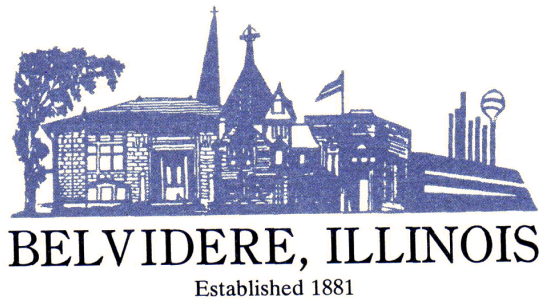


Belvidere-Boone County Planning Department

2015 Annual Report



Kathy J. Miller, AICP, Interim Planning Director

Gina DelRose, Associate Planner

Catherine Crawford, Administrative Assistant

CITY OF BELVIDERE

Planning and Zoning Commission

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

City Council

Mayor Mike Chamberlain
Alderman Clint Morris 1st Ward
Alderman Clayton Stevens 1st Ward
Alderman Daniel Arevalo 2nd Ward
Alderman Dan Snow 2nd Ward
Alderman Thomas F. Ratcliffe 3rd Ward
Alderman Wendy Frank 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
Belinda Roberts
Filitsa Platopoulos
David Kummerow
Lisa Kummerow

City-County Coordinating Committee

Craig Schultz, Chairman
Cathy Ward, Vice-Chairman
Brad Stark
Jeffrey Carlisle
Kenny Freeman

BOONE COUNTY

Boone County Regional Planning Commission

Matthew Branom, Chairman
Bob Kemp, Vice-Chairman
Phil Newhouse
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 Stark
Kenneth Freeman
Raymond Larson

Boone County Board

Bob Walberg, Chairman District 1
Paul Larson, Vice-Chairman District 2
Sheri Giesecke, District 1
Denny Ellingson, District 1
Raymond Larson, District 1
Karl Johnson, District 2
Jeffrey Carlisle, District 2
Catherine Ward, District 2
Kenneth Freeman, District 3
Sherry Branson, District 3
Craig Schultz, District 3
Brad Stark, District 3

Boone County Agricultural Conservation Easement and Farmland Protection Commission

Jack Ratcliffe, Chair
Dan Kane, Vice Chair
Jennifer Becker, Secretary
Bob Walberg
Marion Thronberry
Rachel Bachrodt
Susan Urbas

VILLAGE OF POPLAR GROVE

Planning and Zoning Commission

Jake Dykstra, Chairman

Steven Mundy

Jesi Ellwanger

Don Sattler

Ed Wethington

Keith Richard

George Waddell

Administrative Committee

Ron Quimby, Chairman

Don Bawden

Neely Erickson

Village Board

John W. Neitzel, Village President

Don Bawden

Neely Erickson

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 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 Regional Planning Commission are based on the Bel-

videre 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 Or-

dinance. 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) consists 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 planning cases that the City Council rules on include: annexations and pre-annexation agreements; map amendments; special use permits; text amendments; and subdivisions. The City Council members formulate their decisions on the recommendations from the planning staff and of 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 pre-annexation agreements, map amendments, special use permits, text amendments and subdivisions. The Village Board members make their decisions based on the recommendations of the planning staff and 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, of the Boone County Regional Planning Commission (if required) and 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 five 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 per 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 copies of zoning 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 2014-2015 fiscal year were \$72,000; \$17,350 application fees, \$30,00 transferred in from the city, \$30,000 transferred in from the county and \$12,000 from Poplar Grove (total revenues with beginning balance \$89,350). The actual revenues for 2015 application fees were approximately \$23,543. The budgeted expenses were expected at \$119,849. Below are the approved county budgets for the planning department for the 2014-2015 and 2015-2016 fiscal years.

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

Continued On Next Page

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>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

Boone County, Illinois
Planning Department Fund (07)

Revenues

Cash Flow	FY '15 <u>Estimated</u>	FY '16 <u>Projected</u>
Beginning Balance	28,952	6,502
Revenues	97,043	133,450
Appropriations & Expenditures	119,493	125,061
Ending Balance	<u>6,502</u>	<u>14,891</u>

Revenues	FY '14 <u>Actual</u>	FY '15 <u>Budget</u>	FY '15 <u>Estimated</u>	FY '16 <u>Budget</u>
340.014 Planning Dept. Zoning - City	7,490	7,000	10,416	8,600
340.015 Planning Dept. Zoning - County	7,400	6,125	11,312	9,000
360.016 Planning Dept. Misc. - City	765	380	605	650
360.017 Planning Dept. Misc. - County	674	3,795	1,195	650
340.035 Sales: maps, plans, GIS	30	50	15	50
Subtotal Revenues	<u>16,359</u>	<u>17,350</u>	<u>23,543</u>	<u>18,950</u>
 Other Revenues				
370.000 Interest	13	0	0	0
377.025 Transfer In - City	52,000	30,000	30,000	50,500
399.001 Transfer In - County	52,000	30,000	30,000	50,500
377.026 Village of Poplar Grove Fee	6,000	12,000	12,000	12,000
360.000 Miscellaneous Grants, etc.	4,344	0	1,500	1,500
Subtotal Other Revenues	<u>114,357</u>	<u>72,000</u>	<u>73,500</u>	<u>114,500</u>
Total Revenues	130,716	89,350	97,043	133,450

Ending Balance (Cash and CD's) November 30, 2015	
Non Spendable	\$0
Spendable	
1.	\$6,502
Total	\$6,502

FY '15 Estimate is Actual Dec. 14 - Sept. 15 and Estimate for Oct. 15 - Nov. 15

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

Planning Department (07)	FY '14 <u>Actual</u>	FY '15 <u>Budget</u>	FY '15 <u>Estimated</u>	FY '16 <u>Budget</u>
Personnel				
401.107 Planning Director Salary	0	0	0	0
401.207 Associate Planner	41,048	42,584	42,265	43,436
401.307 Associate Planner	50,623	51,316	52,332	53,402
401.407 Planning Technician	5,460	0	0	0
402.007 Overtime	0	0	0	0
Materials & Services				
451.000 Office Supplies	3,313	2,500	2,557	2,500
465.000 Publications	0	0	0	0
504.000 Equipment Maintenance	3,761	4,400	4,885	4,400
522.000 Telephone	340	300	433	300
524.000 Travel	289	625	588	625
525.000 Training & Conferences	0	2,500	1,951	2,500
526.000 Postage	56	75	25	75
527.000 Publishing & Advertising	1,763	1,500	1,892	1,500
528.000 Printing	636	250	1,008	250
533.000 GIS Mapping	0	0	0	0
535.000 Other Professional Services	350	500	250	500
542.000 Dues	390	350	353	350

FY '15 Estimate is Actual Dec. 14 - Sept. 15 and Estimate for Oct. 15 - Nov. 15

Continued On Next Page

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

Planning Department (07)	FY '14 Actual	FY '15 Budget	FY '15 Estimated	FY '16 Budget
<u>Equipment</u>				
604.000 Office Equipment	793	1,000	499	1,000
<u>Other Expenditures</u>				
999.500 Refunds	0	250	0	250
499.000 Miscellaneous	3,151	250	0	250
899.037 Health Insurance Fund	9,552	10,455	10,455	13,723
899.900 Transfer Out - City	0	0	0	0
899.001 Transfer Out - County	0	0	0	0
Total App. & Exp.	121,525	118,855	119,493	125,061

FY '15 Estimate is Actual Dec. 14 - Sept. 15 and Estimate for Oct. 15 - Nov. 15

The planning department processes the various 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 communicate 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 by attending their monthly meetings and providing staff summaries for zoning action requests. 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 permitted. It is anticipated that the Comprehensive Plan will be developed over the next several months whenever staff time permits. 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 forty-nine (49) Belvidere, Boone County and Poplar Grove planning cases during 2015; twenty-three (23) cases were reviewed for the city; twenty (20) cases were reviewed for the county and six (6) cases were reviewed for Poplar Grove. That breaks down to 47 percent for the city, 41 percent for the county and 12 percent for the Village of Poplar Grove. It takes the planning staff a little more time to prepare a city case than a county case as it is necessary to prepare certified mailing for noticing in the city. Actual revenue received for city cases was \$12,705.00 and for county cases it was \$11,750. The planning staff time for county meetings (ZBA, County Planning Commission, PZB) in 2015 was 108.63 hours; the staff spent 16.29 hours for Belvidere's Planning and Zoning Commission. All the meeting hours were after the 5:00 pm work day. The staff receives comp time at one hour per hour worked for meetings after 5 :00 pm. For each hour of meeting time, it takes approximately three and one-half hours of staff time to accurately transcribe and review meeting minutes. Preparing minutes for the county meetings consumed approximately 380 hours compared to the 57 hours for preparation for the city meetings. This does not include staff time for research, reviewing submitted evidential reports or time preparing Freedom of Information reports.



There were no annexation applications processed during 2015 for the City of Belvidere although the city was in negotiations with a pre-annexation agreement for several months. There was one annexation application processed for the Village of Poplar Grove. The planning department processed forty-nine (49) cases in 2015 as compared to the fifty-four (54) city, county and village cases processed in 2014. There were six map amendments, seventeen variances, fourteen special uses, seven subdivision reviews and six text amendments processed by the planning department in 2015. In 2014, the department processed four map amendments, eighteen variances, twenty-three special uses, three subdivision reviews and six text amendments.

Map Amendments

The planning department processed three map amendments that were approved in 2015. The city council approved the zoning change for the property at 214 West Menomonie Street from SR-6 Single-family Residential to Neighborhood Business for better utilization of the property that has been a neighborhood business for years. The Boone County Board approved the rezoning of 974 U S Route 20 from A-1 Agricultural Preservation Area District to I-1 Light Industrial District to allow for the development of the site for industrial purposes. The Poplar Grove Village Board approved a map amendment for several parcels within the Hart Farm near 14251 Edson Road. Approximately 66 acres of the farm already located within the village limits was rezoned from RE Residential Estate District to R-2 Single-family Residential 2 District. Additionally, the newly-annexed parcels of approximately 29 acres were rezoned from A-1 Agricultural Preservation Area District to R-2 Single-family Residential 2 District to better reflect the planned use of the farm for estate planning.

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 planning staff reviewed one administrative variance during 2015 for a reduced front yard setback to 71 feet at 3555 Pearl Street. The Boone County Zoning Board of Appeals reviewed ten variances during 2015 denying a variance request for a 1,600-square foot garage at a proposed height of 18 feet at 6489 Hallen Avenue. Of the nine ZBA approved variances one was for reduced road frontage (250 to 0) to rebuild a house at 2015 Quail Trap Road; one was for reduced front-yard and side-yard setbacks for the reconstruction of a home destroyed by fire at 4801 Bates Road; one variance was for a 1,200-square-foot garage in the R-1 Single-family Residential District; four variances were for reduced building

setbacks in the A-1 or R-1 Districts to construct a pole building, a new deck or for new additions to existing homes (2); and Natural Gas Pipeline requested a setback variance to construct a new gas meter building at 5831 Tripp Road. Poplar Grove Planning and Zoning Commission did not review any variance applications in 2015.

Special Uses

The Belvidere City Council approved eleven special uses during 2015: three special uses were approved for Indoor Commercial Entertainment for restaurants/bars and video gaming; two special uses for animated signage were approved; two special uses were approved for In-vehicle sales and service; and two planned development special uses were reviewed and approved for service stations. A special use for an In-family Suite was issued for 1503 Pearl Street and a special use was issued for the continuation of a nonconforming use after the grandfathered status was lost at 415 Logan Avenue. The planning staff also processed a special use for quarrying operations in the Rural Holding District, but the application was not reviewed by the Planning and Zoning Commission prior to the end of the year.

The Boone County Board approved three special uses in 2015: Ceroni Real Estate was issued a special use for a planned development at 974 US Route 20 for the construction of a building for their business; a special use for governmental services in the R-1 Single-family Residential District was issued to Capron Rescue Squad to locate an emergency medical station within the Candlewick Lake Subdivision; and a special use for an animated sign was issued for Belvidere Township. Poplar Grove did not review any special use applications in 2015.

Text Amendments

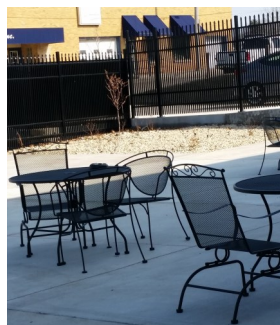
The Belvidere City Council approved two zoning ordinance text amendments during 2015. One text amendment was submitted by the city to modify language regarding the continuance of a nonconforming use by extending the time period to three years if certain conditions are established. A text amendment was approved removing the property located at 620-624 South State Street from the Downtown Overlay District.

During the year, the Boone County Board reviewed and approved two text amendments. A text amendment to the Boone County Zoning Ordinance Section 4.8.1. Wind Energy Conversion Systems was approved for larger setbacks. The board also approved a text amendment submitted by Belvidere Township allowing an animated sign as a special use in the business and industrial districts.

There were two text amendments proposed to the Village of Poplar Grove Board in 2015. A text amendment requiring variances to be approved by the Village Board instead of only the Planning and Zoning Commission was submitted; the request was later withdrawn. A text amendment submitted by Poplar Grove Storage LLC allowing outdoor storage as an accessory use in the General Business and Light Industrial Districts was approved by the Village Board.

Site Plan Review

The planning department is responsible for site, landscaping and lighting plan review for construction projects that are commercial or industrial within the City of Belvidere, Village of Poplar Grove and unincorporated areas of Boone County. During 2015, the comments generated from the plan reviews for the city were added to the Comments and Review System (CRS) created to better track approvals from the various departments charged with review of site plans. Once a construction project is completed, the planning staff inspects the site to insure that the site is improved according to the submitted and approved plans. In 2015, the planning department reviewed 41 site, landscaping and lighting plans for 14 projects in the City of Belvidere, three reviews for two projects in Boone County and twelve site plan reviews for two projects in Poplar Grove; in 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. City building projects included:



the Buchanan Street Pub Beer Garden; St. James Church basement build-out and front steps; the Secretary of State's office at 425 Southtowne

Drive; industrial building additions at 725 Logistics



Drive and 725 Landmark Drive; semi parking at 813 Pleasant Street; General Mills Project Charlie; Narita Manufacturing addition; new Auto Zone store at 1215 North State

Street; new drive-through lanes at North State Street McDonalds; Swedish American parking lot addition; Athletico medical building at 1731 Henry Luckow; Dunkin Donuts inside Walmart; video gaming at 101 North State Street. County projects included: Boone County Animal Services at 4546 Squaw Prairie and



Ceroni Piping at 974 US Route 20. The projects in the Village of Poplar Grove included the Maranatha Baptist Church at 621 West Grove Road and the Dollar General Store on Illinois Route 76.



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 im-

provements 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 building 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.



22 in 2013 and 29 in 2012. The majority of the 2013 projects were for new signage; the building 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.

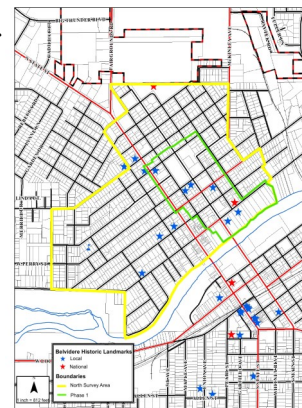
US Route 20 Overlay Review

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. The Ceroni development at 974 US Route 20 (Grant Highway) is located in the U S Route 20 Overlay District.

Grant Administration Certified Local Government (CLG) Grant Intensive Survey—Phase I (2013-2014)

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

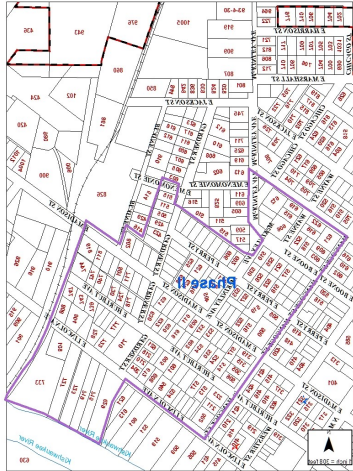
south of the Kishwaukee River and east and west of North State Street following the layout of Belvidere in the 1870s. The designated area north of the Kishwaukee River (see maps) is 350 acres and contains approximately 1040 parcels; the selected area south of the Kishwaukee River is 265 acres and contains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



The Phase I survey area was completed by the Hagerty Heritage Planning firm in 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. The close-out package was completed in October 2014.

Certified Local Government (CLG) Grant Intensive Survey—Phase II (2015-2016)

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. Currently there are no identified local landmarks or National Register properties 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.

In spring of 2015, the city received notification of the CLG Grant award ending September 2016; in June of 2015, 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 and five proposals were returned in September 2015. In December of 2015, Duane Hagerty with Heritage Works, Inc. of Dubuque, Iowa was selected as the consultant to complete the survey; the contract with Heritage Works, Inc. was completed in January, 2016. The project began in January 2016 and is anticipated to be completed in late spring of 2016.

Certified Local Government (CLG) Grant Historic Preservation Plan (2016-2017)

The commission submitted a grant application in February 2016 seeking professional consulting services to develop a Historic Preservation Plan that develops effective action strategies for Belvidere's historic preservation activities for the next decade. The purpose of the plan is to identify and assess the community's resources and current preservation activities; encourage community visioning for the development of plan strategies and to develop a final plan

highlighting community goals with long range goals and implementation strategies regarding historic preservation activities for the community for the next ten years. Award announcement is anticipated in April 2016 with completion targeted for September 2017.

Belvidere Historic Preservation Commission

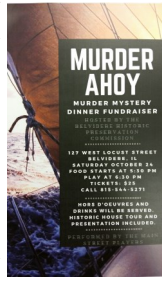
During 2015, the Belvidere Historic Preservation Commission adopted a work plan for the year focusing on preservation education, promotion and recognition. The Commission held its fourth annual awards program to recognize organizations and individuals that had completed outstanding renovation projects. Two business owners, two homeowners, the Apollo Theater, St. James Catholic Church and George



Thomas were given awards. The program was held at the Boone County Historical Museum on May 14, 2015 (in recognition of preservation month). A booklet was designed highlighting the projects with advertising sponsorship received from contractors and supporters of the preservation efforts. The event was well attended and appreciated by the recipients and the community.



The commission held a Murder Mystery at the Swift House on October 24, 2015 as their annual fund raiser; all of the sixty available tickets were sold at \$25 each; approximately 75 persons were in attendance. Lee Gardner played acoustic guitar; . The Murder Mystery event was very well received. Ticket sales for the event were approximately \$1500.00.



The commission designed a small 50/50 matching grant program with the funds raised from the various fund-raising events held each year as an incentive for restoration projects. Landmark property owners are eligible to apply for project reimbursement for up to \$1000 each year that funds are available. In 2015 the commission awarded a small grant of \$1000 to Ken and Ellen Meddings at 315 West Hurlbut for house painting.

Members of the preservation commission worked with a committee in the development of an Images of America book for Belvidere and Boone County. The committee completed *Images of America—Belvidere and Boone County* with book signings at Poplar Grove Wings and Wheels Museum and at Barnes and Noble in Cherry Valley; books are on sell for \$20. Any royalties from the book will be split between the Belvidere Historic Preservation Commission, The Ida Public Library and the Boone County Historical Museum.

Duane Hagerty completed a preliminary National Register eligibility survey for the Leath Warehouse for review by the Illinois Historic Preservation Agency. The results of the survey indicated that IHPA had concerns with the integrity of the building due to the latest addition to the historic structure. Suggestions were to remove the addition prior to National Register listing or to designate a national register warehouse district for the area. Work continues on the designation process.



The commission participated in Belvidere's Hometown Christmas on December 4, 2015. 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 perform Christmas Carols at the event.

The commission submitted its annual Certified Local Government report to the Illinois Historic Preservation Agency as part of its Certified Local Government Agreement; the commission received a letter of compliance from the Illinois Historic Preservation Agency. Two certificates of appropriateness were approved—306 West Hurlbut Avenue (windows) and 518 South State Street for a new canopy. There were no National Register Districts designated during the fiscal year; however the preliminary review was completed for the Leath Warehouse. There were no proposed demolitions of or work proposed to any National Register properties during the year. The staff attended historic preservation sessions at the State APA Conference in Normal, Illinois in October, 2015. The commission chair and the staff made a presentation to the Noon Rotary Club regarding preservation activities.

Belvidere Hometown Market

The planning staff did not assist with the management of the Belvidere Hometown Market at the Hub Plaza held on Saturdays from June through September of 2015. Many of the vendors were not able to



participate the entire season this year due to jobs or other conflicts. The market will be evaluated in the spring of 2016 for the possibilities of a different location and time for the event.

Citizen Planner Workshop

There were no Planner Workshops planned by the staff in 2015.

Comprehensive Plan Review

There was no work by the planning staff on updating the Belvidere-Boone County Comprehensive Plan this year. The limited number of staff members and the time commitment of other projects leaves little time for the comprehensive plan update. There was little communication from the Belvidere-Boone County leadership that would indicate acceptance of the work completed or to be completed by the staff and the planning commissions. No staff time was devoted to updating the Belvidere-Boone County Comprehensive Plan this year. The planning staff worked with the Poplar Grove Planning and Zoning Commission and the Village Board to make some proposed changes to the Poplar Grove Comprehensive Plan. Again, with little staff time available from the planning staff and from the Poplar Grove administrative staff it is difficult to make progress on the update.

Boone County Agricultural Easement and Farmland Protection Commission

The Farmland Protection Commission is charged with assisting Boone County in the preservation of agricultural land. In 2015, the commission focused on the promotion of conservation easements and planning the 2016 farmland event. The commission viewed and discussed the films “Dirt” and “Farmland” for possible outreach activities. There were no farmland conference events during 2015.

1995 Agricultural Area Review

The Agricultural Areas (Ag Areas) is a state-sponsored project (Agricultural Areas Conservation and Protection Act; 505 ILCS 5/1) that allows for property owners to enroll their farms into an Ag Area for the preservation of land for agricultural use only. It provides a “united front” of local landowners to discourage development on farmland. The act places limitations on local governmental ordinances within Ag Areas, encourages the maintenance of viable farming in the Ag Areas and limits the power of certain public agencies to impose special services assessments for public service on land used primarily for agricultural purposes.

The Agricultural Committee meets every eight years following the initial ten-year development. At the eight-year meeting, those enrolled may vote to dissolve the area, withdraw, or remain enrolled. There

are two Ag Areas in Boone County, the 1992 Ag Area and the 1995 Ag Area. The 1995 Ag Area has roughly 4,700 acres enrolled in the program; Boone County ranks third in the state of Illinois due to the large amounts of acres enrolled in the Ag Area Program. The renewal period for the 1995 Ag Area took place two years ago.

The Hall family requested two acres to be removed from a forty-acre tract of the enrolled 286 acres of land in the 1995 Ag Area to allow for the construction of a residence for family members. The staff mailed notices to all Ag Area parcel owners and adjacent property owners for the Agricultural Area Committee’s public hearing on April 30, 2015. The request was approved.

Transportation, Kishwaukee Riverfront, RREDD and RMAP

The planning staff collaborates with Growth Dimensions, a non-for-profit economic development agency funded in part by the City of Belvidere and Boone County 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, HarvestFest, the Rockford Regional Economic Development District (RREDD), now reorganized as the Economic Development District of Northern Illinois (EDDNI) and other projects have taken advantage of 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 other 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 planning staff will scan plats or plans for the general public or for other departments. During 2015, the staff scanned 34 plats

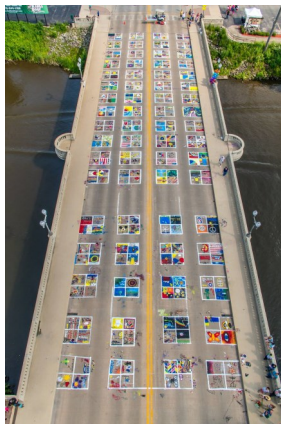
for the county, 11 for Public Works and other departments and 20 for the public. Last year 106 plats were scanned.

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 2015, 24 zoning verification letters were issued for parcels located in the City of Belvidere, nine zoning verification letters were issued for parcels located in unincorporated Boone County and one verification letter was written for Poplar Grove. A total of 32 zoning verification letters were issued in 2014. A total of twelve Lot of Record letters were issued for Boone County in 2015. Thirteen letters were issued for Lot of Record status in 2014.

Additionally, the planning staff reviewed 24 temporary uses (mostly rodeos) for Boone County in 2015 compared to 27 in 2014. The staff issued change of address letters as follows: seven letters for Belvidere; 14 letters for Boone County; and four letters for Poplar Grove (33 address letters in 2014). 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.

The department also participated in community activities such as Heritage Days, the Chamber Chili Cook-off and Hometown Christmas. The department served on the planning committee for Heritage Days and planned for activities such as the "Paint on State" street painting activity, the downtown car and truck shows, the go-kart races, food vendors, bed races and the



parade well as family games, a concert and fireworks at the fair grounds. The city staff played a huge role in the success of Heritage Days.



The planning staff and the city sponsored a needy family for Hometown Christmas by providing a decorated Christmas tree and gifts. The planning staff with the city staff participated in the Chamber of Commerce's Chili Cook-off with a Mardi Gras theme.



Appendix Tables

- I. Population Estimates

- II. Case Comparisons
 - A. 2015 City, Village and County Case Comparisons
 - B. 2014-2015 City Case Comparisons
 - C. 2014-2015 County Case Comparisons
 - D. 2014-2015 Village Comparisons

- III. Case Load Summaries
 - A. 2015 City Case Load Summary
 - B. 2015 County Case Load Summary
 - C. 2015 Poplar Grove Case Load Summary

- IV. Case Action Summary Charts
 - A. 2015 City Case Action Summary Chart
 - B. 2015 County Case Action Summary Chart
 - C. 2015 Poplar Grove Case Action Summary Chart

I

Estimated Population

	Special Census		Census										
	2000	2004	* 2005	* 2006	* 2007	* 2008	* 2009	2010	* 2011	* 2012	* 2013	* 2014	* 2015
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	25,734
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	20,795
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	54,470

* 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

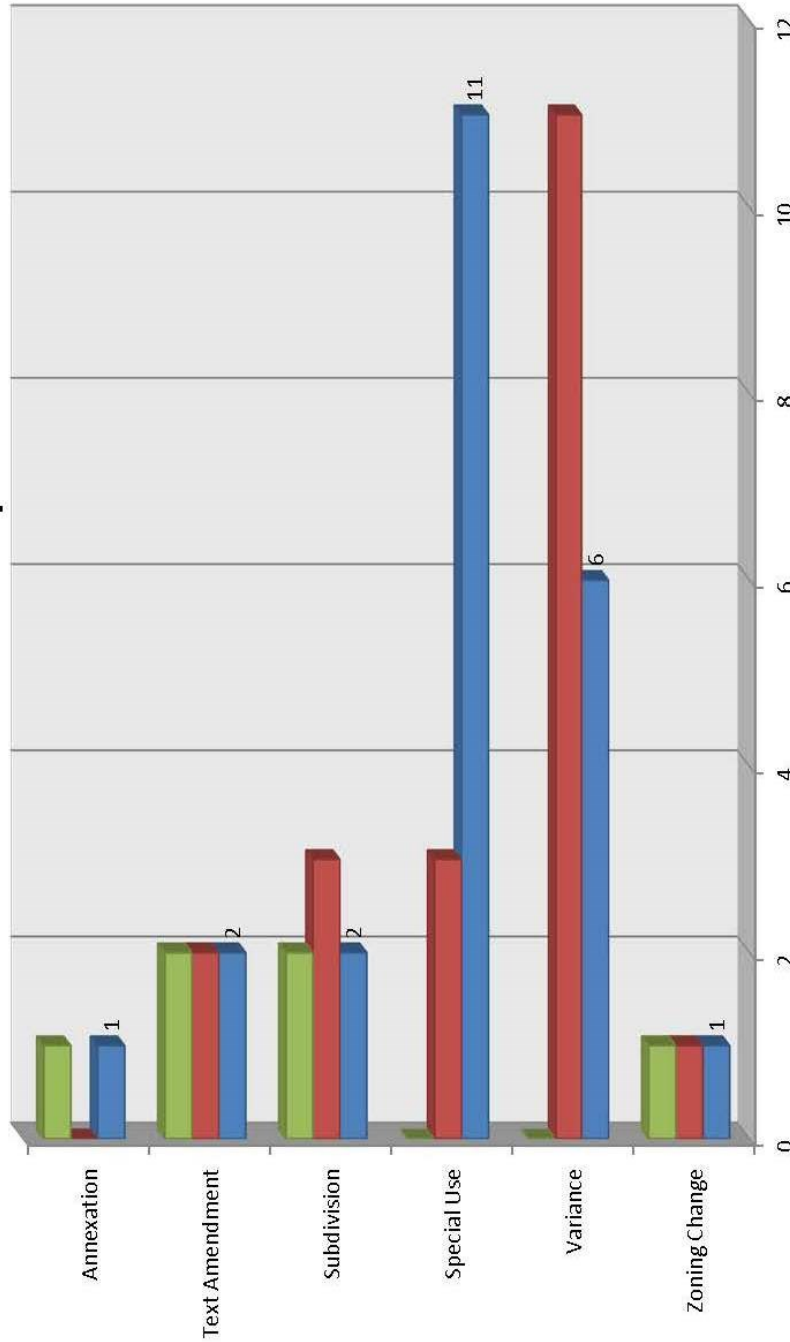
	2000	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Belvidere:	20,820	23,515	24,236	25,239	26,156	26,461	26,271	25,588	25,680	25,371	25,339	25,282	n/a
Poplar Grove:	1,368	19,244	-	-	-	-	-	5,023	5,087	5,096	5,115	5,169	n/a
Boone County:	41,786	47,831	49,649	51,687	53,531	54,142	52,109	54,176	54,367	53,940	53,957	53,869	n/a

Official Census Numbers

***Percentage of Growth**

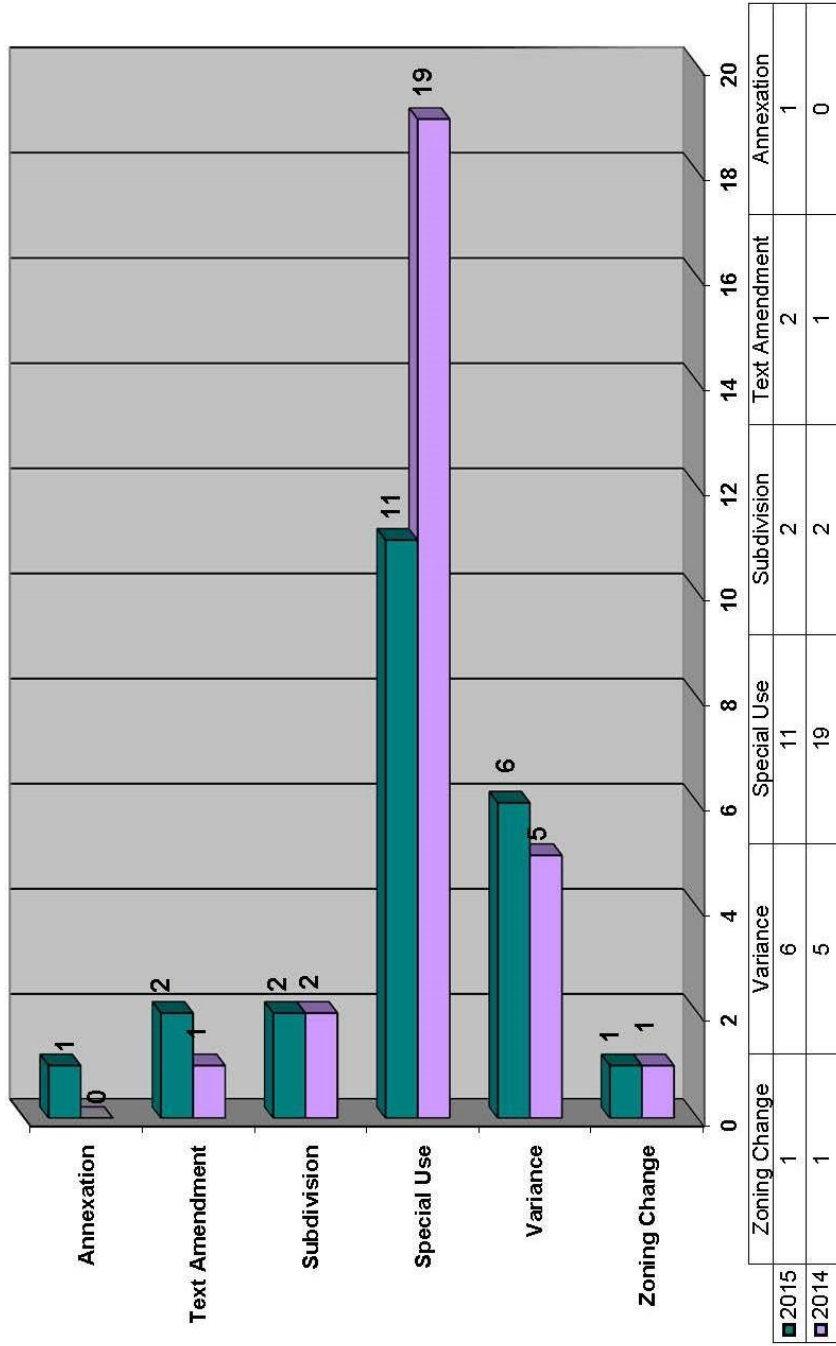
	2000	2004	2010	2000	2004	2010	2015
Belvidere:	20,820	23,532	25,585	0	13	8.7	0.6
Poplar Grove:	1,368	2,940	5,023	0	114.9	70.8	0.3
Unincorporated Boone County:	18,204	19,244	20,698	0	5.7	7.5	0.5
Total Boone County:	41,786	46,451	54,165	0	11.1	17.9	0.5

II-A 2015 Case Comparisons

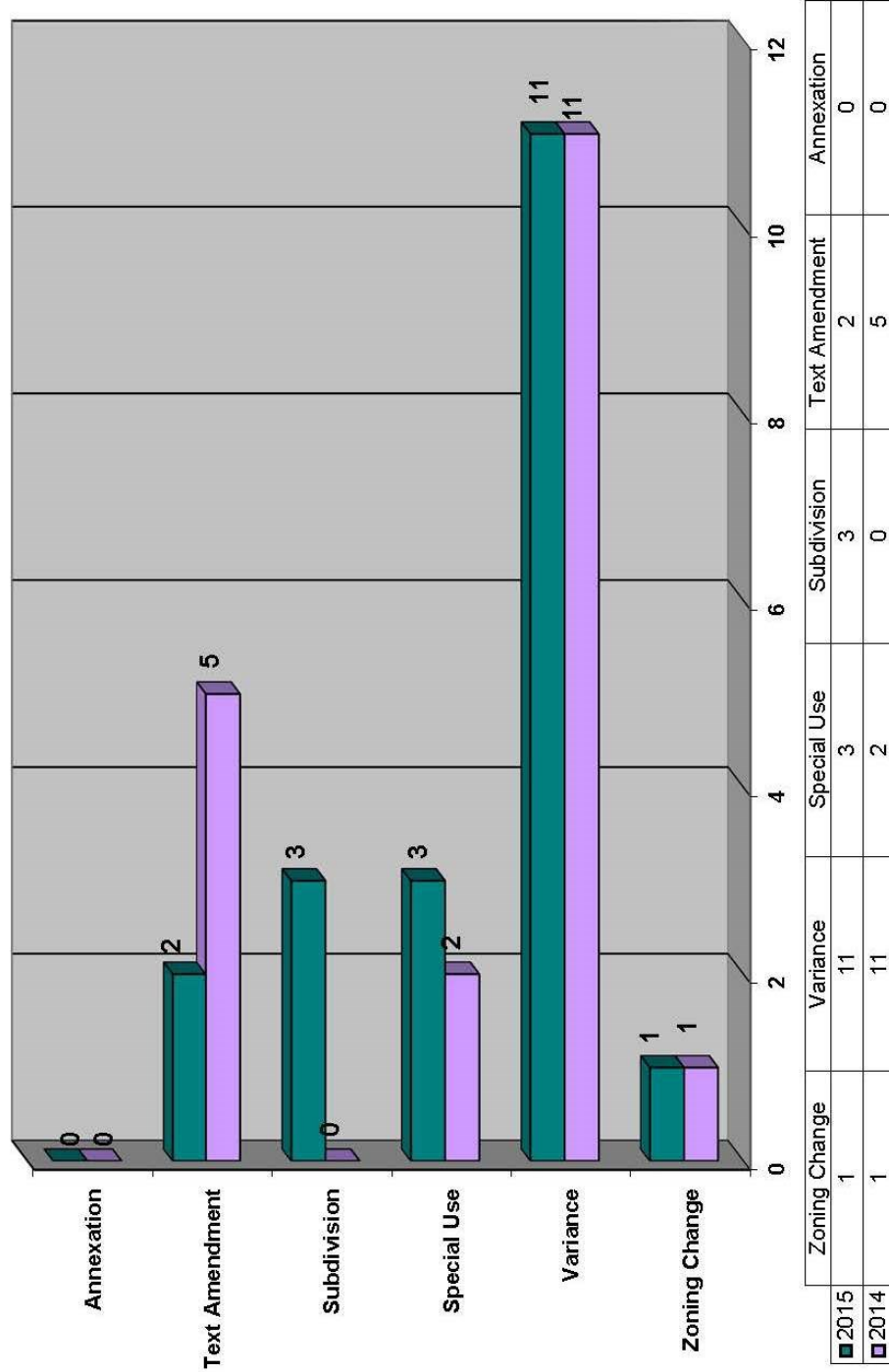


	Zoning Change	Variance	Special Use	Subdivision	Text Amendment	Annexation
Poplar Grove	1	0	0	2	2	1
Boone County	1	11	3	3	2	0
City	1	6	11	2	2	1

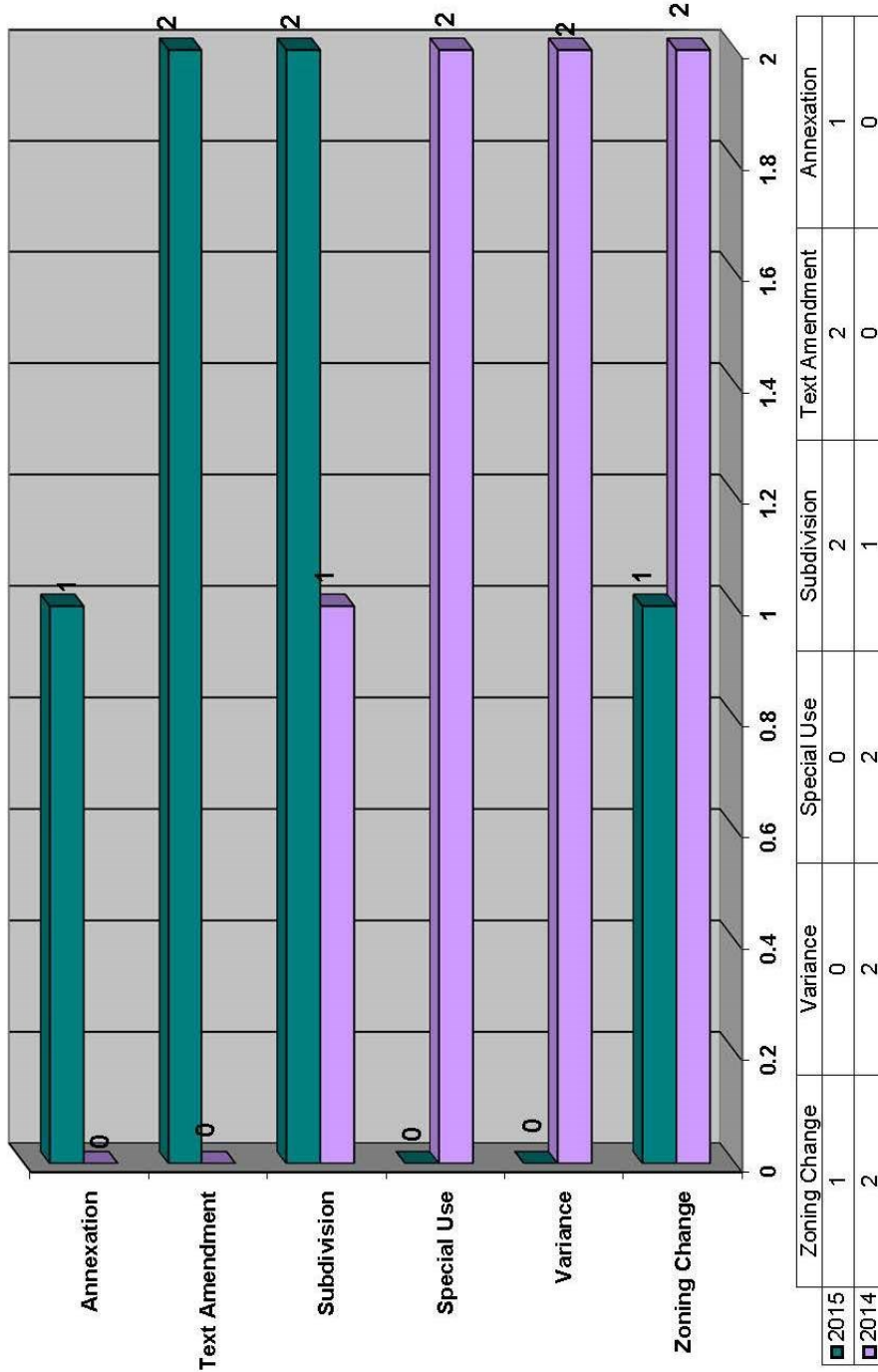
II-B 2014-2015 City Case Comparisons



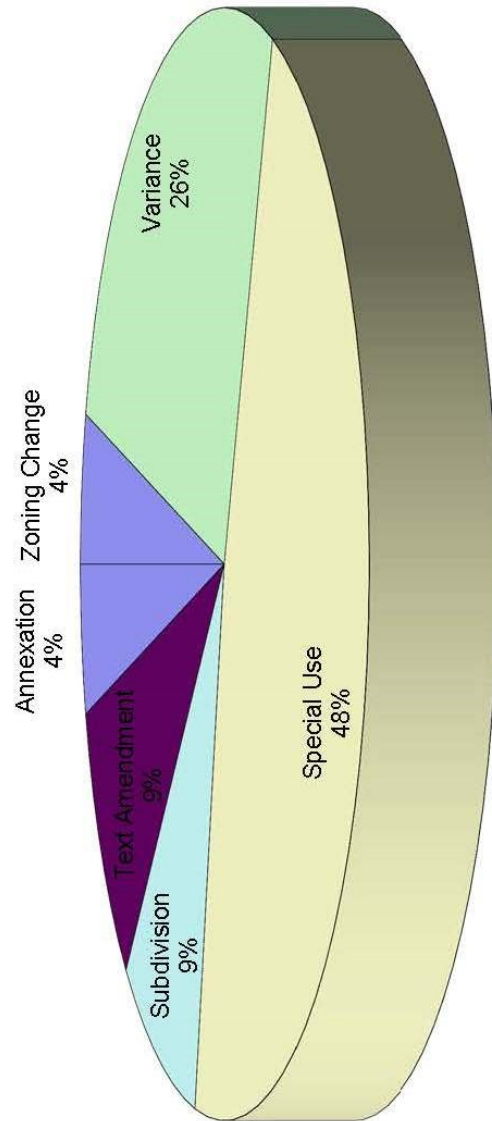
II-C 2014-2015 County Case Comparisons



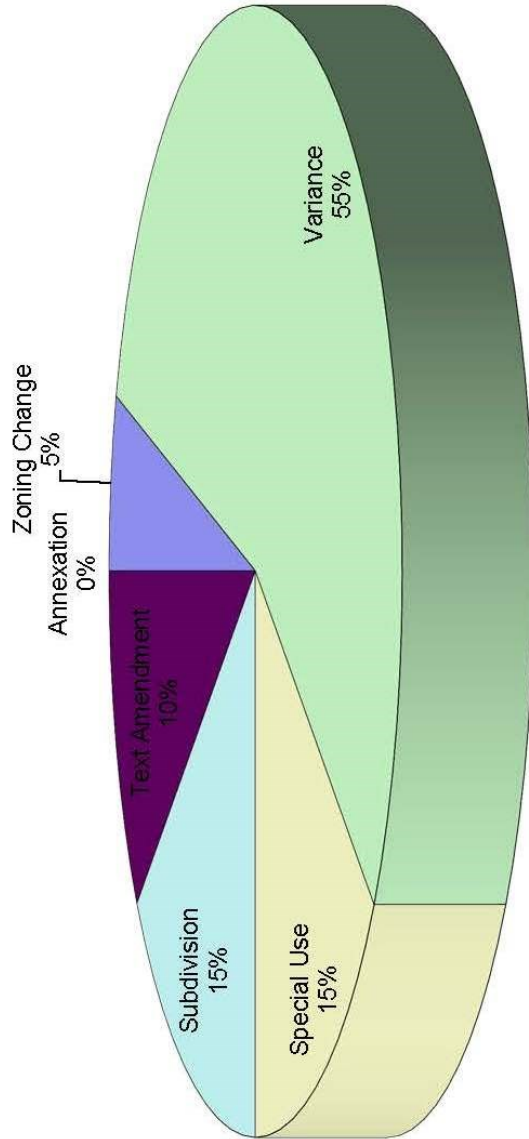
**II-D
2014-2015 Poplar Grove Case Comparisons**



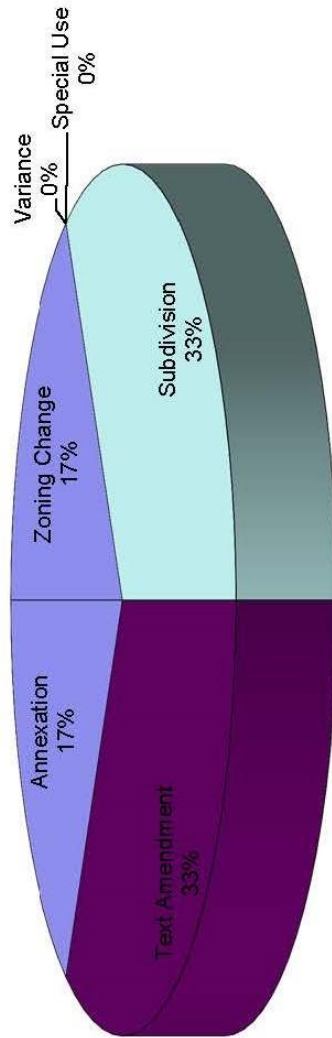
III-A 2015 City Case Load Summary



III-B 2015 County Case Load Summary



III-C
2015 Poplar Grove Case Load Summary



**IV-A
2015
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
Signs Now	2015-01	SU	12/22/14	05-35-400-027	3566 Morreim Drive	SU for an electronic message board	Denial	no	Withdrawn	WITHDRAWN	n/a
Belvidere-Boone County Planning Dept.	2015-02	VAR	01/12/15	05-27-300-007	Newburg Road	VAR to reduce side and rear sb from 20 ft. to 3 ft. to allow constr. of pavilion over pump station	Approval	n/a	Approval	approved 4/14/15	n/a
Dyn Belvidere	2015-03	VAR	01/21/15	05-22-426-061	1731-1747 Henry Luckow Lane	VAR to reduce front yard setback from 10 ft. to 3 ft. to allow a 20 ft. pylon sign.	Approval	n/a	Approval	approved 2/10/15	n/a
Brian & Laurie Evens	2015-04	SU	03/10/2015	05-35-437-009	1503 Pearl Street	SU for an in-family suite in SR-6 District	Approval	yes	Approval	approved 5/4/15	250H
Brian & Laurie Evens	2015-05	VAR	03/10/2015	05-35-437-009	1503 Pearl Street	VAR to reduce front yard setback from 20 ft. to 17'4" ft. to bring home into compliance with ZO and allow addition	Approval	n/a	Approval	approved 4/14/15	n/a
Belvidere On Tap, Inc.	2015-06	SU	4/10/2015	06-31-151-001	892.896.900 Belvidere Road	SU for indoor commercial entertainment	Approval	yes	Approval	approved 7/6/15	254H
City of Belvidere	2015-07	TA	04/10/2015	n/a		Amend ZO Sec. 150.802 regarding non-conforming uses	Approval	yes	Approval	approved 6/1/15	255H
Mike Busch	2015-08	SU	04/14/2015	05-36-129-001	415 Logan Avenue 214 West Menomonic Street	SU for continuation of use after grandfathered status was lost	Approval	no	Approval	approved 6/3/15	256H
Elizabeth Reemis	2015-09	RZ	6/8/2015	05-26-260-013		RZ from SR-6 to GB	Approval	no	Approval	approved 8/3/15	259H
Sjostrom & Sons	2015-10	RP	6/8/2015	05-34-326-004	1201 Crosslink Parkway	RP of Crosslink Plat #2	Approval	n/a	Approval	approved 10/19/2015	260H
Dodge Lanes, Inc.	2015-11	VAR	06/22/2015	05-25-476-008	1940 North State St.	VAR for outdoor ent sb to residential to permit beer garden	Approval	n/a	Approval	approved 9/8/15	n/a
Plotter/Beverly Materials, LLC	2015-12	ANNEX	7/14/2015	07-09-200-015, 07-09-200-016, 07-09-400-001, 07-09-300-010, 07-16-100-004, 07-16-200-003, 07-09-300-013		Annexation	still pending	still pending	still pending		still pending

IV-A
2014

City Case Action Summary Page 2

Pleite/Beverly Materials, LLC	2015-13	SU	7/14/2015	07-09-200-015, 07-09-200-016, 07-09-400-001, 07-09-300-010, 07-16-100-004, 07-16-200-003, 07-09-300-013	4201 Irene Road & 4654 Townhall Road	Quarry Operations Variance to reduce set- back from 15 to 5 ft to construct an office building	yes	yes	still pending	approved 10/13/2015	n/a	still pending
Tina & Sam Ejub	2015-14	VAR	08/11/2015	05-36-204-024, 05-36-204-025	1004 & 1006 Logan Avenue	SU for indoor commercial entertainment for a gaming parlor & outdoor commercial entertainment for a beer garden	n/a	Approval	Approval	approved 10/13/2015	n/a	n/a
Tony Pipitone	2015-15	SU	08/12/2015	05-26-434-010	101 North State Street	SU for a dual lane drive- through	yes	Approval	Approval	approved 10/19/2015	267H	267H
Lujac Inc. dba McDonalds	2015-16	SU	9/2/2015	05-26-127-004	1313 North State Street	SU for in-vehicle sales and service	yes	Approval	Approval	approved 10/19/2015	268H	268H
Speedway LLC	2015-17	SU	9/8/2015	07-01-127-001 & 07-01-127-002	556 Corporate Parkway		no	Approval	Approval	approved 11/02/2015	269H	269H
Speedway LLC	2015-18	RP	9/8/2015	07-01-127-001 & 07-01-127-002	556 Corporate Parkway	RP	n/a	Approval	Approval	approved 11/02/2015	270H	270H
Estela Lumbreras	2015-19	VAR	9/16/2015	05-35-379-006	1304 West 12th Street	Variance to reduce pavement setback from 3 ft to 0 ft to allow widening of driveway.	n/a	Approval	Approval	approved 11/10/2015	n/a	n/a
Jamal Choudhary	2015-20	SU	10/14/2015	05-36-127-001	600 Logan Avenue	special use for a planned development to redevelop gas station	yes	Approval	Approval	approved 12/07/2015	273H	273H
Bill Toft	2015-21	TA	10/29/2015	05-36-104-005	622,624 South State Street from the South State Downtown Overlay District	TA to remove 620, 622,624 South State Street from the Downtown Overlay District	no	Approval	Approval	approved 01/04/2016	278H	278H
NGK Belvidere LLC dba Niko's Cabin	2015-22	SU	11/09/2015	05-25-360-001	506 South State Street	SU for indoor and outdoor commercial entertainment	yes	Approval	Approval	approved 01/04/2016	279H	279H
Karen Dodge	2015-23	SU	11/12/2015	05-25-352-012	1635 Big Thunder Blvd.	SU for electronic message center	yes	Approval	Approval	approved 01/04/2016	280H	280H

**IV-B
2015
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
Ceroni Real Estate LLC	01-2015	MA	11/26/2014	05-31-400-006, 05-32-300-003	974 US Rte. 20.	rezone from R-1 and A-1 to L1	approval	yes	approval	approved 2/8/15	15-04
Ceroni Real Estate LLC	02-2015	SU	11/26/2014	05-31-400-006, 05-32-300-003	974 US Rte. 20.	Planned Development for a new building	approval	yes	approval	approved 4/15/2015	15-10
Dave Cleverdon Capron Rescue Squad District	03-2015	TA	11/26/2014			WFCS TA 6.5 x tower height	denial	n/a	approval	approved 11/18/15	15-30
Todd Tewksbury	04-2015	SU	01/27/2015	03-27-351-032	13077 Caledonia Road	Operating ambulance svc from the site	approval	yes	approval	approved 3/18/15	15-06
	05-2015	RP	03/02/2015	03-22-406-006, 03-22-406-007	205 Bounty Drive	CWL Unit 5 Lot Y Replat of Lots 109&108	approval	n/a	n/a	approved 4/15/15	n/a
Geo & Denise Jeanvons	06-2015	VAR	3/17/2015	03-27-401-012	101 Talladega SW	Reduce FY sb from 30 feet to 27 feet to allow front deck access	approval	n/a	approval	approved 4/28/15	n/a
Kevin Stark	07-2015	VAR	3/26/2015	06-23-400-007	10505 Crawford Road	rear yard sb from 40 feet to 25 feet to allow a pole barn to be reconstructed	approval	n/a	approval	approved 4/28/15	n/a
Dan Akerlund	08-2015	VAR	4/27/2015	03-16-100-004	2015 Quail Trap Road	Var for reduction of allowable road frontage from 250 ft. to 0 ft to rebuild house	approval	n/a	approval	approved 5/26/15	n/a
Craig Walker	09-2015	VAR	4/27/2015	05-16-100-043	2382 Circle Drive	Variance to expand allowable sq ft for a larger bldg from 800 sq ft to 1200 sq. ft.	approval	n/a	approval	approved 5/26/15	n/a
Joseph Villareal	10-2015	VAR	5/7/2015	06-31-353-002	6489 Hallen Avenue	variance to expand allowable sq ft for a detached garage from 800 sq ft to 1600 sq. ft. and garage ht. from 14 ft to 18 ft.	approval	n/a	denial	denied 6/23/15	n/a
Belvidere Township	11-2015	TA	5/27/15			text amendment to ZO to allow electronic message ctrs as a SU in specific zoning districts	approval	yes	approval	approved 7/15/15	15-19
Belvidere Township	12-2015	SU	5/26/15	05-23-326-048	8200 Fairgrounds Rd	SU to allow an animated sign on Twp property	approval	yes	approval	approved 7/15/15	15-20
Ceroni Real Estate, LLC	13-2015	PP	6/2/2015	05-31-400-006, 05-32-300-003	974 US Route 20	preliminary plat	approval	n/a	n/a	approved 8/5/15	n/a
Natural gas Pipeline Co. of America, LLC	14-2015	VAR	6/23/2015	07-01-276-002	5831 Tripp Road	variance to reduce fy sb from 108 to 99 feet to allow a natural gas pipeline meter bldg 20' x 10' x 8' 6" ht.	approval	n/a	approval	approved 7/28/15	n/a

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Mike Dworzynski	15-2015	VAR	8/14/2015	06-30-300-001	1497 Woods Dr	Variance to reduce sy setback from 40 ft to 24 ft. to allow pole barn	approval	n/a	approval	approved 9/22/2015	n/a
Mark Rizzio	16-2015	ADMIN VAR	8/21/2015	07-13-176-011	3555 Pearl Street Road	Administrative Variance to reduce fy setback from 75 feet to 71 feet in A-1	approval	n/a	n/a	approved 9/21/2015	n/a
Darrell E. Schultz	17-2015	VAR	8/24/2015	07-23-200-004	4801 Bates Road	Variance to reduce fy sb from 75 ft. to 40 ft. & sy sb from 55 ft. to 25 ft. to rebuild SFR.	approval	n/a	approval	approved 9/22/15	n/a
Ceroni Real Estate, LLC	18-2015	FP	9/2/2015	05-31-400-006, 05-32-300-003, 07-06-200-026	974 US Route 20	final plat	approval	n/a	n/a	approved 10/21/2015	n/a
Barbara Grunwald	19-2015	VAR	9/22/2015	06-18-176-001	9543 Denver Drive	Variance to reduce fy sb from 35 ft. to 26 ft & 30 ft. to allow 14 ft. garage addition	approval	n/a	approval	approved 10/22/2015	n/a
Allan Brockmann	20-2015	VAR	11/19/2015	05-19-278-004	8581 Olympus Drive	variance to reduce sy sb from 15 ft. to 11 ft. to allow home addition	approval	n/a	approval	approved 12/22/2015	n/a

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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
Planning Department	2015-01	TA	12/09/2014	n/a	n/a	Amend variance procedure	denial	n/a	withdrawn	WITHDRAWN 1/6/15	n/a
CE Hart Farm LLC	2015-02	ANNEX	9/5/2014	04-19-400-001, 04-19-200-003	Edson Road	Annex to PG	approval	yes	n/a	Approved 7/13/2015	2015-08, 2015-09
CE Hart Farm LLC Kennedy RE Investments, LLC	2015-03 2015-04	MA FP	12/11/2014 4/1/2015	04-19-400-001, 04-19-200-003, 04-19-325-001, 04-19-301-016, 04-19-154-009	302 Edson Road Route 76 north of Menge Rd.,	Rezzone RE and A1 to R-2 Final Plat of Poplar Woods 2nd Addn	approval approval	yes n/a	approval n/a	Approved 7/13/2015 Approved 10/12/2015	2015-10 2015-R13
Arturo Barajas	2015-05	RP	8/27/2015	03-24-281-026, 03-24-281-003	107 West Main Street	Replat 2 lots so Arturo's Restaurant is on one lot	approval	n/a	n/a	Approved 10/12/2015	2015-R14
Poplar Grove Storage, LLC	2015-06	TA	10/07/2015	n/a	n/a	Allow existing self-storage in LI to have accessory use for storage of RVs, boats, vehicles, etc.	approval	n/a	approval	Approved 1/11/2016	2015-