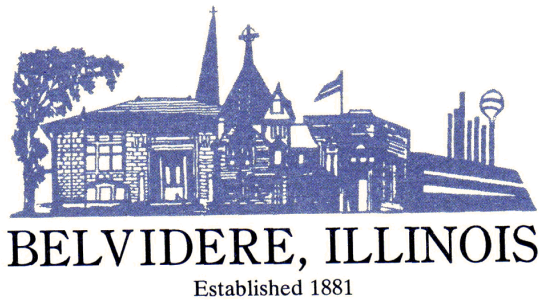


Belvidere-Boone County Planning Department

2014 Annual Report



Kathy J. Miller, AICP, Interim Planning Director

Gina DelRose, Associate Planner

Catherine Crawford, Administrative Assistant

CITY OF BELVIDERE

Planning and Zoning Commission

Ken Redeker, Chairman
Rich Weigel, Vice-Chair
Andy Racz
Robert Cantrell
Art Hyland
Paul Engleman
Anthony R. Phelps

City Council

Mayor Mike Chamberlain
Alderman Clint Morris 1st Ward
Alderman Clayton Stevens 1st Ward
Alderman Samantha J. Brown 2nd Ward
Alderman Dan Snow 2nd Ward
Alderman Thomas F. Ratcliffe 3rd Ward
Alderman Karen Schrader 3rd Ward
Alderman George Crawford 4th Ward
Alderman Ron Brooks 4th Ward
Alderman John Sanders 5th Ward
Alderman James O. Campbell 5th Ward

Belvidere Historic Preservation Commission

Becky Tobin, Chairman
Kris Bryan, Vice-Chair
Christina Conrad
Flitsa Platopoulos
David Kummerow
Lisa Kummerow
Belinda Roberts

City-County Coordinating Committee

Craig Schultz, Chairman
Ron Wait, Vice-Chairman
Brad Fidder
Denny Ellingson
Bill Pysson

BOONE COUNTY

Boone County Regional Planning Commission

David Bippus, Chairman
Richard Gadke, Vice-Chairman
Matthew Branom
Rachel Bachrodt
Tony Savino

Zoning Board of Appeals

Tony Savino, Chairman
Brian Van Laar, Vice-Chairman
Joan Krumm
Mark Rhode
Norm Stimes

Planning Zoning and Building Committee

Denny Ellingson, Chairman
Paul Larson, Vice-Chairman
Brad Fidder
Kenneth Freeman
Karl Johnson

Boone County Board

Bob Walberg, Chairman District 1
Paul Larson, Vice-Chairman District 2
Brad Fidder, District 1
Denny Ellingson, District 1
Bill Pysson, District 1
Karl Johnson, District 2
Ron Wait, District 2
Catherine Ward, District 2
Kenneth Freeman, District 3
Marion Thornberry, District 3
Craig Schultz, District 3
Mike Schultz, District 3

Boone County Agricultural Conservation Easement and Farmland Protection Commission

Marion Thornberry, Chair
Jack Ratcliffe, Vice Chair
Jennifer Becker, Secretary
Richard Gadke,
Mike Chamberlain
John Todt
Susan Urbas

VILLAGE OF POPLAR GROVE

Planning and Zoning Commission

Jake Dykstra, Chairman

Steven Mundy

Jessica Roberts

Don Sattler

Ed Wethington

Keith Richard

George Waddell

Administrative Committee

Ron Quimby, Chairman

Don Bawden

Jeff Goings

Village Board

John W. Neitzel, Village President

Don Bawden

Robert Fry

Jeff Goings

Ron Quimby

Owen Costanza

Judi Zangs

Planning Department Overview

The Belvidere-Boone County Planning Department provides professional municipal planning services pertaining to land use and comprehensive planning for the City of Belvidere, for the Village of Poplar Grove and for unincorporated Boone County. The planning staff serves as liaison to the Planning Commissions for all entities, the Boone County Zoning Board of Appeals, the City Council and the County Board committees, the Belvidere Historic Preservation Commission and to the Boone County Agricultural Conservation Easement and Farmland Protection Commission. The planning department is a member of the technical committee of the Rockford Metropolitan Agency for Planning (RMAP) and serves on the Transportation Committee for Boone County. Additionally, the planning department advocates and coordinates the implementation of the region's established planning goals and objectives as expressed through various plans, policies and ordinances.

Planning and Zoning Commissions

The Belvidere-Boone County Planning Department serves as liaison to numerous boards and commissions for Belvidere, Poplar Grove and Boone County. 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 two commissions meet jointly on the third Tuesday regarding planning concerns related to: both the City of Belvidere and Boone County; planning matters within one and one-half miles of the City of Belvidere; and the creation, amendments and the updating of the Belvidere and Boone County Comprehensive Plan. The Belvidere PZC meets to hear and recommend approval or denial to the City Council for planning matters within the City of Belvidere. The BCRPC meets on the third Tuesday to review 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 Re-

gional 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 Planning and Zoning Commission is made up of seven members appointed by the Mayor with the consent of City Council; the members meet once a month on the second Tuesday of each month. The PZC functions as both 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 and zoning applications related to map amendments, text amendments and special use permits. The PZC holds the public hearings, adopts findings-of-fact and makes recommendations to the City Council 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 Planning and Zoning Commission (PZC) is made up of seven members appointed by the Village President with the consent of the Village Board; 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. The Planning and Zoning Commission makes recommendations to the Administration Committee and ultimately to the Village Board.

Boone County Zoning Board of Appeals

The Boone County Zoning Board of Appeals (ZBA) is the planning public hearings body for unincorporated Boone County. The Zoning Board of Appeals is made up of five members from different townships that are appointed by the County Board Chair with the consent of the County Board. In addition to hearing cases for Map Amendments, Text Amendments and Special Use Permits, the ZBA carries out tasks involving variances and appeals to the Boone County Zoning Ordinance. The ZBA reviews each planning case, adopts findings-of-fact 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.

Building, Planning and Zoning Committees

The City of Belvidere and Boone County each have their respective standing committees to the council or board. The City of Belvidere has the Committee of the Whole (Building, Planning and Zoning Committee) consisting of each member of the City Council to discuss and focus on the issues regarding planning and zoning matters. 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 reviews the case and forwards their recommendation to the City Council for final action.

The Boone County 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 at their meeting on the first Wednesday of the month.

Belvidere City Council

The City Council consists of eleven elected officials, including the mayor; two aldermen are elected from each of the five Belvidere wards. The City Council determines the final decisions on all planning cases other than variances and appeals. The types of cases that the City Council rules on include: annexations and annexation agreements; map amendments; special use permits; text amendments; and subdivisions. The City Council members base their decisions on the recommendations from the planning staff, the Planning and Zoning Commission, the outcome of the public hearing, the standards set forth in the City of Belvidere Zoning Ordinance and the policies of the Belvidere-Boone County Comprehensive Plan.

Poplar Grove Village Board

The Village Board of Poplar Grove consists of six members and a village president elected at large; Poplar Grove also has a village administrator. Similar to the City of Belvidere, the role of the Village Board is to make the final decisions on all cases other than variances and appeals. The Poplar Grove Village Board reviews annexations and annexation agreements, map amendments, special use permits, text amendments and subdivisions. The Village Board members make their decisions based on the recommendation of the planning staff, the recommendation of the Planning and Zoning Commission, the outcome of the public hearing, the standards set forth in the Village of Poplar Grove Zoning Ordinance and the Poplar Grove Comprehensive Plan.

Boone County Board

The County Board consists of twelve officials--four members are elected from each of the three districts within Boone County. The Boone County Government also utilizes an Administrator. The County Board Chair is elected by the board members rather than the public at large. The County Board makes the final decisions on all cases (other than variances and appeals) similar to that of the City Council. The County Board decisions are based on the recommendation from the planning staff, the recommendation of the Boone County Regional Planning Commission (if required), the recommendation of the Zoning Board of Appeals, the outcome of the public hearing, the standards set forth in the Boone County Zoning Ordinance and the Belvidere-Boone County Comprehensive Plan.

The Belvidere-Boone County Planning Department Year End Summary

The Belvidere-Boone County Planning Department began the year with two (2) full-time positions—an Interim Planning Director (for four years) and an Associate Planner--and a part time administrative assistant. The administrative assistant is shared with the building department as the Community Development Administrative Assistant and Transcriber. The position is a full time position with half of the time for the building department and half the time for the planning department as a City of Belvidere position. The county reimburses the city for nine hours a week of the Administrative Assistant's salary.

Funding for the department is provided jointly by the City of Belvidere and by Boone County; revenue is also contributed by the Village of Poplar Grove for annual contractual services. The department receives revenue through application fees for subdivision reviews, special uses, text amendments, map amendments, variances, annexations, the creation of letters (zoning letters and lot of record letters) and any printed maps, scanned plats, maps or ordinances. Any profits or losses are shared equally between the City of Belvidere and Boone County. Currently, 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 projected revenues for the department for the 2013-2014 fiscal year were \$102,000; \$11,100 application fees, \$45,00 transferred in from the city, \$45,000 transferred in from the county and \$12,000 from Poplar Grove (total revenues are \$113,100). The actual revenues for 2014 were \$27,242. The budgeted expense were expected at \$117,431. Below are the approved county budgets for the planning department for the 2013-2014 and 2014-2015 fiscal years.

Boone County, Illinois
Planning Department Fund (07)

Revenues

Cash Flow	FY '13 <u>Estimated</u>	FY '14 <u>Projected</u>
Beginning Balance	9,700	21,237
Revenues	135,370	113,100
Appropriations & Expenditures	123,833	117,431
Ending Balance	21,237	16,906

Revenues	FY '12 <u>Actual</u>	FY '13 <u>Budget</u>	FY '13 <u>Estimated</u>	FY '14 <u>Budget</u>
340.014 Planning Dept. Zoning - City	7,300	3,000	7,990	5,000
340.015 Planning Dept. Zoning - County	4,675	5,000	6,058	5,000
360.016 Planning Dept. Misc. - City	710	250	737	500
360.017 Planning Dept. Misc. - County	232	400	691	500
340.035 Sales: maps, plans, GIS	335	150	50	100
Subtotal Revenues	13,252	8,800	15,526	11,100
Other Revenues				
370.000 Interest	2	0	0	0
377.025 Transfer In - City	46,520	52,000	52,000	45,000
399.001 Transfer In - County	45,000	52,000	52,000	45,000
377.026 Village of Poplar Grove Fee	12,000	12,000	12,000	12,000
360.000 Miscellaneous Grants, etc.	4,278	0	3,844	0
Subtotal Other Revenues	107,800	116,000	119,844	102,000
Total Revenues	121,052	124,800	135,370	113,100

Ending Balance (Cash and CD's) November 30, 2013	
Non Spendable	\$0
Spendable	
1.	\$21,237
Total	\$21,237

FY '13 Estimate is Actual Dec.12 - Sept. 13 and Estimate for Oct. 13 - Nov. 13

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

Planning Department (07)	FY '12 <u>Actual</u>	FY '13 <u>Budget</u>	FY '13 <u>Estimated</u>	FY '14 <u>Budget</u>
<u>Personnel</u>				
401.107 Planning Director Salary	0	0	0	0
401.207 Associate Planner	39,626	41,065	41,047	41,748
401.307 Associate Planner	48,858	50,646	50,623	51,329
401.407 Planning Technician	9,172	10,763	7,530	0
402.007 Overtime	0	0	0	0
<u>Materials & Services</u>				
451.000 Office Supplies	2,467	2,500	3,027	2,500
465.000 Publications	0	0	0	0
504.000 Equipment Maintenance	3,576	4,200	4,086	4,800
522.000 Telephone	348	300	358	300
524.000 Travel	582	625	398	625
525.000 Training & Conferences	318	750	500	1,500
526.000 Postage	0	75	0	75
527.000 Publishing & Advertising	400	400	1,297	1,500
528.000 Printing	190	250	636	250
533.000 GIS Mapping	0	0	0	0
535.000 Other Professional Services	0	500	350	500
542.000 Dues	335	350	390	350

FY '13 Estimate is Actual Dec.12 - Sept. 13 and Estimate for Oct. 13 - Nov. 13

Continued On Next Page

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

Planning Department (07)	<u>FY '12</u> <u>Actual</u>	<u>FY '13</u> <u>Budget</u>	<u>FY '13</u> <u>Estimated</u>	<u>FY '14</u> <u>Budget</u>
<u>Equipment</u>				
604.000 Office Equipment	795	1,000	645	1,000
<u>Other Expenditures</u>				
999.500 Refunds	400	250	250	250
499.000 Miscellaneous	0	250	3,144	250
899.037 Health Insurance Fund	9,552	9,552	9,552	10,455
899.900 Transfer Out - City	0	0	0	0
899.001 Transfer Out - County	0	0	0	0
Total App. & Exp.	<u>116,619</u>	<u>123,476</u>	<u>123,833</u>	<u>117,431</u>

FY '13 Estimate is Actual Dec.12 - Sept. 13 and Estimate for Sept. 13 - Nov. 13

Boone County, Illinois
Planning Department Fund (07)

Revenues

Cash Flow	FY '14 <u>Estimated</u>	FY '15 <u>Projected</u>
Beginning Balance	19,131	31,206
Revenues	129,262	89,350
Appropriations & Expenditures	<u>117,187</u>	<u>119,894</u>
Ending Balance	31,206	662

Revenues	FY '13 <u>Actual</u>	FY '14 <u>Budget</u>	FY '14 <u>Estimated</u>	FY '15 <u>Budget</u>
340.014 Planning Dept. Zoning - City	7,490	5,000	16,550	7,000
340.015 Planning Dept. Zoning - County	7,400	5,000	6,325	6,125
360.016 Planning Dept. Misc. - City	765	500	490	380
360.017 Planning Dept. Misc. - County	674	500	3,852	3,795
340.035 Sales: maps, plans, GIS	30	100	25	50
Subtotal Revenues	16,359	11,100	27,242	17,350
Other Revenues				
370.000 Interest	13	0	0	0
377.025 Transfer In - City	52,000	45,000	45,000	30,000
399.001 Transfer In - County	52,000	45,000	45,000	30,000
377.026 Village of Poplar Grove Fee	6,000	12,000	12,000	12,000
360.000 Miscellaneous Grants, etc.	4,344	0	20	0
Subtotal Other Revenues	114,357	102,000	102,020	72,000
Total Revenues	130,716	113,100	129,262	89,350

Ending Balance (Cash and CD's) November 30, 2014	
Non Spendable	\$0
Spendable	
1.	\$31,206
Total	\$31,206

FY '14 Estimate is Actual Dec.13 - Sept. 14 and Estimate for Oct. 14 - Nov. 14

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

Planning Department (07)	FY '13 <u>Actual</u>	FY '14 <u>Budget</u>	FY '14 <u>Estimated</u>	FY '15 <u>Budget</u>
<u>Personnel</u>				
401.107 Planning Director Salary	0	0	0	0
401.207 Associate Planner	41,048	41,748	41,735	42,584
401.307 Associate Planner	50,623	51,329	51,316	52,355
401.407 Planning Technician	5,460	0	0	0
402.007 Overtime	0	0	0	0
<u>Materials & Services</u>				
451.000 Office Supplies	3,313	2,500	2,513	2,500
465.000 Publications	0	0	0	0
504.000 Equipment Maintenance	3,761	4,800	2,874	4,400
522.000 Telephone	340	300	376	300
524.000 Travel	289	625	261	625
525.000 Training & Conferences	0	1,500	4,140	2,500
526.000 Postage	56	75	39	75
527.000 Publishing & Advertising	1,763	1,500	1,425	1,500
528.000 Printing	636	250	275	250
533.000 GIS Mapping	0	0	0	0
535.000 Other Professional Services	350	500	0	500
542.000 Dues	390	350	790	350

FY '14 Estimate is Actual Dec.13 - Sept. 14 and Estimate for Oct. 14 - Nov. 14

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

Planning Department (07)	<u>FY '13</u> <u>Actual</u>	<u>FY '14</u> <u>Budget</u>	<u>FY '14</u> <u>Estimated</u>	<u>FY '15</u> <u>Budget</u>
<u>Equipment</u>				
604.000 Office Equipment	793	1,000	613	1,000
<u>Other Expenditures</u>				
999.500 Refunds	0	250	375	250
499.000 Miscellaneous	3,151	250	0	250
899.037 Health Insurance Fund	9,552	10,455	10,455	10,455
899.900 Transfer Out - City	0	0	0	0
899.001 Transfer Out - County	0	0	0	0
Total App. & Exp.	<u>121,525</u>	<u>117,431</u>	<u>117,187</u>	<u>119,894</u>

FY '14 Estimate is Actual Dec.13 - Sept. 14 and Estimate for Oct. 14 - Nov. 14

zoning applications for the City of Belvidere, Boone County and Poplar Grove; the department is responsible for the coordination of nine boards, commissions and committees including the preparation of the agendas and the minutes. The planning staff works closely with the public to answer questions regarding zoning, development, setbacks, addressing, lot of record, etc. The planning staff continues to work with the 911-board to update the addresses for the county and coordinates with other city, village and county staff members regarding planning, zoning and technical issues. The department works to communication with townships, township 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 department and districts, the school districts, the Belvidere Park District, the Boone County Soil and Water Conservation District, Boone County Conservation District, Growth Dimensions, and other groups and agencies.

Poplar Grove Planning Administration

The planning department provides planning services to the Village of Poplar Grove; for \$12,000 per year, the department provides up to eight hours of service per week for the village. The planning staff continued to work with the Planning and Zoning Commission attending their monthly meetings and providing staff summaries for zoning action requests and attended bi-monthly village staff meetings. In addition to handling daily zoning matters (processing applications, answering zoning questions, floodplain questions, etc.) the staff worked with the village to update their Comprehensive Plan when time permits. It is anticipated that the Comprehensive Plan will be developed over the next six to ten months. Once adopted, the Village of Poplar Grove's plan will be incorporated into the Boone County Comprehensive Plan. The staff will then begin revising the Poplar Grove Subdivision Ordinance.

Land Development Cases

The planning department processed fifty-four (54) Belvidere, Boone County and Poplar Grove planning cases during 2014; twenty-eight (28) cases

were reviewed for the city; nineteen (19) cases were reviewed for the county and seven (7) cases were reviewed for Poplar Grove. There were no annexation application processed during 2014 for the City of Belvidere or for the Village of Poplar Grove. The department processed 54 cases in 2014 as compared to the thirty-six (36) city, county and village cases processed in 2013. There were four map amendments, eighteen variances, twenty-three special uses, three subdivisions reviews and six text amendments processed by the planning department in 2014. In 2013, the department processed six map amendments, eleven variances, fourteen special uses, two subdivisions reviews and two text amendments.

Map Amendments

The planning department process four map amendments that were approved in 2014. The city council approved the zoning change for the Ida Public Library property at 109-11 West Hurlbut from Central Business to Neighborhood Business for better utilization of the rental property. The Boone County Board approved the rezoning of 1082 Irene Road from General Business to Traditional Neighborhood Residential District; in the General Business District, residential uses are non-conforming. The change will allow homeowners' to insure, refinance or sell their properties. The Poplar Grove Village Board approved two map amendments in 2014. Property east of South State Street at Britnie Drive was rezoned from Light Industrial to Mixed Residential Estate. Additionally, some properties along U S Route 76 between U S Route 173 and Menge Lane were changed from Central Business to General Business and from Neighborhood Business to General Business to correct inconsistencies.

Variations

Six variance cases were presented to the Belvidere Planning and Zoning Commission during 2014. One case was withdrawn due to setback averaging along Logan Avenue. Two variances were to bring nonconforming structures into compliance for garage additions—113 Ogden and 306 Andrews Drive; two variances were granted for porch construction—218 West Third Street and 322 West Sixth Street; a front-yard variance was granted for St. James

Church for the existing structure that was omitted from their approved planned development. The county Zoning Board of Appeals approved 11 variances during 2014; six of the variances were for larger than 800 square-foot garages in the R-1 Single-family Residential District; three variances were for reduced building setbacks in the A-1 and R-1 Districts to construct garages or outbuildings; one variance reduced the side-yard setback to construct an shelter for animal protection and Belvidere Township requested a setback variance to construct a salt storage building. Poplar Grove Planning and Zoning Commission approve two variances in 2014; at 207 Boeing Trail, the antenna height was increased from 18 feet to 30 feet and at 14019 Queenann's Way the corner lot setback for fences was reduced from 17 feet to six feet and the fence height was increased from four feet to six feet.

Special Uses

The Belvidere City Council approved 19 special uses during 2015. Due to changes in ordinances allowing gaming operations state-wide and the requirement for indoor commercial entertainment special uses with gaming activities, fourteen special use cases were processed for the city. Doty's, A & B Gaming, Buchanans Bar and Grill, Grandpa's, Concordia Lanes, CL Quick Stop, Buchanan Street Pub, Belvidere Moose Lodge, C & D Waterfall, Panama Club, Apollo, Jersey's Bar and Grill, Jorge Valdez and Dodge Lanes were all approved for indoor commercial entertainment special uses. Crusader Clinic received a special use for and animated sign along Logan Avenue, the Belvidere Township Park District was issued a planned development special use for the Doty Park project, First Rockford Group was issued a planned development special use for the medical facilities buildings at Henry Luckow Lane, Taco Bell was issued a special use for in-vehicle sales and service at 1540 North State Street and a special use for vehicle repair and service was issued for 2355 Newburg Road.

The Boone County Board approved two special uses in 2014: Plote was issued a permit renewal for quarry operations; a special use for a boarding/

breeding kennel was issued for 22403 Boone-Winnebago County Line. Poplar Grove processed two special use applications for a mobile home development near Britnie Drive. Neither of the applications were approved.

Text Amendments

The Belvidere City Council approve a zoning ordinance text amendment in December 2014 cleaning up language in the ordinance.

During the year, the Boone County Board reviewed four text amendment regarding A-1 Agricultural Preservation Area Lot of Record status, Medicinal Cannabis Dispensaries and Cultivation, Breeding and Boarding Kennels and the Zoning Hearing Officer. The text amendment regarding Lot of Record Status was approved adding language stating the A-1 Lot of Record status remains with the lot of the existing residence—clarifying that there are no time limits to rebuilding a demolished structure that was issued a building permit

The purpose of the text amendment regarding Medicinal Cannabis Dispensaries and Medicinal Cannabis Cultivation Centers (as authorized by Compassionate Use of Medical Cannabis Pilot Program Act 410 ILCS 130/140) was to establish the criteria, processes and regulations applicable to medicinal cannabis dispensary and cultivation centers operating within the county as allowed as a special use in the I-1, Light Industrial District. The ordinance adopting the text amendment was approved by the county board in September of 2014.

The purpose of the Breeding and Boarding Kennels text amendment was to establish criteria and minimum standards for commercial boarding, breeding and training facilities for domestic animals. The ordinance adopting the text amendment failed with a vote of three to eight (1 absent) on October 15, 2015. The county board chairman suggested the PZB establish an ad hoc committee to meet and discuss a new proposal during 2015.

The purpose of the Hearing Office text amendment was to create the position of Zoning Hearing Of-

ficer (ZHO) pursuant to 55 ILCS 5/5-12015 and based on a recognized need for the officer as determined by the County Board. The amendment stated the position shall be filled by an attorney licensed in the State of Illinois in good standing with the requisite knowledge and experience with the Open Meetings Act, zoning and land use law, rules of parliamentary procedure (Robert's Rules of Order), the Boone County Code of Ordinances, and the County's Code. The board denied the ordinance establishing a hearing officer at the December 17, 2014 meeting.

There were no text amendments proposed in 2014 for Poplar Grove.

Site Plan Review

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 unincorporated areas of the county. Comments generated from the plan reviews for the city are added to the 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 2014, the planning department reviewed 61 site, landscaping and lighting plans for 22 projects in the City of Belvidere, one project in Boone County and no projects in Poplar Grove; in 2013 the planning department reviewed 40 site, landscaping and



lighting plans for 23 projects in the City of Belvidere, three projects in Boone County and no projects in Poplar Grove. City building projects included: Burger King; projects in Doty Park; St. James

Church; Country Financial; NDK Demolition; 828 Landmark Drive; Crusader Clinic; parking lot at Uncle John's; Victoria Slots; Belvidere Park District building; parking lot for Union Bank; Taco Bell; Precision Plastics, Swedish American Hospital ER; Practice Velocity; OSGMG Physical Therapy; Sheffield Meadows; Lucky Poker; parking lot at BCCA; Davita; Rockford Health Systems; Manley Motors demolition and Belvidere's Well Ten Building.



County projects included: Belvidere Park District at 6573 Revlon Drive.

Downtown Overlay Review

The planning department is responsible for the administration of the Downtown Overlay District according to the requirements of 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 building façade 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 2014, the planning department reviewed 13 downtown projects for signage, canopies, façade improvements and new windows compared to 22 in 2013 and 29 in 2012. The majority of the 2013 projects were for new signage; the build-

ing at 215 South State Street was approved for new windows. The planning department has a photographic record of the downtown buildings from the inception of the ordinance to 2014.

US Route 20 Overlay Review

The planning department is also 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 the Route 20 areas; the standards are implemented through the site plan and architectural review process of development projects in the district. There were no U S Route 20 Overlay projects reviewed in 2014.

Grant Administration

Certified Local Government (CLG) Grant 2012-2013 (Phase I)

The City of Belvidere's Historic Preservation Commission saw the need to secure a professional consulting service to conduct an intensive architectural survey (following the Illinois Historic Preservation Agency guidelines) in areas of the original part of the city. Preliminary areas were selected north and



south of the Kishwaukee River and east and west of North State Street following the layout of Belvidere in the 1870s. The designated area north of the Kishwaukee River (see maps) is 350 acres and contains approximately 1040 parcels; the selected area south of the Kishwaukee River is 265 acres and contains approximately 795 parcels. The commission plans to

complete the survey of the area over the next decades and chose to start the survey with the area around the Boone County Court House/Square. The Court House Square (phase I area) project includes approximately the four blocks east of State Street between the Kishwaukee River and Menomonie Street including the original Court House Square area (approximately 70 acres and 150 sites). The area contains seven local landmarks and one National Register property. Most of the structures within the boundaries were constructed between the 1850s and the 1950s. The purpose of the survey is to identify and document historic resources to help make well-informed decisions regarding the community's historic resources; to identify properties or areas that qualify for landmark designation; to identify properties that are threatened or in deteriorating condition; to help provide information to educate the community of the significance and the value of the historic resources; and to provide a written history of the community's assets for generations to come. Grant funding was \$7000 with the City of Belvidere contributing \$3000.

In January 2013, the city received notification of the CLG Grant award ending August 31, 2014; in February of 2013, the grant agreement with the city and the Illinois Historic Preservation agency was completed and signed. The request for proposals for a consulting firm to perform the intensive survey was distributed in September of 2013 and nine proposals were received. In November of 2013, Hagerty Heritage Planning was selected as the consultants to complete the survey; the contract with Hagerty Heritage Planning was completed in December, 2013. The project commenced after the winter finally ended. Documents were completed and review and a presentation highlighting the results was presented at the Belvidere City Council meeting on November 3, 2014. The historic context completed as part of the project highlighted the settlement patterns between the north and south survey areas especially due to the railroad coming to Belvidere. The consultants identified one National Register of Historic Places District encompassing a large portion of the survey area (112 contributing and 19 non-contributing structures), two possible local historic districts and 17 properties worthy of local historic landmark listing.

Although it was difficult to start the project and complete tasks within the time constraints due to staff time constraints and the uncooperative weather, the intensive survey of Phase I of the Court House Square area achieved success by providing documentation of the resources in the area, by providing an educational historical context of the area, by identifying National Register and local landmarks and historic districts in the area and by providing a tool to utilize in the future for a variety of circumstances. A wealth of information can be gleaned from the survey resource such as population data, settlement trends and the various architectural styles that were utilized in different areas at different periods of times.

Grant Administration

Certified Local Government (CLG) Grant
2015-2017 (Phase II)

The commission submitted an application in November 2014 for a CLG Grant for Intensive survey to continue survey work in the Court House Square area. The Court House Square Phase II area is located east of the Phase I project and includes the blocks east of Hancock Street to Gardner Street between Lincoln Avenue and Marshall Street. The Phase II area contains about 52 acres and approximately 150 sites. There are no identified local landmarks or National Register property in the Phase II area. Most of the structures were constructed between the 1850s and the 1950s. The commission is requesting a grant of

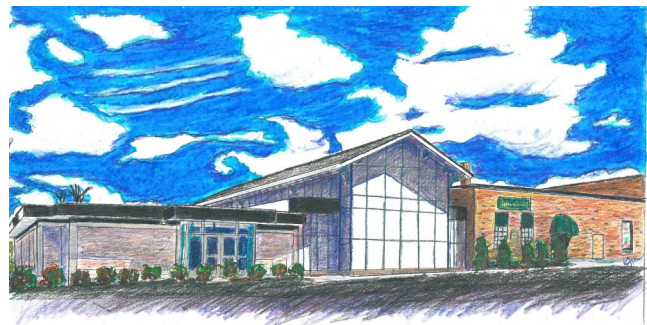


\$9450 with a local match of \$4050.

Belvidere Historic Preservation Commission

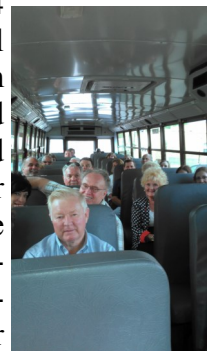
During 2014, the Belvidere Historic Preservation Commission adopted a work plan for the year focusing on preservation education, promotion and recognition. The Commission held its third awards

program to recognize individuals that had completed outstanding renovation projects. Three business owners, two homeowners, the Boone County Historical Society and George Williams were given awards.



The program was held at the Boone County Historical Museum on May 8, 2014 (in recognition of preservation month). A booklet was designed highlighting the projects and advertising sponsorship was received from contractors and supporters of the preservation efforts. The event was well attended and appreciated by the recipients and the community.

The commission scheduled a progressive dinner on June 27, 2014 as their annual fundraiser. Three venues were selected—303 East Lincoln Avenue, 127 West Locust Street and 814 North State Street—and a school bus delivered participants to each location for appetizers, dinner and dessert. Tickets were designed and sold for \$60 a person. Lee Gardner played acoustic guitar at two of the venues. The event was well received with approximately 35 persons in attendance. Ticket sales for the event were approximately \$1700.00.



The commission designed a small 50/50 matching grant program with the funds raised from the historic home fund-raising events. No applications were requested during 2014. Jillian Fuller was appointed to the commission in May 2014.

Member of the preservation commission worked with a committee in the development of an Images of America book for Belvidere and Boone County. Topics for the book were chosen and images were collected from the Boone County Historical Muse-

um, the Ida Public Library and from the community. Once the images were collected and organized, the text of the book was composed. The project was completed in February 2015 for publishing in August 2015. The committee plans to debut the book for sale at the Boone County Fair. Any royalties from the book will be split between the Belvidere Historic Preservation Commission, The Ida Public Library and the Boone County Historical Museum.

The commission participated in Belvidere's Hometown Christmas on December 5, 2014. When the plan to locate in a vacant store front failed to come to fruition, the commission teamed up with the Boone County Historical Museum with a table in the gallery displaying landmark brochures, the Images of America book brochures, information on designation and the pamphlets from the Illinois Historic Preservation Agency to promote the commission and their activities. The commission hired Lee Gardner to sing Christmas Carols at the event.

The commission submitted its annual report to the Illinois Historic Preservation Agency as part of its Certified Local Government Agreement that was approved by the Illinois Historic Preservation Agency. No Certificates of Appropriateness were reviewed by the commission during the year. No local landmarks were designated during the year. There were no National Register Districts designated during the fiscal year. There were no proposed demolitions or work proposed to any National Register properties during the year. The staff and one member attended historic preservation sessions at the Illinois State Section APA Conference in Rockford, Illinois in April, 2014. The commission initiated Ordinance 197H approved by the Belvidere City Council expanding commission membership to residents in Boone County and to individuals working full time in the City of Belvidere. The commission chair and staff made a presentation to the Noon Rotary Club regarding preservation activities.

Belvidere Hometown Market

The associate planner assisted with the planning, management and marketing of the Belvidere Hometown Market that held at Hub Plaza and Pleasant Street on Saturdays from June through September of 2014. The market was held from 11:00 am to

3:00 pm and featured products that were grown or produced locally. This year to maintain consistent vendor attendance and to establish marketing funds, a small registration fee of \$35 for the season (or \$10 per day for short-selling vendors) was incorporated. The market was a success with approximately 15 vendors and approximately 75-100 shoppers weekly. A face book page was created to promote the market. The Belvidere Hometown Market received approval from the Illinois Department of Agriculture to utilize the Illinois Product Logo Program designed to encourage shoppers to buy products grown and manufactured locally.



Citizen Planner Workshop

There were no Planner Workshops planned by the staff in 2014. The City of Loves Park for with the Illinois State Section of the Illinois Chapter of the American Planning Association held a presentation workshop for parliamentary procedures with Nancy Sylvester in January of 2014. The Illinois State Section of the Illinois Planning Association held a planning conference on April 10 and 11, 2015 at the Radisson in Rockford with topics on adaptive reuse, brownfield redevelopment and redevelopment funding.

Comprehensive Plan Review

Updating the Belvidere-Boone County Comprehensive Plan has been an ongoing project throughout the past several years; the limited staff and the time commitment of other projects leaves little time for the comprehensive plan update. Updating comprehensive plans are often long projects and are completed with the assistance of private planning companies with additional funding. During 2013, the planning staff has finished updating the maps for the plan and worked on the editing of some of the text. Steve Ernst, Rockford Metropolitan Agency for Planning made a presentation to the regional commission regarding the support of the Flora Neighborhood Plan. Little activity in the department was devoted to updating the plan this year.

Boone County Agricultural Easement and Farmland Protection Commission

The Farmland Protection Commission is charged with assisting Boone County in the preservation of farmland. In 2014, the commission hosted a one-day conference on July 12 at the Rehn Agricultural



Museum. The conference highlighted the importance of agricultural preservation, the benefits of technological advances in agriculture and how to succeed in the agricultural industry. Conference presenters and topics included Keynote Speaker Representative Robert Pritchard, Robert McLeese, retired State Soil Scientist on the Need for Preservation, Ed Mullholland, Trimble Company and Trent Sanderson, Sanderson Ag on the Benefits of Technology, Jennifer Filipiak, American Farmland Trust on Water Resources, Mike Doherty, Illinois Farm Bureau on the Benefits of Agriculture to State of Illinois, Jenny Meyer, Angelic Organics Learning Center and Eric Dahl, Edward Jones on Financial Planning and Community Gardens presented by Angelic Organics.

On Friday, July 11, 2014 a localvore fund-raising dinner was held in the garden of Wind Ridge Herb Farm, 466 Quail Trap Road, in Caledonia. The gourmet meal was prepared by celebrity Chef Ryan Adams, courtesy of Wind Ridge Herb Farm and the Radisson Hotel and Conference Center of Rockford. Most of the ingredients of the five course dinner were produced locally.



Transportation, Kishwaukee Riverfront, RREDD and RMAP

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 Committee (formerly known as the Toll Way Station Point), Kishwaukee Riverfront Committee (as well as HarvestFest a fundraising arm of the 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 staff also serves on the technical committee of the Rockford Metropolitan Agency for Planning (RMAP).

Other Activities

The planning department worked on projects during the year as well. Case files are scanned and linked to GIS as they are closed out. The planning staff began scanning recorded plats in 2012 for the Boone County Recorder's office to insure that a digital copy is available for the recorder's office and for the planning staff. For a fee, the staff scans plats or plans for the general public. During 2014, the staff scanned 58 plats for the county, 15 for Public Works and 33 paper pages or CD's for the public.

The planning staff continues to update the department's web pages 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 Boone County Board and the Planning, Building and Zoning Committee of the County Board.

The planning staff researched and issued letters for zoning verification and Lot of Record status; during 2014, 18 zoning verification letters were issued for parcels located in the City of Belvidere, 12 zoning

verification letters were issued for parcels located in unincorporated Boone County and two verification letters were written for Poplar Grove. Thirteen letters were issued for Lot of Record status. Additionally, the planning staff reviewed two temporary uses for the city and 25 temporary uses (mostly rodeos) for Boone County. The staff issued change of address letters as follows: eight letters for Belvidere; 20 letters for Boone County; and five letters for Poplar Grove. Monthly reports are compiled and distributed to update the City Council, the County Board, the City-County Coordinating Committee and the planning commissions 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 and their township.



department also assisted with the cook-off this year with the "Mad Women" theme. The mayor prepared his infamous chili served with 1960s-styled hors d'oeuvres. The booth was decorated in 1960 office décor including a water cooler dispensing martinis.

The department also participated in community activities such as Heritage Days, HarvestFest, the Chamber Chili Cook-off and Hometown Christmas. The department served on the planning committee for Heritage Days and volunteered for activities such as the parade, go-cart racing, bed races, food carts, the car show and off course the fireworks. The city staff played a bid roll in the success of Heritage Days.



Future Goals of the Department

The planning staff will continue to perform current and long range planning for the City of Belvidere, the Village of Poplar Grove and for unincorporated Boone County and plans to work towards the completion of several projects for 2014. The staff will continue to process planning, zoning and subdivision applications for the City of Belvidere, the Village of Poplar Grove and for unincorporated Boone County as well as review site and landscaping plans. The staff will continue to administer the Downtown Overlay District.

The planning staff helped to organize activities for the early December Hometown Christmas event.



The city helped to sponsor a family for Christmas by provided a decorated Christmas tree and providing a few gifts for a family. The staff

The Historic Preservation Commission will continue to administer certificates of appropriateness for local landmark and historic district properties. The commission plans to hold the awards program in May and an annual fundraiser (mystery dinner) in October and will strive to have enough funds to offer additional small, matching grants this year. The commission will oversee the second phase of the intensive survey with funds from a certified local government grant.

assisted in distributing cookies and hot chocolate on the Friday night street event. The hot chocolate does not last long on this chilly night.

The Chamber of Commerce's Chili Cook-off tends to bring out the madness in us all. The planning

The staff plans to continue promoting the Belvidere Hometown Market and work with the Farmland Commission to plan quarterly events with relevant presentations or movie nights for outreach and fund-

raising. The department plans to continue staff and commission/board professional development by working with the American Planning Association to plan additional citizen planner workshops for the region.

Scanning and digitizing current planning cases and previous zoning maps for the city and the county to make them more readily available for research will continue; the staff will work with the IT staff to update the website to allow zoning applications to be completed and possibly submitted online.

The department will also focus on the long term planning/projects and plans to continue working with Poplar Grove updating their Comprehensive Plan and reviewing and updating the Poplar Grove, the Belvidere, and the Boone County Subdivision Ordinances. One of the larger projects seems to be the update of the City of Belvidere and Boone County Comprehensive Plan adopted in 1999. The staff will look for funding to hire professional staff to update the plan. As always, next year is looking to be a year full of new challenges and opportunities for the department and the region.

Appendix Tables

- I. Population Estimates

- II. Case Comparisons
 - A. 2014 City, Village and County Case Comparisons
 - B. 2013-2014 City Case Comparisons
 - C. 2013-2014 County Case Comparisons
 - D. 2013-2014 Village Comparisons

- III. Case Load Summaries
 - A. 2014 City Case Load Summary
 - B. 2014 County Case Load Summary
 - C. 2014 Poplar Grove Case Load Summary

- IV. Case Action Summary Charts
 - A. 2014 City Case Action Summary Chart
 - B. 2014 County Case Action Summary Chart
 - C. 2013 Poplar Grove Case Action Summary Chart

I

Estimated Population

	Census 2000		Special Census 2004		Census									
	2000	2004	2004	2005	* 2006	* 2007	* 2008	* 2009	2010	* 2011	* 2012	* 2013	* 2014	
Belvidere:	20,820	23,532	24,249	24,833	25,185	25,224	25,257	25,585	25,603	25,666	25,701	25,716		
Poplar Grove:	1,368						5,023	5,029	5,034	5,037	5,037	5,037		
Unincorporated Boone County:	18,204	19,244	19,441	19,618	19,740	19,798	19,820	20,698	20,713	20,728	20,745	20,766		
Total Boone County:	41,786	46,451	49,649	51,391	51,937	52,200	52,280	54,165	54,217	54,317	54,378	54,420		

* 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	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Belvidere:	20,820	23,515	24,236	25,239	26,156	26,461	26,271	25,588	25,680	25,371	25,339	n/a
Poplar Grove:	1,368	19,244	-	-	-	-	-	5,023	5,087	5,096	5,115	n/a
Boone County:	41,786	47,831	49,649	51,687	53,531	54,142	52,109	54,176	54,367	53,940	53,957	n/a

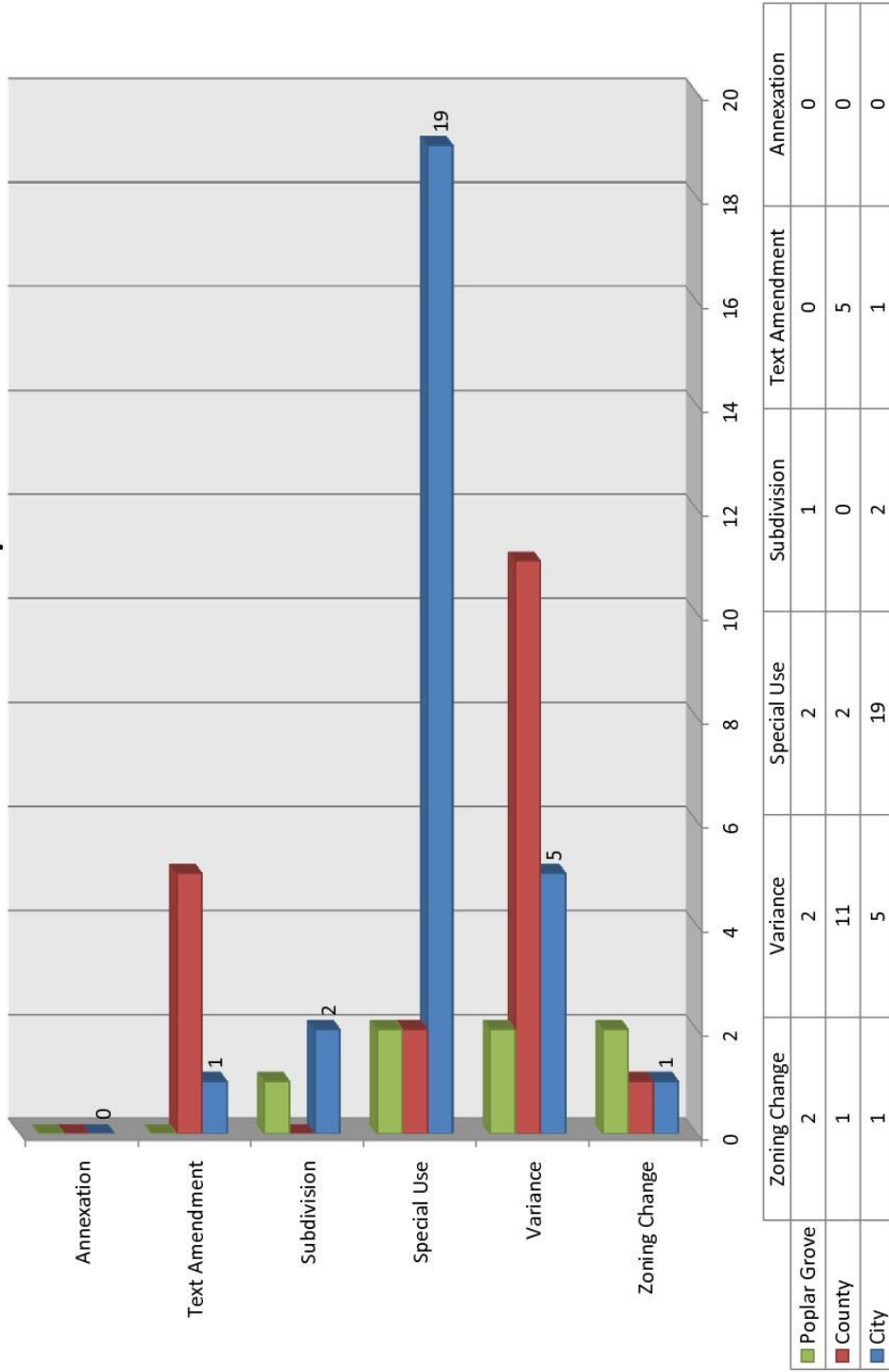
Official Census Numbers

Percentage of Growth

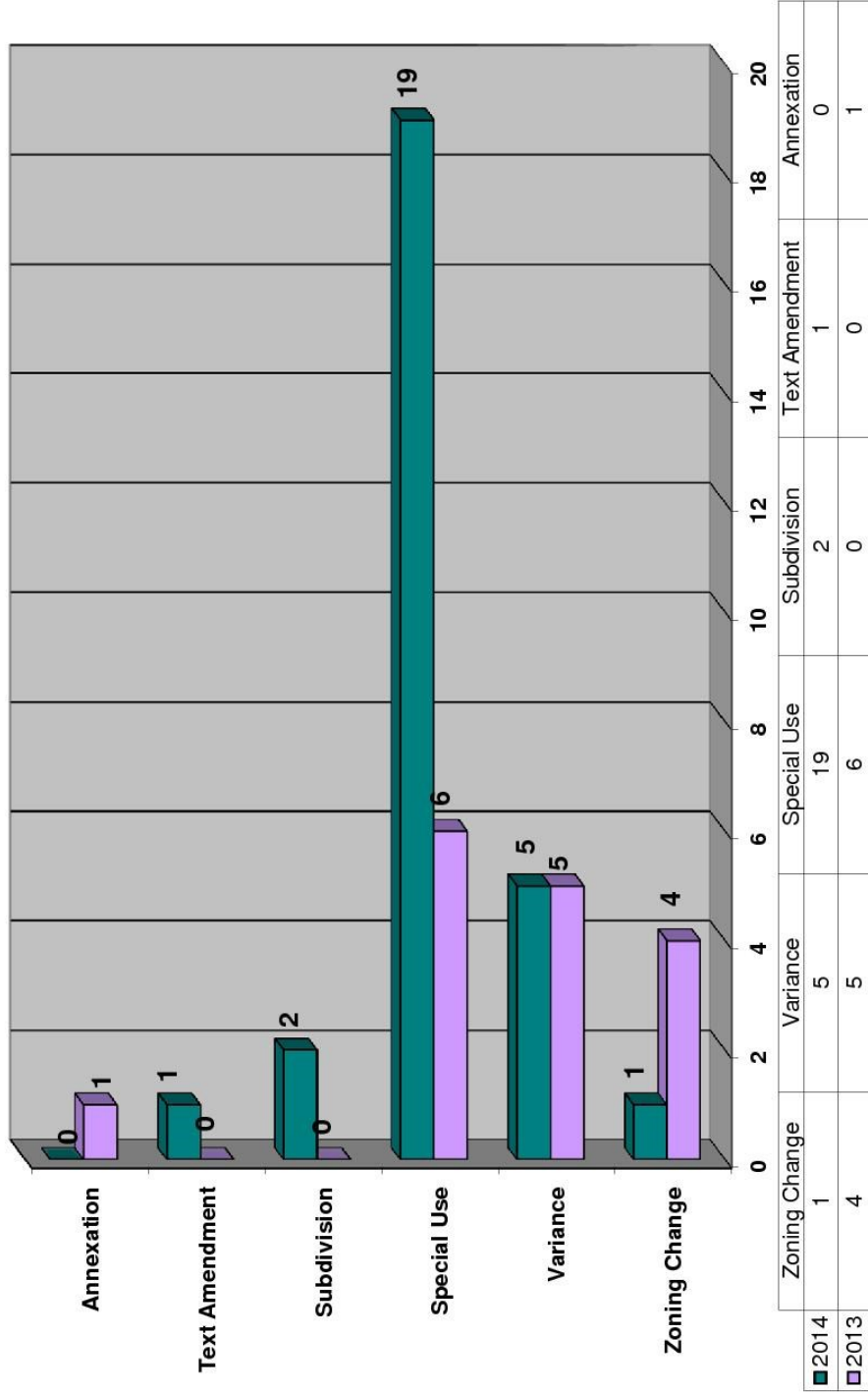
	2000	2004	2010
Belvidere:	20,820	23,532	25,585
Poplar Grove:	1,368	2,940	5,023
Unincorporated Boone County:	18,204	19,244	20,698
Total Boone County:	41,786	46,451	54,165

	2000	2004	2010
Belvidere:	0	8.8	9.2
Poplar Grove:	0	114.9	70.8
Unincorporated Boone County:	0	9.5	9.3
Total Boone County:	0	9	8.6

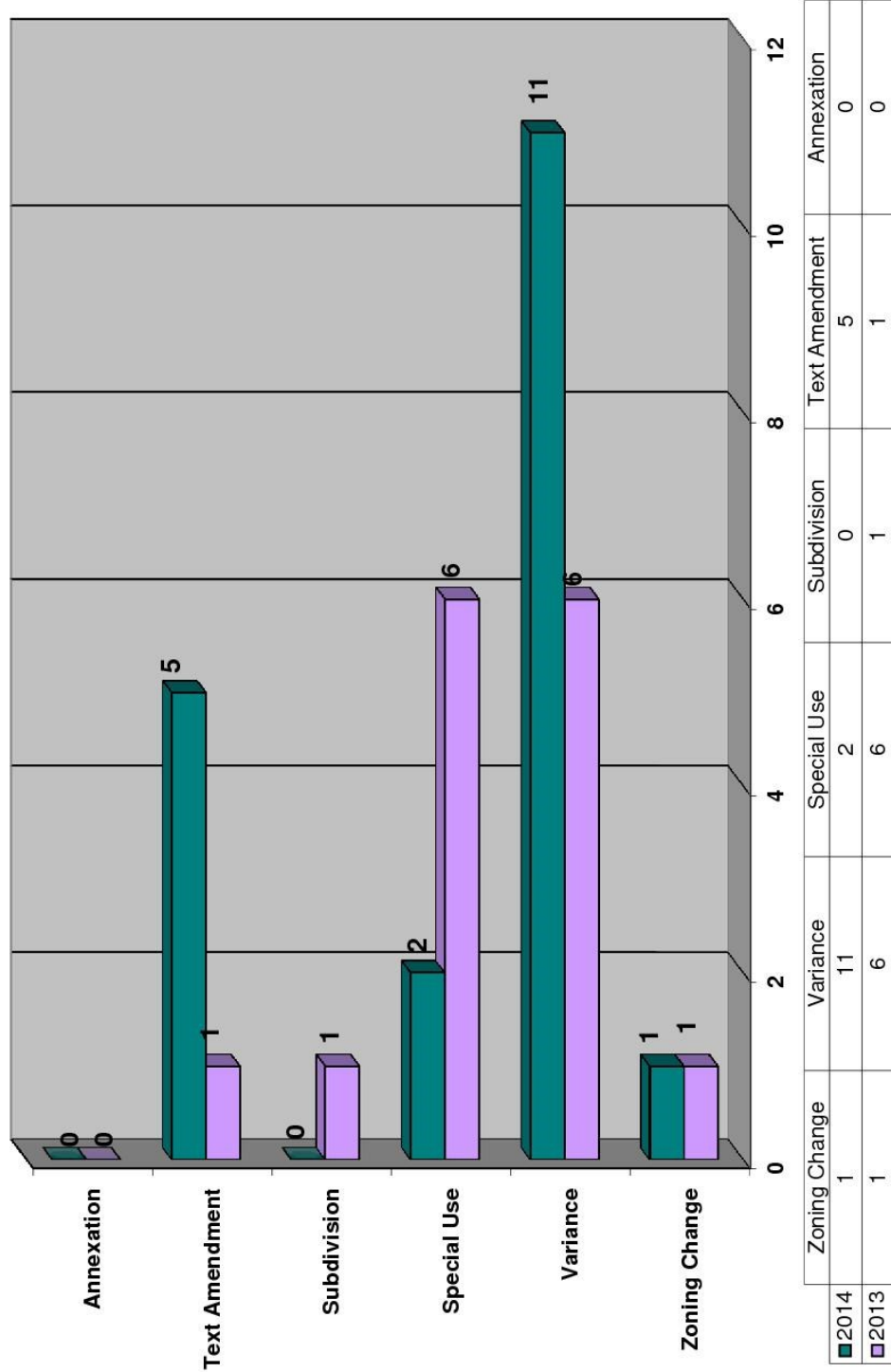
II-A 2014 Case Comparisons



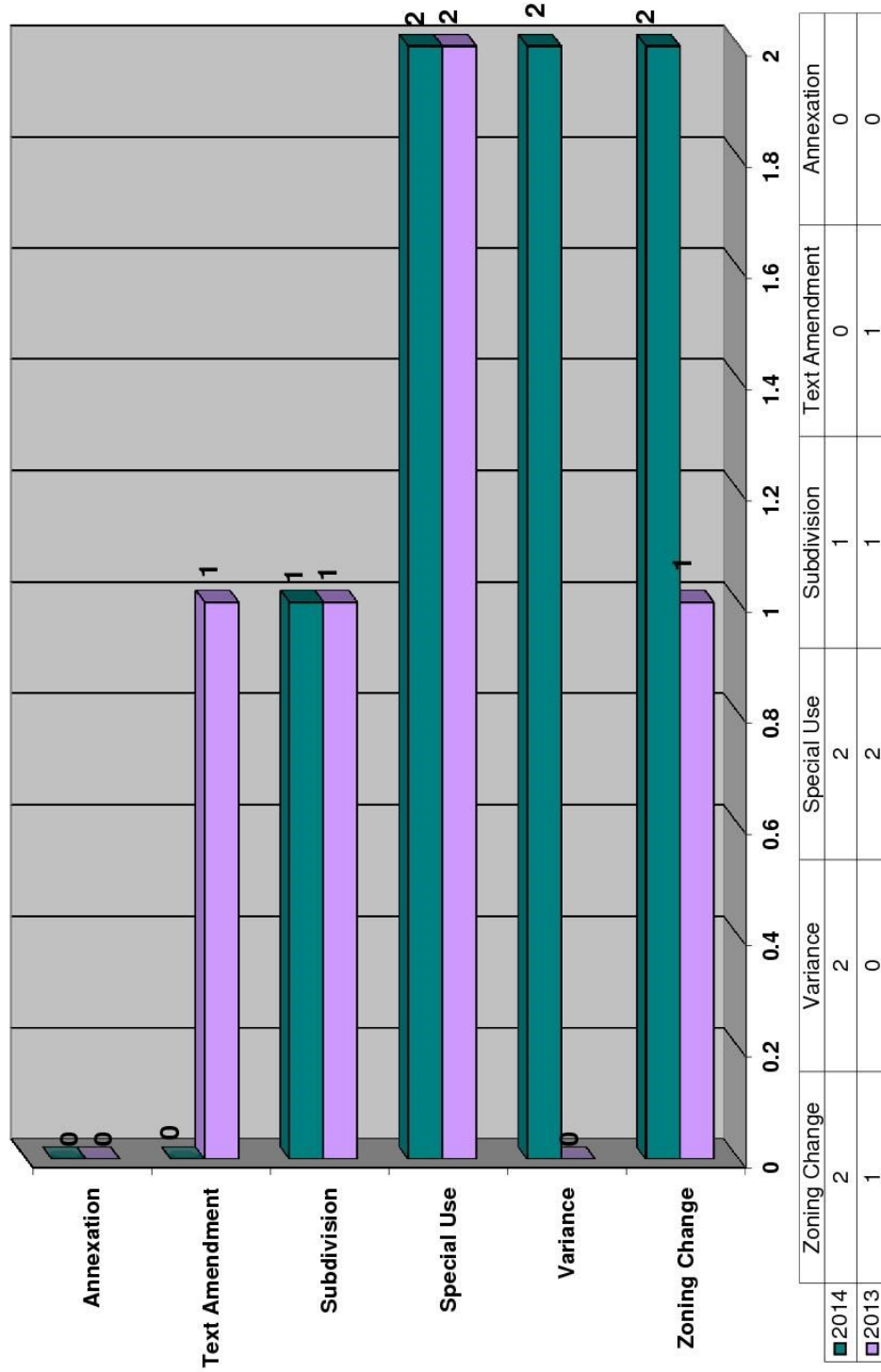
II-B 2013-2014 City Case Comparisons



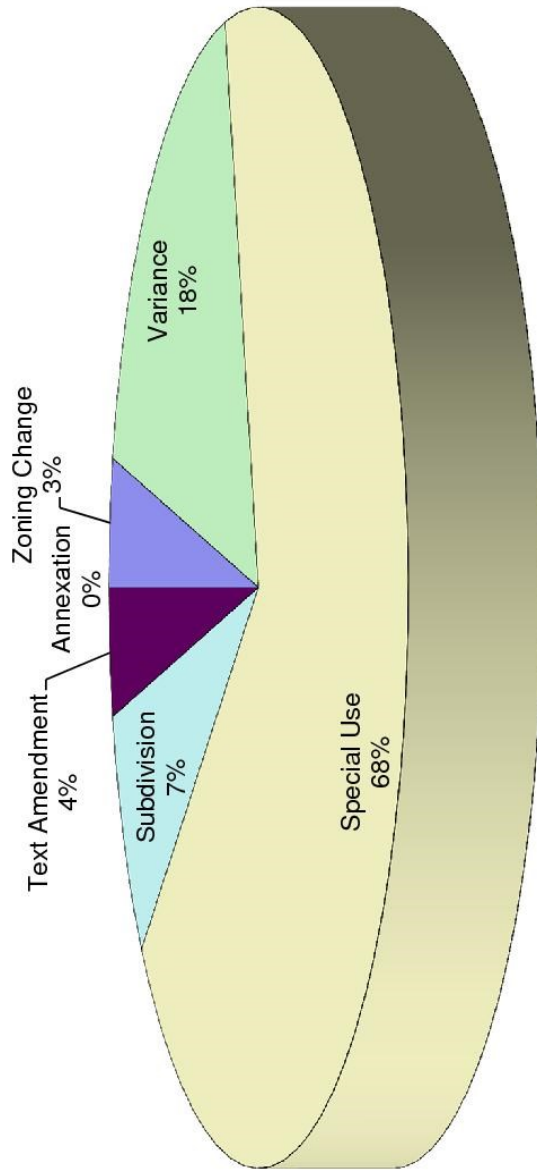
II-C 2013-2014 County Case Comparisons



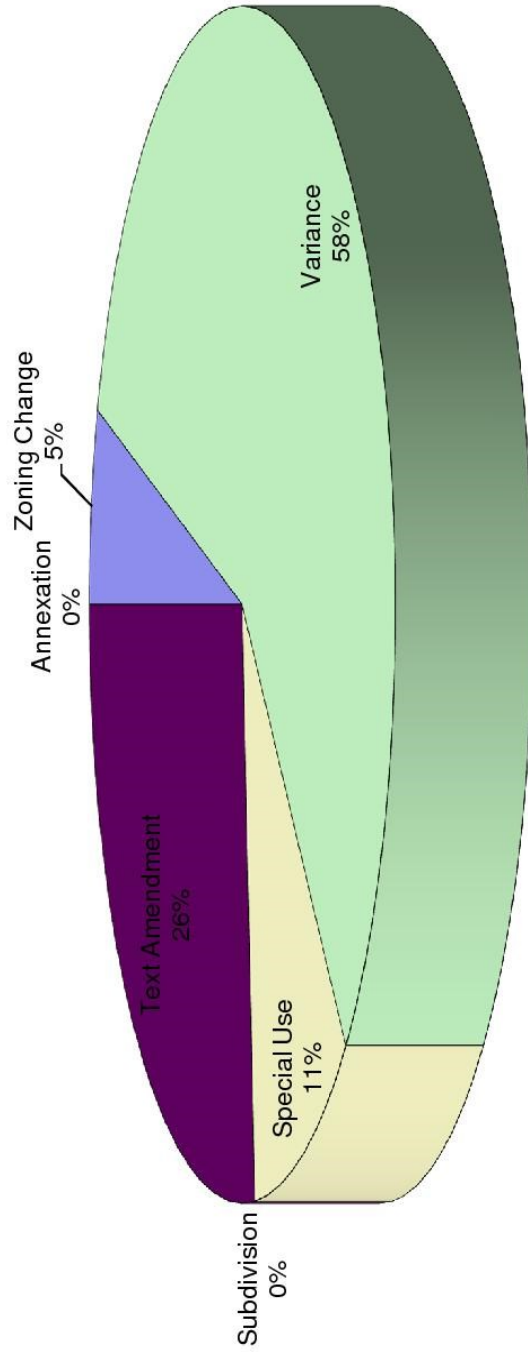
II-D 2013-2014 Poplar Grove Case Comparisons



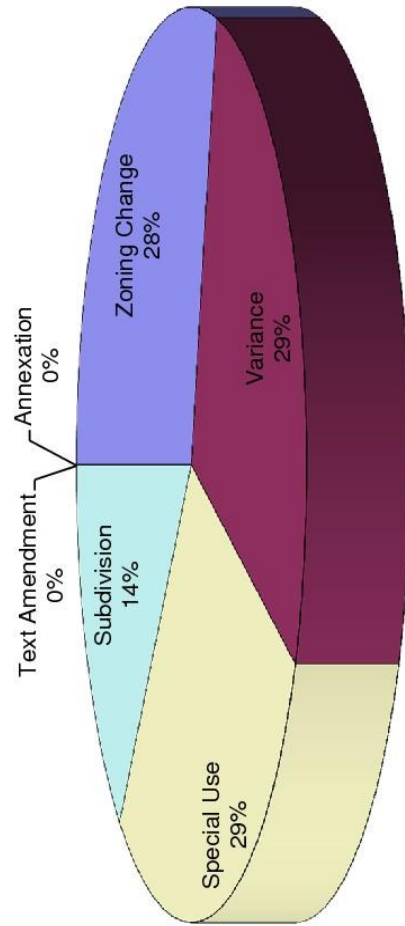
III-A 2014 City Case Load Summary



III-B 2014 County Case Load Summary



III-C 2014 Poplar Grove Case Load Summary



**IV-A
2014
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
Dotty's	2014-01	SU	12/5/2013	08-06-126-002	2274 Gateway Ctr Drive	Indoor comm entertainment for video gaming reduce front yard setback from 30 ft to 19 ft for existing church bldg	Approval subject to 2 conditions	Yes	Approval w/2 conds	Approved, February 3, 2014	201H
St. James Church	2014-02	VAR	12/10/2013	05-25-381-024	514 Caswell Street		Approval subject to 3 conditions	n/a	Approval w/3 conditions	Approved, January 14, 2014	n/a
Jenaro D. Hernandez	2014-03	FP	12/10/2013	05-25-360-033 and 05-25-360-034	Buchanan Street and Whitney Blvd.	subdivide for parking	Approval	n/a	n/a	Withdrawn February 28, 2014	n/a
A&B Gaming	2014-04	SU	12/18/2013	05-36-230-010	1235 Logan Avenue	Indoor comm entertainment for video gaming	Approval subject to 4 conditions	Yes	Approval w/4 conds	Approved, March 3, 2014	204H
Buchanans Bar & Grill	2014-05	SU	1/13/2014	05-26-478-041	217 South State Street	Indoor comm entertainment for video gaming	Approval subject to 3 conditions	Yes	Approval w/3 conditions	Approved, March 3, 2014	205H
Grampa's	2014-06	SU	2/04/2014	05-35-482-017	1810 Union Ave.	Indoor comm entertainment for video gaming	Approval subject to 2 conditions	Yes	Approval w/2 conditions	Approved, April 21, 2014	207H
Concordia Lanes	2014-07	SU	2/05/2014	05-36-230-008	1205 Logan Avenue	Indoor comm entertainment for video gaming	Approval subject to 2 conditions	Yes	Approval w/2 conditions	Approved, April 21, 2014	208H
C L Quik Stop, Inc.	2014-08	SU	2/11/2014	05-22-426-034	1935 North State Street	Indoor comm entertainment for video gaming	Approval subject to 4 conditions	Yes	Approval w/4 conds	Approved, April 21, 2014	209H
PSDC, Inc.	2014-09	SU	2/11/2014	05-25-360-017, 05-25-360-019, 05-25-360-020, 05-25-360-021, 05-25-360-033, and 05-25-360-034	111 Buchanan Street	Indoor comm entertainment for video gaming	Approval subject to 2 conditions	Yes	Approval w/2 conditions	Approved, April 21, 2014	210H
Moose 295	2014-10	SU	2/12/2014	05-23-301-009	575 Beloit Road	Indoor comm entertainment for video gaming	Approval subject to 2 conditions	Yes	Approval w/2 conditions	Approved, April 21, 2014	211H
Crusaders Clinic	2014-11	SU	3/10/2014	05-36-228-016	1050 Logan Avenue	Special use for an animated sign	Approval subject to 8 conditions	Yes	Approval w/8 conditions, condition 1 amended	Approved, May 5, 2014	214H
C&D Waterfall, Inc.	2014-12	SU	3/11/2014	05-34-200-023	141 South Appleton Road	Indoor comm entertainment for video gaming	Approval subject to 2 conditions	No	Approval w/2 conditions	Approved, May 5, 2014	215H
Batres	2014-13	TU	3/19/2014	07-02-200-016	400 W. Chrysler Drive	Temporary use for Outdoor festival	Approval subject to 8 conditions	n/a	Approval w/8 conditions	Approved City Council April 7, 2014	n/a
Gordon & Vera Winchel	2014-14	VAR	3/31/2014	05-36-109-001	218 West 3rd Street	setback from 20 feet to 9 feet to allow porch rebuild	Approval	n/a	Approval	Approved, May 13, 2014	n/a

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2014

City Case Action Summary Page 2

Dyn Belvidere, LLC	2014-15	RP	4/4/2014	05-22-426-061	Little Thunder Village Lot 5	Subdivide for medical office building	Approval subject to 20 conditions	Yes	Approval w/20 conditions	Approved, June 2, 2014	218H
Panama Club	2014-16	SU	5/12/2014	05-26-433-033 05-26-433-034 05-26-433-037	116 Buchanan Street	Special Use for indoor commercial entertainment for video gaming	Approval subject to 2 conditions	Yes	Approval w/2 conditions	Approved, July 7, 2014	220H
Apollo AC Inc., dba Rio Room	2014-17	SU	5/23/2014	05-26-433-034 05-26-433-037	104 and 106 N. State Street	Special Use for indoor commercial entertainment for video gaming and outdoor	Approval subject to 3 conditions	Yes	Approval w/3 conditions	Approved, September 2, 2014	224H
Swanson Bros LLC, dba Jerseys bar and Grill	2014-18	SU	6/5/2014	05-23-353-007	1491 North State Street	Special use for indoor commercial entertainment	Approval subject to 1 condition	Yes	Approval w/1 condition	Approved, August 4, 2014	221H
Belvidere Park District	2014-19	SU	6/10/2014	05-26-477-035	365 West Locust Street	Special use to create outdoor recreational	Approval subject to 4 conditions	Yes	Approval w/4 conditions	Approved, August 4, 2014	222H
Andrew & Elizabeth Jones	2014-20	VAR	7/16/2014	05-26-432-007	113 Ogden Street	Variance to allow excess lot coverage of garage renovation	Approval of 3, denial of 2	n/a	Approval of 4, Denial of 2	2 Approved, 2 Denied Sept. 9, 2014, 1 cont. to Oct. 14, 2014	n/a
First Rockford Group	2014-21	SU	7/22/2014	05-22-426-061	1731-1751 Henry Luckow Lane	Special Use for a Planned Development of 2 commercial/office buildings	Approval subject to 4 conditions	No	Approval w 4 conditions	Approved, August 18, 2014	225H
Alitena S. Ejub	2014-22	VAR	8/06/2014	05-36-204-024, 05-36-204-025	1004 and 1006 Logan Avenue	Var to decrease frontyard and pavement setback from 25 ft to 20 ft, and 5 ft to 0 ft respectively for constr of addtn	n/a	n/a	n/a	Withdrawn	n/a
Idea Public Library Trustees	2014-23	MA	8/12/2014	05-26-426-011	109-111 West Huribut Avenue	MA from SR-6 to NB to broaden rental base for commercial or residential	Approval	Yes	Approval	Approved, October 6, 2014	230H
Jorge Valdez	2014-24	SU	8/13/2014	05-25-361-001	504 Whitney Boulevard	Special Use for Indoor Commercial Entertainment	Approval subject to 2 conditions	Yes	Approval w/2 conditions	Approved, October 6, 2014	231H
Jeff Swanson	2014-25	VAR	9/3/2014	05-35-431-005	322 West 6th Street	Var to reduce setbacks to replace porch	Approval of 2, denial of 1	n/a	Approval of 2, denial of 1	1 Denied, 2 Approved October 14, 2014	n/a
Mike Chamberlain	2014-26	VAR	9/8/2014	05-25-479-001	306 Andrews Drive	Var to reduce front yard setback from 20 ft to 7 ft.	Approval	n/a	Approval	Approved, October 14, 2014	n/a
Dodge Lanes	2014-27	SU	9/8/2014	05-22-476-008 05-23-351-009, 05-23-351-010, 05-23-351-019	1940 North State Street 1580 North State Street	Special use for indoor and outdoor commercial entertainment A drive-thru window for a proposed taco bell restaurant	Approval subject to 7 conditions	Yes	Approval w/7 conditions	Approved, November 3, 2014	233H
Sundance, Inc.	2014-28	SU	9/9/2014	05-23-351-010, 05-23-351-019	1580 North State Street	Special use for a restaurant	Approval subject to 5 conditions	Yes	Approval w/5 conditions	Approved, November 3, 2014	234H
Keith Milner & Keith Beers	2014-29	SU	9/11/2014	05-27-451-010	2355 Newburg Road	Special use for a vehicle repair and maintenance shop	Approval subject to 6 conditions	Yes	Approval w/6 conditions	Approved, December 1, 2014	241H

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2014

City Case Action Summary Page 3

City of Belvidere	2014-30	TA	10/14/2014	n/a	n/a	Amendments to Zoning Ordinance	Approval	n/a	Approval	Approved, December 1, 2014	240H
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IV-B
2014

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
Plote Construction	01-2014	SU	12/26/2013	07-09-200-015; 07-09-200-016; 07-09-400-001	Townhall Road and Karr Subdivision	Extension of existing SU expiring 1-31-2015 per Ordinance 13-29	Approval w/21 conditions	Yes	Approval w/21 conditions	Approved, June 18, 2014	14-21
Craig Heinzinger	02-2014	VAR	12/30/2013	08-04-100-017	5870 Shattuck Road	reduce side and rear seabacks from 40 feet to 7 feet to allow stable	Approval w/2 conditions	n/a	Approval w/2 conditions	Approved, February 25, 2014	n/a
Boone County	03-2014	TA/MA	01/10/2014		Hamlet of Irene	Comp Plan TA to re-categorize Hamlet of Irene from GB to RTN	Approval	Yes	Approval	Approved, March 19, 2014	14-22
Belvidere Twp	04-2014	VAR	02/13/2014		1225 Big Thunder Blvd	Reduction of seaback from 75 ft to 25 ft for bldg of a new salt shed	Approval	n/a	Approval	Approved, March 25, 2014	n/a
Don Johnson	05-2014	VAR	03/21/2014	05-30-101-007	296 Regina Lane	Var for addtl square footage for detached garage from 800 to 1500 sq ft.	Approval	n/a	Approval	Approved, April 22, 2014	n/a
Emilio & Sarah Vallez	06-2014	VAR	04/03/2014	04-29-100-007	13850 Beaverton Road	Var for Location of pole building from 75 ft to 10 ft	Denial	n/a	Approval	Approved, May 27, 2014	n/a
Leon Graham Oehlberg Construction Co. Inc.	07-2014	VAR	04/25/2014	06-01-400-003	11634 Woodstock Road	Variance for rear yard seaback to locate machine shed	Approval	n/a	Approval	Approved, May 27, 2014	n/a
	08-2014	VAR	05/21/2014	05-07-226-005	928 Olson Spring Close	variance to construct detached structure for storage of RV and cars	Approval	n/a	Approval	Approved, June 24, 2014	n/a
William Polasky III	09-2014	VAR	05/21/2014	05-16-200-023	2535 Circle Drive	variance to increase accessory building square footage from 800 to 1040 square feet	Approval	n/a	Approval	Approved, June 24, 2014	n/a
Bradley and Lisa Ahlgren	10-2014	VAR	06/19/2014	05-04-426-009	2639 Malmanson Road	Variance to increase accessory building height from 20 to 25 feet to store RV	Approval	n/a	Approval	Approved, July 22, 2014	n/a
Boone County	11-2014	TA	7/15/2014	n/a	n/a	Clarify section 3.2.3B3 such that the LOR status remains with the lot on which the existing residence is located	Approval	Yes	Approval	Approved, September 17, 2014	14-43
Boone County	12-2014	TA	7/15/2014	n/a	n/a	TA adding the est. of Medicinal Cannabis Cultivation Ctrs. and Dispensaries as a SU in I-1 District	Approval	Yes	Approval	Approved, September 17, 2014	14-44

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James Mayer	13-2014	VAR	7/17/2014	06-18-276-013	9630 Squire Lane	Variance to decrease side yard setback from 15 to 7 feet and increase allowable square footage from 800 to 816 square feet to build detached garage	Approval	n/a	Approval	Approved, August 26, 2014	n/a
Dan McClenthen	14-2014	MA	7/17/2014	07-29-400-009	1082 Irene Road	rezone from B-1 to RTN	Approval	Yes	Approval	Approved, September 17, 2014	14-45
Robert M. Austin	15-2014	SU	8/12/2014	01-07-300-002	22403 County Line Road	SU to build a kennel for the training of dogs	Approval w/11 conditions	Yes	Approval w/12 conditions	Approved October 15, 2014	14-51
Jane Gordon	16-2014	TA	8/18/2014	n/a	n/a	TA to breeding/boarding kennels language	Approval	n/a	Approval	Denied, October 15, 2014	n/a
Boone County	17-2014	TA	8/22/2014	n/a	n/a	TA to establish Zoning hearing officer	Approval	n/a	Denial		
Kirk & Mary Meyer	18-2014	VAR	9/19/2014	08-04-254-004	5440 Elk Drive	VAR to increase garage from 745 to 919 square feet	Approval	n/a	Approval	Approved, October 28, 2014	n/a
Arnold & Kathleen Winnie	19-2014	VAR	10/27/2014	06-18-276-005	9641 Wilcox Drive	VAR to reduce side yard setback from 15 to 5 ft and rear yard setback from 15 to 6 ft to construct accessory bldg	Approval	n/a	Approval	Approved, November 25, 2014	n/a

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PETITION NAME	CASE NO	TYPE	PETITION DATE	PIN	LOCATION	PLANNING REQUEST	STAFF RECOMMENDATION	CONSISTENCY WITH COMP PLAN	PZC RECOMMENDATION	ACTION/DATE	ORDINANCE
Flora Meadows LLC	2014-01	MA	11/14/2013	04-30-100-009 04-30-100-010 04-30-100-011 04-30-100-012		manufactured home community	Approval	Yes	Approval	March 10, 2014	2014-05
Flora Meadows LLC	2014-02	SU	11/14/2013	04-30-100-009 04-30-100-010 04-30-100-012 04-30-100-011		manufactured home community	Denial	No	Denial	Denied, March 10, 2014	n/a
Flora Meadows LLC	2014-03	SU	11/14/2013	04-19-351-017		manufactured home community	Denial	Yes	Denial	Denied, March 10, 2014	n/a
David W. Peterson	2014-04	VAR	11/13/2013	05-12-102-004	207 Boeing Trail	raise antenna height from 18 feet to 30 feet	Approval	n/a	Approval	Approved, January 7, 2014	n/a
Leonard Harris	2014-05	RP	04/07/2014	03-26-402-007		replat of Countryside Mall Plat 5	Approval	Yes	Approval	Approved, June 9, 2014	2014-R5
Ford	2014-06	VAR	07/30/2014	03-23-452-010 03-23-100-006 03-26-180-006 03-26-200-005 03-26-200-004 03-23-454-002	14019 Queenann's Way	reduce setback from 17 ft. to 6 ft. to construct a fence	Approval w/amendment	n/a	Approval	Approved, September 2, 2014	n/a
Village of Poplar Grove	2014-07	MA	10/13/2014		5 parcels along Rte. 76	rezone to GB , General Business	Approval	Yes	Approval	Approved, December 8, 2014	