

State of Illinois) SS
Belvidere, Illinois)

BELVIDERE CITY COUNCIL
REGULAR MEETING
AGENDA

December 16, 2019

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

(1) Roll Call:

(2) Pledge of Allegiance:

Invocation:

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

(4) Approval of Minutes:

(A) Approval of minutes of the regular meeting of the Belvidere City Council of
December 2, 2019; as presented.

(5) Public Hearing:

(A) Proposed Property Tax Levy Increase.

(6) Special Messages and Proclamations:

(7) Approval of Expenditures: General & Special Fund Expenditures: \$1,871,813.52
Water & Sewer Fund Expenditures: \$644,063.65

(8) Committee Reports and Minutes of City Officers:

(A) Belvidere Police Department Overtime Report of November 20, 2019.

(B) Monthly Report of Community Development Department/Planning
Department for November 2019.

(C) Monthly Report of Building Department Revenues, Residential Building
Permits and Case Reports for November 2019.

(D) Monthly General Fund Report for November 2019.

(E) Monthly Water/Sewer Fund Report for November 2019.

(F) Monthly Treasurer Report for November 2019.

(G) Minutes of Planning and Zoning Commission of December 10, 2019.

(H) Minutes of Committee of the Whole – Building, Planning and Zoning and
Public Works of December 9, 2019.

(9) Unfinished Business:

- (A) Ord. #475H – 2nd Reading: An Ordinance Levying Taxes for all Corporate Purposes for the City of Belvidere, Boone County, Illinois for the fiscal year beginning May 1, 2019 and ending April 30, 2020.
- (B) Ord. #476H – 2nd Reading: An Ordinance Making a Levy and Providing for a Special Service Area #2 Tax in the City of Belvidere, Boone County, Illinois for the fiscal year beginning May 1, 2019 and ending April 30, 2020.
- (C) Ord. #477H – 2nd Reading: An Ordinance Making a Levy and Providing for a Special Area #3 Tax in the City of Belvidere, Boone County, Illinois for the fiscal year beginning May 1, 2019 and ending April 30, 2020.
- (D) Motion to approve city attorney drafting an ordinance for gas use tax and an agreement with NICOR to collect tax. Tabled October 7, 2019.
- (E) Motion to direct City Attorney to draft an ordinance imposing a 3% tax on the sale of cannabis products and direct the City Attorney and City Planner to process a text amendment restricting cannabis dispensaries/sales to the general business and planned business districts as a special use and license growers of cannabis to an appropriate industrial zoning district. These ordinances will come to the full City Council in early 2020.
Tabled December 2, 2019

(10) New Business:

- (A) Ord. #478H – 1st Reading: An Ordinance Granting a Special Use to Allow Indoor Commercial Entertainment (Bar with Video Gaming) within the GB, General Business District (1500 North State Street).
- (B) Ord. #479H – 1st Reading: An Ordinance Approving a Replat Titled GCZ Corner Subdivision.
- (C) Ord. #480H – 1st Reading: An Ordinance Granting a Special Use to Amend a Planned Development within the PI, Planned Industrial District (1050 ECS Way).

Motions forwarded from Committee of the Whole – Building, Planning and Zoning and Public Works of December 9, 2019.

Motions of Building, Planning and Zoning – Chairman Porter:

- (A) Motion to approve the Intergovernmental Agreement between the Northern Illinois Land Bank Authority and City of Belvidere.

Motions of Finance & Personnel Chairman Ratcliffe:

- (A) Motion to waive Section 2-88 of the City of Belvidere Municipal Code as it relates to an appointment to fill the vacancy for Ward 2 Alderman.

- (B) Appointment of Natalie Mulhall for Ward #2 Alderman.
- (C) Swearing in of appointment to Ward 2, if approved.
- (D) Motion to approve the appointment of Laurie Mann to the Ida Public Library Board of Trustees.
- (E) Motion to approve a new telephone system (Telecomm) with the county at a purchase price not to exceed \$29,161.02.

(11) Adjournment:

State of Illinois) SS
Belvidere, Illinois)

BELVIDERE CITY COUNCIL
REGULAR MEETING
MINUTES

Date: December 2, 2019

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

Call to order by Mayor Chamberlain.

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

Other staff members in attendance:

Budget and Finance Director Becky Tobin, Director of Buildings Kip Countryman,
City Treasurer Thornton, Public Works Director Brent Anderson, Fire Chief Hyser,
Police Chief Woody, City Attorney Drella and City Clerk Arco.

(2) Pledge of Allegiance:
Invocation:

(3) Public Comment:

- (A) Alderman Marsha Freeman spoke on the tax levy.
- (B) Angela Bennett spoke on behalf of the library concerning the tax levy.
- (C) Leah Hotchkiss spoke on behalf of the library concerning the tax levy.
- (D) Jennifer Johansson spoke on behalf of the library concerning the tax levy.
- (E) Renee Keeney spoke on behalf of the library concerning the tax levy.

(4) Approval of Minutes:

(A) Approval of minutes of the regular meeting of the Belvidere City Council of
November 18, 2019; as presented.

Motion by Ald. Porter, 2nd by Ald. McGee to approve the minutes of the regular meeting
of the Belvidere City Council of November 18, 2019. Roll Call Vote: 7/0 in favor. Ayes:
Brereton, Frank, Freeman, McGee, Porter, Ratcliffe and Stevens. Nays: None. Motion
carried.

(5) Public Hearing:

(A) Amendment to an Annexation Agreement between the City of Belvidere and
the Hardeman Company.

Belvidere City Council
December 2, 2019

Mayor Chamberlain opened the public hearing at 7:20p.m. and read the notice that appeared in the Boone County Journal on November 15, 2019. Mayor Chamberlain asked if there was anyone who wished to address the public hearing, there being none the public hearing closed at 7:22p.m.

(6) Special Messages and Proclamations: None.

(7) Approval of Expenditures: None.

(8) Committee Reports and Minutes of City Officers:

- (A) Belvidere Police Department Overtime Reports of November 5, 2019 through November 18, 2019 and November 19, 2019 through November 22, 2019.
- (B) Belvidere Fire Department Overtime Reports of November 6, 2019 through November 19, 2019 and November 20, 2019 through November 22, 2019.
- (C) Minutes of City-County Coordinating Committee of October 9, 2019.

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

- (D) Minutes of Committee of the Whole – Public Safety and Finance and Personnel of November 25, 2019.

Motion by Ald. Brereton, 2nd by Ald. Frank to approve the minutes of Committee of the Whole – Public Safety and Finance and Personnel of November 25, 2019. Roll Call Vote: 7/0 in favor. Ayes: Frank, Freeman, McGee, Porter, Ratcliffe, Stevens and Brereton. Nays: None. Motion carried.

(9) Unfinished Business:

- (A) Ord. #473H – 2nd Reading: An Ordinance Authorizing the Execution of an Amendment to an Annexation Agreement between the City of Belvidere and the Hardeman Company, Frank M. Shappert (Trustee), Margaret W. Shappert (Trustee) and Patrick B. Mattison (Trustee).

Motion by Ald. Frank, 2nd by Ald. Ratcliffe to pass Ord. #473H. Roll Call Vote: 8/0 in favor. Ayes: Freeman, McGee, Porter, Ratcliffe, Stevens, Brereton, Frank and Mayor Chamberlain. Nays: None. Motion carried.

- (B) Ord. #474H – 2nd Reading: An Ordinance Amending Section 43-29, Drug Free Workplace, of the City of Belvidere Municipal Code.

Motion by Ald. McGee, 2nd by Ald. Porter to pass Ord. #474H. Roll Call Vote: 7/0 in favor. Ayes: McGee, Porter, Ratcliffe, Stevens, Brereton, Frank and Freeman. Nays: None. Motion carried.

- (C) Motion to approve city attorney drafting an ordinance for gas use tax and an agreement with NICOR to collect tax. Tabled October 7, 2019

(10) New Business:

- (A) Ord. #475H – 1st Reading: An Ordinance Levying Taxes for all Corporate Purposes for the City of Belvidere, Boone County, Illinois for the fiscal year beginning May 1, 2019 and ending April 30, 2020.
- (B) Ord. #476H – 1st Reading: An Ordinance Making a Levy and Providing for a Special Service Area #2 Tax in the City of Belvidere, Boone County, Illinois for the fiscal year beginning May 1, 2019 and ending April 30, 2020.
- (C) Ord. #477H – 1st Reading: An Ordinance Making a Levy and Providing for a Special Area #3 Tax in the City of Belvidere, Boone County, Illinois for the fiscal year beginning May 1, 2019 and ending April 30, 2020.

Let the record show Ord. #475H, #476H and #477H were placed on file for first reading.

Motions forwarded from City-County Coordinating Committee of October 9, 2019.

- (A) Motion to approve the landfill invoices as presented (split 50/50 between the County and City). TRC Invoice #377488 for \$3213.55; Nijman Franzetti LLP Invoice #16957 for \$210.00; Wilson Electric Invoice #73481 for \$1,040; and Van Ert Invoice #34819 for \$1,174.60. Roll Call Vote: 7/0 in favor. Ayes: Porter, Ratcliffe, Stevens, Brereton, Frank, Freeman and McGee. Nays: None. Motion carried.
- (B) Motion to approve the TRC change order in the amount of \$5,000 (split 50/50 between the County and City). Roll Call Vote: 7/0 in favor. Ayes: Ratcliffe, Stevens, Brereton, Frank, Freeman, McGee and Porter. Nays: None. Motion carried.
- (C) Motion to award the Groundwater Monitoring Bid to PDC Laboratories in the amount of \$60,698.32 (split 50/50 between the County and City). Roll Call Vote: 7/0 in favor. Ayes: Stevens, Brereton, Frank, Freeman, McGee, Porter and Ratcliffe. Nays: None. Motion carried.

Motions forwarded from Public Safety and Finance and Personnel of November 25, 2019.

- (A) Motion to approve accepting the \$2,700 donation from Perryville Pet Hospital and use the funds for the purchase of: Kimono Police & Military K-9 Bite Suit at a cost of \$1,555; 2 Ballistic K-9 Vests at a cost of \$940; 2 K-9 Training Trackers at a cost of \$144). Roll Call Vote: 7/0 in favor. Ayes: Brereton, Frank, Freeman, McGee, Porter, Ratcliffe and Stevens. Nays: None. Motion carried.
- (B) Motion to accept the 2019 Tax Levy request from the Belvidere Fire Pension Fund (this request will be levied as part of the 2019 Tax Levy Ordinance).

Roll Call Vote: 7/0 in favor. Ayes: Frank, Freeman, McGee, Porter, Ratcliffe, Stevens and Brereton. Nays: None. Motion carried.

(C) Motion to accept the 2019 Tax Levy request from the Belvidere Police Pension Fund (this request will be levied as part of the 2019 Tax Levy Ordinance). Roll Call Vote: 7/0 in favor. Ayes: Freeman, McGee, Porter, Ratcliffe, Stevens, Brereton and Frank. Nays: None. Motion carried.

(D) Motion to direct City Attorney to draft an ordinance imposing a 3% tax on the sale of cannabis products and direct the City Attorney and City Planner to process a text amendment restricting cannabis dispensaries/sales to the general business and planned business districts as a special use and license growers of cannabis to an appropriate industrial zoning district. These ordinances will come to the full City Council in early 2020. Motion by Ald. Brereton, 2nd by Ald. McGee to Table. Roll Call Vote: 6/1 in favor. Ayes: McGee, Porter, Stevens, Brereton, Frank and McGee. Nays: Ratcliffe. Motion carried.

(11) Adjournment:

Motion by Ald. McGee, 2nd by Ald. Frank to adjourn meeting at 7:41p.m. Aye voice vote carried. Motion carried.

Mayor

Attest:

City Clerk

Notice of Proposed Property Tax Increase for
City of Belvidere

- I. A public hearing to approve a proposed property tax levy increase for the City of Belvidere for 2019 will be held on December 16, 2019, at 7:00P.M. at the City Council Chambers at 401 Whitney Boulevard, Belvidere, Illinois.

Any person desiring to appear at the public hearing and present testimony to the taxing district may contact Becky Tobin, Budget/Finance Officer, 401 Whitney Boulevard, Suite 100, Belvidere, Illinois 61008 (Telephone 815-544-2612).

- II. The corporate and special purpose property taxes extended or abated for 2018 were \$5,694,873.

The proposed corporate and special purpose property taxes to be levied for 2019 are \$5,817,475. This represents a 2.15% increase over the previous year.

- III. The property taxes extended or abated for debt service for 2018 were \$0.

The estimated property taxes to be levied or abated for debt service for 2019 are \$0.00

- IV. The total property taxes extended or abated for 2018 were \$5,694,873. The estimated total property taxes to be levied or abated for 2019 are \$5,817,475. This represents a 2.15% increase over the previous year.

- V. The tax levy for Special Service Areas #2 and #3 shall not exceed .12% of the value as equalized or assessed of taxable property within the Special Service Areas #2 and #3.

(Published in the Belvidere Republican
Dec. 5, 2019)

Official Certificate of Publication State of Illinois

County of Boone

City of Belvidere

Rock Valley Publishing, LLC, certifies that it is the publisher of the Belvidere Republican; that such paper is a secular newspaper of general circulation in said county, has been continuously published for more than fifty (50) weeks prior to the first publication of the attached notice; that it is printed and published in the village/city, county and state aforesaid and is a newspaper as defined by 715 ILCS 5/5. It hereby further certifies that a notice, of which the attached notice is a true copy, has been legally published in said newspaper 1 time(s) for 1 consecutive weeks(s); that the first publication was on the 5th day of December, 2019; the last publication was on the 5th day of December, 2019. This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2.1

Signed  _____

By Denelle Janssen, for Rock Valley Publishing, LLC

Bills Payable Summary
DATE OF PAYABLES

December 16, 2019

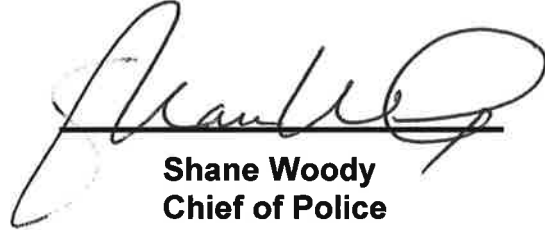
General Fund	\$1,783,812.12
Envision Healthcare (JE)	\$16,840.16
Special Funds:	
Farmington Ponds SSA#2	\$50.02
Farmington Ponds SSA#3	\$57.52
Capital	\$12,241.68
MFT	\$43,812.02
Kishwaukee TIF	\$15,000.00
Total General & Special Funds:	\$1,871,813.52
Water & Sewer:	\$644,063.65
Total of all Funds	\$2,515,877.17

Belvidere Police Department Payroll Report

Dept: 1790

For Overtime Incurred between 11/20/19 and 11/20/19

Last Name:	Employee ID:	Total Hours:	Total Overtime Pay:
Korn	00989	2	\$86.04
Totals:		2	\$86.04



Shane Woody
Chief of Police

BELVIDERE

Community Development Department

Planning Department

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

November 2019 Monthly Report

Number	Project	Description	Processed
Belvidere Projects			
1	Cases: October 2018	Beverly Materials (Plote), SU, 4654 Townhall Rd	09/10/2018
0	Cases: November	None	
3	Cases: December	Rathod, SU, 1500 N. State Street	10/10/2019
		Zepeda, RP, GCZ Corner Subdivision	10/16/2019
		N-Trak, SU, 1050 ECS Way	11/12/2019
2	Annexation	Plote, 4654 Townhall Road	
		Plote, Irene Rd and US Route 20	
0	Temporary Uses	None	
2	Site Plans (New/Revised)	2054 Graham Road, Bel Rock	11/19/2019
		300 S. Main Street, Container Park	11/19/2019
0	Final Inspection	None	
2	Downtown Overlay Review	209 N. State Street, signage	11/05/2019
		607 S. State Street, windows	11/21/2019
2	Prepared Zoning Verification Letters	1019-1111 W. 6th Street	11/07/2019
		519-521 1/2 E. Madison Street	11/07/2019
0	Issued Address Letters	None	
	Belvidere Historic Preservation Commission	The Commission met to discuss their winter fundraisers- Swift House Tours during Hometown Christmas and a murder myster in February.	
	Heritage Days	None	
	Hometown Christmas	Continued meeting with the committee, working with vendors, marketing and compiling the schedule.	
	Buchanan Street Strolls	None	
Poplar Grove Projects			
0	Cases: November	None	
0	Cases: December	None	
0	Issued Address Letters	None	
0	Prepared Zoning Verification Letters	None	
Scanned Plats: E-mail, Print and/or Burn			
1	Recorder's Office		

Planning Monthly Report Cont.

0	Other Department	None
0	General Public	None

Census

Staff finalized paperwork for the grant and discussed events with members of the Complete Count Committee

Planning Department Current Duties

Close out completed planning case files

Respond to all FOIA requests

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

Assist Growth Dimensions with requested data

Meetings and phone calls with developers regarding potential development

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

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

Prepare deposits and purchase orders for bill payments

**Staff began preparing for the Belvidere Area Chamber of Commerce Chili Cook-Off

**Staff helped serve Thanksgiving lunch to local senior citizens

**Staff assisted with the Land Bank



City of Belvidere Building Department Revenues



November 2019

65

Total Permits Issued

Total Value of Construction

\$1,647,958.00

	# of Permits	
Building Fees	62	\$10,251.72
Electric Permit Fees	14	\$677.50
Plumbing Permit Fees	0	\$0.00
HVAC Permit Fees	2	\$152.00
Insulation Permit Fees	1	\$20.00
Plan Review Fees	0	\$0.00
Zoning Review Fees	6	\$107.50
Pool Permit Fees	0	\$0.00
Sign Permit Fees	2	\$180.00
Fence Permit Fees	2	\$30.00
SW, DW, & GR Fees	4	\$252.50
Reinspection/Misc	0	\$0.00
Total Permit Income		\$11,671.22
Enterprize Zone Discount	2	\$1,689.22
Total Permit Fees		\$13,360.44

Break Down of Commercial vs. Residential Income

		Value
Commercial / Industrial Income	20	\$6,639.22
Residential Income	45	\$5,032.00
Multi Family	0	\$0.00
Single Family Residence	0	\$0.00
Commercial / Industrial	20	\$1,322,690.00
Other Residential	45	\$325,268.00

November 2019 Building Permits Report

Permit#	Date	Street#	dir	StreetName	Zone	Value	ConstructionType	BuildingFee	Exam Fee	Plan Fee	Permit Fee	Sign Fee	Zone Fee	Impact Fee	Annual Fee	Amusement Fee	Excavation Fee	Total Fee	Total Payable
2019-0236	11/01/19	628		Buchanan St	SR6	\$7,000.00	Tear off / re roof	\$140.00										\$140.00	\$140.00
2019-0242	11/01/19	222		Secretariats	TR7	\$900.00	replace 1 window	\$65.00										\$65.00	\$65.00
2019-0243	11/01/19	720		McKinley Ave	SR6	\$7,000.00	windows & door	\$140.00										\$140.00	\$140.00
2019-0246	11/01/19	1127		Kishwaukee St	SR6	\$1,800.00	rebuild roof	\$65.00										\$65.00	\$65.00
2019-0225	11/04/19	5422		Waters Bend Dr	SR4	\$10,000.00	solar panels	\$25.00	\$50.00									\$75.00	\$75.00
2019-0247	11/04/19	2384		Blossom	MRBL	\$8,000.00	Tear off / re roof	\$155.00										\$155.00	\$155.00
2019-0248	11/04/19	510		Highland	SR6	\$1,000.00	gas heater in gar	\$25.00	\$50.00									\$75.00	\$75.00
2019-0249	11/05/19	950	W	9th St	SR6	\$2,200.00	tear-off re roof	\$125.00										\$125.00	\$125.00
2019-0251	11/05/19	722		Logan Ave	NB	\$6,000.00	tear-off re roof	\$230.00										\$230.00	\$230.00
2019-0252	11/05/19	307		Buchanan St	SR6	\$13,000.00	tear-off re roof	\$100.00										\$100.00	\$100.00
2019-0253	11/05/19	400	W	Locust St	NB	\$0.00	submittal	\$100.00										\$100.00	\$100.00
2019-0254	11/05/19	506		Indian Dancer Tr	SR4	\$19,008.00	solar panels	\$25.00	\$50.00									\$75.00	\$75.00
2019-0255	11/05/19	316	N	Main St	SR6	\$500.00	ext stair repair	\$65.00										\$65.00	\$65.00
2019-0232	11/06/19	2101		Gateway Ctr Dr	PB	\$500.00	signs	\$25.00	\$60.00									\$85.00	\$85.00
2019-0214	11/06/19	135		Burgess St	SR6	\$3,000.00	tear-off re roof	\$80.00										\$80.00	\$80.00
2019-0237	11/06/19	1776		Logan Ave	PB	\$98,500.00	new canopy	\$945.00	\$25.00									\$970.00	\$970.00
2019-0087	11/06/19	209	N	State St	CB	\$4,390.00	windows	\$110.00										\$110.00	\$110.00
2019-0212	11/06/19	2110		Chamberlain St	SR4	\$10,000.00	windows	\$185.00										\$185.00	\$185.00
2019-0213	11/06/19	1638		Fox Field Dr	SR6	\$10,000.00	windows	\$185.00										\$185.00	\$185.00
2019-0215	11/06/19	1509		Whitney Blvd	SR6	\$3,000.00	windows	\$80.00										\$80.00	\$80.00
2019-0216	11/06/19	316		Allan St	SR6	\$3,000.00	windows	\$80.00										\$80.00	\$80.00
2019-0231	11/06/19	437		Carpenter St	SR6	\$5,000.00	windows	\$110.00										\$110.00	\$110.00
2019-0234	11/06/19	615		Caswell St	SR6	\$1,000.00	windows	\$65.00										\$65.00	\$65.00
2019-0241	11/06/19	2506	E	6th St	SR4	\$11,000.00	windows	\$200.00										\$200.00	\$200.00
2019-0256	11/07/19	518	W	5th St	SR6	\$8,400.00	tear-off re roof	\$170.00										\$170.00	\$170.00
2019-0258	11/07/19	613		McKinley Ave	SR6	\$18,000.00	remodel lint	\$305.00	\$75.00	\$102.00								\$482.00	\$482.00
2019-0260	11/07/19	300	S	Main St	CB	\$5,000.00	demo mass grading	\$265.00										\$265.00	\$265.00
2019-0261	11/07/19	2128		David Dr	SR6	\$5,500.00	windows	\$125.00										\$125.00	\$125.00
2019-0250	11/08/19	658	W	Locust St	SR6	\$89,000.00	tear-off re roof	\$835.00										\$835.00	\$835.00
2019-0265	11/08/19	718	E	2nd St	SR6	\$2,000.00	stair & railing	\$225.00										\$225.00	\$225.00
2019-0267	11/08/19	705	W	Perry St	SR6	\$5,000.00	tear-off re roof	\$125.00										\$125.00	\$125.00
2019-0206	11/12/19	400	W	Locust St	NB	\$7,500.00	celltower	\$120.00	\$75.00									\$195.00	\$195.00
2019-0224	11/12/19	456		Gall Ct	SR6	\$20,000.00	solar panels	\$25.00	\$60.00									\$85.00	\$85.00

Commercial Permits November 2019

Permit	Date	#	Dir	Street Name	Zone	Value	Construction	Building	Electric	Plumbing	HVAC	INSL	Review	Zoning	Sign	Fence	W	SW&D	Paid	Discount	Total Fee	Total Dep
2019-0087	11/06/19	209	N	State St	CB	\$4,390.00	windows	\$110.00											\$110.00		\$110.00	\$110.00
2019-0260	11/07/19	300	S	Main St	CB	\$5,000.00	demo mass grading	\$265.00											\$265.00		\$265.00	\$265.00
2019-0271	11/12/19	217	S	State St	CB	\$12,000.00	fire alarm	\$265.00	\$50.00										\$315.00		\$315.00	\$315.00
2019-0283	11/15/19	128	S	State St	CB	\$10,000.00	ceiling repair & elec	\$0.00											\$0.00		\$0.00	\$0.00
2019-0290	11/18/19	515	S	State St	CB	\$18,000.00	demo blig	\$162.50											\$162.50		\$162.50	\$162.50
2019-0268	11/19/19	1204	N	State St	GB	\$1,100.00	windows	\$165.00											\$165.00	\$162.50	\$165.00	\$165.00
2019-0289	11/19/19	425	N	Southtowne Dr	GB	\$12,000.00	signs	\$25.00	\$50.00					\$25.00	\$120.00				\$165.00		\$165.00	\$165.00
2019-0247	11/04/19	2334		Blossom	MR8L	\$8,000.00	Tear off / re roof	\$155.00											\$155.00		\$155.00	\$155.00
2019-0285	11/15/19	2319		Blossom Ln	MR8L	\$7,500.00	tear-off reroof	\$155.00											\$155.00		\$155.00	\$155.00
2019-0313	11/25/19	502		Park Ave	MR8L	\$11,000.00	windows	\$215.00											\$215.00		\$215.00	\$215.00
2019-0315	11/26/19	1800		Maple Ave	MR8L	\$102,000.00	Tear-off reroof	\$1,165.00											\$215.00		\$215.00	\$215.00
2019-0250	11/08/19	638	W	Locust St	MR8S	\$69,000.00	tear-off reroof	\$835.00											\$1,165.00		\$1,165.00	\$1,165.00
2019-0251	11/05/19	722		Logan Ave	NB	\$6,000.00	tear-off reroof	\$125.00											\$835.00		\$835.00	\$835.00
2019-0253	11/05/19	400	W	Locust St	NB	\$0.00	submittal	\$100.00											\$125.00		\$125.00	\$125.00
2019-0206	11/22/19	400	W	Locust St	NB	\$7,500.00	celltower	\$120.00	\$75.00										\$100.00		\$100.00	\$100.00
2019-0232	11/06/19	2101	W	Gateway Ctr Dr	PB	\$500.00	signs	\$25.00						\$25.00	\$60.00			\$195.00		\$195.00	\$195.00	
2019-0237	11/06/19	1776		Logan ave	PB	\$38,500.00	new canopy	\$945.00	\$25.00										\$110.00		\$110.00	\$110.00
2019-0277	11/12/19	2101		Gateway Ctr Dr	PB	\$0.00	submittal	\$100.00											\$95.00		\$95.00	\$95.00
2019-0286	11/19/19	6550		Reylon Dr	PI	\$10,000.00	electrical upgrade	\$25.00											\$100.00		\$100.00	\$100.00
2019-0287	11/07/19	2054		Graham Rd	RH	\$1,000,000.00	foundation shell	\$1,419.22	\$2.50			\$20.00		\$12.50				\$1,526.72	\$15,267.22	\$3,053.44	\$325.00	\$325.00
Z0						\$1,322,690.00		\$6,076.72	\$202.50	\$0.00	\$0.00	\$20.00	\$0.00	\$87.50	\$180.00	\$0.00	\$72.50	\$6,639.22	\$1,689.22	\$8,328.44	\$325.00	\$6,639.22

Enterprise Zone Discount Report November 2019

Permit #	Date	NO	DIR	STREET	ZONE	Value	Construction	Building	Electric	Plumbing	HVAC	INSL	REVV	Zong	Sign	Fence	SW&DW	Paid	EZ Discount	Total Fee	Total Dep
2019-0257	11/07/19	2054		Graham Rd	RH	\$1,000,000.00	foundation shell	\$1,419.22	\$2.50			\$20.00		\$12.50			\$72.50	\$1,526.72	\$1,526.72	\$053.44	1526.72
2019-0280	11/28/19	515	S	State St	CB	\$18,000.00	demo bltg	\$162.50									\$0.00	\$162.50	\$162.50	\$25.00	\$162.50
						\$11,000.00		\$1,581.72	\$2.50	\$0.00	\$0.00	\$20.00	\$0.00	\$12.50	\$0.00	\$0.00	\$72.50	\$1,689.22	\$1,689.22	\$3,378.44	\$1,689.22

Residential Permits November 2019

Permit #	Date	Address	Dir	Street Name	ZONE	Value	Construction	BLDG	Electric	Plumbg	HVAC	INSL	Review	Zoning	Fence	SW&DW	Total Fee	Total Deposit															
2019-0225	11/04/2019	5422		Waters Bend Dr	SR4	\$10,000.00	solar panels	\$25.00	\$50.00								\$75.00	\$75.00															
2019-0254	11/05/2019	506		Indian Dancer Tr	SR4	\$19,008.00	solar panels	\$25.00	\$50.00								\$75.00	\$75.00															
2019-0241	11/06/2019	2110		Chamberlain St	SR4	\$10,000.00	windows	\$185.00									\$185.00	\$185.00															
2019-0212	11/06/2019	2506	E	6th St	SR4	\$11,000.00	windows	\$200.00									\$200.00	\$200.00															
2019-0187	11/15/2019	1507		Conlin Ct	SR4	\$7,200.00	solar panels	\$25.00	\$50.00								\$75.00	\$75.00															
2019-0259	11/25/2019	204		Bear Dusk Way	SR4	\$30,160.00	solar panels	\$25.00	\$50.00							\$60.00	\$75.00	\$75.00															
2019-0311	11/25/2019	2114		Tobyan Dr	SR4	\$2,000.00	drive										\$60.00	\$60.00															
2019-0236	11/01/2019	628		Buchanan St	SR6	\$7,000.00	Tear off / re roof	\$140.00									\$140.00	\$140.00															
2019-0243	11/01/2019	720		McKinley Ave	SR6	\$7,000.00	windows & door	\$140.00									\$140.00	\$140.00															
2019-0246	11/01/2019	1127		Kishwaukee St	SR6	\$1,800.00	rebuild roof	\$65.00									\$65.00	\$65.00															
2019-0248	11/04/2019	510		Highland	SR6	\$1,000.00	gas heater in gar	\$25.00		\$50.00							\$75.00	\$75.00															
2019-0249	11/05/2019	950	W	9th St	SR6	\$2,200.00	tear-off re roof	\$140.00									\$140.00	\$140.00															
2019-0252	11/05/2019	307		Buchanan St	SR6	\$13,000.00	tear-off re roof	\$230.00									\$230.00	\$230.00															
2019-0255	11/05/2019	316	N	Main St	SR6	\$500.00	ext stair repair	\$65.00									\$65.00	\$65.00															
2019-0213	11/06/2019	1638		Fox Field Dr	SR6	\$10,000.00	windows	\$185.00									\$185.00	\$185.00															
2019-0214	11/06/2019	135		Burgess St	SR6	\$3,000.00	tear-off re roof	\$80.00									\$80.00	\$80.00															
2019-0215	11/06/2019	1509		Whitney Blvd	SR6	\$3,000.00	windows	\$80.00									\$80.00	\$80.00															
2019-0216	11/06/2019	316		Allen St	SR6	\$3,000.00	windows	\$80.00									\$80.00	\$80.00															
2019-0231	11/06/2019	437		Caroenter St	SR6	\$5,000.00	windows	\$110.00									\$110.00	\$110.00															
2019-0234	11/06/2019	615		Caswell St	SR6	\$1,000.00	windows	\$65.00									\$65.00	\$65.00															
2019-0256	11/07/2019	518	W	5th St	SR6	\$8,400.00	tear-off re roof	\$170.00									\$170.00	\$170.00															
2019-0258	11/07/2019	613		McKinley Ave	SR6	\$18,000.00	remodel lint	\$305.00	\$75.00		\$102.00						\$482.00	\$482.00															
2019-0261	11/07/2019	2128		Davis Dr	SR6	\$5,500.00	windows	\$125.00									\$125.00	\$125.00															
2019-0265	11/08/2019	718	E	2nd St	SR6	\$2,000.00	stair & railing	\$225.00									\$225.00	\$225.00															
2019-0267	11/08/2019	705	W	Perry St	SR6	\$5,400.00	tear-off re roof	\$125.00									\$125.00	\$125.00															
2019-0224	11/12/2019	456		Gail Ct	SR6	\$20,000.00	solar panels	\$25.00	\$50.00								\$125.00	\$125.00															
2019-0275	11/12/2019	111	W	Hurlbut Ave	SR6	\$1,200.00	flat roof repair	\$65.00									\$125.00	\$125.00															
2019-0244	11/15/2019	1304		16th Ave	SR6	\$11,200.00	solar panels	\$25.00	\$50.00								\$75.00	\$75.00															
2019-0278	11/15/2019	1425		Maple Ave	SR6	\$1,500.00	renew elect pmt	\$50.00									\$50.00	\$50.00															
2019-0284	11/15/2019	305		Beacon Dr	SR6	\$4,000.00	siding repair	\$95.00									\$95.00	\$95.00															
2019-0286	11/18/2019	215	W	Boone St	SR6	\$6,000.00	siding	\$125.00									\$125.00	\$125.00															
2019-0293	11/18/2019	407		Van Buren	SR6	\$5,400.00	tear-off re roof	\$125.00									\$125.00	\$125.00															
2019-0291	11/18/2019	822		East Ave	SR6	\$6,300.00	tear-off re roof	\$140.00									\$140.00	\$140.00															
2019-0293	11/18/2019	509	E	Marshall St	SR6	\$1,800.00	driveway																										
2019-0295	11/19/2019	940	E	Lincoln Ave	SR6	\$1,200.00	fence	\$25.00					\$10.00	\$15.00	\$60.00		\$60.00	\$60.00															
2019-0297	11/19/2019	714		Grover St	SR6	\$2,000.00	repl water svc	\$65.00									\$65.00	\$65.00															
2019-0299	11/20/2019	313	E	2nd St	SR6	\$2,000.00	roof repair	\$65.00									\$65.00	\$65.00															
2019-0303	11/22/2019	1443	S	Main St	SR6	\$2,000.00	drive								\$60.00		\$60.00	\$60.00															
2019-0308	11/22/2019	1526	S	Main St	SR6	\$8,400.00	tear-off re roof	\$170.00									\$170.00	\$170.00															
2019-0309	11/22/2019	1318		Julien St	SR6	\$23,936.00	solar panels	\$25.00	\$50.00								\$75.00	\$75.00															
2019-0310	11/22/2019	1519		Ruby St	SR6	\$7,680.00	tear-off re roof	\$155.00									\$155.00	\$155.00															
2019-0304	11/25/2019	415		Buchanan St	SR6	\$31,584.00	solar panels	\$25.00	\$50.00								\$75.00	\$75.00															
2019-0312	11/25/2019	1610		14th Ave	SR6	\$1,200.00	roof repair	\$65.00									\$65.00	\$65.00															
2019-0314	11/25/2019	926		Whitney	SR6	\$900.00	fence	\$25.00						\$10.00	\$15.00		\$50.00	\$50.00															
2019-0242	11/01/2019	222		Secretariats	TR7	\$800.00	replace 1 window	\$65.00									\$65.00	\$65.00															
																	\$4,175.00	\$475.00	\$0.00	\$0.00	\$152.00	\$0.00	\$180.00	\$30.00	\$120.00	\$0.00	\$5,032.00	\$5,032.00					
																	\$325,268.00																

November 2019 Building Department Deposit Report

DATE	BUILDG	ELECT	PLUMBG	HVAC	INSL	REVV	ZONG	SIGN	FENCE	SW&DW	AMT PAID	EZ DISC	TOTAL FEE	REINSPECT /MISC	CODE ENF	ELECTR CERT	TOTAL DEP
11/01/2019	\$410.00										\$410.00		\$410.00				\$410.00
11/04/2019	\$205.00	\$50.00		\$50.00							\$305.00		\$305.00				\$305.00
11/06/2019	\$685.00	\$50.00									\$735.00		\$735.00				\$735.00
11/07/2019	\$1,465.00	\$25.00				\$50.00	\$60.00				\$1,600.00		\$1,600.00				\$1,600.00
11/07/2019	\$865.00	\$75.00		\$102.00							\$1,042.00		\$1,042.00			\$50.00	\$1,092.00
11/12/2019	\$1,185.00										\$1,185.00		\$1,185.00				\$1,185.00
11/13/2019	\$1,994.22	\$177.50			\$20.00	\$12.50				\$72.50	\$2,276.72	\$1,526.72	\$3,803.44			\$50.00	\$2,326.72
11/15/2019	\$350.00	\$100.00									\$450.00		\$450.00				\$450.00
11/19/2019	\$717.50									\$60.00	\$777.50	\$162.50	\$940.00				\$777.50
11/20/2019	\$440.00	\$50.00				\$35.00	\$120.00	\$15.00			\$660.00		\$660.00			\$50.00	\$710.00
11/21/2019	\$65.00										\$65.00		\$65.00				\$65.00
11/22/2019	\$195.00	\$50.00								\$60.00	\$305.00		\$305.00				\$305.00
11/26/2019	\$510.00	\$100.00				\$10.00			\$15.00	\$60.00	\$695.00		\$695.00				\$695.00
11/26/2019	\$1,165.00										\$1,165.00		\$1,165.00				\$1,165.00
	\$10,251.72	\$677.50	\$0.00	\$152.00	\$20.00	\$0.00	\$107.50	\$180.00	\$30.00	\$252.50	\$11,671.22	\$1,689.22	\$13,360.44	\$0.00	\$0.00	\$150.00	\$11,821.22

20 Commercial Permits were issued by the Building Dept. in November, 2019.
5 were permits for multi-family units/parcels, 1 was a residence in the NB zone

Bel Rock 2054 Graham Rd	foundation & shell
Corrugated Metals 6550 Revlon Dr.	electrical upgrade
Walmart 2101 Gateway Ctr Dr.	submittal for online grocery pickup & temp signage
Cherry Poker 425 Southtowne	signs
Cell tower 400 W. Locust St	submittal & addition to tower
River Oaks Apts. 638 W. Locust	tear-off reroof
Belvidere Fire Dept. 123 S. State	ceiling repair & electrical
Sheffield Meadows 1800 Maple Ave	new roof
American Family Insurance	windows
OMEK LLC 515 S. State St.	remove brick and replace with windows
Gomez Taqueria	fire alarm system

217 S. State St

Kelley Williamson
1776 Logan Ave

new canopy

Russell Caldwell
300 S. Main St

demo, mass grading

B Town Cooperative
209 N. State St

windows

COMPLETED PROJECTS:

Pearle Vision

896 Belvidere Rd.

C/O issued 11/26/2019

Shopko Optical

1918 Gateway Ctr. Rd

C/O issued 10/31/2019

Residential Building Permit

City of Belvidere

Building Department

401 Whitney Blvd Suite 300 Belvidere, IL 61008

Phone: 815-547-7177

Permit Number: 20190225



Job Location: 5422 WATERS BEND DR
City, State, Zip: BELVIDERE, 61008-
Parcel No: 05-29-326-019
Alteration of: 0
Zoning: SR-4
Project Cost: 10000
Flood Zone: No

Owner Name: BENNETT, RODNEY J & MELISSA
 A
Address: 5422 WATERS BEND DR
City, State, Zip: BELVIDERE, IL 61008
Phone: 815-544-7737
Email:

Type of Building:
Type of Foundation:
Type of Roofing:
Type of Heat:
Fuel: [Fuel
 A/C:

Exterior Finish:
Bldg Dimension:
Area: 0
Basement

Contractors:

Type	Name	Address	Phone	License #
General	Modern Mill Solar	3518 Broadway	260-234-2147	

Fees	Amount	Payments	Type	Amount
Application fee	\$25.00	11/04/2019	Check	\$75.00
Residential - Electrical Minimum fee per permit	\$25.00			
Electrical Fee	\$25.00			
Total Fee: \$75.00		Total Paid: \$75.00		

I do hereby certify that the information contained herein is true and correct.

 Owner/Authorized Signature

10/29/2019

 Date

Residential Building Permit

City of Belvidere

Building Department

401 Whitney Blvd Suite 300 Belvidere, IL 61008

Phone: 815-547-7177

Permit Number: 20190254



Job Location: 506 INDIAN DANCER TRL
City, State, Zip: BELVIDERE, 61008-
Parcel No: 05-24-477-012
Alteration of: 0
Zoning: SR-4
Project Cost: 19008
Flood Zone:

Owner Name: MEDINA, RUBEN
Address: 506 INDIAN DANCER TRL
City, State, Zip: BELVIDERE, IL 61008
Phone:
Email:

Type of Building: Single-family home
Type of Foundation:
Type of Roofing:
Type of Heat:
Fuel: [Fuel]
A/C:

Exterior Finish:
Bldg Dimension:
Area: 0
Basement

Contractors:

Type	Name	Address	Phone	License #
General	Vivint Solar	70 Messner Dr	708-390-8285	

Fees	Amount	Payments	Type	Amount
Application fee	\$25.00	11/05/2019	Check	\$75.00
Electrical Installation Permit	\$25.00			
Residential - Electrical Minimum fee per permit	\$25.00			
Total Fee: \$75.00			Total Paid: \$75.00	

I do hereby certify that the information contained herein is true and correct.

Owner/Authorized Signature

11/05/2019

Date

Commercial Building Permit

City of Belvidere

Building Department

401 Whitney Blvd Suite 300 Belvidere, IL 61008

Phone: 815-547-7177

Permit Number: 20190237



Job Location: 1776 LOGAN AVE
City, State, Zip: BELVIDERE, 61008-
Parcel No: 06-31-101-003
Alteration of: 576
Zoning:
Project Cost: 0
Flood Zone:

Owner Name: GRIFFIN-WILLIAMSON CO
Address: 1132 HARRISON AVE
City, State, Zip: ROCKFORD, IL 61104
Phone:
Email:

Type of Building:
Type of Foundation:
Type of Roofing
Type of Heat
Fuel: [Fuel]
A/C:

Exterior Finish:
Bldg Dimension:
Area: 0
Basement

Contractors:

Type	Name	Address	Phone	License #
General	Oil Equipment Company	608-354-1992		

Fees	Amount	Payments	Type	Amount
Application fee	\$25.00	11/06/2019	Check	\$395.00
Commercial - NEW construction and additions of Industrial, Commercial, Public, and Institutional	\$240.00			
Minimum Miscellenous Inspection Fee	\$80.00			
Electrical Installation Permit	\$25.00			
Commercial Zoning	\$25.00			
Total Fee: \$395.00			Total Paid: \$395.00	

I do hereby certify that the information contained herein is true and correct.

 Owner/Authorized Signature

11/06/2019

 Date

Residential Building Permit

City of Belvidere

Building Department

401 Whitney Blvd Suite 300 Belvidere, IL 61008

Phone: 815-547-7177

Permit Number: 20190258



Job Location: 613 MCKINLEY AVE
City, State, Zip: BELVIDERE, 61008-2340
Parcel No: 05-25-102-008
Alteration of: 2600
Zoning: SR-6
Project Cost: 18000
Flood Zone: No

Owner Name: REYES, JUANA & VICTORIA
Address: 211 E 2ND ST
City, State, Zip: BELVIDERE, IL 61008
Phone:
Email:

Type of Building:
Type of Foundation:
Type of Roofing
Type of Heat
Fuel: [Fuel]
A/C:

Exterior Finish:
Bldg Dimension:
Area: 2600
Basement

Contractors:

Type	Name	Address	Phone	License #
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Fees	Amount	Payments	Type	Amount
Application fee	\$25.00	11/07/2019	Cash	\$482.00
Electrical Installation Permit	\$25.00			
Residential - Electrical Minimum fee per permit	\$25.00			
Electrical Fee	\$25.00			
Residential - Remodeling & Accessory buildings, re-roofing, re-siding, porches, swimming pools, additions, and decks	\$280.00			
HVAC SQFT Fee	\$52.00			
Residential or Commercial heating, forced air, ventilating, air conditioning, or boiler	\$50.00			
Total Fee: \$482.00			Total Paid: \$482.00	

I do hereby certify that the information contained herein is true and correct.

 Owner/Authorized Signature

11/07/2019

 Date

Commercial Building Permit

City of Belvidere

Building Department

401 Whitney Blvd Suite 300 Belvidere, IL 61008

Phone: 815-547-7177

Permit Number: 20190206



Job Location: 400 W LOCUST ST
City, State, Zip: BELVIDERE, 61008-
Parcel No: 05-26-479-002
Alteration of: 0
Zoning: NB
Project Cost: 7500
Flood Zone: No

Owner Name: AMERICAN TOWER ASSET SUB
LLC ATTN PROPERTY TAX DEPT
Address: PO BOX 723597
City, State, Zip: ATLANTA,GA 31139
Phone:
Email:

Type of Building:
Type of Foundation:
Type of Roofing:
Type of Heat:
Fuel: [Fuel]
A/C:

Exterior Finish:
Bldg Dimension:
Area: 0
Basement

Contractors:

Type	Name	Address	Phone	License #
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Fees	Amount	Payments	Type	Amount
Application fee	\$25.00	11/12/2019	Check	\$195.00
Electrical Installation Permit	\$25.00			
Residential - Electrical Minimum fee per permit	\$25.00			
Electrical Fee	\$25.00			
Commercial - REMODEL buildings for Industrial, Public, Commercial	\$95.00			
Total Fee: \$195.00		Total Paid: \$195.00		

I do hereby certify that the information contained herein is true and correct.

Owner/Authorized Signature

10/24/2019

Date

Residential Building Permit

City of Belvidere

Building Department

401 Whitney Blvd Suite 300 Belvidere, IL 61008

Phone: 815-547-7177

Permit Number: 20190224



Job Location: 456 GAIL CT
City, State, Zip: BELVIDERE, 61008-
Parcel No: 05-26-101-029
Alteration of: 0
Zoning: SR-6
Project Cost: 20000
Flood Zone:

Owner Name: KESLER, KENNETH A & CATHERINE I
Address: 456 GAIL CT
City, State, Zip: BELVIDERE, IL 61008
Phone: 815-222-0639
Email:

Type of Building: Residential
Type of Foundation:
Type of Roofing: asphalt
Type of Heat:
Fuel: [Fuel
A/C:

Exterior Finish:
Bldg Dimension:
Area: 0
Basement

Contractors:

Type	Name	Address	Phone	License #
General	Bright Planet Solar	2400 Davey Rd	773-727-5511	

Fees	Amount	Payments	Type	Amount
Application fee	\$25.00	11/12/2019	Check	\$75.00
Residential - Electrical Minimum fee per permit	\$25.00			
Electrical Fee	\$25.00			
Total Fee: \$75.00			Total Paid: \$75.00	

I do hereby certify that the information contained herein is true and correct.

 Owner/Authorized Signature

11/12/2019

 Date

Commercial Building Permit

City of Belvidere

Building Department

401 Whitney Blvd Suite 300 Belvidere, IL 61008

Phone: 815-547-7177

Permit Number: 20190257



Job Location: 2054 Graham Road
City, State, Zip: Belvidere, IL 61008
Parcel No:
Alteration of: 11152
Zoning: GI
Project Cost: 1000000
Flood Zone: No

Owner Name: Bel Rock Paving
Address: 2054 Graham Road
City, State, Zip ,
Phone:
Email:

Type of Building: Post Frame
Type of Foundation: Casson
Type of Roofing: Steel
Type of Heat: GFA
Fuel: [Fuel]
A/C: Yes

Exterior Finish: Steel
Bldg Dimension:
Area: 11152
Basement: N/A

Contractors:

Type	Name	Address	Phone	License #
General	Owner			

Fees	Amount	Payments	Type	Amount
Driveway and/or Approach	\$60.00	11/12/2019	EZ Discount	\$3,053.44
Driveway, Sidewalk and lot grading inspection	\$85.00			
Minimum Miscellenous Inspection Fee	\$240.00			
Submittal Fee	\$100.00			
Commercial & Industrial SERVICE	\$5.00			
Application fee	\$25.00			
Commercial - NEW construction and additions of Industrial, Commercial, Public, and Institutional	\$2,473.44			
Commercial Zoning	\$25.00			
Insulation - NEW construction	\$40.00			
Total Fee: \$3,053.44		Total Paid: \$3,053.44		

I do hereby certify that the information contained herein is true and correct.

Owner/Authorized Signature

11/12/2019

Date

Commercial Building Permit

City of Belvidere

Building Department

401 Whitney Blvd Suite 300 Belvidere, IL 61008

Phone: 815-547-7177

Permit Number: 20190271



Job Location: 217 S STATE ST
City, State, Zip: BELVIDERE, 61008-
Parcel No: 05-26-478-041
Alteration of: 0
Zoning:
Project Cost: 12000
Flood Zone:

Owner Name: Gomez
Address: 217 S Stae
City, State, Zip Belvidere, IL, 61008,IL 61008
Phone:
Email:

Type of Building: Brick Frame
Type of Foundation: Block
Type of Roofing
Type of Heat GFA
Fuel: [Fuel]
A/C:

Exterior Finish: Brick
Bldg Dimension:
Area: 0
Basement

Contractors:

Type	Name	Address	Phone	License #
General	Skyline Fire and Security	708-935-2176		

Fees	Amount	Payments	Type	Amount
Application fee	\$25.00	11/12/2019	Check	\$315.00
Commercial - REMODEL buildings for Industrial, Public, Commercial	\$240.00			
Commercial & Industrial - New or Existing additions or remodel, alarm system, smoke detectors, emergency lights, fire inspection, occupancy inspection	\$50.00			
Total Fee: \$315.00		Total Paid: \$315.00		

I do hereby certify that the information contained herein is true and correct.

 Owner/Authorized Signature

 11/12/2019
 Date

Residential Building Permit

City of Belvidere

Building Department

401 Whitney Blvd Suite 300 Belvidere, IL 61008

Phone: 815-547-7177

Permit Number: 20190187



Job Location: 1507 CONLIN CT
City, State, Zip: BELVIDERE, 61008-
Parcel No: 05-24-429-008
Alteration of: 0
Zoning: SR-4
Project Cost: 7200
Flood Zone:

Owner Name: GIBBS, SHERRI K
Address: 1507 CONLIN CT
City, State, Zip: BELVIDERE, IL 61008
Phone:
Email:

Type of Building:
Type of Foundation:
Type of Roofing: asphalt
Type of Heat:
Fuel: [Fuel]
A/C:

Exterior Finish:
Bldg Dimension:
Area: 0
Basement

Contractors:

Type	Name	Address	Phone	License #
General	ReThink Electric	850 N. Central Ave	630-509-0937	

Fees	Amount	Payments	Type	Amount
Application fee	\$25.00	11/15/2019	Check	\$75.00
Electrical Installation Permit	\$25.00			
Residential - Electrical Minimum fee per permit	\$25.00			
Total Fee: \$75.00		Total Paid: \$75.00		

I do hereby certify that the information contained herein is true and correct.

 Owner/Authorized Signature

11/15/2019

 Date

Residential Building Permit

City of Belvidere

Building Department

401 Whitney Blvd Suite 300 Belvidere, IL 61008

Phone: 815-547-7177

Permit Number: 20190244



Job Location: 1304 16TH AVE
City, State, Zip: BELVIDERE, IL 61008-
Parcel No: 05-35-303-011
Alteration of: 0
Zoning: SR-6
Project Cost: 11200
Flood Zone: No

Owner Name: HARRIS, EARL & NOLA
Address: 1304 16TH AVE
City, State, Zip: BELVIDERE, IL 61008
Phone: 815-544-5436
Email:

Type of Building: Residential
Type of Foundation:
Type of Roofing: asphalt
Type of Heat:
Fuel: [Fuel
A/C:

Exterior Finish:
Bldg Dimension:
Area: 0
Basement

Contractors:

Type	Name	Address	Phone	License #
General	ReThink Electric	850 N. Central Ave	630-509-0937	

Fees	Amount	Payments	Type	Amount
Application fee	\$25.00	11/15/2019	Check	\$75.00
Residential - Electrical Minimum fee per permit	\$25.00			
Electrical Fee	\$25.00			
Total Fee: \$75.00			Total Paid: \$75.00	

I do hereby certify that the information contained herein is true and correct.

 Owner/Authorized Signature

11/15/2019

 Date

Commercial Building Permit

City of Belvidere

Building Department

401 Whitney Blvd Suite 300 Belvidere, IL 61008

Phone: 815-547-7177

Permit Number: 20190289



Job Location: 425 Southtowne
City, State, Zip: Belvidere, IL 61008
Parcel No: 05-35-482-017
Alteration of: 0
Zoning: GB
Project Cost: 12000
Flood Zone: No

Owner Name: Anthony DalPra
Address: 301 Southtowne Dr.
City, State, Zip: Belvidere, IL 61008
Phone:
Email:

Type of Building:
Type of Foundation:
Type of Roofing:
Type of Heat:
Fuel: [Fuel
A/C:

Exterior Finish:
Bldg Dimension:
Area: 0
Basement

Contractors:

Type	Name	Address	Phone	License #
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Fees	Amount	Payments	Type	Amount
Application fee	\$25.00	11/19/2019	Check	\$220.00
Sign Fee	\$60.00			
Sign Fee	\$60.00			
Commercial Zoning	\$25.00			
Commercial Electric fee per SIGN	\$50.00			
Total Fee: \$220.00		Total Paid: \$220.00		

I do hereby certify that the information contained herein is true and correct.

Owner/Authorized Signature

11/18/2019

Date

Residential Building Permit

City of Belvidere

Building Department

401 Whitney Blvd Suite 300 Belvidere, IL 61008

Phone: 815-547-7177

Permit Number: 20190309



Job Location: 1318 JULIEN ST
City, State, Zip: BELVIDERE, 61008-
Parcel No: 05-25-430-025
Alteration of: 0
Zoning: SR-6
Project Cost: 23936
Flood Zone:

Owner Name: MARTINEZ, JESUS GONZALEZ
Address: 1318 JULIEN ST
City, State, Zip: BELVIDERE, IL 61008
Phone:
Email:

Type of Building:
Type of Foundation:
Type of Roofing: asphalt
Type of Heat:
Fuel: [Fuel
A/C:

Exterior Finish:
Bldg Dimension:
Area: 0
Basement

Contractors:

Type	Name	Address	Phone	License #
General	Vivint Solar	70 Messner Dr	708-390-8285	
Electrical	Donald Stauffer			

Fees	Amount	Payments	Type	Amount
Application fee	\$25.00	11/22/2019	Check	\$75.00
Electrical Installation Permit	\$25.00			
Residential - Electrical Minimum fee per permit	\$25.00			
Total Fee: \$75.00			Total Paid: \$75.00	

I do hereby certify that the information contained herein is true and correct.

 Owner/Authorized Signature

11/22/2019

 Date

Residential Building Permit

City of Belvidere

Building Department

401 Whitney Blvd Suite 300 Belvidere, IL 61008

Phone: 815-547-7177

Permit Number: 20190259



Job Location: 204 BEAR DUSK WAY
City, State, Zip: BELVIDERE, 61008-
Parcel No: 05-25-226-030
Alteration of: 0
Zoning: SR-4
Project Cost: 30160
Flood Zone:

Owner Name: VOWLES, JUNE I TR
Address: 204 BEAR DUSK WAY
City, State, Zip: BELVIDERE, IL 61008
Phone:
Email:

Type of Building:
Type of Foundation:
Type of Roofing: comp shingle
Type of Heat:
Fuel: [Fuel
A/C:

Exterior Finish:
Bldg Dimension:
Area: 0
Basement

Contractors:

Type	Name	Address	Phone	License #
General	SunPower Corp	2380 Vantage Dr	773-309-1856	
General	Darren Handler	631-793-0889		

Fees	Amount	Payments	Type	Amount
Application fee	\$25.00	11/25/2019	Check	\$75.00
Electrical Installation Permit	\$25.00			
Residential - Electrical Minimum fee per permit	\$25.00			
Total Fee: \$75.00			Total Paid: \$75.00	

I do hereby certify that the information contained herein is true and correct.

 Owner/Authorized Signature

11/25/2019
 Date

Residential Building Permit

City of Belvidere

Building Department

401 Whitney Blvd Suite 300 Belvidere, IL 61008

Phone: 815-547-7177

Permit Number: 20190304



Job Location: 415 BUCHANAN ST
City, State, Zip: BELVIDERE, 61008-3820
Parcel No: 05-25-378-006
Alteration of: 0
Zoning: SR-6
Project Cost: 0
Flood Zone:

Owner Name: BARTLETT, JAVED & FOULKER
 KELSY
Address: 415 BUCHANAN ST
City, State, Zip: BELVIDERE, IL 610083820
Phone:
Email:

Type of Building:
Type of Foundation:
Type of Roofing:
Type of Heat:
Fuel: [Fuel
A/C:

Exterior Finish:
Bldg Dimension:
Area: 0
Basement

Contractors:

Type	Name	Address	Phone	License #
General	SunPower Corp	2380 Vantage Dr	773-309-1856	

Fees	Amount	Payments	Type	Amount
Application fee	\$25.00	11/25/2019	Cash	\$75.00
Electrical Installation Permit	\$25.00			
Residential - Electrical Minimum fee per permit	\$25.00			
Total Fee: \$75.00			Total Paid: \$75.00	

I do hereby certify that the information contained herein is true and correct.

 Owner/Authorized Signature

11/25/2019

 Date

November 2019 Case Report

11/01/2019 - 11/30/2019

Case Date	Parcel Address	Assigned To	Description	Main Status
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Group: Closed

11/15/2019	1019 WHITNEY BLVD	Cara Whetsel	too many dogs	Closed
11/18/2019	1725 CLOVERDALE WAY	Cara Whetsel	furniture in the front yard	Closed
11/18/2019	1720 CLOVERDALE WAY	Cara Whetsel	Garbage - washing machine and dryer in the front vard.	Closed
11/18/2019	2137 RIDGEFIELD DR	Cara Whetsel	garbage in the front yard	Closed
11/18/2019	124 S State	Cara Whetsel	mattresses & old furniture behind the building	Closed
11/27/2019	2418 FAIRFIELD TRL	Cara Whetsel	garbage	Closed
11/12/2019	921 CONCORDIA DR	Cara Whetsel	inoperable vehicle parked in the grass	Closed
11/12/2019	905 CONCORDIA DR	Cara Whetsel	many bags of garbage piled in front of the garage	Closed
11/12/2019	413 E HURLBUT AVE	Cara Whetsel	garbage & cans out too long	Closed
11/6/2019	409 E HURLBUT AVE	Cara Whetsel	garbage & too much outdoor storage	Closed
11/6/2019	509 E MARSHALL ST	Cara Whetsel	inoperable vehicle, parking on grass, temp building in front vard	Closed

11/12/2019	926 WHITNEY BLVD	Cara Whetsel	new fence w/o permit	Closed

Group Total: 12

Group: In Progress

11/18/2019	2315 RIDGEFIELD DR	Cara Whetsel	xmas decorations in the ROW	In Progress
11/27/2019	711 MCKINLEY AVE	Cara Whetsel	garbage, scrap metal, outdoor storage, parking in grass	In Progress
11/27/2019	1007 LOGAN AVE	Craig Wilcox	Property Maintenance - Weeds, Vehicles-inoperable and parking on grass, Trash, Gutters, Trailers and Address	In Progress
11/12/2019	928 JULIEN ST	Cara Whetsel	accessory structure with falling soffit, facia & a few pieces of siding falling off	In Progress

Group Total: 4

Group: Ticketed

11/6/2019	510 HELEN ST	Cara Whetsel	inoperable vehicle, parking in grass, garbage	Ticketed

Group Total: 1

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Total Records: 17

12/6/2019

509 E Marshall

Before

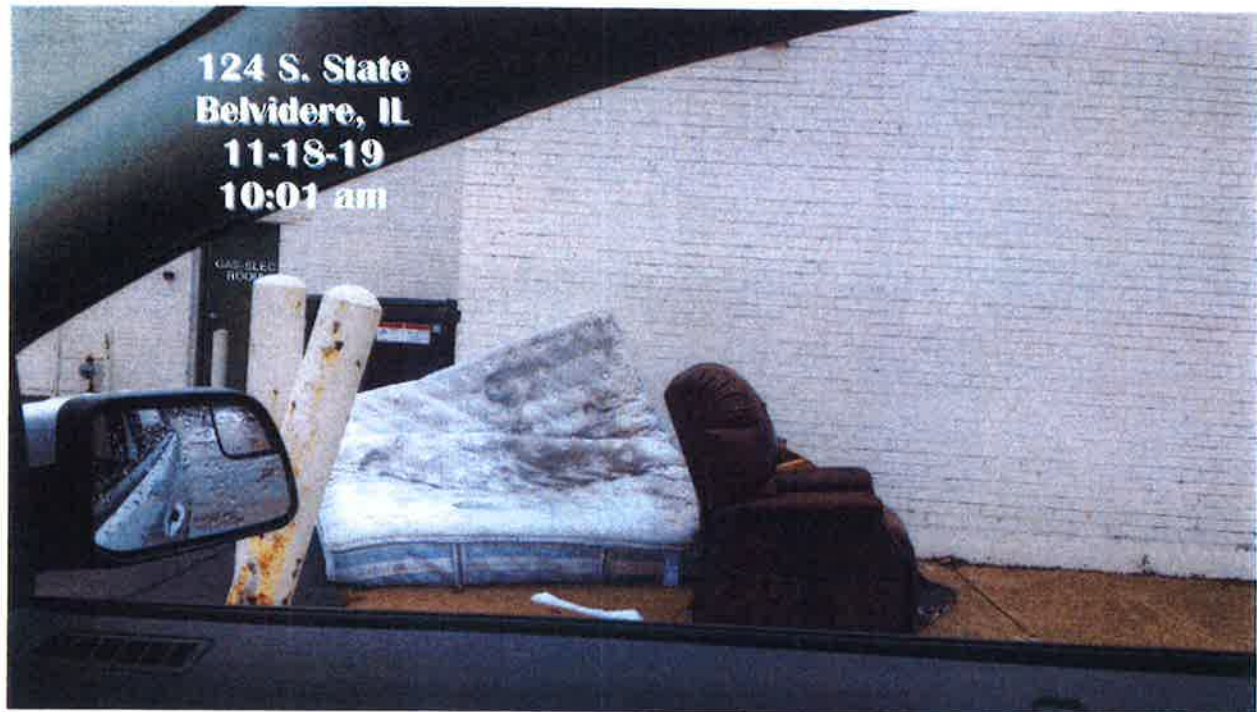


After



124 S. State

Before



After



413 E. Hurlbut

Before



After



905 Concordia

Before



After



921 Concordia

Before



After



1005 Julien

Before



After



1720 Cloverdale

Before



After



1725 Cloverdale

Before



After



2418 Fairfield

Before



After



INCOME STATEMENT FOR THE GENERAL FUND

				Through	November	2019	
	Account #	Actual FY 18	Actual FY 19	Month of November	YTD Actual for FY 20	Budget FY 20	58% of budget
General Administration							
RE Property Tax	01-4-110-4010	1,759,868.97	1,773,398.86	72,089.06	1,771,339.58	1,769,385	100%
Hotel / Motel Tax	01-4-110-4011	2,579.99	3,701.93	0.00	1,713.10	3,440	50%
Auto Rental Tax	01-4-110-4012	6,794.30	7,258.78	628.79	5,284.04	7,020	75%
Muni Infrastructure Maint	01-4-110-4013	131,450.51	115,226.64	8,591.34	60,309.29	119,400	51%
State Income Tax	01-4-110-4100	2,710,100.59	2,484,021.35	177,268.52	1,687,304.33	2,577,688	65%
Home Rule Sales Tax	01-4-110-4109	0.00	75,146.73	98,119.25	664,317.10	1,200,000	0%
Muni Sales Tax	01-4-110-4110	3,427,287.63	3,583,825.71	326,953.69	2,165,674.57	3,634,459	60%
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	663,704.70	756,473.16	66,860.21	469,827.70	811,045	58%
Local Motor Fuel Tax	01-4-110-4113	0.00	339,494.03	44,737.86	348,312.79	558,000	62%
Replacement Tax	01-4-110-4120	433,270.17	450,226.41	0.00	354,813.60	469,498	76%
Repl Tax Dist to Pensions	01-4-110-4121	(260,246.00)	(268,051.00)	(75,000.00)	(75,000.00)	(268,051)	28%
State Grants	01-4-110-4150	0.00	2,270.00	780.00	780.00	0	0%
Grants (NDevelopment)	01-4-110-4151	0.00	0.00	0.00	0.00	0	0%
Business License	01-4-110-4200	15,340.00	13,640.00	375.00	12,390.00	16,595	75%
Liquor License & Fines	01-4-110-4210	157,450.00	169,400.00	0.00	99,500.00	117,700	85%
Amusement Machine	01-4-110-4230	9,800.00	65,800.00	3,000.00	69,000.00	73,800	93%
Court Fines	01-4-110-4400	326,213.98	340,756.68	24,205.44	149,649.36	338,850	44%
Parking Fines	01-4-110-4410	12,731.00	21,254.00	2,085.00	6,080.00	20,825	29%
Seized Vehicle Fee	01-4-110-4420	90,450.00	71,300.00	3,300.00	37,351.00	78,000	48%
Engr Fees-Subdivision	01-4-110-4430	0.00	0.00	0.00	345.00	20,000	2%
Video Gambling	01-4-110-4440	279,016.24	345,766.25	31,154.33	227,848.49	336,000	68%
Franchise Fees	01-4-110-4450	279,541.15	333,905.39	68,181.16	208,163.83	280,434	74%
Comcast Fees	01-4-110-4455	2,160.90	0.00	0.00	0.00	0	0%
Death/Birth Certificates	01-4-110-4460	18,818.00	19,116.00	1,514.00	11,228.58	19,528	57%
Accident/Fire Reports	01-4-110-4470	6,060.00	6,033.00	670.00	2,722.80	6,478	42%
Annexation/Plat Fees	01-4-110-4471	0.00	0.00	0.00	0.00	20,000	0%
Tipping Fees	01-4-110-4472	83,373.68	70,326.78	0.00	35,565.51	81,156	44%
Fuel Charges (outside vendors)	01-4-110-4550	211,852.37	216,537.69	31,159.10	138,913.38	230,246	60%
Interest Income	01-4-110-4600	55,202.89	131,547.84	51,991.59	139,451.62	141,000	99%
Misc Revenues	01-4-110-4900	13,512.51	19,146.17	345.80	16,555.81	24,600	67%
Heritage Days	01-4-110-4901	88,700.24	126,730.98	0.00	65,165.14	0	0%
Historic Pres. Fund Raising	01-4-110-4902	8,115.00	4,497.07	0.00	5,256.00	0	0%
Historic Pres. Grant Reimb.	01-4-110-4903	0.00	16,288.89	0.00	0.00	0	0%
<u>Operating Transfer in (Reserve)</u>	<u>01-4-110-9998</u>	<u>22,510.55</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>0%</u>
Total General Administration Revenues		10,555,659.37	11,295,039.34	939,010.14	8,679,862.62	12,687,096	68%
Salaries - Elected Officials	01-5-110-5000	213,878.30	214,542.34	16,418.20	129,569.84	215,212	60%
Salaries - Regular - FT	01-5-110-5010	226,430.75	233,508.86	(2,425.00)	157,036.57	241,286	65%
Group Health Insurance	01-5-110-5130	454,004.09	469,143.70	31,240.74	246,227.01	527,147	47%
Health Ins Claims Pd (Dental)	01-5-110-5131	29,787.65	29,265.19	621.60	6,742.20	35,000	19%
Group Life Insurance	01-5-110-5132	1,379.70	1,391.85	114.75	811.35	1,458	56%
Health Insurance Reimb.	01-4-110-4540	(156,965.81)	(143,896.26)	(4,841.40)	(78,691.74)	(148,333)	53%
Unemployment Compensation	01-5-110-5136	0.00	0.00	0.00	0.00	0	0%
Meeting & Conferences	01-5-110-5154	13,284.76	10,976.86	2,114.72	6,933.87	14,850	47%
Subscriptions/Ed Materials	01-5-110-5156	431.61	697.41	403.12	547.04	650	84%
Gen Admin Personnel & Benefit Expenses		782,231.05	815,629.95	43,646.73	469,176.14	887,270	53%
Repairs/Maint - Bldgs	01-5-110-6010	19,803.99	29,490.02	1,423.06	11,204.88	24,340	46%
Repairs/Maint - Equip	01-5-110-6020	3,925.16	5,021.27	457.38	2,658.03	5,000	53%
Legal	01-5-110-6110	6,082.96	7,389.97	573.50	3,588.28	15,600	23%
Other Professional Services	01-5-110-6190	2,169.40	69,382.71	2,884.98	32,734.34	45,000	0%
Grant Expenses (NDev)	01-5-110-6191	0.00	0.00	0.00	0.00	0	0%
Telephone	01-5-110-6200	21,934.88	21,790.61	1,203.91	10,393.57	22,490	46%
Codification	01-5-110-6225	5,231.40	5,941.33	0.00	0.00	2,000	0%
Other Communications	01-5-110-6290	2,805.52	3,101.48	226.40	1,364.79	3,420	40%
Gen Admin Contractual Expenses		61,953.31	142,117.39	6,769.23	61,943.89	117,850	53%

General Administration (cont)	Account #	Actual FY 17	Actual FY 19	Month of November	YTD Actual for FY 20	Budget FY 20	58% of budget
Office Supplies	01-5-110-7020	45,067.99	41,698.15	3,553.14	19,801.98	76,700	26%
Gas and Oil	01-5-110-7030	0.00	195,925.85	33,329.65	131,042.59	162,943	80%
Other Supplies	01-5-110-7800	5,281.54	4,934.41	287.88	2,967.02	6,800	44%
Gen Admin Supplies Expenses		50,349.53	242,558.41	37,170.67	153,811.59	246,443	62%
Miscellaneous Expense	01-5-110-7900	83,627.17	75,992.49	2,689.41	69,492.29	93,730	74%
Reimb of Seized Vehicle Fee	01-5-110-7901	600.00	300.00	0.00	300.00	0	0%
Heritage Days	01-5-110-7902	74,996.12	94,303.95	3,750.00	113,227.11	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	383,828.00	659,243.00	0.00	884,636.00	1,763,646	50%
Total General Administration Expenses		1,437,585.18	2,030,145.19	94,026.04	1,752,587.02	3,108,939	56%
NET GENERAL ADMINISTRATION		9,118,074.19	9,264,894.15	844,984.10	6,927,275.60	9,578,157	72%
General Fund - Audit Department							
RE Taxes - Audit	01-4-130-4010	20,040.98	20,071.81	815.88	20,048.00	20,000	100%
Accounting & Auditing	01-5-130-6100	34,920.00	31,000.00	0.00	36,550.00	36,500	100%
NET - AUDIT DEPARTMENT		(14,879.02)	(10,928.19)	815.88	(16,502.00)	(16,500)	100%
General Fund - IMRF Department							
RE Taxes - IMRF	01-4-140-4010	65,142.80	65,160.99	2,648.34	65,073.68	65,000	100%
Replacement Tax	01-4-140-4120	90,889.00	93,615.00	50,000.00	50,000.00	90,889	55%
Interest Income	01-4-140-4600	0.00	0.00	0.00	0.00	0	0%
Expense Reimbursement	01-4-140-4940	24,892.52	27,163.09	1,681.62	12,364.06	25,505	48%
Total IMRF Revenues		180,924.32	185,939.08	54,329.96	127,437.74	181,394	70%
IMRF Premium Expense	01-5-140-5120	194,160.51	165,964.27	0.00	71,244.98	149,896	48%
NET - IMRF DEPARTMENT		(13,236.19)	19,974.81	54,329.96	56,192.76	31,498	178%
General Fund - Social Security Department							
RE Taxes - FICA/Med	01-4-150-4010	200,385.68	200,458.46	8,148.67	200,225.56	200,000	100%
Expense Reimbursement	01-4-150-4940	128,779.38	136,303.35	10,922.11	85,777.34	137,722	62%
Library Expense Reimb.	01-4-150-4941	28,653.10	30,369.12	2,175.72	18,631.86	30,600	61%
Total Soc Security Revenues		357,818.16	367,130.93	21,246.50	304,634.76	368,322	83%
FICA Expense	01-5-150-5110	202,747.55	212,627.84	17,100.87	135,259.80	226,129	60%
Medicare Expense	01-5-150-5112	128,761.10	132,929.26	10,446.39	85,893.60	141,874	61%
Total Soc Security Expenses		331,508.65	345,557.10	27,547.26	221,153.40	368,003	60%
NET - SOCIAL SECURITY DEPT		26,309.51	21,573.83	(6,300.76)	83,481.36	319	26070%
General Fund - Liability Insurance Dept							
RE Taxes - Ins Liability	01-4-160-4010	290,560.41	300,707.66	12,223.71	300,355.82	300,000	100%
Expense Reimbursement	01-4-160-4940	0.00	0.00	0.00	0.00	-	0%
Total Liability Insurance Revenues		290,560.41	300,707.66	12,223.71	300,355.82	300,000	100%
Insurance Premium	01-5-160-6800	452,758.88	457,401.38	450,495.04	450,495.04	480,375	94%
NET - LIABILITY INSURANCE DEPT		(162,198.47)	(156,693.72)	(438,271.33)	(150,139.22)	(180,375)	83%

Police Department	Account #	Actual FY 18	Actual FY 19	Month of November	YTD Actual for FY 20	Budget FY 20	58% of budget
RE Property Tax	01-4-210-4010	1,107,755.95	1,204,169.39	48,948.42	1,202,740.52	1,201,417	100%
Grants	01-4-210-4150	26,682.37	23,220.96	2,653.89	13,511.51	27,000	50%
Sex Offender Reg Fee	01-4-210-4480	7,510.00	5,120.00	600.00	3,380.00	5,000	68%
Miscellaneous Revenues	01-4-210-4900	183,034.11	171,816.00	8,895.09	71,885.10	212,247	34%
Expense Reimbursement	01-4-210-4940	4,558.00	10,604.69	0.00	18,310.16	0	0%
SRO Reimbursement	01-4-210-4945	0.00	0.00	9,451.98	47,112.52	0	0%
Sale of Assets	01-4-210-4950	11,970.00	0.00	0.00	12,727.33	0	0%
Total Police Department Revenues		1,341,510.43	1,414,931.04	70,549.38	1,369,667.14	1,445,664	95%
Salary - Regular - FT	01-5-210-5010	3,356,981.88	3,482,996.70	212,988.06	2,233,446.00	3,667,877	61%
Overtime	01-5-210-5040	315,416.26	257,388.47	19,461.88	190,905.95	406,100	47%
Police Pension	01-5-210-5122	1,087,714.97	1,184,097.58	0.00	622,267.76	1,237,250	50%
Health Insurance	01-5-210-5130	832,854.34	859,401.28	68,458.46	504,651.13	945,642	53%
Dental claims	01-5-210-5131	54,588.08	61,897.10	2,827.21	25,229.60	55,000	46%
Unemployment Compensation	01-5-210-5136	10,393.00	0.00	0.00	0.00	0	0%
Uniform Allowance	01-5-210-5140	67,481.12	64,457.79	64,196.63	65,509.83	73,430	89%
Training	01-5-210-5152	58,458.67	48,636.26	4,996.02	26,551.03	81,305	33%
Police Dept Personnel & Benefit Expenses		5,783,888.32	5,958,875.18	372,928.26	3,668,561.30	6,466,604	57%
Repair/Maint-Equipment	01-5-210-6020	9,973.61	19,006.73	1,292.44	11,414.61	27,775	41%
Repair/Maint-Vehicles	01-5-210-6030	77,070.58	73,869.32	4,589.28	51,092.16	103,825	49%
Telephone/Utilities	01-5-210-6200	41,675.83	44,988.32	1,609.34	31,063.00	44,000	71%
Physical Exams	01-5-210-6810	0.00	0.00	0.00	0.00	2,135	0%
Community Policing	01-5-210-6816	7,830.41	6,891.77	265.31	867.65	13,500	6%
K 9 Program Expenses	01-5-210-6818	15,594.38	3,706.73	248.58	3,235.04	7,050	46%
Sex Offender State Disburse	01-5-210-6835	2,985.00	2,955.00	260.00	1,755.00	2,500	0%
Police Department - Contractual Expenses		155,129.81	151,417.87	8,264.95	99,427.46	200,785	50%
Office Supplies	01-5-210-7020	6,409.54	5,951.77	182.43	2,954.05	12,650	23%
Gas & Oil	01-5-210-7030	99,685.98	91,331.46	8,332.09	48,639.18	112,500	43%
Operating Supplies	01-5-210-7040	24,660.57	27,198.27	341.81	3,317.43	46,665	7%
Miscellaneous Expense	01-5-210-7900	35,482.95	12,406.53	486.36	8,120.72	33,300	24%
Police Department - Supplies Expense		166,239.04	136,888.03	9,342.69	63,031.38	205,115	31%
Equipment	01-5-210-8200	39,104.62	45,757.37	852.66	17,890.07	69,700	26%
Vehicles	01-5-210-8300	0.00	0.00	0.00	0.00	0	0%
Total Police Department Expenses		6,144,361.79	6,292,938.45	391,388.56	3,848,910.21	6,942,204	55%
NET - POLICE DEPARTMENT		(4,802,851)	(4,878,007)	(320,839)	(2,479,243)	(5,496,540)	45%
Public Safety Building Department							
Salaries - Regular - FT	01-5-215-5010	639,282.47	656,405.23	47,696.68	318,361.83	684,286	47%
Other (FICA & IMRF)	01-5-215-5079	110,384.54	106,740.45	6,896.95	46,035.14	120,777	38%
Other Contractual Services	01-5-215-6890	299,759.63	376,337.30	37,940.24	148,099.70	308,232	48%
NET - PUBLIC SAFETY BLDG DEPT		(1,049,426.64)	(1,139,482.98)	(92,533.87)	(512,496.67)	(1,113,295)	46%

Fire Department	Account #	Actual FY 18	Actual FY 19	Month of November	YTD Actual for FY 20	Budget FY 20	58% of budget
RE Property Tax	01-4-220-4010	990,630.02	1,023,473.06	41,603.47	1,022,263.58	1,021,132	100%
Grants	01-4-220-4150	15,755.74	6,465.97	0.00	18,000.00	0	0%
Miscellaneous Revenues	01-4-220-4900	13,979.92	15,181.83	6,827.85	14,625.59	25,000	59%
Expense Reimbursement	01-4-220-4940	37,771.00	723.41	0.00	0.00	0	0%
Sale of Assets	01-4-220-4950	10,100.00	0.00	0.00	0.00	0	0%
Total Fire Department Revenues		1,068,236.68	1,045,844.27	48,431.32	1,054,889.17	1,046,132	101%
Salaries - Regular - FT	01-5-220-5010	2,068,633.52	2,113,028.04	144,531.52	1,362,723.86	2,194,419	62%
Overtime	01-5-220-5040	136,531.18	164,132.42	10,563.36	92,504.42	188,000	49%
Fire Pension	01-5-220-5124	970,589.04	1,003,401.25	0.00	527,310.74	1,036,418	51%
Health Insurance	01-5-220-5130	495,623.54	497,102.45	40,198.63	287,676.75	550,039	52%
Dental Insurance	01-5-220-5131	27,129.39	21,475.39	562.40	17,673.46	32,000	55%
Unemployment Compensation	01-5-220-5136	0.00	0.00	0.00	0.00	0	0%
Uniform Allowance	01-5-220-5140	29,482.63	35,179.94	14,430.55	20,005.27	32,400	62%
Training	01-5-220-5152	18,816.26	25,591.17	57.65	7,782.93	20,000	39%
Fire Depart Personnel & Benefits Expenses		3,746,805.56	3,859,910.66	210,344.11	2,315,677.43	4,053,276	57%
Repair/Maint-Bldg	01-5-220-6010	47,639.91	16,496.91	202.71	11,547.95	40,000	29%
Repair/Maint-Equipment	01-5-220-6020	7,889.99	14,161.97	3,809.04	5,899.40	14,200	42%
Repair/Maint-Vehicles	01-5-220-6030	36,582.75	29,835.21	67.71	23,008.57	53,500	43%
Telephone/Utilities	01-5-220-6200	19,202.62	9,898.30	735.55	5,258.55	15,240	35%
Physical Exams	01-5-220-6810	709.00	775.00	0.00	0.00	2,500	0%
Fire Prevention	01-5-220-6822	10,251.54	8,658.69	1,589.84	7,775.10	12,000	65%
Emergency Med Supplies	01-5-220-6824	9,760.71	6,832.05	79.57	5,190.02	11,500	45%
Fire Department - Contractual Expenses		132,036.52	86,658.13	6,484.42	58,679.59	148,940	39%
Office Supplies	01-5-220-7020	11,665.64	11,513.87	528.91	6,036.66	14,100	43%
Gas & Oil	01-5-220-7030	18,927.06	19,560.59	1,651.47	8,832.20	20,000	44%
Operating Supplies	01-5-220-7040	8,606.67	8,167.34	168.43	6,104.35	8,000	76%
Miscellaneous Expense	01-5-220-7900	588.80	556.94	119.00	743.41	1,000	74%
Fire Department - Supplies Expenses		39,788.17	39,798.74	2,467.81	21,716.62	43,100	50%
Equipment	01-5-220-8200	42,800.39	30,052.31	0.00	10,333.21	25,000	41%
Total Fire Department Expenses		3,961,430.64	4,016,419.84	219,296.34	2,406,406.85	4,270,316	56%
NET - FIRE DEPARTMENT		(2,893,193.96)	(2,970,575.57)	(170,865.02)	(1,351,517.68)	(3,224,184)	42%
Police & Fire Commission Department							
Physical Exams	01-5-225-6810	18,663.60	5,306.86	0.00	4,815.15	16,500	29%
Other Contractual Services	01-5-225-6890	21,302.72	8,242.17	545.51	5,351.67	10,015	53%
NET - POLICE & FIRE COMMISSION		(39,966.32)	(13,549.03)	(545.51)	(10,166.82)	(26,515)	38%

Community Development	Account #	Actual FY 18	Actual FY 19	Month of November	YTD Actual for FY 20	Budget FY 20	58% of budget
Building Permits	01-4-230-4300	106,298.00	127,617.70	10,566.72	90,166.45	158,827	57%
Electric Permits	01-4-230-4310	13,270.50	10,156.00	677.50	8,233.63	18,619	44%
Electrician Certification Fees	01-4-230-4315	4,200.00	2,900.00	150.00	950.00	3,200	30%
Plumbing Permits	01-4-230-4320	10,390.00	7,132.50	0.00	276.58	10,641	3%
HVAC Permits	01-4-230-4330	4,224.00	3,035.00	202.00	1,703.92	5,500	31%
Plan Review Fees	01-4-230-4340	7,826.25	14,167.00	0.00	267.50	31,298	1%
Sidewalk/Lot Grading Fees	01-4-230-4350	1,360.00	677.50	252.50	1,207.50	1,156	104%
Insulation Permits	01-4-230-4360	1,237.50	767.50	20.00	390.00	1,639	24%
Zoning Review Fee	01-4-230-4370	2,910.00	2,615.00	107.50	1,832.50	3,384	54%
Code Enforcement	01-4-230-4380	6,400.00	6,500.00	0.00	3,600.00	6,500	55%
Other Permits	01-4-230-4390	4,730.00	4,620.00	210.00	3,460.00	5,488	63%
Miscellaneous Revenues	01-4-230-4900	102.50	305.00	0.00	58.95	200	29%
Expense Reimbursement	01-4-230-4940	1,370.83	3,696.39	0.00	423.92	3,420	12%
Planning Fees	01-4-230-4950	11,871.50	17,425.00	500.00	2,362.50	12,900	18%
Planning Misc.	01-4-230-4955	2,060.00	3,140.00	150.00	1,672.50	700	239%
Building Department - Revenues		178,251.08	204,754.59	12,836.22	116,605.95	263,472	44%
Salaries- Regular - FT	01-5-230-5010	207,201.12	244,444.80	19,750.28	140,451.79	256,305	55%
FICA	01-5-230-5079	15,850.89	17,964.90	1,510.90	10,529.10	19,607	54%
IMRF	01-5-230-5120	24,892.52	27,163.09	1,681.62	12,364.06	25,505	48%
Health Ins Expense	01-5-230-5130	69,550.97	85,458.67	4,889.34	33,017.32	83,997	39%
Dental Insurance	01-5-230-5131	3,803.88	3,608.00	21.60	2,272.80	5,000	45%
Unemployment	01-5-230-5136	0.00	0.00	0.00	0.00	0	0%
Training	01-5-230-5152	1,355.87	3,398.57	195.00	1,692.71	5,000	34%
Building Dept Personnel & Benefits Expense		322,655.25	382,038.03	28,048.74	200,327.78	395,414	51%
Repair/Maint - Equip	01-5-230-6020	6,478.55	7,339.11	182.65	3,247.02	6,100	53%
Repair/Maint - Vehicles	01-5-230-6030	0.00	489.59	0.00	114.64	1,000	11%
Other Professional Services	01-5-230-6190	45,939.84	46,519.84	1,625.00	23,070.97	47,000	49%
Telephone	01-5-230-6200	2,048.79	2,660.30	202.28	1,141.50	2,400	48%
Postage	01-5-230-6210	3,373.10	5,158.88	0.00	1,433.22	3,200	45%
Printing & Publishing	01-5-230-6220	3,361.97	3,334.70	110.00	957.00	2,875	33%
Building Department - Contractual Expenses		61,202.25	65,502.42	2,119.93	29,964.35	62,575	48%
Office Supplies	01-5-230-7020	6,661.11	6,765.38	158.89	1,601.42	8,500	19%
Gas & Oil	01-5-230-7030	592.92	627.54	86.20	468.85	1,000	47%
Miscellaneous Expense	01-5-230-7900	502.92	199.42	20.00	177.00	750	24%
Operating Transfer Out	01-5-230-9999	0.00	0.00	0.00	0.00	0	0%
Building Department - Supplies Expenses		7,756.95	7,592.34	265.09	2,247.27	10,250	22%
Total Building Department Expenses		391,614.45	455,132.79	30,433.76	232,539.40	468,239	50%
NET - BUILDING DEPARTMENT		(213,363.37)	(250,378.20)	(17,597.54)	(115,933.45)	(204,767)	57%
Civil Defense Department							
RE Tax - Civil Defense	01-4-240-4010	7,030.74	7,018.63	285.89	7,025.27	7,000	100%
Miscellaneous Revenues	01-4-240-4900	631.35	0.00	0.00	0.00	0	0%
Miscellaneous Expense	01-5-240-7900	83,747.22	5,265.00	0.00	694.00	7,000	10%
NET - CIVIL DEFENSE DEPARTMENT		(76,085.13)	1,753.63	285.89	6,331.27	0	#DIV/0!

Street Department	Account #	Actual FY 18	Actual FY 19	Month of November	YTD Actual for FY 20	Budget FY 20	58% of budget
RE Tax - Road & Bridge	01-4-310-4010	320,365.58	324,161.48	10,479.50	319,897.13	320,000	100%
Grants	01-4-310-4150	60,503.12	51,100.20	0.00	0.00	0	0%
Sidewalk/Driveway/Lot Grading	01-4-310-4350	2,220.00	2,524.00	0.00	0.00	2,000	0%
Miscellaneous Revenues	01-4-310-4900	1,822.38	3,046.51	0.00	1,250.00	3,000	0%
Expense Reimbursement	01-4-310-4940	34,421.34	83,599.28	4,407.25	13,705.15	10,000	0%
Expense Reimbursement	01-5-310-4940	(210,670.36)	(39,605.40)	0.00	0.00	-	0%
Sale of Assets	01-4-310-4950	0.00	21,338.70	0.00	0.00	-	0%
Street Department - Revenues		208,662.06	446,164.77	14,886.75	334,852.28	335,000	100%
Salaries - Regular - FT	01-5-310-5010	580,406.51	583,118.92	51,386.28	404,718.31	672,391	60%
Overtime	01-5-310-5040	37,416.56	48,528.08	4,525.25	25,316.13	40,000	63%
Health Insurance	01-5-310-5130	220,842.37	148,531.47	16,787.80	104,677.60	180,060	58%
Uniform Allowance	01-5-310-5140	16,329.15	15,546.66	789.77	8,437.10	16,000	53%
Training	01-5-310-5152	293.10	150.00	0.00	0.00	1,500	0%
Street Dept - Personnel & Benefits Expenses		855,287.69	795,875.13	73,489.10	543,149.14	909,951	60%
Repair/Maint - Storm Drain	01-5-310-6001	27,988.96	34,852.73	456.00	18,854.88	30,000	63%
Repair/Maint - St/Parking Lot	01-5-310-6002	119,636.90	103,068.06	15,410.60	120,584.90	95,000	127%
Repair/Maint - Sidewalk/Curb	01-5-310-6003	54,680.98	40,493.85	(1,172.82)	53,947.73	40,000	135%
Repair/Maint - Building	01-5-310-6010	14,190.21	4,650.21	8,543.38	26,757.17	9,700	276%
Repair/Maint - Equipment	01-5-310-6020	114,315.41	108,432.84	7,826.33	82,216.67	110,000	75%
Repair/Maint - Traffic Signal	01-5-310-6024	88,578.51	73,972.81	290.00	13,037.23	30,000	43%
Telephone/Utilities	01-5-310-6200	7,632.54	7,781.33	861.20	5,050.32	7,000	72%
Leaf Clean-up/Removal	01-5-310-6826	9,296.40	912.00	319.20	615.60	12,000	5%
Street Department - Contractual Expenses		436,319.91	374,163.83	32,533.89	321,064.50	333,700	96%
Office Supplies	01-5-310-7020	4,707.63	2,836.57	77.25	1,942.51	6,000	32%
Gas & Oil	01-5-310-7030	73,272.48	79,669.29	3,896.71	20,199.23	75,000	27%
Operating Supplies	01-5-310-7040	32,087.06	28,398.03	1,815.52	16,753.01	25,000	67%
Miscellaneous Expense	01-5-310-7900	1,165.50	1,818.11	716.05	4,065.90	2,000	0%
Street Department - Supplies Expenses		111,232.67	112,722.00	6,505.53	42,960.65	108,000	40%
Equipment	01-5-310-8200	0.00	0.00	0.00	45,100.00	0	0%
Total Street Department Expenses		1,402,840.27	1,282,760.96	112,528.52	952,274.29	1,351,651	70%
NET - STREET DEPARTMENT		(1,194,178.21)	(836,596.19)	(97,641.77)	(617,422.01)	(1,016,651)	61%
Street Lighting							
RE Tax - Street Lighting	01-4-330-4010	200,385.68	210,494.34	8,555.80	210,229.60	210,000	100%
Expense Reimbursement	01-5-330-4940	0.00	0.00	0.00	0.00	0	0%
Repair/ Maint - Street Light	01-5-330-6022	140,835.41	18,840.36	1,645.96	8,275.16	40,000	21%
Street Lighting - electricity	01-5-330-6310	278,689.77	278,935.37	28,165.13	104,377.91	240,000	43%
NET - STREET LIGHTING		(219,139.50)	(87,281.39)	(21,255.29)	97,576.53	(70,000)	-139%

Landfill Department	Account #	Actual FY 18	Actual FY 19	Month of November	YTD Actual for FY 20	Budget FY 20	58% of budget
RE Tax - Refuse/Landfill	01-4-335-4010	45,101.85	50,124.61	2,037.52	50,065.13	50,000	100%
Miscellaneous Revenue	01-4-335-4900	0.00	0.00	0.00	0.00	0	0%
Miscellaneous Expenses	01-5-335-7900	68,103.20	52,605.91	456.00	28,019.65	54,000	52%
NET - GARBAGE DEPARTMENT		(23,001.35)	(2,481.30)	1,581.52	22,045.48	(4,000)	-551%
Forestry Department							
RE Tax - Forestry	01-4-340-4010	35,081.34	40,118.67	1,630.16	40,056.08	40,000	100%
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		35,081.34	40,118.67	1,630.16	40,056.08	40,000	100%
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	91,591.98	43,869.65	0.00	23,902.15	50,000	48%
Miscellaneous Expense	01-5-340-7900	0.00	0.00	0.00	0.00	-	0%
Forestry Department Expenses		91,591.98	43,869.65	0.00	23,902.15	50,000	48%
NET - FORESTRY DEPARTMENT		(56,510.64)	(3,750.98)	1,630.16	16,153.93	(10,000)	0%
Engineering Department							
Engineering	01-5-360-6140	31,641.67	8,652.64	5,034.50	15,542.51	27,000	58%
Subdivision Expense	01-5-360-6824	1,508.00	2,277.50	0.00	210.00	10,000	2%
Office Supplies	01-5-360-7020	7,013.20	6,181.27	159.36	2,198.85	7,600	29%
Gas & Oil	01-5-360-7030	0.00	0.00	0.00	0.00	-	0%
NET - ENGINEERING DEPARTMENT		(40,162.87)	(17,111.41)	(5,193.86)	(17,951.36)	(44,600)	40%
Health / Social Services							
Council on Aging	01-5-410-6830	23,000.00	23,000.00	0.00	0.00	23,000	0%
Demolition / Nuisance	01-5-410-6832	2,105.00	1,630.00	220.00	1,150.00	-	0%
NET - HEALTH / SOCIAL SERVICES		(25,105.00)	(24,630.00)	(220.00)	(1,150.00)	(23,000)	5%
Economic Development							
Planning Dept Services	01-5-610-6150	49,923.81	28,171.00	0.00	23,108.15	57,500	40%
Economic / Business	01-5-610-6840	73,000.00	73,000.00	5,300.00	60,300.00	89,800	67%
Tourism	01-5-610-6842	0.00	6,000.00	0.00	5,000.00	6,000	83%
Historic Preservation	01-5-610-6844	32,976.59	7,782.89	172.29	6,817.50	4,000	170%
NET - ECONOMIC DEVELOPMENT		(155,900.40)	(114,953.89)	(5,472.29)	(95,225.65)	(157,300)	61%
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	1,364,570.77	1,416,157.49	106,019.54	763,231.43	1,438,703	53%
Utility Tax - Gas	01-4-751-4132	328,638.72	364,109.68	16,629.28	149,691.06	327,226	46%
Utility Tax - Telephone	01-4-751-4133	262,901.00	230,453.27	17,182.67	120,618.56	242,024	50%
Grants	01-4-751-4150	0.00	318,185.11	0.00	0.00	0	0%
Expense Reimbursement	01-4-751-4940	40,938.89	6,768.29	0.00	0.00	0	0%
Columbia Ave.	01-5-751-8040	0.00	0.00	0.00	0.00	0	0%
Downtown Streetscape	01-5-751-8052	0.00	0.00	0.00	0.00	0	0%
Downtown Pavement Project	01-5-751-8054	0.00	0.00	0.00	0.00	0	0%
Tripp Rd. Reconstruction	01-5-751-8056	47,257.18	563,641.56	0.00	0.00	0	0%
Southside Stormsewer Study	01-5-751-8058	87,498.97	24,289.75	0.00	6,456.88	0	0%
Bellwood Detention Basin	01-5-751-8060	27,478.50	35,002.50	0.00	7,420.50	0	0%
Poplar Grove/ Lawrenceville Int	01-5-751-8062	0.00	2,290.00	801.50	4,250.25	0	0%
		1,834,814.73	1,712,740.03	139,029.99	1,015,413.42	2,007,953	51%
TOTAL GENERAL FUND REVENUES		16,486,943.83	17,924,013.58	1,326,670.72	13,649,270.61	18,962,033	72%
TOTAL GENERAL FUND EXPENSES		16,486,943.83	17,411,787.39	1,460,749.64	10,792,548.19	18,931,832	57%
NET REV OVER (UNDER) EXP		0.00	512,226.19	(134,078.92)	2,856,722.42	30,199	

CASH FLOW STATEMENT FOR WATER / SEWER FUND as of November 30, 2019

Water / Sewer General Administration

Line Item	Account #	Actual FY 18	Actual FY 19	Month of November	Actual FY 20	Budget FY 20	58.33% used
Beginning Cash & Investments		75,606	75,606		75,632.00	75,632	
Interest Income-sweep acct	61-4-110-4600	0	26	0.00	0.00	0	
Miscellaneous Revenues	61-4-110-4900	0	473,115	0.00	0.00	0	
Operating Transfer Out	61-5-110-9999	0	473,115	0.00	0.00	0	
Ending Cash		75,606	75,632	0.00	75,632.00	75,632	

Water Department

Line Item	Account #	Actual FY 18	Actual FY 19	Month of November	Actual FY 20	Budget FY 20	58.33% used
Beginning Cash & Investments		590,508	430,423		546,350.00	440,595	
Water Consumption	61-4-810-4500	2,143,711	2,077,265	246,933.02	1,221,095.05	2,119,105	58%
Dep on Agr - Westhill	61-4-810-4521	0	2,111	0.00	2,029.00	0	0%
Meters Sold	61-4-810-4530	93,455	91,771	18,122.40	22,681.40	93,650	24%
Other Services	61-4-810-4590	7,813	5,559	587.50	3,476.00	7,500	46%
W/S Interest	61-4-810-4600	2,333	706	4.55	27.05	2,000	0%
Miscellaneous Revenues	61-4-810-4900	0	106	0.20	294.20	0	0%
Expense Reimbursement	61-4-810-4940	39,267	22,730	376.20	376.20	0	0%
Sale of Assets	61-4-810-4950	0	0	0.00	0.00	0	0%
Operating Transfers-In	61-4-810-9998	0	0	0.00	0.00	-	0%
Total Water Department Revenues		2,286,579	2,200,248	266,023.87	1,249,978.90	2,222,255	56%
Salaries - Regular - FT	61-5-810-5010	566,222	585,951	53,924.27	369,302.28	600,762	61%
Overtime	61-5-810-5040	28,055	39,362	6,507.45	23,969.86	35,000	68%
FICA Water	61-5-810-5079	49,317	52,123	4,274.53	33,064.79	48,636	68%
IMRF	61-5-810-5120	73,542	69,635	0.00	29,724.57	63,258	47%
Group Health Insurance	61-5-810-5130	246,826	176,383	15,967.60	111,773.20	208,390	54%
Uniform Allowance	61-5-810-5140	7,257	7,191	578.04	4,543.79	12,600	36%
Rep& Maint-Infrastructure	61-5-810-6000	136,623	130,980	10,315.41	92,521.10	72,000	129%
Rep& Maint - Buildings	61-5-810-6010	14,405	18,624	3,488.64	8,594.37	16,000	54%
Rep& Maint - Equipment	61-5-810-6020	32,237	54,621	6,907.85	25,111.34	33,000	76%
Rep& Maint - Vehicles	61-5-810-6030	12,583	38,809	469.56	5,825.17	20,000	29%
Rep& Maint - Contractual	61-5-810-6040	66,355	94,348	5,632.10	55,896.93	85,000	66%
Other Professional Serv	61-5-810-6190	2,132	15,504	1,131.00	3,728.67	12,000	31%
Telephone	61-5-810-6200	9,220	9,759	809.15	4,994.83	9,000	55%
Postage	61-5-810-6210	17,831	13,872	735.62	7,915.50	20,000	40%
Utilities	61-5-810-6300	255,296	256,770	13,474.55	108,670.79	260,000	42%
Office Equip Rental/Maint	61-5-810-6410	29,265	18,281	17,790.41	24,746.89	28,000	88%
Liability Insurance	61-5-810-6800	111,448	111,448	110,891.09	110,891.09	122,560	90%
Lab Expense	61-5-810-6812	30,984	42,859	2,680.37	13,576.41	36,000	38%
Office Supplies	61-5-810-7020	8,530	11,083	773.73	4,283.07	9,000	48%
Gas & Oil	61-5-810-7030	17,057	17,674	1,524.80	8,719.22	20,000	44%
Operating Supplies	61-5-810-7040	60,663	71,095	6,206.84	48,802.74	65,000	75%
Chemicals	61-5-810-7050	85,026	91,798	7,906.16	49,146.31	90,000	55%
Meters	61-5-810-7060	41,995	37,679	1,957.50	29,879.71	20,000	149%
Bad Debt Expense	61-5-810-7850	281	628	0.00	257.60	2,000	13%
Miscellaneous Expense	61-5-810-7900	4,077	3,893	836.07	1,403.89	7,000	20%
Equipment	61-5-810-8200	0	0	0.00	0.00	0	0%
Transfer Out	61-5-810-9999	0	0	0.00	0.00	0	0%
Depreciation Set Aside		314,772	324,215	27,833.33	194,833.31	334,000	58%
Bond Pmt Set Aside		213,350	10,000	0.00	0.00	0	0%
Total Water Department Expenses		2,435,350	2,304,587	302,616.07	1,372,177.43	2,229,206	62%
NET WATER DEPARTMENT		(148,770)	(104,339)	(36,592.20)	(122,198.53)	(6,951)	
Change in Accounts Receivable (YTD)		(11,494)	220,265		(112,675.30)		
Ending Cash & Investments		430,244	546,350	(36,592.20)	311,476.17	433,644	

CASH FLOW STATEMENT FOR WATER / SEWER FUND as of November 30, 2019

Sewer Department

Line Item	Account #	Actual FY 18	Actual FY 19	Month of November	Actual FY 20	Budget FY 20	58.33% used
Beginning Cash & Investments		965,295	797,981		812,379.00	229,675	
Grants	61-4-820-4150	0	0	5,990.00	5,990.00	0	0%
Sewer Consumption	61-4-820-4500	3,349,266	3,294,575	210,954.31	1,940,892.93	3,287,944	59%
Dep on Agr - Westhills	61-4-820-4521	0	1,018	0.00	1,093.00	0	0%
Meters Sold	61-4-820-4530	92,004	87,540	0.00	4,559.00	93,650	5%
Other Services	61-4-820-4590	27,739	32,054	1,690.39	29,926.63	25,000	120%
WWT Interest	61-4-820-4600	931	4,651	197.18	731.80	1,350	54%
Miscellaneous Revenues	61-4-820-4900	100	0	0.00	0.00	0	0%
Expense Reimbursement	61-4-820-4940	123,351	500	0.00	0.00	0	0%
Operating Transfers-In	61-4-820-9998	500,000	500,000	0.00	0.00	500,000	0%
Total Sewer Department Revenues		4,093,391	3,920,337	218,831.88	1,983,193.36	3,907,944	51%
Salaries - Regular - FT	61-5-820-5010	575,315	588,653	58,031.11	372,836.56	634,759	59%
Overtime	61-5-820-5040	46,506	54,196	3,396.76	32,696.15	55,000	59%
FICA WWTP	61-5-820-5079	40,034	41,270	3,179.63	26,175.45	52,767	50%
IMRF	61-5-820-5120	76,818	71,163	0.00	30,433.48	68,631	44%
Group Health Insurance	61-5-820-5130	234,151	170,310	15,309.60	107,167.20	179,480	60%
Dental Claims	61-5-820-5131	0	0	0.00	0.00	0	0%
Uniform Allowance	61-5-820-5140	20,427	24,464	2,531.80	14,556.83	19,000	77%
Travel	61-5-820-5151	0	0	0.00	0.00	0	0%
Rep & Maint - Lift Stations	61-5-820-6005	29,795	9,436	305.06	2,474.78	20,000	12%
Rep & Maint - Buildings	61-5-820-6010	91,703	139,929	3,017.55	69,605.89	123,000	57%
Rep & Maint - Equipment	61-5-820-6020	54,797	68,194	1,787.97	45,568.02	0	0%
Rep & Maint - Vehicles	61-5-820-6030	29,372	22,635	50.82	5,159.50	26,000	20%
Rep & Maint - Contractual	61-5-820-6040	18,343	21,309	1,607.40	7,495.49	100,000	7%
Other Professional Serv	61-5-820-6190	103,291	113,726	1,000.00	66,509.12	73,500	90%
Telephone	61-5-820-6200	9,369	8,858	655.94	4,517.42	11,000	41%
Postage	61-5-820-6210	17,692	13,543	735.62	7,915.48	18,000	44%
Utilities	61-5-820-6300	212,511	234,644	10,574.66	100,040.78	230,000	43%
Office Equip Rental/Maint	61-5-820-6410	3,077	3,455	230.69	1,709.78	6,000	28%
Liability Insurance	61-5-820-6800	132,345	132,345	131,683.17	131,683.17	145,580	90%
Lab Expense	61-5-820-6812	27,530	51,658	1,421.05	17,867.66	40,000	45%
Sludge Disposal	61-5-820-6814	7,240	9,200	672.76	4,205.42	10,000	42%
Office Supplies	61-5-820-7020	8,613	8,648	773.73	4,348.99	8,000	54%
Gas & Oil	61-5-820-7030	18,551	11,108	377.92	7,814.29	30,000	26%
Operating Supplies	61-5-820-7040	20,120	18,595	1,227.49	12,940.34	20,000	65%
Chemicals	61-5-820-7050	24,826	35,484	0.00	29,291.89	45,000	65%
Meters	61-5-820-7060	30,521	34,243	1,957.50	25,130.37	20,000	126%
Bad Debt Expense	61-5-820-7850	341	746	0.00	340.61	4,000	9%
Miscellaneous Expenses	61-5-820-7900	2,430	3,435	551.80	2,508.44	5,000	50%
Equipment	61-5-820-8200	0	0	0.00	0.00	0	0%
Operating Transfer Out	61-5-820-9999	500,000	500,000	0.00	0.00	500,000	0%
Depreciation Set Aside		466,544	481,000	41,666.66	291,666.62	500,000	58%
Bond Pmt Set Aside		338,350	180,000	12,083.33	84,583.31	145,000	58%
		3,140,615	3,052,250	294,830.02	1,507,243.04	3,089,717	49%
Sewer Department							
Collection System Expenses							
Salaries - Regular - FT	61-5-830-5010	284,555	295,079	22,970.08	184,738.07	308,462	60%
Overtime	61-5-830-5040	23,638	30,999	2,612.11	24,518.00	30,000	82%
FICA Sewer	61-5-830-5079	23,577	24,945	1,957.05	16,008.00	25,892	62%
IMRF	61-5-830-5120	39,176	37,494	0.00	16,514.58	33,677	49%
Group Health Insurance	61-5-830-5130	101,803	84,285	8,296.00	55,144.00	95,980	57%
Uniform Allowance	61-5-830-5140	5,200	4,830	307.86	3,295.02	6,600	50%
Rep & Maint - Infrastructure	61-5-830-6000	37,085	26,495	0.00	29,643.76	40,000	74%
Rep & Maint - Equipment	61-5-830-6020	23,840	7,759	2,190.51	7,795.96	12,000	65%
Rep & Maint - Vehicles	61-5-830-6030	17,076	18,461	317.77	6,800.12	20,000	34%
Office Equip Rent/Maint	61-5-830-6410	26,106	14,893	17,559.70	23,037.00	30,000	77%
Gas & Oil	61-5-830-7030	9,109	8,341	643.19	4,022.32	10,000	40%
Operating Supplies	61-5-830-7040	16,220	19,903	2,059.22	13,337.97	20,000	67%

Sewer Department

	Account #	Actual FY 18	Actual FY 19	Month of November	Actual FY 20	Budget FY 20	58.33% used
Misc. Expense	61-5-830-7900	569	470	271.20	459.20	3,000	15%
Equipment	61-5-830-8200	0	0	0.00	0.00	0	0%
Total Sewer Department Expenses		3,748,570	3,626,204	354,014.71	1,892,557.04	3,725,328	51%
NET SEWER DEPARTMENT		344,821	294,133	(135,182.83)	90,636.32	182,616	
Change in Accounts Receivable		(12,134.66)	220,265.37		(112,675.29)	0	
Ending Cash & Investments		797,981	812,379		790,340.03	412,291	

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

Beginning Cash & Investments		588,709	591,698		246,599.00	241,698	
Additional reserves		0	0	0	0	0	0%
Interest Income		2,989	4,902	83.22	5,010.93	0	0%
Transfer Out: Bond Payment		0	(350,000)	0.00	0.00	220,000	0%
Ending Cash & Investments		591,698	246,599		251,609.93	21,698	

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

Beginning Cash & Investments		3,981,393	2,645,840		3,232,469.00	3,251,340	
Sources							
Interest Income		26,613	43,648	741.10	44,621.35	45,000	99%
Connection Fees	61-4-810-4510	47,382	15,134	0.00	17,605.00	20,000	88%
Deposits on Agreement	61-4-810-4520	1,045	768	0.00	2,502.00	2,500	100%
Connection Fees	61-4-820-4510	91,511	27,437	0.00	35,466.05	24,000	148%
Deposits on Agreement	61-4-820-4520	4,674	1,642	0.00	2,348.00	5,000	47%
Connection Fee Set-Aside		0	500,000	0.00	0.00	500,000	0%
TOTAL Sources		171,225	588,629	741.10	102,542.40	596,500	17%
Uses							
Construction in Progress - Water (1790)		0	0	0.00	0.00	0	0%
Construction in Progress - Sewer (1790)		0	0	55,477.04	64,190.06	0	0%
Equipment & Vehicles (1750)		0	0	0.00	0.00	0	0%
Recapture Refunds		0	0	0.00	0.00	0	0%
Land (1710)		0	2,000	0.00	0.00	0	0%
Loan to Depreciation Fund		1,506,778	0	0.00	0.00	0	0%
TOTAL Uses		1,506,778	2,000	55,477.04	64,190.06	0	0%
Ending Cash & Investments		2,645,840	3,232,469		3,270,821.34	3,847,840	

Line Item	Account #	Actual FY 18	Actual FY 18	Month of November	Actual FY 20	Budget FY 20	58.33% used
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Depreciation Funding - was 04-09 and 06-08

Beginning Cash & Investments		2,204,050	2,565,727		1,324,272.00	2,505,445	
Sources							
Interest Income		21,512	35,282	599.02	36,067.85	37,500	96%
Loan Funds		0	0	0.00	0.00	4,699,000	0%
Grant		0	0	0.00	0.00	0	0%
Misc.		0	0	0.00	0.00	0	0%
Depreciation set aside - Water (for Plant)		314,772	324,215	27,833.33	194,833.31	334,000	58%
Depreciation set aside - Water (for System)		0	0	0.00	0.00	0	0%
Depreciation set aside - Sewer (for System)		966,544	981,000	41,666.67	291,666.69	1,000,000	29%
Depreciation set aside - Sewer (for Repl)		0	0	0.00	0.00	0	0%
Loan From Connection Fees		1,506,778	0	0.00	0.00	0	0%
TOTAL Sources		2,809,605	1,340,497	70,099.02	522,567.85	6,070,500	9%
Uses							
Construction in Progress - Water (1790)		800,150	416,014	0.00	15,319.34	0	0%
Construction in Progress - Sewer (1790)		1,397,060	1,089,005	4,314.75	301,931.39	4,699,000	6%
Equipment & Vehicles (1750 & 1760))		250,716	103,817	0.00	32,480.00	505,000	6%
Buildings		0	0	0.00	0.00	0	0%
Transfer Out - Connection Fees Loan Payr		0	500,000	0.00	0.00	500,000	0%
Transfer Out- City Hall Roof		0	473,115	0.00	0.00	0	0%
TOTAL Uses		2,447,927	2,581,952	4,314.75	349,730.73	5,704,000	6%
Ending Cash & Investments		2,565,727	1,324,272		1,497,109.12	2,871,945.00	

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

Beginning Cash & Investments		122,163	130,895		138,246.00	136,804	
Sources							
Interest Income		3,624	5,943	100.91	6,075.54	6,000	101%
Bond Proceeds	61-4-110-4901	0	0	0.00	0.00	0	0%
Operating Transfers-In	61-4-110-9998	0	0	0.00	0.00	0	0%
Bond Pmt Set Aside		551,700	540,000	12,083.33	84,583.31	365,000	23%
TOTAL Sources		555,324	545,943	12,184.24	90,658.85	371,000	24%
Uses							
Debt Service - Principal	61-5-110-8910	502,335	503,618	0.00	104,917.26	364,917	29%
Interest Expense	61-5-110-8920	44,257	34,974	0.00	21,954.40	25,074	88%
Fiscal Charges	61-5-110-8930	0	0	0.00	0.00	0	0%
Bond Issuance Costs	61-5-110-9031	0	0	0.00	0.00	0	0%
TOTAL Uses		546,592	538,592	0.00	126,871.66	389,991	33%
Ending Cash & Investments		130,895	138,246		102,033.19	117,813.00	

Gross Revenues (excludes set asides)	6,579,320	7,228,481	555,880.00	3,382,868.98	5,770,199
Gross Expenditures (excludes set asides)	8,852,202	7,558,120	634,839.25	3,234,443.68	10,069,525
NET CASH FLOW	(2,272,882)	(329,640)	(78,959.25)	148,425.30	(4,299,326)

MONTHLY TREASURER'S REPORT

Activity for the month of:					November 2019			
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	13,975,355.07	1,222,366.65	952,273.58		14,245,448.14	15,266.76	14,260,714.90
Forestry	01	(317,871.98)	1,630.16	0.00		(316,241.82)		(316,241.82)
Landfill	01	(6,421.17)	2,037.52	0.00		(4,383.65)		(4,383.65)
I M R F / Soc Sec	01	(34,642.90)	75,576.46	27,547.26		13,386.30		13,386.30
Community Dev Fund	01	(1,221,967.77)	12,836.22	30,433.76		(1,239,565.31)		(1,239,565.31)
Liability Insurance	01	(1,101,142.00)	12,223.71	450,495.04		(1,539,413.33)		(1,539,413.33)
General Fund	01	11,293,309.25	1,326,670.72	1,460,749.64	0.00	11,159,230.33	15,266.76	11,174,497.09
Motor Fuel Tax	10	233,717.06	0.00	0.00		233,717.06		233,717.06
Kishwaukee TIF	13	34,410.60	324.29	0.00		34,734.89	(69,546.02)	(34,811.13)
Kishwaukee 2 TIF	15	4,914.77	0.00	0.00		4,914.77		4,914.77
Special Service Area 2	16	14,263.91	548.67	723.55		14,089.03		14,089.03
Special Service Area 3	17	777.49	50.41	1,002.88		(174.98)		(174.98)
Capital Projects - general								
Public Improvement	41	45,316.60	6,696.93	19,673.10		32,340.43		32,340.43
Capital Fund (752)	41	698,944.55	51.49	13,375.97		685,620.07		685,620.07
State Street Bridge	41	56,117.81	0.00	0.00		56,117.81		56,117.81
Capital Projects	41	800,378.96	6,748.42	33,049.07	0.00	774,078.31	0.00	774,078.31
W/S General Admin	61	75,633.08	0.00	0.00		75,633.08		75,633.08
Water - operations	61	334,984.68	266,023.87	302,616.07	13,083.69	311,476.17		311,476.17
W / S - bond proceeds	61	0.00	0.00	0.00		0.00		0.00
W / S - bond payments	61	89,848.61	12,184.24	0.00		102,032.85		102,032.85
W / S - bond reserves	61	251,526.71	83.22	0.00		251,609.93		251,609.93
Sewer - operations	61	912,439.15	218,831.88	354,014.71	13,083.69	790,340.01		790,340.01
W/S Cap Imprv (Depr) 04-09	61	780,018.74	27,905.27	0.00		807,924.01		807,924.01
W/S Connection/Agr Fees 05-10	61	3,325,557.28	741.10	55,477.04		3,270,821.34		3,270,821.34
Sewer Plant Equip Repl 06-08	61	651,306.53	42,193.75	4,314.75		689,185.53		689,185.53
Water / Sewer Fund	61	6,421,314.78	567,963.33	716,422.57	26,167.38	6,299,022.91	0.00	6,299,022.92
Escrow	91	518,652.01	425.38	0.00		519,077.39		519,077.39
TOTAL		19,321,738.83	1,902,731.22	2,211,947.71	26,167.38	19,038,689.71	54,279.26	18,984,410.46

FUND	FUND #	Checking	Money Market	C D 's	Trust Acct	Ending Cash Balance	Due From + Due To - Other Funds	Ending Fund Balance
General Fund	01	1,780,544.07	3,637,216.30	5,741,469.96		11,159,230.33	15,266.76	11,174,497.09
Motor Fuel Tax	10	19,109.71	214,607.35			233,717.06		233,717.06
Kishwaukee TIF	13	34,734.89	0.00			34,734.89	(69,546.02)	(34,811.13)
Kishwaukee 2 TIF	15	4,914.77	0.00			4,914.77		4,914.77
Sp Srv Areas #2-Farmington	16	14,089.03	0.00			14,089.03		14,089.03
Sp Srv Areas #3-Farmington	17	(174.98)	0.00			(174.98)		(174.98)
Capital Projects	41	91,799.09	277,222.24	405,056.98		774,078.31		774,078.31
Water / Sewer Fund	61	884,786.47	279,725.52	5,134,510.92		6,299,022.91		6,299,022.91
Escrow	91	164,428.25	354,649.14	0.00		519,077.39		519,077.39
TOTAL		2,994,231.30	4,763,420.55	11,281,037.86	0.00	19,038,689.71	(54,279.26)	18,984,410.45
Fire Department - 2% Fund	19	5,358.92	47,506.91			52,865.83		52,865.83
Seized Vehicles		57.48				57.48		57.48
Drug Operations		58,471.83				58,471.83		58,471.83
State Asset Forfeiture		89,276.39				89,276.39		89,276.39
Federal Forfeiture		155,579.40				155,579.40		155,579.40
Auction		51,127.68				51,127.68		51,127.68
Metro Narcotics		6,896.43				6,896.43		6,896.43
Metro Narcotics OAF		1,405.00				1,405.00		1,405.00
Belvidere OAF		508.50				508.50		508.50
TOTAL POLICE FUNDS as of Oct 2019		363,322.71				363,322.71		363,322.71

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION**

Minutes

Tuesday, December 10, 2019

City Council Chambers

401 Whitney Boulevard

6:00 pm

ROLL CALL

Members Present:

Daniel Arevalo CHM
Alissa Maher, VCHM
Carl Gnewuch
Andrew Racz
Paul Engelman

Staff Present:

Gina DelRose, Community Development Planner
Cathy Crawford, Administrative Assistant
Michael Drella, City Attorney

Members Absent:

Art Hyland
Robert Cantrell

Chairman Daniel Arevalo called the meeting to order at 6:00 p.m.

MINUTES: It was moved and seconded (Racz/Maher) to approve the minutes of October 8, 2019. The motion carried with a 5-0 roll call vote.

PUBLIC COMMENT: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

2019-15: Rathod (SU): Application of Indrasinh Rathod, 6615 Rolling Hedge Lane, Rockford, IL 61108 on behalf of the property owner, Judy L. Winter, 1409 Walts Way, Belvidere, IL 61008 for a special use to permit indoor commercial entertainment. Specifically, a bar with video gaming at 1500 N. State Street, Belvidere, IL 61008, commonly known as House of Bottles, (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the GB, General Business District on approximately 1.30 acres.

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

Gina DelRose was sworn in. Ms. DelRose said the case was published in the Boone County Journal on November 22, 2019 and certified mailings were sent to residents within a 250-foot radius of the subject property on November 20, 2019. Ms. DelRose summarized the staff report dated December 2, 2019. Ms. DelRose said the subject property is part of a larger multi-tenant development that has housed a mix of retail, professional and office uses throughout the years. There are

currently 11 striped parking spaces on the property instead of the required 19 spaces due to the shared parking of the overall development. There is enough paved area to stripe the remaining area if need be. The video gaming use is proposed to be in the northeast corner of the building in an area behind the checkout counter of the House of Bottles liquor store.

Ms. DelRose reminded the commission that in 2018 the City Council voted to limit the number of gaming establishments to 30. Although 30 licenses have been issued, this application would permit the 35th establishment to be eligible to apply for such a license. The applicant has been made aware that granting of the proposed special use does not guarantee the securing of a gaming license.

Ms. DelRose presented the findings of fact and stated that the staff recommends approval of the special use subject to the following conditions:

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

The chair asked if there were questions for the staff.

Alissa Maher asked why the additional eight parking spaces have not been completed.

Gina DelRose stated that the additional spaces are not currently needed. It is encouraged to use shared parking areas when possible in order to not create a "sea of asphalt."

There were no further questions for the staff.

Indrasinh Rathod was sworn in. Mr. Rathod said opening the existing business to video gaming is an attempt to grow the business and make it more profitable.

Attorney Mike Drella asked if the applicant understands that the video gaming licenses are issued as a "first come, first served" basis and the special use does not guarantee that Mr. Rathod will definitely get a gaming license in the future.

Indrasinh Rathod stated that he understood and clarified that the special use is good for one year.

Attorney Drella said that is correct, however, the gaming license is a separate issue.

Paul Engelman asked what circumstances might result in an available gaming license.

Attorney Drella said a license would become available if a business' license were revoked, if a business closed up shop, or if an applicant sought relief to add more licenses to the 30 now allowed.

Paul Engelman asked if there have been any legal challenges to the City's gaming license limit, or if the City might be liable for losses to an applicant due to the limit being in place.

Attorney Drella stated that in the case of the video gaming licenses, the City is on firm legal ground; the limit has been in place for some time and all applicants are made fully aware of that fact when they apply for a special use of this type.

Paul Engelman asked how applicants with special uses are notified that a gaming license is available.

Attorney Drella said they are not notified.

Gina DelRose said she has been clear with anyone inquiring into video gaming licenses that none are available and if a business were to close, the property owners of local businesses need to pay attention and act quickly.

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

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

It was moved and seconded (Racz/Gnewuch) to recommend approval of Case 2019-15 subject to the conditions presented by staff. The motion carried with a 5-0 roll call vote.

Attorney Drella stated the case will go before the City Council on December 16, 2019 for a silent first reading and on January 6, 2020 for a final reading and vote.

2019-16: GCZ Corner Subdivision (RP): The applicant is requesting replat approval of the one-lot subdivision named GCZ Corner Subdivision. The subject property is at the northeast corner of North State Street and Doc Wolf Drive. It is approximately 0.75 acres in size and was developed with two single-family residences that were demolished.

Gina DelRose summarized the staff report dated December 2, 2019. The subject property consists of three lots and was developed with two single-family residences that have been demolished. The zoning of the property is GB, General Business

District. The third lot is approximately 11 feet wide and provides the road frontage along Doc Wolf Drive. The portion of North State Street the property abuts is maintained by the Illinois Department of Transportation. The applicant wishes to combine the three lots and construct a commercial development on the created subdivision. Public improvements are not anticipated to be installed.

Requests for comments were sent to 17 departments, agencies or other parties. The comments received have been incorporated into the recommended conditions of approval. The planning staff recommends approval of Case 2019-16 subject to the following conditions:

1. All public improvements shall be completed in accordance with approved construction plans for the development. An engineer's estimate of cost for the public improvements to be completed as a part of this project shall be submitted along with the construction plans for the development. Public improvements may include sidewalks, water and sanitary service stubs.
2. A Performance Bond or Letter-of-Credit is required for all public improvements on forms provided by the City and must be submitted prior to recording of the Final Plat or approval and release of the construction plans for the development by the Director of Public Works.
3. A construction inspection fee in the amount of three percent of the approved engineer's estimate of cost for the public improvements must be paid to the City Clerk prior to approval and release of the construction plans for the development by the Director of Public Works.
4. Prior to approval of the Final Plat for this subdivision, the developer shall pay all normal, customary and standard permit, inspection, tap-on, connection, recapture, basin and other fees that are required by the City at the time of Final Plat submittal.
5. A drainage overlay needs to be submitted for review and approval prior to final plat approval.
6. A utility easement shall be placed along Doc Wolf Drive if requested by a utility company.
7. A note shall be placed on the plat stating: All proposed access to the property along North State Street shall be approved by the Illinois Department of Transportation.
8. A note shall be placed on the plat stating: Access to Doc Wolf Drive shall be limited to the northeast corner of the property.

9. If the present water services are not utilized in the new development they shall be disconnected at the main.
10. A certificate for the Illinois Department of Transportation shall be placed on the plat. The certificate shall read: This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to 765 ILCS 205/2. However, a Permit for access issued by the Department is required by the owner of the property. A plan meeting the requirements contained in the Departments "Policy on Permits for Access Driveways to State Highways" will be required by the Department. Dated this _____ day of _____, A.D., 20____ Region Two Engineer _____.
11. The revised plat shall be presented to the planning department for review and approval before any signatures are obtained.
12. The plat shall be recorded with the County Recorder of Deeds within 90 days of City Council approval, unless a plat-recording extension is granted.
13. The final plat shall be in compliance with all applicable codes, ordinances and agreements.

Gina DelRose stated the conditions recommended are standard final plat conditions.

The chair asked if there were questions for the staff.

Carl Gnewuch asked if sidewalks will be provided.

Gina DelRose stated that although most public improvements are already in place, sidewalks would need to be installed at the subject property.

The applicant, Miguel Zepeda, said he had no statement to make.

It was moved and seconded (Gnewuch/Engelman) to recommend approval of Case 2019-16 subject to the 13 conditions presented by staff. The motion carried with a 5-0 roll call vote.

2019-17: N-Trak Group, LLC (SU): Application of N-Trak Group, LLC, 1523 Windsor Road, Loves Park, IL 61111 on behalf of the property owner, Trinski, LLC, 82 North Route 12, Fox lake, IL 60020 for a special use for a planned development (Belvidere Zoning Ordinance Section 150.907 Planned Development District Procedures). Specifically, an amendment to an existing planned development (Ordinance 645G) allowing a quarry and batch plant activities at 1050 ECS Way in the PI, Planned Industrial District on approximately 200 acres. The amendment will increase the allowable hours for the batch plant.

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

Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on November 22, 2019 and certified mailings were sent to residents within a 250-foot radius of the subject property on November 20, 2019. Ms. DelRose summarized the staff report dated December 4, 2019. The subject property was granted a rezoning and special use to commence quarrying (dredging) activities in 1992. In 2004 the property was annexed to the City of Belvidere and a special use was granted to continue quarrying activities with the addition of a batch plant. Batch plant operations were limited to the hours of 6:00 a.m. to 6:00 p.m. The batch plant, however, was not constructed until 2019.

The only amendment being requested to the special use of 2004 by ordinance 645G is condition 3 which regulates the batch plant. The applicant is requesting to expand the batch plant operation hours to 5:00 a.m. to 10:00 p.m. with extended hours on a temporary basis for special circumstances such as projects for the Illinois Department of Transportation, Illinois Toll Highway Authority and other large state, federal and local government projects subject to the approval of the City of Belvidere. Other batch plants in the area operate under these hours; this has given those operations a competitive edge over the applicant's business.

Gina DelRose stated the staff recommends approval of Case 2019-17 subject to the following conditions:

1. The Planned Development is granting only the following flexible standards: Batch Plant (150.106(C)(7)(C)(2).
2. The planned Development is only amending condition 3 of Ordinance 645G to read as follows:
3. This ordinance will allow for one concrete or asphalt batch plant on-site. The concrete or asphalt batch plant shall be located only on the area identified as "Area A" or within the bounds of "Area B" on Exhibits H-1 through H-5, Boone County Quarry Mining Operations Plans, Phases 1-5, all revised as of 8-23-93. Concrete or asphalt production or processing shall not take place within 150 feet of any lot line.

Concrete or asphalt production operations shall be conducted only during the hours of 5:00 a.m. to 10:00 p.m. This operating hours accommodation shall allow for extended or altered hours of operation, if reasonably approved by the City, permitting the Owner(s) to conduct batch plant operations as needed on a temporary basis when reasonably necessary to meet the requirements of specific projects. Examples of projects for which extended hours are reasonable include specified projects for the Illinois Department of Transportation, the Illinois Toll Highway Authority and other state, federal and local

government projects. There shall be comparable time limitations and allowances on the operation of a concrete or asphalt batch plant whether producing asphalt or other construction products pursuant to an identified construction contract.

If concrete or asphalt batch plant operations on-site terminate permanently, all stockpiles on-site shall be removed and the subject property shall be restored appropriately. Only one entrance/exit is permitted for the concrete or asphalt batch plant, and shall be from ECS Way.

Gina DelRose explained that these hours are the same as those granted to William Charles Quarry in the city, as well as the quarries operating in Boone County. Ms. DelRose stated that in the past, the Quality Aggregates operation was granted temporarily extended hours to complete an I-90 project.

Paul Engelman asked for clarification of how a request for temporary extended hours might work.

Gina DelRose stated that she has not dealt with such a request in the city but when it occurred in the county, such a request would be forwarded by letter to a sub-committee of the County Board, then to the County Board and potentially be granted by that body.

Attorney Drella clarified that a quarry's request for extended hours must be forwarded to the City to ask for temporary extended hours or they are in violation of the conditions for approval of their special use.

Alissa Maher asked if there have been any complaints made regarding the other quarries in the area of the subject property.

Gina DelRose stated that most of the complaints that are made come from the surrounding residential subdivisions near the Plote Quarry. The subject property in Case 2019-17 is in an industrial area.

Daniel Arevalo asked what the allowable decibel level for sound is near the subject property.

Gina DelRose stated the subject property is performing dredging activities, and not blasting activities; dredging does not produce as much noise. Ms. DelRose provided the decibel level allowed for the asphalt plant in the industrial districts. Ms. DelRose clarified that the allowable noise levels in industrial districts are considerably higher than that allowable in commercial districts.

There were no further questions for the staff.

Aaron Szeto, attorney representative for the applicant, was sworn in. Mr. Szeto gave a brief explanation of the request.

The chair asked for questions for the applicant.

Carl Gnewuch asked why the requested hours of operation were not asked for during the original application in 2004.

Aaron Szeto said he could not speak to that question, as the company was under different ownership at that time.

The public hearing was closed at 6:46 p.m.

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

It was moved and seconded (Gnewuch/Engelman) to recommend approval of the case subject to the two conditions as presented by staff. The motion carried with a 5-0 roll call vote.

Attorney Drella stated that Case 2019-17 would go before the City Council for a first reading on December 16, 2019 and a second reading and vote on January 6, 2020.

OTHER BUSINESS: None

DISCUSSION: None

Staff Report:

Gina DelRose said the commission would be presented with two cases in the next meeting on January 14, 2020. One will be a special use request for a new car wash on North State Street and the second case will be a request for a text amendment regarding cannabis dispensaries.

ADJOURNMENT:

The meeting adjourned at 6:50 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
December 9, 2019
6:00 p.m.

Call to Order – Mayor Chamberlain:

Roll Call: Present: R. Brereton, G. Crawford, W. Frank,
M. McGee, T. Porter, T. Ratcliffe, D. Snow, C. Stevens.
Absent: M. Freeman.

Department Heads and City personnel in attendance:

Budget and Finance Director Becky Tobin, Director of Buildings Kip Countryman, City Treasurer Cory Thornton, Public Works Director Brent Anderson, Community Development Planner Gina DelRose, Fire Chief Hyser, Police Chief Woody, City Attorney Drella and City Clerk Arco.

Public Comment:

Public Forum: (A) Jax Tlusty – Reported on his studies of Swallowtail and Monarch Butterflies.

(B) Jeff Carlisle – spoke on the tax levy.

(C) Introduction of interested persons for 2nd Ward Alderman.

Daniel Arevalo
Natalie Mulhall
Walter Stephens
Steven Wylde

(D) Motion by Ald. Crawford, 2nd by Ald. Ratcliffe to forward to full City Council a motion to waive Section 2-88 of the City of Belvidere Municipal Code as it relates to an appointment to fill the vacancy for Ward 2 Alderman. Roll Call Vote: 5/3 in favor. Ayes: Crawford, Frank, McGee, Ratcliffe and Snow. Nays: Brereton, Porter and Stevens. Motion carried.

Reports of Officers, Boards and Special Committees:

1. Building, Planning and Zoning, Unfinished Business: None.

2. Building, Planning and Zoning, New Business:

(A) Intergovernmental Agreement between the Northern Illinois Land Bank Authority and City of Belvidere.

Motion by Ald. Snow, 2nd by Ald. Crawford to approve the Intergovernmental Agreement between the Northern Illinois Land Bank Authority and the City of Belvidere for the Acquisition of Certain Properties through Abandonment Proceedings. Aye voice vote carried. Motion carried.

3. Public Works, Unfinished Business: None.

4. Public Works, New Business: None.

5. Other:

(A) Appointment of Laurie Mann to the Ida Public Library Board of Trustees.

Motion by Ald. Snow, 2nd by Ald. Crawford to approve the appointment of Laurie Mann to the Ida Public Library Board of Trustees. Aye voice vote carried. Motion carried.

(B) New telephone system.

Motion by Ald. Snow, 2nd by Ald. Crawford to approve a new telephone system (Telecomm) with the county at a purchase price not to exceed \$29,161.02. Aye voice vote carried. Motion carried.

(C) Review of Tax Levy.

Amanda Pagani – spoke on behalf of the library.
Sydney Stensland – spoke on behalf of the library.
Brenda Obilade – spoke on behalf of the library.
Mike Pagani – spoke on behalf of the library.

(D) Review of motion to direct City Attorney to draft an ordinance imposing a 3% tax on the sale of cannabis products and direct the City Attorney and City Planner to process a text amendment restricting cannabis dispensaries/sales to the general business and planned business districts as a special use and license growers of cannabis to an appropriate industrial zoning district. These ordinances will come to the full City Council in early 2020.

Mayor Chamberlain reported IDOT announced they will be paving on Route 20 at Van Epps Road and also asked the Aldermen to submit their preference for Ward 2 Alderman.

Public Works Director Brent Anderson reported the city is still picking up leaves.

6. Adjournment:

Motion by Ald. Frank, 2nd by Ald. Ratcliffe to adjourn meeting at 7:58 p.m.
Aye voice vote carried. Motion carried.

_____ Mayor

Attest: _____ City Clerk

ORDINANCE NO. 478H

**AN ORDINANCE GRANTING A SPECIAL USE
TO ALLOW INDOOR COMMERCIAL ENTERTAINMENT
(BAR WITH VIDEO GAMING)
WITHIN THE GB, GENERAL BUSINESS DISTRICT
(1500 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, Indrasinh Rathod, 6615 Rolling Hedge Lane, Rockford, IL 61108 on behalf of the property owner, Judy L. Winter, 1409 Walts Way, Belvidere, IL 61008 has petitioned the City for a Special Use to permit indoor commercial entertainment to operate a bar with video gaming at 1500 North State Street; 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 December 10, 2019 concerning the proposed Special Use; and,

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

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

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

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

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

Tract "B" Commencing at a point in the center line of the State Road (now U.S. Highway 20), 20.8 chains Southeasterly from the intersection of the center line of said Road with the line between Section 22 and 23, all in Township 44 North, Range 3 East of the Third Principal Meridian; thence South 32 degrees West, 50.0 feet to an iron pin in the Southwesterly right of way line of U.S. Highway 20 for the place of beginning of the following tract; thence Southeasterly along said right of way line, 200.0 feet to an iron pin; thence South 32 degrees West, 282.28 feet to an iron pin; thence Northwesterly 200.0 feet to an iron pipe which is 282.75 feet South 32 degrees West of the place of beginning; thence North 32 degrees East, 282.75 feet to the place of beginning, situated in Boone County, Illinois. (PIN: 05-23-351-012)

is hereby approved, subject to the following conditions:

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

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 _____, 2020.

APPROVED by the Mayor of the City of Belvidere this ____ day of _____, 2020.

Michael W. Chamberlain, Mayor

ATTEST:

Shauna Arco, City Clerk

Ayes: ____ Nays: ____ Absent: ____

City Council Members Voting Aye: ____

City Council Members Voting Nay: ____

Date Published: _____

Sponsor: _____

ATTACHMENT A



CITY OF BELVIDERE
Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

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

December 2, 2019

ADVISORY REPORT

CASE NO: 2019-15

APPLICANT: Rathod, 1500 North State Street

REQUEST AND LOCATION:

The applicant, Indrasinh Rathod, 6615 Rolling Hedge Lane, Rockford, IL 61108 on behalf of the property owner, Judy L. Winters, 1409 Walts Way, Belvidere, IL 61008 is requesting a special use to permit indoor commercial entertainment. Specifically, a bar with video gaming at 1500 N. State Street, Belvidere, IL 61008, commonly known as House of Bottles, (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the GB, General Business District. The subject property is rectangular in shape, approximately 1.30 acres and is comprised of a portion of a multi-tenant commercial building and large paved area.

EXISTING LAND USE:

Subject property: House of Bottles

North: Roll N Donut

South: Residential

East: Multi-tenant commercial building

West: Taco Bell

CURRENT ZONING:

Subject property: GB, General Business District

North, East and West: GB, General Business District

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

COMPREHENSIVE PLAN:

Subject property: General Business

North, East and West: General Business

South: Single Family Residential

BACKGROUND:

The building is approximately 5,600 square feet and is part of a larger multi-tenant commercial development that has housed a mix of retail, professional services and office space throughout the years. There are currently 11 striped parking spaces on the property instead of the required 19 spaces which is due to the shared parking of the overall development. There is enough paved area to stripe the additional eight parking spaces if need be.

The video gaming machines are proposed to be in the northeast corner of the building, in an enclosed 20'x7' area behind the check-out counter (former office space). An opening of at least 32 inches will need to be provided to access the gaming area per fire code requirements.

The Zoning Ordinance was updated in 2006 requiring a special use for Indoor Commercial Entertainment. Bars and taverns that were in existence prior to that date have been considered "grandfathered" for the bar use. In 2013, Illinois State Law allowed municipalities to determine that video gaming would be permitted within their jurisdiction. The State limits the number of machines to six per establishment and every establishment must have a liquor license that allows for the pouring of alcohol (except for those that qualify as a truck stop). In 2013, Belvidere voted to allow video gaming and in 2018, the City Council voted to limit the number of gaming establishments to 30. Although all 30 licenses have been issued, this application would permit the 35th establishment to be eligible to apply for a license. The applicant is aware that granting the special use does not guarantee them a license.

TREND OF DEVELOPMENT:

The subject property is located near the intersection of North State Street and Cadillac Court which is the center of the North State Street Commercial Corridor. Several businesses have either recently located to North State Street or have gone through extensive renovations. North State Street consists of a mix of automobile-related businesses, retail, office and professional services.

COMPREHENSIVE PLAN:

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

FINDINGS OF FACT:

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

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

The special use is for a bar that would allow video gaming machines. The existing video gaming machines in Belvidere have not been shown to be unreasonably detrimental. The conditions of approval will limit the bar/gaming area to a specific portion of the building allowing retail sales to remain the primary use. Due to the size and location of the special use, staff does not anticipate a danger to the public health or general welfare.

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

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

business, institutional and indoor commercial (retail). Bars and video gaming are a type of indoor commercial land use.

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

The indoor commercial land use will not be noticeable from the outside except for potential signage. There is an active special use for indoor commercial entertainment across the street (Molly's) in the State Street Plaza.

The property has adequate parking and ingress/egress off of North State. The additional traffic from the special use is not anticipated to negatively impact the accessibility of nearby businesses.

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

The planning staff is not aware of any business that chose not to locate or expand due to video gaming. North State Street is developed with a variety of businesses. The special use conditions limit the amount of space the special use can occupy, therefore, planning staff does not anticipate that this special use will deter development on the adjacent tenant spaces or redevelopment of nearby properties.

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

The subject property is already developed with a commercial building that is served with municipal utilities.

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

There do not appear to be any public benefits or adverse impacts related to the special use request. Although there are nearby residences, nearby properties along North State Street already are developed with bars and video gaming; it is not a unique business. Staff is not aware, however, of any negative impacts the other bars and video gaming have created.

SUMMARY OF FINDINGS:

The special use is for a bar that would allow video gaming machines. The conditions of approval will limit the bar/gaming area to a specific portion of the building, allowing retail sales to remain the primary use. The indoor commercial land use will not be noticeable from the outside except for potential signage. The property has adequate parking and ingress/egress off of North State. The additional traffic from the special use is not anticipated to negatively impact the accessibility of nearby businesses. Due to the size and location of the special use, staff does not anticipate a danger to the public health or general welfare.

The Comprehensive Plan designates the subject property as General Business; the current zoning is General Business. A variety of land uses are encouraged in general business, such as institutional and indoor commercial (retail). Bars and video gaming are a type of indoor commercial land use. There is an active special use for indoor commercial entertainment across the street (Molly's) in the State Street Plaza.

There do not appear to be any public benefits or adverse impacts related to the special use request. Although there are nearby residences, nearby properties along North State Street already are developed with bars and video gaming; it is not a unique business. Staff is not aware, however, of any negative impacts the other bars and video gaming have created and does not anticipate that this special use will deter development on the adjacent tenant spaces or redevelopment of nearby properties.

RECOMMENDATION:

The planning staff recommends the **approval** of case number **2019-15** for a special use at 1500 North State Street subject to the following conditions:

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

Submitted by:



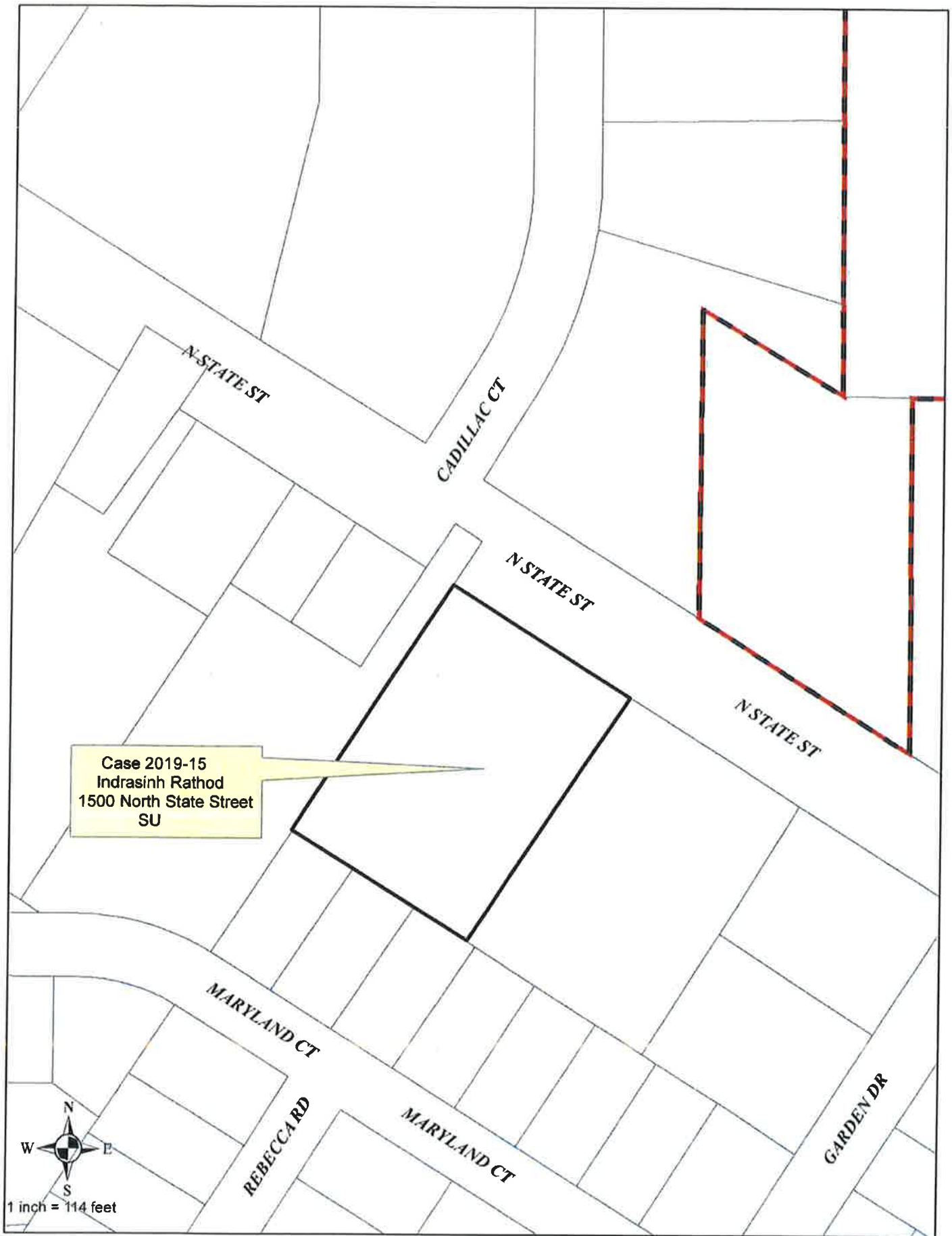
Gina DelRose
Community Development Planner

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

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

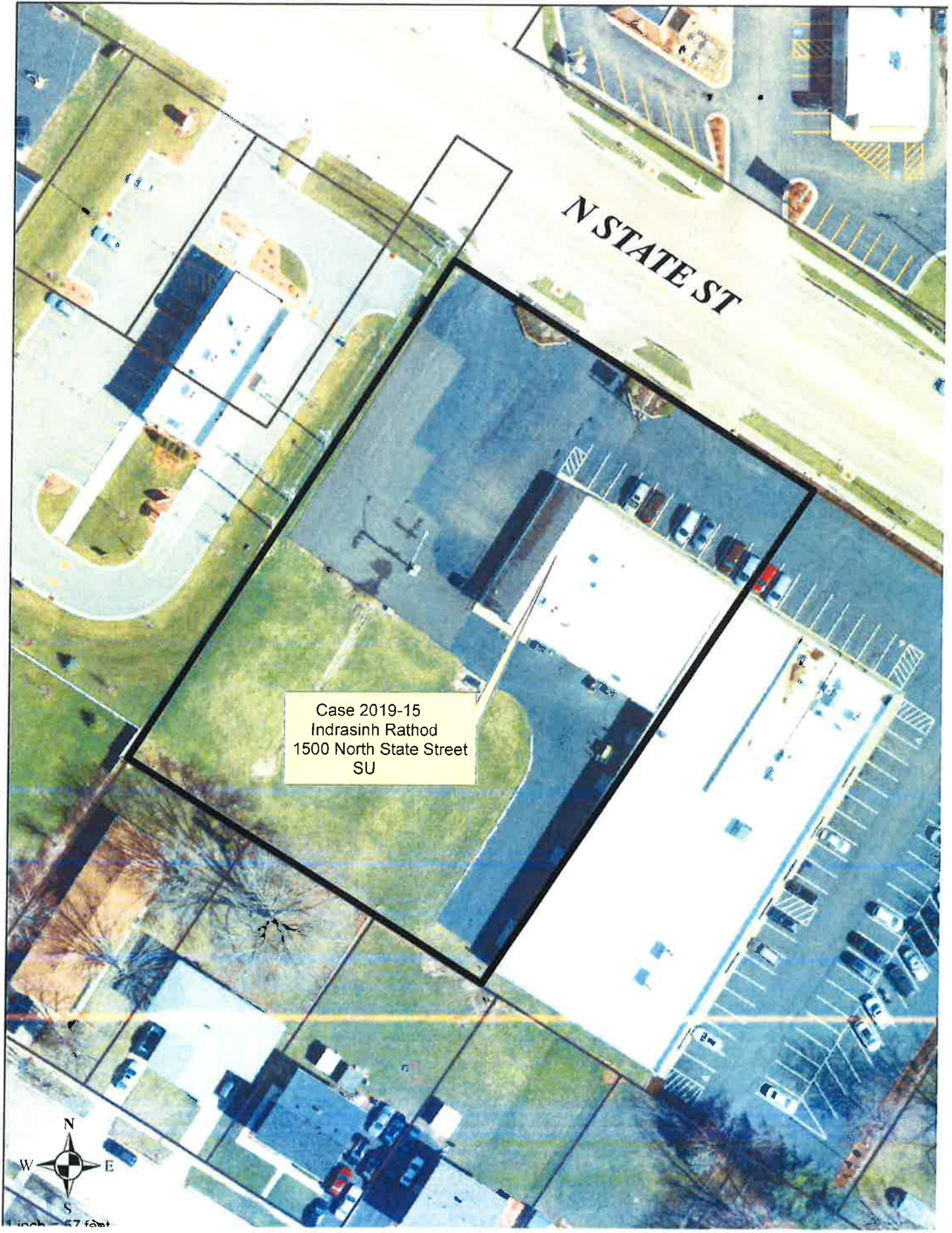
ATTACHMENTS

1. Location Map by Planning Staff.
2. Aerial Photo with by Planning Staff.
3. Narrative submitted by Applicant.
4. Site plan submitted by Applicant.
5. Letter submitted by the Boone County Soil and Water Conservation District, Jennifer Becker, October 10, 2019.
6. Letter submitted by the Boone County Health Department, Amanda Mehl, November 27, 2019.



Case 2019-15
Indrasinh Rathod
1500 North State Street
SU

1 inch = 114 feet



Case 2019-15
Indrasinh Rathod
1500 North State Street
SU



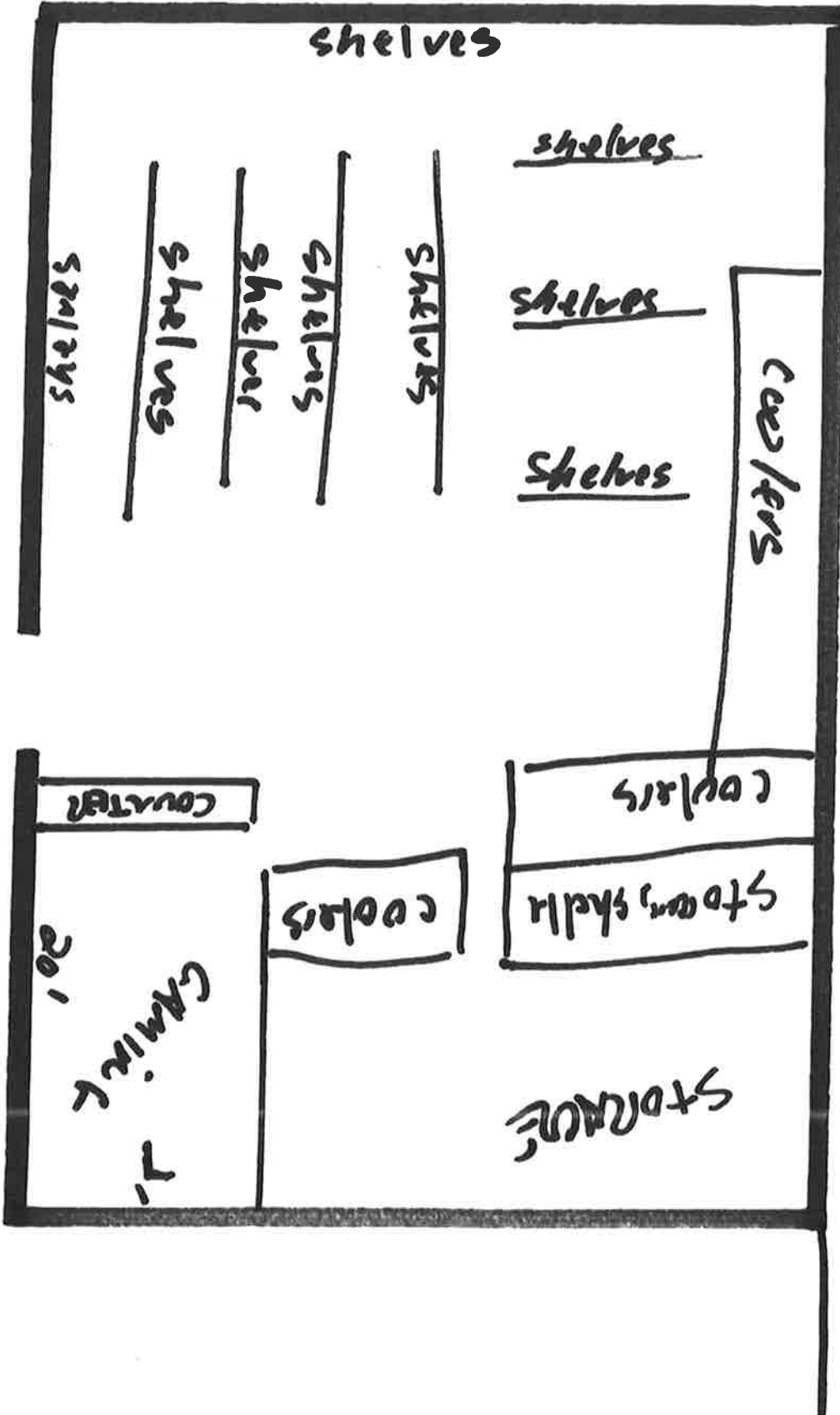
The reason for the request of the application for special use is to allow having Video Gaming Terminals available to play by our patrons. The gaming area is to be built into the area behind the existing counter, where my current office is located. The gaming area will be monitored by cameras and an alarm system, as well as a direct line of sight of the employee /customer counter. All patrons will be required to show valid proof of age before entering the gaming area.



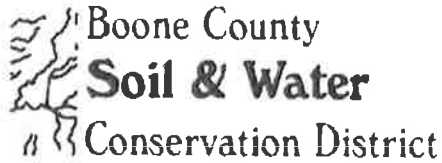
STATE ST.



Parkins Approx 40+ spaces



STRIP MALL



211 North Appleton Road
Belvidere, IL 61008
815-544-2677 x3

October 18, 2019

SWCD NRI #: 1630

City of Belvidere Planning Department
401 Whitney Blvd.
Belvidere, IL 61008

Dear Sir/Madam,

A request for a Natural Resource Information Report was submitted for the property listed in this letter. 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: 1500 N. State Street Belvidere, IL 61008

PINs: 05-23-351-012

Contact	Petitioner	Owner
Indra Rathod 1500 N. State St. Belvidere, IL 61008	same	same
815-544-9260 indrathod@yahoo.com		

Request: Special Use for indoor commercial entertainment

Sincerely,

Jennifer Becker
Boone County Soil & Water
Conservation District

Re: Indra Rathod



Public Health
Prevent. Promote. Protect.

Boone County Health Department

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

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

November 27, 2019

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

FAX 815-547-0789

Re: Case: 2019-15; Rathod, 1500 N State Street

Dear Gina,

We are in receipt of the special use to permit in door commercial entertainment. Specifically, a bar with video gaming. Our office has no objections on this request. However, prior to operation of the establishment a to-scale plan and a food application must be submitted to the health department for review. The plan review fee would be determined when menu information is submitted. Below is the county code explaining this further.

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

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

RE: Case: 2019-15; Rathod, 1500 N State Street
Date: November 26, 2019
Page: 2 of 3

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

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

RE: Case: 2019-15; Rathod, 1500 N State Street
Date: November 26, 2019
Page: 3 of 3

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

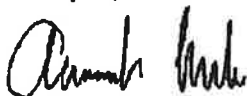
- a. if hot or cold foods are not maintained at that temperature for more than 12 hours and are restricted to same day service;
- b. if preparing foods for service from raw ingredients uses only minimal assembly; and
- c. foods served at an establishment that require complex preparation (whether canned,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

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

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

Please let us know if you have any questions or concerns at (815) 544-2951 ext. 2 or info@boonehealth.org

Thank you,



Amanda Mehl
Public Health Administrator

AT

MEMO

DATE: December 11, 2019
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Recommendation for Case: 2019-15, Rathod, 1500 North State

REQUEST AND LOCATION:

The applicant, Indrasinh Rathod, 6615 Rolling Hedge Lane, Rockford, IL 61108 on behalf of the property owner, Judy L. Winters, 1409 Walts Way, Belvidere, IL 61008 is requesting a special use to permit indoor commercial entertainment. Specifically, a bar with video gaming at 1500 N. State Street, Belvidere, IL 61008, commonly known as House of Bottles, (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the GB, General Business District. The subject property is rectangular in shape, approximately 1.30 acres and is comprised of a portion of a multi-tenant commercial building and large paved area.

RECOMMENDATION:

The planning and zoning commission recommended the **approval** of case number **2019-15** for a special use to permit indoor commercial entertainment (a bar with video gaming) at 1500 North State Street subject to the following condition:

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

Motion to approve case 2019-15; Rathod, 1500 North State Street subject to the condition as presented carried with a (5-0) roll call vote.

Daniel Arevalo, Chairman
Belvidere Planning and Zoning Commission

MEMO

DATE: December 11, 2019
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Findings of Fact for Case: 2019-15; Rathod, 1500 North State Street

REQUEST AND LOCATION:

The applicant, Indrasinh Rathod, 6615 Rolling Hedge Lane, Rockford, IL 61108 on behalf of the property owner, Judy L. Winters, 1409 Walts Way, Belvidere, IL 61008 is requesting a special use to permit indoor commercial entertainment. Specifically, a bar with video gaming at 1500 N. State Street, Belvidere, IL 61008, commonly known as House of Bottles, (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the GB, General Business District. The subject property is rectangular in shape, approximately 1.30 acres and is comprised of a portion of a multi-tenant commercial building and large paved area.

FINDINGS OF FACT:

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

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

The special use is for a bar that would allow video gaming machines. The existing video gaming machines in Belvidere have not been shown to be unreasonably detrimental. The conditions of approval will limit the bar/gaming area to a specific portion of the building allowing retail sales to remain the primary use. Due to the size and location of the special use, staff does not anticipate a danger to the public health or general welfare.

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

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

- C. Findings: The special use will not in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the**

provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to Notice of Public Hearing by the City or governmental agency having jurisdiction to guide development.

The indoor commercial land use will not be noticeable from the outside except for potential signage. There is an active special use for indoor commercial entertainment across the street (Molly's) in the State Street Plaza.

The property has adequate parking and ingress/egress off of North State. The additional traffic from the special use is not anticipated to negatively impact the accessibility of nearby businesses.

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

The planning staff is not aware of any business that chose not to locate or expand due to video gaming. North State Street is developed with a variety of businesses. The special use conditions limit the amount of space the special use can occupy, therefore, planning staff does not anticipate that this special use will deter development on the adjacent tenant spaces or redevelopment of nearby properties.

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

The subject property is already developed with a commercial building that is served with municipal utilities.

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

There do not appear to be any public benefits or adverse impacts related to the special use request. Although there are nearby residences, nearby properties along North State Street already are developed with bars and video gaming; it is not a unique business. Staff is not aware, however, of any negative impacts the other bars and video gaming have created.

The motion to adopt the Findings of Fact as presented by staff for case 2019-15 for a special use to permit indoor commercial entertainment (bar with video gaming) at 1500 North State Street carried with a (5-0) roll call vote.

David Arevalo, Chairman
Belvidere Planning and Zoning Commission

ORDINANCE NO. 479H

**AN ORDINANCE APPROVING
A REPLAT TITLED
GCZ CORNER 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 and property owner, Miguel Zepeda, 1535 Maryland Court, Belvidere, IL 61008 (described in the attached subdivision plat (hereof referenced as Attachment A), has petitioned the City of Belvidere for approval of the replat titled GCZ Corner Subdivision.

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

Section 1. That the attached RePlat titled GCZ Corner Subdivision be, and is hereby approved, subject to the following conditions:

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

6. A utility easement shall be placed along Doc Wolf Drive if requested by a utility company.
7. A note shall be placed on the plat stating: All proposed access to the property along North State Street shall be approved by the Illinois Department of Transportation.
8. A note shall be placed on the plat stating: Access to Doc Wolf Drive shall be limited to the northeast corner of the property.
9. If the present water services are not utilized in the new development they shall be disconnected at the main.
10. A certificate for the Illinois Department of Transportation shall be placed on the plat. The certificate shall read: This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to 765 ILCS 205/2. However, a Permit for access issued by the Department is required by the owner of the property. A plan meeting the requirements contained in the Departments "Policy on Permits for Access Driveways to State Highways" will be required by the Department. Dated this _____ day of _____, A.D., 20____ Region Two Engineer_____.
11. The revised plat shall be presented to the planning department for review and approval before any signatures are obtained.
12. The plat shall be recorded with the County Recorder of Deeds within 90 days of City Council approval, unless a plat-recording extension is granted.
13. 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 _____, 2020.

APPROVED by the Mayor of the City of Belvidere this _____ day of _____, 2020.

Mike Chamberlain, Mayor

ATTEST:

Shauna Arco, City Clerk

Ayes: _____ Nays: _____ Absent: _____

City Council Members Voting Aye:

City Council Members Voting Nay:

Date Published:

Sponsor: _____

MEMO

DATE: December 11, 2019

TO: Mayor and Members of the City Council

FROM: City of Belvidere Planning and Zoning Commission

SUBJECT: Recommendation for Case 2019-16; GCZ Corner Subdivision (RP)

REQUEST:

The applicant is requesting replat approval of the one-lot subdivision named GCZ Corner Subdivision. The subject property is at the northeast corner of North State Street and Doc Wolf Drive. It is approximately 0.75 acres in size and was developed with two single-family residences that were demolished. PINs: 05-22-426-020; 05-22-426-021; and 05-22-426-042.

RECOMMENDATION:

The planning and zoning commission recommended the **approval** of case number **2019-16** subject to the following conditions:

1. All public improvements shall be completed in accordance with approved construction plans for the development. An engineer's estimate of cost for the public improvements to be completed as a part of this project shall be submitted along with the construction plans for the development. Public improvements may include sidewalks, water and sanitary service stubs.
2. A Performance Bond or Letter-of-Credit is required for all public improvements on forms provided by the City and must be submitted prior to recording of the Final Plat or approval and release of the construction plans for the development by the Director of Public Works.
3. A construction inspection fee in the amount of three percent of the approved engineer's estimate of cost for the public improvements must be paid to the City Clerk prior to approval and release of the construction plans for the development by the Director of Public Works.
4. Prior to approval of the Final Plat for this subdivision, the developer shall pay all normal, customary and standard permit, inspection, tap-on, connection, recapture, basin and other fees that are required by the City at the time of Final Plat submittal.
5. A drainage overlay needs to be submitted for review and approval prior to final plat approval.
6. A utility easement shall be placed along Doc Wolf Drive if requested by a utility company.
7. A note shall be placed on the plat stating: All proposed access to the property along North State Street shall be approved by the Illinois Department of Transportation.

8. A note shall be placed on the plat stating: Access to Doc Wolf Drive shall be limited to the northeast corner of the property.
9. If the present water services are not utilized in the new development they shall be disconnected at the main.
10. A certificate for the Illinois Department of Transportation shall be placed on the plat. The certificate shall read: This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to 765 ILCS 205/2. However, a Permit for access issued by the Department is required by the owner of the property. A plan meeting the requirements contained in the Departments "Policy on Permits for Access Driveways to State Highways" will be required by the Department. Dated this _____ day of _____, A.D., 20____ Region Two Engineer _____.
11. The revised plat shall be presented to the planning department for review and approval before any signatures are obtained.
12. The plat shall be recorded with the County Recorder of Deeds within 90 days of City Council approval, unless a plat-recording extension is granted.
13. The final plat shall be in compliance with all applicable codes, ordinances and agreements.

Motion to approve case 2019-16; GCZ Corner Subdivision (RP) subject to the conditions as presented carried with a (5-0) roll call vote.

Daniel Arevalo, 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

December 2, 2019

ADVISORY REPORT

CASE: 2019-16

APPLICANT: GCZ Corner Subdivision, Replat

REQUEST:

The applicant is requesting replat approval of the one-lot subdivision named GCZ Corner Subdivision.

LOCATION:

The subject property is at the northeast corner of North State Street and Doc Wolf Drive. It is approximately 0.75 acres in size and was developed with two single-family residences that were demolished (see attached aerial photo). PINs: 05-22-426-020; 05-22-426-021; and 05-22-426-042.

BACKGROUND:

The subject property is currently zoned GB, General Business District, consists of 3 lots and was developed with 2 single-family residences. Although the two lots were developed as residential they are zoned business. The third lot is approximately 11 feet wide and provides the road frontage along Doc Wolf Drive. The portion of North State Street the property abuts is maintained by the Illinois Department of Transportation.

The two southern lots are part of the Von Ach's Subdivision which was platted in 1957, the third lot is not part of a named subdivision. The applicant is requesting to combine the three lots into 1 lot so that a commercial development may be constructed. Public improvements such as utilities and roadways are not anticipated to be installed.

A request for comments was sent to 17 departments, agencies, or other parties. Comments received were either addressed by the applicant or have been incorporated into the recommended conditions of approval.

SUMMARY OF FINDINGS:

The final plat of GCZ Corner Subdivision 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 **2019-16** subject to the following conditions:

1. All public improvements shall be completed in accordance with approved construction plans for the development. An engineer's estimate of cost for the public improvements to be completed as a part of this project shall be submitted along with the construction plans for the development. Public improvements may include sidewalks, water and sanitary service stubs.
2. A Performance Bond or Letter-of-Credit is required for all public improvements on forms provided by the City and must be submitted prior to recording of the Final Plat or approval and release of the construction plans for the development by the Director of Public Works.
3. A construction inspection fee in the amount of three percent of the approved engineer's estimate of cost for the public improvements must be paid to the City Clerk prior to approval and release of the construction plans for the development by the Director of Public Works.
4. Prior to approval of the Final Plat for this subdivision, the developer shall pay all normal, customary and standard permit, inspection, tap-on, connection, recapture, basin and other fees that are required by the City at the time of Final Plat submittal.
5. A drainage overlay needs to be submitted for review and approval prior to final plat approval.
6. A utility easement shall be placed along Doc Wolf Drive if requested by a utility company.
7. A note shall be placed on the plat stating: All proposed access to the property along North State Street shall be approved by the Illinois Department of Transportation.
8. A note shall be placed on the plat stating: Access to Doc Wolf Drive shall be limited to the northeast corner of the property.
9. If the present water services are not utilized in the new development they shall be disconnected at the main.
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11. The revised plat shall be presented to the planning department for review and approval before any signatures are obtained.
12. The plat shall be recorded with the County Recorder of Deeds within 90 days of City Council approval, unless a plat-recording extension is granted.
13. The final plat shall be in compliance with all applicable codes, ordinances and agreements.

Submitted by:

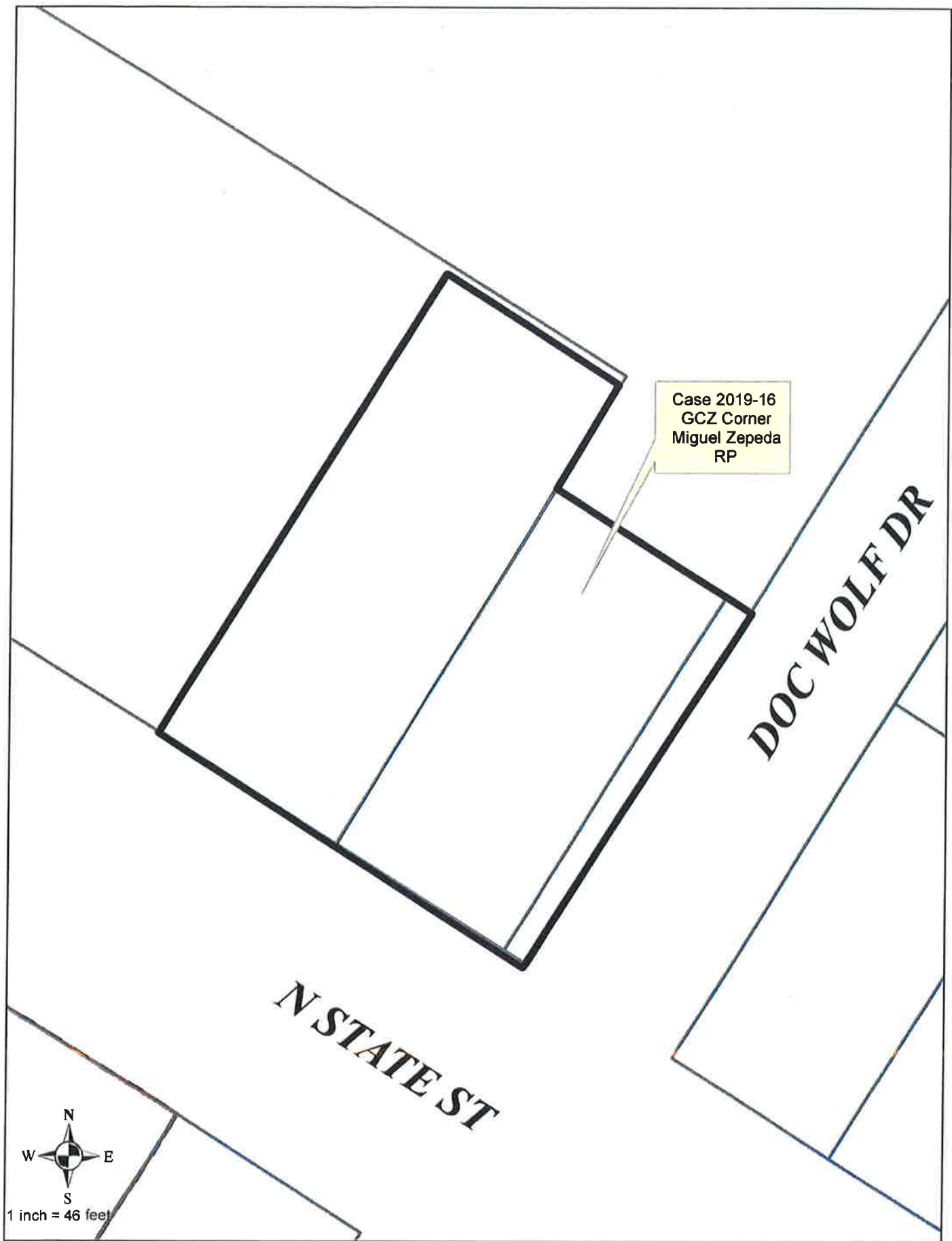


Gina DelRose

Community Development Planner

ATTACHMENTS

1. Location Map by Planning Staff.
2. Aerial Photo with Platting by Planning Staff.
3. Letter from HLR, Dirk A. Yuill, November 21, 2019.
4. Memo from Belvidere Public Works Department, Brent Anderson, November 21, 2019.
5. E-mail from Illinois Department of Transportation, Jason Stringer, November 27, 2019.
6. Plat of GCZ Corner Subdivision by RK Johnson & Associates, Inc.



Case 2019-16
GCZ Corner
Miguel Zepeda
RP

N STATE ST

DOC WOLF DR



1 inch = 46 feet



Case 2019-16
GCZ Corner
Miguel Zepeda
RP

N
W E
S
1 inch = 34 feet



Hampton, Lenzini and Renwick, Inc.

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

November 21, 2019

Mr. Brent Anderson
Director of Public Works
City of Belvidere
401 Whitney Boulevard, Suite 200
Belvidere, IL 61008

Re: GCZ Corner Subdivision
Final Plat Review

Dear Mr. Anderson:

We reviewed the Final Plat of GCZ Corner Subdivision and offer the following comments for your consideration:

FINAL PLAT COMMENTS

1. The plat shows the northerly line of this subdivision approximately 4 feet away from the southerly line of Lot 1 of Plat No. 3 of Little Thunder Village. We question the reason for this as there is an iron pin on the extension of the westerly line of this subdivision and who owns this strip of land.
2. The plat shows a 6-foot utility easement to be created along the northerly line of this subdivision. No easement is shown along the westerly line of this subdivision. We question if an easement should be shown.
3. As the proposed lot is adjacent to North State Street and Doc Wolf Drive, it does not appear that any public improvements, streets, sanitary sewer, or water main, are required. As the existing use is single family residential and the proposed use will be commercial, we question what the requirements will be for detention when this lot is developed.

If you have any questions or need additional information on the plan comments, please call me at (847) 697-6700.

Yours truly,

HAMPTON, LENZINI AND RENWICK, INC.

By:

Dirk A. Yull

DAY

P:\190754\ GCZ Corner Plat Review 11-21-19.docx

380 Shepard Drive
Elgin, Illinois 60123-7010
Tel. 847.697.6700
Fax 847.697.6753

6825 Hobson Valley Drive, Suite 302
Woodridge, Illinois 60517
Tel. 847.697.6700
Fax 847.697.6753

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

323 W. Third Street, P.O. Box 160
Mt. Carmel, Illinois 62863
Tel. 618.262.8651
Fax 618.263.3327

Memo

To: Gina DelRose, Community Development Planner
From: Brent Anderson, Director of Public Works
Date: 11/21/2019
Re: Review of Final Plat – GCZ Corner Subdivision

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

1. All public improvements shall be completed in accordance with approved construction plans for the development. An engineer's estimate of cost for the public improvements to be completed as a part of this project shall be submitted along with the construction plans for the development. Public improvements include sidewalks, water and sanitary service stubs.
2. A Performance Bond or Letter-of-Credit is required for all public improvements on forms provided by the City and must be submitted prior to recording of the Final Plat or approval and release of the construction plans for the development by the Director of Public Works.
3. A construction inspection fee in the amount of three percent of the approved engineer's estimate of cost for the public improvements must be paid to the City Clerk prior to approval and release of the construction plans for the development by the Director of Public Works.
4. Prior to approval of the Final Plat for this subdivision, the developer shall pay all normal, customary, and standard permit, inspection, tap-on, connection, recapture, basin, and other fees that are required by the City at the time of Final Plat submittal.
5. North State Street adjacent to this plat is IDOT jurisdiction. The plat will need to be reviewed and approved by IDOT as well as any proposed access to State Street.
6. Access to Doc Wolf Drive shall be limited to the northeast corner of the property.
7. This plat combines two parcels that had a single family residence on each lot. The sanitary sewers have been abandoned in place. The water services will need to be disconnected at the main if they are not used in the new development.
8. A drainage overlay needs to be submitted for review and approval prior to final plat approval.

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

Gina DelRose

From: Stringer, Jason M <Jason.Stringer@illinois.gov>
Sent: Wednesday, November 27, 2019 3:35 PM
To: Gina DelRose; Gina DelRose
Subject: GCZ Corner Subdivision (Replat)

Gina,

Per our conversation, please add the signature block below.

This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to 765 ILCS 205/2. However, a Permit for access issued by the Department is required by the owner of the property. A plan meeting the requirements contained in the Departments "Policy on Permits for Access Driveways to State Highways" will be required by the Department.

Dated this _____ day of _____, A.D., 20 _____

Region Two Engineer

Thank you and have a great holiday!

Jason M. Stringer

**Senior Permits Technician
Region 2/District 2
819 Depot Avenue
Dixon, Illinois 61021-3500
Ph: (815) 284-5413 Cell: (815) 677-6180
Jason.Stringer@illinois.gov**

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♻️ Please consider the environment before printing this e-mail.

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ORDINANCE NO. 480H

**AN ORDINANCE GRANTING A SPECIAL USE
TO AMEND A PLANNED DEVELOPMENT WITHIN THE
PI, PLANNED INDUSTRIAL DISTRICT
(1050 ECS Way)**

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, N-Trak Group, LLC, 1523 Windsor Road, Loves Park, IL 61111 on behalf of the property owner, Trinski, LLC, 82 N. Route 12, Fox Lake, IL 60020 has petitioned the City for a Special Use to amend a Planned Development to increase the allowable hours for a batch plant at 1050 ECS Way; 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 December 10, 2019 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 to amend a Planned Development to increase the allowable hours for a batch plant at 1050 ECS Way in the PI, Planned Industrial District on the property shown in Attachment A and legally described as:

Lots 1, 2, 3, 4, and 5, and that part of Irene Road heretofore dedicated, and that part of Ipsen Road heretofore dedicated, lying North of the North line of Lot 6, extended Westerly, in Hammersmith Subdivision of Part of Section 32, Township 44 North, Range 3, East of the Third Principal Meridian according to the Plat

thereof recorded April 12 1994, as document Number 94-3127 in Boone County, Illinois.

ALSO:

Parcel 1

A part of the North Half (1/2) of Section 32, in Township 44 North, Range 3, East of the Third Principal meridian, bounded and described as follows, to-wit; beginning at a point on the Southerly line of Newburg Road 742.10 feet Northeasterly from the West line of the Northeast Quarter (1/4) of Section 32, measured along the Southerly line of said road, (said point being thirty-three (33) feet Southerly from the center line of said road, measured perpendicularly to said center line) thence South parallel with the West line of said Quarter (1/4) Section; a distance of 677.37 feet) thence North 90 degrees East a distance of 284.48 feet) thence North parallel with the West line of said Quarter (1/4) Section a distance of 778.50 feet to the Southerly line of said Newburg Road, thence South 65 degrees 33 minutes 00 seconds West, along the Southerly line of Newburg Road a distance of 154.92 feet to a point of intersection on the Southerly line of said Road, thence South 75 degrees 38 minutes 30 seconds West along the Southerly line of said Road a distance of 149.12 feet to place of beginning, situated in the County of Boone and the State of Illinois.

ALSO:

Parcel 2

Part of the Northwest Quarter (1/4) of Section Thirty-Two (32) Township Forty-four (44) North Range Three (3), East of the Third Principal Meridian, bounded and described as follows, to-wit: Beginning at the point of intersection of a line which is parallel with and 574.41 feet perpendicularly distant West of the East line of said Quarter (1/4) Section and the Southerly line of Newburg Road, which runs Easterly and Westerly through said Quarter (1/4) Section, thence South 89 degrees 17 minutes 10 seconds West along the Southerly line of said Newburg Road a distance of 417.00 feet to the point of curvature of a circular curve to the right having a radius of 3241.36 feet, thence Northwesterly along said curve to a point 1349.16 feet perpendicularly distant West of the East line of said Quarter (1/4) Section, the chord across said curved course bears North 87 degrees 32 minutes 50 seconds West a distance of 358.11 feet, thence South parallel with the East line of said Quarter (1/4) Section, a distance of 572.64 feet, thence North 90 degrees 00 minutes East, perpendicular to the East line of said Quarter (1/4) Section a distance of 774.75 feet, thence North parallel with the East line of said Quarter (1/4) Section a distance of 562.51 feet to the place of beginning, situated in the County of Boone, and the State of Illinois.

ALSO:

Parcel 3

Part of the Northeast Quarter (1/4) of Section Thirty-two (32), Township Forty-four (44) North, Range Three (3) East of the Third Principal Meridian, bounded and described as follows, to-wit: Commencing at the point of intersection of the North line of the Northeast Quarter (1/4) of said Section Thirty-two (32) and the East line of the West Half (1/2) of the East Half (1/2) of the Northeast Quarter (1/4) of said Section Thirty-two (32), thence South 00 degrees 37 minutes 00

seconds West (assumed bearing), along said East line of the West Half (1/2) of the East Half (1/2) of the Northeast Quarter (1/4) of Section Thirty-two (32) a distance of 1848.30 feet, thence South 88 degrees 20 minutes 14 seconds West 973.51 feet for a place of beginning, thence continuing South 88 degrees 20 minutes 14 seconds West 285.41 feet, thence North 01 degrees 01 minutes 06 seconds West 159.14 feet, to a point 677.37 feet Southerly of the Southerly line of Newburg Road (as measured along the last described course extended), thence South 89 degrees 36 minutes 40 seconds East a distance of 285.48 feet, thence South 01 degrees 01 minutes 06 seconds East 148.92 feet to the place of beginning, situated in the County of Boone and the State of Illinois.

ALSO:

Parcel 4

That part of Newburg Road in part of the Northeast Quarter of Section 32, Township 44 North, Range 3 East of the Third Principal Meridian described as follows: Beginning at a point on the South line of Newburg Road, which is 479.50 feet Northeasterly of the West line of said Quarter Section as measured along the South line of said Newburg Road; thence North 15 degrees 35 minutes 10 seconds West 66.60 feet; thence North 74 degrees 24 minutes 50 seconds East along the North line of said Newburg Road 171.97 feet to a point of curvature; thence Northeasterly along the arc of a curve being the Northerly line of said Newburg Road, being concave to the North, having a radius of 3944.34 feet a distance of 367.08 feet; thence South 21 degrees 09 minutes 27 seconds East, 66.00 feet; thence Southwesterly along the arc of a curve, being the South line of Newburg Road, being concave to the North and having a radius of 4010.34 feet, a distance of 373.23 feet to a point of tangency; thence South 74 degrees 24 minutes 50 seconds West, along the South line of said Newburg Road, 171.97 feet to the point of beginning, in Boone County, Illinois.

ALSO:

Parcel 5

That part of Irene Road in part of Section 33, Township 44 North, Range 3 East of the Third Principal Meridian, lying South of the North line of Lot 2 extended Easterly, in Hammersmith Subdivision of part of Section 32, Township 44 North, Range 3, East of the Third Principal Meridian, recorded as Document Number 94-3127, and lying North of the Northerly right of way line of the Chicago Northwestern Railroad, in Boone County, Illinois.

ALSO:

Part of the North Half (1/2) of Section Thirty-two (32), Township Forty-four (44) North, Range Three (3) East of the Third Principal Meridian, bounded and described as follows, to-wit: Commencing at a point which is at the intersection of the Southerly line of Newburg Road and the East line of the Northwest Quarter of said Section, (said point being 33 feet Southerly from the center line of said road measured perpendicularly to said centerline); thence North 75 degrees 38 minutes 30 seconds East, along the Southerly line of said road 10.50 feet to Northeast corner of premises conveyed by Josephine Vymetal to Theodore Badell and Frances A. Badell by Warranty Deed dated May 29, 1974 and recorded as Document No. 74-1137 in the Recorder's Office of Boone County,

Illinois; thence South 00 degrees 00 minutes 00 seconds East, along the East line of said premises so conveyed to Badell as aforesaid, 344.91 feet to the point of beginning for the following described tract; thence continuing South 00 degrees 00 minutes 00 seconds East, 790.00 feet to the Southeast corner of said premises so conveyed to Badell as aforesaid; thence North 90 degrees 00 minutes 00 seconds West, 584.58 feet to the Southwest corner of said premises so conveyed to Badell as aforesaid; thence North 00 degrees 00 minutes 00 seconds West, along the West line of said premises so conveyed to Badell as aforesaid, 790.00 feet; thence South 90 degrees 00 minutes 00 seconds East, 584.48 feet to the point of beginning. Situated in the County of Boone and State of Illinois.

EXCEPTING:

Lot Five (5) and the South 100 feet in equal width of Lot Four (4) as designated upon the Plat of Hammersmith Subdivision, being a Subdivision of part of Section 32, Township 44 North, Range 3 East of the Third Principal Meridian, according to the plat thereof recorded April 12, 1994 as Document No. 94-3127 in the Recorder's Office of Boone County, Illinois. Situated in the County of Boone and the State of Illinois.

PINs: 05-32-100-010; 05-32-100-002; 05-32-100-011; 05-32-100-012; 05-32-200-009; 05-32-200-030; 05-32-276-001; 05-32-276-002 and 05-32-276-005.

is hereby approved, subject to the following conditions:

1. The Planned Development is granting only the following flexible standards: Batch Plant (150.106(C)(7 (C)(2)).
2. The Planned Development is only amending condition 3 of Ordinance 645G to read as follows:
 3. This ordinance will allow for one concrete or asphalt batch plant on-site. The concrete or asphalt batch plant shall be located only on the area identified as "Area A" or within the bounds of "Area B" on Exhibits H-1 through H-5, Boone County Quarry Mining Operations Plans, Phases 1-5, all revised as of 8-23-93. Concrete or asphalt production or processing shall not take place within 150 feet of any lot line.

Concrete or asphalt production operations shall be conducted only during the hours of 5:00 a.m. to 10:00 p.m. This operating hours accommodation shall allow for extended or altered hours of operation, if reasonably approved by the City, permitting the Owner(s) to conduct batch plant operations as needed on a temporary basis when reasonably necessary to meet the requirements of specific projects. Examples of projects for which extended hours are reasonable include specified projects for the Illinois Department of Transportation, the Illinois Toll Highway Authority and other state, federal and local government projects. There shall be comparable time limitations and allowances on the operation of a concrete or asphalt batch plant whether producing asphalt or other construction products pursuant to an identified construction contract.

If concrete or asphalt batch plant operations on-site terminate permanently, all stockpiles on-site shall be removed and the subject property shall be restored appropriately. Only one entrance/exit is permitted for the concrete or asphalt batch plant, and shall be from ECS Way.

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 _____, 2020.

APPROVED by the Mayor of the City of Belvidere this ____ day of _____, 2020.

Michael W. Chamberlain, Mayor

ATTEST:

Shauna Arco, City Clerk

Ayes: ____ Nays: ____ Absent: ____

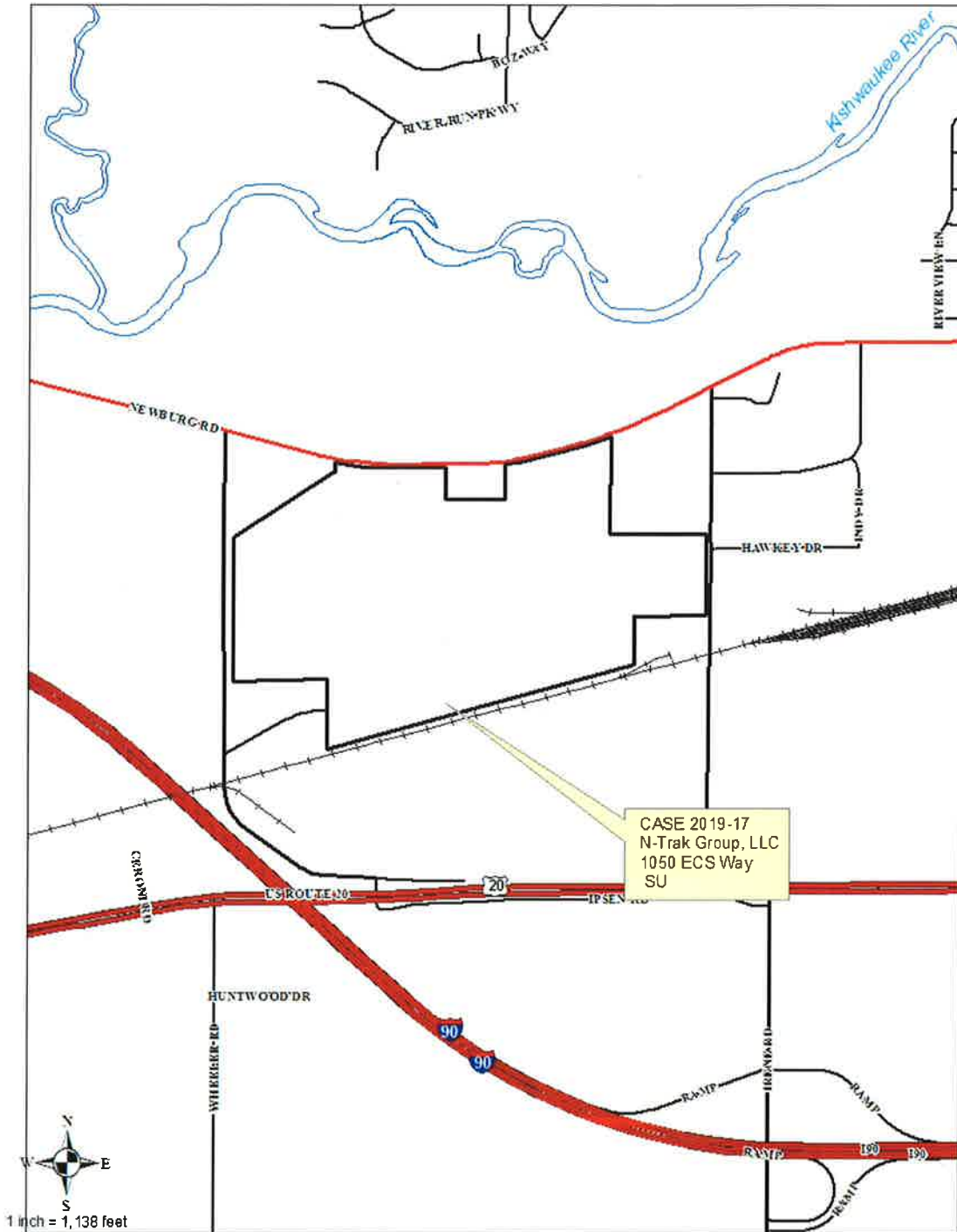
City Council Members Voting Aye: __

City Council Members Voting Nay: __

Date Published:

Sponsor: _____

ATTACHMENT A



City of Belvidere Tablet Charges-00004

Due Date: 12/26/19

General Fund		
Admin	01-5-110-6290	\$20.61
Police	01-5-210-6200	\$0.00
Fire	01-5-220-6200	\$82.42
Bldg	01-5-230-6200	\$0.00
Street	01-5-310-6200	\$0.00
	Total	\$103.03

Water/ Sewer		
Water	61-5-810-6200	\$61.83
Sewer	61-5-820-6200	\$0.00
WWTP	61-5-820-6200	\$0.00
	Total	\$61.83

Grand total (will equal bill charges)

\$164.86

Finance Officer _____
(Signature and Date)

MEMO

DATE: December 11, 2019
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Findings of Fact for Case: 2019-17; N-Trak Group, LLC, 1050 ECS Way

REQUEST AND LOCATION:

The applicant, N- Trak Group, LLC, 1523 Windsor Road, Loves Park, IL 61111 on behalf of the property owner, Trinski, LLC 82 N. Route 12, Fox Lake, IL 60020 is requesting a special use for a planned development (Belvidere Zoning Ordinance Section 150.907 Planned Development District Procedures). Specifically, an amendment to an existing planned development (Ordinance 645G) allowing a quarry and batch plant activities at 1050 ECS Way in the PI, Planned Industrial District on approximately 200 acres. PINs: 05-32-100-010; 05-32-100-002; 05-32-100-012; 05-32-200-009; 05-32-200-030; 05-32-276-001; 05-32-276-002 and 05-32-276-005. The amendment will increase the allowable hours for the batch plant.

FINDINGS OF FACT:

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

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

The batch plant is located in an area developed with a quarry, trucking company and railroad tracks. The extended hours will grant them an additional hour in the morning and an additional 4 hours at night plus extended hours granted on a case by case basis for special projects. These hours mirror other batch plants in the area which have not become detrimental to the community.

- B. **Findings: The requested amendment to the Planned Development, both its general use independent of its location and in its specific location, will be in harmony with some of 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 requested amendment for the extended batch plant hours is not a significant departure from the approved planned development and does not affect the land uses previously approved for the development which are in compliance with the Comprehensive Plan due to their conditions of approval.

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

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

The batch plant is required to be in the southwestern portion of the property near the other industrial uses along ECS Way. Aesthetically, there is minimal impact to the area compared to adjacent land uses. The extended batch plant hours may increase truck traffic during the additional hours. ECS Way and Ipsen Road, however, already experience truck traffic due to adjacent land uses and their proximity to US Route 20.

- D. **Findings:** The establishment of the amended Planned Development 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 subject property is located in a mix of industrial and open space areas. Batch plants are often located near quarries due to their product compatibility (aggregate). As development increases, especially road projects, the demand for local aggregate and batch plants increases.

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

The Planned Development is located within the City of Belvidere and will be served by municipal utilities and agencies.

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

The extended hours will not only allow the applicant to be competitive with neighboring batch plants, it will provide another local source of materials for upcoming projects. Due to the location of the property and adjacent land uses, negative impacts, if any, will be minimal.

The motion to adopt the Findings of Fact as presented by staff for case 2019-17, a special use to amend a planned development to increase the allowable hours for a batch plant at 1050 ECS Way carried with a (5-0) roll call vote.

Daniel Arevalo, 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

December 4, 2019

ADVISORY REPORT

CASE NO: 2019-17

APPLICANT: N-Trak Group, LLC, 1050 ECS Way

REQUEST AND LOCATION:

The applicant, N- Trak Group, LLC, 1523 Windsor Road, Loves Park, IL 61111 on behalf of the property owner, Trinski, LLC 82 N. Route 12, Fox Lake, IL 60020 is requesting a special use for a planned development (Belvidere Zoning Ordinance Section 150.907 Planned Development District Procedures). Specifically, an amendment to an existing planned development (Ordinance 645G) allowing a quarry and batch plant activities at 1050 ECS Way in the PI, Planned Industrial District on approximately 200 acres. PINs: 05-32-100-010; 05-32-100-002; 05-32-100-012; 05-32-200-009; 05-32-200-030; 05-32-276-001; 05-32-276-002 and 05-32-276-005. The amendment will increase the allowable hours for the batch plant.

EXISTING LAND USE ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: Quarry (dredging), batch plant, row crop production, automobile mechanic, private shooting range and an industrial building

North: Boone County Conservation District, industrial and row crop production

South: Rail road, row crop production and industrial

West: Boone County Conservation District, quarry (dredging) and industrial

East: row crop production and industrial

CURRENT ZONING ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: PI, Planned Industrial

North: RH, Rural Holding District, PI, Planned Industrial District and I-1, Light Industrial District (County)

South: I-1 Heavy Industrial District (County) and I-1, Light Industrial District (County)

West: RH, Rural Holding District

East: I-1, Light Industrial District (County)

COMPREHENSIVE PLAN:

Subject property: Planned Industrial and Environmental Corridor

North: Passive Recreation and Planned Industrial

South: Planned Industrial and Environmental Corridor

West: Environmental Corridor

East: Planned Industrial

BACKGROUND:

The subject property is situated south of Newburg Road, north of the rail road, west of Irene Road and east of Ipsen Road. In 1992, Boone County granted a rezoning and a special use to commence quarrying activities (dredging). In 2004 the property was annexed into the City of Belvidere and a special use was granted to continue quarrying activities with the addition of a batch plant. Batch plant operations were limited to the hours of 6am to 6pm. Although the ability to operate a batch plant was granted in 2004, the plant was not constructed until 2019.

The only amendment being requested to the special use that was granted in 2004 by ordinance 645G is condition 3 which regulates the batch plant. The applicant is requesting to expand the batch plant operation hours to 5am to 10pm with extended hours on a temporary basis for special circumstances such as projects for the Illinois Department of Transportation, Illinois Toll Highway Authority and other large state, federal and local government project subject to the approval of the City of Belvidere. Other batch plants in the area operate under these hours which provides the competitive edge over the applicant on construction projects.

TREND OF DEVELOPMENT:

The subject property is located on the western edge of Belvidere and is surrounded by a mix of older industrial, open space and transportation land uses. As growth expands westward, row crop production is being replaced by industrial land uses while the Boone County Conservation District has acquired much of the floodplain in the area.

COMPREHENSIVE PLAN:

The majority of the subject property is designated as "Planned Industrial" on the City of Belvidere Comprehensive Plan, adopted July 19, 1999. The planned industrial category encourages high-quality indoor manufacturing, assembly and storage uses with generous landscaping and signage. A portion of the subject property on the western side is designated as "Environmental Corridor" on the City of Belvidere Comprehensive Plan, adopted July 19, 1999. The environmental corridor category denotes floodplains, wetlands, woodland and other sensitive environmental features.

FLEXIBLE DEVELOPMENT STANDARDS:

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

Zoning Ordinance:

- **Section 150.106(C)(7) Planned Industrial (C)(2) Accessory Uses Permitted As Special Use**

Batch Plants are currently only permitted by special use in the Rural Holding District. The previous special use granted in 2004 by ordinance 645G, however, has permitted the batch plant in addition to the quarrying activities. The request is an amendment to that previous special use and is not a new planned development.

FINDINGS OF FACT:

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

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

The batch plant is located in an area developed with a quarry, trucking company and railroad tracks. The extended hours will grant them an additional hour in the morning and an additional 4 hours at night plus extended hours granted on a case by case basis for special projects. These hours mirror other batch plants in the area which have not become detrimental to the community.

- B. **Findings:** The requested amendment to the Planned Development, both its general use independent of its location and in its specific location, will be in harmony with some of 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 requested amendment for the extended batch plant hours is not a significant departure from the approved planned development and does not affect the land uses previously approved for the development which are in compliance with the Comprehensive Plan due to their conditions of approval.

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

The batch plant is required to be in the southwestern portion of the property near the other industrial uses along ECS Way. Aesthetically, there is minimal impact to the area compared to adjacent land uses. The extended batch plant hours may increase truck traffic during the additional hours. ECS Way and Ipsen Road, however, already experience truck traffic due to adjacent land uses and their proximity to US Route 20.

- D. **Findings:** The establishment of the amended Planned Development 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 subject property is located in a mix of industrial and open space areas. Batch plants are often located near quarries due to their product compatibility (aggregate). As

development increases, especially road projects, the demand for local aggregate and batch plants increases.

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

The Planned Development is located within the City of Belvidere and will be served by municipal utilities and agencies.

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

The extended hours will not only allow the applicant to be competitive with neighboring batch plants, it will provide another local source of materials for upcoming projects. Due to the location of the property and adjacent land uses, negative impacts, if any, will be minimal.

SUMMARY OF FINDINGS:

The batch plant is located in an area developed with a quarry, trucking company and railroad tracks. The extended hours will grant them an additional hour in the morning and an additional 4 hours at night plus extended hours granted on a case by case basis for special projects. These hours mirror other batch plants in the area which have not become detrimental to the community.

The requested amendment for the extended batch plant hours is not a significant departure from the approved planned development and does not affect the land uses previously approved for the development which are in compliance with the Comprehensive Plan due to their conditions of approval.

The batch plant is required to be in the southwestern portion of the property near the other industrial uses along ECS Way. Aesthetically, there is minimal impact to the area compared to adjacent land uses. The extended batch plant hours may increase truck traffic during the additional hours. ECS Way and Ipsen Road, however, already experience truck traffic due to adjacent land uses and their proximity to US Route 20.

The extended hours will not only allow the applicant to be competitive with neighboring batch plants, it will provide another local source of materials for upcoming projects. As development increases, especially road projects, the demand for local aggregate and batch plants increases. Due to the location of the property and adjacent land uses, negative impacts, if any, will be minimal.

RECOMMENDATION:

Planning staff recommends the approval of case number 2019-17 subject to the following conditions:

1. The Planned Development is granting only the following flexible standards: Batch Plant (150.106(C)(7) (C)(2).

2. The Planned Development is only amending condition 3 of Ordinance 645G to read as follows:

3. This ordinance will allow for one concrete or asphalt batch plant on-site. The concrete or asphalt batch plant shall be located only on the area identified as "Area A" or within the bounds of "Area B" on Exhibits H-1 through H-5, Boone County Quarry Mining Operations Plans, Phases 1-5, all revised as of 8-23-93. Concrete or asphalt production or processing shall not take place within 150 feet of any lot line.

Concrete or asphalt production operations shall be conducted only during the hours of 5:00 a.m. to 10:00 p.m. This operating hours accommodation shall allow for extended or altered hours of operation, if reasonably approved by the City, permitting the Owner(s) to conduct batch plant operations as needed on a temporary basis when reasonably necessary to meet the requirements of specific projects. Examples of projects for which extended hours are reasonable include specified projects for the Illinois Department of Transportation, the Illinois Toll Highway Authority and other state, federal and local government projects. There shall be comparable time limitations and allowances on the operation of a concrete or asphalt batch plant whether producing asphalt or other construction products pursuant to an identified construction contract.

If concrete or asphalt batch plant operations on-site terminate permanently, all stockpiles on-site shall be removed and the subject property shall be restored appropriately. Only one entrance/exit is permitted for the concrete or asphalt batch plant, and shall be from ECS Way.

Submitted by:

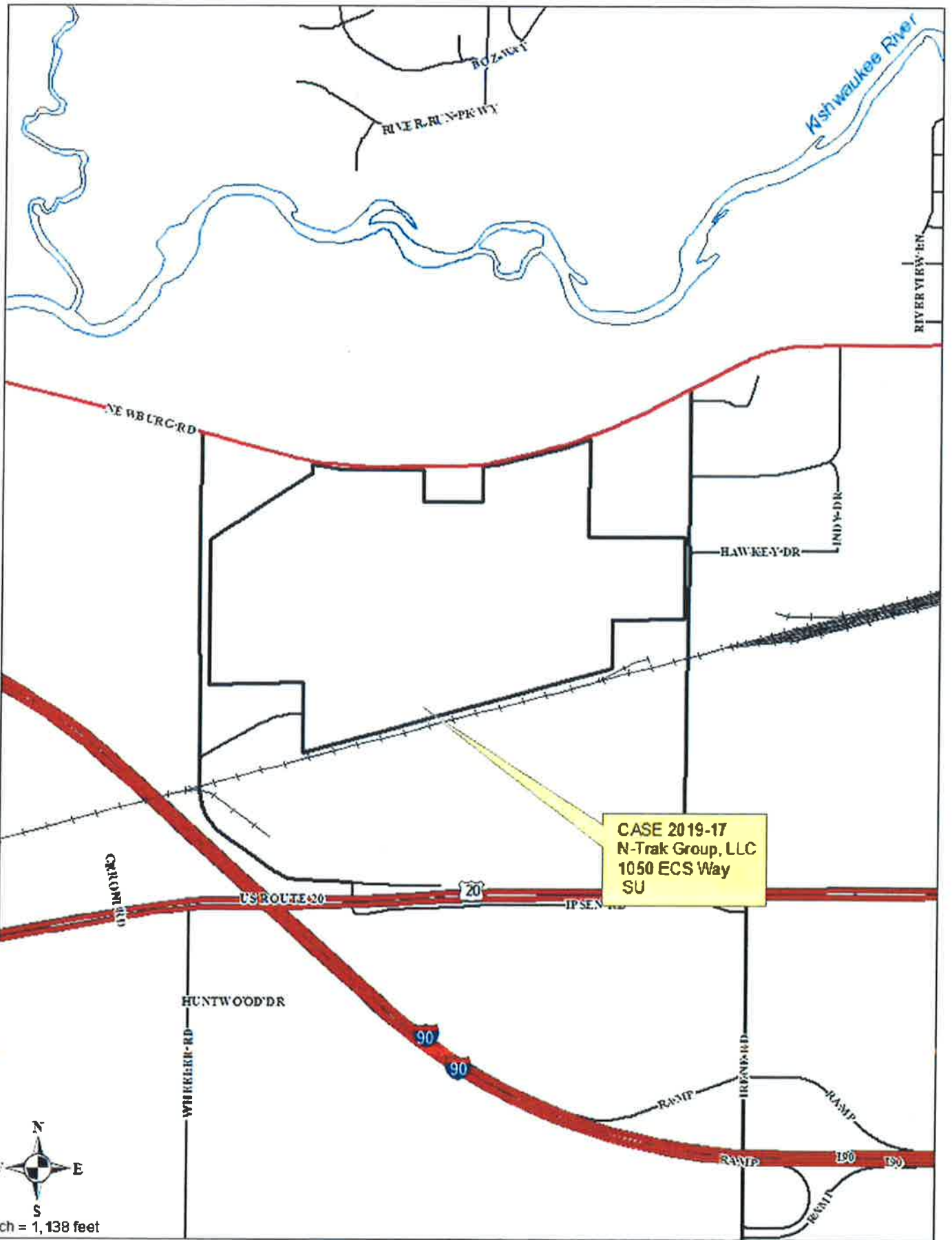

Gina DelRose,
Community Development Planner

PLANNING AND ZONING COMMISSION/CITY COUNCIL ACTION

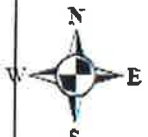
The Planning and Zoning Commission shall make and forward findings of fact as to the compliance of the proposed planned development with the standards and make a recommendation to the City Council. The City Council shall review the findings and recommendation and may accept or reject the findings and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

ATTACHMENTS:

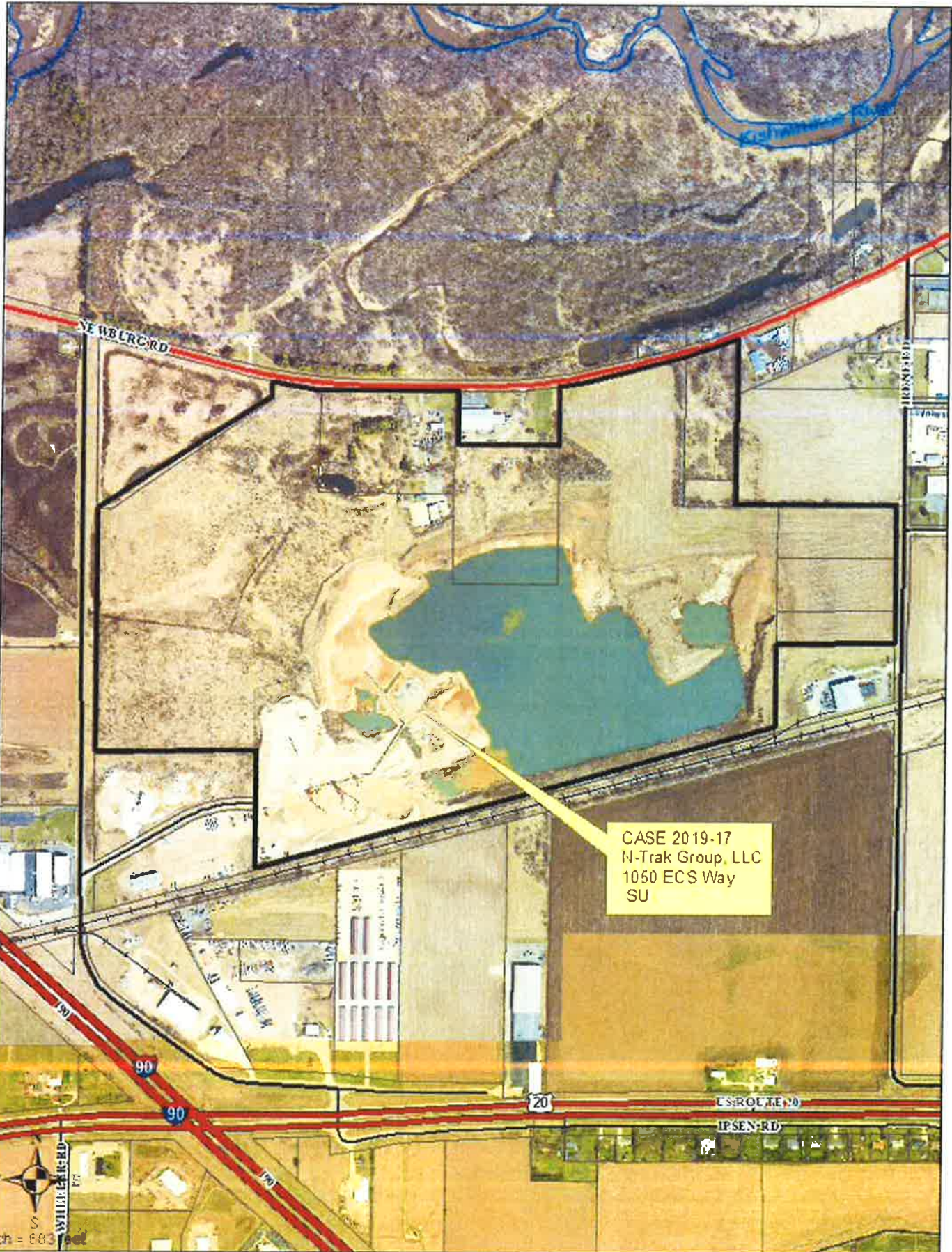
1. Location Map by Planning Staff.
2. Aerial Photo by Planning Staff.
3. Narrative as Submitted by the Applicant.
4. Site Plan Submitted by the Applicant.
5. Quarry Map
6. Ordinance 645G.
7. Letter submitted by the Boone County Health Department, Amanda Mehl, November 27, 2019.



CASE 2019-17
N-Trak Group, LLC
1050 ECS Way
SU



1 inch = 1,138 feet



CASE 2019-17
N-Trak Group, LLC
1050 ECS Way
SU

NEWBURG RD

IPSEN RD

ROUTE 20

ROUTE 90



1 inch = 683 feet

**NARRATIVE IN SUPPORT OF SPECIAL USE PERMIT AMENDMENT FOR THE PROPERTY LOCATED AT 1050
ECS-WAY, BELVIDERE, IL 61008**

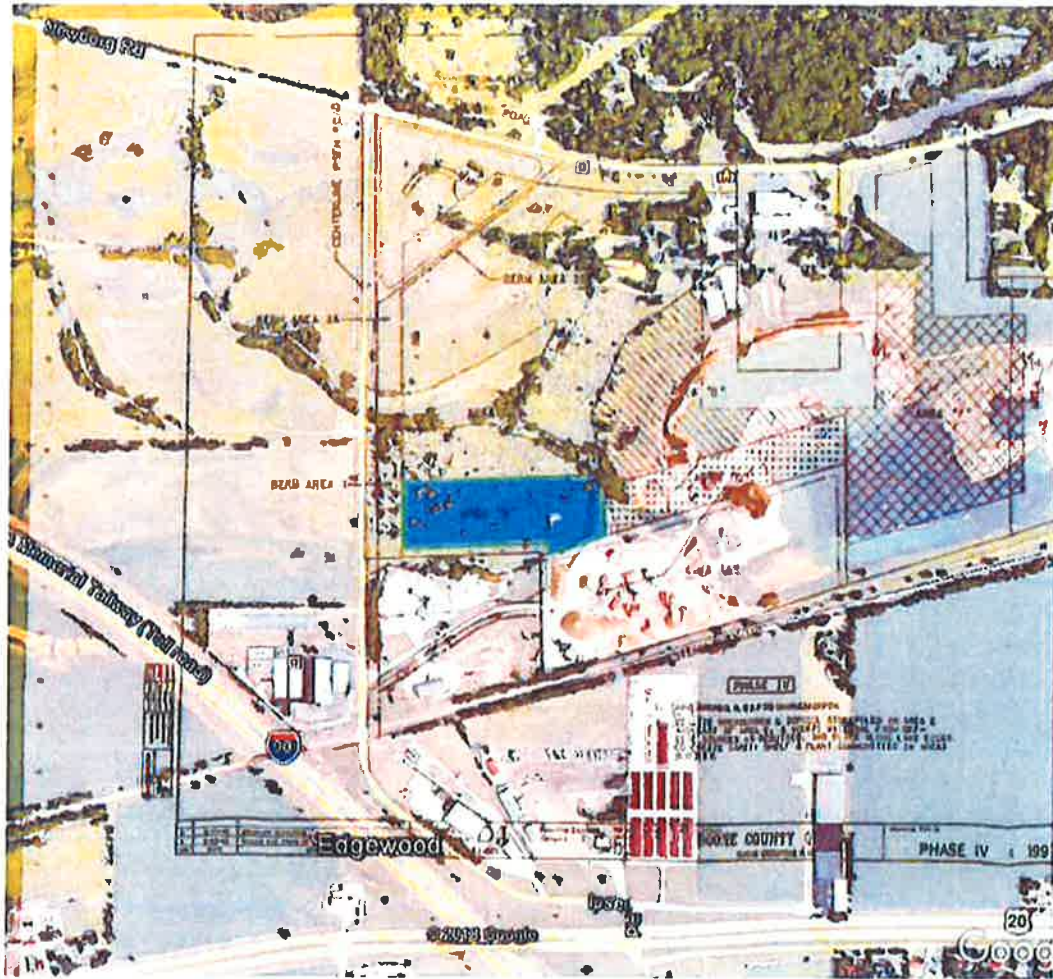
The City of Belvidere previously approved a Special Use Permit for a Planned Unit Development for the property commonly known as 1050 ECS-Way, Belvidere, IL 61008. The Special Use Permit was granted via City Ordinance 645G which was approved by the City Council on July 19, 2004.

Among other items, the Special Use Permit provides that one concrete or asphalt batch plant is allowed on the Property and that the hours of concrete or asphalt production operations shall be between the hours of 6:00 a.m. to 6:00 p.m.

The applicant is requesting an amendment to the hours of production operations from the current permitted hours of 6:00 a.m. to 6:00 p.m. to 5:00 a.m. to 10:00 p.m. weekdays and Saturdays. The applicant would also request that these hours could be temporarily extended for special circumstances such as Illinois Department of Transportation, Illinois Toll Highway Authority and other large state, federal and local government projects, subject to approval by the City.

With the Governor's plan to allocate 23 billion dollars to road and bridge work throughout the State, it is anticipated that some significant road and bridge projects will take place in the northern Illinois region. However, the applicant will not be able to compete for these projects if its permitted hours of operation are significantly less than its competitors. These proposed hours would be the same as the current William Charles asphalt plant hours which is located on Irene Road. The applicant is seeking the change in hours so as to remain competitive with all other plants in the area. It should be noted that there is no blasting at the 1050 ECS-Way quarry as the quarry is a dredging quarry only. Further, the 1050 ECS-Way plant is further from residential neighborhoods compared to the William Charles site and most the neighboring properties appear to be more industrial in nature. The applicant believes the change in hours would not create any significant detriment to the surrounding area. The applicant's plant has been operational since September of 2019 and there have been no complaints from the public regarding the applicant's manner of operating the plant.

LOCATION OF PLANT ON PROPERTY



ORDINANCE NO. 645G

**AN ORDINANCE GRANTING A SPECIAL USE
FOR A PLANNED COMMUNITY DEVELOPMENT
(ELMHURST CHICAGO STONE COMPANY)**

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 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 and are reviewed on a case by case basis, and are permitted only by permission of the Belvidere City Council; and,

WHEREAS, Elmhurst Chicago Stone Company, applicant and owner, has petitioned the City for a special use for a planned community development in the I1 Light Industrial District on the subject property (see exhibit A); and,

WHEREAS, after due notice by publication pursuant to the Illinois State Statutes, the Planning and Zoning Commission held a public hearing on May 18, 2004 concerning the proposed special use; and,

WHEREAS, the Planning and Zoning Commission having examined said application and having considered the evidence, both oral and documentary, and being fully advised about the premises did make finding of facts and a recommendation; and,

WHEREAS, the corporate authorities of the City considered the finding of facts and 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. That a special use for a planned community development in an I-1, Light Industrial District on the property legally described on exhibit B, be and is hereby approved, subject to the following conditions:

1. The stone and gravel quarry and crushing, grading, working and loading equipment and structures shall be in compliance with the 33 conditions approved by the Boone County Board on February 12, 1992, dated February 5, 1992, which conditions are incorporated herein and made hereof by this reference. Within said conditions any reference made with regard to the County Board shall instead be to the City Council of the City of Belvidere; any reference to the Belvidere Township Commissioner and/or County Engineer shall instead be the Public Works Director of the City of Belvidere or his designee; any reference to the Zoning Board of Appeals shall instead be

the City Council; any reference to the State's Attorney shall instead be the City Attorney; any reference to the Boone County Clerk shall instead be the City Clerk; any reference to the Planning, Zoning, and Building Committee shall be instead be the City of Belvidere Building, Planning, and Zoning Committee (Committee of the Whole) and any reference to any county code or ordinance contained in said conditions shall continue to refer to County codes or ordinances which are hereby incorporated herein and made a part hereof. The PCD shall not expire within 5 years of approval as indicated in the special use approved by the County.

2. The municipal shooting range shall not be located within the 100 year floodplain. The municipal firing range shall be designed in a way that minimizes potential conflicts. No firearms shall be stored on-site and the proper back drop or berming shall be provided to collect fired bullets.
3. This ordinance will allow for one concrete or asphalt batch plant on-site. The concrete or asphalt batch plant shall be located only on the area identified as "Area A" or within the bounds of "Area B" on Exhibits H-1 through H-5, Boone County Quarry Mining Operations Plans, Phases 1-5, all revised as of 8-23-93. Concrete or asphalt production or processing shall not take place within 150 feet of any lot line. Concrete or asphalt production operations shall be conducted only during the hours of 6:00 a.m. to 6:00 p.m. If concrete or asphalt batch plant operations on-site terminate permanently, all stockpiles on-site shall be removed and the subject property shall be restored appropriately. Only one entrance/exit is permitted for the concrete or asphalt batch plant, and shall be from ECS Way.
4. Compliance with the condition listed in the memo from Public Works Department, Brent Anderson, dated May 5, 2004.
5. Compliance with the approved annexation agreement for the subject property.
6. The departures (additional permitted uses) granted herein for the subject property are detailed out within the Planned Community Development Departures and Exception Section of the Staff Advisory Report, dated May 18, 2004 and to allow one concrete or asphalt batch plant on-site (SEE EXHIBIT C). *Compliance with all other applicable codes and ordinances.

Section 2. 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 special use.

Section 3. 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 4. 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 19th day of July,
2004.

APPROVED by the Mayor of the City of Belvidere this 21st day of July,
2004.



Frederic C. Brereton, Mayor

ATTEST:


Shauna Arco, City Clerk

Ayes: 8 Nays: 1 Absent 1 (Wise)

City Council Members Voting Aye: Racz, Robinson, Sanderson, Bowley,
Cantrell, Murphy, Gamlin, Gordon

City Council Members Voting Nay: Lewis

Date Published: July 21, 2004

Sponsor: Alderman Murphy

EXHIBIT A

Elmhurst Chicago
Stone Company

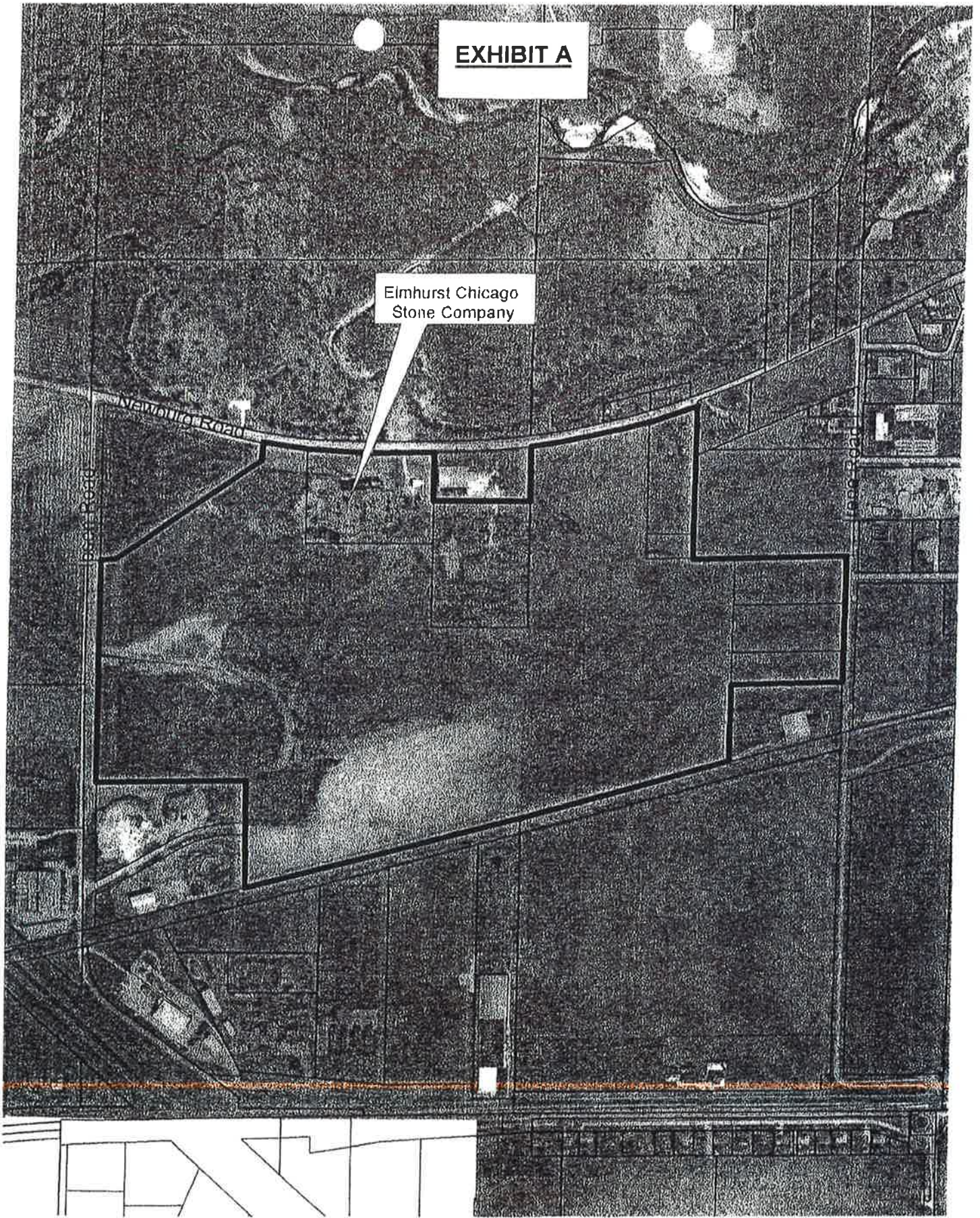


EXHIBIT B

LOTS 1, 2, 3, 4, AND 5, AND THAT PART OF IRENE ROAD HERETOFORE DEDICATED, AND THAT PART OF IPSEN ROAD, HERETOFORE DEDICATED, LYING NORTH OF THE NORTH LINE OF LOT 6, EXTENDED WESTERLY, IN HAMMERSMITH SUBDIVISION OF PART OF SECTION 32, TOWNSHIP 44 NORTH, RANGE 3, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 12 1994, AS DOCUMENT NUMBER 94-3127 IN BOONE COUNTY, ILLINOIS.

ALSO PARCEL 1

A PART OF THE NORTH HALF (1/2) OF SECTION 32, IN TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE THIRD (3RD) PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE SOUTHERLY LINE OF NEWBURG ROAD 742.10 FEET NORTHEASTERLY FROM THE WEST LINE OF THE NORTHEAST QUARTER (1/4) OF SECTION 32, MEASURED ALONG THE SOUTHERLY LINE OF SAID ROAD, (SAID POINT BEING THIRTY-THREE (33) FEET SOUTHERLY FROM THE CENTER LINE OF SAID ROAD MEASURED PERPENDICULARLY TO SAID CENTER LINE), THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID QUARTER (1/4) SECTION A DISTANCE OF 677.37 FEET, THENCE NORTH 90° EAST A DISTANCE OF 284.48 FEET, THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID QUARTER (1/4) SECTION A DISTANCE OF 778.50 FEET TO THE SOUTHERLY LINE OF SAID NEWBURG ROAD, THENCE SOUTH 65° 33' 00" WEST ALONG THE SOUTHERLY LINE OF NEWBURG ROAD A DISTANCE OF 154.92 FEET TO A POINT OF INTERSECTION ON THE SOUTHERLY LINE OF SAID ROAD, THENCE SOUTH 75° 38' 30" WEST ALONG THE SOUTHERLY LINE OF SAID ROAD A DISTANCE OF 149.12 FEET TO PLACE OF BEGINNING, SITUATED IN THE COUNTY OF BOONE AND THE STATE OF ILLINOIS.

ALSO PARCEL 2

PART OF THE NORTHWEST QUARTER (1/4) OF SECTION THIRTY-TWO (32), TOWNSHIP FORTY-FOUR (44) NORTH, RANGE THREE (3) EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE POINT OF INTERSECTION OF A LINE WHICH IS PARALLEL WITH AND 574.41 FEET PERPENDICULARLY DISTANT WEST OF THE EAST LINE OF SAID QUARTER (1/4) SECTION AND THE SOUTHERLY LINE OF NEWBURG ROAD, WHICH RUNS EASTERLY AND WESTERLY THROUGH SAID QUARTER (1/4) SECTION, THENCE SOUTH 89° 17' 10" WEST ALONG THE SOUTHERLY LINE OF SAID NEWBURG ROAD A DISTANCE OF 417.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 3241.36 FEET, THENCE NORTHWESTERLY ALONG SAID CURVE TO A POINT 1349.16 FEET PERPENDICULARLY DISTANT WEST OF THE EAST LINE OF SAID QUARTER (1/4) SECTION, THE CHORD ACROSS SAID CURVED COURSE BEARS NORTH 87° 32' 50" WEST A DISTANCE OF 358.11 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID QUARTER (1/4) SECTION, A DISTANCE OF 572.64 FEET, THENCE NORTH 90° 00' EAST, PERPENDICULAR TO THE EAST LINE OF SAID QUARTER (1/4) SECTION, A DISTANCE OF 774.75 FEET, THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID QUARTER (1/4) SECTION, A DISTANCE OF 562.51 FEET TO THE PLACE OF BEGINNING, SITUATED IN THE COUNTY OF BOONE, AND THE STATE OF ILLINOIS.

ALSO:

PARCEL 3

PART OF THE NORTHEAST QUARTER (1/4) OF SECTION THIRTY-TWO (32), TOWNSHIP FORTY-FOUR (44) NORTH RANGE THREE (3) OF THE THIRD (3RD) PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION THIRTY-TWO (32) AND THE EAST LINE OF THE WEST HALF (1/2) OF THE EAST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION THIRTY-TWO (32) THENCE SOUTH 00 DEGREES 37 MINUTES 00 SECONDS WEST (ASSUMED BEARING), ALONG SAID EAST LINE OF THE WEST HALF (1/2) OF THE EAST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION THIRTY-TWO (32) A DISTANCE OF 1849.30 FEET; THENCE SOUTH 88 DEGREES 20 MINUTE 14 SECONDS WEST 973.51 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 20 MINUTES 14 SECONDS WEST 285.41 FEET; THENCE NORTH 01 DEGREES 01 MINUTES 06 SECONDS WEST 159.14 FEET; TO A POINT 677.37 FEET SOUTHERLY OF THE SOUTHERLY LINE OF NEWBURG ROAD (AS MEASURED ALONG THE LAST DESCRIBED COURSE EXTENDED), THENCE SOUTH 89 DEGREES 36 MINUTES 40 SECONDS EAST A DISTANCE OF 285.48 FEET; THENCE SOUTH 01 DEGREES 01 MINUTES 06 SECONDS EAST 148.92 FEET TO THE PLACE OF BEGINNING, SITUATED IN THE COUNTY OF BOONE AND THE STATE OF ILLINOIS.

ALSO:

PARCEL 4:

THAT PART OF NEWBURG ROAD IN PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF NEWBURG ROAD, WHICH IS 479.80 FEET NORTHEASTERLY OF THE WEST LINE OF SAID QUARTER SECTION AS MEASURED ALONG THE SOUTH LINE OF SAID NEWBURG ROAD; THENCE NORTH 15 DEGREES 35 MINUTES 10 SECONDS WEST 68.00 FEET; THENCE NORTH 74 DEGREES 24 MINUTES 50 SECONDS EAST ALONG THE NORTH LINE OF SAID NEWBURG ROAD 171.97 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE BEING THE NORTHERLY LINE OF SAID NEWBURG ROAD, BEING CONCAVE TO THE NORTH, HAVING A RADIUS OF 3944.34 FEET A DISTANCE OF 367.08 FEET; THENCE SOUTH 21 DEGREES 09 MINUTES 27 SECONDS EAST, 68.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE, BEING THE SOUTH LINE OF NEWBURG ROAD, BEING CONCAVE TO THE NORTH AND HAVING A RADIUS OF 4010.34 FEET, A DISTANCE OF 373.23 FEET TO A POINT OF TANGENCY; THENCE SOUTH 74 DEGREES 24 MINUTES 50 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NEWBURG ROAD, 171.97 FEET TO THE POINT OF BEGINNING, IN BOONE COUNTY, ILLINOIS.

ALSO:

PARCEL 5:

THAT PART OF IRENE ROAD IN PART OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH LINE OF LOT 2 EXTENDED EASTERLY, IN HAMMERSMITH SUBDIVISION OF PART OF SECTION 32, TOWNSHIP 44 NORTH, RANGE 3, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NUMBER 84-3127, AND LYING NORTH OF THE NORTHERLY RIGHT OF WAY LINE OF THE CHICAGO NORTHWESTERN RAILROAD, IN BOONE COUNTY, ILLINOIS.

Also:

Part of the North Half (1/2) of Section Thirty-two (32), Township Forty-four (44) North, Range Three (3) East of the Third (3rd) Principal Meridian, bounded and described as follows, to wit: Commencing at a point which is at the intersection of the Southerly line of Newburg Road and the East line of the Northwest Quarter of said Section, (said point being 33 feet Southerly from the center line of said road measured perpendicularly to said centerline); thence North 75°- 38'-30" East, along the Southerly line of said road 10.50 feet to Northeast corner of premises conveyed by Josephine Vymetal to Theodore Badell and Frances A. Badell by Warranty Deed dated May 29, 1974 and recorded as Document No. 74-1137 in the Recorder's Office of Boone County, Illinois; thence South 00°-00'-00" East, along the East line of said premises so conveyed to Badell as aforesaid, 344.91 feet to the point of beginning for the following described tract; thence continuing South 00°-00'-00" East, 790.00 feet to the Southeast corner of said premises so conveyed to Badell as aforesaid; thence North 90°-00'-00" West, 584.58 feet to the Southwest corner of said premises so conveyed to Badell as aforesaid; thence North 00°-00'-00" West, along the West line of said premises so conveyed to Badell as aforesaid, 790.00 feet; thence South 90°-00'-00" East, 584.48 feet to the point of beginning. Situated in the County of Boone and State of Illinois.

PIN #05-05-32-100-107

EXCEPTING:

Lot Five (5) and the South 100 feet in equal width of Lot Four (4) as designated upon the Plat of Hammersmith Subdivision, being a Subdivision of part of Section 32, Township 44 North, Range 3 East of the Third Principal Meridian, according to the plat thereof recorded April 12, 1994 as Document No. 94-3127 in the Recorder's Office of Boone County, Illinois. Situated in the County of Boone and the State of Illinois.

Permanent Index Nos.: 05-05-32-400-008 and Part of 05-05-32-276-003

EXHIBIT C

PLANNED COMMUNITY DEVELOPMENT DEPARTURES AND EXCEPTIONS:

A planned community development may be granted certain departures from the normal standards, regulations, and requirements of the City of Belvidere Zoning Ordinance. This planned community development contemplates departures from the normal standards, regulations, and requirements of the zoning ordinance. For the purpose of this section, the underlying zoning district is the I-1, Light Industrial District. The applicant is specifically requesting the following departure:

1. *150.016 I-1 light industrial district, (b) Permitted uses:

Any production, assembly, fabrication, manufacture, cleaning, servicing, including any of the uses listed as permitted only in the I-2 heavy industrial district.

Automobile painting and body repair

Clubs or lodges, private

Freight terminal, motor or rail

Lumberyards and contractors material and equipment storage yards

Public and community service uses

Office buildings

Wholesaling and warehousing

Other similar uses as listed above, however, subject to the approval of the zoning enforcement officer and the zoning administrator

Applicant desires the following additional permitted uses:



Stone and gravel quarrying and crushing

Grading, working and loading equipment and structures and accessory uses

Municipal shooting range

***NOTE:** Although the I-1, Light Industrial District has a list of permitted land uses, a listed land use will still need City Council approval via the PCD process. The annexation agreement for this site requires that in the event the subject property is subdivided or developed in any manner, said development or subdivision shall occur as a PCD under the City of Belvidere Zoning and Subdivision Codes.



Public Health
Prevent. Promote. Protect.

Boone County Health Department

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

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

November 27, 2019

FAX: 815-547-0789

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

Re: 2019-17; N-Trak Group, LLC, 1050 ECS Way

Dear Gina,

We are in receipt of the request for a special use for a planned development. Specifically, an amendment to an existing planned development allowing a quarry and batch plant activities.

The Boone County Health Department has no comments.

Please let us know if you have any questions or concerns at (815) 544-2951 ext.2 or info@boonehealth.org

Thank you,

Amanda Mehl
Administrator

AT

MEMO

DATE: December 11, 2019

TO: Mayor and Members of the City Council

FROM: City of Belvidere Planning and Zoning Commission

SUBJECT: Recommendation for Case: 2019-17, N-Trak Group, LLC, 1050 ECS Way

REQUEST AND LOCATION:

The applicant, N- Trak Group, LLC, 1523 Windsor Road, Loves Park, IL 61111 on behalf of the property owner, Trinski, LLC 82 N. Route 12, Fox Lake, IL 60020 is requesting a special use for a planned development (Belvidere Zoning Ordinance Section 150.907 Planned Development District Procedures). Specifically, an amendment to an existing planned development (Ordinance 645G) allowing a quarry and batch plant activities at 1050 ECS Way in the PI, Planned Industrial District on approximately 200 acres. PINs: 05-32-100-010; 05-32-100-002; 05-32-100-012; 05-32-200-009; 05-32-200-030; 05-32-276-001; 05-32-276-002 and 05-32-276-005. The amendment will increase the allowable hours for the batch plant.

RECOMMENDATION:

The planning and zoning commission recommended the **approval** of case number **2019-17**, a special use to amend a planned development to increase the allowable hours for a batch plant at 1050 ECS Way subject to the following conditions:

1. The Planned Development is granting only the following flexible standards: Batch Plant (150.106(C)(7 (C)(2)).
2. The Planned Development is only amending condition 3 of Ordinance 645G to read as follows:
 3. This ordinance will allow for one concrete or asphalt batch plant on-site. The concrete or asphalt batch plant shall be located only on the area identified as "Area A" or within the bounds of "Area B" on Exhibits H-1 through H-5, Boone County Quarry Mining Operations Plans, Phases 1-5, all revised as of 8-23-93. Concrete or asphalt production or processing shall not take place within 150 feet of any lot line.

Concrete or asphalt production operations shall be conducted only during the hours of 5:00 a.m. to 10:00 p.m. This operating hours accommodation shall allow for extended or altered hours of operation, if reasonably approved by the City, permitting the Owner(s) to conduct batch plant operations as needed on a temporary basis when reasonably necessary to meet the requirements of specific projects. Examples of projects for which extended hours are reasonable include specified projects for the Illinois Department of Transportation, the Illinois Toll Highway Authority and other state, federal and local government projects. There shall be comparable time limitations and allowances on the operation of a concrete or asphalt batch plant whether producing asphalt or other construction products pursuant to an identified construction contract.

If concrete or asphalt batch plant operations on-site terminate permanently, all stockpiles on-site shall be removed and the subject property shall be restored appropriately. Only one entrance/exit is permitted for the concrete or asphalt batch plant, and shall be from ECS Way.

Motion to approve case 2019-17; N-Trak Group, LLC, 1050 ECS Way subject to the conditions as presented carried with a (5-0) roll call vote.

Daniel Arevalo, Chairman
Belvidere Planning and Zoning Commission

Memo

To: City Council
From: Mike Chamberlain
CC: City Clerk
Date: 12/11/2019
Re: Appointment of Natalie Mulhall to fill the vacant seat of Ward 2 Alderman created by the resignation of Alderman Mike Borowicz

In accordance with Section 3.1-10-50 of the Illinois Municipal Code, I hereby submit my appointment of Natalie Mulhall to serve as Alderman for Ward 2 to fill the vacancy created by the resignation of Alderman Mike Borowicz. As evidenced by her resume, and her presentation to the Committee of the Whole, Ms. Mulhall has already demonstrated her dedication to actively serving the Belvidere community through her numerous volunteer activities. This history of service suggests that she will be an active member of this Council, will bring fresh ideas to the Council and will represent the needs and interests of not only her Ward but the entire City.

Requested Motion: Motion to consent to and approve the appointment of Natalie Mulhall as Alderman for Ward 2 of the City of Belvidere to fill the vacancy created by the resignation of Michael Borowicz.



Michael W. Chamberlain

Mayor