Regular - FT	61-5-820-5010	607,992	551,622	40,288.60	240,180.74	585,057	41%
Overtime	61-5-820-5040	52,761	54,776	2,273.56	17,776.45	55,000	32%
FICA WWTP	61-5-820-5079	0	39,892	2,930.24	17,074.76	46,894	36%
IMRF	61-5-820-5120	130,567	84,237	0.00	29,761.13	89,461	33%
Group Health Insurance	61-5-820-5130	196,517	193,555	17,172.54	85,862.70	211,439	41%
Dental Claims	61-5-820-5131	114	0	0.00	0.00	0	0%
Uniform Allowance	61-5-820-5140	14,850	18,081	1,233.35	6,097.36	15,500	39%
Travel	61-5-820-5151	2,554	170	0.00	0.00	0	0%
Rep & Maint - Lift Stations	61-5-820-6005	55,535	21,011	0.00	10,615.95	16,500	64%
Rep & Maint - Buildings	61-5-820-6010	129,493	46,681	5,614.26	8,385.87	103,000	8%
Rep & Maint - Equipment	61-5-820-6020	6,315	87,630	16,683.50	30,040.94	0	0%
Rep & Maint - Vehicles	61-5-820-6030	26,587	21,955	2,796.72	6,120.65	23,000	27%
Rep & Maint - Contractual	61-5-820-6040	1,152	4,756	3,837.76	9,158.41	0	0%
Other Professional Serv	61-5-820-6190	38,344	58,304	6,709.30	50,050.07	73,500	68%
Telephone	61-5-820-6200	19,452	10,336	691.40	3,988.33	13,500	30%
Postage	61-5-820-6210	16,072	15,314	1,289.51	6,888.12	15,000	46%
Utilities	61-5-820-6300	249,646	227,659	15,458.92	64,883.89	248,000	26%
Office Equip Rental/Maint	61-5-820-6410	5,464	2,576	286.41	1,567.29	6,800	23%
Liability Insurance	61-5-820-6800	124,771	122,323	0.00	0.00	144,110	0%
Lab Expense	61-5-820-6812	49,884	33,099	11,272.17	17,308.63	56,000	31%
Sludge Disposal	61-5-820-6814	9,587	7,531	916.88	3,652.29	9,700	38%
Maintenance Supplies	61-5-820-7010	0	0	0.00	0.00	0	0%
Office Supplies	61-5-820-7020	10,944	12,646	488.75	1,761.74	8,700	20%
Gas & Oil	61-5-820-7030	28,958	15,402	0.00	835.79	40,000	2%
Operating Supplies	61-5-820-7040	9,500	20,296	1,455.96	6,184.13	12,000	52%
Chemicals	61-5-820-7050	82,992	26,958	5,079.20	15,293.35	108,000	14%
Meters	61-5-820-7060	12,952	3,951	0.00	0.00	25,000	0%
Bad Debt Expense	61-5-820-7850	5,585	2,873	0.00	1,268.90	4,000	32%
Miscellaneous Expenses	61-5-820-7900	18,975	4,125	1,110.00	1,361.90	5,000	27%
Equipment	61-5-820-8200	0	0	0.00	0.00	0	0%
Operating Transfer Out	61-5-820-9999	0	500,000	0.00	500,000.00	500,000	0%
Depreciation Set Aside		426,954	439,763	37,746.24	188,731.20	452,956	42%
Bond Pmt Set Aside		308,175	245,500	27,699.58	138,497.90	332,395	42%
		2,642,692	2,873,022	203,034.85	1,463,348.49	3,200,512	46%
Sewer Department							
Collection System Expenses							
Salaries - Regular - FT	61-5-830-5010	262,073	274,308	21,312.89	122,154.64	281,331	43%
Overtime	61-5-830-5040	23,235	22,572	1,151.15	6,261.94	30,000	21%
FICA Sewer	61-5-830-5079	0	17,820	1,370.88	7,602.22	23,817	32%
IMRF	61-5-830-5120	62,082	43,222	0.00	15,447.92	46,139	33%
Group Health Insurance	61-5-830-5130	83,149	91,181	8,225.34	41,126.70	98,705	42%
Uniform Allowance	61-5-830-5140	3,402	4,681	475.93	1,698.04	6,600	26%
Rep & Maint - Infrastructure	61-5-830-6000	11,725	23,834	618.20	2,288.20	32,000	7%
Rep & Maint - Equipment	61-5-830-6020	335	11,358	36.45	2,917.21	8,000	36%
Rep & Maint - Vehicles	61-5-830-6030	32,430	10,916	7,318.70	8,820.74	13,000	68%
Office Equip Rent/Maint	61-5-830-6410	10,141	31,710	2,875.12	3,288.40	30,300	11%
Gas & Oil	61-5-830-7030	11,542	8,392	0.00	1,879.69	12,500	15%
Operating Supplies	61-5-830-7040	13,495	14,312	1,160.45	3,287.88	18,500	18%

Sewer Department

	Account #	Actual FY 15	Actual FY 15	Month of September	Actual FY 17	Budget FY 17	41.67% used
Misc. Expense	61-5-830-7900	699	1,061	30.00	37.50	2,900	1%
Equipment	61-5-830-8200	2,485	0	0.00	0.00	0	0%
Total Sewer Department Expenses		3,159,485	3,428,391	247,609.96	1,680,159.57	3,804,304	44%
NET SEWER DEPARTMENT		516,711	225,779	218,958.60	(130,382.09)	70,883	
Change in Accounts Receivable		7,393	3,234.00		(47,154.79)		
Ending Cash & Investments		1,055,724	1,284,737		1,107,200.51	742,055	

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

Beginning Cash & Investments		583,428	585,160		586,815.10	585,160	
Additional reserves		0	0	213.66	1,119.32	0	0%
Interest Income		1,732	1,655	0.00	0.00	0	0%
Ending Cash & Investments		585,160	586,815		587,934.42	585,160	

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

Beginning Cash & Investments		6,292,251	4,005,992		3,719,983.14	4,574,793	
Sources							
Interest Income		15,420	14,737	1,902.56	9,967.31	20,000	50%
Connection Fees	61-4-810-4510	73,033	9,935	3,974.00	43,096.04	24,000	180%
Deposits on Agreement	61-4-810-4520	11,935	5,247	110.00	385.00	5,000	8%
Connection Fees	61-4-820-4510	62,371	18,558	13,230.00	62,771.26	28,800	218%
Deposits on Agreement	61-4-820-4520	21,737	432	724.92	62,468.59	10,000	625%
Connection Fee Set-Aside		0	500,000	0.00	0.00	-	#DIV/0!
TOTAL Sources		184,496	548,909	19,941.48	178,688.20	87,800	204%
Uses							
Construction in Progress - Water (1790)		109,509	493,889	0.00	6,350.00	0	#DIV/0!
Construction in Progress - Sewer (1790)		0	0	0.00	0.00	0	0%
Equipment & Vehicles (1750)		0	0	0.00	0.00	0	0%
Recapture Refunds		0	0	0.00	0.00	0	0%
Building (1730)		2,361,246	341,030	0.00	0.00	0	0%
Land (part of 1710)		0	0	0.00	0.00	0	0%
TOTAL Uses		2,470,755	834,919	0.00	6,350.00	0	#DIV/0!
Ending Cash & Investments		4,005,992	3,719,982		3,892,321.34	4,662,593	

Line Item	Account #	Actual FY 15	Actual FY 16	Month of September	Actual FY 17	Budget FY 17	41.67% used
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Depreciation Funding - was 04-09 and 06-08

Beginning Cash & Investments		2,291,953	2,777,210		3,042,621.66	2,093,675	
Sources							
Interest Income		12,465	11,912	1,537.86	8,056.69	15,000	54%
Loan Funds		0	0	0.00	0.00	0	0%
Grant		0	0	0.00	0.00	0	0%
Misc.		20,549	0	0.00	0.00	0	0%
Depreciation set aside - Water (for Plant)		79,928	82,326	7,066.33	35,331.65	84,796	42%
Depreciation set aside - Water (for System)		208,133	214,377	18,400.67	92,003.35	220,808	42%
Depreciation set aside - Sewer (for System)		141,437	145,680	12,504.16	62,520.80	150,050	42%
Depreciation set aside - Sewer (for Repl)		285,517	794,083	25,242.08	626,210.40	802,905	78%
TOTAL Sources		748,029	1,248,378	64,751.10	824,122.89	1,273,559	65%
Uses							
Construction in Progress - Water (1790)		0	191,172	6,875.00	103,220.00	100,000	0%
Construction in Progress - Sewer (1790)		173,949	72,235	22,692.43	469,487.39	1,200,000	0%
Equipment & Vehicles (1750 & 1760))		88,823	696,093	28,414.27	47,606.27	330,000	14%
Buildings		0	23,466	0.00	0.00	0	0%
Infrastructure		0	0	0.00	0.00	0	0%
Sewer-Repl Equip (part of 820-8200)		0	0	0.00	0.00	0	0%
TOTAL Uses		262,772	982,966	57,981.70	620,313.66	1,630,000	38%
Ending Cash & Investments		2,777,210	3,042,621		3,246,430.89	1,737,234.00	

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

Beginning Cash & Investments		236,673	240,873		200,262.92	200,231	
Sources							
Interest Income		2,100	2,007	259.05	1,357.12	2,500	54%
Bond Proceeds	61-4-110-4901	0	0	0.00	0.00	0	0%
Operating Transfers-In	61-4-110-9998	0	0	0.00	0.00	-	0%
Bond Pmt Set Aside		491,350	365,500	39,466.25	197,331.25	473,595	42%
TOTAL Sources		493,450	367,507	39,725.30	198,688.37	476,095	42%
Uses							
Debt Service - Principal	61-5-110-8910	422,401	349,505	0.00	50,376.33	501,068	10%
Interest Expense	61-5-110-8920	66,849	58,612	0.00	26,619.50	52,924	50%
Fiscal Charges	61-5-110-8930	0	0	0.00	0.00	525	0%
Bond Issuance Costs	61-5-110-9031	0	0	0.00	0.00	0	0%
TOTAL Uses		489,250	408,117	0.00	76,995.83	554,517	14%
Ending Cash & Investments		240,873	200,263		321,955.46	121,809.00	

Gross Revenues (excludes set asides)	6,284,079	6,561,134	801,439.75	2,706,976.21	6,368,860
Gross Expenditures (excludes set asides)	7,476,524	6,780,887	394,517.18	2,715,816.66	7,127,308
NET CASH FLOW	(1,192,445)	(219,755)	406,922.57	(8,840.45)	(758,448)

CITY-COUNTY COORDINATING COMMITTEE

MINUTES

September 14, 2016, 6:30 P.M.

County Board Room, 1212 Logan Avenue

CALL TO ORDER

The meeting of the City-County Coordinating Committee was called to order at 6:30 P.M.

ROLL CALL

County:

Cory Lind, Co-Chairman
Cathy Ward, Vice-Chairman
Brad Stark

Kenny Freeman - Absent
Jessica Muellner - Absent

City:

Dan Snow, Co-Chairman
Clayton Stevens, Vice Co-Chairman

Daniel Arevalo
Wendy Frank
Mayor Mike Chamberlain

Others:

Ken Terrinoni
Sheriff Dave Ernest
Linda Anderson
Grant Anderson
Superintendent Dan Woestman

APPROVAL OF MINUTES

A motion to approve the minutes of the August 3, 2016 meeting was made by Brad Stark. Motion seconded by Cory Lind. Motion passed.

APPROVAL OF AGENDA

A motion to approve the agenda as presented by Cathy Ward.. Motion seconded by Wendy Frank. Motion passed.

PUBLIC COMMENT

PUBLIC COMMENT

No public comment.

BELVIDERE COMMUNITY UNIT SCHOOL DISTRICT 100

Superintendent Dan Woestman from District 100 addressed the committee. He shared they are focusing on five areas for this school year. These include Communication, Customer Care, Long Term Planning, Curriculum Development and Resource Allocation.

With Communication the goal is to build better habits in pushing information out to both internal and external stakeholders. Monthly parent newsletters and weekly internal staff updates are a part of the communication plan. Newsletters are in both English and Spanish.

The Customer Service goal is to listen to the organization and have an opportunity for people at the school to get feedback and forward the information to the Central or District office in order to determine what is and is not working.

Superintendent Woestman stated it has been almost a decade since the District has had a large comprehensive community involved planning process. He stated they are re-engaging in a strategic planning process. The team of forty, including Ken Terrinoni and three other community leaders, fourteen staff members, eight administrators, two board members, four parents and six students. This team will meet once a month over the course of four to five months.

Curriculum Development and Resource Allocation are core processes for all School Districts.

Superintendent Woestman showed the Committee a mailer sent out to the Community in August as part of the Communication plan. The mailer recognized Athletes, and the Running Start Program. It also touched on the financial status and the Dual Language Program. The Superintendent stated this year all 6th, 7th and 9th grade students received chrome books (laptops) which they are allowed to keep. The laptops are part of their curriculum and a part of the way they do schooling. Superintendent Woestman stated his experience here over the last couple months has been very positive and is very excited to be here. The Superintendent also praised the Fire and Sheriff's Departments for their great response during the recent school bus accident.

Cathy Ward inquired how enrollment compares to previous years, the percentage of free and reduced lunches and the laptop program. Superintendent Woestman stated student count is only down by 3 or 4 this year. Kindergarten, first and second grades have lower enrollment than middle and high schools. The free and reduced lunches are serving 42 % of the students. The goal of the laptop program is to provide laptops for all students in middle and high school within the next two years. The laptops are a more personalized method of learning with the teachers transitioning into coaches in helping students experience how to obtain information for their specific needs. With thirty students having their own laptop, is like having thirty teachers and one coach to help each student find what they need. The question was asked if we currently offer any vocational programs thru RVC. Superintendent Woestman stated there is very little currently available. Cathy Ward inquired if there are teacher shortages. The Superintendent stated Special Education Teachers for all grade levels and Bilingual Teachers are both difficult to find. In addition certified staff such as Psychologist and Speech Pathologist are in short supply.

E-911 REPORT – PUBLIC SAFETY BUILDING

COMMUNICATION CONSOLE UPGRADE

Ken Terrinoni stated they are moving ahead to obtain pricing on the upgrade. He stated they need to act by December.

FY 2017 PSB BUDGET

Sheriff Ernest filled in for Lt. Gay to present the budget. The overall budget requests excluding wages is an increase of \$6,500. Overtime should decrease from last year due to new hires. Uniform increase is due to an additional Dispatcher. Equipment and maintenance projects increase of \$19,000 includes increased contractual costs.

FIRE ALARM SYSTEM UPGRADE

A motion to accept the bid from Audio Engineering for \$27,200 for the upgrade of the fire alarm system was made by Dan Snow. Motion seconded by Dan Arevalo. Motion passes.

WATER HEATER REPLACEMENT

A motion to accept the bid from Ceroni Piping for \$18,721 for water heater replacement, with a 50/50 split between County and City, was made by Cathy Ward. Motion seconded by Cory Lind. Motion passed.

GIS

FY 2017 GIS BUDGET

Grant Anderson presented the budget. Mr. Anderson is requesting an increase of \$27,000 for software upgrades and a second Advanced License.

LANDFILL

APPROVAL OF INVOICE: TRC

A motion to approve invoice#202066 for \$8584.78 was made by Cory Lind. Motion seconded by Cathy Ward. Motion passed.

INFORMATIONAL ITEMS AND OTHER BUSINESS

INVITATION TO OTHER GOVERNMENTS

A committee member suggested we extend an invitation to the Superintendent of North Boone School District 200 to attend a meeting. Ken Terrinoni agreed. They will try for next month.

CORRESPONDENCE

No correspondence.

EXECUTIVE SESSION

There was no executive session held.

ADJOURNMENT

ADJOURN THE MEETING

A motion was made by Cory Lind to adjourn the meeting. Motion seconded by Dan Arevalo. Motion passed.
Meeting adjourned at 7:27 P.M.

Recorded by,

Sheryl Rickabaugh

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION**

Minutes

Tuesday, October 11, 2016

City Council Chambers

401 Whitney Boulevard

6:00 pm

ROLL CALL

Members Present:

Andrew Racz, CHM
Robert Cantrell, VCHM
Art Hyland
Rich Weigel
Anthony R. Phelps
Paul Engleman

Staff Present:

Gina DelRose, Community Development Planner
Cathy Crawford, Administrative Assistant

Members Absent:

Ken Redeker

Ex- Officio:

Mike Drella, City Attorney

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

MINUTES:

It was moved and seconded (Engleman/Phelps) to approve the minutes of the September 13, 2016 meeting. The motion carried with a 6-0 roll call vote.

PUBLIC COMMENT:

None

UNFINISHED BUSINESS:

None

NEW BUSINESS:

2016-21; Becknell Services LLC(SU): The applicant, Becknell Services LLC, 4242 South First Avenue, Suite D, Lyons, IL 60534 on behalf of the owner, 675 Corporate Parkway Illinois Becknell Investors LLC is requesting a special use to permit accessory outdoor storage on the south side of the building at 675 Corporate Parkway (Belvidere Zoning Ordinance Sections 150.105 (C)(7)(C)(2) Outdoor Storage and 150.904 Special Use Review and Approval Procedures in the PI, Planned Industrial District in Flora Township on 22.611 acres (PINs: 07-01-201-008, 07-01-201-009, 07-01-201-011 and 07-01-251-002).

The public hearing opened at 6:02 p.m.

Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on September 23, 2016 and certified mailings were sent on September 16, 2016. Ms. DelRose summarized the staff report dated October 3,

2016. The property is part of the Sager Corporate Park which was annexed into the city in 1990. The property consists of two parcels that are part of the second plat of the subdivision and two parcels that have been preliminarily platted. The case that follows is a request to plat the four parcels into one. Grading has begun in preparation for a 221,844 square-foot building that will house an industrial supplier to Chrysler. The 15,000 square feet of outdoor storage located south of the building requires a special use. The building will screen the view of this outdoor storage area to the north and landscaping will screen the remaining three sides. Items being stored will be located on a concrete pad. The items being stored will likely be empty storage containers stacked in storage racks. Other items may be stored outdoors as well. Ms. DelRose stated that as Sager Corporate Park continues to be developed, Crystal Parkway may be extended to Genoa Road. The planning staff recommends approval of the special use subject to the following five conditions:

1. Substantial compliance with the submitted site plan.
2. The outdoor storage area shall have fencing along the perimeter to keep items secured and in place.
3. The outdoor storage area shall be screened by landscaping.
4. A stamped site plan shall be submitted for review by the appropriate staff before building permits may be issued. This includes parking lot layout, landscaping and a photometrics plan.
5. Compliance with all applicable codes and ordinances.

Paul Engleman asked if the city has included a height restriction for the stacking of items.

Gina DelRose said no; the commissioners may add a height restriction to the conditions for approval if they choose to do so. Ms. DelRose said the substantial landscaping that will be required will provide trees that will screen the area at a greater height. Ms. DelRose said it is currently unclear what height the supplier will require for their storage.

Chairman Racz asked if Ms. DelRose was aware of the height of the items being stored.

Gina DelRose said she did not know. The applicant's narrative stated the containers are eight feet in height but there may be other items stored.

Rich Weigel referred to the photo provided; he said he believes thirty feet in height may be sufficient.

Chairman Racz said he believes safety concerns will dictate the height of the eventual storage.

Rich Weigel agreed.

Paul Engleman suggested the type of landscaping used may have sufficient height to screen the items.

Chairman Racz invited the applicant's representative to step forward.

Jeff Linkenheld of Arc Design Resources was sworn in. Mr. Linkenheld said he represents Becknell Industrial, the builder. Mr. Linkenheld said the project to build the facility was "fast-tracked" and the company plans for the 221,000 square foot factory to be completed by May 2017. The company, Magna Industries, will be manufacturing bumpers for the new Jeep Cherokees to be constructed at the Chrysler plant in Belvidere. The outdoor storage racks will be used for the stacking of bumpers. Mr. Linkenheld asked that the height of the allowable storage not be restricted. Mr. Linkenheld said safety regulations will dictate the height of storage used. Mr. Linkenheld presented a photo of the company's facility in Lyons, Michigan to illustrate the height of the proposed rack system. Mr. Linkenheld indicated the proposed site plan to show where on the property the outdoor storage area will be built. The site is surrounded on three sides by roads and the building height will be 55 feet. Mr. Linkenheld said it is his opinion the site of the storage area is optimal to provide screening. Mr. Linkenheld asked what type of fencing will be required.

Gina DelRose said she assumed the required fencing will be chosen by Becknell Industrial for security purposes.

Mike Drella asked if the applicants were apprised of the conditions for approval.

Gina DelRose said they were.

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

There was no discussion held.

It was moved and seconded (Cantrell/Phelps) to accept the findings of fact as presented. The motion carried with a 6-0 roll call vote.

It was moved and seconded (Cantrell/Hyland) to approve case 2016-21 with the conditions as presented. The motion carried with a 6-0 roll call vote.

2016-22; Becknell Services LLC (Sager Corporate Park FP3): The applicant, Becknell Services LLC is requesting final plat approval of the third phase of the

Sager Corporate Park Subdivision. The third phase consists of one lot and improvements to Tripp Road.

Gina DelRose presented the staff report dated October 4, 2016. Ms. DelRose stated the applicant is requesting final plat approval of the third phase of the Sager Corporate Park Subdivision. The third phase consists of Lot 10 and Lot 11 from the second plat and two lots from the preliminary plat being combined to make one 22.611 acre parcel. Ms. DelRose provided a history of the subdivision. Ms. DelRose said the staff recommends approval of case number 2016-22 subject to the following conditions:

1. Per the Plat Act, two concrete monuments are required on the boundary of the subdivision on opposite corners.
2. The Building Setback Lines and Existing Property Lines shown on the original plat of subdivision for Lots 10 and 11 will need to be vacated in order to remove them.
3. The legend shall include the shaded area referencing the drainage easement.
4. The plat shall be updated to reflect the current property owners.
5. Proof that the approximately 20-foot wide area at the corner of the drainage easement is wide enough to accommodate a ditch or pipe to provide drainage for the lot shall be submitted to the city.
6. The plat shall include the dedication of 33 feet of right-of-way along Tripp Road adjacent to this subdivision.
7. The developer is responsible for the construction of full urban improvements on Tripp Road adjacent to this subdivision.
8. Sidewalks are required to be installed along all public right-of-ways adjacent to this plat.
9. The Surveyor Certificate shall note if "part" or "no part" of the subdivision is within 500 feet of a surface drain or watercourse serving a tributary area 640 acres or more.
10. Note 1 under the Easement Provisions shall include "natural gas" in the fourth line when referencing telephone, electric, and other services or cable television.
11. The Utilities Certificate block for Frontier Communications, Comed, Comcast and Nicor Gas shall be included.

12. The revised plat shall be presented to the planning department for review and approval before any signatures are obtained.
13. The plat shall be recorded with the County Recorder of Deeds within 60 days of City Council approval, unless a plat-recording extension is granted by the City Council.
14. The final plat shall be in compliance with all applicable codes, ordinances and agreements.

Gina DelRose referred to Condition Number 9 in the staff report. Ms. DelRose said Arc Design Resources is working on a revised site plan. Ms. DelRose said she spoke with the Public Works Department; that department indicated Condition Number 9 would no longer be required. Ms. DelRose said she recommends eliminating the condition and approving the request based on the 14 conditions read into the record.

Mike Drella asked if the applicant had any concerns with any of the remaining conditions.

Gina DelRose said no.

It was moved and seconded (Engleman/Weigel) to recommend approval of the final plat by the City Council including the 14 conditions recommended by the staff. The motion carried with a 6-0 roll call vote.

Jeff Linkenheld asked if this body is able to waive the second reading of the case before the City Council.

Gina DelRose said the City Council should be asked for a waiver of the second reading.

2016-23; Goldfish Gaming Inc. (SU): The applicant, Sarah Greenberg, 12918 Springhill Drive, Winnebago, IL 61088, on behalf of the owner, Omni Commercial, 3541 Normandy Avenue, Rockford, IL 61103, is requesting a special use permit for indoor commercial entertainment to operate a video gaming café at 2022 North State Street (Belvidere Zoning Ordinance Sections 150.105 (C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) within the GB, General Business District in Belvidere Township on 5,545 square feet (PIN: 05-22-476-016).

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

It was noted that Anthony Phelps would be abstaining from voting on this case due to a conflict of interest.

Gina DelRose was sworn in. Ms. DelRose said the case was published in the Boone County Journal on September 23, 2016 and certified mailings were sent on September 16, 2016. Ms. DelRose summarized the staff report dated October 3, 2016. Ms. DelRose said the proposed location is part of a multi-tenant strip mall that includes 17 tenant spaces. In 2014 a special use for a video gaming café was approved for a location at 1935 North State Street. The applicant has stated the gaming parlor would present a more "laid-back" style, setting it apart from most liquor establishments. The hours of operation will be from 7:00 a.m. to 2:00 a.m., Sunday through Saturday. Food offerings will consist only of prepackaged snacks. A total of five video gaming machines will be available. The gaming machines will most likely be utilized by residents already patronizing the commercial development. There is a tenant space currently occupied at this location by a packaged liquor store. The staff recommends approval of the special use subject to the following conditions:

1. Alcohol is prohibited outside the premises unless a special use permit for outdoor commercial entertainment is obtained.
2. The special use is only for the tenant space commonly known as 2022 North State Street.
3. Compliance with all applicable codes and ordinances.

There were no questions for staff.

Chairman Racz asked the applicant to step forward.

The applicant was sworn in. Ms. Greenberg said she had no statement to make.

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

There was no discussion held.

It was moved and seconded (Weigel/Cantrell) to accept the findings of fact. The motion carried with a 5-0-1 vote. Anthony Phelps abstained from voting.

It was moved and seconded (Hyland/Cantrell) to approve case 2016-23 subject to the three conditions presented by the staff.

Mike Drella recommended modifying Condition Number 1 to include the phrase, "and authorization under Chapter 10 of the City of Belvidere Municipal Code."

The motion to approve, with the language modification to Condition Number 1, carried with a 5-0-1 roll call vote. Anthony Phelps abstained from voting.

Gina DelRose said the case would move to the City Council on October 17, 2016.

2016-24; Southtown Corp. (SU): The applicant and owner, Southtown Corp (Dal Pra Family Trust), 1901 Union Avenue, Belvidere, IL 61008 is requesting a special use for an animated sign at the Mobil Gas Station at 1741 Pearl Street (Belvidere Zoning Ordinance Sections 150.1007, Signs allowed on private property by district, Table 150.1007 (C)(1); Permitted as a Special use; animated signs in the GB, General Business District and 150.904 Special Use Review and Approval procedures) within the GB, General Business District in Belvidere Township on 11.21 acres (PIN: 05-35-482-017).

The public hearing opened at 6:37 p.m.

Gina DelRose was sworn in. Ms. DelRose said the case was published in the Boone County Journal on September 23, 2016 and certified mailings were sent on September 16, 2016. Ms. DelRose summarized the staff report dated October 4, 2016. Ms. DelRose said the property is located within the commercial development anchored by Pacemaker Countryside Market. The gas station and original signage were both constructed in 1992. The freestanding sign along Pearl Street is comprised of three signs, an internally-illuminated Mobil sign, a sign showing gasoline prices, and a changeable copy sign. The square-footage for all three signs is 92.5 square feet. The new signage will only measure 88.5 square feet. The animated portion of the pricing sign is permitted; the animated sign replacing the changeable copy portion, however, will require the special use. The request for new signage was prompted Exxon Mobil. In order to encourage businesses to comply with the company's new signage standards, Exxon Mobil is offering substantial financial assistance to those who can obtain approval for the new signage prior to November 1, 2016. The type of animation allowed will include restrictions through the conditions for approval. This is for the protection of the residences north of the property. The property is zoned General Business, but there is a single-family residence just 100 feet from the existing sign. There are two large trees that obscure light from the sign. The staff recommends approval of the special use subject to the following conditions:

1. The dimensions of the animated portion of the sign shall be in conformance with the submitted sign diagram and narrative (36" x 68").
2. Messages displayed within the animated portion of the sign shall be static for a minimum of five seconds.

3. Graphics and images shall be static with no flashing or animation allowed. There shall be an instantaneous change of display for all graphics/images/messages.
4. Illumination levels from the sign shall not exceed 0.5 footcandles at the property line.
5. Compliance with all applicable codes and ordinances.

Anthony Phelps asked if the proposed sign was two-sided.

Gina DelRose said it is a two-sided sign; the conditions are meant to protect the residences on the north of the sign.

Rich Weigel noted that approval for the proposed special use would occur after November 1, 2016.

Gina DelRose said that due to this fact, both the applicant for this case as well as the applicant for case 2016-22 will be asking the City Council to waive the second reading of the case.

Anthony Dal Pra was sworn in. Mr. Dal Pra clarified that the program expires November 1, 2016; in order to qualify for financial assistance from Exxon Mobil, the signage must be ordered by November 1, 2016. Mr. Dal Pra said it is his opinion the new signage will be aesthetically pleasing; changeable copy signs are not effectively utilized.

The public hearing was closed at 6:47 p.m.

There was no discussion held.

It was moved and seconded (Cantrell/Phelps) to accept the findings of fact as presented by the staff. The motion carried with a 6-0 roll call vote.

It was moved and seconded (Weigel/Cantrell) to approve case 2016-24 with the five conditions as presented by staff. The motion carried with a 6-0 roll call vote.

OTHER BUSINESS:

None

DISCUSSION:

Staff Report:

Gina DelRose said there are currently no cases before the commission for November. Ms. DelRose stated she is in conversation with two individuals regarding video gaming parlors. One of these would be video gaming to be located inside the

new Speedway Truck Stop. The other would be a video gaming parlor on North State Street with a wine bár.

Chairman Racz stated this meeting would be Paul Engleman's last meeting with the commission; Mr. Engleman has been called up to serve in the Middle East. Mr. Racz thanked Mr. Engleman for his service to the nation and to Belvidere.

ADJOURNMENT:

The meeting adjourned at 6:44 p.m.

Recorded by:

Cathy Crawford
Administrative Assistant

Reviewed by:

Gina DelRose
Community Development Planner

Minutes
Committee of the Whole
Building, Planning, Zoning and Public Works
October 10, 2016
6:00 p.m.

Call to Order – Mayor Chamberlain.

Roll Call: Present: D. Arevalo, R. Brooks, W. Frank, C. Morris, T. Ratcliffe,
M. Sanderson D. Snow and C. Stevens.
Absent: G. Crawford and J. Sanders.

Alderman Sanders arrived after roll call.

Department Heads and City personnel in attendance:
Building Director Lesa Morelock, Public Works Director Brent Anderson, Treasurer
Brereton, Community Development Planner Gina DelRose, City Attorney Drella and
City Clerk Arco.

Public Comment:

Public Forum:

Reports of Officers, Boards and Special Committees:

1. Building, Planning and Zoning, Unfinished Business: None.
2. Building, Planning and Zoning, New Business:
 - (A) Property Maintenance – discussion of 922 Van Buren Street.
3. Public Works, Unfinished Business: None.
4. Public Works, New Business:
 - (A) Intersection Review – Wycliffe Street & Jamestown Avenue – Based on reviewed information and IDOT’s Manual on Uniform Traffic Control Devices a 4-way stop is not warranted at this time.
 - (B) Generator Relocation – Well #6 to Newburg 1 Lift Station.

Motion by Ald. Snow, 2nd by Ald. Brooks to approve the proposal from Rush Power Systems for the relocation of the Well #6 generator to the Newburg 1 lift station, in the amount of \$11,070. This work will be paid for from the Sewer Depreciation Account #61-1790. Aye voice vote carried. Motion carried.

6. Adjournment:

Motion by Ald. Snow, 2nd by Ald. Brooks to adjourn meeting at 7:06 p.m.
Aye voice vote carried. Motion carried.

_____ Mayor

Attest: _____ City Clerk

ORDINANCE NO. 314H

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW
ACCESSORY OUTDOOR STORAGE
WITHIN THE PI, PLANNED INDUSTRIAL DISTRICT
(675 Corporate Parkway)**

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, Becknell Services, LLC, 4242 South First Avenue, Suite D, Lyons, IL 60534 on behalf of the owner, 675 Corporate Parkway Becknell Investors, LLC has petitioned the City for a Special Use to permit accessory outdoor storage; 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 October 11, 2016 concerning the proposed Special Use; and,

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

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

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

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

Section 2. That a Special Use in the PI, Planned Industrial District for accessory outdoor storage on the property depicted in Attachment A and legally described as:

Lots 10 and 11 of Plat No. 2 of Sager Corporate Park (a part of the north half of Section 1, Township 43 North, Range 3 East of the Third Principal Meridian) as recorded in the Recorder's Office of Boone County, Illinois; Also, part of the northeast quarter of Section 1, Township 43 North, Range 3 East of the Third Principal Meridian, Beginning at the northeast corner of Lot 10 of Plat No. 2 of Sager Corporate Park, east 621.59 feet, south 850 feet, west 611.75 feet, north 850 feet to the point of beginning; Situated in Boone County, State of Illinois. PINs: 07-01-201-008, 07-01-201-009, 07-01-201-011 and 07-01-251-002.

is hereby approved, subject to the following conditions:

1. Substantial compliance with the submitted site plan. (Attachment B)
2. The outdoor storage area shall have fencing along the perimeter to keep items secured and in place.
3. The outdoor storage area shall be screened by landscaping.
4. A stamped site plan shall be submitted for review by the appropriate staff before building permits may be issued. This includes parking lot layout, landscaping and a photometrics plan.
5. Compliance with all applicable codes and ordinances.

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 _____,
2016.

APPROVED by the Mayor of the City of Belvidere this ____ day of _____,
2016.

Michael W. Chamberlain, Mayor

ATTEST:

Shauna Arco, City Clerk

Ayes: ____ Nays: ____ Absent: ____

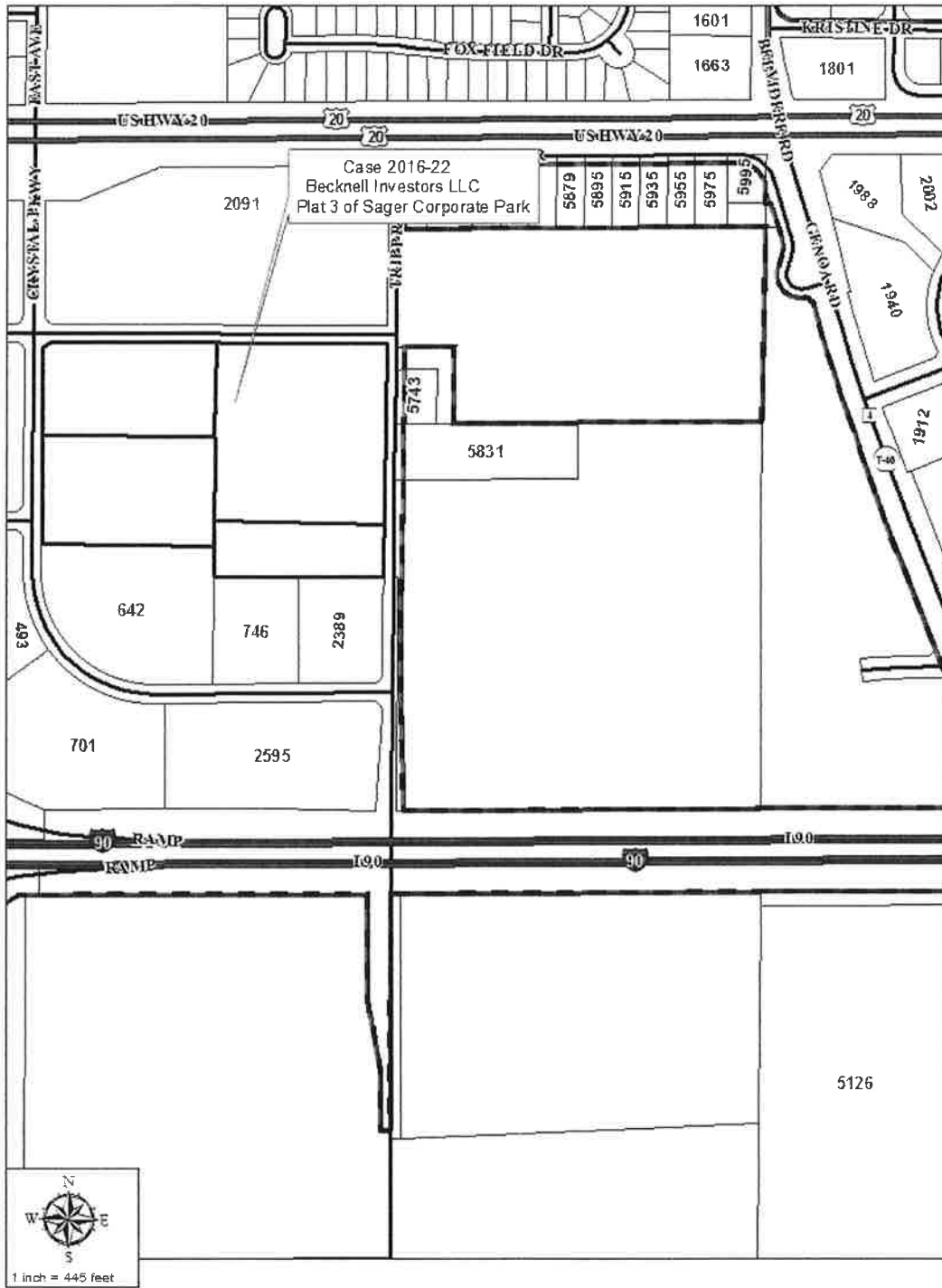
City Council Members Voting Aye: ____

City Council Members Voting Nay: ____

Date Published:

Sponsor: _____

ATTACHMENT A



MEMO

DATE: October 12, 2016

TO: Mayor and Members of the City Council

FROM: City of Belvidere Planning and Zoning Commission

SUBJECT: Recommendation for Case: 2016-21; Becknell Services, LLC., 675 Corporate Parkway (SU)

REQUEST AND LOCATION:

The applicant, Becknell Services LLC, 4242 South First Avenue, Suite D, Lyons, IL 60534 on behalf of the owner, 675 Corporate Parkway Becknell Investors LLC is requesting a special use permit for accessory outdoor storage on the south side of the building at 675 Corporate Parkway within the PI, Planned Industrial District pursuant to the Belvidere Zoning Ordinance Sections 150.105(C)(7)(C)(2) Outdoor Storage and 150.904 Special Use Review and Approval Procedures. The subject property is 22.62 acres, located in Flora Township (PINs: 07-01-201-008, 07-01-201-009, 07-01-201-011 and 07-01-251-002) and is currently being prepped for construction of an industrial building. There is a drainage way that runs along the southern boundary of the property.

RECOMMENDATION:

The planning and zoning commission recommended the **approval** of case number **2016-21** for a special use to permit accessory outdoor storage on the south side of the property at 675 Corporate Parkway subject to the following conditions:

1. Substantial compliance with the submitted site plan.
2. The outdoor storage area shall have fencing along the perimeter to keep items secured and in place.
3. The outdoor storage area shall be screened by landscaping.
4. A stamped site plan shall be submitted for review by the appropriate staff before building permits may be issued. This includes parking lot layout, landscaping and a photometrics plan.
5. Compliance with all applicable codes and ordinances.

Motion to approve case 2016-21; Becknell Services, LLC., 675 Corporate Parkway subject to the conditions as presented by staff carried with a (6-0) roll call vote.

Andrew Racz, Chairman
Belvidere Planning and Zoning Commission

MEMO

DATE: October 12, 2016

TO: Mayor and Members of the City Council

FROM: City of Belvidere Planning and Zoning Commission

SUBJECT: Findings of Fact for Case: 2016-21; Becknell Services, LLC, 675 Corporate Parkway (SU)

REQUEST AND LOCATION:

The applicant, Becknell Services LLC, 4242 South First Avenue, Suite D, Lyons, IL 60534 on behalf of the owner, 675 Corporate Parkway Becknell Investors LLC is requesting a special use permit for accessory outdoor storage on the south side of the building at 675 Corporate Parkway within the PI, Planned Industrial District pursuant to the Belvidere Zoning Ordinance Sections 150.105(C)(7)(C)(2) Outdoor Storage and 150.904 Special Use Review and Approval Procedures. The subject property is 22.62 acres, located in Flora Township (PINs: 07-01-201-008, 07-01-201-009, 07-01-201-011 and 07-01-251-002) and is currently being prepped for construction of an industrial building. There is a drainage way that runs along the southern boundary of the property.

FINDINGS OF FACT:

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

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

The outdoor storage area will be located on the south side of the property. It will be completely screened from the view of the residences and school north of Grant Highway and will have increased screening compared to the outdoor storage taking place south of Crystal Parkway.

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

The Comprehensive Plan shows the property and the majority of adjacent properties as planned business. Outdoor storage is intended in this area as long as it is

properly screened through landscaping or other means. A site plan meeting the conditions of the special use shall be submitted and approved prior to the development of the property.

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

The subject property is located within the Sager Corporate Park which is developed with a mix of industrial uses. The property to the east of Tripp Road is anticipated to be developed as planned business once Crystal Parkway is extended to Genoa Road.

The outdoor storage area is not expected to increase the amount of traffic or congestion in the subdivision. The drainage way located to the south of the area will be focused on during the permitting process and will not be compromised during construction. The special use for outdoor storage will not lessen the property's level of compliance with the Comprehensive Plan; the site will be required to be in conformance with the requirements of the City of Belvidere's Zoning Ordinance.

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

The property is surrounded by a mix of industrial, institutional and agricultural land uses. The Comprehensive Plan shows everything west of Tripp Road as industrial and everything east of Tripp Road as business. The development of the large industrial building with accessory outdoor storage is not anticipated to impede the development of the remainder of the subdivision or the future commercial property to the east. As Sager Corporate Park continues to develop, the likelihood of Crystal Parkway being extended, allowing for the commercial development to begin increases.

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

As the property is platted and developed, proper utilities will be installed.

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

The planning staff does not anticipate any potential adverse impacts of the accessory outdoor storage area. The storage area will be screened from view by the building, fencing and landscaping. Industrial development spurs economic activities for not only the immediate neighborhood but the entire City.

The motion to adopt the Findings of Fact as presented by staff for case 2016-21 for a special use permit for accessory outdoor storage at 675 Corporate Parkway carried with a (6-0) roll call vote.

Andrew Racz, Chairman
Belvidere Planning and Zoning Commission

CITY OF BELVIDERE

Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

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

October 3, 2016
Amended October 12, 2016

ADVISORY REPORT

CASE NO: 2016-21 **APPLICANT:** Becknell Services, LLC; 675 Corporate Parkway

REQUEST AND LOCATION:

The applicant, Becknell Services LLC, 4242 South First Avenue, Suite D, Lyons, IL 60534 on behalf of the owner, 675 Corporate Parkway Becknell Investors LLC is requesting a special use permit for accessory outdoor storage on the south side of the building at 675 Corporate Parkway within the PI, Planned Industrial District pursuant to the Belvidere Zoning Ordinance Sections 150.105(C)(7)(C)(2) Outdoor Storage and 150.904 Special Use Review and Approval Procedures. The subject property is 22.62 acres, located in Flora Township (PINs: 07-01-201-008, 07-01-201-009, 07-01-201-011 and 07-01-251-002) and is currently being prepped for construction of an industrial building. There is a drainage way that runs along the southern boundary of the property. See the attached aerial photo.

EXISTING LAND USE:

Subject property: Row crop production

North: Oakley Industries and row crop production

South: Grupo Antolin and row crop production

East: Natural Gas Pipeline, Bible Baptist Church and row crop production (all in the county)

West: Row crop production

CURRENT ZONING:

Subject property: PI, Planned Industrial District

North, West and South: PI, Planned Industrial District

East: A1, Agricultural Preservation Area District (county)

COMPREHENSIVE PLAN:

Subject property: Planned Industrial

North, West and South: Planned Industrial

East: Planned Business

BACKGROUND:

The property is part of the Sager Corporate Park Subdivision which was annexed into the city in 1990. The property currently consists of two parcels that are part of the second plat of the subdivision and two parcels that have only been preliminary platted. The applicant has requested to plat the four parcels into one parcel.

Grading has begun on the property in preparation for a 221,844 square-foot building that will house an industrial company. The building and land use is permitted under the current zoning ordinance. The 15,000 square feet of outdoor storage located south of the building (facing Crystal Parkway) requires a special use. The large building will screen the view of the outdoor storage area to the north. Landscaping will help screen the outdoor storage area along the remaining three sides. Fencing for security purposes will be utilized but will not be tall enough to act as an adequate screen.

The items being stored outside will be located on a concrete pad. It is anticipated that the stored items will be empty product containers, approximately eight feet in height. Other items may be stored outside at times if needed.

TREND OF DEVELOPMENT:

The subject property is located in Sager Corporate Park in the City's southeast quadrant. Build at the industrial park has been stalled for several years; however, construction has now begun on a Speedway gas station and truck stop in addition to a large industrial building.

COMPREHENSIVE PLAN:

The subject property is designated as "Planned Industrial" by the City of Belvidere Comprehensive Plan, adopted July 15, 1999. The planned industrial category calls for high-quality indoor manufacturing, assembly and storage uses with generous landscaping and limited signage.

FINDINGS OF FACT:

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

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

The outdoor storage area will be located on the south side of the property. It will be completely screened from the view of the residences and school north of Grant Highway and will have increased screening compared to the outdoor storage taking place south of Crystal Parkway.

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

The Comprehensive Plan shows the property and the majority of adjacent properties as planned business. Outdoor storage is intended in this area as long as it is properly

screened through landscaping or other means. A site plan meeting the conditions of the special use shall be submitted and approved prior to the development of the property.

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

The subject property is located within the Sager Corporate Park which is developed with a mix of industrial uses. The property to the east of Tripp Road is anticipated to be developed as planned business once Crystal Parkway is extended to Genoa Road.

The outdoor storage area is not expected to increase the amount of traffic or congestion in the subdivision. The drainage way located to the south of the area will be focused on during the permitting process and will not be compromised during construction. The special use for outdoor storage will not lessen the property's level of compliance with the Comprehensive Plan; the site will be required to be in conformance with the requirements of the City of Belvidere's Zoning Ordinance.

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

The property is surrounded by a mix of industrial, institutional and agricultural land uses. The Comprehensive Plan shows everything west of Tripp Road as industrial and everything east of Tripp Road as business. The development of the large industrial building with accessory outdoor storage is not anticipated to impede the development of the remainder of the subdivision or the future commercial property to the east. As Sager Corporate Park continues to develop, the likelihood of Crystal Parkway being extended, allowing for the commercial development to begin increases.

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

As the property is platted and developed, proper utilities will be installed.

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

The planning staff does not anticipate any potential adverse impacts of the accessory outdoor storage area. The storage area will be screened from view by the building, fencing

and landscaping. Industrial development spurs economic activities for not only the immediate neighborhood but the entire City.

SUMMARY OF FINDINGS:

The outdoor storage area will be located on the south side of the property. It will be completely screened from the view of the residences and school north of Grant Highway and will have increased screening compared to the outdoor storage taking place south of Crystal Parkway.

The property is surrounded by a mix of industrial, institutional and agricultural land uses. The Comprehensive Plan shows everything west of Tripp Road as industrial and everything east of Tripp Road as business. The development of the large industrial building with accessory outdoor storage is not anticipated to impede the development of the remainder of the subdivision or the future commercial property to the east. As Sager Corporate Park continues to develop, the likelihood of Crystal Parkway being extended, allowing for the commercial development to begin, increases.

The planning staff does not anticipate any potential adverse impacts of the accessory outdoor storage area. The storage area will be screened from view by the building, fencing and landscaping. Industrial development spurs economic activities for not only the immediate neighborhood but the entire City.

RECOMMENDATION:

The planning staff recommends the **approval** of case number **2016-21** for a special use for accessory outdoor storage at 675 Corporate Parkway subject to the following conditions:

1. Substantial compliance with the submitted site plan.
2. The outdoor storage area shall have fencing along the perimeter to keep items secured and in place.
3. The outdoor storage area shall be screened by landscaping.
4. A stamped site plan shall be submitted for review by the appropriate staff before building permits may be issued. This includes parking lot layout, landscaping and a photometrics plan.
5. Compliance with all applicable codes and ordinances.

Submitted by:

Gina DelRose, Community Development Planner

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

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

ATTACHMENTS

1. Location Map by Planning Staff.
2. Aerial photo by Planning Staff.
3. Application and narrative submitted by Applicant.
4. Site plans and storage pictures submitted by Applicant.
5. Landscape plan submitted by Applicant and review letter by Planning Staff.
6. Letter submitted by Jennifer Becker, Boone County Soil and Water District dated September 6, 2016.
7. Letter submitted by William Hatfield, Boone County Health Department dated September 19, 2016.
8. Additional pictures of storage containers submitted at the public hearing.

FOX FIELD DR

531
615
1761

1756
1748
1744
1740
1736
1732
1728
1724
1720
1716
1712
1708
1704
1700
1656
1652
1648

US HWY 20
US HWY 20

(GRANT HIGHWAY)
(GRANT HIGHWAY)

US HWY 20
US HWY 20

CHRYSLER DR

5775
5801
5823
5879
5895

2090
2091

Case 2016-21
Becknell Services LLC
675 Corporate Parkway

CORPORATE PKWY

444

5743

5831

SAGER AVE

493

642

746

2389

CRYSTAL PKWY

701

2595

2500

(JANE ADDAMS MEMORIAL TOLLWAY)

RAMP I 90

(NORTHWEST TOLLWAY)

I 90

(JANE ADDAMS MEMORIAL TOLLWAY)

(JANE ADDAMS MEMORIAL TOLLWAY)

RAMP I 90

(NORTHWEST TOLLWAY)

I 90

(JANE ADDAMS MEMORIAL TOLLWAY)

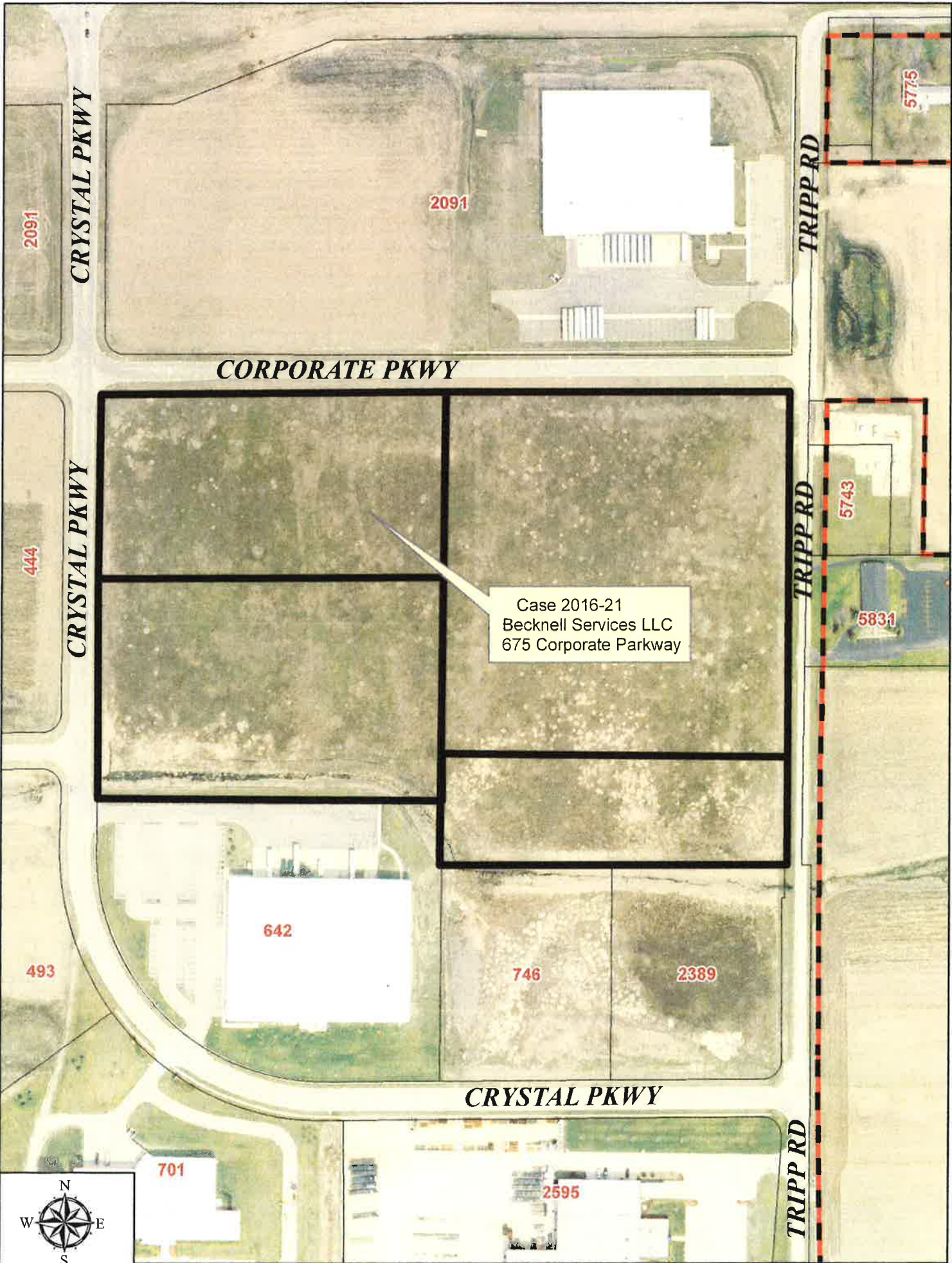
TRIPP RD

TRIPP RD

TRIPP RD



1 inch = 334 feet



Case 2016-21
Becknell Services LLC
675 Corporate Parkway



1 inch = 222 feet

CITY OF BELVIDERE

Community Development



401 WHITNEY BLVD. SUITE 300 BELVIDERE, IL 61008 P. 815-544-5271 F. 815-544-9214

APPLICATION FOR SPECIAL USE

FOR OFFICE USE ONLY

Case Number	<u>2016-21</u>	PZC Date	<u>10/11/16</u>
Filing Date	<u>9/1/16</u>	CC Date	<u>10/17/16</u>
Zone District	<u>PL</u>	CC Date	<u>11/7/16</u>

If this application is approved, it is understood that it shall only authorize the special use described in the application with any conditions placed on the special use per the governing body. If the conditions are not met and/or the use is not established (or substantially underway) within one (1) year from the date of approval, the special use shall be null and void.

1) The address or general location of the property for which this application is filed is: 675 Corporate Parkway, Belvidere

and its Parcel Identification Number is: 201-008; 201-009; 201-011; & 251-002 (07-01)

and the legal description for the subject property is: **Lot** Various, **Block** _____, **Tract** _____, **Subdivision Name** Sager Corporate Park

(NOTE - If there is no lot, block, or tract, then attach a legal boundary description hereto.)

2) **Applicant Name:** Becknell Services LLC

Mailing address: LLC 4242 South 1st Avenue,
Suite D Lyons, IL Zip: 60534

Daytime Phone: 708-443-0300 Fax: 708-443-0301 Email: jrepiscak@becknellindustrial.com

3) **Property Owner Name:** 7300 Narragansett LLC

Mailing Address: 7300 Narragansett
Bedford Park, IL Zip: 60638

Daytime Phone: _____ Fax: 708-563-1899

4) **Attorney Name:** Patrick Harrington

Mailing Address: 201 West Springfield Avenue, Suite 601
Champaign, IL Zip: 61820

Daytime Phone: 217-352-4167 Fax: 217-352-8707 Email: pharrington@harringtontock.com

5) **Contact Person (if different from Applicant):** In order to reduce confusion, the staff requests one contact person be designated to discuss issues concerning this petition.

Name: Joel Repiscak

Mailing Address: 4242 South 1st Avenue

Lyons, IL

Zip: 60534

Daytime Phone: 708-221-9513

Fax: 708-443-0301

Email: jrepiscak@

becknellindustrial.com

6) Describe the current use of the subject property: Farming Activities.

7) List the Special Use, as specified within the Zoning Ordinance, that you are seeking the approval of and describe the proposed use of the subject property in detail: In conjunction with a proposed 221,253 Sq.Ft. industrial building development on site, we will be seeking a Special Use for construction of a 15,000 Sq.Ft. outdoor storage pad. Storage pad will store racking units that temporarily house finish goods.

8) Total number of acres the Special Use will occupy: 15,000 Sq.Ft. (0.344 Acres)

9) **LIST THE OWNERS OF RECORD: Applicants** shall provide on a separate sheet of paper or have the Community Development staff list the owner of record for all the properties located within 250 feet of the subject property (exclusive of right-of-ways). This information is found at the Supervisor of Assessments Office, 1208 Logan Ave. Verifying the accuracy of information is the responsibility of the applicant (use additional pages if necessary).

10) **SUPPORTING INFORMATION:** Attach a vicinity map and a site plan drawn to scale regarding your proposal. Illustrate any existing and proposed buildings, parking and loading areas, traffic access and circulation drives, open space, landscaping, utilities, signs, refuse and service areas, and dimensions of setbacks and yard areas, as they apply to this application and as may be required by the Zoning Ordinance. Also include a detailed written statement relative to the above listed requirements, fully explaining your proposal and any measures to mitigate negative affects of your proposal on neighboring properties.

Incomplete applications will be returned to the applicant after sixty (60) days.

Natural Resource Information: Pursuant to state law, a copy of this application is to be provided to the Boone County Soil and Water Conservation District (SWCD). The SWCD is located at 211 N. Appleton Road, P.O. Box 218, Belvidere, and may be contacted at (815) 544-2677. Their business hours are Monday through Friday 8:00 a.m. to 4:30 p.m. An application fee is required. The SWCD has thirty (30) days to respond and provide their Natural Resource Information (NRI) Report to the Community Development Department. **The SWCD must send a report to the Community Development Department for your application to proceed.**



August 8, 2016

Paul Thurston
VP Development/Pre-Construction
Becknell Industrial
4242 South 1st Avenue

Dear Paul;

Magna would like to consider an additional concrete pad along the South side of the Belvidere facility. The purpose of this outside concrete pad, is to store our empty product containers. Based on our Customer fluctuating production schedules we'll see in influx of containers. These containers are typical large metal containers (approximately 8' x 8' x 5') with dunnage on the inside. I've attached some pictures from a similar facility for reference.

Sincerely,

Steven M. Stevenson

Steven M Stevenson
Facility Engineering Manager
Magna Exterior

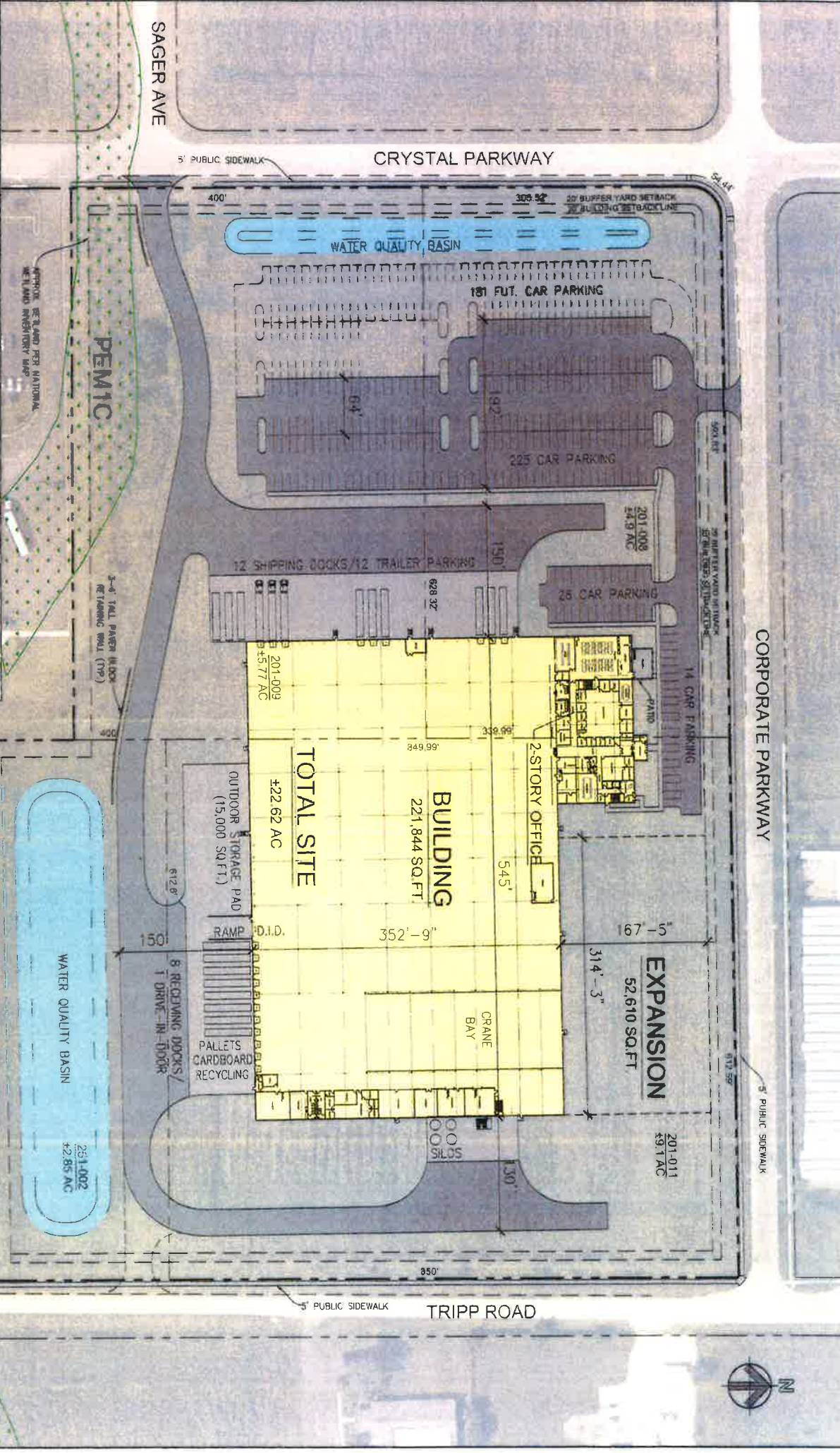
LOCATION: CORPORATE PARKWAY
BELVIDERE, IL

DATE: 8/8/2016

SCALE: 1" = 100'

EXHIBIT "A-1" - SITE PLAN

APPENDIX: WETLAND PER NATIONAL WETLAND INVENTORY MAP



CORPORATE PARKWAY

TRIPP ROAD

SAGER AVE

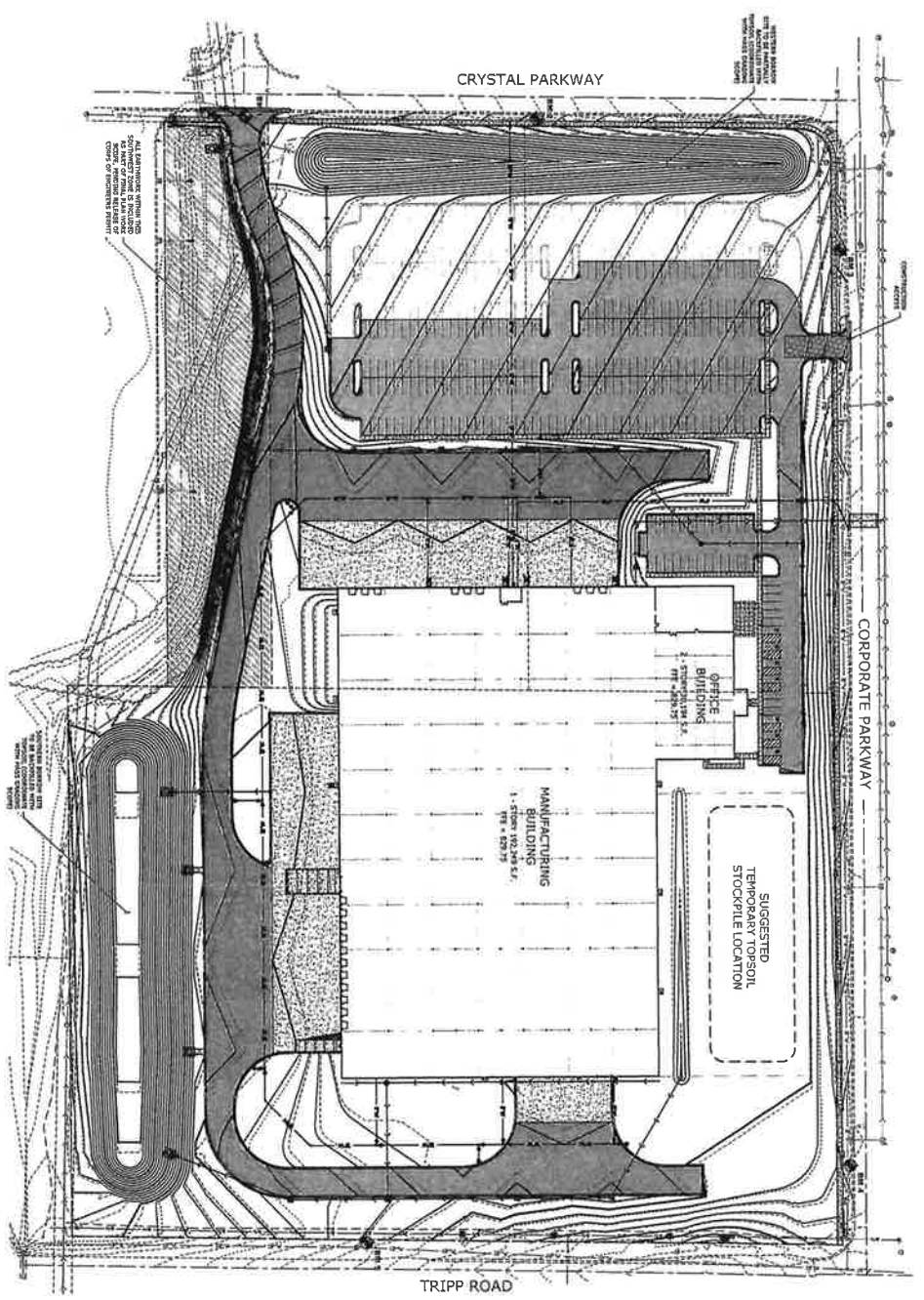
CRYSTAL PARKWAY

5' PUBLIC SIDEWALK

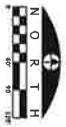
5' PUBLIC SIDEWALK

5' PUBLIC SIDEWALK

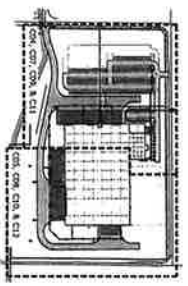




BENCHMARKS	
DESCRIPTION	ESTIMATED (LAND BID)
TEMPORARY #1 TOP SOIL STOCKPILE ON FIRE HYDRANT	816,48
TEMPORARY #2 TOP SOIL STOCKPILE ON FIRE HYDRANT	821,92
TEMPORARY #3 TOP SOIL STOCKPILE ON FIRE HYDRANT	831,07
TEMPORARY #4 TOP SOIL STOCKPILE ON FIRE HYDRANT	833,26
TEMPORARY #5 TOP SOIL STOCKPILE ON FIRE HYDRANT	829,95



KEY MAP



SCOPE OF WORK SUMMARY

1. WORK TO MAINT EXISTING ROAD AND EXISTING EXISTING PAVEMENT FOR WORK
2. FINAL SITE CONSTRUCTION SHALL INCLUDE CURBS, AND DRAINAGE FOR ALL EXISTING CURBS, WALKWAYS, DRIVEWAYS, AND EXISTING PAVEMENT
3. EXISTING ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED
4. EXISTING ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED
5. EXISTING ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED
6. EXISTING ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED

ARC DESIGN
RESOURCES INC.

1000 NORTH HANCOCK AVENUE
SUITE 1000
ANN ARBOR, MI 48106

Phone: 734.769.1100
Fax: 734.769.1101
Email: info@arcresources.com

SAGER CORPORATE INDUSTRIAL MANUFACTURING FACILITY

PHASE 2 - FINAL SITE PLAN

655 Corporate Parkway
Ann Arbor, MI 48106

BECKNELL INDUSTRIAL

20000 WOODLAND DRIVE
ANN ARBOR, MI 48106

CONTACT: JOHN BECKNELL
PHONE: 734.769.1100
EMAIL: john@becknell.com

NO.	DATE	DESCRIPTION
1	10/15/10	ISSUED FOR PERMITTING
2	10/20/10	REVISED PER PERMITTING COMMENTS
3	11/05/10	REVISED PER PERMITTING COMMENTS
4	11/15/10	REVISED PER PERMITTING COMMENTS
5	12/01/10	REVISED PER PERMITTING COMMENTS
6	12/15/10	REVISED PER PERMITTING COMMENTS
7	01/05/11	REVISED PER PERMITTING COMMENTS
8	01/15/11	REVISED PER PERMITTING COMMENTS
9	02/01/11	REVISED PER PERMITTING COMMENTS
10	02/15/11	REVISED PER PERMITTING COMMENTS
11	03/01/11	REVISED PER PERMITTING COMMENTS
12	03/15/11	REVISED PER PERMITTING COMMENTS
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15	05/01/11	REVISED PER PERMITTING COMMENTS
16	05/15/11	REVISED PER PERMITTING COMMENTS
17	06/01/11	REVISED PER PERMITTING COMMENTS
18	06/15/11	REVISED PER PERMITTING COMMENTS
19	07/01/11	REVISED PER PERMITTING COMMENTS
20	07/15/11	REVISED PER PERMITTING COMMENTS
21	08/01/11	REVISED PER PERMITTING COMMENTS
22	08/15/11	REVISED PER PERMITTING COMMENTS
23	09/01/11	REVISED PER PERMITTING COMMENTS
24	09/15/11	REVISED PER PERMITTING COMMENTS
25	10/01/11	REVISED PER PERMITTING COMMENTS
26	10/15/11	REVISED PER PERMITTING COMMENTS
27	11/01/11	REVISED PER PERMITTING COMMENTS
28	11/15/11	REVISED PER PERMITTING COMMENTS
29	12/01/11	REVISED PER PERMITTING COMMENTS
30	12/15/11	REVISED PER PERMITTING COMMENTS
31	01/01/12	REVISED PER PERMITTING COMMENTS
32	01/15/12	REVISED PER PERMITTING COMMENTS
33	02/01/12	REVISED PER PERMITTING COMMENTS
34	02/15/12	REVISED PER PERMITTING COMMENTS
35	03/01/12	REVISED PER PERMITTING COMMENTS
36	03/15/12	REVISED PER PERMITTING COMMENTS
37	04/01/12	REVISED PER PERMITTING COMMENTS
38	04/15/12	REVISED PER PERMITTING COMMENTS
39	05/01/12	REVISED PER PERMITTING COMMENTS
40	05/15/12	REVISED PER PERMITTING COMMENTS
41	06/01/12	REVISED PER PERMITTING COMMENTS
42	06/15/12	REVISED PER PERMITTING COMMENTS
43	07/01/12	REVISED PER PERMITTING COMMENTS
44	07/15/12	REVISED PER PERMITTING COMMENTS
45	08/01/12	REVISED PER PERMITTING COMMENTS
46	08/15/12	REVISED PER PERMITTING COMMENTS
47	09/01/12	REVISED PER PERMITTING COMMENTS
48	09/15/12	REVISED PER PERMITTING COMMENTS
49	10/01/12	REVISED PER PERMITTING COMMENTS
50	10/15/12	REVISED PER PERMITTING COMMENTS
51	11/01/12	REVISED PER PERMITTING COMMENTS
52	11/15/12	REVISED PER PERMITTING COMMENTS
53	12/01/12	REVISED PER PERMITTING COMMENTS
54	12/15/12	REVISED PER PERMITTING COMMENTS
55	01/01/13	REVISED PER PERMITTING COMMENTS
56	01/15/13	REVISED PER PERMITTING COMMENTS
57	02/01/13	REVISED PER PERMITTING COMMENTS
58	02/15/13	REVISED PER PERMITTING COMMENTS
59	03/01/13	REVISED PER PERMITTING COMMENTS
60	03/15/13	REVISED PER PERMITTING COMMENTS
61	04/01/13	REVISED PER PERMITTING COMMENTS
62	04/15/13	REVISED PER PERMITTING COMMENTS
63	05/01/13	REVISED PER PERMITTING COMMENTS
64	05/15/13	REVISED PER PERMITTING COMMENTS
65	06/01/13	REVISED PER PERMITTING COMMENTS
66	06/15/13	REVISED PER PERMITTING COMMENTS
67	07/01/13	REVISED PER PERMITTING COMMENTS
68	07/15/13	REVISED PER PERMITTING COMMENTS
69	08/01/13	REVISED PER PERMITTING COMMENTS
70	08/15/13	REVISED PER PERMITTING COMMENTS
71	09/01/13	REVISED PER PERMITTING COMMENTS
72	09/15/13	REVISED PER PERMITTING COMMENTS
73	10/01/13	REVISED PER PERMITTING COMMENTS
74	10/15/13	REVISED PER PERMITTING COMMENTS
75	11/01/13	REVISED PER PERMITTING COMMENTS
76	11/15/13	REVISED PER PERMITTING COMMENTS
77	12/01/13	REVISED PER PERMITTING COMMENTS
78	12/15/13	REVISED PER PERMITTING COMMENTS
79	01/01/14	REVISED PER PERMITTING COMMENTS
80	01/15/14	REVISED PER PERMITTING COMMENTS
81	02/01/14	REVISED PER PERMITTING COMMENTS
82	02/15/14	REVISED PER PERMITTING COMMENTS
83	03/01/14	REVISED PER PERMITTING COMMENTS
84	03/15/14	REVISED PER PERMITTING COMMENTS
85	04/01/14	REVISED PER PERMITTING COMMENTS
86	04/15/14	REVISED PER PERMITTING COMMENTS
87	05/01/14	REVISED PER PERMITTING COMMENTS
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91	07/01/14	REVISED PER PERMITTING COMMENTS
92	07/15/14	REVISED PER PERMITTING COMMENTS
93	08/01/14	REVISED PER PERMITTING COMMENTS
94	08/15/14	REVISED PER PERMITTING COMMENTS
95	09/01/14	REVISED PER PERMITTING COMMENTS
96	09/15/14	REVISED PER PERMITTING COMMENTS
97	10/01/14	REVISED PER PERMITTING COMMENTS
98	10/15/14	REVISED PER PERMITTING COMMENTS
99	11/01/14	REVISED PER PERMITTING COMMENTS
100	11/15/14	REVISED PER PERMITTING COMMENTS

PROJECT OVERVIEW

PROJECT NAME: SAGER CORPORATE INDUSTRIAL MANUFACTURING FACILITY

PROJECT NUMBER: 16095

DATE: 10/15/10

SCALE: AS SHOWN

DESIGNER: BECKNELL INDUSTRIAL

CHECKER: JOHN BECKNELL

DATE: 10/15/10

PROJECT NUMBER

16095

DATE

10/15/10

SCALE

AS SHOWN

DESIGNER

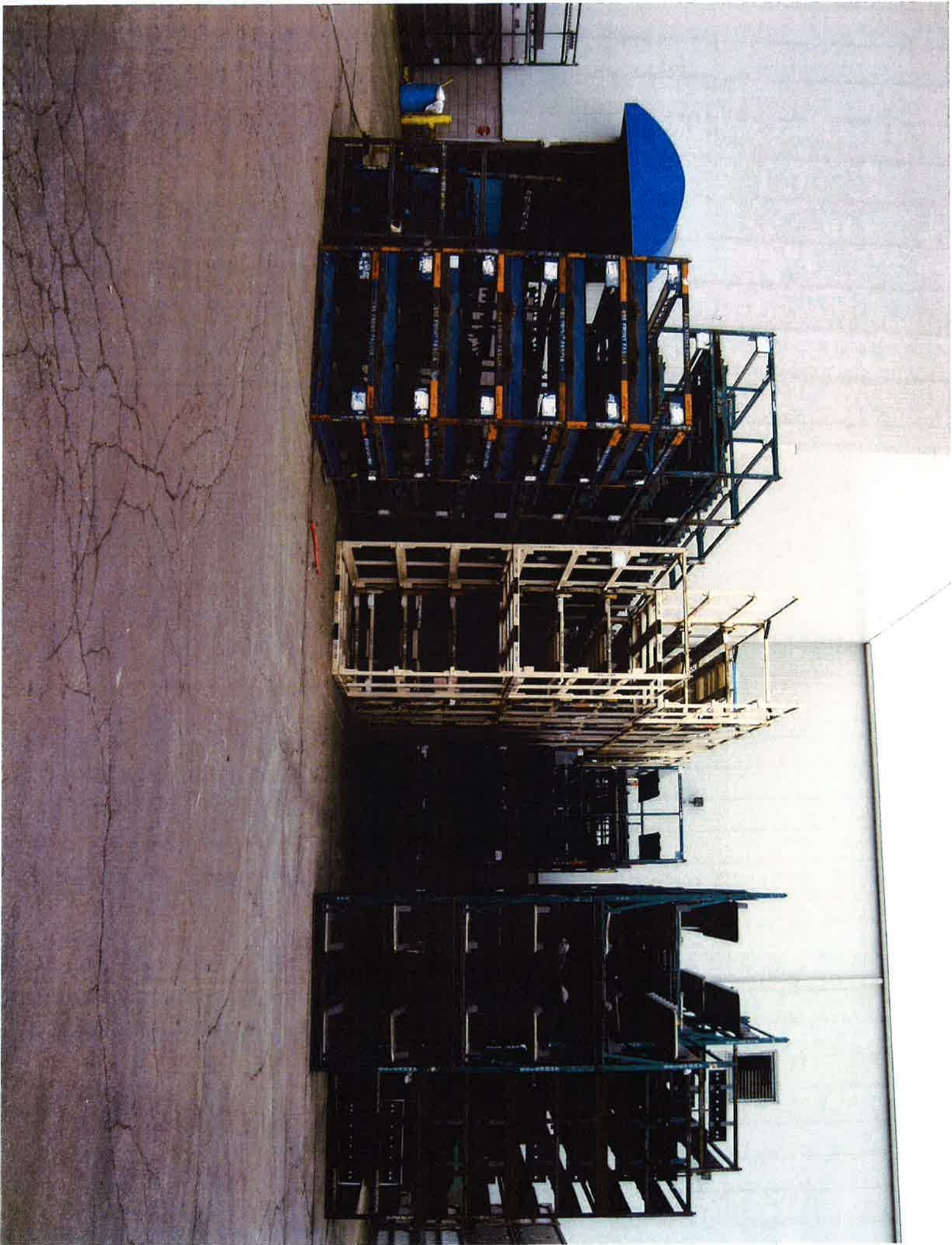
BECKNELL INDUSTRIAL

CHECKER

JOHN BECKNELL

DATE

10/15/10





3" CONTINUOUS SHREDDED BARK MULCH

N 00°29'51" E 110.00'

S 89°36'55" W 611.75'

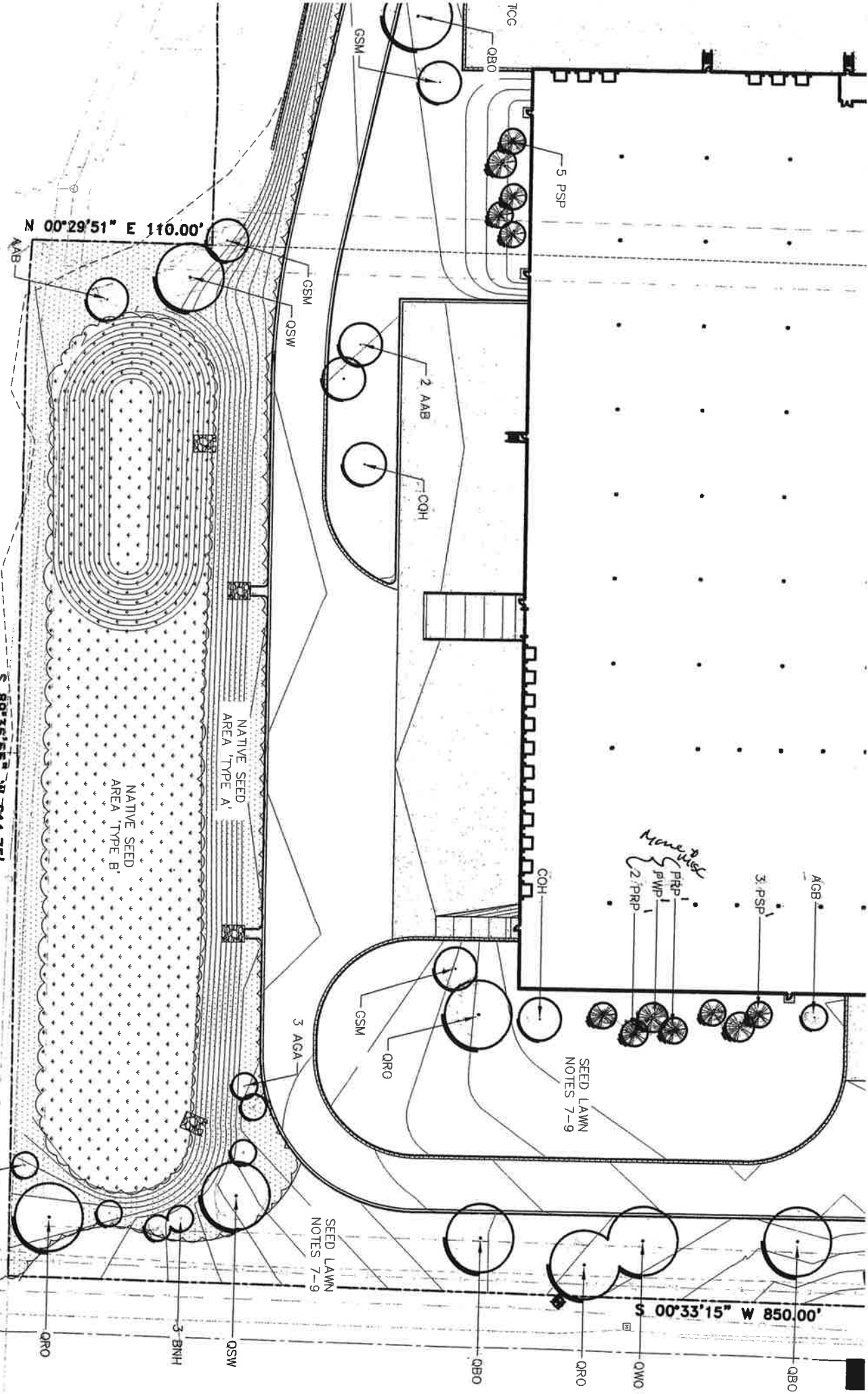
NATIVE SEED AREA 'TYPE B'

NATIVE SEED AREA 'TYPE A'

SEED LAWN NOTES 7-9

SEED LAWN NOTES 7-9

S 00°33'15" W 850.00'



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

Date: September 27, 2016

To: Jeff Linkenheld, Arc Design

From: Gina DelRose, Community Development Planner

RE: Landscaping Review #1 for 675 Corporate Parkway

It appears that the landscaping plan is short 688 points. With a development of this magnitude that requires a total of 5,592 points, there is some flexibility on where to install the missing landscaping. Staff recommends one to two landscaping islands be installed along the eastern side of the parking lot (the Zoning Ordinance requires landscaped islands every 20 parking spaces) and additional large trees planted around the area intended for outdoor storage (to satisfy the screening requirements).

If there are any other questions pertaining to this matter, feel free to contact the Planning Department at (815) 547-7177.



Boone County
Soil & Water
Conservation District

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

September 6, 2016

Dear Sir/Madam,

A request for a natural resource information report was submitted for 675 Corporate Parkway in Belvidere, Illinois. Parcel numbers 07-01-201-008, 07-01-201-009, and 07-01-201-011 have already been reported in Natural Resource Information Report (NRI) # 696, which was completed on June 4, 1996. This report has been reviewed and still stands. For natural resource concerns please refer to NRI #696.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Becker".

Jennifer Becker
Boone County Soil & Water
Conservation District

cc: Jeff Linkenheld, Arc Design



Boone County
DEPARTMENT OF
PUBLIC HEALTH

1204 Logan Avenue ♦ Belvidere, Illinois 61008

Main Office: 815-544-2951 ♦ Clinic: 815-544-9780
Fax: 815-544-2050 www.boonehealth.org

The mission of the BCDPH is to protect and promote health in Boone County.

September 19, 2016

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

FAX 815-547-0789

Re: 2016-21: Becknell Services LLC, 675 Corporate Parkway.

Dear Gina,

We are in receipt of the special use request for the above referenced case
Our office has no objections or comments on this request.

Thank you,

A handwritten signature in black ink that reads "William L. Hatfield".

William L. Hatfield
Director of Environmental Health
skm



ORDINANCE NO. 315H

**AN ORDINANCE APPROVING
FINAL PLAT 3 OF
SAGER CORPORATE PARK 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, Becknell Services, LLC, 4242 South First Avenue, Suite D, Lyons, IL 60534 on behalf of the owner of the property described in the attached subdivision plat (hereof referenced as Attachment A), 675 Corporate Parkway Illinois Becknell Investors LLC, has petitioned the City of Belvidere for approval of the third final plat of Sager Corporate Park.

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 Plat 3 of Sager Corporate Park be, and is hereby approved, subject to the following conditions:

1. Per the Plat Act, two concrete monuments are required on the boundary of the subdivision on opposite corners.
2. The Building Setback Lines and Existing Property Lines shown on the original plat of subdivision for Lots 10 and 11 will need to be vacated in order to remove them.
3. The legend shall include the shaded area referencing the drainage easement.
4. The plat shall be updated to reflect the current property owners.
5. Proof that the approximately 20-foot wide area at the corner of the drainage easement is wide enough to accommodate a ditch or pipe to provide drainage for the lot shall be submitted to the city.
6. The plat shall include the dedication of 33 feet of right-of-way along Tripp Road adjacent to this subdivision.
7. The developer is responsible for the construction of full urban improvements on Tripp Road adjacent to this subdivision.

8. Sidewalks are required to be installed along all public right-of-ways adjacent to this plat.
9. The Surveyor Certificate shall note if "part" or "no part" of the subdivision is within 500 feet of a surface drain or watercourse serving a tributary area 640 acres or more.
10. Note 1 under the Easement Provisions shall include "natural gas" in the fourth line when referencing telephone, electric, and other services or cable television.
11. The Utilities Certificate block for Frontier Communications, Comed, Comcast and Nicor Gas shall be included.
12. The revised plat shall be presented to the planning department for review and approval before any signatures are obtained.
13. The plat shall be recorded with the County Recorder of Deeds within 60 days of City Council approval, unless a plat-recording extension is granted by the City Council.
14. The final 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 _____, 2016.

APPROVED by the Mayor of the City of Belvidere this _____ day of _____, 2016.

Mike Chamberlain, Mayor

ATTEST:

Shauna Arco, City Clerk

Ayes: _____ Nays: _____ Absent: _____

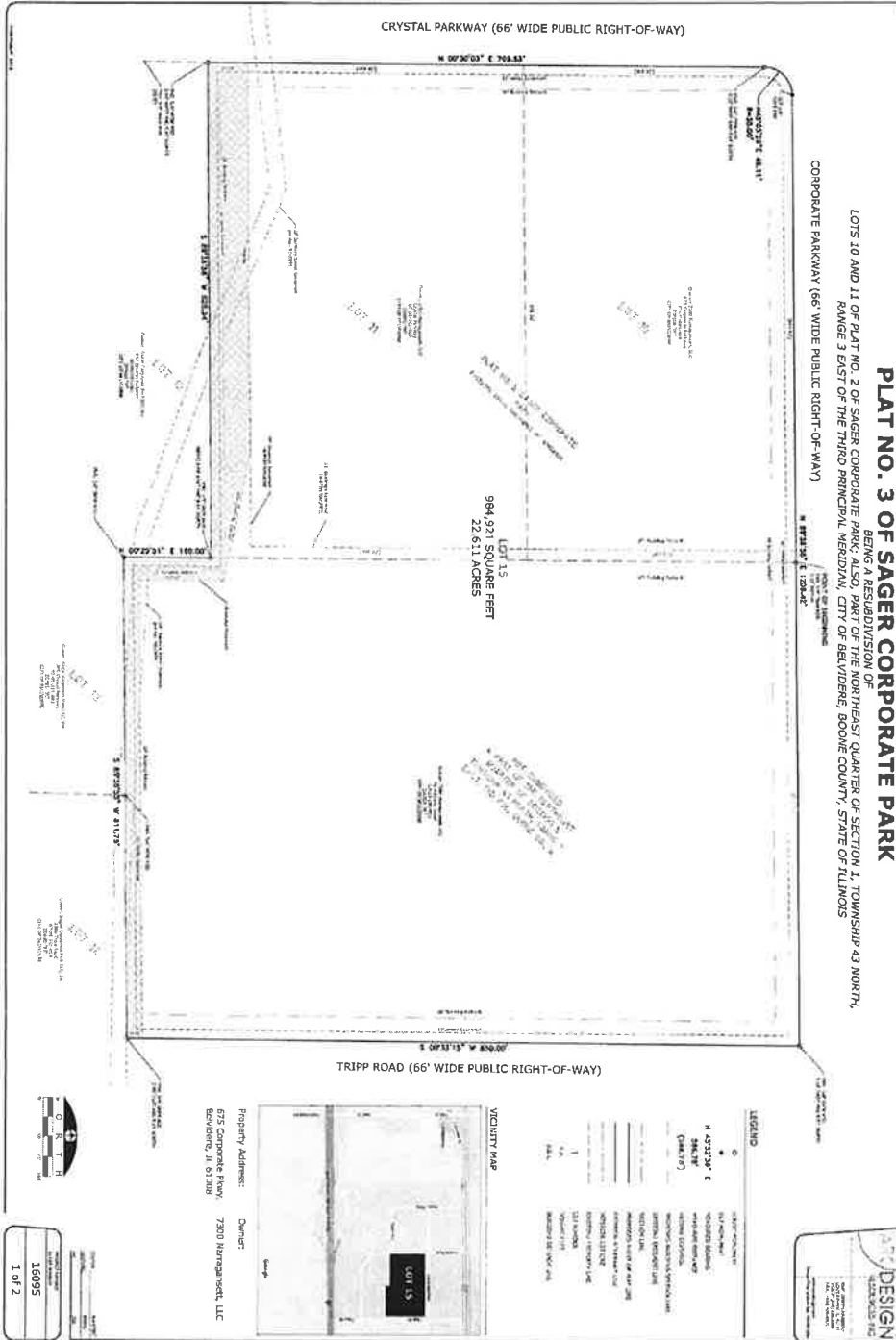
City Council Members Voting Aye:

City Council Members Voting Nay:

Date Published:

Sponsor: _____

ATTACHMENT A



MEMO

DATE: October 12, 2016
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Recommendation for Case 2016-22; Becknell Investors, LLC
(FP 3 Sager Corporate Park)

REQUEST:

The applicant, Becknell Services LLC, 4242 South First Avenue, Suite D, Lyons, IL 60534 on behalf of the owner, 675 Corporate Parkway Becknell Investors LLC is requesting approval of Plat No. 3 of Sager Corporate Park.

RECOMMENDATION:

The planning and zoning commission recommended the **approval** of case number **2016-22** subject to the following amended conditions:

1. Per the Plat Act, two concrete monuments are required on the boundary of the subdivision on opposite corners.
2. The Building Setback Lines and Existing Property Lines shown on the original plat of subdivision for Lots 10 and 11 will need to be vacated in order to remove them.
3. The legend shall include the shaded area referencing the drainage easement.
4. The plat shall be updated to reflect the current property owners.
5. Proof that the approximately 20-foot wide area at the corner of the drainage easement is wide enough to accommodate a ditch or pipe to provide drainage for the lot shall be submitted to the city.
6. The plat shall include the dedication of 33 feet of right-of-way along Tripp Road adjacent to this subdivision.
7. The developer is responsible for the construction of full urban improvements on Tripp Road adjacent to this subdivision.
8. Sidewalks are required to be installed along all public right-of-ways adjacent to this plat.

9. The Surveyor Certificate shall note if “part” or “no part” of the subdivision is within 500 feet of a surface drain or watercourse serving a tributary area 640 acres or more.
10. Note 1 under the Easement Provisions shall include “natural gas” in the fourth line when referencing telephone, electric, and other services or cable television.
11. The Utilities Certificate block for Frontier Communications, Comed, Comcast and Nicor Gas shall be included.
12. The revised plat shall be presented to the planning department for review and approval before any signatures are obtained.
13. The plat shall be recorded with the County Recorder of Deeds within 60 days of City Council approval, unless a plat-recording extension is granted by the City Council.
14. The final plat shall be in compliance with all applicable codes, ordinances and agreements.

Motion to approve case 2016-22; Becknell Services, LLC, FP 3 Sager Corporate Park subject to the amended conditions carried with a (6-0) roll call vote.

Andrew Racz, Chairman
Belvidere Planning and Zoning Commission

CITY OF BELVIDERE

Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

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

October 4, 2016

ADVISORY REPORT

CASE: 2016-22 **APPLICANT:** Becknell Investors LLC, Plat 3 Sager Corporate Park

REQUEST:

The applicant is requesting final plat approval of the third phase of the Sager Corporate Park Subdivision. The third phase consists of Lots 10 and 11 from the second plat and two lots from the preliminary plat being combined to make one 22.611 acre parcel.

LOCATION:

The subject property is bonded by Crystal Parkway to the west, Corporate Parkway to the north and Tripp Road to the east. Tripp Road will be required to be upgraded to city standards due to this plat.

BACKGROUND:

The property was annexed into the City of Belvidere in 1990. In 1996 the annexed property was rezoned to a mix of office and industrial. The property would later be completely rezoned to industrial in 2005. The first plat was approved in 1996, the second plat was approved in 1998 and a replat was recently approved in 2015. In 2002 the city received an application for a third plat completing the subdivision but it was never recorded.

Becknell Investors LLC has applied for a special use to permit accessory outdoor storage in addition to a large industrial building on the parcel. The building will be located on the southeast portion of the property while the parking area will be along the northern and eastern portion of the property.

A request for comments was forwarded to 16 departments, agencies or other parties. Comments received have been incorporated into the recommended conditions of approval.

SUMMARY OF FINDINGS:

The third final plat of Sager Corporate Park is in conformance with the City of Belvidere's subdivision and zoning ordinances provided the suggested conditions of approval are met.

RECOMMENDATION:

Planning staff recommends the **approval** of case number **2016-22**, subject to the following conditions:

1. Per the Plat Act, two concrete monuments are required on the boundary of the subdivision on opposite corners.
2. The Building Setback Lines and Existing Property Lines shown on the original plat of subdivision for Lots 10 and 11 will need to be vacated in order to remove them.
3. The legend shall include the shaded area referencing the drainage easement.
4. The plat shall be updated to reflect the current property owners.
5. Proof that the approximately 20-foot wide area at the corner of the drainage easement is wide enough to accommodate a ditch or pipe to provide drainage for the lot shall be submitted to the city.
6. The plat shall include the dedication of 33 feet of right-of-way along Tripp Road adjacent to this subdivision.
7. The developer is responsible for the construction of full urban improvements on Tripp Road adjacent to this subdivision.
8. Sidewalks are required to be installed along all public right-of-ways adjacent to this plat.
9. The Surveyor Certificate shall include information on the required concrete monuments on the boundary of the subdivision.
10. The Surveyor Certificate shall note if "part" or "no part" of the subdivision is within 500 feet of a surface drain or watercourse serving a tributary area 640 acres or more.
11. Note 1 under the Easement Provisions shall include "natural gas" in the fourth line when referencing telephone, electric, and other services or cable television.
12. The Utilities Certificate block for Frontier Communications, Comed, Comcast and Nicor Gas shall be included.

13. The revised plat shall be presented to the planning department for review and approval before any signatures are obtained.
14. The plat shall be recorded with the County Recorder of Deeds within 60 days of City Council approval, unless a plat-recording extension is granted by the City Council.
15. The final plat shall be in compliance with all applicable codes, ordinances and agreements.

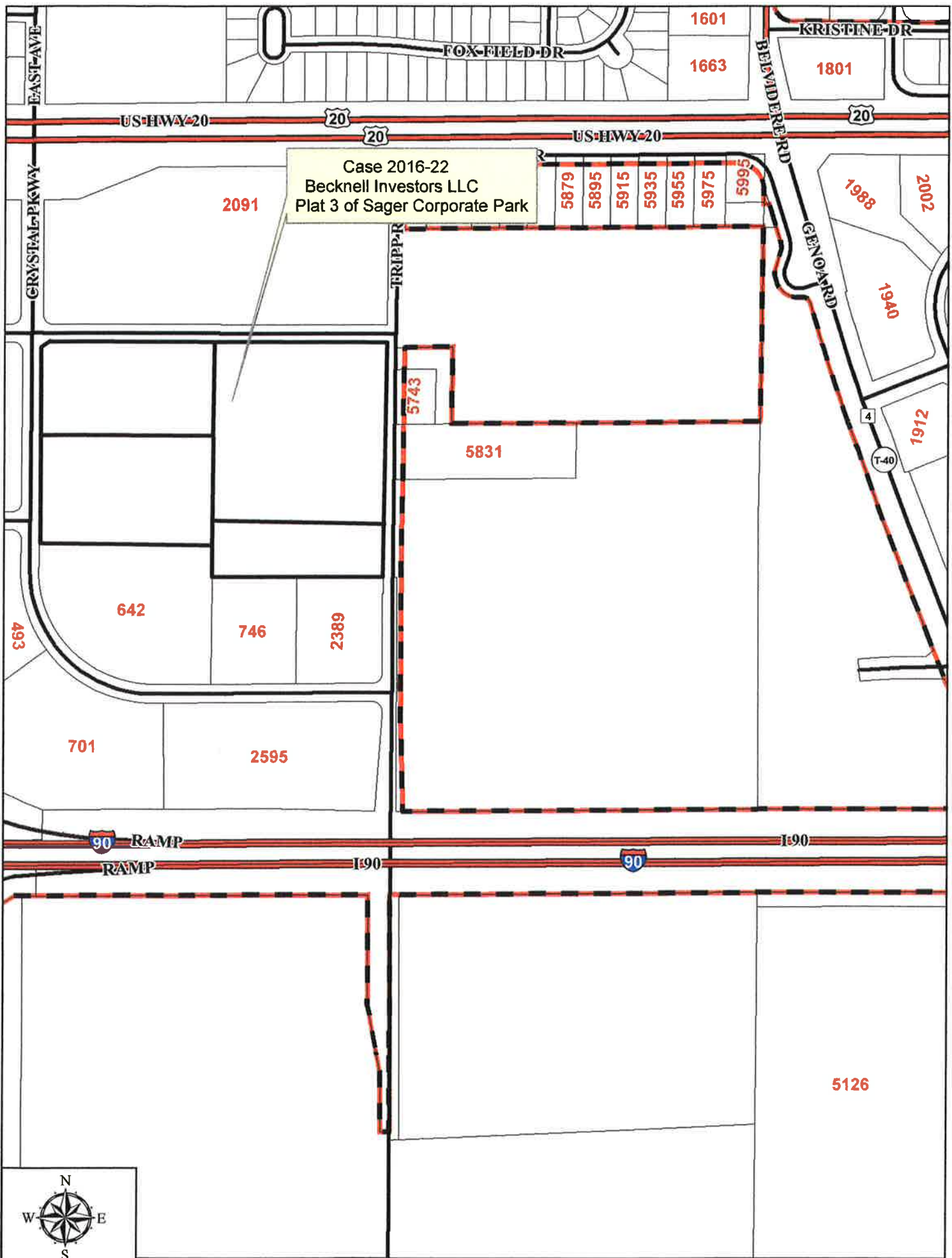
Submitted by:

A handwritten signature in blue ink, appearing to read "Gina DelRose", written over a horizontal line.

Gina DelRose
Community Development Planner

ATTACHMENTS

1. Location Map by Planning Staff.
2. Aerial Photo by Planning Staff.
3. Submitted Application.
4. Letter from the Boone County Soil and Water Conservation District, Jennifer Becker, September 6, 2016.
5. Letter from the Belvidere Public Works Department, Brent Anderson, September 23, 2016.
6. Final Plat 3 of Sager Corporate Park Subdivision.



Case 2016-22
 Becknell Investors LLC
 Plat 3 of Sager Corporate Park

2091

5879
 5895
 5915
 5935
 5955
 5975
 5995

1801

1601

1663

1988

2002

1940

1912

5743

5831

642

746

2389

493

701

2595

5126



1 inch = 445 feet

(GRANT HIGHWAY)

US HWY 20

(GRANT HIGHWAY)

US HWY 20

Case 2016-22
Becknell Investors LLC
Plat 3 of Sager Corporate Park

2091

CRYSTAL PKWY

2091

5775

TRIPP RD

444

CRYSTAL PKWY

5743

5831

TRIPP RD

493

642

746

2389

CRYSTAL PKWY

2595



1 inch = 222 feet

CITY OF BELVIDERE
Community Development



401 WHITNEY BLVD. SUITE 300 BELVIDERE, IL 61008 P. 815-544-5271 F. 815-544-9214

APPLICATION FOR PLAT OF SUBDIVISION APPROVAL

FOR OFFICE USE ONLY Preliminary Final Replat

Case Number 2016-22
Filing Date 9/2/16
Zone District PI

PZC Date 10/11/16
BPZ Date _____
CC Date 10/17/16
CC Date 11/7/16

PLEASE PRINT IN BLACK INK OR TYPE

1) Applicant Name: 675 Corporate Parkway Illinois Becknell Investors LLC

Mailing Address: 4242 SOUTH FIRST AVENUE
LYONS IL ~~605~~ Zip: 60534

Daytime Phone: 708-221-9157 Fax: _____ Email: tlevine@becknellindustrial.com

2) Property Owner Name: 7300 Narragansett LLC

Mailing Address: 7300 S. Narragansett Avenue
Bedford Park IL Zip: 60638

Daytime Phone: _____ Fax: _____

3) Surveyor/Engineer Name: Arc Design Resources

Mailing Address: 5291 Zenith Parkway
LOVES PARK IL Zip: 61111

Daytime Phone: 815-484-4300 Fax: _____

4) Attorney Name: _____

Mailing Address: _____ Zip: _____

Daytime Phone: _____ Fax: _____

5) Contact Person (if different from Applicant): In order to reduce confusion, the staff requests one contact person be designated to discuss issues concerning this petition.

Name: Jeff Linkenheld Arc Design Resources

Mailing Address: 5291 Zenith Parkway
LOVES PARK IL Zip: 61111

Daytime Phone: 815-484-4300 Fax: _____ Email: _____

jlinkenheld
@arcdesign.com

6) Proposed Name of Subdivision: Plat No. 3 of Sager Corporate Park

7) Property Location: SEX of Corporate Parkway / Crystal Pkwy

Parcel Identification Number: 0701201008, 0701201009, 0702201011, Section: 1 Twp: 43N
Range: 3E Other (attached) _____ Twp. Name: Belvidere

8) Proposed Use(s): Factory Present Zoning: PI
Proposed Zoning: PI # of Lots: 1 Area of Parcel: 22.6 AC

9) Are you proposing deed restrictions? _____ Yes No If yes, please attach copy.

10) For residential subdivisions, indicate total number of proposed:

Single-Family: _____ Two-Family: _____ Multi-Family: _____
Indicate total dwelling units of all Multi-Family: _____

11) Your proposed single-family, multi-family, or mobile home plat must comply with the Land/Cash Ordinance adopted by Belvidere / Boone County. Please indicate when you plan to pay the required fee.

_____ At time of final plat approval.

_____ At time of securing building permit for each residential unit. (Applicant must sign "Exhibit B, Agreement", attached to this application)

12) What type of sewage disposal do you propose? public sewer

13) List all proposed improvements and utilities. State your intention to install or post a guarantee prior to actual installation.

	Improvement	Installation	Guarantee
a.	<u>sidewalk</u>	<input checked="" type="checkbox"/>	_____
b.	_____	_____	_____
c.	_____	_____	_____

14) List other materials submitted with this application.

	Item	Number
a.	_____	_____
b.	_____	_____
c.	_____	_____

NOTE: The "Endangered Species Act" entitles the Illinois Department of Natural Resources (IDNR) to review all platting applications for their impact on endangered or protected species. Illinois law allows thirty (30) days for their response. The Applicant is responsible for contacting the IDNR, via the EcoCAT website at DNR.EcoCAT@illinois.gov.



Boone County
Soil & Water
Conservation District

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

September 6, 2016

Dear Sir/Madam,

A request for a natural resource information report was submitted for 675 Corporate Parkway in Belvidere, Illinois. Parcel numbers 07-01-201-008, 07-01-201-009, and 07-01-201-011 have already been reported in Natural Resource Information Report (NRI) # 696, which was completed on June 4, 1996. This report has been reviewed and still stands. For natural resource concerns please refer to NRI #696.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Becker".

Jennifer Becker
Boone County Soil & Water
Conservation District

cc: Jeff Linkenheld, Arc Design

Memo

To: Gina DelRose, Community Development Planner
From: Brent Anderson, Director of Public Works
Date: 9/23/2016
Re: 2016-22; Sager Corporate Park, Final Plat #3

Having reviewed the above plat, I would offer the following comments:

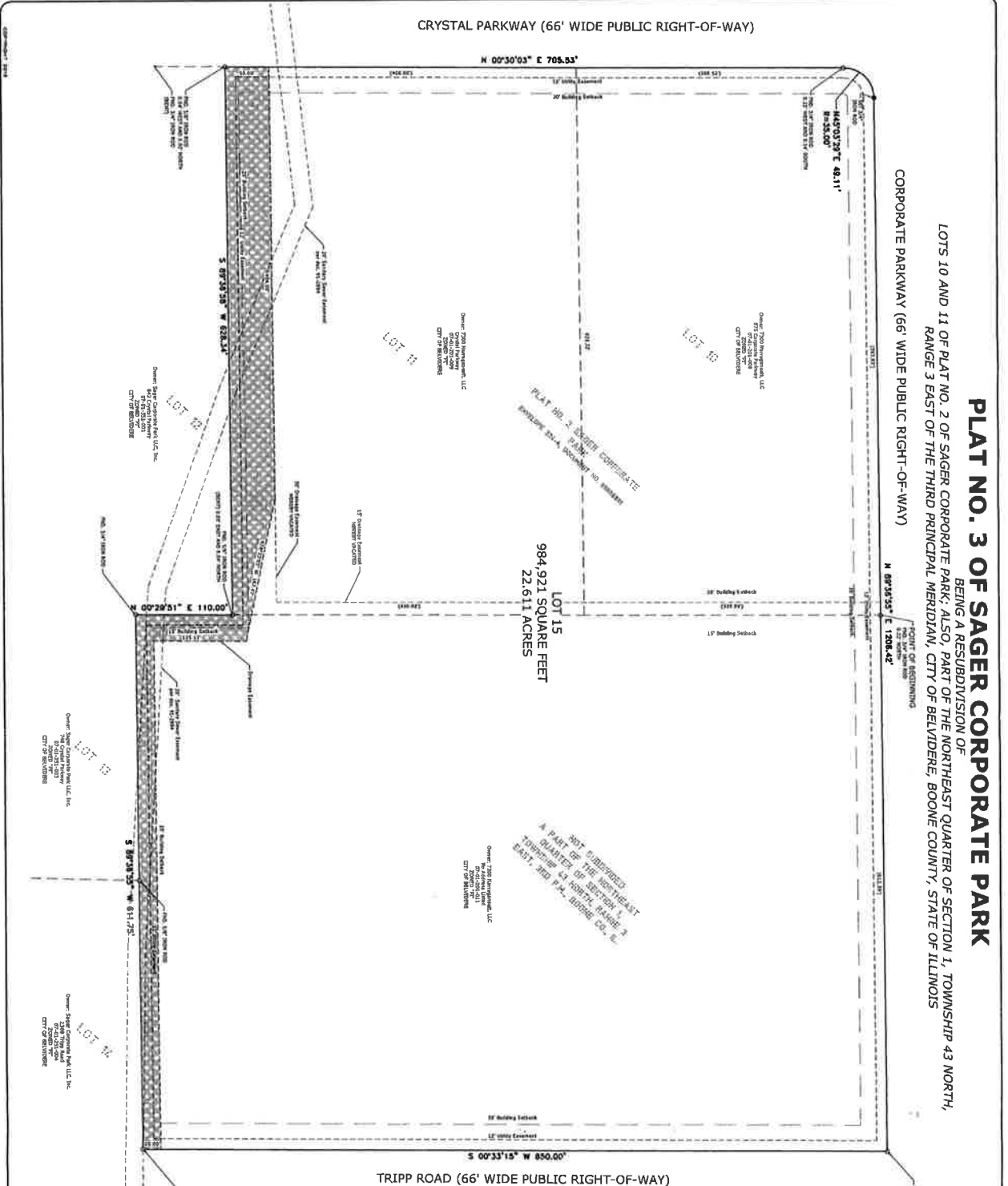
1. The plat does not show any concrete monuments on the boundary of the subdivision. Per the Plat Act, two concrete monuments are required on the boundary of the subdivision on opposite corners.
2. The Building Setback lines shown on the original plat of subdivision for Lots 10 & 11 will need to be vacated in order to remove them.
3. It appears that the shaded area on the plat is the proposed drainage easement but it is not shown on the legend. The width of the north-south portion of the easement is not labeled. It scales 30 feet. We question if the approximately 20 feet shown at the corner is wide enough to accommodate a ditch or pipe to provide drainage for the lot.
4. Any utility easements created on Lots 10 & 11 in the original plat of subdivision that will no longer be utilized will need to be vacated in order to remove them.
5. This plat shall include the dedication of 33 feet of right-of-way along Tripp Road adjacent to this subdivision.
6. The developer is responsible for the construction of full urban improvements on Tripp Road adjacent to this subdivision.
7. The Surveyor Certificate does not include any information on the required concrete monuments on the boundary of the subdivision.
8. The Surveyor Certificate does not indicate if part or no part of the subdivision is within 500 feet of a surface drain or watercourse serving a tributary area 640 acres or more.
9. The plat does not include the required Utility Company Certificates.

PLAT NO. 3 OF SAGER CORPORATE PARK

BEING A RESUBDIVISION OF
 LOTS 10 AND 11 OF PLAT NO. 2 OF SAGER CORPORATE PARK; ALSO, PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 43 NORTH,
 RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, CO. OF BELVIDERE, BOONE COUNTY, STATE OF ILLINOIS

CORPORATE PARKWAY (66' WIDE PUBLIC RIGHT-OF-WAY)

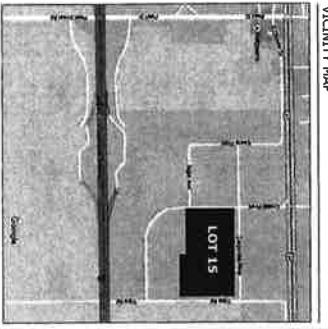
POINT OF BEGINNING
 THE S.W. CORNER OF
 LOT 15



ARC DESIGN
 RESOURCES, INC.
 1000 N. WASHINGTON ST.
 SUITE 200
 DEERFIELD, IL 60015
 TEL: 847.434.1000
 FAX: 847.434.1001
 WWW.ARCDESIGNRESOURCES.COM

LEGEND

○	FOUND MONUMENT
●	SET MONUMENT
—	MEASURED BEARING
—	MEASURED DISTANCE
(986.78)	MEASURED DISTANCE
---	PROPOSED BOUNDARY SETBACK LINE
---	EXISTING BOUNDARY LINE
---	SECTION LINE
---	PROPOSED RIGHT-OF-WAY LINE
---	EXTENSION BOUNDARY LINE
---	INTERNAL LOT LINE
---	EXISTING PROPERTY LINE
---	LOT EASEMENT
---	EASEMENT
---	BUILDING SETBACK LINE



Property Address: 675 Corporate Pkwy., Belvidere, IL 61008
 Owner: 7300 Narragansett, LLC

DATE: 10/20/2023
 DRAWN BY: MAF/CLK
 CHECKED BY: MAF/CLK
 SCALE: AS SHOWN
 SHEET NUMBER: 16095
 OF SHEETS: 1 OF 2

ORDINANCE NO. 316H

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW
INDOOR COMMERCIAL ENTERTAINMENT (VIDEO GAMING)
WITHIN THE GB, GENERAL BUSINESS DISTRICT
(2022 North State Street)**

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

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

WHEREAS, The applicant, Sarah Greenberg, 12918 Springhill Drive, Winnebago, IL 61088 on behalf of the owner, Omni Commercial, 3541 Normandy Avenue, Rockford, IL 61103 has petitioned the City for a Special Use to permit indoor commercial entertainment (video gaming); and

WHEREAS, after due notice by publication pursuant to the Illinois State Statutes, the City of Belvidere Planning and Zoning Commission held a public hearing on October 11, 2016 concerning the proposed Special Use; and,

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

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

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

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

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

Lot 21 and Lot 22 in Harold V. Davis Subdivision of a part of the Southeast Quarter of Section 22, Township 44 North, Range 3 East of the Third Principal Meridian, as platted and recorded in the Recorder's Office of Boone County, Illinois, February 7, 1956, in Book 4 of Plats, on pages 13 and 14, in Boone County, Illinois: Also a part of the Southeast Quarter of Section 22, Township 44 North, Range 3 East of the Third Principal Meridian, described as follows: Commencing at the Southeasterly corner of Lot 22 of Harold V. Davis Subdivision, as platted and recorded in the Recorder's Office of Boone County, Illinois, and running thence Southerly along the East line of Lot 22 aforesaid, extended a distance of 165 feet; running thence Westerly and parallel with the Southerly line of said Lot 22 aforesaid, 165 feet to a point; thence Northerly and parallel with the East line of Lot 22 extended Southerly 165 feet to the Southwest corner of Lot 21 in said Subdivision, and running thence Easterly 165 feet to the Place of Beginning, in Boone County, Illinois; Excepting therefrom property deeded to Bruce W. Hoffman and Beverly F. Hoffman in Warranty Deed recorded January 7, 1991 as Document No. 91-63 described as follows: Part of the Southeast Quarter of Section 22, Township 44 North, Range 3 East of the Third Principal Meridian and part of Lot 22 as designated upon the Plat of Harold V. Davis Subdivision, the Plat of which is recorded in Book 4 of Plats on pages 13 and 14 in the Recorder's Office of Boone County, Illinois bounded and described as follows: Beginning at the most Southerly corner of Lot 22; thence South 32 degrees 00 minutes 00 seconds West, along the Easterly line of said Lot 22 extended a distance of 165.00 feet; thence North 58 degrees 00 minutes 00 seconds West, parallel with the Southerly line of said Lot 22, a distance of 82.12 feet; thence North 32 degrees 00 minutes 00 seconds East parallel with the Easterly line of said Lot 22 a distance of 303.00 feet to the Southerly line of premises conveyed by Everett F. Johnson and wife to the State of Illinois by Instrument dated October 23, 1957 and recorded in Book 2 of Roads on page 198 in said Recorder's Office; thence South 58 degrees 00 minutes 00 seconds East, along the Southerly line of said premises so conveyed by Johnson as aforesaid, 82.12 feet to the Easterly line of said Lot 22; thence South 32 degrees 00 minutes 00 seconds West, along the Easterly line of said Lot 22, a distance of 138.00 feet to the Place of Beginning; situated in Boone County, State of Illinois. PIN: 05-22-476-016.

is hereby approved, subject to the following conditions:

1. Alcohol is prohibited outside the premises unless a special use permit for outdoor commercial entertainment is obtained and authorization under Chapter 10 of the Belvidere Municipal Code.

2. The special use is only for the tenant space commonly known as 2022 North State Street.

3. Compliance with all applicable codes and ordinances.

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 _____, 2016.

APPROVED by the Mayor of the City of Belvidere this ____ day of _____, 2016.

Michael W. Chamberlain, Mayor

ATTEST:

Shauna Arco, City Clerk

Ayes: ____ Nays: ____ Absent: ____

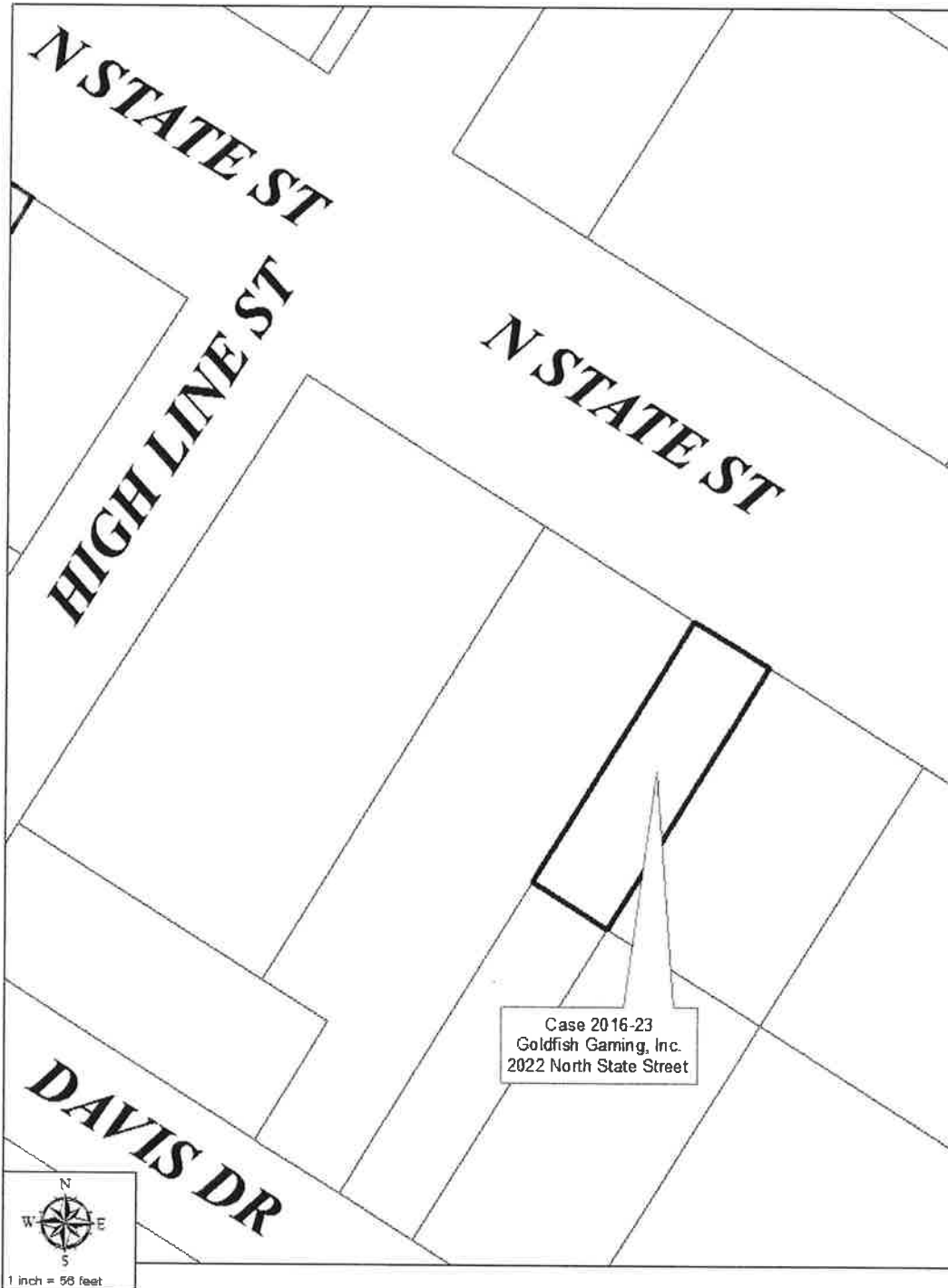
City Council Members Voting Aye: _____

City Council Members Voting Nay: _____

Date Published:

Sponsor: _____

ATTACHMENT A



MEMO

DATE: October 12, 2016
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Recommendation for Case: 2016-23; Goldfish Gaming, 2022 North State Street

REQUEST AND LOCATION:

The applicant, Sarah Greenberg, 12918 Springhill Drive, Winnebago, IL 61088 on behalf of the owner, Omni Commercial, 3541 Normandy Avenue, Rockford, IL 61103 is requesting a special use permit for indoor commercial entertainment (video gaming) at 2022 North State Street within the GB, General Business District pursuant to Sections 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures of the Belvidere Zoning Ordinance. The subject property is 5,545 square feet (PIN: 05-22-476-016) and developed with a multi-tenant building that is built on PINs: 05-22-476-021 and 05-22-476-024.

RECOMMENDATION:

The planning and zoning commission recommended the **approval** of case number **2016-23** for a special use to permit indoor commercial entertainment (video gaming) at 2022 North State Street subject to the following *amended* conditions:

1. Alcohol is prohibited outside the premises unless a special use permit for outdoor commercial entertainment is obtained *and authorization under Chapter 10 of the Belvidere Municipal Code*.
2. The special use is only for the tenant space commonly known as 2022 North State Street.
3. Compliance with all applicable codes and ordinances.

Motion to approve case 2016-23; Goldfish Gaming, 2022 North State Street subject to the amended conditions carried with a (5-0-1) roll call vote. Anthony Phelps abstained.

Andrew Racz, Chairman
Belvidere Planning and Zoning Commission

MEMO

DATE: October 12, 2016
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Findings of Fact for Case: 2016-23; Goldfish Gaming, 2022 North State Street

REQUEST AND LOCATION:

The applicant, Sarah Greenberg, 12918 Springhill Drive, Winnebago, IL 61088 on behalf of the owner, Omni Commercial, 3541 Normandy Avenue, Rockford, IL 61103 is requesting a special use permit for indoor commercial entertainment (video gaming) at 2022 North State Street within the GB, General Business District pursuant to Sections 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures of the Belvidere Zoning Ordinance. The subject property is 5,545 square feet (PIN: 05-22-476-016) and developed with a multi-tenant building that is built on PINs: 05-22-476-021 and 05-22-476-024.

FINDINGS OF FACT:

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

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

The video gaming machines will most likely be utilized by residents already patronizing the commercial development. There is a tenant space occupied by a packaged liquor store. There should not be a noticeable difference in clientele, traffic, noise or odor due to the special use request.

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

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

- C. Findings: The special use will not in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors,**

parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to Notice of Public Hearing by the City or governmental agency having jurisdiction to guide development.

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

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

The planning staff is not aware of circumstances created by the installations of video gaming machines that would impede development and/or improvements to surrounding properties. The surrounding residential properties are multi-family; this is a land use that is commonly located between single-family and commercial/industrial developments to act as a buffer. The machines will add to the mix of land uses within the area; the use is not expected to generate a high volume of traffic or be noticed by those driving past the property.

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

The subject property is developed and served with proper utilities.

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

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

The motion to adopt the Findings of Fact as presented by staff for case 2016-23 for a special use permit for indoor commercial entertainment (video gaming) at 2022 North State Street carried with a (5-0-1) roll call vote. Anthony Phelps abstained.

Andrew Racz, Chairman
Belvidere Planning and Zoning Commission

CITY OF BELVIDERE

Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

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

October 3, 2016

ADVISORY REPORT

CASE NO: 2016-23

APPLICANT: Goldfish Gaming, Inc. 2022 North State Street

REQUEST AND LOCATION:

The applicant, Sarah Greenberg, 12918 Springhill Drive, Winnebago, IL 61088 on behalf of the owner, Omni Commercial, 3541 Normandy Avenue, Rockford, IL 61103 is requesting a special use permit for indoor commercial entertainment (video gaming) at 2022 North State Street within the GB, General Business District pursuant to Sections 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures of the Belvidere Zoning Ordinance. The subject property is 5,545 square feet (PIN: 05-22-476-016) and developed with a multi-tenant building that is built on PINs: 05-22-476-021 and 05-22-476-024. See the attached aerial photo.

EXISTING LAND USE ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: Multi-tenant commercial building

Adjacent property:

North: FasFuel Gas Station

West: Tom and Jerry's restaurant

South: Mixed residential

East: Commercial

ZONING ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: GB, General Business District

Adjacent Property:

North, West and East: GB, General Business District

South: MR-8L, Multi-family Residential-8 Large District

COMPREHENSIVE PLAN:

Subject property: General Business

Adjacent property:

North: Planned Business

South: Mixed Residential

West and East: General Business

BACKGROUND:

The multi-tenant building was purchased by the new owners in 2016. There are a total of 17 tenant spaces ranging from a liquor store to office space to Barry T's engraving. In a 2014 a

special use for a video gaming café was approved for a location across the street at 1935 North State Street.

The applicant intends to style the video gaming café in a “laid-back” fashion, setting it aside from most liquor establishments. The hours of operation will be from 7am to 2am, Sunday through Saturday. A kitchen will not be constructed; food offerings will consist of prepackaged snacks. A total of five video game machines will be available. The machines will be located in the front of the tenant space, the bar will be in the middle of the tenant space and storage will be located in the rear.

The Zoning Ordinance was updated in 2006 requiring a special use for Indoor Commercial Entertainment. Bars and taverns that were in existence prior to that date have been considered “grandfathered” for the bar use. In 2013, Illinois State Law allowed municipalities to determine that video gaming would be permitted within their jurisdiction; the Belvidere City Council voted to allow video gaming. Five gaming machines are allowed in establishments that serve liquor.

TREND OF DEVELOPMENT:

The subject property is located on North State Street at the northern edge of Belvidere’s Commercial District.

COMPREHENSIVE PLAN:

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

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

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

The video gaming machines will most likely be utilized by residents already patronizing the commercial development. There is a tenant space occupied by a packaged liquor store. There should not be a noticeable difference in clientele, traffic, noise or odor due to the special use request.

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

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

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

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

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

The planning staff is not aware of circumstances created by the installations of video gaming machines that would impede development and/or improvements to surrounding properties. The surrounding residential properties are multi-family; this is a land use that is commonly located between single-family and commercial/industrial developments to act as a buffer. The machines will add to the mix of land uses within the area; the use is not expected to generate a high volume of traffic or be noticed by those driving past the property.

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

The subject property is developed and served with proper utilities.

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

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

SUMMARY OF FINDINGS:

The video gaming machines will most likely be utilized by residents already patronizing the commercial development. There is a tenant space occupied by a packaged liquor store. There should not be a noticeable difference in clientele, traffic, noise or odor due to the special use request.

The subject property is located within the North State Street Commercial District and adjacent to an established residential area. The planning staff is not aware of any negative issues that the varied commercial developments have caused the residential area or negative issues caused by the installation of video gaming machines. The surrounding residential properties are multi-family. A land use that is commonly located between single-family and commercial/industrial developments to act as a buffer. The special use will not lessen the property's level of compliance with the Comprehensive Plan; the site will be required to be in conformance with the requirements of the City of Belvidere's Zoning Ordinance.

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

RECOMMENDATION:

The planning staff recommends the **approval** of case number **2016-23** for a special use at 2022 North State Street subject to the following conditions:

1. Alcohol is prohibited outside the premises unless a special use permit for outdoor commercial entertainment is obtained.
2. The special use is only for the tenant space commonly known as 2022 North State Street.
3. Compliance with all applicable codes and ordinances.

Submitted by:


Gina DelRose
Community Development Planner

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

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

ATTACHMENTS

1. Location Map by Planning Staff.
2. Aerial Photo with by Planning Staff.
3. Narrative Application submitted by Applicant.
4. Site plan submitted by Applicant.
5. Letter submitted by the Boone County Soil and Water Conservation District, Jennifer Becker, September 12, 2016.
6. Letter submitted by the Boone County Health Department, William Hatfield, September 19, 2016.

N STATE ST

HIGH LINE ST

N STATE ST

DAVIS DR

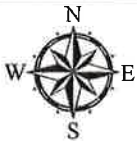
Case 2016-23
Goldfish Gaming, Inc.
2022 North State Street



1 inch = 56 feet



Case 2016-23
Goldfish Gaming, Inc.
2022 North State Street



1 inch = 17 feet

Objectives

Goldfish Gaming, Inc. objectives include: providing a clean, comfortable, and quiet setting for our customers, increasing sales year after year, provide quality beverages and snacks to meet our customer's needs. Keeping slot machines up to date with customer's needs. Maintaining helpful and friendly service.

Mission Statement

Our mission is to provide our customers with a comfortable, quiet, and relaxed atmosphere for gamers. Only the cheerful, arcade like sounds of five gaming terminals will break the silence. It is meant to attract middle-age and older players. Striving to keep it comfortable like you're going to the other room in your house to play slot machines. People want to get away from a bar type setting.

Products and Services

Goldfish Gaming, Inc. will provide a comfortable setting for slot players. The corporation will provide: coffee and a variety of pop, beer, wine, and snacks. Snacks will include: popcorn and a variety of chips, peanuts, and candy. Depending on the certain demand on products will help balance out what is sold more. Listening to customer's demands will help determine what products will sell better and what to include in the inventory. This will help us adjust the balance to respond to market demands.

Breakdown of Products

Variety of individual bottles of beer and wine.

Variety of individual cans of coke products.

Snacks will include: variety of chips, candy, and other snacks.

Will be offering free: fountain pop, donuts, and popcorn.

Goldfish Gaming, Inc. will include five slot machines, these will be pick in consistent to the demands of the type of machines people play.

A sitting area will be set up, which access to a TV will be provided.

Hours of Operation

Monday: 7:00am to 2:00am

Tuesday: 7:00am to 2:00am

Wednesday: 7:00am to 2:00am

Thursday: 7:00am to 2:00am

Friday: 7:00am to 2:00am

Saturday: 7:00am to 2:00am

Sunday: 7:00am to 2:00am

Advertising and Promotion

Goldfish Gaming, Inc. will be advertising by using social networking websites such as: Facebook, Twitter, and LinkedIn. Other forms of advertising will be direct mail, word of mouth, a website, and building signs. By asking our customers on how they heard from us will keep track of the results on advertising. When considering the advertising budget, the only cost will be for the direct zip code mailing, website hosting, and building signs. Social networking websites are free. Some of the advertising ways will be completed on a daily and weekly basis.

CITY OF BELVIDERE

Community Development



401 WHITNEY BLVD. SUITE 300 BELVIDERE, IL 61008 P. 815-544-5271 F. 815-544-9214

APPLICATION FOR SPECIAL USE

FOR OFFICE USE ONLY

Case Number 2016-23
Filing Date 9/6/16
Zone District GB

PZC Date 10/11/16
CC Date 10/17/16
CC Date 11/7/16

If this application is approved, it is understood that it shall only authorize the special use described in the application with any conditions placed on the special use per the governing body. If the conditions are not met and/or the use is not established (or substantially underway) within one (1) year from the date of approval, the special use shall be null and void.

1) The address or general location of the property for which this application is filed is: 2026 N State St, Unit A Belvidere IL 61008
and its Parcel Identification Number is: 0522476029016
and the legal description for the subject property is: Lot, Block, Tract, Subdivision Name Harold v Davis Sub SE 401
(NOTE - If there is no lot, block, or tract, then attach a legal boundary description hereto.)

2) Applicant Name: Sarah Greenberg
Mailing address: 12918 Springhill Dr Wilmette, IL Zip: 61088
Daytime Phone: 815-904-1878 Fax: Email: SarahT2011@Live.com

3) Property Owner Name: Omni Commercial LLC
Mailing Address: 3541 Normandy Ave Rockford IL Zip: 61103
Daytime Phone: 815 877-9082 Fax: 815 877-9040

4) Attorney Name:
Mailing Address:
Daytime Phone: Fax: Email: Zip:

5) **Contact Person (if different from Applicant):** In order to reduce confusion, the staff requests one contact person be designated to discuss issues concerning this petition.

Name: Sarah Greenberg
Mailing Address: 12918 Springhill Dr
Wilberburg IL 61888 Zip: _____
Daytime Phone: 8159041878 Fax: _____ Email: SarahT2011@Live.com

6) Describe the current use of the subject property: Multi unit Commercial building

7) List the Special Use, as specified within the Zoning Ordinance, that you are seeking the approval of and describe the proposed use of the subject property in detail:

Bar and video gaming

8) Total number of acres the Special Use will occupy: Less than 1 ac

9) **LIST THE OWNERS OF RECORD:** *Applicants* shall provide on a separate sheet of paper or have the Community Development staff list the owner of record for all the properties located within 250 feet of the subject property (exclusive of right-of-ways). This information is found at the Supervisor of Assessments Office, 1208 Logan Ave. Verifying the accuracy of information is the responsibility of the applicant (use additional pages if necessary).

10) **SUPPORTING INFORMATION:** Attach a vicinity map and a site plan drawn to scale regarding your proposal. Illustrate any existing and proposed buildings, parking and loading areas, traffic access and circulation drives, open space, landscaping, utilities, signs, refuse and service areas, and dimensions of setbacks and yard areas, as they apply to this application and as may be required by the Zoning Ordinance. Also include a detailed written statement relative to the above listed requirements, fully explaining your proposal and any measures to mitigate negative affects of your proposal on neighboring properties.

Incomplete applications will be returned to the applicant after sixty (60) days.

Natural Resource Information: Pursuant to state law, a copy of this application is to be provided to the Boone County Soil and Water Conservation District (SWCD). The SWCD is located at 211 N. Appleton Road, P.O. Box 218, Belvidere, and may be contacted at (815) 544-2677. Their business hours are Monday through Friday 8:00 a.m. to 4:30 p.m. An application fee is required. The SWCD has thirty (30) days to respond and provide their Natural Resource Information (NRI) Report to the Community Development Department. **The SWCD must send a report to the Community Development Department for your application to proceed.**

**Special Use for Corporations, Partnerships, and Joint Venture
(If Applicable)**

1. Is the petitioner or applicant a corporation, partnership or joint venture?

S-Corporation

2. State the name for which the business is conducting business under.

Goldfish Bowling, Inc.

3. Are you acting for yourself, or in the capacity of agent, alter ego or representative of a principal?

for myself

4. State the name(s) and address(es) of the actual and true principal(s).

5. State the names and address of all officers, directors and all stockholders or shareholders owning any interest in excess of 20% of all outstanding stock of such corporation (use a separate sheet if necessary).

Sarah Greenberg 12918 Springhill Dr
President/Treasurer Winnebago IL 61088
Ida Thompson 13963 Mary Dr
Secretary Rockton, IL 61073



Boone County
Soil & Water
Conservation District

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

September 12, 2016

SWCD NRI #: 1516

Dear Sir/Madam,

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

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

Location of Site: 2026 North State Street, Unit A Belvidere, IL 61008

PIN(S): 05-22-476-024

Contact: Sarah Greenberg Phone: 815-904-1878	Petitioner: Sarah Greenberg Phone: 815-904-1878	Owner: Sarah Greenberg Phone: 815-904-1878
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Request: Special Use for Gaming

Sincerely,

Jennifer Becker
Boone County Soil & Water
Conservation District

cc: Sarah Greenberg



Boone County
DEPARTMENT OF
PUBLIC HEALTH

1204 Logan Avenue ♦ Belvidere, Illinois 61008

Main Office: 815-544-2951 ♦ Clinic: 815-544-9780
Fax: 815-544-2050 www.boonehealth.org

The mission of the BCDPH is to protect and promote health in Boone County.

September 19, 2016

Gina Del Rose
Belvidere-Boone County Planning Dept.
401 Whitney Blvd., Suite 400
Belvidere, IL 61008

Re: 2016-23: Greenberg, 2022 North State Street

Dear Gina,

We are in receipt of the special use request for the above referenced case. This request indicates this would be a "food establishment". However, prior to operation of the establishment a set of steps must be accomplished.

The steps for review include the below;

- Complete & Submit a risk Factor Questionnaire
- The Boone County Health Department will call the establishment to inform them of the cost of the review and the cost of the permit
- Submit a to scale floor plan detailing all necessary equipment and fee.
- Submit a completed food application and fee.
- A letter will be sent to the establishment detailing plan review findings.
- When the establishment is ready to open, the Boone County Health Department must be called for a pre-opening inspection.
- The annual permit will be issued when the establishment passes the pre-opening inspection

Our office has no objections or comments on this request.

Thank you,

William L. Hatfield
Director of Environmental Health
skm

ORDINANCE NO. 317H

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT
TO ALLOW AN ANIMATED SIGN
WITHIN THE GB, GENERAL BUSINESS DISTRICT
(1741 Pearl Street)**

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

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

WHEREAS, The applicant and owner, Southtown Corp (Dal Pra Family Trust), 1901 Union Avenue, Belvidere, IL 61008 has petitioned the City for a Special Use to permit an animated sign; 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 October 11, 2016 concerning the proposed Special Use; and,

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

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

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

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

Section 2. That a Special Use in the GB, General Business District for an animated sign on the property depicted in Attachment A and legally described as:

A part of the South 25 acres of the east half of the Southeast Quarter of Section 35 Township 44 North, Range 3 East of the Third Principal

Meridian described as beginning 631.49 feet north of the southeast corner, west 164.7 feet, north 187.2 feet, west 794 feet, south 357.33 feet, west 366 feet, south 211.05 feet, east 733.42 feet, northeast 226.99 feet, northeast 62.38 feet, northwest 100.57 feet, northeast 173.87 feet, east 200 feet, north 164.55 feet to the point of beginning (except commencing at the southeast corner north 631.49 feet, west 164.7 feet, north 187.2 feet, west 794 feet, south 357.33 feet, south 21 feet); located in Boone County, Illinois; PIN: 05-35-482-017.

is hereby approved, subject to the following conditions:

1. The dimensions of the animated portion of the sign shall be in conformance with the submitted sign diagram and narrative (36" x 68"). (Attachment B).
2. Messages displayed within the animated portion of the sign shall be static for a minimum of five seconds.
3. Graphics and images shall be static with no flashing or animation allowed. There shall be an instantaneous change of display for all graphics/images/messages.
4. Illumination levels from the sign shall not exceed 0.5 footcandles at the property line.
5. Compliance with all applicable codes and ordinances.

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 _____,
2016.

APPROVED by the Mayor of the City of Belvidere this ____ day of _____,
2016.

Michael W. Chamberlain, Mayor

ATTEST:

Shauna Arco, City Clerk

Ayes: ____ Nays: ____ Absent: ____

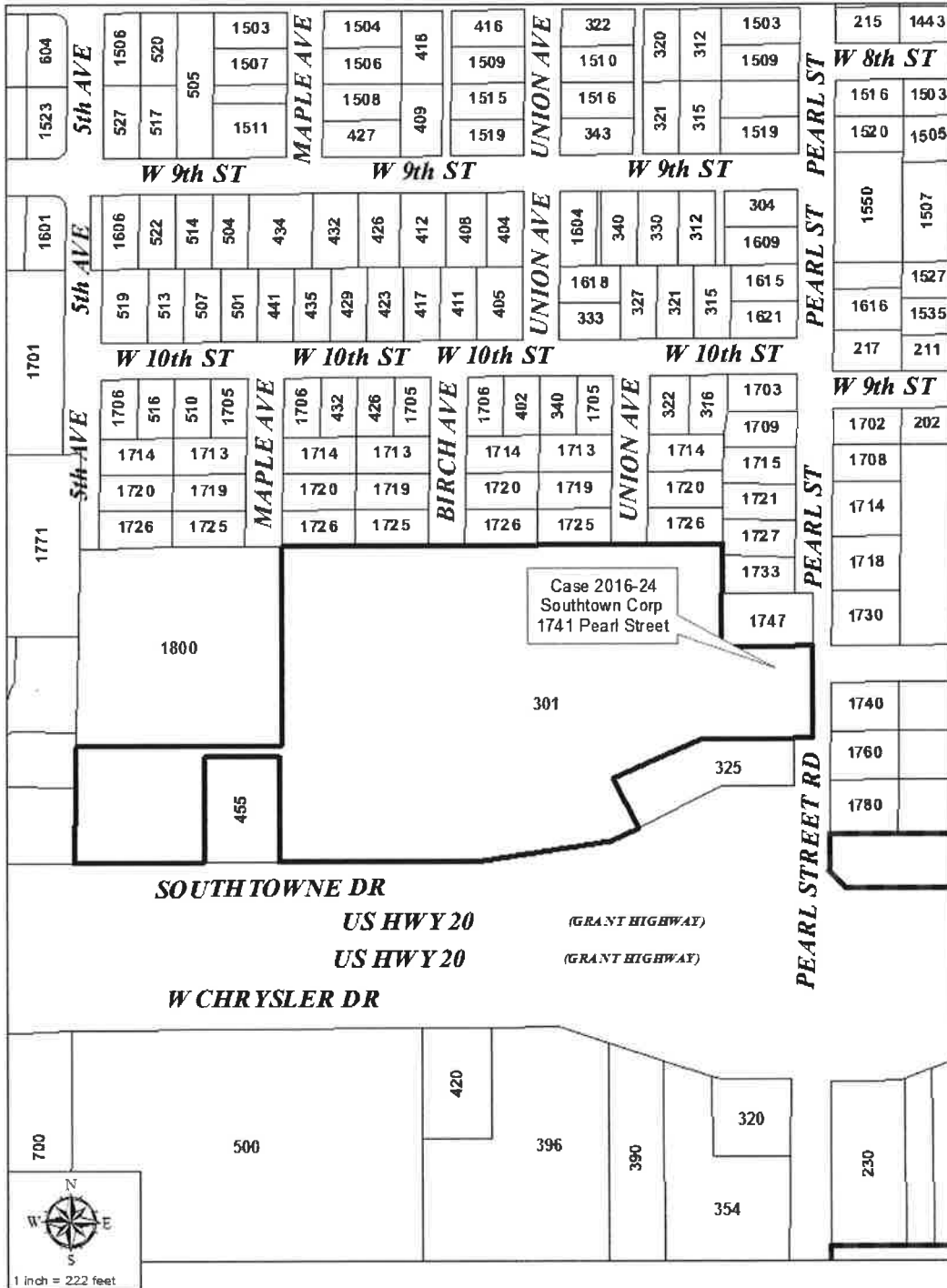
City Council Members Voting Aye: ____

City Council Members Voting Nay: ____

Date Published:

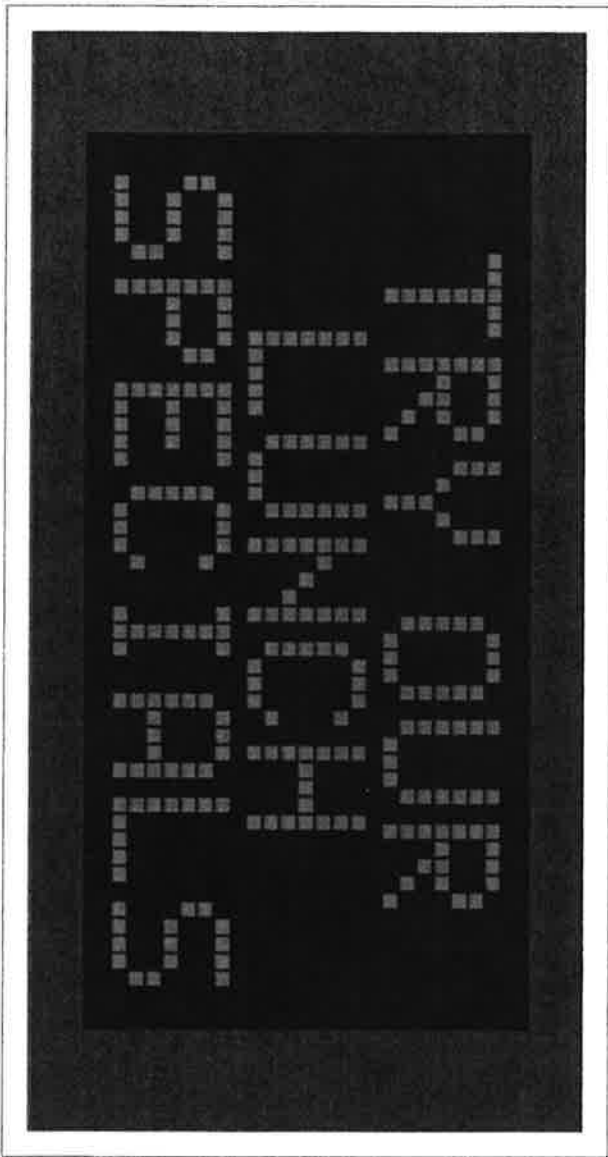
Sponsor: _____

ATTACHMENT A



ATTACHMENT B

255151 B
36" x 68"



CUSTOMER: EXXON MOBIL		DESCRIPTION:	
PROJECT #: 255151.1S	SCALE:	<p>CUSTOMER APPROVAL: NOTE: Unless specified by customer, all depth of embossing will be determined by Everbrite Engineering or existing customer specifications on file. Colors and graphics on file will be used unless otherwise specified by customer. Please read carefully, check appropriate box and fax</p> <input type="checkbox"/> Sketch OK as is <input type="checkbox"/> New sketch required	
DATE: 11/12/2009	DRAWN BY: J. Goldsmith		
LOCATION & SITE NUMBER			
# EMI7979		REVISED:	SIGNATURE
		REVISION:	DATE

Disclaimer: Renderings are for graphic purposes only and not intended for actual construction dimensions. For detailed requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings.

MEMO

DATE: October 12, 2016
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Findings of Fact for Case: 2016-24; Southtown Corp., 1741 Pearl Street

REQUEST AND LOCATION:

The applicant and owner, Southtown Corp. (Dal Pra Family Trust), 1901 Union Avenue, Belvidere, IL 61008 is requesting a special use permit to replace the existing changeable copy sign with an animated sign at 1741 Pearl Street (PIN: 05-35-482-017) within the GB, General Business District pursuant to Sections 150.1007, Signs allowed on private property by district, Table 150.1007(C)(1); Permitted as a Special Use; animated signs in the GB, General Business District and 150.904 Special Use Review and Approval Procedures of the Belvidere Zoning Ordinance. The subject property consists of no significant natural features and is developed with multiple multi-tenant buildings, parking lot, car wash and gas station on 11.21 acres.

FINDINGS OF FACT:

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

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

The animated portion of the sign will be slightly smaller in size than the changeable copy portion of the existing sign. Animated signage currently exists farther south along Pearl Street, south of Grant Highway. The proposed sign will be more than 400 feet from the intersection of Grant Highway and Pearl Street. Conditions of approval will be placed on the animated capabilities of the sign to protect the nearby residences.

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

The general business category calls for moderate signage and landscaping; the zoning ordinance further limits the size of signs based on the size of the property. The static portion of the sign is tall enough to be seen from Grant Highway; the animated portion, while still visible, is lower to the ground and not as prominent. The animated portion of the sign is minimal compared to the overall sign design.

- C. **Findings: That the special use will not in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors,**

parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to Notice of Public Hearing by the city or governmental agency having jurisdiction to guide development.

There has been signage located on the property since 1992. Replacing a changeable copy sign with an animated sign is not expected to alter environmental or traffic factors. The nearby residences are accustomed to internally illuminated signage and having various messages displayed. Animated signage tends to be brighter and can create a bigger impact on the neighborhood based on the animation style. Due to this, conditions of approval will be placed to protect nearby residents.

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

Nearby Sheffield Meadows and Swedish American Hospital have undergone renovations, Burger King has been rebuilt and the Department of Motor Vehicles has recently relocated to one of the buildings on the property. The neighborhood is fully developed. The planning staff is not aware of any development that was deterred due to a nearby animated sign.

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

The subject property is currently served with proper facilities and utilities.

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

Allowing an animated sign with restrictions placed on color and message lengths will lessen potential negative impacts to nearby residences. The staff believes that it is best to limit potential negative impacts now before the sign is fully operational--reducing the potential need of revisiting the issues in the future.

The motion to adopt the Findings of Fact as presented by staff for case 2016-24 for a special use permit for an animated sign at 1741 Pearl Street carried with a (6-0) roll call vote.

Andrew Racz, Chairman
Belvidere Planning and Zoning Commission

CITY OF BELVIDERE

Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

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

October 4, 2016

ADVISORY REPORT

CASE NO: 2016-24

APPLICANT: Southtown Corp., 1741 Pearl Street

REQUEST AND LOCATION:

The applicant and owner, Southtown Corp. (Dal Pra Family Trust), 1901 Union Avenue, Belvidere, IL 61008 is requesting a special use permit to replace the existing changeable copy sign with an animated sign at 1741 Pearl Street (PIN: 05-35-482-017) within the GB, General Business District pursuant to Sections 150.1007, Signs allowed on private property by district, Table 150.1007(C)(1); Permitted as a Special Use; animated signs in the GB, General Business District and 150.904 Special Use Review and Approval Procedures of the Belvidere Zoning Ordinance. The subject property consists of no significant natural features and is developed with multiple multi-tenant buildings, parking lot, car wash and gas station on 11.21 acres. See the attached aerial photo.

EXISTING LAND USE:

Subject property: Multi-tenant buildings, parking lot, car wash and gas station (from Mobil Gas Station to Happy Dragon Buffet building, including Pacemaker Countryside Market)

North: Single Family Residential

South: Burger King and Grant Highway

East: Single Family Residential

West: Southtowne Townhomes, Sheffield Meadows and Taco Bell

CURRENT ZONING:

Subject property: GB, General Business District

North: I, Institutional, GB, General Business District and SR-6, Single-family Residential District

South: GB, General Business District

East: GB, General Business District and SR-6, Single-family Residential District

West: MR-8S, Multi-family Residential-8 Small District and I, Institutional District

COMPREHENSIVE PLAN:

Subject property: GB, General Business

North: Single-family Residential

South: GB, General Business

East: Single-family Residential and Mixed Residential

West: GB, General Business and Multi-family Residential

BACKGROUND:

The property is located within the commercial development that is anchored by Pacemaker Countryside Market and is commonly known as the Mobil Mart. The gas station and original signage was constructed in 1992. The freestanding sign along Pearl Street is comprised of three signs, an internally illuminated Mobil sign, a sign showing the prices of gasoline and a changeable copy sign. The square-footage for all three signs is 92.5 square feet. The new signage will be four square-feet smaller, totally 88.5 square feet.

The animated portion of the pricing sign is permitted. The special use is required for the 36" x 68" animated sign that is replacing the slightly larger changeable copy sign. According to the attached narrative, the request for new signage is being prompted by Exxon Mobil. In order to encourage businesses to comply with their new sign standards, Exxon Mobil is offering substantial financial assistance to those that can obtain approvals prior to November 2016.

The type of animation allowed will have restrictions placed on it through the conditions of approval in order to protect the residences just north of the property. There is a single family residence less than 100 feet from the sign. There are two large trees on the residential property that will aide in obscuring the light from the sign. Although the two residential properties north of the gas station are zoned general business, the comprehensive plan shows the properties remaining as residential.

TREND OF DEVELOPMENT:

The subject property is located at the corner of Pearl Street and Grant Highway. Grant Highway is a commercial corridor and Pearl Street is an established residential street.

COMPREHENSIVE PLAN:

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

FINDINGS OF FACT:

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

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

The animated portion of the sign will be slightly smaller in size than the changeable copy portion of the existing sign. Animated signage currently exists farther south along Pearl Street, south of Grant Highway. The proposed sign will be more than 400 feet from the intersection of Grant Highway and Pearl Street. Conditions of approval will be placed on the animated capabilities of the sign to protect the nearby residences.

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

The general business category calls for moderate signage and landscaping; the zoning ordinance further limits the size of signs based on the size of the property. The static portion of the sign is tall enough to be seen from Grant Highway; the animated portion, while still visible, is lower to the ground and not as prominent. The animated portion of the sign is minimal compared to the overall sign design.

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

There has been signage located on the property since 1992. Replacing a changeable copy sign with an animated sign is not expected to alter environmental or traffic factors. The nearby residences are accustomed to internally illuminated signage and having various messages displayed. Animated signage tends to be brighter and can create a bigger impact on the neighborhood based on the animation style. Due to this, conditions of approval will be placed to protect nearby residents.

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Nearby Sheffield Meadows and Swedish American Hospital have undergone renovations, Burger King has been rebuilt and the Department of Motor Vehicles has recently relocated to one of the buildings on the property. The neighborhood is fully developed. The planning staff is not aware of any development that was deterred due to a nearby animated sign.

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

The subject property is currently served with proper facilities and utilities.

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

Allowing an animated sign with restrictions placed on color and message lengths will lessen potential negative impacts to nearby residences. The staff believes that it is best to limit potential negative impacts now before the sign is fully operational--reducing the potential need of revisiting the issues in the future.

SUMMARY OF FINDINGS:

The animated portion of the sign will be slightly smaller in size than the changeable copy portion of the existing sign. Animated signage currently exists farther south along Pearl Street, south of Grant Highway. The proposed sign will be more than 400 feet from the intersection of Grant Highway and Pearl Street. The static portion of the sign is tall enough to be seen from Grant Highway; the animated portion, while still visible, is lower to the ground and not as prominent. The animated portion of the sign is minimal compared to the overall sign design.

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Allowing an animated sign with restrictions placed on color and message lengths will lessen potential negative impacts to nearby residences. The staff believes that it is best to limit potential negative impacts now before the sign is fully operational--reducing the potential need of revisiting the issues in the future.

RECOMMENDATION:

Planning staff recommends the **approval** of case number 2016-24; Southtown Corp., 1741 Pearl Street Road subject to the following conditions:

1. The dimensions of the animated portion of the sign shall be in conformance with the submitted sign diagram and narrative (36" x 68").
2. Messages displayed within the animated portion of the sign shall be static for a minimum of five seconds.
3. Graphics and images shall be static with no flashing or animation allowed. There shall be an instantaneous change of display for all graphics/images/messages.
4. Illumination levels from the sign shall not exceed 0.5 footcandles at the property line.
5. Compliance with all applicable codes and ordinances.

Submitted by:



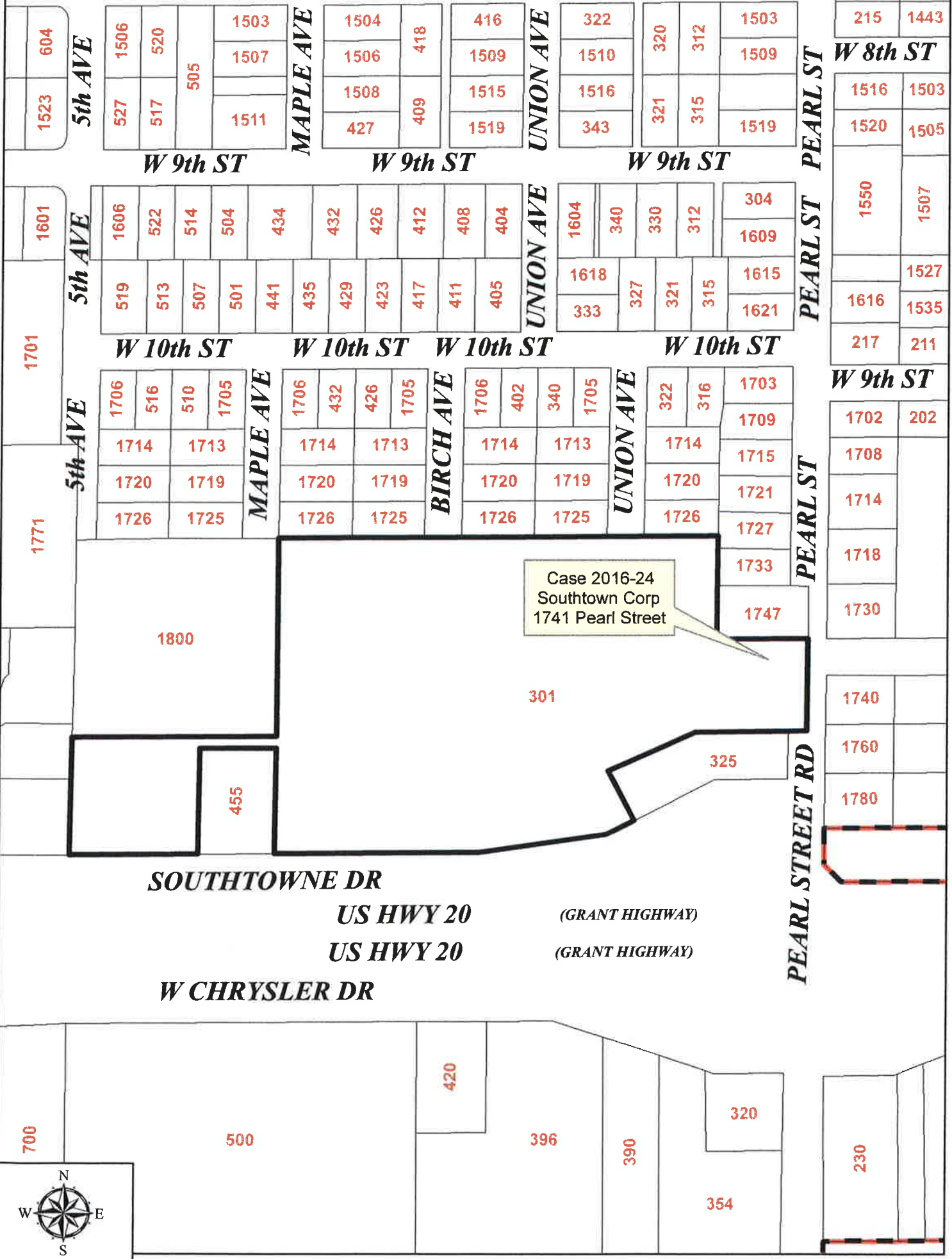
Gina DelRose, Community Development Planner

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

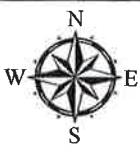
Review and Action by the City Council. The City Council shall consider the Planning and Zoning Commission's recommendation regarding the proposed special use. The City Council may approve or deny the special use as originally proposed, may approve the proposed special use with modifications or may remand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

ATTACHMENTS

1. Location Map by Planning Staff.
2. Aerial photo by Planning Staff.
3. Application and Narrative submitted by the Applicant.
4. Sign diagram provided by the Applicant.
5. Letter from the Boone County Soil and Water Conservation District, Jennifer Becker, dated September 14, 2016.
6. Letter from the Boone County Health Department, William Hatfield, dated September 19, 2016.



700



1 inch = 222 feet

SOUTHTOWNE DR

US HWY 20

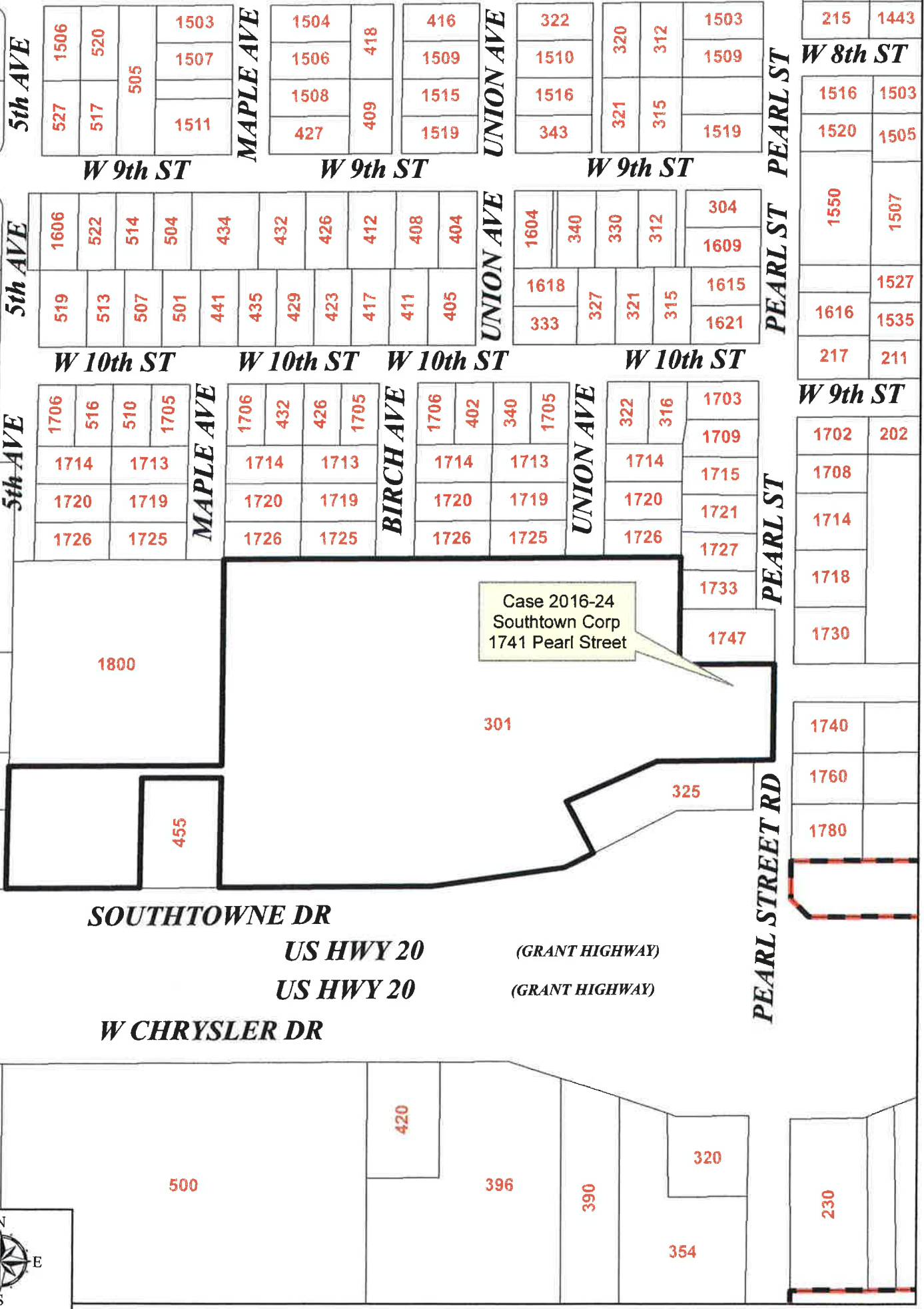
(GRANT HIGHWAY)

US HWY 20

(GRANT HIGHWAY)

W CHRYSLER DR

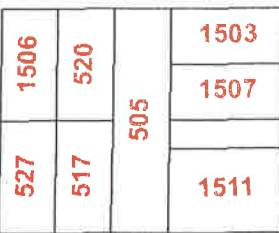
PEARL STREET RD



5th AVE

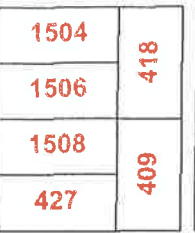
5th AVE

5th AVE



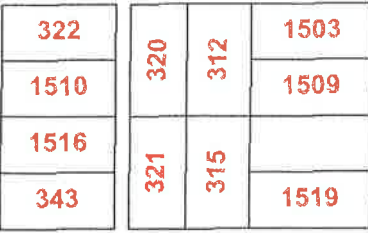
W 9th ST

MAPLE AVE



W 9th ST

UNION AVE

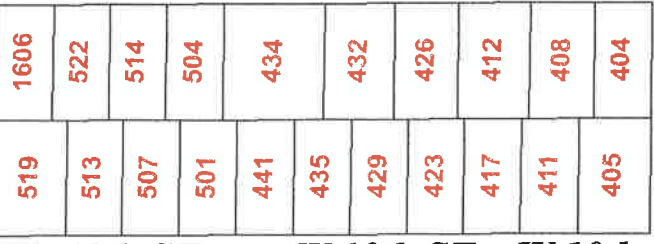


W 9th ST

PEARL ST



W 8th ST



W 10th ST

W 10th ST

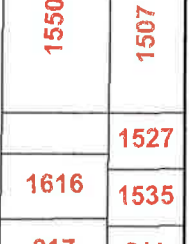
W 10th ST

W 10th ST

UNION AVE



PEARL ST



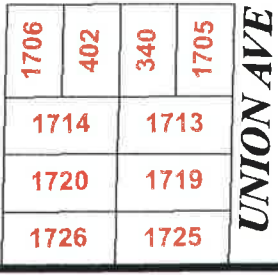
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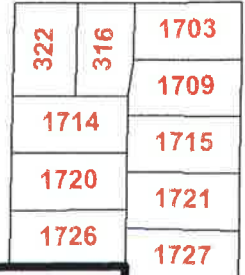
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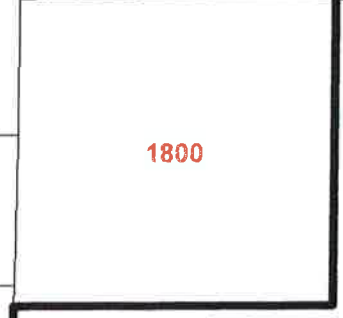
BIRCH AVE



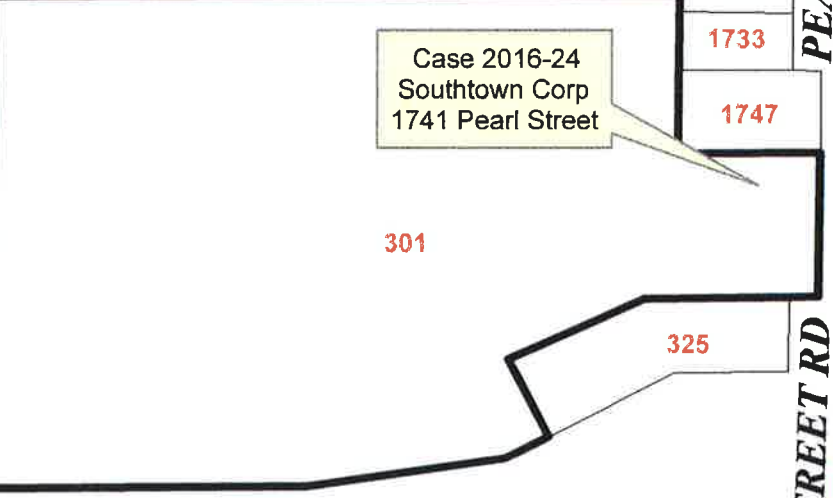
UNION AVE



PEARL ST



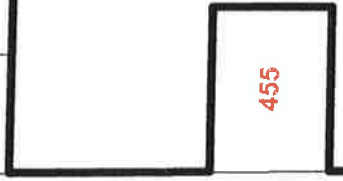
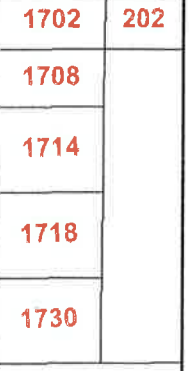
1800



301

325

1747



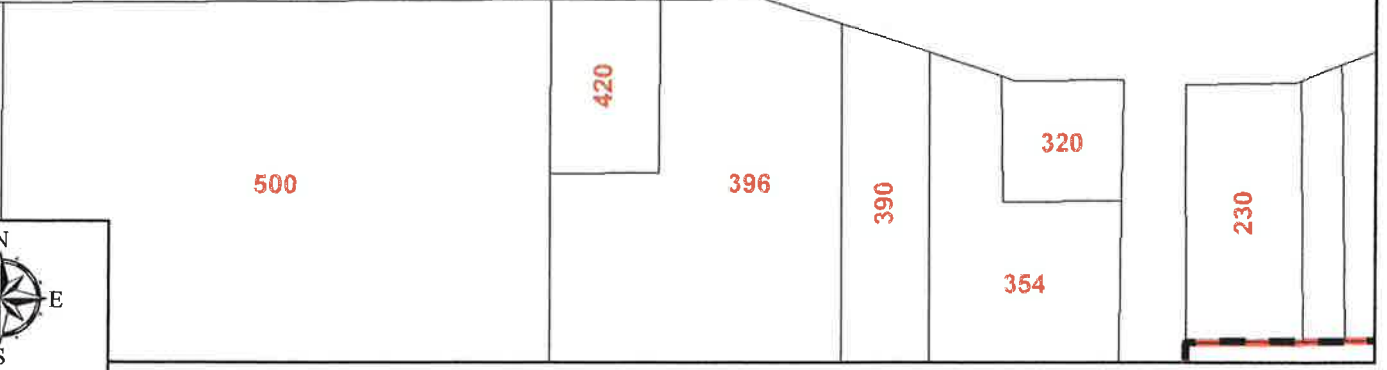
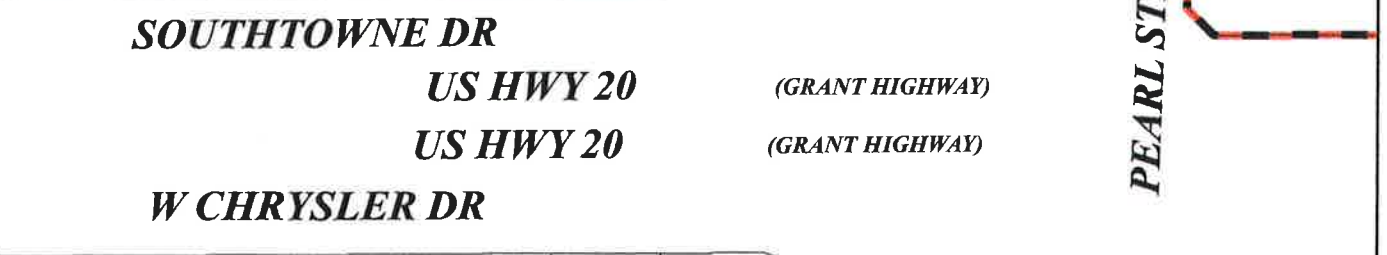
455



1740

1760

1780



500

420

396

390

320

354

230

CITY OF BELVIDERE

Community Development



401 WHITNEY BLVD. SUITE 300 BELVIDERE, IL 61008 P. 815-544-5271 F. 815-544-9214

APPLICATION FOR SPECIAL USE

FOR OFFICE USE ONLY

Case Number 2016-24
Filing Date 7/13/16
Zone District GB

PZC Date 10/11/16
CC Date 10/17/16
CC Date 11/7/16

If this application is approved, it is understood that it shall only authorize the special use described in the application with any conditions placed on the special use per the governing body. If the conditions are not met and/or the use is not established (or substantially underway) within one (1) year from the date of approval, the special use shall be null and void.

1) The address or general location of the property for which this application is filed is:

1741 Pearl St
and its Parcel Identification Number is: 05-35-482-017
and the legal description for the subject property is: Lot, Block, Tract, Subdivision Name
(NOTE - If there is no lot, block, or tract, then attach a legal boundary description hereto.)

2) Applicant Name: Southtown Corp.

Mailing address: 1901 Union Ave
Belvidere, IL 61008 Zip:
Daytime Phone: 815-547-1166 Fax: 815-547-1177 Email: adalpra@aol.com

3) Property Owner Name: Southtown Corp. / Dal Pra Family Trust

Mailing Address: Co Anthony J. Dal Pra
1901 Union Ave, Belvidere Zip: 61008
Daytime Phone: 815-547-1166 Fax: 815-547-1177

4) Attorney Name:

Mailing Address:
Daytime Phone: Fax: Email: Zip:

5) **Contact Person (if different from Applicant):** In order to reduce confusion, the staff requests one contact person be designated to discuss issues concerning this petition.

Name: Anthony J. Dal Pra

Mailing Address: 1901 Union Ave

Belvidere, IL

Zip: 61008

Daytime Phone: 815 742-5163 Fax: _____

Email: adolpra@aol.com

6) Describe the current use of the subject property: _____

Replace Mobil Gas Station Sign

7) List the Special Use, as specified within the Zoning Ordinance, that you are seeking the approval of and describe the proposed use of the subject property in detail:

See Drawing: Replace with LED Sign

8) Total number of acres the Special Use will occupy: less than 1 acre

9) **LIST THE OWNERS OF RECORD:** Applicants shall provide on a separate sheet of paper or have the Community Development staff list the owner of record for all the properties located within 250 feet of the subject property (exclusive of right-of-ways). This information is found at the Supervisor of Assessments Office, 1208 Logan Ave. Verifying the accuracy of information is the responsibility of the applicant (use additional pages if necessary).

10) **SUPPORTING INFORMATION:** Attach a vicinity map and a site plan drawn to scale regarding your proposal. Illustrate any existing and proposed buildings, parking and loading areas, traffic access and circulation drives, open space, landscaping, utilities, signs, refuse and service areas, and dimensions of setbacks and yard areas, as they apply to this application and as may be required by the Zoning Ordinance. Also include a detailed written statement relative to the above listed requirements, fully explaining your proposal and any measures to mitigate negative affects of your proposal on neighboring properties.

Incomplete applications will be returned to the applicant after sixty (60) days.

Natural Resource Information: Pursuant to state law, a copy of this application is to be provided to the Boone County Soil and Water Conservation District (SWCD). The SWCD is located at 211 N. Appleton Road, P.O. Box 218, Belvidere, and may be contacted at (815) 544-2677. Their business hours are Monday through Friday 8:00 a.m. to 4:30 p.m. An application fee is required. The SWCD has thirty (30) days to respond and provide their Natural Resource Information (NRI) Report to the Community Development Department. **The SWCD must send a report to the Community Development Department for your application to proceed.**

**Special Use for Corporations, Partnerships, and Joint Venture
(If Applicable)**

1. Is the petitioner or applicant a corporation, partnership or joint venture?

Corporation

2. State the name for which the business is conducting business under.

Southtown Corp. Belvidere, IL - 61008

3. Are you acting for yourself, or in the capacity of agent, alter ego or representative of a principal?

4. State the name(s) and address(es) of the actual and true principal(s).

Anthony J Dal Pra 1401 Union Ave Belvidere, IL 61008

Sheri A Casey 6933 Paddock Lane Rockford, IL 61114

5. State the names and address of all officers, directors and all stockholders or shareholders owning any interest in excess of 20% of all outstanding stock of such corporation (use a separate sheet if necessary).

Same as above - See #4

*Southtown Corporation
1901 Union Avenue
Belvidere, IL 61008*

9/14/2016

To Whom it May Concern:

This letter is to inform you that Exxon Mobil corporation has inspected our site - Belvidere Mobil located at 1741 Pearl St, Belvdere, Illinois 61008.

After review, they have suggested that in order to maintain our good standing with Exxon Mobil and our local dealer, Kelley Williamson, we need to replace and our current outdated sign on Pearl Street. Exxon Mobil is offering a substantial cost sharing if the sign is approved and ordered prior to October 31, 2016.

The current sign will be changed to LED lights and will include the new Exxon Mobil sign format and new LED Information board. All of the updated changes are included in our Special Use Permit Application.

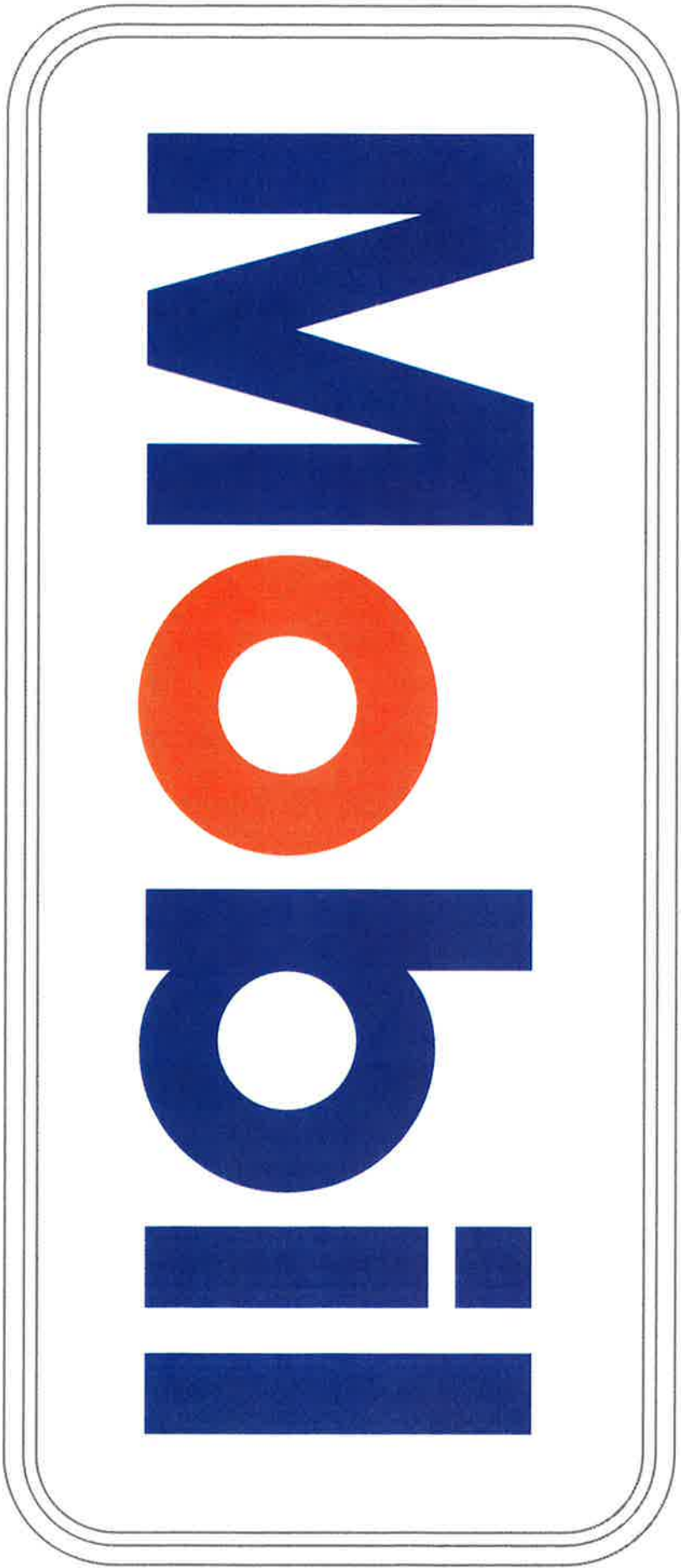
Please contact me, should you have any questions regarding the new signage that we must change according to our dealership agreement with Kelley –Williamson/Exxon Mobil.

Sincerely,

A handwritten signature in black ink that reads "Anthony J. Dal Pra". The signature is written in a cursive style with a large, stylized initial "A".

Anthony J. Dal Pra
President
Southtown Corp.

336574
4'4" X 10'



PMS 293
PMS 485



DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For window requirements, actual dimensions, and mounting detail, please refer to engineering specifications and install drawings. These drawings and designs are the exclusive property of Everbrite LLC. Use of, or duplication in any manner without express written permission of Everbrite LLC, is prohibited.

Customer: **EXXON MOBIL**

Project No: 336574.fs

Date: 10/20/2015

Scale:

Drawn By: JG

Description:

Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.

Location & Site No.:

#

Revised:

Revised:

CUSTOMER SIGNATURE

LANDLORD SIGNATURE

DATE

DATE

Notes:



Detailed Information:

Frame Size: 60.625"H X 67.625"W

Existing Cabinet: 61"X68"

Area: 28.5 SQ.FT

Regular



Detail 1, Imprint
Synergy, Flat Face
VO: 17.3125"H X 63.625"W

Detail 2, LED Digit
VO: 37.3125"H X 63.625"W
LED Priceline 1 : Red 14"
LED Priceline 2 : Red 14"

Extra



Est. Crated Weight: 151 pounds
Crated Height: 66 inches
Crated Length: 74 inches
Crated Width: 20 inches



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Customer: Mobil

Project No: PP347113A1P

Scale: N/A

Date: 6/15/2016 6:26:55 AM

Drawn By: Judy Miller

Description:
A WB 2P CONVERTED SYNERGY

Location & Site No:EM16600-3, BELVIDERE MOBIL, BELVIDERE, IL, 61008

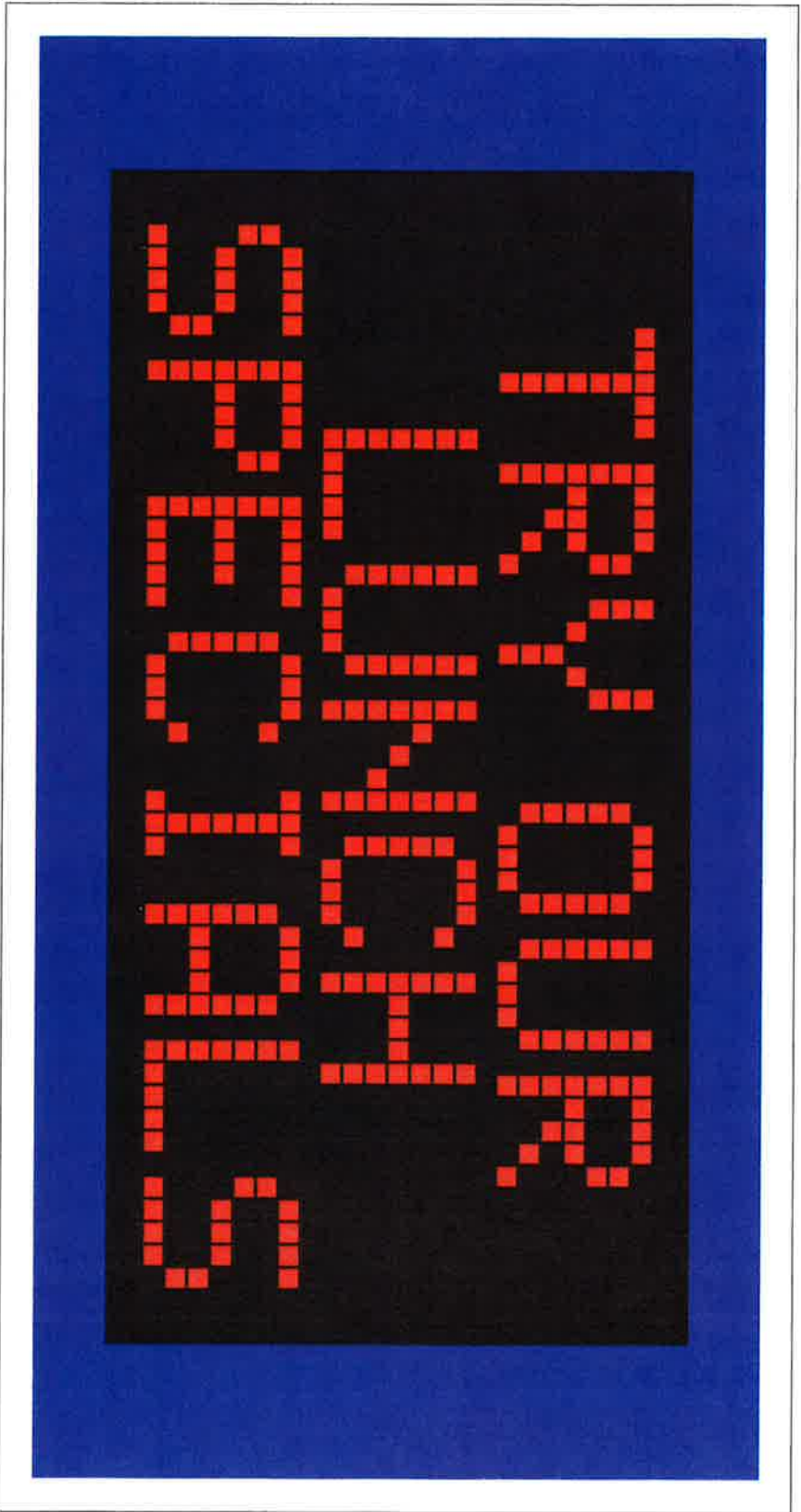
Version:1

Customer Approval: NOTE: Unless specified by customer, all depth of embossing will be determined by Everbrite Engineering or existing customer specifications on file. Colors and graphics on file will be used unless otherwise specified by customer.
Please read carefully, check appropriate Sketch OK as is New Sketch Required
box and fax back to Everbrite:

SIGNATURE _____

DATE _____

255151 B
36" x 68"



DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings. Drawings and designs prepared on this template are exclusive property of Everbrite, Inc. Use of, or adaptation to any interior without explicit written permission of Everbrite, Inc. is prohibited.

CUSTOMER: EXXON MOBIL		DESCRIPTION:	
PROJECT #: 255151.fs	SCALE:		
DATE: 11/12/2009	DRAWN BY: J. Goldsmith	REVISED:	
LOCATION & SITE NUMBER		REVISED:	
# EM17979		REVISED:	
		CUSTOMER APPROVAL: NOTE: Unless specified by customer, all depth of embossing will be determined by Everbrite Engineering or existing customer specifications on file. Colors and graphics on file will be used unless otherwise specified by customer. Please read carefully, check appropriate box and fax back to Everbrite:	
		<input type="checkbox"/> Sketch OK as is	<input type="checkbox"/> New sketch required
		SIGNATURE: _____	DATE: _____



To: KELLEY WILLIAMSON CO.
1132 HARRISON AVENUE

ROCKFORD, IL 61101
Attn: KAREN CONFER

Site Id: EM16600-3
Location: SITE# 16600
Address: BELVIDERE MOBIL
1741 PEARL STREET
BELVIDERE, IL 61008

Qty	Item#	Description	Price	Amount
2	FA04253P	FACE,EM 4'4" X 10' MOBIL ID/1 PAN FORMED POLYCARBONATE "MOBIL" EMBOSSED REPLACEMENT FACES (TOTAL OF 2 FACES)	\$457.00	\$914.00
1	E 01982P	EMC SIGN,EM 36"X68" DF 3X6R DOUBLE FACE EVERBRITE ELECTRONIC MESSAGE CENTER FOR BETWEEN POLE MOUNTING. EXTRUDED ALUMINUM CABINET - 10" DEEP - 3 LINES OF 8" RED COPY THAT CAN BE COMBINED INTO ONE LINE. TIME/TEMP. INCLUDES RF CONSOLE TRANSCEIVER AND KEYBOARD.	\$7,876.00	\$7,876.00
2	PP347113AP	FACE,EM 19.5"X65.25" FLT SYNERGY FLAT POLYCARBONATE "SYNERGY" IMPRINT FACES FOR EXISTING PRICE SIGN.	\$246.00	\$492.00
4	PP347113BP	FACE,EM 19.5"X65.25" GRD/DEF REPLACEMENT GRADE/DEFUSER PANELS FOR EXISTING LED1 SIGNAGE. (2) REGULAR (PMS293 BKGD/WHITE COPY/RED DEFUSER) (2) EXTRA (PMS293 BKGD/WHITE COPY/RED DEFUSER)	\$195.00	\$780.00

NOTES:

ALL EQUIPMENT SUITABLE FOR 35PSF WINDLOAD
UNLESS OTHERWISE NOTED.
ILLUSTRATION ARTWORK APPROVAL REQUIRED (IF APPLICABLE)
LEADTIME: 4 TO 6 WEEKS ARO
PRICES ARE F.O.B. PARDEEVILLE, WI
SALES TAX (IF APPLICABLE) AND FREIGHT WILL BE ADDED
TO FINAL INVOICE.
TERMS: NET 30 DAYS

I hereby accept this quotation/change order, please place my order. _____ Signature / Date _____ Print Name	Subtotal:	\$10,062.00
	Sales Tax:	\$0.00
	Project total:	\$10,062.00
	Deposit if required:	\$0.00
	Total	\$10,062.00

EXISTING COLUMN, ANCHOR BOLTS AND FOUNDATION HAVE NOT BEEN INSPECTED



Boone County
Soil & Water
Conservation District

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

September 14, 2016

SWCD NRI #: 1517

Dear Sir/Madam,

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

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

Location of Site: 1901 Union Ave. Belvidere, IL 61008

PIN(S): 05-35-482-017

Contact:

Anthony DalPra

Phone: 815-547-1166

Petitioner:

Anthony DalPra

Phone: 815-547-1166

Owner:

Southtown Corp./
DalPra Family Trust

Phone: 815-547-1166

Request: Special Use for Mobil Gas Station sign.

Sincerely,

Jennifer Becker

Boone County Soil & Water
Conservation District

cc: Anthony DalPra



Boone County
DEPARTMENT OF
PUBLIC HEALTH

1204 Logan Avenue ♦ Belvidere, Illinois 61008

Main Office: 815-544-2951 ♦ Clinic: 815-544-9780

Fax: 815-544-2050 www.boonehealth.org

The mission of the BCDPH is to protect and promote health in Boone County.

September 19, 2016

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

FAX 815-547-0789

Re: 2016-24: Southtown Corp, 1741 Pearl Street

Dear Gina,

We are in receipt of the special use request for an animated sign above address.
Our office has no objections or comments on this request.

Thank you,

William L. Hatfield
Director of Environmental Health
skm