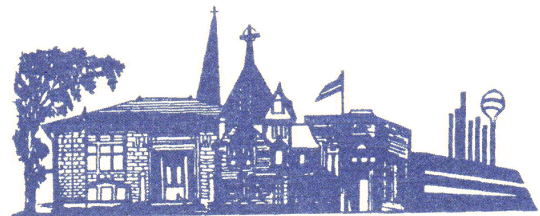


Belvidere Planning Department FY 2020 Annual Report



BELVIDERE, ILLINOIS

Established 1881

**Gina DelRose, Community Development Planner
Cathy Crawford, Administrative Assistant**

CITY OF BELVIDERE

Planning and Zoning Commission

Daniel Arevalo, Chairman/ Natalie Mulhull
Alissa Maher, Vice- Chairman
Art Hyland
Robert Cantrell
Andy Racz
Rich Weigel
Anthony R. Phelps

City Council

Mayor Mike Chamberlain
Alderman Tom Porter 1st Ward
Alderman Clayton Stevens 1st Ward
Alderman Mike Borowicz 2nd 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 Marsha Freeman 5th Ward
Alderman Mark Sanderson 5th Ward

Belvidere Historic Preservation Commission

Lisa Kummerow, Chairman
David Kummerow, Vice-Chair
Anna Pivoras
Filitsa Platopoulos
Becky Tobin
Kris Bryan
Alexandra Omiotek

VILLAGE OF POPLAR GROVE

Planning and Zoning Commission

Jake Dykstra, Chairman

Nate Sroka

Jessica Roberts

Al Tilford

Bill Brandenburg

David Allgood

George Fowler

Village Board

Owen Costanza, Village President

Erin Walsh

Ed Wethington

Jeff Goings

Ron Quimby

Eric Miller

Sophia Ramdass

Planning Department Overview

The Belvidere Community Development Department includes the Planning, Building and GIS Departments. The Planning Department provides professional municipal planning services pertaining to land use and comprehensive planning for the City of Belvidere and the Village of Poplar Grove. The planning staff serves as liaison to the Planning and Zoning Commissions for both entities and the Belvidere Historic Preservation Commission. The planning department is a member of the technical committee of the Region 1 Planning Council (R1PC). 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 Planning and Zoning Commission (PZC) 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 at 6:00pm. 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 their 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 and guidance from the Comprehensive Plan. 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 fourth Wednesday of each month at 6:00pm. The Poplar Grove PZC functions the same as the Belvidere Planning and Zoning Commission. The Planning and Zoning Commission makes recommendations to the Committee of the Whole and ultimately to the Village Board.

Belvidere Building, Planning and Zoning Committee of the Whole

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 at 6:00pm. The Committee of the Whole reviews the case and forwards their recommendation to the City Council for final action.

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 requests; text amendments; and subdivisions. The City Council members formulate their decisions based 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 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 requests, text amendments and subdivisions. The Village Board members make their decisions based on the recom-

mendations 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.

Belvidere Historic Preservation Commission

The Belvidere Historic Preservation Commission (HPC) consists of seven members appointed by the Mayor with the consent of City Council; the members meet once a month on the fourth Tuesday of each month at 5:30pm. The (HPC) is tasked with reviewing certificates of appropriateness, conducting surveys, performing community and educational outreach regarding historic preservation, and other preservation-related matters.

Growth Dimensions and the Region 1 Planning Council (R1PC)

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 and the R1PC on various projects. When requested, staff will attend Growth Dimensions' committee meetings such as their community group and R1PC's committee meetings. The planning staff is expected to provide assistance to Growth Dimensions on future projects by providing data for RFPs, directing development inquiries to them and attending project meetings.

The Belvidere Planning Department Year End Summary

The Belvidere Planning Department began the 2020 fiscal year with an ambitious attitude after a busy 2019 fiscal year and a steady 2018 fiscal year. The Planning Department consists of the Community Development Planner and an Administrative Assistant that is shared with the Building Department. The Administrative Assistant has three key functions, Transcriber for the Planning Department (PZC minutes), Administrative Assistant to the Community Development Department and most recently, Permit Technician for the Building Department.

Funding for the department is provided by the City of Belvidere; revenue is also contributed by the Village of Poplar Grove for contractual services. The department receives revenue through application fees for zoning petitions and subdivision reviews, the creation of zoning verification letters and any printed maps, scanned plats or copies of ordinances purchased by the general public.

The projected revenue for the department for the 2020 fiscal year was \$13,600; \$12,900 in application fees and \$700 in miscellaneous fees (letters, contractual services, etc.). The actual revenue for the 2020 fiscal year was \$6,485; \$3,762.50 in application fees and \$2,722.50 in miscellaneous fees. Although projected revenues and number of zoning cases were down, the staff remained busy with all of the other department's responsibilities. The department's actual expenses were below projections as well.

The planning department processes the various zoning applications for the City of Belvidere and the Village of Poplar Grove; the department is responsible for the preparation of agendas and minutes for two commissions in addition to participating in five other boards, commissions and committees. The planning staff works closely with the public to answer questions regarding zoning, development, setbacks, addressing, etc. The planning staff continues to work with the 911-board to update the addresses for the city and coordinates with other municipal staff and governmental agencies regarding planning, zoning and technical issues.

Land Development Cases

The planning department processed sixteen Belvidere and Poplar Grove planning cases during 2020 fiscal year (May 1st to April 30th); thirteen cases were reviewed for the city; and three cases were reviewed for Poplar Grove. Staff generally has in-depth phone conversations or meetings with applicants before they submit a zoning petition. Planning and Zoning Commission (both entities) meetings and Belvidere City Council meetings occur after regular business hours. Staff is not required to attend Poplar Grove's Committee of the Whole or Village Board meetings but is accessible via telephone if needed.

Application fees pay for the newspaper publication, Commissioner's meeting per diems and staff time involved in processing the request.

Map Amendments

Map amendments rezone a property from one district to another. The Comprehensive Plan is a guiding tool when determining map amendments.

Belvidere map amendments require a public hearing before the Belvidere Planning and Zoning Commission prior to city council. Notifications for map amendments are done by posting a sign on the property, notifying property owners within 250 feet and publishing the public hearing in a local paper. During the 2020 fiscal year, staff processed one map amendment, a 50 percent decrease from the previous year.

Poplar Grove map amendments are very similar. They require a public hearing before the Poplar Grove Planning and Zoning Commission prior to being heard by the Committee of the Whole and the Village Board. Notifications for map amendments are done by notifying adjacent property owners and publishing the public hearing in a local paper. During the 2020 fiscal year, staff did not process any map amendments, an 100 percent decrease from the previous year.

Variiances

Variiances are deviations from specific bulk regulations of the Zoning Ordinance such as the square –footage of a sign, setback of a building or paved area, height of a structure, etcetera. A hardship must be proven to allow a variance.

Belvidere variiances require a public hearing before the Belvidere Planning and Zoning Commission. They are not decided by the city council. Notifications for variiances are done by posting a sign on the property, notifying property owners within 250 feet and publishing the public hearing in a local paper. During the 2020 fiscal year, staff did not process any variiances, an 100 percent from the previous year.

Poplar Grove variiances are very similar. They require a public hearing before the Poplar Grove Planning and Zoning Commission. They are not decided by the Committee of the Whole or the Village Board. Notifications for variiances are done by notifying adjacent property owners and publishing the public hearing in a local paper. During the 2020 fiscal year, staff processed one variance, an 100 percent increase from the previous year.

Special Uses

Special Use are land uses that are generally acceptable in a zoning district but at times may need conditions put in place to make them appropriate. The Zoning Ordinance decides what uses are permitted, what are allowed by special use and what ones are prohibited.

Belvidere special uses require a public hearing before the Belvidere Planning and Zoning Commission prior to city council. Notifications for special uses are done by posting a sign on the property, notifying property owners within 250 feet and publishing the public hearing in a local paper. During the 2020 fiscal year, staff processed eight special uses, a 55 percent decrease from the previous year.

Poplar Grove special uses are very similar. They require a public hearing before the Poplar Grove Planning and Zoning Commission prior to being heard by the Committee of the Whole and the Village Board. Notifications for special uses are done by notifying adjacent property owners and publishing the public hearing in a local paper. During the 2020 fiscal year, staff processed one special use, an 83 percent decrease from the previous year.

Text Amendments

Text Amendments are changes to the Zoning Ordinance, Subdivision Ordinance and/or the Comprehensive Plan. Text amendments can be requested by staff or the public.

Belvidere text amendments require a public hearing before the Belvidere Planning and Zoning Commission prior to city council. Notifications for text amendments are done by publishing the public hearing in a local paper. During the 2020 fiscal year, staff processed one text amendment, an 85 percent decrease from the previous year.

Poplar Grove text amendments are very similar. They require a public hearing before the Poplar Grove Planning and Zoning Commission prior to being heard by the Committee of the Whole and the Village Board. Notifications for text amendments are done by publishing the public hearing in a local paper. During the 2020 fiscal year, staff processed one text amendment, the same number as in the previous year.

Subdivisions

Subdivisions create new lot lines and right-of-ways. There are three kinds of subdivisions; a preliminary plat is the approved draft of a development; a final draft which can occur in phases makes the preliminary plat official; a replat alters properties that have already been final platted.

Belvidere subdivisions do not require a public hearing but are reviewed by the Belvidere Planning and Zoning Commission prior to going before the city council. Since there is no public hearing, notices are not required. During the 2020 fiscal year, staff processed two subdivisions, the same number as in the previous year.

Poplar Grove subdivisions are very similar. They do not require a public hearing but are reviewed by the Poplar Grove Planning and Zoning Commission prior to being heard by the Committee of the Whole and the Village Board. Since there is no public hearing, notices are not required. During the 2020 fiscal year, staff did not process any subdivisions, an 100 percent decrease from the previous year.

Annexations

Annexations occur when land is incorporated into the limits of the annexing municipality. This can occur for multiple reasons such as needing municipal services or wanting to develop under the municipality's zoning ordinance.

Annexation requests do not go before a Planning and Zoning Commission. Their public hearings and determinations are conducted by the City Council/Village Board. The State Statutes outline notification requirements which are not handled by planning staff.

During the 2020 fiscal year, staff processed one annexation request for the City of Belvidere, a 75 percent decrease from the previous year but did not process any annexation request for the Village of Poplar Grove, the same amount from the previous year.

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, and the Village of Poplar Grove. The Belvidere Building Department purchased a new computer program (IWorQ) to replace the WebQA program, therefore management of comments during the permitting process has changed and is still being figured out. 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 the 2020 fiscal year, the planning department reviewed 12 site, landscaping and lighting plans for 7 projects in the City of Belvidere and none in the Village of Poplar Grove. In the 2019 fiscal year, the planning department reviewed 44 site, landscaping and lighting plans for 21 projects in the City of Belvidere and one for the Village of Poplar Grove.

Some of the larger projects reviewed in the 2020 fiscal year include new (larger) buildings for established businesses EJR Technologies and BelRock Asphalt and Paving.

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. However, if a building permit is not required for the work, a review does not always take place. The planning department discontinued using the multi-part application process in order to make the submittal and review process easier for downtown business owners. In the 2020 fiscal year, the planning department reviewed 17 plans for 15 downtown projects for signage, windows and façade improvements compared to 15 in the 2019 fiscal year.

Belvidere Historic Preservation Commission

During the 2019 fiscal year, the Belvidere Historic Preservation Commission adopted a work plan for the year focusing on preservation education, promotion and recognition, this plan extended into the 2020 fiscal year. The Commission held its eighth annual awards program to recognize organizations and individuals that had completed outstanding renovation projects. The program was held at the Boone County Museum of History on May 9, 2019 (in recognition of preservation month). A booklet was designed highlighting the projects with advertising sponsorship received from local businesses and supporters of the preservation efforts. The event was well attended and appreciated by the recipients and the community.

The Commission designed a 50/50 matching grant program with the funds raised from the various fund-raising events held each year (dinners, tours, ad space) and royalties from the Images of America book sales as an incentive for restoration projects. Landmark property owners are eligible to apply for project reimbursement for up to \$2,500.00 each year that funds are available. In the 2020 fiscal year, a grant for \$2,500.00 was awarded to 333 W. Hurlbut Avenue for window replacement and a grant for \$1,500.00 was awarded to 325 W. Hurlbut Avenue for the repainting of trim work and a porch.

Fundraisers in the 2020 fiscal year included a Chef's Night Out at Sips and Sprinkles, A Haunted Homes Tour, tours of the Swift House during Hometown Christmas, a Wild Wild West themed murder mystery dinner and the sale and creation of ad space in the awards program.

Two certificates of appropriateness were approved for 704 North State Street and 520 Pearl Street. One local landmark was approved at 401 North Main Street (St. John's Church of Christ). There were no National Register Districts designated during the fiscal year; however discussions regarding the Leath Warehouse continue to take place.

The commission continued its community outreach programs. The commission set up its annual display at the Boone County Museum of History during Belvidere's Hometown Christmas and sponsored live music. Planning Staff handed out historic preservation and Historic US Route 20 literature at the Boone County Fair. Signage along Historic US Route 20 was installed. One issue of The History Keeper newsletter was distributed and staff administers the Belvidere Historic Preservation Commission's Facebook page which is monitored during and outside of office hours.

Other Duties

Aside from meetings, land development cases and historic preservation, the planning department has other job duties. One on-going project has been the digitization of all case files and linking them to GIS. This makes researching the history of a parcel or the popularity of a land use much easier. Through this project it was determined that the Planning Department was missing hundreds of cases. These cases were processed when Belvidere and Boone County not only had a joint planning department but their planning and building departments were combined as well. When the planning and building departments were separated, planning files were accidentally kept by the building department. As part of the summer intern's responsibility, a list was created of missing files (based on a list of historic case numbers) and many of those files were found. Currently the files are being completed by adding missing minutes, ordinances and location maps. Whether it be the planning staff or another summer intern, the goal is to complete all of the found files, digitize them and link them to GIS.

Planning staff continues to assist the Boone County Recorder's office by digitizing their plats so that they can be searchable by the general public. Scanning and printing of plats and large plans is available to the public as well for a minor fee. The Department was able to purchase a used large format scanner and printer in fiscal year 2018 to replace the one that stopped working in January 2016. In the 2020 fiscal year, the department scanned 22 plats for the Recorder's office, 8 plats for the general public and 16 plats for other departments. Some departments have the ability to scan their own documents as well.

The planning staff issues two kinds of letters, zoning verification letters and addressing letters. Zoning verification letters are often-times requested by financial institutions representing a buyer. The letters state whether a property is conforming, legal non-conforming or non-conforming. The status of a property can impact its value. Buyers will also request the letters in order to confirm that their intentions for the property are allowable. Staff issued twenty-one zoning verification letters for the City of Belvidere and three for the Village of Poplar Grove. Staff charges a minimal fee for this service. Address letters are issued when there is new construction or an existing structure needs an additional address or corrected address. Staff works closely with 911 and the fire department regarding addressing matters and will issue an official address and notify all utilities and governmental agencies so they can update their records. Staff issued five letters for the City of Belvidere and two letters for the Village of Poplar Grove. There is no cost for this service.

A new program adopted by the City Council the 2020 fiscal year is the Downtown Façade Improvement Grant. This grant is a 50/50 matching grant (up to \$5,000-\$7,500) for façade work and exterior improvements to the property and is funded by video gaming revenue. It is administered by the Planning Department and reviewed by the Belvidere Historic Preservation Commission and Belvidere City Council. In the 2020 fiscal year, letters were sent out to 113 property owners announcing that \$16,800 was available in grant funds. A total of 15 applications were received and reviewed and a total of six projects were awarded grant funds, four of which have been completed. Extensions were granted for the remaining two projects. Due to COVID-19, it is unsure if the grant will be offered in the 2021 fiscal year.

In 2019, The Illinois Housing Development Authority awarded the RIPC a grant to form the Northern Illinois Land Bank Authority. This Land Bank services Boone and Winnebago Counties in addition to select municipalities, such as the City of Belvidere within those counties. Planning Staff assists with data collection and provides lists of potential properties for the Land Bank. In the 2020 fiscal year, three properties were selected by the Land Bank and are currently in the process of title attainment.

Grant Administration

Certified Local Government (CLG) Grant Courthouse Square Area (Phase III)

A Certified Local Government application for an intensive survey of the Court House Square Area (Phase III) was submitted in April 2019 and approved in May 2019. The third phase includes the blocks East of North State Street, north of Menomonie Street and west of Blaine Street as suggested by the Belvidere Historic Preservation 10 Year Plan. The Phase III area contains about 90 acres and approximately 282 lots. There are no identified local landmarks or National Register properties in the Phase III area. Most of the structures were constructed between the 1850s and the 1950s.

Due to the Shelter in Place order issued by the State of Illinois, the full survey work may not be able to be completed by the grant's September 30, 2020 deadline. Staff has been maintaining communication with the State of Illinois regarding possible extensions or amendments while consistently submitting the required monthly and quarterly reports. Survey work is being updated on the following website: <https://www.ruskinarc.com/lakota-group/belvidere/map>.

Comprehensive Plan Review

The planning staff communicated with the RIPC regarding expected changes and additions to the City's Comprehensive Plan. Staff directed the RIPC to where historic documents could be found, provided documentation and assisted in networking with community stakeholders. A partial first draft was completed and reviewed and will be revised in the coming months. Work on completing the Village of Poplar Grove's Comprehensive has not begun.

2020 Census

In fiscal year 2019, planning staff continued to work with the Boone County GIS Department in preparing documents for the 2020 Census. Every year staff has to submit BAS (Boundary and Survey) Maps to the Census Bureau so that they can update their municipal boundaries and road systems. For the decennial census, staff must participate in the LUCA (Local Update of Census Addresses) program which verifies every single address and housing unit in Belvidere. Since the Census Bureau is gradually becoming paperless, the GIS Department has been extremely helpful in submitting the data in an acceptable mapping format.

Planning Staff has worked with the Boone County Planner in forming a Belvidere-Boone County Complete Count Committee comprised of numerous community stakeholders and agencies. The Complete Count Committee is tasked with promoting the census, answering questions and providing assistance to residents. The City of Belvidere is a subrecipient of the Illinois Department of Human Service's grant

being administered by the RIPC which allows for purchasing of promotional items and community outreach items related to the 2020 Census. The funds are shared with members of the Complete Count Committee. The planning staff has to provide monthly reports as a requirement of the grant money.

Community Events

Heritage Days

The department is active in many community events. For Heritage Days, staff is part of the organizing committee and is in constant communication with vendors and other organizers making sure all logistical matters are taken care of. Staff assists with fundraising efforts such as applying for grants and tie-dyeing over 60 t-shirts at home to be sold during Heritage Days. An additional 40 t-shirts were tie-dyed to be sold at the Boone County Fair. Staff's involvement with marketing includes radio interviews, geo fencing advertisements and administration of the Belvidere Heritage Days' Facebook page which is monitored during and outside of office hours. Staff also participates in creating the City Hall float, walks in the parade and is present during the entire festival to monitor events and assist where needed. Planning for the festival is a year-round responsibility.

Buchanan Street Strolls

The 2020 fiscal year marked the inaugural Buchanan Street Strolls season. Buchanan Street Strolls take place on Sundays throughout the summer and fall. In the 20220 fiscal year, there were four Strolls. It was anticipated to grow the event to nine Strolls in the 2021 fiscal year however, due to COVID-19, earlier dates have been cancelled. Planning Staff's involvement with Buchanan Street Strolls consists of obtaining vendors and sponsors, ordering cups and other materials, helping set up and take down the festival area, administration of the Belvidere Buchanan Street Strolls' Facebook page which is monitored during and outside of office hours and being present during the entire festival to monitor events and assist where needed.

Belvidere Area Chamber of Commerce's Hometown Christmas

Throughout the years staff has taken a more active role in the Chamber's Hometown Christmas festival and now is part of the organizing committee. Due to the Chamber's efforts to restructure themselves, staff anticipates them taking a more active roll in the festival from now on. In the meantime staff assists in handing out approximately 600 cups of hot chocolate at the Belvidere Fire Station, secures vendors, assists with logistics, assists with marketing materials and administers the Belvidere Hometown Christmas Facebook page which is monitored during and outside of office hours. Staff is present during the entire festival to monitor events and assist where needed.

Community Outreach

The Belvidere Area Chamber of Commerce's Chili Cook-off is a good community outreach event and staff participates in creating the booth space, preparing food and drinks and serving the public. Another community outreach event that staff participates in is the Boone County Fair; a booth is manned by Belvidere staff as well as many others.

The Summer Food Service Program, is a USDA program organized locally by the Community Action Agency. Originally, Planning staff assisted the City Clerk with handing out free lunches and monitoring the lunch site once a week from June to August. In the 2018 fiscal year the location was moved from City Hall to a vacant lot at the corner of High Line and Lakeshore Drives to coincide with the City's Police and Fire Department outreach efforts which proved to be successful. In the 2019 fiscal year, a playground was constructed and the YMCA provided programming. In the 2020 fiscal year, a pavilion and storage shed were constructed. The property was renamed General Mills Park, after one of its largest supporters and is now home to the Belvidere Family YMCA's Y on the Fly program which provides lunch and programs Monday-Friday. Planning Staff now provides support to the YMCA instead of leading the activities.

The Boone County Health Department asked the planning staff to assist with their annual Wellness Fair, a responsibility that was formerly held by the retired City Clerk. Unfortunately, due to COVID-19, the Fair was cancelled but planning staff anticipates providing assistance for the 2021 Wellness Fair.

Appendix Tables

- I. Population Estimates

- II. Case Comparisons
 - A. FY 2017-2019 Belvidere Case Comparisons
 - B. FY 2017-2019 Poplar Grove Case Comparisons

- III. Case Load Summaries
 - A. FY 2019 Belvidere Case Load Summary
 - B. FY 2019 Poplar Grove Case Load Summary

- IV. City of Belvidere Zoning Petition Flow Chart

Estimated Population

	2010	*2011	*2012	*2013	*2014	*2015	*2016	*2017	*2018	*2019	*2020 to date
Belvidere:	25,585	25,603	25,666	25,701	25,716	25,734	25,755	25,773	25,791	25,797	25,811
Poplar Grove:	5,023	5,029	5,034	5,037	5,037	5,037	5,043	5,043	5,091	5,096	5,156

* 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.

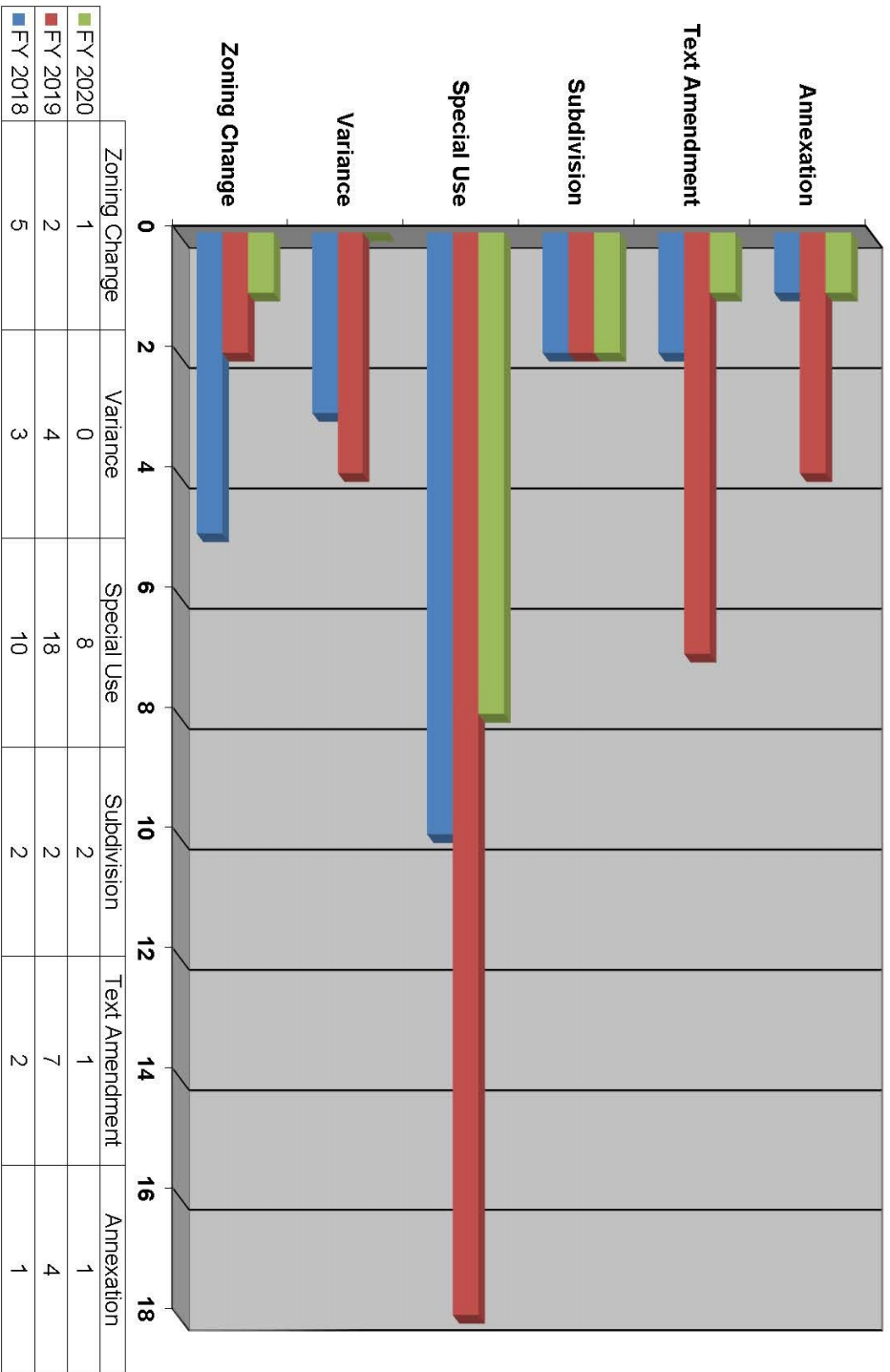
Census Estimates

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Belvidere:	25,588	25,680	25,371	25,339	25,282	25,092	25,070	25,181	25,194	n/a
Poplar Grove:	5,023	5,087	5,096	5,115	5,169	5,056	5,054	5,093	5,099	n/a

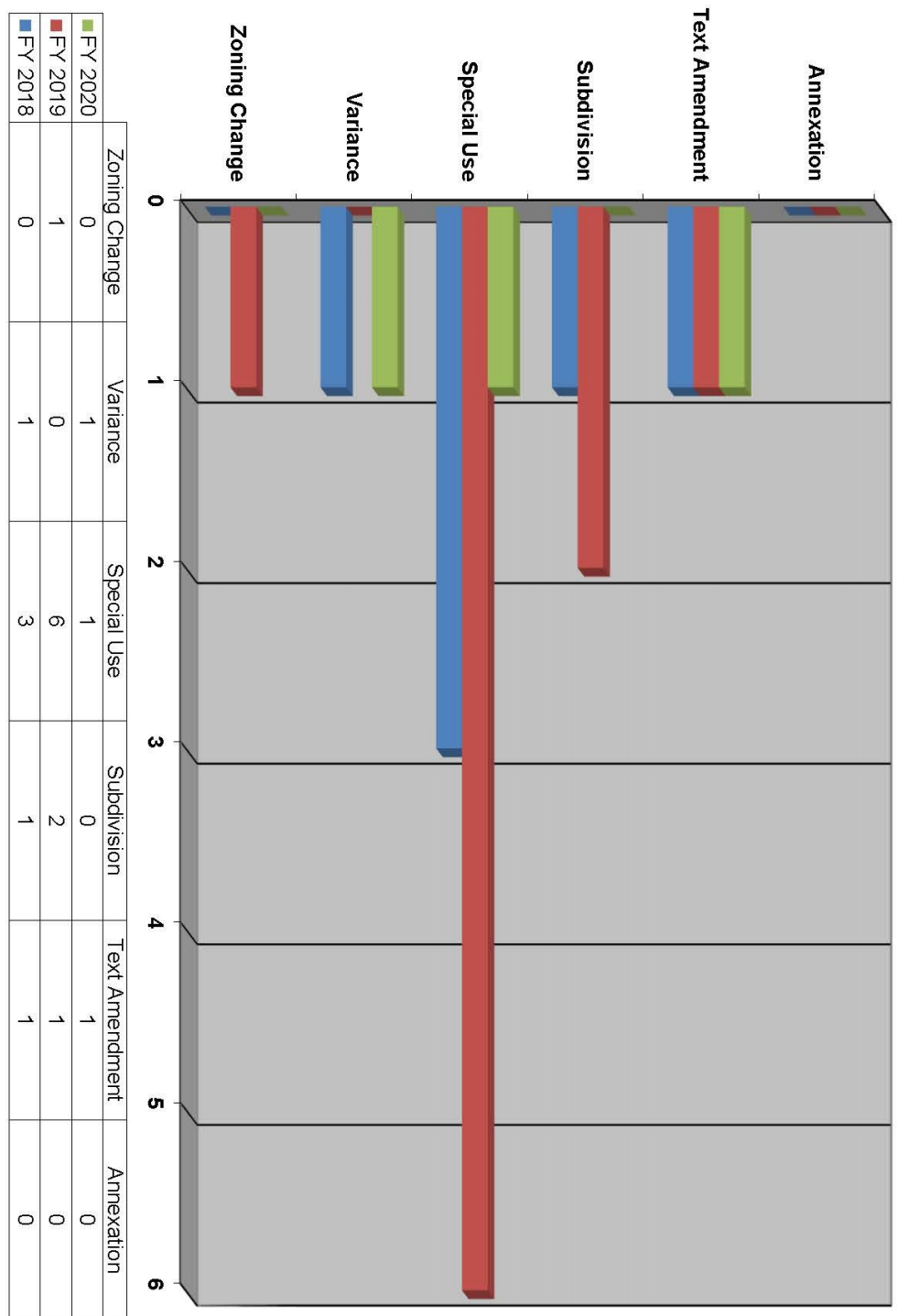
**Percentage of Growth*

	2000	2004	2010	2015	2020
Belvidere:	0	13	8.7	0.6	n/a
Poplar Grove:	0	114.9	70.8	0.3	n/a

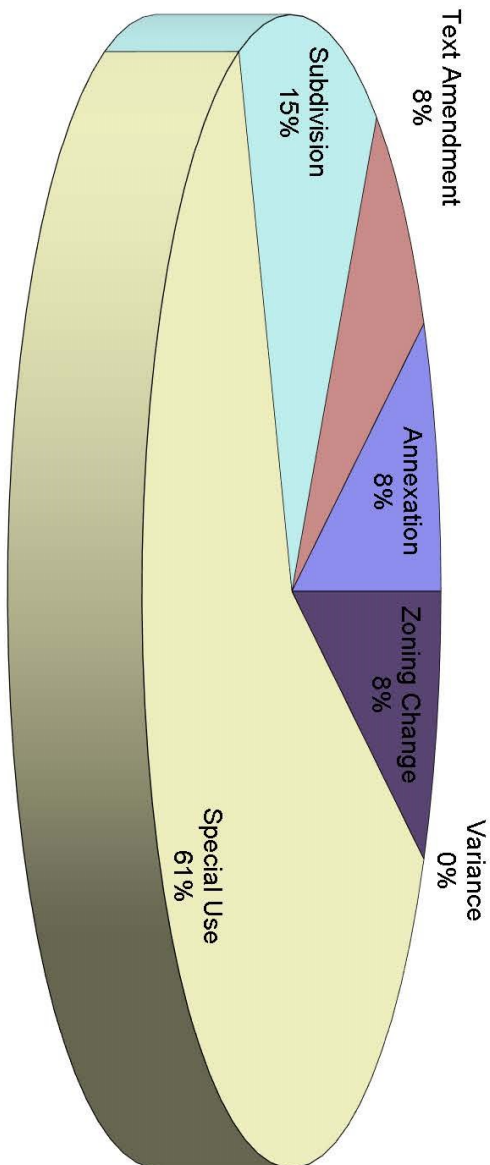
II-A FY 2018-2020 Belvidere Case Comparisons



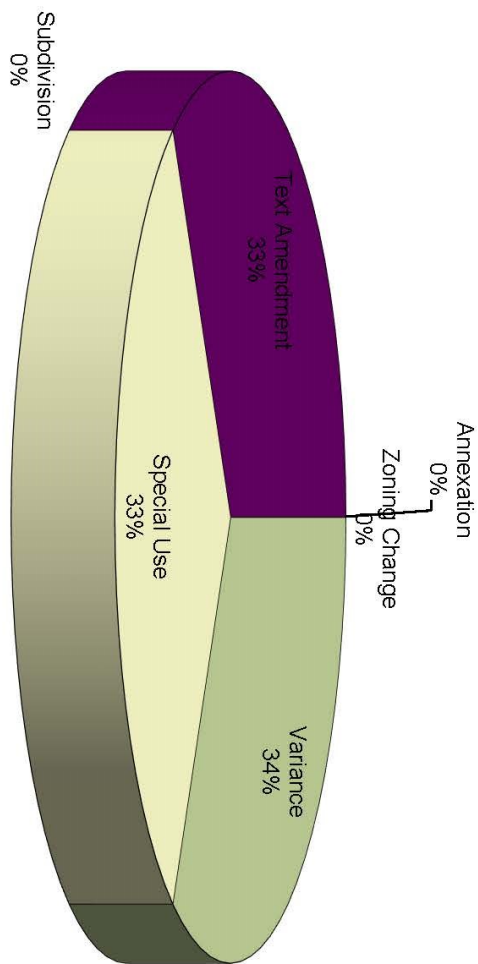
II-B FY 2018-2020 Poplar Grove Case Comparisons

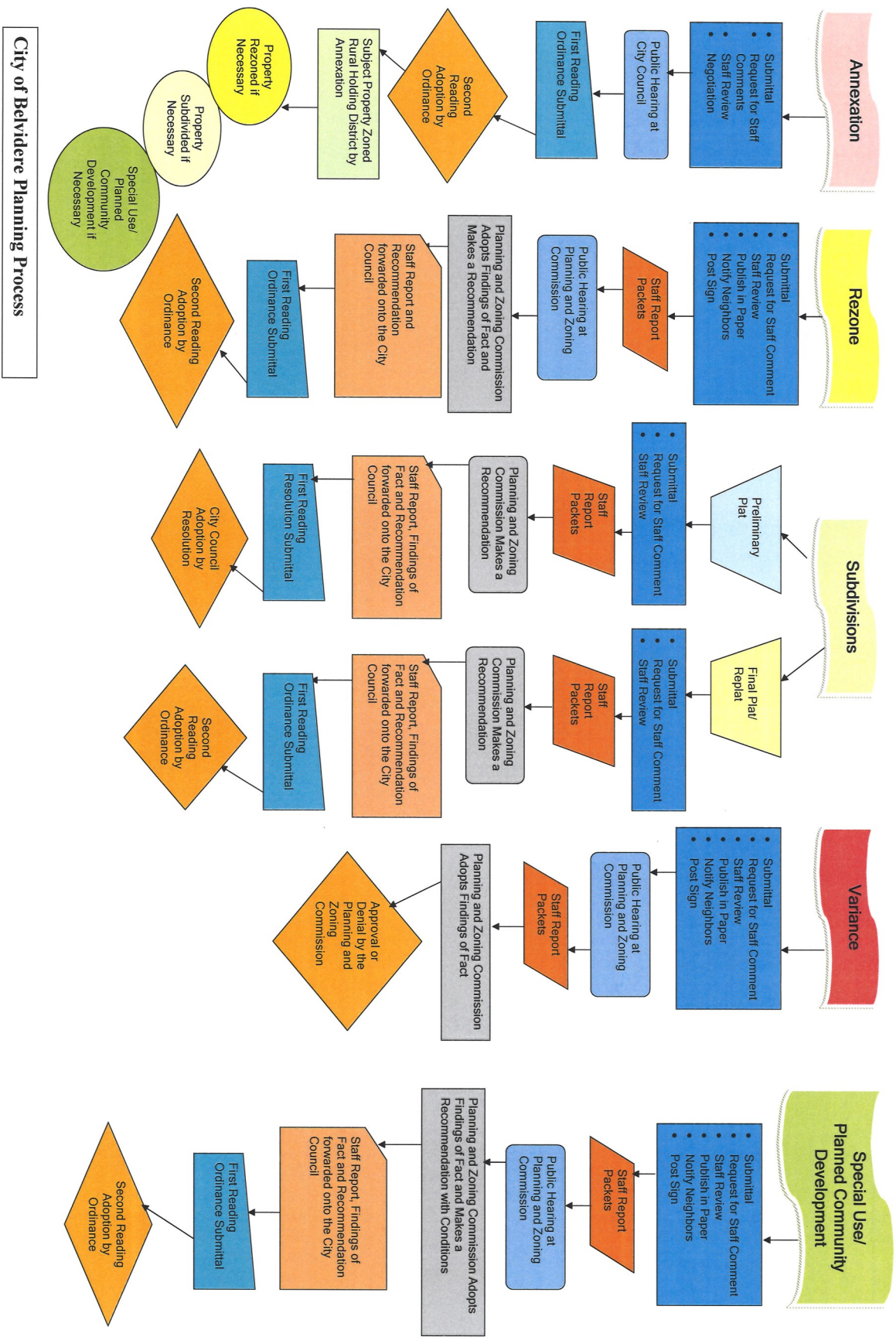


III-A FY 2020 Belvidere Case Load Summary



III-B FY 2020 Poplar Grove Case Load Summary





City of Belvidere Planning Process