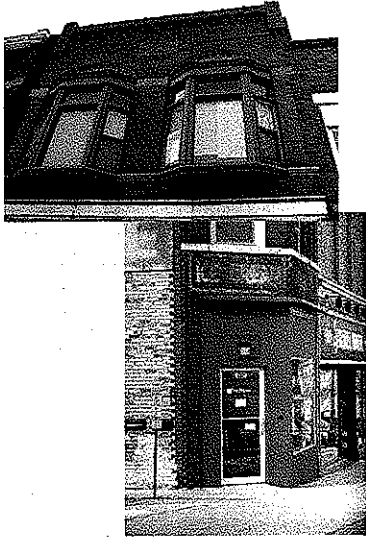
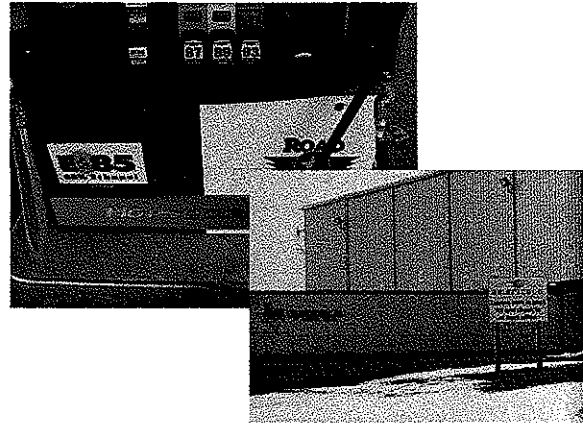




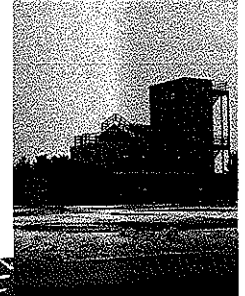
Photo courtesy of the Belvidere Fire Station
2010 Belvidere Fire Station, Belvidere, IL 60008



Belvidere- Boone County Planning Department

Annual Report 2011

KATHY MILLER, AICP, INTERIM PLANNING DIRECTOR
GINA DELROSE, ASSOCIATE PLANNER
FILITSA PLATOPOULOS, ADMINISTRATIVE ASSISTANT



BELVIDERE

Planning and Zoning Commission

David Palmer, Chairman *
David Deckert, Vice-Chairman
Andy Racz
Robert Cantrell
Art Hyland
Ken Redeker
Rich Weigel*

Committee of the Whole, Building Planning and Zoning

Alderman Dan Snow, Chairman
Alderman John Sanders, Vice-Chairman
Alderman Robert Bowley
Alderman Ron Brooks
Alderman Michael Chamberlain
Alderman George Crawford
Alderman Clint Morris
Alderman Mark Sanderson
Alderman Karen Schrader
Alderman Clayton Stevens

City Council

Mayor Fred Brereton**
Alderman Clint Morris 1st Ward**
Alderman Clayton Stevens 1st Ward**
Alderman Robert Bowley 2nd Ward**
Alderman Dan Snow 2nd Ward
Alderman Michael Chamberlain 3rd Ward**
Alderman Karen Schrader 3rd Ward**
Alderman George Crawford 4th Ward
Alderman Ron Brooks 4th Ward
Alderman John Sanders 5th Ward
Alderman Mark Sanderson 5th Ward

Belvidere Historic Preservation Commission

Becky Tobin, Chairman
Kris Bryan, Vice-Chair
Christina Conrad
Jarid Funderburg
David Larson
Millie Priem
George Williams

*Belvidere-Boone County Regional Planning Executive Committee Members
Chaired by Rich Weigel

**City-County Coordinating Committee members
Chaired jointly by Clint Morris and Catherine Ward

BOONE COUNTY

Planning Commission

Bill Luhman, Chairman*
Kristine Ramsay-Schnor, Vice-Chairman
Vacant
David Bippus
S. Anthony Gould

Zoning Board of Appeals

Cheryl Sturges, Chairman
Norm Stimes, Vice-Chairman
Joan Krumm
Mark Rhode
Darrel Davis

Planning Zoning and Building Com.

Marshall Newhouse, Chairman
Laura Guerin-Hunt, Vice-Chairman
Brad Fitter
Kenneth Freeman
Terri Glass

County Board

Bob Walberg, Chairman District 1**
Marshall Newhouse, Vice-Chairman District 1
Brad Fitter, District 1
Tricia Smith, District 1
Anthony Dini, District 2
Laura Guerin-Hunt, District 2**
Paul Larson, District 2
Catherine Ward, District 2**
Kenneth Freeman, District 3
Terri Glass, District 3**
Patrick Mattison District 3**
Mike Schultz, District 3**

Boone County Agricultural Conservation Easement and Farmland Protection Commission

Richard Gadke, Chair
Dan Kane, Vice Chair
Jackie Falkenstein, Secretary
Marshall Newhouse
Kristine Ramsay-Schnor
Jack Ratcliffe
Susan Urbas

Overview

The Belvidere-Boone County Planning Department serves as liaison to numerous boards and commissions. The Belvidere-Boone County Regional Planning Commission consists of the City of Belvidere Planning and Zoning Commission (PZC) and the Boone County Regional Planning Commission (BCRPC); the commission meets jointly regarding planning issues related to both the City of Belvidere and Boone County, planning matters within one and a half miles of the City of Belvidere and the creation, amending and updating of the Belvidere and Boone County Comprehensive Plan. The Belvidere PZC meets to hear and recommend approval or denial for planning matters within the City of Belvidere. The BCRPC meets to hear and determine if the planning matters in Boone County are in compliance with the Comprehensive Plan. The recommendations of the City of Belvidere Planning and Zoning Commission and the Boone County Regional Planning Commission are based on the Belvidere and Boone County Comprehensive Plan, adopted by both parties in 1999 and amended several times since then.

The Belvidere PZC is made up of seven members appointed by the Mayor and convenes once a month on the second Tuesday of each month. The PZC functions as the City of Belvidere's Planning Commission and the Zoning Board of Appeals. In addition to making recommendations on matters based on the consistency with the Comprehensive Plan, the PZC functions as the public hearing body for planning issues such as map amendments, text amendments and special uses. The PZC holds the public hearings and makes recommendations based on standards set forth within the City of Belvidere Zoning Ordinance. Additionally, the PZC hears variance requests and appeals to the City of Belvidere Zoning Ordinance.

The Village of Poplar Grove has a PZC also that is made up of seven members and appointed by the Village President; the PZC convenes once a month on the first Tuesday of each month. The Poplar Grove PZC functions the same as the Belvidere Planning and Zoning Commission.

Much like the Belvidere PZC, the County has a board that is the planning public hearings body--the Boone County Zoning Board of Appeals (ZBA). The Zoning Board of Appeals is made up of five members from different townships that are appointed by the County Board Chair. In addition to hearing cases for Map Amendments, Text Amendments and Special Uses, the ZBA

carries out tasks involving variances and appeals to the Boone County Zoning Ordinance as well. The ZBA reviews each planning case and forwards a recommendation to the Boone County Board based on the set of standards of approval listed within the Boone County Zoning Ordinance. The ZBA is the deciding body for variances and appeals. The ZBA meets once a month on the fourth Tuesday.

The City of Belvidere and Boone County each have their respective subcommittees to their full council or board. The City of Belvidere has the Committee of the Whole to discuss and focus on the issues regarding zoning matters consisting of each member of the City Council. To reduce review time of city planning cases, the cases go directly to the City Council for review on the third Monday of the month. If the City Council has questions or concerns regarding a planning case, the case is referred to the Committee of the Whole on the fourth Monday. The Committee of the Whole will then review the case and forward a recommendation to the City Council for final action. Likewise, the County has the Planning, Zoning, and Building Committee (PZB) consisting of five members of the County Board; the PZB focus is on planning policy issues. The PZB Committee makes a recommendation to the County Board for final action

The City Council consists of eleven elected officials, including the mayor; two aldermen are elected from each of the five wards within the City of Belvidere. In items related to planning, the role of the Council is to make the final decisions on all cases other than variances and appeals. The types of cases that the City Council rules on include annexation agreements, map amendments, special uses, text amendments and subdivisions. The City Council members base their decisions on the recommendations of the planning staff, the Planning and Zoning Commission's recommendation, the outcome of the public hearing and the standards set forth in the City of Belvidere Zoning Ordinance.

The County Board consists of twelve officials; four members are elected from each of the three districts within Boone County. The County Board Chair is elected by his or her peers rather than the public at large. In items related to planning, the role of the County Board is to make final decisions on all cases (other than variances and appeals) similar to the City Council. The County Board decisions are based on the recommendations of the planning staff, the Planning

Commission, the Zoning Board of Appeal's recommendations, the public hearing and the standards set forth in the Boone County Zoning Ordinance.

The Belvidere-Boone County Planning Department

The Belvidere-Boone County Planning Department began the year with two (2) positions; an Interim Planning Director and an Associate Planner made up the department staff. In mid-year, a part-time clerical position was added to help complete the workload. At the end of 2011 two and one-half (2.5) positions remained.

Funding for the department is provided jointly by the City of Belvidere and Boone County; currently, additional revenue is contributed by the Village of Poplar Grove for contract services. Additional revenue for the department is received through applications for subdivision reviews, special uses, text amendments, map amendments, variances, annexations and the creation of letters (zoning letters and lot of record letters) and maps. In the rare event of a surplus, it is shared equally between the City and County. The Interim Planning Director administers the day to day functions of the department and reports to the Mayor of Belvidere and the Chairman of the Boone County Board. Additional aspects of the Department are administered by the City-County Coordinating Committee.

The planning department processes the various zoning applications for the City of Belvidere, Boone County and Poplar Grove and is responsible for the coordination of fourteen boards, commissions and committees including preparation of agendas and minutes. The planning staff works closely with the public to answer questions regarding zoning, development, addressing, etc. During 2011, the planning staff worked with the 911-board to update the addresses for the county. The planning staff coordinates with other city, village and county staff members regarding planning and zoning issues as well as serving as technical advisors for other relevant projects. The department continues their efforts to become more involved with each township, their planning commissions, various municipalities, the City of Belvidere Public Works Department, the City of Belvidere Building Department, Boone County Highway Department, Boone County Building Department, the Poplar Grove staff, fire districts and departments, school districts, the Belvidere Park District, Boone County Soil and Water Conservation District,

Boone County Conservation District, Growth Dimensions, and other various groups and agencies.

The planning department is responsible for site, landscaping and lighting plan review for construction projects that are commercial or industrial in nature within the city, village and the county. Comments generated from the plan reviews for the city are added to Comments and Review System (CRS) created to better track approvals from the various departments charged with review of site plans. Once the construction project is completed, the planning staff inspects the site to insure that the site is improved according to the submitted and approved plans. During 2011, the planning department reviewed site, landscaping and lighting plans for 16 projects in the City of Belvidere, two (2) projects in Boone County and five (5) projects in Poplar Grove.

The planning department is responsible for the administration of the Downtown Overlay District according to the Belvidere Zoning Ordinance. The intent of the Downtown Overlay is to preserve the character of the historic downtown while encouraging additional development in harmony with existing buildings. Any improvements or signage in the Downtown Overlay District require plan review and approval by the planning department prior to the issuance of a building permit. In 2011, the planning department reviewed 14 projects downtown for signage, deck additions, windows and façade improvements. Additionally, the planning department is responsible for the administration of the U S Route 20 Overlay District in the County. The intent of the U S 20 Overlay District is to assist in maintaining the integrity and neighborhood atmosphere of the West Hills Neighborhood area as well as the area along Grant Highway. Additional development standards are applied in these areas that are implemented through the site plan and architectural review process of all development projects in the district. No U S Route 20 Overlay projects were reviewed in 2011.

Other Projects

The planning staff received 2010 census information as well as data from the 2005-2009 American Community Survey. From 2000 to 2010, Boone County grew by 12,379 persons to a total of 54,163—a 29.6 percent increase. Belvidere's population increased to 25,585 from 20,820 in 2010, a 22.9 percent increase; Poplar Grove's population increased to 5,023 from 1,368 for an

increase of 267.2 percent. The total number of housing units in Boone County grew from 15,414 to 19,970 (19.6 percent increase); the number of housing units in Belvidere grew from 7,970 to 9,565 (20 percent increase); and the number of housing units in Poplar Grove grew from 453 to 1,623 (264.9 percent increase). The population projects calculated from the University of Illinois College Of Medicine's Health System Research indicate a 2015 county population of 62,162; projections for 2020 are 70,852 and for 2025 the projections are 79,915. The planning staff also updated the annual Census Boundary and Survey (BAS) maps for Belvidere, for Boone County and for two of the townships as requested by the Census Bureau.

Updating the Belvidere-Boone County Comprehensive Plan has been an ongoing project throughout the year and will hopefully be completed within the next six months. Updating comprehensive plans are often long projects and are completed with the assistance of private planning companies. Due to the decline of development and revenues, the planning staff felt that now would be a good time to tackle the large project and to complete the update in house. That decision was made when there were four staff members in the department. The reduction of staff has pushed the completion of the project out further than originally planned. During the first six months of 2011, the Belvidere-Boone County Regional Planning Commission waited for the release of 2010 census data. In July, Joel Cowen from the University Of Illinois College Of Medicine presented demographic data based on the 2010 Census and the American Communities Survey (2005-2009). Mr. Cowen also provided population projections for the commission. The planning staff began updating the text and removing unnecessary sections of the 1999 Comprehensive Plan. The staff also updated some of the plan's maps. The staff plans to continue working with the Belvidere-Boone County Planning Commission to complete the project this year.

The planning staff worked with the Rockford Metropolitan Agency for Planning (RMAP) on revising the Winnebago-Boone County Greenways Plan. In 2007, the staff made multiple amendments to the Greenways Plan that were not incorporated into the official plan, although the changes were approved by both the City Council and the County Board. These revisions were included in the Greenway Plan as were new ideas that were being discussed. The new plan was unveiled on Earth Day, April 22, 2011.

The Land Evaluation Site Assessment Score (LESA) Committee has completed their final draft of the new LESA system for Boone County. The new LESA provides more definitions and takes into consideration the small rural businesses and agricultural tourism. An ultimate goal of the revised LESA system was to remove the subjectivity of the current system by focusing more on factors that can be answered through Geographic Information Systems (GIS) rather than personal opinion. Once the State of Illinois reviews and approves the final draft, the committee can forward it onto the County Board for approval. The planning staff uses a Land Evaluation Site Assessment score when determining if a property may be developed or if it should remain in agricultural production. The higher the LESA score, the more appropriate it is for land to remain in agricultural production.

In 2010, the Department agreed to administer the Energy Efficiency and Conservation Block Grant (EECBG) for \$15,778 as a means to help off-set declining revenues. The EECBG grant is part of the federal government's stimulus plan and provided a 75 percent match to qualifying projects (lighting, HVAC controls, windows, doors and energy-star appliances). A total of six projects were awarded grant funds in 2011: Belvidere Township and the Boone County Animal Control projects are completed and reimbursements were awarded; Belvidere School District 100 and North Boone School District 200 continue to be monitored. All funding should be disbursed and the grants closed out early in 2012. The planning staff is continuing communications with the Illinois Association of Regional Commissions.

As another revenue source, the planning department is providing planning services to the Village of Poplar Grove; for \$12,000 per year, the department provides eight hours of service per week for the village. In 2011, the staff worked with the village to create clear procedures for zoning applications and site plan review. The staff helped to guide the Planning and Zoning Commission in their duties. To improve communications, monthly village staff meetings were initiated with positive results. In addition to handling daily zoning matters (processing applications, answering zoning questions, floodplain questions, etc.) the staff has recently completed the final draft of the revised Zoning Ordinance and Zoning Map. It is anticipated that the new ordinance and map will be adopted in the spring of 2012. The staff will then begin revising the Poplar Grove Subdivision Ordinance.

Other committees and commissions the planning staff worked with over the last several years include the Boone County Storm Water Management Committee (Storm Water Committee), the Boone County Agricultural Conservation Easement and Farmland Protection Commission (Farmland Protection Commission) and the Belvidere Historic Preservation Commission (BHPC). The Storm Water Committee completed the management plan and forwarded it to the County Board for approval; the Boone County Regional Storm Water Management Plan was approved by the County Board in December, 2011. The plan established guidelines for Boone County (including municipalities) for future development and storm water runoff. The next step in the process will be to create and enact ordinances that implement the goals of the Plan.

The Farmland Protection Commission is charged with assisting the county to preserve farmland. In 2011, the commission promoted farmland preservation, the county's new conservation easement/additional dwelling unit special use and potential legislation that will open the door for more easement donations. In September, a presentation by conservation award winner Alan Sweeney and Rock County Wisconsin's Agricultural Committee was made to the commission. The presentation was well received and spurred several ideas that will be developed in 2012 including a joint meeting with other county farmland preservation groups and a farmland conference.

During 2011, the Belvidere Historic Preservation Commission adopted a work plan for the year focusing on preservation education, promotion and recognition. The commission reviewed two certificates of appropriateness at 203 West Jackson Street. In June, the commission held a historic home/business tour that raised \$1065 and helped bring awareness of the commission and the significant properties in Belvidere. The planning staff and the commission chair attended the Preservation Commissioner's Workshop in Galesburg in October, 2011. The commission submitted its annual report to the Illinois Historic Preservation Agency as part of its Certified Local Government Agreement. The commission began working with the Peoples Economic Development Corporation (PEDC) in the administration of a Community Development Assistance Program (CDAP) Grant for \$75,000 to develop incentives for downtown development and to develop a downtown revitalization strategy. Concept drawings were completed for façade improvements downtown and for the Leath Warehouse. The (PEDC) team also began work on a survey for downtown as well as the National Register Nomination for

creating a downtown historic district. During 2012, the Preservation Commission plans to hold an awards program recognizing restoration/renovation work in the community as well as host the second annual historic tour for promotion and fund raising

Growth Dimensions, a non-for-profit economic development agency funded in part by the City of Belvidere and Boone County, is another entity the planning staff collaborates with on various projects. Growth Dimensions asked that the planning staff attend meetings and participate in the development of county-wide, long-range, economic-development projects. The Transportation (formerly known as the Toll Way Station Point) Committee, Kishwaukee Riverfront Committee, the Rockford Regional Economic Development District (RREDD) and other projects have involved the planning staff's knowledge and information throughout the year. The planning staff is expected to continue to be involved in existing and future committees associated with Growth Dimensions/Economic Development.

The planning department is working on several small but needed projects as well. Previous Belvidere and Boone Zoning Ordinances are being scanned and digitized to make research easier and to ensure adequate record keeping. It is planned to scan previous zoning maps as well. The four binders of assigned addresses dating back to 2000 have all been reorganized into alphabetical order instead of being arranged by date issued--again making it easier for staff to find documents in a timely manner. The staff updates the department's web pages often and posts press releases and all meeting agendas with the full meeting packets for the public to view and utilize. The planning staff will continue to post agendas in addition to utilizing Board Docs for the County Board and the Planning, Building and Zoning Committee. The planning staff researched and issued letters for 62 parcels for Lot of Record status with 35 parcels determined as Lot of Record buildable parcels. Since January of 2011, the planning staff has compiled department activities in a monthly report and has distributed the update to the City Council, the City-County Coordinating Committee and County Board to keep the members abreast of the department's efforts. Quarterly updates are sent to the townships so that they are aware of the final outcomes on zoning matters within the county.

In November of 2011, the Belvidere-Boone County Planning Department worked with the Rockford Planning Department and the Illinois Chapter of the American Planning Association to

organize a Citizen Planner Workshop. The workshop was held at the Belvidere Township Office and covered some of the basics of planning. Approximately 30 people were in attendance from surrounding community planning commissions, elected officials and planning staff. The successful workshop provided pertinent information as well as an opportunity for networking. Future workshops with varying topics are planned.

The planning department processed forty-seven (47) Belvidere, Boone County and Poplar Grove planning cases during 2011; 22 cases were reviewed for the city; 20 cases were reviewed for the county and five cases were reviewed for Poplar Grove. This was in line with the forty-two (42) city and county cases processed in 2010. No annexation cases were processed during 2011. With numerous special-use cases processed each year through the planning department, there is a constant need to ensure that any conditions of approval are properly enforced. The planning department continues to work with the city and the county building departments to ensure the continued compliance of the approved special uses.

Future Goals of the Department

It is never easy to predict how a new year will unfold; however, the planning staff has chosen several projects to concentrate on for 2012. Continuing to be one of the larger projects is the continuation of the update of the City of Belvidere and Boone County Comprehensive Plan. The City of Belvidere and Boone County adopted the current Comprehensive Plan in 1999. Since the year 2000, the City has grown by an estimated 4,765 residents for an increase of 22.9 percent and the County has grown by 12,379 residents for an increase of 29.6 percent. The growth within Belvidere has mainly been on the east and west sides of the city and north of the I-90 corridor. Growth within the county has concentrated around the Villages of Poplar Grove and Timberlane and Belvidere Township. With the 2010 census data and the population projections calculated, the Belvidere-Boone County Regional Planning Commission will complete the updating of the Comprehensive Plan. The results of the meetings with various city and county agencies and the citizens have indicated overall satisfaction with the 1999 plan. Areas of the plan to be updated, according to the past meetings include the Irene Road area and the Flora Neighborhood Plan, county to county road alignments, economic development and overall sustainability for the county.

The planning department plans to continue working with the Village of Poplar Grove in providing planning services. The village's Zoning Ordinance should be approved early in 2012 and the planning department is planning to work with the village to update the Poplar Grove Subdivision Ordinance and to provide other guidance for the development process.

The planning department will continue to work with McHenry, Kane and Kendall Counties in order to create a more regional farmland preservation effort. Joint meetings will be held in 2012 between these counties and others that are considering farmland preservation efforts. The first annual Northern Illinois Farmland Conference, anticipated to last two days and cover many topics will be hosted in either Boone County or McHenry County in 2013. Planning for the conference is expected to take most of 2012.

The planning department plans to prepare the annual update to the BAS maps for the Census Bureau. The staff will continue the scanning of previous zoning ordinances and zoning maps for the city and the county to make them more readily available for research. The department plans to continue the administration of the Energy Efficiency and Conservation Block Grant until the funds have been expended. All the grants are anticipated to be closed out during 2012. The department plans to continue the administration of the CDAP Grant throughout 2012. The Belvidere Historic Preservation Commission and the Planning and Zoning Commission will continue to work with the Peoples Economic Development Corporation to finalize the Downtown National Register Historic Districts (for tax-credit incentives) and to establish a downtown revitalization strategy. The project is planned to continue through January 2013. The preservation commission plans to hold the second annual historic structures tour, to plan and hold a recognition program and to look for incentives for historic restoration projects. The department plans to continue staff and commission/board professional development by planning and holding additional citizen planner workshops for the region.

The department will continue to focus on the long term planning and projects and plans to review and update both the Belvidere Subdivision Ordinance and the Boone County Subdivision Ordinance. With the completion of the Boone County Regional Storm Water Management Plan and its approval for the County Board, the planning staff and the public works department will

continue to move forward in developing implementation ordinances for the municipalities in the county. With technical assistance from the State of Illinois, it is anticipated that the LESA System update will be completed during the year. The staff plans to participate in the development of the regional sustainability plan with RREDD and RMAP. As always, next year is looking to be a year full of new challenges and opportunities for the department and the region.

Appendix Table

- I **Population Estimates**

- II **Planning Department Budgets**
 - A. 2011 Budget
 - B. 2012 Budget

- III **Case Comparisons**
 - A. 2011 City and County Case Comparison
 - B. 2010-2011 City Case Comparison
 - C. 2010-2011 County Case Comparison

- IV **Case Load Summaries**
 - A. 2011 City Case Load Summary
 - B. 2011 County Case Load Summary
 - C. 2011 Poplar Grove Case Load Summary

- V **Case Action Summary Charts**
 - A. 2011 City Case Action Summary Chart
 - B. 2011 County Case Action Summary Chart
 - C. 2011 Poplar Grove Case Action Summary Chart

Estimated Population

| | Census 2000 | * 2001 | * 2002 | * 2003 | Special Census 2004 | * 2005 | * 2006 | *2007 | *2008 | *2009 | Census 2010 | *2011 |
|------------------------------|-------------|--------|--------|--------|---------------------|--------|--------|--------|--------|--------|-------------|--------|
| | Belvidere: | 20,820 | 21,512 | 21,987 | 22,551 | 23,532 | 24,249 | 24,833 | 25,185 | 25,224 | 25,257 | 25,585 |
| Unincorporated Boone County: | 18,204 | 18,702 | 19,097 | 19,561 | 19,244 | 19,441 | 19,618 | 19,740 | 19,798 | 19,820 | 20,698 | 20,713 |
| Total Boone County: | 41,786 | n/a | n/a | n/a | 46,451 | 49,649 | 51,391 | 51,937 | 52,200 | 52,280 | 54,165 | 54,217 |

* The estimated population numbers were based solely on the amount of building permits granted for single family residential structures and multi-family units and did not take into account fluctuating vacancy rates.

Census Estimates

| | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 |
|---------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|------|------|
| Belvidere: | 20,820 | 21,644 | 22,289 | 22,995 | 23,515 | 24,236 | 25,239 | 26,156 | 26,461 | 26,271 | n/a | n/a |
| Boone County: | 41,786 | 43,209 | 44,560 | 46,174 | 47,831 | 49,649 | 51,687 | 53,531 | 54,142 | 52,109 | n/a | n/a |

Official Census Numbers

| | 2000 | 2004 | 2010 | <i>Percentage of Growth</i> | | |
|------------------------------|--------|--------|--------|-----------------------------|------|------|
| | 2000 | 2004 | 2010 | 2000 | 2004 | 2010 |
| Belvidere: | 20,820 | 23,532 | 25,585 | 0 | 8.8 | 9.2 |
| Unincorporated Boone County: | 18,204 | 19,244 | 20,698 | 0 | 9.5 | 9.3 |
| Total Boone County: | 41,786 | 46,451 | 54,165 | 0 | 9 | 8.6 |

Boone County, Illinois
Planning Department Fund (07)

Revenues

| Cash Flow | FY '10 <u>Estimated</u> | FY '11 <u>Projected</u> |
|-------------------------------|----------------------------|----------------------------|
| Beginning Balance | 17,285 | 26,995 |
| Revenues | 173,677 | 83,661 |
| Appropriations & Expenditures | 163,967 | 107,149 |
| Ending Balance | 26,995 | 3,507 |

| Revenues | FY '09 <u>Actual</u> | FY '10 <u>Budget</u> | FY '10 <u>Estimated</u> | FY '11 <u>Budget</u> |
|--|-------------------------|-------------------------|----------------------------|-------------------------|
| 340.014 Planning Dept. Zoning - City | 5,725 | 6,475 | 6,718 | 5,845 |
| 340.015 Planning Dept. Zoning - County | 9,725 | 6,938 | 5,281 | 5,166 |
| 360.016 Planning Dept. Misc. - City | 175 | 194 | 202 | 200 |
| 360.017 Planning Dept. Misc. - County | 762 | 413 | 276 | 300 |
| 340.300 Sales: maps, plans, GIS | 288 | 386 | 159 | 100 |
| Subtotal Revenues | 16,675 | 14,406 | 12,636 | 11,611 |
| Other Revenues | | | | |
| 370.000 Interest | 84 | 50 | 41 | 50 |
| 377.025 Transfer In - City | 93,000 | 75,000 | 75,000 | 25,000 |
| 399.001 Transfer In - County | 93,000 | 75,000 | 75,000 | 25,000 |
| 377.026 Village of Poplar Grove Fee | 0 | 12,000 | 9,000 | 12,000 |
| 360.000 Miscellaneous | 0 | 0 | 2,000 | 10,000 |
| Subtotal Other Revenues | 186,084 | 162,050 | 161,041 | 72,050 |
| Total Revenues | 202,759 | 176,456 | 173,677 | 83,661 |

| Ending Balance (Cash and CD's) November 30, 2010 | |
|--|-----------------|
| Non Spendable | \$ |
| Spendable | |
| 1 | \$26,995 |
| 2 | |
| 3 | |
| 4 | |
| Total | \$26,995 |

FY '10 Estimate is Actual Dec.09 - Sept. 10 and Estimate for Oct.10 - Nov.10.

Boone County, Illinois

Planning Department Fund (07)

Appropriations & Expenditures

| Planning Department (07) | FY '09 <u>Actual</u> | FY '10 <u>Budget</u> | FY '10 <u>Estimated</u> | FY '11 <u>Budget</u> |
|--|-------------------------|-------------------------|----------------------------|-------------------------|
| <u>Personnel</u> | | | | |
| 401.107 Planning Director Salary | 63,862 | 64,180 | 54,307 | 0 |
| 401.207 Associate Planner | 38,705 | 40,065 | 38,898 | 38,898 |
| 401.307 Associate Planner | 47,919 | 49,412 | 47,874 | 47,874 |
| 401.407 Planning Technician | 21,212 | 0 | 431 | 0 |
| 402.007 Overtime | 0 | 0 | 0 | 0 |
| <u>Materials & Services</u> | | | | |
| 451.000 Office Supplies | 2,173 | 2,500 | 1,973 | 2,500 |
| 465.000 Publications | 0 | 0 | 0 | 0 |
| 505.000 Maintenance | 3,373 | 4,200 | 3,997 | 4,200 |
| 522.000 Telephone | 245 | 300 | 222 | 300 |
| 524.000 Travel | 476 | 500 | 405 | 500 |
| 525.000 Training & Conferences | 526 | 250 | 80 | 250 |
| 526.000 Postage | 0 | 100 | 17 | 100 |
| 527.000 Publishing & Advertising | 315 | 400 | 300 | 400 |
| 528.000 Printing | 90 | 500 | 216 | 250 |
| 533.000 GIS Mapping | 10,013 | 0 | 0 | 0 |
| 535.000 Other Professional Services | 0 | 1,000 | 167 | 500 |
| 542.000 Dues | 306 | 300 | 323 | 325 |

FY '10 Estimate is Actual Dec.09 - Sept. 10 and Estimate for Oct. 10 - Nov. 10

Continued On Next Page

Boone County, Illinois
 Planning Department Fund (07)
 Appropriations & Expenditures

| Planning Department (07) | FY '09 <u>Actual</u> | FY '10 <u>Budget</u> | FY '10 <u>Estimated</u> | FY '11 <u>Budget</u> |
|--|-------------------------|-------------------------|----------------------------|-------------------------|
| <u>Equipment</u> | | | | |
| 604.000 Office Equipment | 572 | 1,000 | 500 | 1,000 |
| <u>Other Expenditures</u> | | | | |
| 999.500 Refunds | 0 | 250 | 250 | 250 |
| 999.900 Miscellaneous | 100 | 250 | 7 | 250 |
| 899.037 Transfer Out - Health Insurance Fund | 27,851 | 14,000 | 14,000 | 9,552 |
| 899.900 Transfer Out - City | 0 | 0 | 0 | 0 |
| 899.001 Transfer Out - County | 0 | 0 | 0 | 0 |
| Total App. & Exp. | <u>217,738</u> | <u>179,207</u> | <u>163,967</u> | <u>107,149</u> |

FY '10 Estimate is Actual Dec.09 - Sept. 10 and Estimate for Oct. 10 - Nov 10.

Boone County, Illinois
 Planning Department Fund (07)

Revenues

| Cash Flow | FY '11 <u>Estimated</u> | FY '12 <u>Projected</u> |
|-------------------------------|----------------------------|----------------------------|
| Beginning Balance | 29,219 | 5,241 |
| Revenues | 88,227 | 114,050 |
| Appropriations & Expenditures | 112,205 | 117,548 |
| Ending Balance | <u>5,241</u> | <u>1,743</u> |

| Revenues | FY '10 <u>Actual</u> | FY '11 <u>Budget</u> | FY '11 <u>Estimated</u> | FY '12 <u>Budget</u> |
|--|-------------------------|-------------------------|----------------------------|-------------------------|
| 340.014 Planning Dept. Zoning - City | 5,900 | 5,845 | 9,448 | 6,000 |
| 340.015 Planning Dept. Zoning - County | 6,325 | 5,166 | 5,497 | 5,200 |
| 360.016 Planning Dept. Misc. - City | 250 | 200 | 426 | 250 |
| 360.017 Planning Dept. Misc. - County | 238 | 300 | 580 | 400 |
| 340.300 Sales: maps, plans, GIS | 95 | 100 | 231 | 150 |
| Subtotal Revenues | <u>12,808</u> | <u>11,611</u> | <u>16,182</u> | <u>12,000</u> |

Other Revenues

| | | | | |
|-------------------------------------|----------------|---------------|---------------|----------------|
| 370.000 Interest | 58 | 50 | 45 | 50 |
| 377.025 Transfer In - City | 75,000 | 25,000 | 25,000 | 45,000 |
| 399.001 Transfer In - County | 75,000 | 25,000 | 25,000 | 45,000 |
| 377.026 Village of Poplar Grove Fee | 6,000 | 12,000 | 12,000 | 12,000 |
| 360.000 Miscellaneous Grants, etc. | 4,000 | 10,000 | 10,000 | 0 |
| Subtotal Other Revenues | <u>160,058</u> | <u>72,050</u> | <u>72,045</u> | <u>102,050</u> |

Total Revenues 172,866 83,661 88,227 114,050

| Ending Balance (Cash and CD's) November 30, 2011 | |
|--|----------------|
| Non Spendable | \$ |
| Spendable | |
| 1 | \$5,241 |
| 2 | |
| 3 | |
| 4 | |
| Total | \$5,241 |

FY '11 Estimate is Actual Dec.10 - Aug. 11 and Estimate for Sept. 11 - Nov. 11

Boone County, Illinois

Planning Department Fund (07)

Appropriations & Expenditures

| Planning Department (07) | FY '10 <u>Actual</u> | FY '11 <u>Budget</u> | FY '11 <u>Estimated</u> | FY '12 <u>Budget</u> |
|--|-------------------------|-------------------------|----------------------------|-------------------------|
| <u>Personnel</u> | | | | |
| 401.107 Planning Director Salary | 54,306 | 0 | 0 | 0 |
| 401.207 Associate Planner | 38,898 | 38,898 | 38,898 | 38,898 |
| 401.307 Associate Planner | 47,874 | 47,874 | 47,942 | 47,874 |
| 401.407 Planning Technician | 431 | 0 | 5,473 | 10,374 |
| 402.007 Overtime | 0 | 0 | 0 | 0 |
| <u>Materials & Services</u> | | | | |
| 451.000 Office Supplies | 2,069 | 2,500 | 2,237 | 2,500 |
| 465.000 Publications | 0 | 0 | 0 | 0 |
| 505.000 Equipment Maintenance | 3,961 | 4,200 | 4,086 | 4,200 |
| 522.000 Telephone | 218 | 300 | 298 | 300 |
| 524.000 Travel | 530 | 500 | 593 | 500 |
| 525.000 Training & Conferences | 180 | 250 | 150 | 250 |
| 526.000 Postage | 0 | 100 | 33 | 100 |
| 527.000 Publishing & Advertising | 286 | 400 | 294 | 400 |
| 528.000 Printing | 127 | 250 | 245 | 250 |
| 533.000 GIS Mapping | 0 | 0 | 0 | 0 |
| 535.000 Other Professional Services | 0 | 500 | 1,400 | 500 |
| 542.000 Dues | 323 | 325 | 335 | 350 |

FY '11 Estimate is Actual Dec.10 - Aug. 11 and Estimate for Sept. 11 - Nov. 11

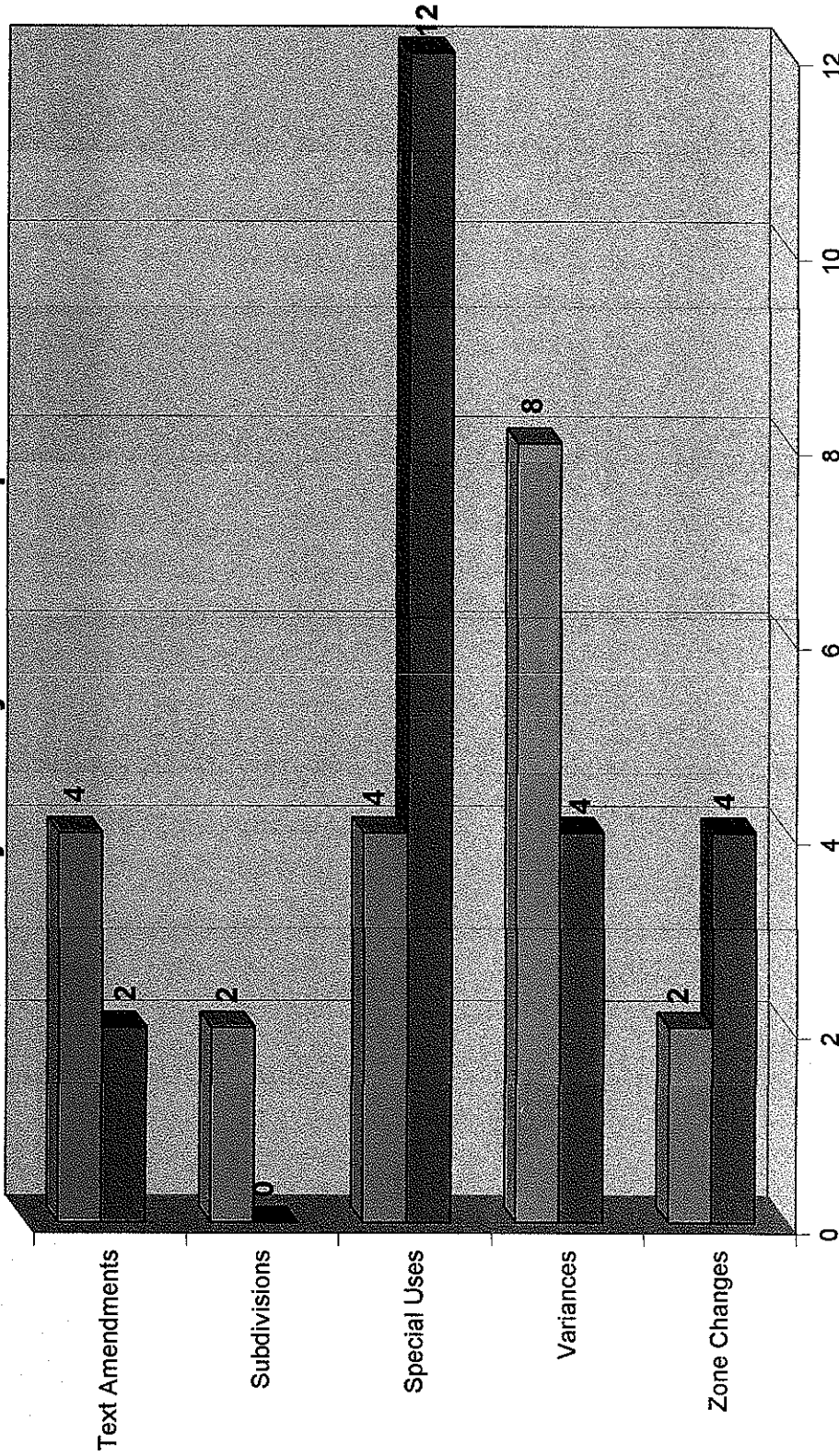
Continued On Next Page

Boone County, Illinois
 Planning Department Fund (07)
 Appropriations & Expenditures

| Planning Department (07) | FY '10 <u>Actual</u> | FY '11 <u>Budget</u> | FY '11 <u>Estimated</u> | FY '12 <u>Budget</u> |
|--|-------------------------|-------------------------|----------------------------|-------------------------|
| <u>Equipment</u> | | | | |
| 604.000 Office Equipment | 0 | 1,000 | 500 | 1,000 |
| <u>Other Expenditures</u> | | | | |
| 999.500 Refunds | 250 | 250 | 83 | 250 |
| 999.900 Miscellaneous | 277 | 250 | 86 | 250 |
| 899.037 Transfer Out - Health Insurance Fund | 14,000 | 9,552 | 9,552 | 9,552 |
| 899.900 Transfer Out - City | 0 | 0 | 0 | 0 |
| 899.001 Transfer Out - County | 0 | 0 | 0 | 0 |
| Total App. & Exp. | <u>163,730</u> | <u>107,149</u> | <u>112,205</u> | <u>117,548</u> |

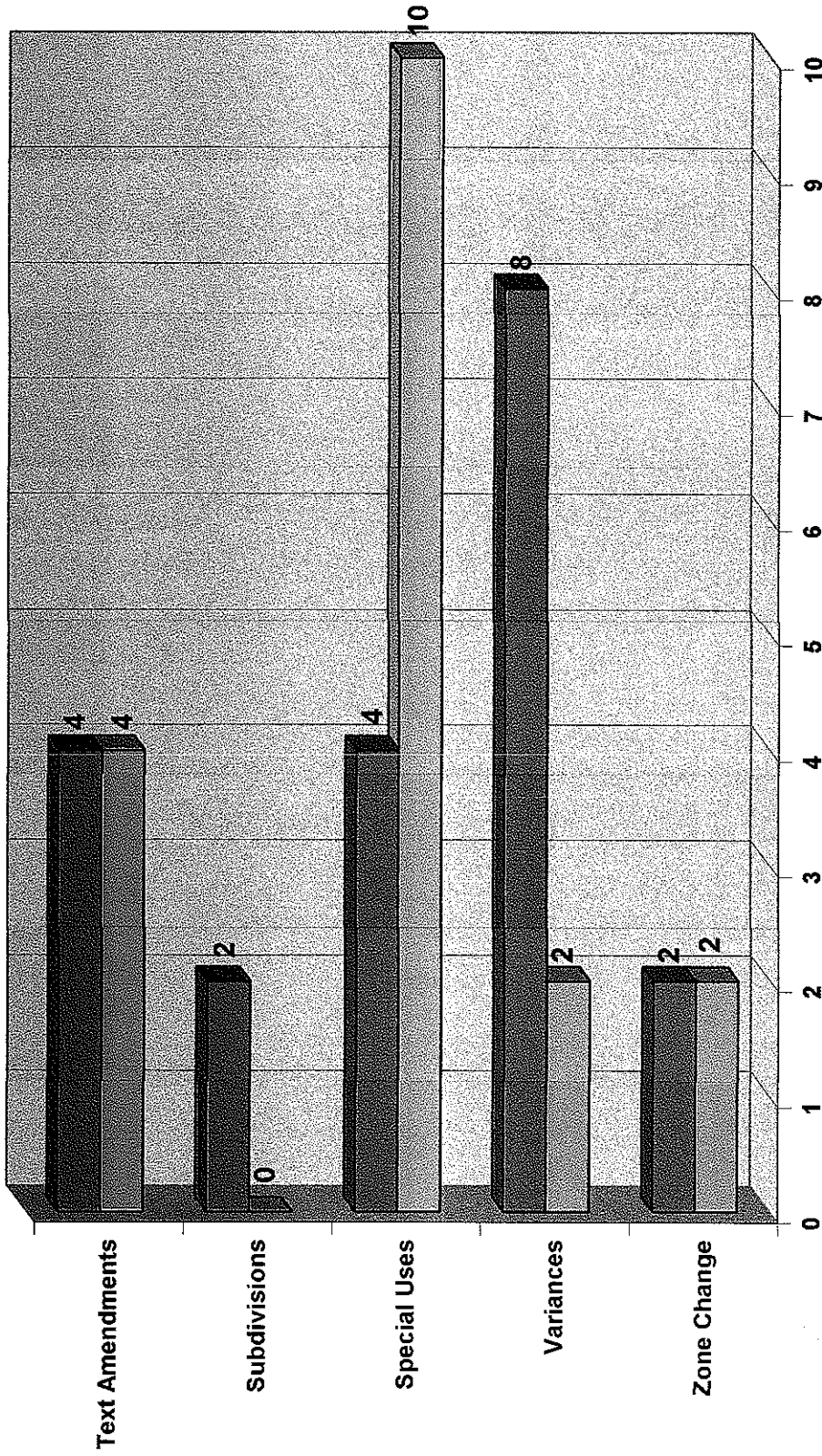
FY '11 Estimate is Actual Dec.10 - Aug. 11 and Estimate for Sept. 11 - Nov. 11

III-A
2011 City-County Case Comparison



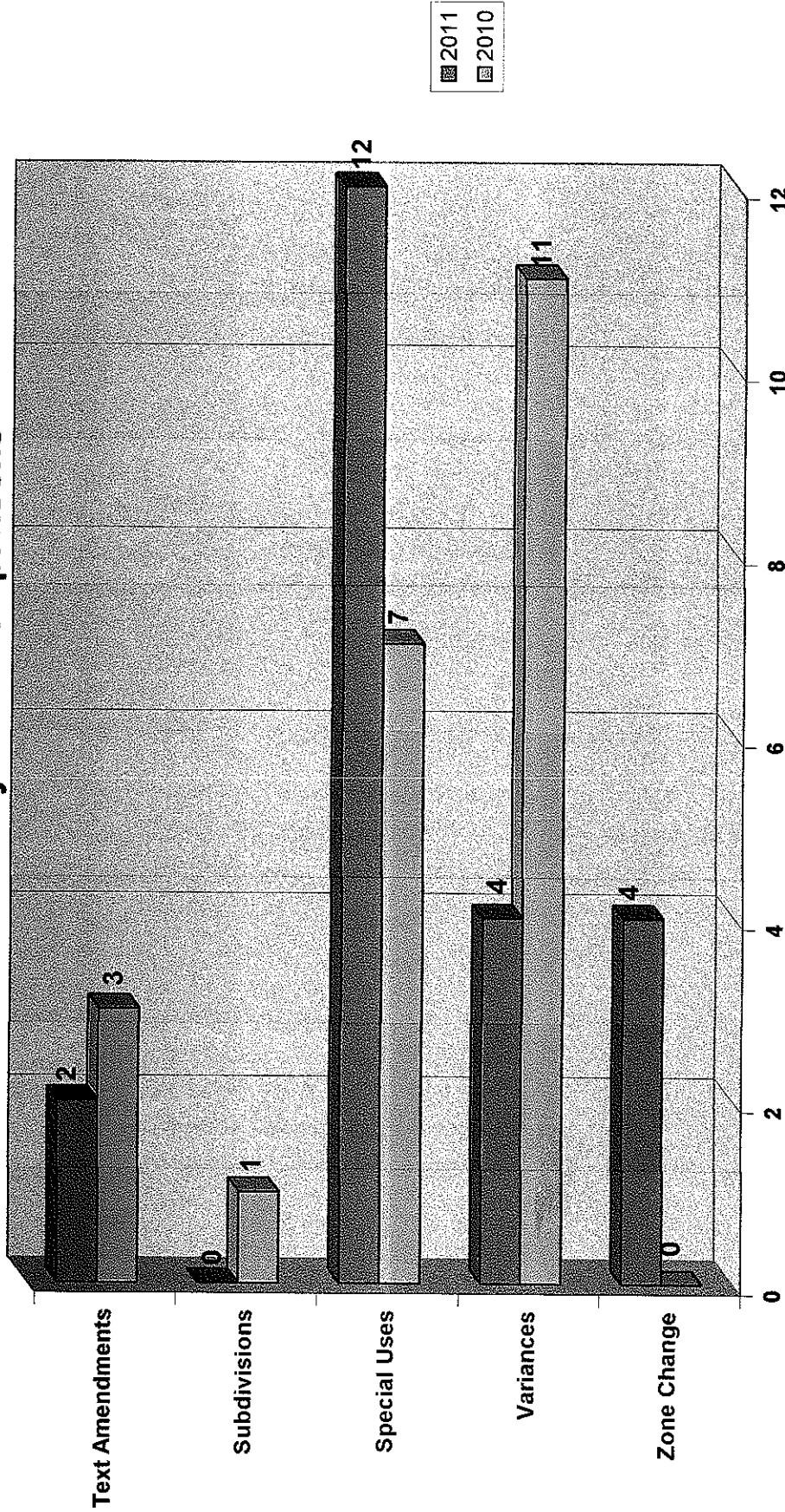
| | Zone Changes | Variances | Special Uses | Subdivisions | Text Amendments |
|--------|--------------|-----------|--------------|--------------|-----------------|
| County | 2 | 8 | 4 | 2 | 4 |
| City | 4 | 4 | 12 | 0 | 2 |

III-B
2010-2011 City Case Comparison



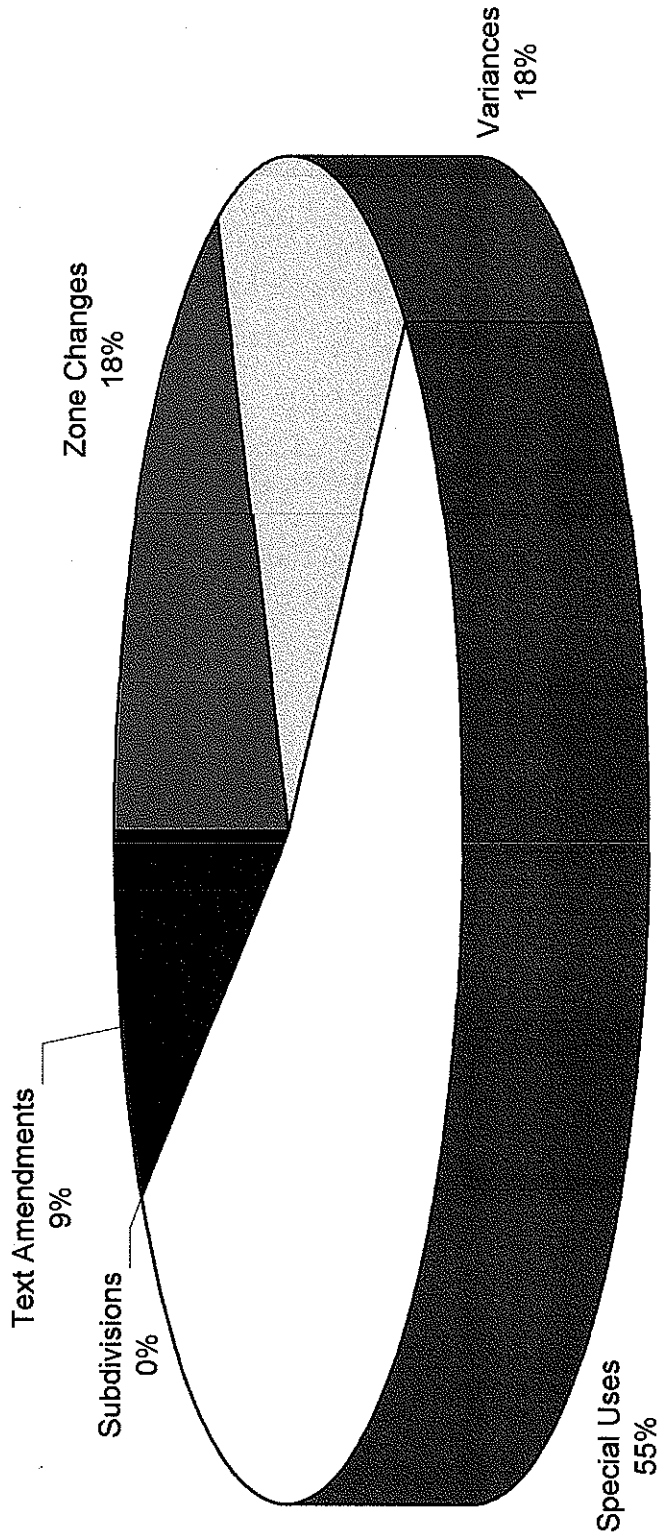
| | Zone Change | Variances | Special Uses | Subdivisions | Text Amendments |
|------|-------------|-----------|--------------|--------------|-----------------|
| 2011 | 2 | 8 | 4 | 2 | 4 |
| 2010 | 2 | 2 | 10 | 0 | 4 |

III-C 2010-2011 County Case Comparisons

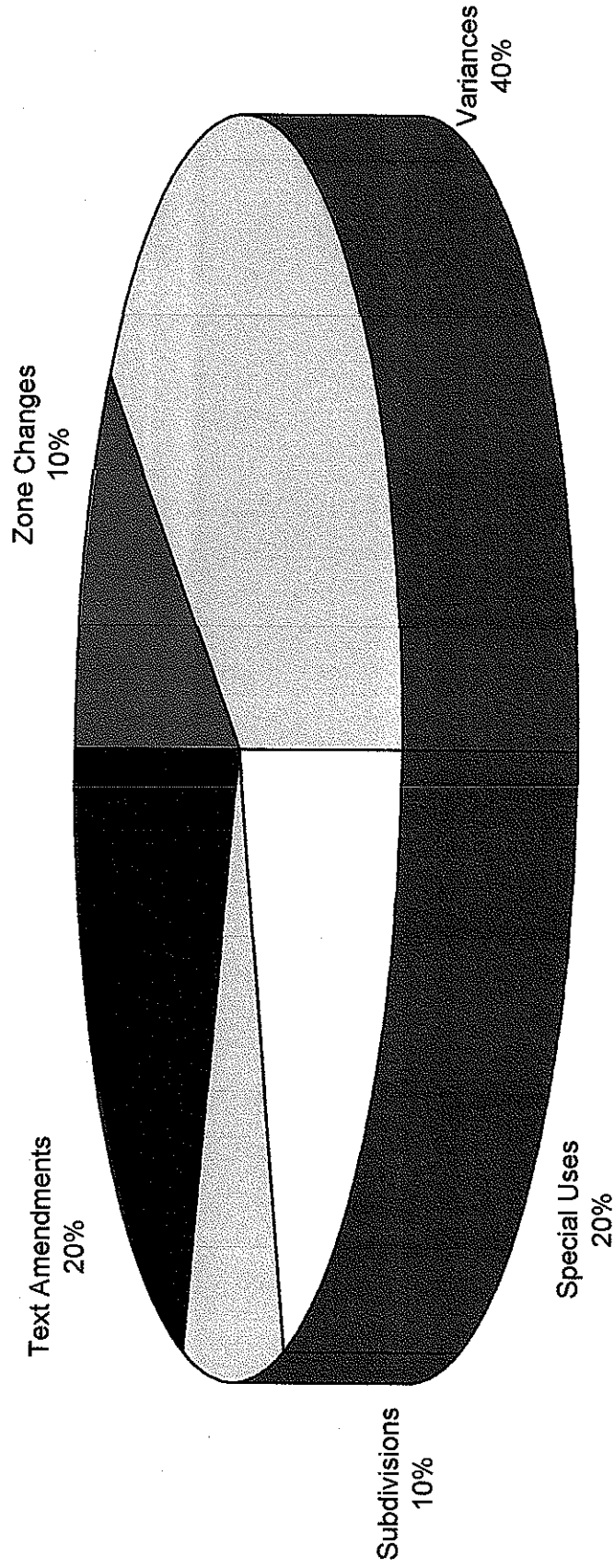


| | Zone Change | Variances | Special Uses | Subdivisions | Text Amendments |
|------|-------------|-----------|--------------|--------------|-----------------|
| 2011 | 4 | 4 | 12 | 0 | 2 |
| 2010 | 0 | 11 | 7 | 1 | 3 |

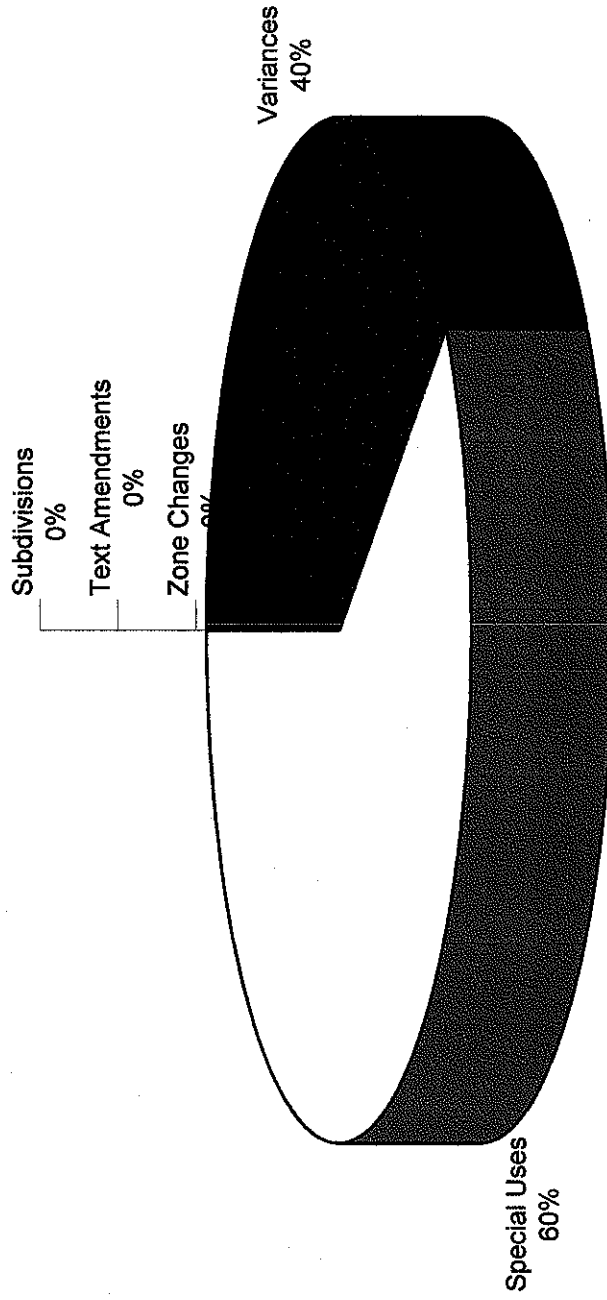
IV-A
2011 City Case Load Summary



IV-B
2011 County Case Load Summary



IV-C
2011 Poplar Grove Case Load Summary



**V-A
2011
CITY CASE ACTION SUMMARY**

| PETITION NAME | CASE NO | TYPE | PETITION DATE | PIN | LOCATION | PLANNING REQUEST | STAFF RECOMMENDATION | CONSISTENCY WITH COMP PLAN | PZC RECOMMENDATION | ACTION/DATE | ORDINANCE |
|---------------------------|---------|------|----------------|---|-----------------------|--|----------------------|----------------------------|-------------------------|---|--------------|
| Hernandez | 2011-01 | SU | Jan. 11, 2011 | 05-25-360-031 | 109B Buchanan St | Indoor commercial entertainment- arcade | Approval | Yes | Yes with 4 conditions | Approved March 7, 2011 | 100H |
| BCCD | 2011-02 | RZ | Jan. 27, 2011 | 05-30-400-005 05-30-400-004 05-31-200-002 05-31-200-003 | 7530 Ipsen Road | Rezone 186 acres from SR-4 to RH | Approval | Yes | Yes with 0 conditions | Approved April 4, 2011 | 103H |
| Spradling | 2011-03 | RZ | Feb. 8, 2011 | 05-25-304-009 | 201 Caswell St | Rezone less than an acre from PI to GI | Denial | No | Yes with 0 conditions | Approved May 2, 2011 | 107H |
| Spradling | 2011-04 | SU | Feb. 8, 2011 | 05-25-304-009 | 201 Caswell St | Outdoor Storage-Impound Yard | Denial | No | Yes with 15 conditions | Approved May 2, 2011 | 108H |
| Spradling | 2011-05 | VAR | Feb. 8, 2011 | 05-25-304-009 | 201 Caswell St | Storage setbacks, fence style and height | Denial | No | Yes with 3 conditions | Approved April 12, 2011 | |
| Winter | 2011-06 | SU | Feb. 9, 2011 | 05-23-351-007 05-23-351-013 | 1560 N. State St | Vehicle repair and maintenance | Approval | Yes | Yes with 8 conditions | Approved May 2, 2011 | 109H |
| City of Belvidere | 2011-07 | TA | Feb. 25, 2011 | NA | NA | Signage and Parking | Approval | n/a | Yes with 0 conditions | Approved April 18, 2011 May 16, 2011 | 110H 113H |
| Landmark LLC | 2011-08 | SU | March 8, 2011 | 05-33-127-008 | 984 Landmark Drive | Off-site parking lot | Approval | Yes | Yes with 3 conditions | Approved April 18, 2011 | 111H |
| Road Ranger | 2011-09 | SU | March 8, 2011 | 05-22-426-037 05-22-426-038 05-22-426-053 | 2001 N. State St | Pavement setback along N. State Street | Approval | Yes | Yesterday 15 conditions | Approved May 2, 2011 | 112H |
| Road Ranger | 2011-10 | VAR | March 14, 2011 | 05-22-426-037 05-22-426-038 05-22-426-053 | 2001 N. State St | In-vehicle sales and service- expand gas station | Approval | Yes | Yes with 3 conditions | Approved April 12, 2011 | |
| Ballard | 2011-11 | SU | April 11, 2011 | 05-22-426-034 05-22-426-036 05-22-426-030 | 1931 N. State Street | Special use to operate a daycare center within a multi-tenant building | Approval | Yes | Yes with 4 conditions | Approved June 6, 2011 | 116H |
| Batres | 2011-12 | TU | May 09, 2011 | 07-02-200-016 07-02-200-010 | 400 Chrysler Drive | Temporary Use | Approval | n/a | n/a | Approved May 16, 2011 | |
| Gorsuch | 2011-13 | SU | May 09, 2011 | WITHDRAWN | May 10, 2011 | WITHDRAWN | n/a | n/a | n/a | WITHDRAWN | WITHDRAWN |
| St. James Catholic Church | 2011-14 | RZ | May 10, 2011 | 05-25-381-001 05-25-381-004 05-25-381-005 05-25-381-024 | 535 Caswell Street | Zoning changes from NO to I and from SR-6 to I | Approval | No | Yes with 0 conditions | Approved September 6, 2011 | 119H |
| St. James Catholic Church | 2011-15 | SU | May 10, 2011 | 05-25-381-001 05-25-381-004 05-25-381-005 05-25-381-009 05-25-381-024 | 535 Caswell Street | Special use to allow for the construction of a 13,500 sq. ft. church & off-site parking area | Approval | No | Yes with 9 conditions | Approved September 6, 2011 | 120H |
| Fleishmann | 2011-16 | SU | May 10, 2011 | 05-25-304-001 | 202 South Main Street | Special use and Approval Procedures to allow a haunted house with the PI distric | Approval | Yes | Yes with 7 conditions | Approved July 5, 2011 | 118H |

| | | | | | | | | | | | |
|---------------------------|---------|----------------|--------------------|--------------------------------|---|--|----------|-----|------------------------|----------------------------|------|
| CUSD 100 | 2011-17 | VAR | June 10, 2011 | 05-36-400-002 | 1500 East Ave | Variance to increase the total allowable wall mounted sign area from 55 sq.ft. to 131 sq.ft. | Denial | No | Denied | Denied August 9, 2011 | |
| CUSD 100 | 2010-15 | SU | June 17, 2010 | 05-36-400-002 | 1500 East Ave | | Approval | Yes | Yes with 7 conditions | Approved September 6, 2011 | 124H |
| Busch | 2011-18 | SU | | 05-36-230-001 05-36-230-007 | 1105 to 1115 Logan Ave | Special use to permit for a used-vehicle dealership offering repair and body shop services, a car wash and a personal storage facility | Approval | Yes | Yes with 20 conditions | Approved November 7, 2011 | 129H |
| Belvidere | 2011-19 | Subdivision TA | September 23, 2011 | | | | n/a | n/a | n/a | | |
| St. James Catholic Church | 2011-20 | RZ | September 30, 2011 | 05-25-384-007 05-25-384-006 | 402 Laurel Court and 548 Caswell Street | Zoning change from the SR-6 to I for the purpose of expanding the existing parking lot | Approval | No | Yes with 0 conditions | Approved December 5 | 132H |
| Toft | 2011-21 | SU | October 11, 2011 | 05-36-104-005 | 622 South State Street | Special Use to operate a bar | Approval | Yes | Yes with 3 conditions | Approved December 5 | 133H |
| Dollar Tree Stores | 2011-22 | VAR | October 17, 2011 | 05-36-353-029 05-36-353-032 | 1738-1766 South State Street | Variance to increase the allowable freestanding sign height from 15 feet to 30 feet in order to construct a free standing sign | Denial | No | Yes with 4 conditions | Approved December 13 | |

V-B

2011

County Case Action Summary

| PETITION NAME | CASE NO | TYPE | PETITION DATE | PIN | LOCATION | PLANNING REQUEST | STAFF RECOMMENDATION | CONSISTENCY WITH COMP PLAN | ZBA RECOMMENDATION | ACTION/DATE | ORDINANCE |
|------------------|---------|--------|-----------------------|---|---|--|----------------------|----------------------------|------------------------|-----------------------------------|-----------|
| Dini | 01-2011 | SU | December 21, 2010 | 06-36-101-007 06-25-300-025 06-36-126-001 | 11122 Station St, Garden Prairie | Public campground- expand Paradise Park | Approval | Yes | Yes with 18 conditions | Approved March 16, 2011 | 11-16 |
| Contarino | 02-2011 | RP | Jan. 14, 2011 | 03-32-251-003 03-32-251-004 03-32-251-005 | 12933 Melrose Rd, Caledonia | Replat lots 54-56 | Approval | n/a | n/a | Approved March 16, 2011 | |
| Fincke | 03-2011 | VAR | Feb. 18, 2011 | 06-32-426-007 | 7731 Bel-Mar Drive, Belvidere | Side yard setback to rebuild house | Approval | Yes | Yes with 2 conditions | Approved March 22, 2011 | |
| Lenick | 04-2011 | RP | Feb. 23, 2011 | 03-27-329-003 03-27-329-004 | 211 New Forest Road, Poplar Grove | Replat lots 143 and 144 | Approval | n/a | n/a | Approved April 20, 2011 | |
| Boone County | 05-2011 | TA | March 1, 2011 | NA | NA | Rodeos and SRB | Approval | n/a | n/a | | |
| Hyser | 06-2011 | VAR | March 8, 2011 | 06-32-276-005 | 7758 Bel-Mar Drive, Belvidere | Side yard setback for garage | Approval | Yes | Yes with 3 conditions | Approved April 28, 2011 | |
| Kolb | 07-2011 | VAR | March 21, 2011 | 03-16-400-002 | 2506 IL Rte 173 | Front yard setback to rebuild house | Approval | No | Yes with 2 conditions | Approved April 28, 2011 | |
| Russell | 08-2011 | SU | March 16, 2011 | 06-35-227-009 | 10818 US Rte 20 | Dog kennel- breeding | Approval | No | Yes with 18 conditions | Denied June 15, 2011 | |
| Slayton Roofing | 09-2011 | VAR | March 22, 2011 | 05-27-426-001 | 755 North Appleton Road Belvidere | Reduce front yard setback from 75' to 55' | Approval | Yes | Yes with 2 conditions | Approved May 24, 2011 | |
| Reynolds | 10-2011 | VAR | May 17, 2011 | WITHDRAWN | WITHDRAWN | WITHDRAWN | n/a | WITHDRAWN | WITHDRAWN | May 24, 2011 | WITHDRAWN |
| Boone County VFW | 11-2011 | RZ | May 17, 2011 | 05-27-476-009 | 1310 West Lincoln Avenue, Belvidere | Rezone from R-1 to B1 | Approval | No | Yes with 0 conditions | Approved July 20, 2011 | 11-37 |
| Boone County | 12-2011 | TA | July 26, 2011 | NA | NA | Allow variances for bulk regulations, | Approval | n/a | n/a | Approved October 19, 2011 | 11-45 |
| Gooley | 13-2011 | VAR(2) | August 12, 2011 | 08-33-377-002 08-33-377-001 | 302 Herbert Road, Kingston | Variance to construct an 1,800 square foot garage that will be located five (5) feet from the side (northern) property line | Approval | No | Yes with 3 conditions | Approved August 11, 2011 | |
| Redner | 14-2011 | VAR | August 31, 2011 | 01-04-400-007 | 2923 Stateline Rd | reduce the required front yard setback of 75 feet to 42 feet to construct an addition to the existing single-family residence. | Approval | Yes | Yes with 2 conditions | Approved September 27, 2011 | |
| Dunn Rite Group | 15-2011 | TA | September 11, 2011 | 06-34-200-008 | 9557 US Route 20, Garden Prairie | Amending the Zoning Map of the Boone County Comp Plan A-1, Agricultural Preservation District to I-2, Heavy Industrial District | Approval | n/a | n/a | Approved November 16, 2011 | 11-50 |

| | | | | | | | | | | | |
|-----------------------------------|---------|-----|--------------------|---------------|---------------------------------------|---|----------|-----------|-----------------------|----------------------------|-----------|
| Dunn Rite Group | 16-2011 | RZ | September 11, 2011 | 06-34-200-008 | 9557 US Route 20, Garden Prairie | Amending the Zoning Map of the Boone County Zoning Ordinance A-1, Agricultural Preservation District to I-2, Heavy Industrial District | Approval | Yes | Yes with 0 conditions | Approved November 16, 2011 | 11-51 |
| Subdivision Ordinance, Stormwater | 17-2011 | TA | | | | | n/a | n/a | n/a | | |
| Bullard | 18-2011 | VAR | September 28, 2011 | 04-17-300-012 | 6952 Illinois Route 173, Poplar Grove | requesting a variance to reduce both the required side and rear yard setbacks of forty (40) feet to fifteen (15) feet from the north property line and fifteen (15) | Approval | Yes | Yes with 2 conditions | Approved October 25, 2011 | |
| Culvey | 19-2011 | SU | October 17, 2011 | 03-15-300-012 | 3454 IL RT 173 | Requesting a special use to operate a farm equipment sales and service business with accessory outdoor storage | Approval | No | Yes with 9 conditions | Approved December 21, 2011 | 11-55 |
| Hainzinger | 20-2011 | SU | October 28, 2011 | DISMISSED | DISMISSED | DISMISSED | n/a | DISMISSED | DISMISSED | December 13, 2011 | DISMISSED |

**V-C
2011
Poplar Grove Case Action Summary**

| PETITION NAME | CASE NO | TYPE | PETITION DATE | PIN | LOCATION | PLANNING REQUEST | STAFF RECOMMENDATION | CONSISTENCY WITH COMP PLAN | PZC RECOMMENDATION | ACTION/DATE | ORDINANCE |
|-----------------------------|---------|------|------------------|--------------------------------|--|---|----------------------|----------------------------|-------------------------|----------------------------------|-----------|
| Hyde Out Bar | 2011-01 | SU | April 4, 2011 | 03-26-402-011 | 13502 Julie Drive, Poplar Grove, IL | Beer Garden | Approval | Yes | Approval, 9 conditions | Approved May 9, 2011 | 2011-01 |
| Hyde Out Bar | 2011-02 | VAR | April 11, 2011 | 03-26-402-011 | 13502 Julie Drive, Poplar Grove, IL | Side and rear yard setback for beer garden | Approval | Yes | Approval, 4 conditions | Approved May 9, 2011 | 2011-012 |
| Poplar Grove Storage LLC | 2011-03 | SU | August 4, 2011 | 03-23-100-013 | 4431 IL Rte 173, Caledonia, IL | Expand self storage business | Approval | Yes | Approval, 12 conditions | Approved October 10, 2011 | 2011-018 |
| J&D Oil, Inc | 2011-04 | SU | | 03-26-401-005 03-26-401-004 | 13615 IL Route 76, Poplar Grove, IL | Overnite parking lot | Approval | Yes | Approval, 8 conditions | Approved December 12, 011 | 2011-29 |
| Poplar Grove Storage LLC | 2011-05 | VAR | October 27, 2011 | 03-23-100-013 | 4431 IL Rte 173, Caledonia, IL | Setback from residentiall zoned property | Approval | Yes | Approval, 2 conditions | Approved November 14, 2011 | 2011-019 |