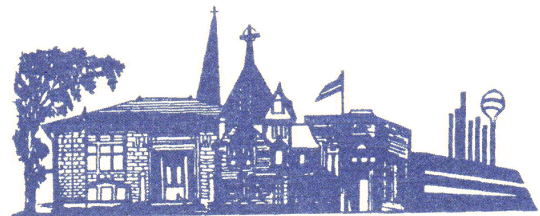


# **Belvidere Planning Department FY 2021 Annual Report**



**BELVIDERE, ILLINOIS**

Established 1881

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



# CITY OF BELVIDERE

## **Planning and Zoning Commission**

Carl Gnewuch, Chairman

Natalie Mulhull, Vice- Chairman

Art Hyland

Robert Cantrell

Andy Racz

Alissa Maher

Paul Engelman

## **City Council**

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Alderman Tom Porter 1<sup>st</sup> Ward

Alderman Clayton Stevens 1<sup>st</sup> Ward

Alderman Daniel Arevalo 2<sup>nd</sup> Ward

Alderman Dan Snow 2<sup>nd</sup> Ward

Alderman Thomas F. Ratcliffe 3<sup>rd</sup> Ward

Alderman Wendy Frank 3<sup>rd</sup> Ward

Alderman Mike McGee 4<sup>th</sup> Ward

Alderman Matt Fleury 4<sup>th</sup> Ward

Alderman Marsha Freeman 5<sup>th</sup> Ward

Alderman Ric Brereton 5<sup>th</sup> Ward

## **Belvidere Historic Preservation Commission**

Lisa Kummerow, Chairman

David Kummerow, Vice-Chair

Anna Pivoras/ Sonya Dobberfuhl

Filitsa Platopoulos

Becky Tobin

Kris Bryan

Alexandra Omiotek

# VILLAGE OF POPLAR GROVE

## **Planning and Zoning Commission**

Jessica Roberts, Chairman  
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Al Tilford  
Bill Brandenburg  
David Allgood/ Jason Vodnansky  
George Fowler  
Dan Cheek

## **Village Board**

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Ed Wethington  
Jeff Goings  
Ron Quimby  
Eric Miller  
Sophia Darr  
Erin Walsh

## **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 2021 fiscal year with a positive outlook based on the amount of speculative conversations staff participated in. Ultimately, Covid-19 had a massive impact on the department's case load and job duties. 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 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 2021 fiscal year was \$11,797; \$10,897 in application fees and \$900 in miscellaneous fees (letters, contractual services, etc.). The actual revenue for the 2021 fiscal year was \$9,270; \$6,950 in application fees and \$2,320 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 twenty-two Belvidere and Poplar Grove planning cases during 2021 fiscal year (May 1st to April 30th); seventeen cases were reviewed for the city; and five 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 Village and City) 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, Commissioners' 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 2021 fiscal year, staff processed one map amendment, the same number as 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 2021 fiscal year, staff processed one map amendment, an 100 percent increase from the previous year.

### **Variations**

Variations 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 variations require a public hearing before the Belvidere Planning and Zoning Commission. They are not decided by the city council. Notifications for variations 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 2021 fiscal year, staff processed three variations, a 300 percent increase from the previous year.

Poplar Grove variations 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 variations are done by notifying adjacent property owners and publishing the public hearing in a local paper. During the 2021 fiscal year, staff did not process any variations, an 100 percent decrease from the previous year.

### **Special Uses**

Special Uses 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 which 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 2021 fiscal year, staff processed eleven special uses, a 37.5 percent increase 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 2021 fiscal year, staff processed two special uses, an 100 percent increase 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 2021 fiscal year, staff processed one text amendment, the same number as 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 2021 fiscal year, staff processed two text amendments, an 100 percent increase from 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 Zon-



ing Commission prior to going before the city council. Since there is no public hearing, notices are not required. During the 2021 fiscal year, staff did not process any subdivisions, an 100 percent decrease from 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 2021 fiscal year, staff did not process any subdivisions, the same number as 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 2021 fiscal year, staff processed one annexation request for the City of Belvidere, the same amount 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. 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 2021 fiscal year, the planning department reviewed 17 site, landscaping and lighting plans for 12 projects in the City of Belvidere and 2 sets of plans for 2 projects in the Village of Poplar Grove. 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 for the Village of Poplar Grove.

Some of the larger projects reviewed in the 2021 fiscal year include exterior renovations such as the former Happy Wok and Shopko buildings and new construction such as the two recently approved gas stations and a funeral home expansion.

### **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 2021 fiscal year, the planning department reviewed 9 plans for 8 downtown projects for signage, windows and façade improvements compared to 17 plans for 15 downtown projects in the 2020 fiscal year.

### **Belvidere Historic Preservation Commission**

During the 2020 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 2021 fiscal year. Due to Covid-19, the Commission cancelled what would have been their ninth annual awards program to recognize organizations and individuals that had completed outstanding renovation projects. The Commission will hold the awards program in the fall of 2021.

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 2021 fiscal year, a grant for \$2,500.00 was awarded to 127 W. Locust Street for window replacement and a grant for \$1,500.00 was awarded to 405 W. Hurlbut Avenue for repainting of the wood siding.

Fundraisers in the 2021 fiscal year were difficult due to Covid-19, however, the Commission was able to host a successful scavenger hunt that included 20 historical locations within Belvidere.

The commission continued its community outreach programs. 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. Staff continues to meet and communicate with the Historic US Route 20 Association, which has highlighted Belvidere in several of their promotional events.

### **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), the majority of those files were found and completed by adding missing minutes, ordinances and location maps. Once additional storage space is obtained, planning staff and potentially future summer interns will 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 2021 fiscal year, the department scanned 25 plats for the Recorder's office, 55 plats for the general public and 17 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 thirty-two 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 three letters for the City of Belvidere and none for the Village of Poplar Grove. There is no cost for this service.

A new program adopted by the City Council in 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 2021 fiscal year, letters were sent out to 105 property owners announcing that \$18,300 was available in grant funds. A total of 4 applications were received and reviewed and all of the projects were awarded grant funds, two of which have been fully completed. Extensions were granted for the remaining two pro-

jects which have been delayed due to lack of affordable materials, a consequence of Covid-19.

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 2021 fiscal year, the three previously chosen properties were acquired. Repairs were made to one property while a buyer was found for another. Staff has begun the process of narrowing down eligible properties for the Land Bank to pursue during the 2022 fiscal year.

The Boone County Soil and Water Conservation District is the local agency tasked with completing Natural Resource Inventory reports. These reports are a required component of applications for zoning cases. Due to staffing shortages at the District, staff completed the “no comment” versions of their reports for them, while applicants that needed more detailed reports were directed to the Winnebago County Soil and Water Conservation District. The District was able to fill one of their open positions in the 2022 fiscal year so staff anticipates discontinuing this assistance.

### **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 during Covid-19, the full survey work was not able to be completed by the grant’s September 30, 2020 deadline. The City Council approved the final survey report on November 4, 2020 and staff was able to submit all necessary documentation to the State of Illinois for reimbursement on December 30, 2020. Current and past survey work is being updated on the following website: <https://www.ruskinarc.com/city-of-belvidere/belvidere>.

### **Comprehensive Plan Review**

The planning staff communicated with the RIPC regarding expected changes and additions to the City’s Comprehensive Plan. Staff provided documentation to RIPC and assisted in networking with community stakeholders. Partial drafts and revisions were reviewed and feedback was provided. Due to Covid-19, presentations to the PZC and meetings with staff were not conducted. Staff anticipates work on the Comprehensive Plan to continue into the 2022 fiscal year. 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 was a subrecipient of the Illinois Department of Human Service's grant being administered by the RIPC which allowed for purchasing of promotional items and community outreach items related to the 2020 Census. The planning staff provided monthly reports as a requirement of the grant money.

Covid-19 posted a significant challenge in not just conducting 2020 Census promotional efforts but in assisting residents in completing the census form. Even though the 2020 Census could be completed online, many residents were unsure how to navigate the website or had difficulty finding access to a reliable internet source. Fortunately, even with the difficulties faced during the 2020 Census, the local self-response were higher than anticipated. The 2010 Census self-response rates were: Illinois– 70.5%; Boone County– 74.9% and Belvidere– 73.8%. The 2020 Census self-response rates were: Illinois– 71.4%; Boone County– 78.7% and Belvidere– 77.8%.

## **Community Events**

### **Heritage Days**

Due to Covid-19, Heritage Days was not held. However, staff anticipates assisting with the event during the 2022 fiscal year.

### **Buchanan Street Strolls**

Buchanan Street Strolls take place primarily on Sundays throughout the summer and fall. In the 2021 fiscal year, there were ten Strolls scheduled but due to Covid-19, only six were allowed to be held. Attendance levels were noticeably lower than the previous year. It is believed that this was due to Covid-19 and higher than expected temperatures. The first Strolls of the 2022 fiscal year had a much higher attendance level. Planning Staff's involvement with Buchanan Street Strolls consists of obtaining vendors and sponsors, ordering marketing and fundraising 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**

Due to Covid-19, Hometown Christmas was held as a drive-thru in Belvidere Park but the tree lighting ceremony was still conducted downtown. Although the event was not held downtown, staff continued to offer assistance in coordinating activities, locating vendors, marketing materials and co-administering the Belvidere Hometown Christmas Facebook page which is monitored during and outside of office hours. Staff was present during the tree-lighting ceremony.

### **Community Outreach**

Due to Covid-19 the Belvidere Area Chamber of Commerce's Chili Cook-off and the Boone County Fair was cancelled. However, staff anticipates participating in both events during the 2022 fiscal year. A new event for the 2021 fiscal year was the Belvidere Area Chamber of Commerce's Trunk or Treat. Staff represented the City at the event by decorating a car and handing out bags of candy, pencils and stickers.

### **Covid-19 Outreach**

Although Covid-19 caused many events to be cancelled and impacted the submittal of anticipated zoning cases, it presented opportunities for staff to interact with the public and local business owners. Staff participated in webinars and assisted local businesses in their reopening plans– primarily the use of outdoor seating in parking areas and walkways. Staff also volunteered at numerous pop-up food markets and Covid-19 vaccination clinics.

Beginning in the 2016 fiscal year, Planning staff assisted with the Summer Food Service Program by handing out free lunches and monitoring the lunch site at City Hall once a week. In the 2018 fiscal year the Program location was moved to a vacant lot at the corner of High Line and Lakeshore Drives to coincide with the Police and Fire Departments' successful outreach efforts. The property was renamed General Mills Park 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.

## 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	*2021 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	25,830
Poplar Grove:	5,023	5,029	5,034	5,037	5,037	5,037	5,043	5,043	5,091	5,096	5,156	5,214

\* 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.

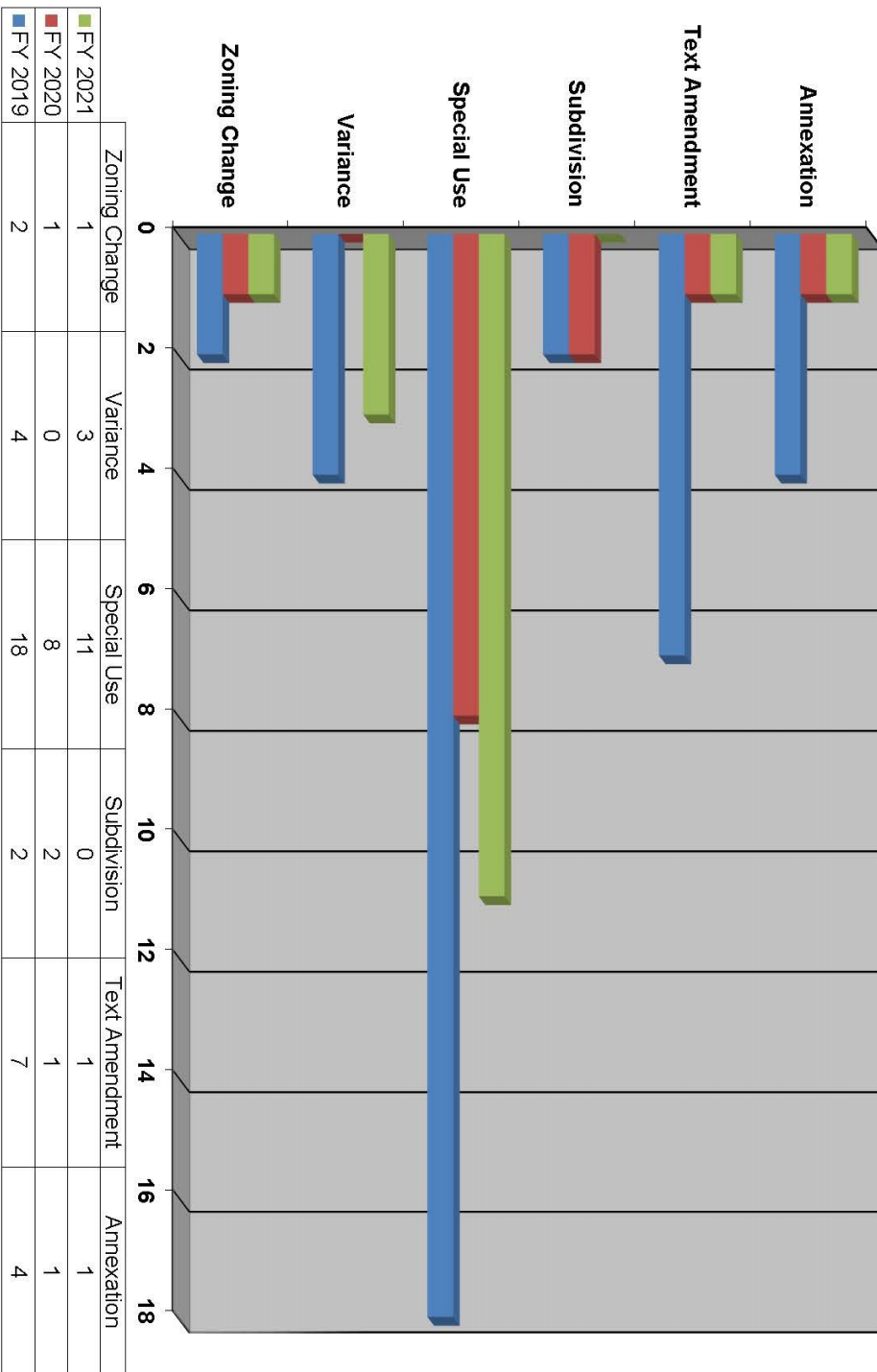
**Census Estimates**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Belvidere:	25,588	25,680	25,371	25,339	25,282	25,092	25,070	25,181	25,194	25,143	25,652
Poplar Grove:	5,023	5,087	5,096	5,115	5,169	5,056	5,054	5,093	5,099	5,104	4,922

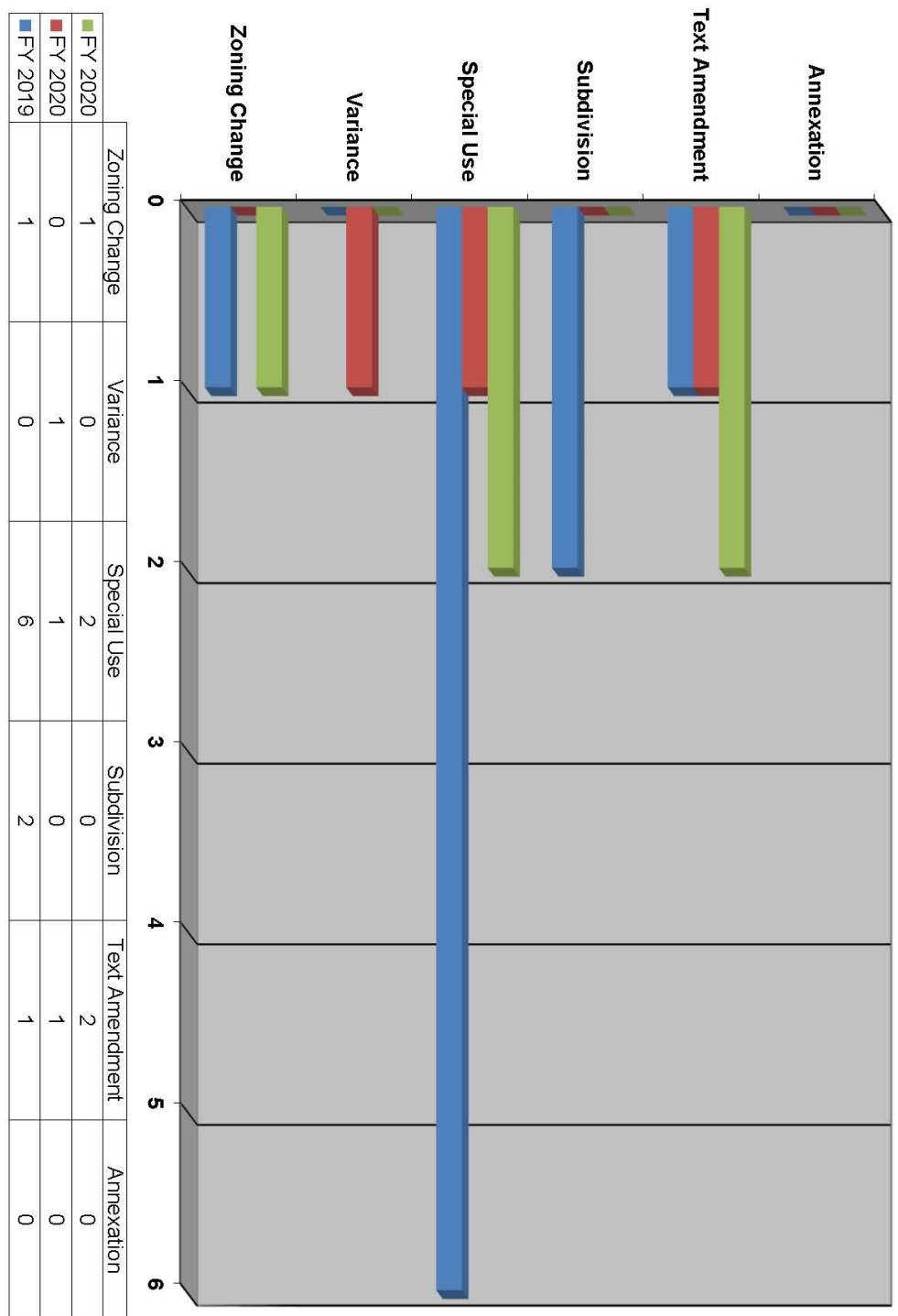
**\*Percentage of Growth**

	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 2019-2021 Belvidere Case Comparisons

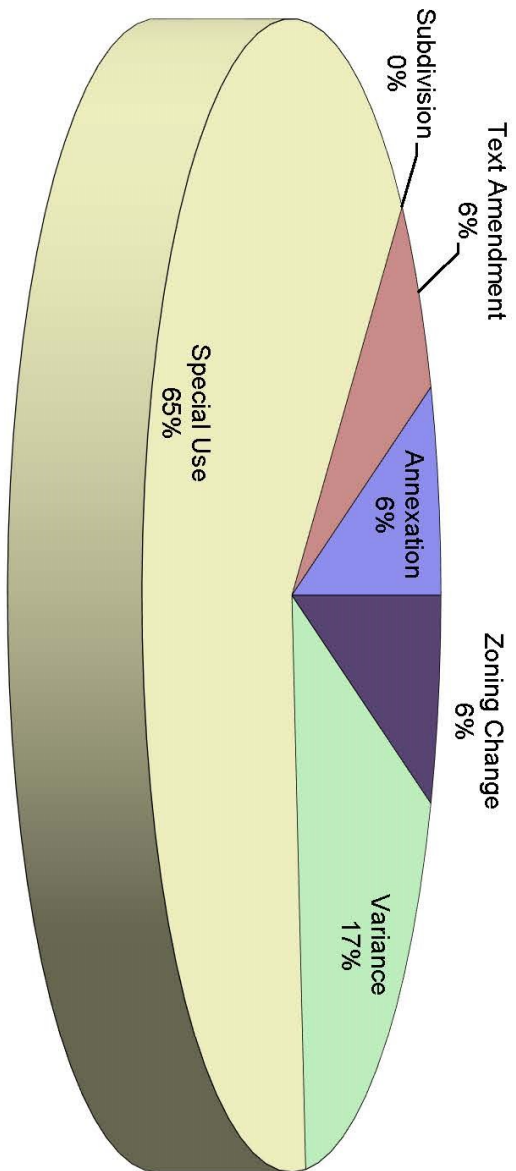


## II-B FY 2019-2021 Poplar Grove Case Comparisons

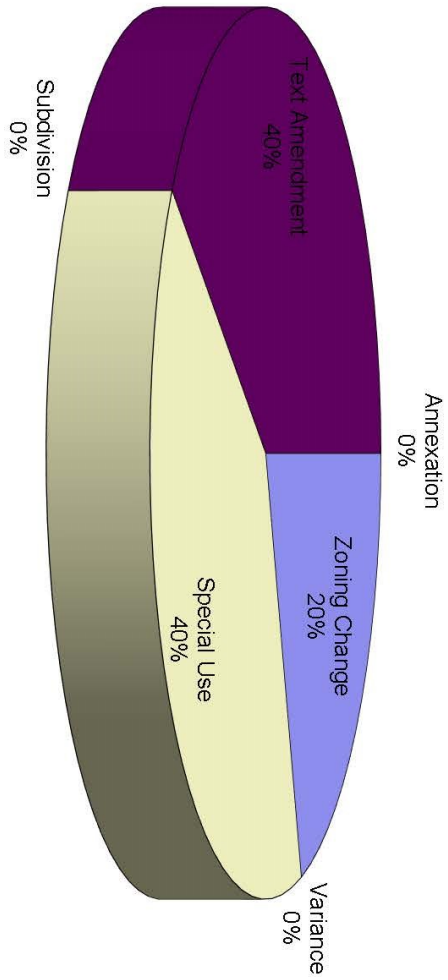


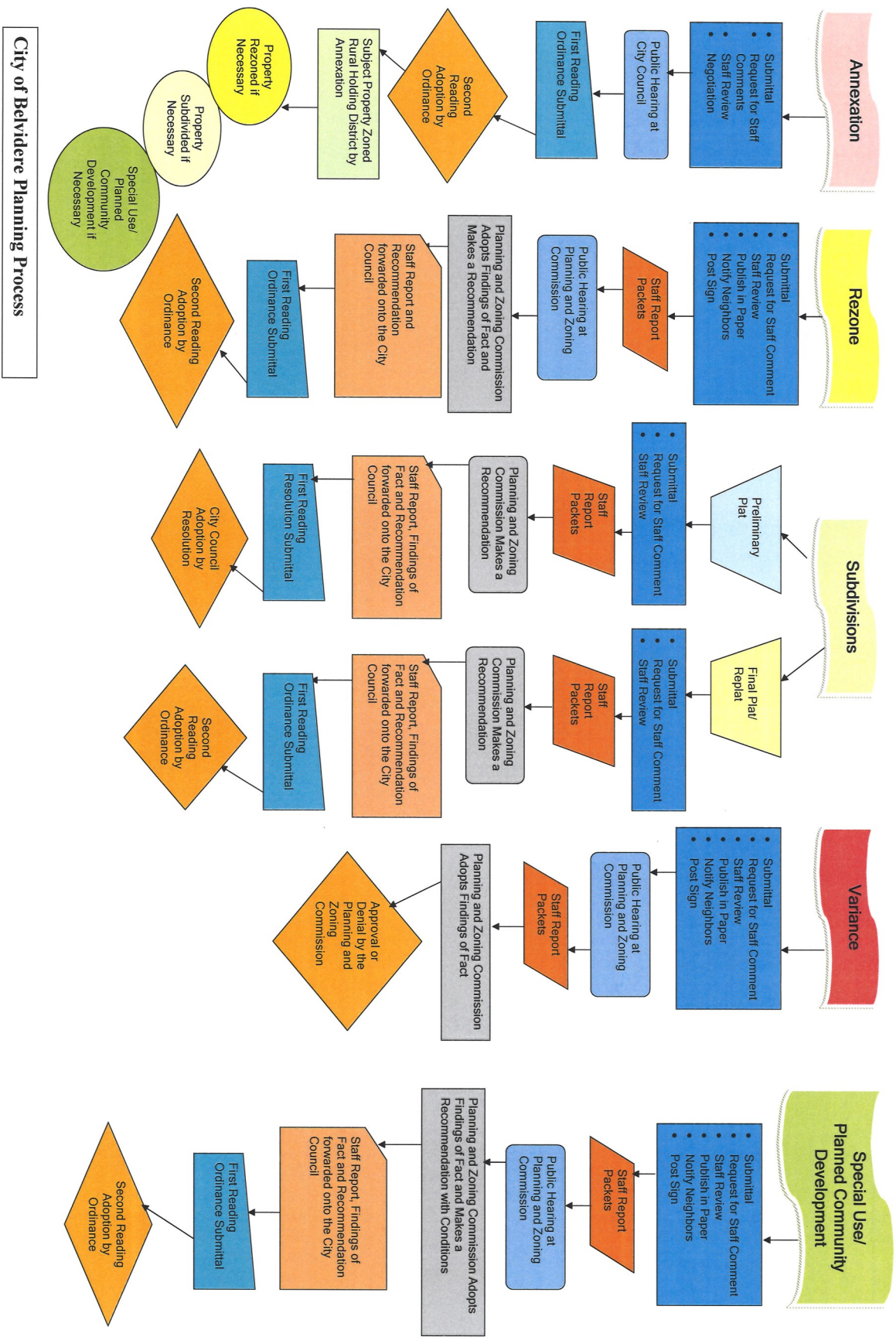


### III-A FY 2021 Belvidere Case Load Summary



### III-B FY 2021 Poplar Grove Case Load Summary





City of Belvidere Planning Process