

State of Illinois) SS
Belvidere, Illinois)

BELVIDERE CITY COUNCIL
REGULAR MEETING
AGENDA

October 21, 2024

Convened in the Council Chambers, 401 Whitney Blvd, Belvidere, IL at 6:00 p.m.
Mayor Clinton Morris presiding.

(1) Roll Call:

(2) Pledge of Allegiance:
Invocation:

(3) Public Comment: (Please register with the City Clerk):

(4) Approval of Minutes:

(A) Approval of minutes of the regular meeting of the Belvidere City Council of
October 7th, 2024; as presented.

(5) Public Hearing: None.

(6) Special Messages and Proclamations:

(A) IDA Public Library.

(7) Approval of Expenditures: General & Special Fund Expenditures: \$2,743,584.63
Water & Sewer Fund Expenditures: \$ 904,214.72

(8) Committee Reports and Minutes of City Officers:

(A) Monthly Report of Belvidere Police Department Overtime Pay for September

(B) Monthly Report of Belvidere Fire Department Overtime Pay for September
2024.

(C) Monthly Report of Community Development Department/Planning
Department for September 2024.

(D) Monthly Report of Building Department Revenues, Residential Building
Permits and Case Reports for September 2024.

(E) Monthly General Fund Report for September 2024.

(F) Monthly Water/Sewer Fund Report September 2024.

(G) Monthly CD Investments for September 2024.

(H) Minutes of Planning and Zoning Commission October 8, 2024

(I) Minutes of Committee of the Whole – Building, Planning and Zoning and
Public Works of October 14, 2024.

(9) Unfinished Business:

- (A) Ord. #693H – 2nd Reading: An Ordinance Authorizing the Sale of Certain Personal Property. (Police Department Vehicles).
- (B) Ord. #694H – 2nd Reading: An Ordinance Authorizing the Execution of a Settlement Agreement Between the City of Belvidere and Deer Hills LLC and Landmark Development Inc.
- (C) Ord. #695H – 2nd Reading: An Ordinance Authorizing the Execution of an Annexation Agreement Between the City of Belvidere and Deer Hills LLC.

Ord. #694H and 695H are being requested to be postponed to November 4, 2024.

(10) New Business:

- (A) Ord. #696H – 1st Reading: An Ordinance Amending Appendix A of the Belvidere Municipal Code to Modify Sewer Rates.
- (B) Ord. #697H – 1st Reading: An Ordinance Amending Section 2-38 Compensation and Expenses of the City of Belvidere Municipal Code.
- (C) Ord. #698H – 1st Reading: An Ordinance Amending Article IX of Chapter 98 Small Wireless Facilities Deployment of the City of Belvidere Municipal Code.
- (D) Ord. #699H – 1st Reading: An Ordinance Amending Section 43-43 Nepotism Prohibited of the City of Belvidere Municipal Code.
- (E) Ord. #700H – 1st Reading: An Ordinance Granting a Zoning District Change from SR-6, Single-Family Residential -6 District to CB, Central Business District (155 E. Hurlbut).
- (F) Ord. #701H – 1st Reading: An Ordinance Amending Chapter 150, Zoning Ordinance, of the Municipal Code.
- (G) Ord. #702H – 1st Reading: An Ordinance Granting A Special Use to Allow Indoor Commercial Entertainment within the GB, General Business District (1253 Logan Avenue).
- (H) Res. #2024-12: A Resolution Accepting Certain Public Improvements of Kelly Farms Subdivision.

Motions forwarded from Committee of the Whole – Building, Planning and Zoning and Public Works of October 14, 2024.

Motions of Public Works – Chairman Rory Peterson:

(A) Motion to approve Change Order #5 for the WWTP 2018 Improvement Project in the amount of \$4,724.68. This work will be paid for from the IEPA Loan for this project.

(B) Motion to approve engineering design proposal from ARC Design Resources, in the amount of \$96,500.00, for the Kishwaukee Riverfront Path Extension. This work will be paid for from grant funds and capital funds.

Motions of Finance and Personnel – Chairman Wendy Frank:

(A) Motion to consent to the appointment of Erica Bluege as City Clerk to fill the vacancy created by the resignation of Sarah Turnipseed for the remainder of the term of office.

Motions of Public Safety – Chairman Matt Fleury:

(A) Motion to accept donation of \$50.00, check #1344, from the Asa Cottrell Chapter, Daughters of the American Revolution.

(11) Adjournment:

State of Illinois) SS
Belvidere, Illinois)

BELVIDERE CITY COUNCIL
REGULAR MEETING
MINUTES

Date: October 7, 2024

Convened in the Belvidere Council Chambers, 401 Whitney Blvd, Belvidere, Illinois
at 6:00 p.m.

Call to order by Mayor Clinton Morris.

(1) Roll Call: Present: J. Albertini, R. Brereton, M. Fleury, W. Frank,
M. Freeman, S. Gramkowski, M. McGee, R. Peterson and C. Stevens.

Absent: N. Mulhall.

Other staff members in attendance:

Assistant Public Works Director Jordan Keck, Community Development Planner Gina DelRose, Director of Buildings Kip Countryman, Police Chief Shane Woody, Fire Chief Shawn Schadle, City Attorney Mike Drella and City Clerk Sarah Turnipseed.

(2) Pledge of Allegiance:
Invocation: Mayor Morris.

(3) Public Comment: None.

(4) Approval of Minutes:

(A) Approval of minutes of the regular meeting of the Belvidere City Council of
September 16, 2024; as presented.

Motion by Ald. Albertini, 2nd by Ald. Peterson to approve the minutes of the regular
meeting of the Belvidere City Council of September 16, 2024. Aye voice vote carried.
Motion carried.

(5) Public Hearing: None.

(6) Special Messages and Proclamations:

(A) Proclamation for Domestic Violence Awareness Month.

Proclamation for Domestic Violence Awareness Month presented to Hon. C. Robert
Tobin III.

(7) Approval of Expenditures: None.

Belvidere City Council
October 7, 2024

(8) Committee Reports and Minutes of City Officers:

- (A) Approval of the Minutes of the Committee of the Whole – Public Safety and Finance and Personnel of September 23, 2024; as presented.

Motion by Ald. Peterson, 2nd by Ald. McGee to approve the minutes of the Committee of the Whole – Public Safety and Finance and Personnel of September 23, 2024. Aye voice vote carried. Motion carried.

(9) Unfinished Business:

- (A) Ord. #692H – 2nd Reading: An Ordinance Amending Section 118-33(a), of the City of Belvidere Municipal Code.

Motion by Ald. Frank, 2nd by Ald. Peterson to pass Ord. #692H. Roll Call Vote: 9/0 in favor. Ayes: Albertini, Brereton, Fleury, Frank, Freeman, Gramkowski, McGee, Peterson and Stevens. Nays: None. Motion carried.

(10) New Business:

- (A) Ord. #693H – 1st Reading: An Ordinance Authorizing the Sale of Certain Personal Property. (Police Department Vehicles).
- (B) Ord. #694H – 1st Reading: An Ordinance Authorizing the Execution of a Settlement Agreement Between the City of Belvidere and Deer Hills LLC and Landmark Development Inc.
- (C) Ord. #695H – 1st Reading: An Ordinance Authorizing the Execution of an Annexation Agreement Between the City of Belvidere and Deer Hills LLC.

Let the record show Ordinance #693H, #694H and #695H were placed on file for first reading.

Motions forwarded from Committee of the Whole – Public Safety, Finance & Personnel of September 23, 2024.

- (A) Motion to authorize Capital Fund expenditures for the purchase of four (4) 2024 Dodge Durango Police Package SUV's and equipment installation and striping at a cost not-to-exceed \$59,699 each for a total expenditure of \$238,796.00. Roll Call Vote 9/0 in favor. Ayes: Brereton, Fleury, Frank, Freeman, Gramkowski, McGee, Peterson, Stevens and Albertini. Nays: None. Motion carried.
- (B) Motion by Ald. Peterson, 2nd by Ald. Gramkowski to waive the bidding process for the design and installation of a new heat system for the main equipment building at the WWTP. Roll Call Vote: 9/0 in favor. Ayes: Fleury, Frank, Freeman, Gramkowski, McGee, Peterson, Stevens, Albertini and Brereton. Nays: None. Motion carried.

(C) Motion to approve the design/build proposal from Ceroni Piping Company, in the amount of \$146,400.00, for the design and installation of the new heat system for the main equipment building at the WWTP. Discussion took place regarding status of insurance claim for damage at WWTP. Roll Call Vote: 9/0 in favor. Ayes: Frank, Freeman, Gramkowski, McGee, Peterson, Stevens, Albertini, Brereton and Fleury. Nays: None. Motion carried.

(D) Motion to approve the appointment of Sarah Turnipseed to the Office of Budget Officer/ Finance Director for a salary of \$95,000.00 to fill the vacancy created by Shannon Hansen. Roll Call Vote: 9/0 in favor. Ayes: Freeman, Gramkowski, McGee, Peterson, Stevens, Albertini, Brereton, Fleury and Frank. Nays: None. Motion carried.

(11) Adjournment:

Motion by Ald. Frank, 2nd by Ald. Albertini to adjourn meeting at 6:18p.m. Aye voice vote carried. Motion carried.

Mayor

Attest:

City Clerk

Bills Payable Summary
DATE OF PAYABLES

October 21, 2024

General Fund:	\$1,323,152.39
Special Funds:	
Farmington Ponds SSA#2	\$2,202.56
Farmington Ponds SSA#3	\$283.25
Capital	\$385,106.91
MFT	\$512,110.70
TIF	\$0.00
Escrow	\$520,728.82
Total General & Special Funds:	\$2,743,584.63
Water & Sewer:	\$904,214.72
Total of all Funds	\$3,647,799.35

Police Overtime Report - September 2024
Pay Periods 8-24-2024 / 9/20/2024

Home Department Description	Payroll Name	Date	Overtime Hours	ACT UP Police OT Hours	DBL/TME Hours	Pay Rate	Timecard Work Labor Field 1
POLICE	Ball, Michael H	8/26/2024	3	0	0	\$0.00	General Investigation
POLICE	Ball, Michael H	9/17/2024	2	0	0	\$0.00	General Investigation
POLICE	Ball, Michael H	9/19/2024	2	0	0	\$0.00	General Investigation
Totals for Payroll Name Ball, Michael H			7	0	0	\$0.00	
POLICE	Bell, Jeremy	9/3/2024	2.5	0	0	\$0.00	Special Meeting
POLICE	Bell, Jeremy	9/14/2024	2.5	0	0	\$0.00	Special Event
POLICE	Bell, Jeremy	9/18/2024	2	0	0	\$0.00	Special Event
Totals for Payroll Name Bell, Jeremy			7	0	0	\$0.00	
POLICE	Bendel, Evan	9/12/2024	5.5	0	0	\$0.00	
POLICE	Bendel, Evan	9/12/2024	4	0	0	\$0.00	Training Mandatory
Totals for Payroll Name Bendel, Evan			9.5	0	0	\$0.00	
POLICE	Blankenship, Timothy	9/3/2024	3.5	0	0	\$0.00	Special Meeting
Totals for Payroll Name Blankenship, Timothy			3.5	0	0	\$0.00	
POLICE	Bogdonas, Michelle A	9/10/2024	4	0	0	\$0.00	Training Mandatory
Totals for Payroll Name Bogdonas, Michelle A			4	0	0	\$0.00	
POLICE	Danielak, Joseph W	8/27/2024	0.5	0	0	\$0.00	Patrol Holdover
POLICE	Danielak, Joseph W	9/3/2024	2	0	0	\$0.00	Court
POLICE	Danielak, Joseph W	9/5/2024	0.5	0	0	\$0.00	Patrol Holdover
POLICE	Danielak, Joseph W	9/6/2024	0.5	0	0	\$0.00	Patrol Holdover
POLICE	Danielak, Joseph W	9/9/2024	2	0	0	\$0.00	Court
POLICE	Danielak, Joseph W	9/11/2024	4	0	0	\$0.00	Police Shift Coverage
Totals for Payroll Name Danielak, Joseph W			9.5	0	0	\$0.00	
POLICE	Davis, Matthew t	9/20/2024	6.75	0	0	\$0.00	Police Shift Coverage
Totals for Payroll Name Davis, Matthew t			6.75	0	0	\$0.00	

Total				6.75	0	0	\$0.00
POLICE	Delavan, Thomas S	8/25/2024	2.5	0	0	0	\$0.00
Totals for Payroll Name Delavan, Thomas S							
Total			2.5	0	0	0	\$0.00
POLICE	Derry, Paul D	8/30/2024	5.25	0	0	0	\$0.00
POLICE	Derry, Paul D	9/1/2024	1	0	0	0	\$0.00
POLICE	Derry, Paul D	9/1/2024	3	0	0	0	\$0.00
POLICE	Derry, Paul D	9/13/2024	5	0	0	0	\$0.00
Totals for Payroll Name Derry, Paul D							
Total			14.25	0	0	0	\$0.00
POLICE	Garcia, Christopher R	8/26/2024	0.5	0	0	0	\$0.00
POLICE	Garcia, Christopher R	9/1/2024	3	0	0	0	\$0.00
POLICE	Garcia, Christopher R	9/1/2024	3	0	0	0	\$0.00
POLICE	Garcia, Christopher R	9/12/2024	4	0	0	0	\$0.00
POLICE	Garcia, Christopher R	9/19/2024	1	0	0	0	\$0.00
Totals for Payroll Name Garcia, Christopher R							
Total			11.5	0	0	0	\$0.00
POLICE	Gibson, Matthew	8/26/2024	3.5	0	0	0	\$0.00
POLICE	Gibson, Matthew	8/30/2024	5	0	0	0	\$0.00
POLICE	Gibson, Matthew	9/10/2024	3.5	0	0	0	\$0.00
POLICE	Gibson, Matthew	9/14/2024	3	0	0	0	\$0.00
Totals for Payroll Name Gibson, Matthew							
Total			15	0	0	0	\$0.00
POLICE	Jones, Anthony M.	8/28/2024	2	0	0	0	\$0.00
POLICE	Jones, Anthony M.	8/30/2024	6	0	0	0	\$0.00
POLICE	Jones, Anthony M.	9/1/2024	4	0	0	0	\$0.00
POLICE	Jones, Anthony M.	9/1/2024	1	0	0	0	\$0.00
POLICE	Jones, Anthony M.	9/2/2024	2	0	0	0	\$0.00
POLICE	Jones, Anthony M.	9/4/2024	2	0	0	0	\$0.00
POLICE	Jones, Anthony M.	9/14/2024	6.5	0	0	0	\$0.00
POLICE	Jones, Anthony M.	9/15/2024	3	0	0	0	\$0.00
Totals for Payroll Name Jones, Anthony M.							
Total			26.5	0	0	0	\$0.00
POLICE	Jones, Thomas S	9/5/2024	2	0	0	0	\$0.00
Totals for Payroll Name Jones, Thomas S							
Total			2	0	0	0	\$0.00

POLICE	King, Kc N	8/30/2024	5	0	0	\$0.00	BHS Football
Totals for Payroll Name King, Kc N							
Total			5	0	0	\$0.00	
POLICE	Kirk, Julie A	9/13/2024	5	0	0	\$0.00	BHS Football
POLICE	Kirk, Julie A	9/14/2024	2	0	0	\$0.00	Special Event
POLICE	Kirk, Julie A	9/17/2024	0.5	0	0	\$0.00	Patrol Holdover
POLICE	Kirk, Julie A	9/19/2024	2	0	0	\$0.00	Court
Totals for Payroll Name Kirk, Julie A							
Total			9.5	0	0	\$0.00	
POLICE	Korn, Matthew D	8/24/2024	6.5	0	0	\$0.00	IDOT Detail
POLICE	Korn, Matthew D	8/26/2024	2	0	0	\$0.00	K9
POLICE	Korn, Matthew D	8/30/2024	6	0	0	\$0.00	IDOT Detail
POLICE	Korn, Matthew D	8/31/2024	6	0	0	\$0.00	IDOT Detail
POLICE	Korn, Matthew D	9/1/2024	7.5	0	0	\$0.00	IDOT Detail
POLICE	Korn, Matthew D	9/2/2024	6.5	0	0	\$0.00	IDOT Detail
POLICE	Korn, Matthew D	9/4/2024	15	0	0	\$0.00	K9
POLICE	Korn, Matthew D	9/6/2024	2	0	0	\$0.00	Court
POLICE	Korn, Matthew D	9/9/2024	8	0	0	\$0.00	K9
POLICE	Korn, Matthew D	9/10/2024	4	0	0	\$0.00	Training Mandatory
POLICE	Korn, Matthew D	9/11/2024	6.5	0	0	\$0.00	Police Shift Coverage
POLICE	Korn, Matthew D	9/19/2024	2	0	0	\$0.00	Court
Totals for Payroll Name Korn, Matthew D							
Total			74	0	0	\$0.00	
POLICE	Lane, Cory T	9/10/2024	10.5	0	0	\$0.00	Training Mandatory
Totals for Payroll Name Lane, Cory T							
Total			10.5	0	0	\$0.00	
POLICE	Lara-Parra, Jesus	9/4/2024	0.5	0	0	\$0.00	Patrol Holdover
Totals for Payroll Name Lara-Parra, Jesus							
Total			0.5	0	0	\$0.00	
POLICE	Mc Dermott, Joseph M	9/12/2024	4	0	0	\$0.00	Training Mandatory
POLICE	Mc Dermott, Joseph M	9/14/2024	1.5	0	0	\$0.00	Patrol Holdover
POLICE	Mc Dermott, Joseph M	9/17/2024	5.5	0	0	\$0.00	Police Shift Coverage
Totals for Payroll Name Mc Dermott, Joseph M							
Total			11	0	0	\$0.00	
POLICE	Mears, Adam M	9/3/2024	2	0	0	\$0.00	SLANT
POLICE	Mears, Adam M	9/5/2024	6	0	0	\$0.00	SLANT

Totals for Payroll Name Mears, Adam M

Total 8 0 0 0 \$0.00

POLICE	Rackley, Dillon Robert	8/29/2024	12	0	0	0	\$0.00	Police Shift Coverage
POLICE	Rackley, Dillon Robert	9/12/2024	6.5	0	0	0	\$0.00	Police Shift Coverage
POLICE	Rackley, Dillon Robert	9/12/2024	4	0	0	0	\$0.00	Training Mandatory

Totals for Payroll Name Rackley, Dillon Robert

Total 22.5 0 0 0 \$0.00

POLICE	Schutz, Julie	9/10/2024	4	0	0	0	\$0.00	Training Mandatory
POLICE	Schutz, Julie	9/13/2024	5	0	0	0	\$0.00	BHS Football
POLICE	Schutz, Julie	9/14/2024	2	0	0	0	\$0.00	Special Detail

Totals for Payroll Name Schutz, Julie

Total 11 0 0 0 \$0.00

POLICE	Smith, Zachary	8/27/2024	0.5	0	0	0	\$0.00	Patrol Holdover
POLICE	Smith, Zachary	9/2/2024	7	0	0	0	\$0.00	Police Shift Coverage
POLICE	Smith, Zachary	9/12/2024	4	0	0	0	\$0.00	Training Mandatory
POLICE	Smith, Zachary	9/13/2024	4.5	0	0	0	\$0.00	BHS Football

Totals for Payroll Name Smith, Zachary

Total 16 0 0 0 \$0.00

POLICE	Stansford, Tyler D.	9/10/2024	4	0	0	0	\$0.00	Training Mandatory
POLICE	Stansford, Tyler D.	9/17/2024	0.5	0	0	0	\$0.00	Patrol Holdover

Totals for Payroll Name Stansford, Tyler D.

Total 4.5 0 0 0 \$0.00

POLICE	Venegas, Gerardo	8/3/2024	0.5	0	0	0	\$0.00	SRO
POLICE	Venegas, Gerardo	9/3/2024	4.5	0	0	0	\$0.00	SRO
POLICE	Venegas, Gerardo	9/5/2024	5	0	0	0	\$0.00	SRO
POLICE	Venegas, Gerardo	9/12/2024	1	0	0	0	\$0.00	Training Mandatory
POLICE	Venegas, Gerardo	9/13/2024	5.5	0	0	0	\$0.00	SRO
POLICE	Venegas, Gerardo	9/16/2024	3	0	0	0	\$0.00	SRO
POLICE	Venegas, Gerardo	9/17/2024	4	0	0	0	\$0.00	SRO
POLICE	Venegas, Gerardo	9/17/2024	1	0	0	0	\$0.00	SRO
POLICE	Venegas, Gerardo	9/19/2024	5	0	0	0	\$0.00	SRO
POLICE	Venegas, Gerardo	9/20/2024	6	0	0	0	\$0.00	SRO

Totals for Payroll Name Venegas, Gerardo

Total 35.5 0 0 0 \$0.00

POLICE	Zapf, Richard M	9/1/2024	5.5	0	0	0	\$0.00	Detective Callout Holdovr
POLICE	Zapf, Richard M	9/3/2024	1	0	0	0	\$0.00	Detective Callout Holdovr
POLICE	Zapf, Richard M	9/5/2024	2	0	0	0	\$0.00	Detective Callout Holdovr

POLICE	Zapf, Richard M	9/11/2024	3	0	0	\$0.00	SWAT Training
Totals for Payroll Name Zapf, Richard M			11.5	0	0	\$0.00	
Total			338.5	0	0	\$0.00	

Grand Totals
Total

Fire Overtime Paid September 2024

Start Date 01-220
End Date 09/01/2024
 09/30/2024

Home Department Description	Payroll Name	Pay Date	Overtime Earnings Total	Overtime Hours Total	Overtime Rate Paid
FIRE	Beck, Mark E	09/13/2024	\$1,462.54	31.75	\$46.06
FIRE	Beck, Mark E	09/27/2024	\$1,335.86	29.00	\$46.06
FIRE	Bullard, Zachary J	09/27/2024	\$96.17	2.50	\$38.47
FIRE	Burdick, David	09/27/2024	\$111.09	2.00	\$55.55
FIRE	Drall, Daniel C	09/13/2024	\$1,265.18	24.00	\$52.72
FIRE	Eilwanger, Adam A	09/13/2024	\$57.30	1.25	\$45.84
FIRE	Erber, Joseph D	09/13/2024	\$214.63	5.25	\$40.88
FIRE	Erber, Joseph D	09/27/2024	\$122.65	3.00	\$40.88
FIRE	Fox, Kevin W	09/13/2024	\$412.55	9.00	\$45.84
FIRE	Gunsteen, Robert J	09/27/2024	\$923.19	24.00	\$38.47
FIRE	Heiser, Bradley D	09/13/2024	\$1,117.56	24.50	\$45.61
FIRE	Hendrickson, Jacob C	09/13/2024	\$191.39	5.00	\$38.28
FIRE	Hendrickson, Jacob C	09/27/2024	\$95.70	2.50	\$38.28
FIRE	Herman, Ronald D	09/13/2024	\$259.99	6.00	\$43.33
FIRE	Jankowski, Jason	09/13/2024	\$42.21	1.25	\$33.77
FIRE	Jankowski, Jason	09/27/2024	\$810.52	24.00	\$33.77
FIRE	Kriebs, James J	09/13/2024	\$148.98	3.25	\$45.84
FIRE	Kriebs, James J	09/27/2024	\$297.96	6.50	\$45.84
FIRE	Letourneau, Christopher R	09/27/2024	\$110.01	2.00	\$55.01
FIRE	Loudenbeck, Matthew F	09/13/2024	\$45.84	1.00	\$45.84
FIRE	Mead, Stephen C	09/13/2024	\$1,549.12	35.75	\$43.33
FIRE	Mead, Stephen C	09/27/2024	\$130.00	3.00	\$43.33
FIRE	Mitchell, Cory	09/13/2024	\$87.05	2.50	\$34.82
FIRE	Swanson, Jason	09/13/2024	\$497.49	9.00	\$55.28
FIRE	Tangye, Travis N	09/13/2024	\$105.43	2.00	\$52.72
FIRE	Tangye, Travis N	09/27/2024	\$105.43	2.00	\$52.72
FIRE	Thornton, Nicolas J	09/13/2024	\$2,544.18	48.50	\$52.46
FIRE	Thornton, Nicolas J	09/27/2024	\$1,258.97	24.00	\$52.46
FIRE	Vandenbroek, Troy Abraham	09/27/2024	\$1,394.41	36.25	\$38.47
FIRE	Vaughan, Jeffery C	09/13/2024	\$345.48	7.50	\$46.06
FIRE	Vaughan, Jeffery C	09/27/2024	\$483.67	10.50	\$46.06
FIRE	Williams, Glenn F	09/13/2024	\$364.92	8.00	\$45.61
FIRE	Williams, Glenn F	09/27/2024	\$193.86	4.25	\$45.61
FIRE	Winnie, Todd J	09/13/2024	\$422.49	9.75	\$43.33
FIRE	Winnie, Todd J	09/27/2024	\$346.66	8.00	\$43.33
Grand Totals			\$18,950.48	418.75	
Total					

Fire Overtime Report - September 2024
Pay Periods 8-24-2024 / 9/20/2024

Home Department Description	Payroll Name	Date	Overtime Hours	Pay Rate	Timecard Work Labor Field 1
FIRE	Beck, Mark E	8/31/2024	24	\$0.00	Fire Dept Shift Coverage
FIRE	Beck, Mark E	9/1/2024	1.25	\$0.00	Additional Manpower
FIRE	Beck, Mark E	9/4/2024	6.5	\$0.00	Inspections
FIRE	Beck, Mark E	9/12/2024	24	\$0.00	Fire Dept Training
FIRE	Beck, Mark E	9/16/2024	5	\$0.00	Inspections
Totals for Payroll Name Beck, Mark E			60.75	\$0.00	
Total					
FIRE	Bullard, Zachary J	9/16/2024	0.5	\$0.00	Additional Manpower
FIRE	Bullard, Zachary J	9/17/2024	2	\$0.00	Public Education
Totals for Payroll Name Bullard, Zachary J			2.5	\$0.00	
Total					
FIRE	Burdick, David	9/20/2024	2	\$0.00	Additional Manpower
Totals for Payroll Name Burdick, David			2	\$0.00	
Total					
FIRE	Drall, Daniel C	9/1/2024	24	\$0.00	Fire Dept Shift Coverage
Totals for Payroll Name Drall, Daniel C			24	\$0.00	
Total					
FIRE	Eilwanger, Adam A	9/1/2024	1.25	\$0.00	Additional Manpower
Totals for Payroll Name Eilwanger, Adam A			1.25	\$0.00	
Total					
FIRE	Erber, Joseph D	8/24/2024	5.25	\$0.00	Teams
FIRE	Erber, Joseph D	9/11/2024	3	\$0.00	Teams
Totals for Payroll Name Erber, Joseph D			8.25	\$0.00	
Total					
FIRE	Fox, Kevin W	8/27/2024	9	\$0.00	Administration

Totals for Payroll Name Fox, Kevin W

Total 9 \$0.00

FIRE Gunsteen, Robert J 9/9/2024 24 \$0.00 Fire Dept Training

Totals for Payroll Name Gunsteen, Robert J

Total 24 \$0.00

FIRE Heiser, Bradley D 8/24/2024 24 \$0.00 Fire Dept Training

FIRE Heiser, Bradley D 8/27/2024 0.5 \$0.00 Additional Manpower

Totals for Payroll Name Heiser, Bradley D

Total 24.5 \$0.00

FIRE Hendrickson, Jacob C 8/27/2024 0.5 \$0.00 Additional Manpower

FIRE Hendrickson, Jacob C 8/30/2024 4.5 \$0.00 Additional Manpower

FIRE Hendrickson, Jacob C 9/17/2024 2.5 \$0.00 Maintenance

Totals for Payroll Name Hendrickson, Jacob C

Total 7.5 \$0.00

FIRE Herman, Ronald D 8/25/2024 6 \$0.00 Teams

Totals for Payroll Name Herman, Ronald D

Total 6 \$0.00

FIRE Jankowski, Jason 9/1/2024 1.25 \$0.00 Additional Manpower

FIRE Jankowski, Jason 9/10/2024 24 \$0.00 Fire Dept Shift Coverage

Totals for Payroll Name Jankowski, Jason

Total 25.25 \$0.00

FIRE Kriebs, James J 9/4/2024 3.25 \$0.00 Fire Dept Training

FIRE Kriebs, James J 9/10/2024 3 \$0.00 Teams

FIRE Kriebs, James J 9/16/2024 0.5 \$0.00 Additional Manpower

FIRE Kriebs, James J 9/19/2024 3 \$0.00 Fire Dept Training

Totals for Payroll Name Kriebs, James J

Total 9.75 \$0.00

FIRE	Letourneau, Christopher R	9/19/2024	2	\$0.00	Administration
Totals for Payroll Name Letourneau, Christopher R					
Total			2	\$0.00	
FIRE	Loudenbeck, Matthew F	9/1/2024	1	\$0.00	Additional Manpower
Totals for Payroll Name Loudenbeck, Matthew F					
Total			1	\$0.00	
FIRE	Mead, Stephen C	8/25/2024	5.25	\$0.00	Teams
FIRE	Mead, Stephen C	8/25/2024	5	\$0.00	Teams
FIRE	Mead, Stephen C	8/31/2024	24	\$0.00	Fire Dept Training
FIRE	Mead, Stephen C	9/1/2024	1.5	\$0.00	Additional Manpower
FIRE	Mead, Stephen C	9/12/2024	3	\$0.00	Teams
Totals for Payroll Name Mead, Stephen C					
Total			38.75	\$0.00	
FIRE	Mitchell, Cory	8/28/2024	2.5	\$0.00	Additional Manpower
Totals for Payroll Name Mitchell, Cory					
Total			2.5	\$0.00	
FIRE	Swanson, Jason	8/27/2024	8	\$0.00	Fire Dept Shift Coverage
FIRE	Swanson, Jason	9/1/2024	1	\$0.00	Additional Manpower
Totals for Payroll Name Swanson, Jason					
Total			9	\$0.00	
FIRE	Tangye, Travis N	9/5/2024	2	\$0.00	Administration
FIRE	Tangye, Travis N	9/19/2024	2	\$0.00	Administration
Totals for Payroll Name Tangye, Travis N					
Total			4	\$0.00	
FIRE	Thornton, Nicolas J	8/25/2024	24	\$0.00	Fire Dept Training
FIRE	Thornton, Nicolas J	8/27/2024	0.5	\$0.00	Additional Manpower
FIRE	Thornton, Nicolas J	8/30/2024	24	\$0.00	Fire Dept Training
FIRE	Thornton, Nicolas J	9/12/2024	24	\$0.00	Fire Dept Shift Coverage

Totals for Payroll Name Thornton, Nicolas J

Total 72.5 \$0.00

FIRE	Vandenbroek, Troy Abraham	9/9/2024	24	\$0.00	Fire Dept Shift Coverage
FIRE	Vandenbroek, Troy Abraham	9/12/2024	8	\$0.00	Fire Dept Shift Coverage
FIRE	Vandenbroek, Troy Abraham	9/13/2024	4.25	\$0.00	Additional Manpower

Totals for Payroll Name Vandenbroek, Troy Abraham

Total 36.25 \$0.00

FIRE	Vaughan, Jeffery C	8/27/2024	0.5	\$0.00	Additional Manpower
FIRE	Vaughan, Jeffery C	9/5/2024	7	\$0.00	Fire Dept Training
FIRE	Vaughan, Jeffery C	9/12/2024	8	\$0.00	Fire Dept Training
FIRE	Vaughan, Jeffery C	9/17/2024	2.5	\$0.00	Maintenance

Totals for Payroll Name Vaughan, Jeffery C

Total 18 \$0.00

FIRE	Williams, Glenn F	8/29/2024	8	\$0.00	Fire Dept Shift Coverage
FIRE	Williams, Glenn F	9/13/2024	4.25	\$0.00	Additional Manpower

Totals for Payroll Name Williams, Glenn F

Total 12.25 \$0.00

FIRE	Winnie, Todd J	8/24/2024	5.25	\$0.00	Teams
FIRE	Winnie, Todd J	8/30/2024	4.5	\$0.00	Additional Manpower
FIRE	Winnie, Todd J	9/18/2024	8	\$0.00	

Totals for Payroll Name Winnie, Todd J

Total 17.75 \$0.00

Grand Totals

Total 418.75 \$0.00

BELVIDERE

Community Development Department

Planning Department

401 Whitney Boulevard, Suite 300, Belvidere, Illinois, 61008 (815) 547-7177 FAX (815) 547-0789

September 2024 Monthly Report

Number	Project	Description	Processed
0	Cases: September	None	
3	Cases: October	TAB Holdings, 155 E. Hurlbut Avenue, RZ	8/27/2024
		City of Belvidere, TA	8/27/2024
		By Liquors, 1253 Logan Avenue, SU	9/10/2024
2	Cases: November	Deer Woods II replat	10/1/2024
		Clinton, 5098 Tuneburg Parkway, SU	10/1/2024
0	Annexation	None	
0	Temporary Uses	None	
0	Site Plans (New/Revised)	None	
1	Final Inspection	2002 Gateway Center Drive	9/13/2024
1	Downtown Overlay Review	134 N. State Street, wall sign	9/4/2024
2	Prepared Zoning Verification Letters	1209 Whitney Boulevard	9/13/2024
		428 Caswell Street	9/13/2024
0	Issued Address Letters	None	
	Belvidere Historic Preservation Commission	The Commission approved invitations, invitees and ad solicitation for the 2024 Awards Program.	
	Heritage Days	None	
	Hometown Christmas	None	

Scanned Plats: E-mail, Print and/or Burn

- 1 Recorder's Office
- 1 Other Department
- 0 General Public

Planning Department Current Duties

- Close out completed planning case files
- Respond to all FOIA requests
- Work with 911, Fire Department and Post Office to verify all addresses in the City
- Assist Growth Dimensions with requested data
- Meetings and phone calls with developers regarding potential development
- Phone calls/walk-ins for questions regarding zoning, floodplain, development, etc.
- Prepare minutes, agendas and packets for various committees, commissions and boards
- Prepare deposits and purchase orders for bill payments

**City of Belvidere
Building Department Revenues
Sep-24**

	# OF PERMITS	
Code Enforcement Violations	0	\$ -
Submittal	1	\$ 100.00
Electrical Registrations	7	\$ 350.00
Total Permits Issued	102	
Total Value of Construction		\$ 4,720,088.00
Building Fees	102	\$ 43,317.48
Electric Permit Fees	20	\$ 3,495.69
Plumbing Permit Fees	12	\$ 2,680.00
HVAC Permit Fees	9	\$ 1,793.32
Insulation Permit Fees	7	\$ 650.00
Plan Review Fees	53	\$ 13,965.42
Zoning Review Fees	49	\$ 555.00
Fire Dept Review Fees	2	\$ 1,723.00
Sign Permit Fees	2	\$ 180.00
Fence Permit Fees	12	\$ 360.00
SW,DW & GR Fees	26	\$ 2,795.00
Reinspection/Misc.		
Total Permit Income		\$ 71,514.91
Enterprise Zone Discount	6	\$8,726.77
Total Permit Fees		\$ 80,241.68
BREAK DOWN OF COMMERCIAL vs. RESIDENTIAL INCOME		
Commercial/Industrial Income	16	\$ 47,346.41
Residential Income	86	\$ 24,168.50
	TOTAL	\$ 71,514.91
	VALUE	
Multi Family (New Construction)	0	\$ -
Single Family Residence (New Const)	5	\$ 637,200.00
Commercial/ Industrial	16	\$ 3,163,122.00
Other Residential	81	\$ 919,766.00
	TOTAL	\$ 4,720,088.00

2024-1062	09/19/24	526	E	Perry St	SR6	\$19,412.00	Solar Panel Install	\$105.00	\$75.00	\$10.00	\$10.00	\$200.00	\$200.00					
2024-1082	09/19/24	502	E	Elmwood	SR6	\$8,969.00	Generator install	\$25.00	\$105.00	\$10.00	\$10.00	\$150.00	\$150.00					
2024-1083	09/19/24	2820	E	Fairfield Trl	SR4	\$45,000.00	Deck	\$710.00		\$10.00	\$10.00	\$730.00	\$730.00					
2024-1084	09/19/24	1576	E	Crosslink Pkwy	SR6	\$0.00	inkler Suppression Sys. Inst	\$25.00	\$75.00	\$1,627.00	\$1,627.00	\$1,727.00	\$1,727.00					
2024-1088	09/19/24	4132	E	Fallen Oak Dr	SR6	\$2,800.00	Fence 6' Wood	\$25.00	\$65.60	\$30.00	\$30.00	\$75.00	\$75.00					
2024-1089	09/19/24	709	E	2nd St	MRBL	\$7,650.00	Window Replacement (2)	\$149.75				\$65.60	\$65.60					
2024-1094	09/19/24	517	E	Park Ave	SR4	\$25,779.00	Window Replacement (7)	\$421.69				\$149.75	\$149.75					
2024-0853	09/20/24	300	E	Bear Dusk Way	SR4	\$94,000.00	New Electrical Service	\$502.50	\$112.50	\$357.50	\$357.50	\$421.69	\$421.69					
2024-1071	09/23/24	642	W	Crystal Pkwy	SR4	\$19,000.00	Tear off/Re roof	\$320.00				\$972.50	\$972.50					
2024-1097	09/23/24	301	W	Farmingtton Ct	SR6	\$2,960.00	Fence 6' Wood	\$25.00				\$320.00	\$320.00					
2024-1097	09/23/24	301	W	Gail Ct	SR6	\$35,000.00	Inground Pool with heater	\$560.00				\$75.00	\$75.00					
2024-0984	09/23/24	2014	S	Sawyer Rd	SR6	\$128,000.00	Remove/Repair Tuckpointing	\$712.50				\$805.00	\$805.00					
2024-1049	09/24/24	530	S	State St	CB	\$9,000.00	Widen DW&Approach	\$75.00				\$725.00	\$725.00					
2024-1100	09/24/24	1395	E	Willowbrook Dr	SR4	\$9,000.00	Tear off/Re roof	\$25.00				\$75.00	\$75.00					
2024-1102	09/25/24	2820	E	Clines Ford Dr	SR4	\$6,000.00	Solar Panel Install	\$105.00	\$75.00	\$10.00	\$10.00	\$200.00	\$200.00					
2024-1098	09/25/24	603	E	Maryland Ct	SR6	\$13,000.00	Tear off/Re roof	\$230.00				\$230.00	\$230.00					
2024-1108	09/25/24	320	N	State St	SR6	\$5,475.00	Roof Repair	\$0.00				\$0.00	\$0.00					
2024-1110	09/26/24	569	E	Park Ave	MRBL	\$4,000.00	Tear off/Re roof	\$95.00				\$95.00	\$95.00					
2024-1104	09/26/24	6765	E	Imron Dr	PI	\$940,000.00	Pave Existing Parking lot	\$12.50				\$1,212.50	\$1,212.50					
2024-1099	09/26/24	112	E	3rd	SR6	\$4,900.00	Fence 6' Wood	\$25.00				\$25.00	\$25.00					
2024-1114	09/26/24	926	E	2nd St	SR6	\$5,000.00	Remove/Replace Front Porc	\$110.00				\$110.00	\$110.00					
2024-1112	09/26/24	515	S	State St	CB	\$6,200.00	Replace Furnace	\$25.00	\$120.00			\$145.00	\$145.00					
2024-1107	09/26/24	321/323	W	9th St	SR6	\$6,865.00	Window Replacement	\$137.98				\$137.98	\$137.98					
2024-1105	09/26/24	983	W	Belvidere Rd	SR3	\$1,899.00	Window Replacement	\$65.00				\$65.00	\$65.00					
2024-1042	09/26/24	1028	W	10th Ave	SR6	\$8,300.00	Fence 6' Treated Wood	\$25.00				\$75.00	\$75.00					
2024-1090	09/27/24	642	W	Crystal Pkwy	PI	\$85,000.00	Electrical for Production	\$2,097.50	\$117.50	\$1,107.50	\$1,107.50	\$3,322.50	\$3,322.50					
2024-1119	09/27/24	418	W	8th St	SR6	\$4,950.00	Patio Door Replacement	\$109.25				\$109.25	\$109.25					
2024-1116	09/27/24	346	W	Blester Dr	SR6	\$9,000.00	Tear off/Re roof	\$170.00				\$170.00	\$170.00					
2024-1115	09/27/24	302	W	Boone St	SR6	\$15,500.00	DW Replace	\$25.00				\$105.00	\$105.00					
2024-1120	09/27/24	704	N	State St	SR6	\$4,300.00	Approach & pvt SW	\$25.00				\$105.00	\$105.00					
2024-1121	09/27/24	909	N	Galgary Way	SR4	\$58,700.00	Windows (21) & Siding	\$915.50				\$915.50	\$915.50					
2024-0692	09/30/24	2234	S	Gateway Center Dr	PB	\$800,899.00	Remodel Existing Bldg	\$20,367.47	\$510.38	\$25.00	\$96.00	\$32,628.90	\$32,628.90					
2024-1117	09/30/24	522	S	Main St	SR6	\$1,000.00	Remove Existing Blg	\$25.00				\$75.00	\$75.00					
						\$4,720,088.00		\$43,317.48	\$3,495.69	\$2,680.00	\$1,793.32	\$650.00	\$1,723.00	\$180.00	\$2,795.00	\$71,514.91	\$8,726.77	\$80,241.68

RESIDENTIAL MONTHLY REPORT SEPTEMBER 2024

2024-1093	09/19/24	2820	E	Fairfield Trl	Deck	\$710.00	\$10.00	\$10.00	\$730.00									
2024-1088	09/19/24	4132	SR4	Fallen Oak Dr	Fence 6' Wood	\$2,800.00	\$25.00	\$30.00	\$75.00									
2024-1087	09/19/24	709	E	2nd St	Window Replacement (2)	\$2,040.00	\$65.60		\$65.60									
2024-1094	09/19/24	517	MR8L	Park Ave	Tear off/Re roof	\$7,650.00	\$149.75		\$149.75									
2024-0853	09/20/24	300	SR4	Bear Dusk Way	Window Replacement (7)	\$25,779.00	\$421.69		\$421.69									
2024-1096	09/23/24	2513	W	Farmington Ct	Tear off/Re roof	\$19,000.00	\$320.00		\$320.00									
2024-1097	09/23/24	301	SR6	Gail Ct	Fence 6' Wood	\$2,960.00	\$25.00	\$30.00	\$75.00									
2024-0984	09/23/24	2014	SR6	Sawyer Rd	Inground Pool with heater	\$35,000.00	\$560.00	\$60.00	\$805.00									
2024-1100	09/24/24	1395	SR4	Willowbrook Dr	99,000.00 WW/Apprch/front Porch/bati-	\$9,000.00	\$75.00		\$75.00									
2024-1102	09/25/24	2820	SR4	Climes Ford Dr	Widen DW&Approch	\$6,000.00	\$25.00	\$60.00	\$105.00									
2024-1103	09/25/24	1522	SR6	Maryland Ct	Solar Panel Install	\$9,633.00	\$105.00	\$75.00	\$200.00									
2024-1098	09/25/24	603	SR6	Hancock St	Tear off/Re roof	\$13,000.00	\$230.00		\$230.00									
2024-1110	09/26/24	569	MR8L	Park Ave	Tear off/Re roof	\$4,000.00	\$95.00		\$95.00									
2024-1099	09/26/24	112	E	3rd	Fence 6' Wood	\$4,900.00	\$25.00	\$30.00	\$75.00									
2024-1114	09/26/24	926	E	2nd St	Remove/Replace Front Porct	\$5,000.00	\$110.00		\$130.00									
2024-1107	09/26/24	321/323	W	9th St	Window Replacement	\$6,865.00	\$137.98		\$137.98									
2024-1105	09/26/24	983	SR3	Belvidere Rd	Window Replacement	\$1,839.00	\$65.00		\$65.00									
2024-1042	09/26/24	1028	SR6	10th Ave	Fence 6' Treated Wood	\$8,300.00	\$25.00	\$30.00	\$75.00									
2024-1119	09/27/24	418	W	8th St	Patio Door Replacement	\$4,950.00	\$109.25		\$109.25									
2024-1116	09/27/24	346	SR6	Blester Dr	Tear off/Re roof	\$9,000.00	\$170.00		\$170.00									
2024-1115	09/27/24	302	W	Boone St	DW Replace	\$15,500.00	\$25.00	\$60.00	\$105.00									
2024-1120	09/27/24	704	N	State St	Approach & pvt SW	\$4,300.00	\$25.00	\$60.00	\$105.00									
2024-1121	09/27/24	909	SR4	Calgary Way	Windows (21) & Siding	\$58,700.00	\$915.50		\$915.50									
2024-1117	09/30/24	522	S	Main St	Fence Chain Link 4'	\$1,000.00	\$25.00	\$30.00	\$75.00									
						\$1,556,966.00	\$15,838.25	\$2,067.44	\$2,275.00	\$965.44	\$230.00	\$0.00	\$0.00	\$0.00	\$0.00	\$360.00	\$1,445.00	\$24,168.50

AUGUST 2024 DEPOSIT RECORDS

DATE	BUILDG	ELECT	PLUMBG	HVAC	INSL	REVW	ZONG	SIGN	FENCE	SW&DW	AMT PAID	EZ DISC	TOTAL FEE	REINSPECT/ MISC	FD Revw	CODE ENF	ELECTR CERT	TOTAL DEP	Planning
9/1/2024											\$0.00		\$0.00					\$0.00	
9/2/2024											\$0.00		\$0.00					\$0.00	
9/3/2024	\$657.38	\$50.00	\$130.00			\$120.00	\$35.00	\$120.00		\$60.00	\$1,172.38		\$1,172.38					\$1,172.38	
9/4/2024	\$2,931.50	\$874.08	\$1,035.00	\$556.96	\$145.00	\$133.78	\$60.00			\$435.00	\$6,171.32		\$6,171.32				\$100.00	\$6,271.32	
9/5/2024	\$3,497.26	\$75.00	\$195.00		\$410.00	\$75.00	\$77.50		\$30.00	\$140.00	\$4,499.76	\$2,964.27	\$7,464.03	\$25.00				\$4,524.76	\$25.00
9/6/2024	\$929.75	\$341.36	\$345.00	\$181.48	\$45.00	\$39.59	\$20.00			\$85.00	\$1,987.18		\$1,987.18					\$1,987.18	
9/7/2024											\$0.00		\$0.00					\$0.00	
9/8/2024											\$0.00		\$0.00					\$0.00	
9/9/2024	\$1,841.27					\$10.00	\$35.00	\$60.00	\$30.00		\$1,976.27		\$1,976.27				\$50.00	\$2,026.27	
9/10/2024	\$727.40					\$20.00	\$20.00		\$30.00	\$60.00	\$857.40		\$857.40	\$500.00			\$50.00	\$1,407.40	\$500.00
9/11/2024	\$242.50	\$75.00	\$130.00			\$50.00	\$50.00		\$30.00	\$220.00	\$797.50	\$52.50	\$850.00	\$25.00			\$50.00	\$872.50	
9/12/2024											\$0.00		\$0.00					\$0.00	
9/13/2024	\$740.50	\$267.00	\$345.00	\$167.00	\$40.00	\$24.00	\$10.00			\$85.00	\$1,678.50		\$1,678.50	\$25.00			\$50.00	\$1,753.50	\$25.00
9/14/2024											\$0.00		\$0.00					\$0.00	
9/15/2024											\$0.00		\$0.00					\$0.00	
9/16/2024	\$1,200.00	\$210.00	\$425.00	\$197.50	\$10.00	\$883.75	\$40.00		\$60.00	\$60.00	\$3,086.25		\$3,086.25				\$3,086.25		
9/17/2024	\$125.00					\$10.00	\$10.00			\$60.00	\$205.00		\$205.00					\$205.00	
9/18/2024	\$1,914.84					\$20.00	\$10.00			\$60.00	\$2,004.84		\$2,004.84					\$2,004.84	
9/19/2024	\$1,303.19	\$467.50	\$75.00			\$200.00	\$50.00		\$60.00		\$2,155.69	\$450.00	\$2,605.69		\$1,627.00			\$3,782.69	
9/20/2024	\$421.69										\$421.69		\$421.69					\$421.69	
9/21/2024											\$0.00		\$0.00					\$0.00	
9/22/2024											\$0.00		\$0.00					\$0.00	
9/23/2024	\$1,407.50	\$217.50		\$60.00		\$377.50	\$20.00	\$20.00	\$30.00	\$60.00	\$2,172.50		\$2,172.50				\$2,172.50		
9/24/2024	\$787.50						\$12.50			\$800.00	\$725.00		\$1,525.00				\$800.00		
9/25/2024	\$360.00	\$75.00				\$20.00	\$20.00			\$60.00	\$535.00		\$535.00					\$535.00	
9/26/2024	\$495.48			\$120.00		\$30.00	\$30.00		\$60.00	\$1,200.00	\$1,935.48	\$1,212.50	\$3,147.98				\$50.00	\$1,985.48	
9/27/2024	\$3,342.25	\$117.50				\$1,127.50	\$20.00			\$120.00	\$4,727.25	\$3,322.50	\$8,049.75	\$366.32				\$5,093.57	\$366.32
9/28/2024											\$0.00		\$0.00					\$0.00	
9/29/2024											\$0.00		\$0.00					\$0.00	
9/30/2024	\$20,392.47	\$725.75		\$510.38		\$10,824.30	\$35.00		\$30.00	\$90.00	\$32,607.90		\$32,607.90		\$96.00			\$32,703.90	
10/1/2024											\$0.00		\$0.00					\$0.00	
	\$43,317.48	\$3,495.69	\$2,680.00	\$1,793.32	\$650.00	\$13,965.42	\$555.00	\$180.00	\$360.00	\$2,795.00	\$69,791.91	\$8,726.77	\$78,518.68	\$941.32	\$1,723.00	\$0.00	\$350.00	\$72,806.23	\$916.32

INCOME STATEMENT FOR THE GENERAL FUND

			Through	September	2024	
	Account #	Actual	Month of	YTD Actual	Budget	42%
		FY24	September	for FY25	FY25	of Budget
General Administration						
Unbilled Accounts Receivable	01-4-110-1260	0.20	0.00	0.00	0	0%
RE Property Tax	01-4-110-4010	1,771,565.35	243,989.59	1,672,555.92	1,769,385	95%
Hotel / Motel Tax	01-4-110-4011	1,045.04	237.63	793.41	2,000	40%
Auto Rental Tax	01-4-110-4012	9,723.77	890.52	4,389.35	8,000	55%
Muni Infrastructure Maint	01-4-110-4013	68,366.28	5,452.13	27,432.82	68,745	40%
State Income Tax	01-4-110-4100	4,148,363.57	221,773.39	1,895,791.40	4,081,267	46%
Home Rule Sales Tax	01-4-110-4109	1,823,772.30	135,613.32	643,564.23	1,698,752	38%
Muni Sales Tax	01-4-110-4110	5,695,114.14	422,083.34	2,182,547.88	5,447,940	40%
Sales Tax to Developer	01-4-110-4111	0.00	0.00	0.00	0	0%
Local Use Tax	01-4-110-4112	967,896.12	71,095.72	377,711.69	934,200	40%
Local Motor Fuel Tax	01-4-110-4113	375,617.62	34,809.29	180,274.30	372,463	48%
Cannabis Tax	01-4-110-4115	73,950.07	17,727.19	87,537.35	157,789	55%
Replacement Tax	01-4-110-4120	1,219,737.50	0.00	381,804.31	1,359,142	28%
Repl Tax Dist to Pensions	01-4-110-4121	(264,297.00)	0.00	0.00	(264,297)	0%
Grants	01-4-110-4150	55,500.00	0.00	0.00	0	0%
American Rescue Plan Act	01-4-110-4152	2,725,991.76	0.00	0.00	0	0%
Business License	01-4-110-4200	12,115.00	345.00	8,250.00	10,000	83%
Liquor License & Fines	01-4-110-4210	85,920.00	750.00	112,750.00	169,300	67%
Amusement Machine	01-4-110-4230	223,125.10	0.00	104,500.00	150,000	70%
Court Fines	01-4-110-4400	154,920.02	15,167.23	65,412.05	120,000	55%
Parking Fines	01-4-110-4410	4,700.00	70.00	975.00	750	130%
Seized Vehicle Fee	01-4-110-4420	43,200.00	3,300.00	17,100.00	25,000	68%
Engr Fees-Subdivision	01-4-110-4430	37,269.00	0.00	0.00	0	#DIV/0!
Video Gambling	01-4-110-4440	547,447.50	42,473.58	229,726.06	500,000	46%
Franchise Fees	01-4-110-4450	219,440.70	0.00	96,274.17	231,295	42%
Comcast Fees	01-4-110-4455	0.00	0.00	0.00	0	0%
Death/Birth Certificates	01-4-110-4460	20,516.00	712.00	8,197.00	20,360	40%
Accident/Fire Reports	01-4-110-4470	1,620.00	0.00	0.00	2,430	0%
Annexation/Plat Fees	01-4-110-4471	0.00	0.00	0.00	0	#DIV/0!
Hosting Fees	01-4-110-4472	141,943.56	9,635.12	27,164.36	41,000	66%
Fuel Charges (outside vendors)	01-4-110-4550	542,290.66	50,471.69	249,160.35	562,328	44%
Interest Income	01-4-110-4600	822,069.29	36,637.79	260,008.41	500,000	52%
Miscellaneous	01-4-110-4900	2,214,969.44	93,344.74	153,200.43	84,050	182%
Heritage Days	01-4-110-4901	37,676.00	0.00	31,781.45	0	#DIV/0!
Historic Pres. Fundraising	01-4-110-4902	805.00	0.00	445.00	0	0%
Historic Pres. Grant Reimb.	01-4-110-4903	0.00	0.00	0.00	0	0%
Sale of Assets	01-4-110-4950	0.00	0.00	0.00	0	0%
Operating Transfer in (Reserves)	01-4-110-9998	268,000.00	0.00	0.00	0	0%
Total General Administration Revenues		24,050,373.79	1,406,579.27	8,819,346.94	18,051,899	49%
Salaries - Elected Officials	01-5-110-5000	214,522.45	16,157.97	90,439.74	215,889	42%
Salaries - Regular - FT	01-5-110-5010	243,207.54	25,759.56	40,088.61	275,184	15%
Group Health Insurance	01-5-110-5130	438,732.99	33,775.13	163,086.36	564,692	29%
Health Ins Claims Pd (Dental)	01-5-110-5131	20,501.24	595.20	9,797.92	30,000	33%
Group Life Insurance	01-5-110-5132	495.59	41.10	221.17	543	41%
Health Insurance Reimb.	01-4-110-4540	(146,776.01)	(11,594.77)	(60,601.15)	(135,057)	45%
Unemployment Compensation	01-5-110-5136	0.00	0.00	0.00	0	0%
Memberships, Mtgs & Conf,	01-5-110-5154	20,854.31	900.00	17,756.82	41,882	42%
Subscriptions/Ed Materials	01-5-110-5156	0.00	0.00	0.00	0	#DIV/0!
Gen Admin Personnel & Benefit Expenses		791,538.11	65,634.19	260,789.47	993,133	26%
American Rescue Plan Exp.	01-5-110-4152	0.00	0.00	36,988.86	0	#DIV/0!
Repairs/Maint - Bldgs	01-5-110-6010	29,091.41	1,097.60	6,371.14	29,600	22%
Repairs/Maint - Equip	01-5-110-6020	4,081.83	323.50	1,638.31	5,000	33%
Legal	01-5-110-6110	7,438.61	420.46	2,083.24	62,250	3%
Other Professional Services	01-5-110-6190	58,731.94	243.92	7,802.54	40,000	20%
Back to Business Grant	01-5-110-6191	0.00	0.00	0.00	0	0%
Telephone	01-5-110-6200	16,721.40	940.21	6,621.23	21,250	31%
Codification	01-5-110-6225	1,653.00	0.00	0.00	4,600	0%
Other Communications	01-5-110-6290	1,796.56	145.60	604.38	2,250	27%
Gen Admin Contractual Expenses		119,514.75	3,171.29	62,109.70	164,950	38%

General Administration (cont)	Account #	Actual FY24	Month of September	YTD Actual for FY25	Budget FY25	42% of Budget
Office Supplies	01-5-110-7020	122,855.52	4,418.98	61,334.62	161,900	38%
Gas and Oil	01-5-110-7030	583,779.79	24,703.87	184,478.29	500,000	37%
Other Supplies	01-5-110-7800	1,185.65	23.68	387.56	2,500	16%
Gen Admin Supplies Expenses		707,820.96	29,146.53	246,200.47	664,400	37%
Miscellaneous Expense	01-5-110-7900	2,116,082.46	5,233.69	37,214.83	35,150	106%
Reimb of Seized Vehicle Fee	01-5-110-7901	0.00	0.00	0.00	0	0%
Heritage Days	01-5-110-7902	45,986.75	1,285.12	38,402.98	0	0%
Comcast Charges	01-5-110-7903	0.00	0.00	0.00	0	0%
Historic Preservation	01-5-110-7904	0.00	0.00	0.00	0	0%
Disaster Relief	01-5-110-7905	41,841.00	0.00	0.00	0	#DIV/0!
Operating Transfers Out (ARPA)	01-5-110-9990	750,680.34	6,852.50	421,553.25	832,061	51%
Operating Transfers Out	01-5-110-9999	1,918,002.81	0.00	371,610.11	996,156	37%
Total General Administration Expenses		5,698,945.84	104,470.82	1,016,327.56	3,685,850	28%
NET GENERAL ADMINISTRATION		18,351,427.95	1,302,108.45	7,803,019.38	14,366,049	54%
General Fund - Audit Department						
RE Taxes - Audit	01-4-130-4010	20,057.96	2,760.05	18,920.28	20,000	95%
Accounting & Auditing	01-5-130-6100	51,660.00	0.00	42,998.00	53,210	81%
NET - AUDIT DEPARTMENT		(31,602.04)	2,760.05	(24,077.72)	(33,210)	73%
General Fund - IMRF Department						
RE Taxes - IMRF	01-4-140-4010	65,114.98	8,964.61	61,452.66	65,000	95%
Replacement Tax	01-4-140-4120	90,999.00	0.00	0.00	90,999	0%
Expense Reimbursement	01-4-140-4940	11,505.84	945.58	5,191.05	18,184	29%
Total IMRF Revenues		167,619.82	9,910.19	66,643.71	174,183	38%
IMRF Premium Expense	01-5-140-5120	84,100.11	10,333.33	38,169.90	106,049	36%
NET - IMRF DEPARTMENT		83,519.71	(423.14)	28,473.81	68,134	42%
General Fund - Social Security Department						
RE Taxes - FICA/Med	01-4-150-4010	200,244.16	27,579.79	189,060.23	200,000	95%
Expense Reimbursement	01-4-150-4940	151,851.27	13,383.66	56,180.89	154,158	36%
Library Expense Reimb.	01-4-150-4941	39,954.52	3,523.64	19,404.24	44,974	43%
Total Soc Security Revenues		392,049.95	44,487.09	264,645.36	399,132	66%
FICA Expense	01-5-150-5110	248,458.07	19,666.44	111,492.33	255,344	44%
Medicare Expense	01-5-150-5112	155,235.76	11,735.60	70,415.64	161,235	44%
Total Soc Security Expenses		403,693.83	31,402.04	181,907.97	416,579	44%
NET - SOCIAL SECURITY DEPT		(11,643.88)	13,085.05	82,737.39	(17,447)	-574%
General Fund - Liability Insurance Dept						
RE Taxes - Ins Liability	01-4-160-4010	300,360.98	41,373.14	283,614.10	300,000	95%
Expense Reimbursement	01-4-160-4940	0.00	0.00	0.00	0	0%
Total Liability Insurance Revenues		300,360.98	41,373.14	283,614.10	300,000	95%
Insurance Premium	01-5-160-6800	481,972.18	0.00	0.00	549,189	0%
NET - LIABILITY INSURANCE DEPT		(181,611.20)	41,373.14	283,614.10	(249,189)	-114%

Police Department	Account #	Actual FY24	Month of September	YTD Actual for FY25	Budget FY25	42% of Budget
RE Property Tax	01-4-210-4010	1,322,677.15	218,295.62	1,496,422.96	1,583,068	95%
Grants	01-4-210-4150	466,698.54	13,366.81	14,088.87	329,842	4%
Asset Forfeiture Revenue	01-4-210-4386	3,071.48	0.00	0.00	0	#DIV/0!
Police Court Fines	01-4-210-4400	57,606.19	6,527.44	30,594.86	40,000	76%
eCitation Fees	01-4-210-4410	2,519.39	289.50	1,303.01	0	#DIV/0!
Police Accident Reports	01-4-210-4470	1,480.00	240.00	1,150.00	0	#DIV/0!
Sex Offender Reg Fee	01-4-210-4480	2,000.00	100.00	1,000.00	2,400	42%
Violent Offender Reg Fee	01-4-210-4490	50.00	0.00	0.00	0	0%
Miscellaneous Revenues	01-4-210-4900	65,895.63	5,801.20	20,924.38	40,000	52%
Expense Reimbursement	01-4-210-4940	46,354.66	14,595.20	28,368.08	0	0%
SRO Reimbursement	01-4-210-4945	129,833.23	10,487.32	29,789.45	104,873	28%
Sale of Assets	01-4-210-4950	12,970.00	0.00	0.00	0	0%
COSSAP Reimbursement	01-4-210-4955	123,955.80	11,237.84	55,278.01	134,916	41%
Total Police Department Revenues		2,235,112.07	280,940.93	1,678,919.62	2,235,099	75%
Salary - Regular - FT	01-5-210-5010	3,997,152.86	296,537.85	1,812,136.45	4,607,095	39%
Overtime	01-5-210-5040	427,463.71	17,917.47	93,036.24	423,995	22%
Police Pension	01-5-210-5122	1,572,765.00	0.00	0.00	1,834,801	0%
Health Insurance	01-5-210-5130	747,267.62	51,370.41	227,323.07	1,024,008	22%
Dental Claims	01-5-210-5131	43,661.40	5,757.60	19,288.04	52,000	37%
Unemployment Compensation	01-5-210-5136	12,935.00	0.00	12,432.00	52,000	0%
Uniform Allowance	01-5-210-5140	95,105.22	(3,506.96)	76,462.20	108,934	70%
Training	01-5-210-5152	83,756.81	2,224.88	17,539.44	142,280	12%
Police Dept Personnel & Benefit Expenses		6,980,107.62	370,301.25	2,258,217.44	8,245,113	27%
Repair/Maint-Equipment	01-5-210-6020	23,623.32	961.34	7,705.08	30,270	25%
Repair/Maint-Vehicles	01-5-210-6030	40,514.31	3,267.82	13,388.35	79,850	17%
Telephone/Utilities	01-5-210-6200	46,496.75	32,265.04	35,046.53	46,100	76%
Physical Exams	01-5-210-6810	5,645.00	0.00	110.00	11,840	1%
Community Policing	01-5-210-6816	8,213.91	3,907.32	5,054.19	11,000	46%
K-9 Program Expenses	01-5-210-6818	11,960.25	396.64	1,697.74	9,330	18%
Sex Offender State Disburse	01-5-210-6835	1,300.00	195.00	650.00	2,000	33%
Violent Offender State Disburse	01-5-210-6845	80.00	0.00	0.00	0	0%
Police Department - Contractual Expenses		137,833.54	40,993.16	63,651.89	190,390	33%
Office Supplies	01-5-210-7020	8,305.06	1,541.69	22,524.49	9,800	230%
Gas & Oil	01-5-210-7030	105,371.08	10,071.12	39,840.03	135,000	30%
Operating Supplies	01-5-210-7040	26,978.57	1,603.57	14,785.62	46,025	32%
Miscellaneous Expense	01-5-210-7900	66,574.92	1,802.71	5,385.72	17,900	30%
Police Asset Forfeiture Expense	01-5-210-7901	8,139.84	0.00	21,692.14	0	#DIV/0!
eCitation Expenses	01-5-210-7902	2,896.16	0.00	0.00	3,000	0%
Police Department - Supplies Expense		218,265.63	15,019.09	104,228.00	211,725	49%
Equipment	01-5-210-8200	32,202.15	28,485.09	97,022.16	61,375	158%
Vehicles	01-5-210-8300	85,302.00	0.00	0.00	0	#DIV/0!
Total Police Department Expenses		7,453,710.94	454,798.59	2,523,119.49	8,708,603	29%
NET - POLICE DEPARTMENT		(5,218,599)	(173,858)	(844,200)	(6,473,504)	13%
Public Safety Building Department						
Salaries - Regular - FT	01-5-215-5010	771,486.23	61,250.20	197,028.74	812,431	24%
Other (FICA & IMRF)	01-5-215-5079	94,246.08	7,766.52	24,983.25	128,445	19%
Other Contractual Services	01-5-215-6890	264,120.44	22,016.44	74,776.29	357,248	21%
NET - PUBLIC SAFETY BLDG DEPT		(1,129,852.75)	31,467.24	(296,788.28)	(1,298,124)	23%

Fire Department	Account #	Actual FY24	Month of September	YTD Actual for FY25	Budget FY25	42% of Budget
RE Property Tax	01-4-220-4010	1,152,126.91	383,871.91	1,010,008.30	1,250,945	81%
Grants	01-4-220-4150	474,821.64	1,502.15	47,690.90	595,248	0%
Fire Reports	01-4-220-4470	5.00	0.00	0.00	0	#DIV/0!
Miscellaneous Revenues	01-4-220-4900	57,441.27	23,556.00	56,484.11	15,000	377%
Expense Reimbursement	01-4-220-4940	55,210.19	0.00	5,761.00	0	0%
Sale of Assets	01-4-220-4950	0.00	0.00	6,175.00	0	0%
Ambulance Services	01-4-220-4960	443,472.37	101,679.60	637,410.35	800,000	80%
Total Fire Department Revenues		2,183,077.38	510,609.66	1,763,529.66	2,661,193	66%
Salaries - Regular - FT	01-5-220-5010	2,478,196.75	179,841.89	929,497.59	2,639,914	35%
Overtime	01-5-220-5040	138,436.28	22,534.36	66,939.95	215,000	31%
Fire Pension	01-5-220-5124	1,247,022.00	0.00	0.00	1,347,253	0%
Health Insurance	01-5-220-5130	465,778.55	37,915.55	146,417.11	554,521	26%
Dental Insurance	01-5-220-5131	43,412.38	7,334.88	16,055.48	36,000	45%
Unemployment Compensation	01-5-220-5136	0.00	0.00	0.00	0	0%
Uniform Allowance	01-5-220-5140	40,444.67	0.00	33,782.66	39,890	85%
Training	01-5-220-5152	15,058.71	649.43	1,456.75	20,850	7%
Fire Depart Personnel & Benefits Expenses		4,428,349.34	248,276.11	1,194,149.54	4,853,428	25%
Repair/Maint-Bldg	01-5-220-6010	46,899.90	8,150.80	13,403.81	35,400	38%
Repair/Maint-Equipment	01-5-220-6020	18,449.25	1,721.53	10,041.81	20,901	48%
Repair/Maint-Vehicles	01-5-220-6030	61,705.38	7,015.16	41,153.55	41,200	100%
Telephone/Utilities	01-5-220-6200	12,095.19	1,040.38	2,590.10	14,310	18%
Physical Exams	01-5-220-6810	236.12	0.00	305.93	29,200	1%
Fire Prevention	01-5-220-6822	8,660.53	4.00	902.96	7,630	12%
Emergency Medical Supplies	01-5-220-6824	11,675.26	617.54	3,140.24	11,760	27%
Ambulance Services	01-5-220-6830	1,685,381.32	147,854.49	584,189.68	1,771,200	33%
Fire Department - Contractual Expenses		1,845,102.95	166,403.90	655,728.08	1,931,601	34%
Office Supplies	01-5-220-7020	34,947.58	8,447.86	44,993.37	56,156	80%
Gas & Oil	01-5-220-7030	24,501.50	1,611.39	7,645.81	32,000	24%
Operating Supplies	01-5-220-7040	7,824.37	817.10	2,765.36	9,980	28%
Miscellaneous Expense	01-5-220-7900	824.00	299.00	299.00	2,500	12%
Fire Department - Supplies Expenses		68,097.45	11,175.35	55,703.54	100,636	55%
Equipment	01-5-220-8200	30,789.39	31,862.61	569,291.38	34,894	1631%
Total Fire Department Expenses		6,372,339.13	457,717.97	2,474,872.54	6,920,559	36%
NET - FIRE DEPARTMENT		(4,189,261.75)	52,891.69	(711,342.88)	(4,259,366)	17%
Police & Fire Commission Department						
Physical Exams	01-5-225-6810	7,820.20	520.00	4,077.00	38,400	11%
Other Contractual Services	01-5-225-6890	33,803.27	1,637.50	3,587.50	12,250	29%
NET - POLICE & FIRE COMMISSION		(41,623.47)	2,157.50	(7,664.50)	(50,650)	15%

Community Development	Account #	Actual FY24	Month of September	YTD Actual for FY25	Budget FY25	42% of Budget
Building Permits	01-4-230-4300	576,040.56	19,273.88	67,378.59	300,000	22%
Electric Permits	01-4-230-4310	70,637.06	1,156.62	7,655.58	36,000	21%
Electrician Certification Fees	01-4-230-4315	5,550.00	150.00	1,700.00	3,000	57%
Plumbing Permits	01-4-230-4320	26,347.20	1,192.50	5,772.50	18,000	32%
HVAC Permits	01-4-230-4330	28,601.36	289.57	2,516.20	18,000	14%
Plan Review Fees	01-4-230-4340	230,690.64	3,563.38	7,003.04	150,000	5%
Sidewalk/Lot Grading Fees	01-4-230-4350	35,406.25	960.00	5,475.00	25,000	22%
Insulation Permits	01-4-230-4360	9,147.50	0.00	385.00	9,000	4%
Fire Review Fees	01-4-230-4365	0.00	0.00	0.00	0	#DIV/0!
Zoning Review Fee	01-4-230-4370	6,111.97	685.00	2,420.00	5,000	48%
Code Enforcement	01-4-230-4380	6,087.28	300.00	1,212.50	3,000	40%
Forced Mowings Reimb.	01-4-230-4385	1,978.75	0.00	65.00	0	0%
Other Permits	01-4-230-4390	8,574.00	845.00	3,020.00	7,500	40%
Miscellaneous	01-4-230-4900	423.80	0.00	0.00	100	0%
Expense Reimbursement	01-4-230-4940	2,125.62	0.00	805.72	2,500	32%
Planning Fees	01-4-230-4950	5,825.00	775.00	3,475.00	25,000	14%
Planning Miscellaneous	01-4-230-4955	1,110.00	50.00	255.00	1,200	21%
Building Department - Revenues		1,014,656.99	29,240.95	109,139.13	603,300	18%
Salaries- Regular - FT	01-5-230-5010	275,168.30	23,135.85	102,077.14	294,232	35%
FICA	01-5-230-5079	20,222.19	2,539.86	7,532.46	22,509	33%
IMRF	01-5-230-5120	11,505.84	1,418.37	4,245.47	18,184	23%
Health Ins Expense	01-5-230-5130	43,543.18	3,731.15	14,087.71	55,392	25%
Dental Insurance	01-5-230-5131	4,856.80	220.00	1,520.80	4,000	38%
Unemployment	01-5-230-5136	0.00	0.00	0.00	0	0%
Training	01-5-230-5152	160.00	166.88	1,263.98	2,000	63%
Building Dept Personnel & Benefits Expense		355,456.31	31,212.11	130,727.56	396,317	33%
Repair/Maint - Equip	01-5-230-6020	2,677.23	168.50	796.61	3,300	24%
Repair/Maint - Vehicles	01-5-230-6030	1,107.52	1,124.56	1,161.55	3,000	39%
Other Professional Services	01-5-230-6190	69,417.74	3,183.16	12,732.64	38,198	33%
Telephone	01-5-230-6200	1,475.18	122.53	366.87	1,700	22%
Postage	01-5-230-6210	3,517.60	51.34	1,317.58	6,000	22%
Printing & Publishing	01-5-230-6220	3,981.37	0.00	778.40	3,000	26%
Other Contractual Services	01-5-230-6890	5,280.00	10,500.00	10,500.00	6,150	171%
Building Department - Contractual Expenses		87,456.64	15,150.09	27,653.65	61,348	45%
Office Supplies	01-5-230-7020	3,906.21	167.39	1,128.28	16,000	7%
Gas & Oil	01-5-230-7030	1,953.17	200.70	818.72	3,000	27%
Miscellaneous Expense	01-5-230-7900	72.81	15,689.75	17,072.24	1,500	1138%
Operating Transfer Out	01-5-230-9999	0.00	0.00	0.00	0	0%
Building Department - Supplies Expenses		5,932.19	16,057.84	19,019.24	20,500	93%
Total Building Department Expenses		448,845.14	62,420.04	177,400.45	478,165	37%
NET - BUILDING DEPARTMENT		565,811.85	(33,179.09)	(68,261.32)	125,135	-55%
Civil Defense Department						
RE Tax - Civil Defense	01-4-240-4010	7,037.06	2,154.93	5,669.87	7,000	81%
Miscellaneous Revenues	01-4-240-4900	0.00	0.00	0.00	0	0%
Miscellaneous Expense	01-5-240-7900	6,223.00	0.00	6,300.00	7,211	87%
NET - CIVIL DEFENSE DEPARTMENT		814.06	63,405.13	(630.13)	(211)	-6%

Street Department	Account #	Actual FY24	Month of September	YTD Actual for FY25	Budget FY25	42% of Budget
RE Tax - Road & Bridge	01-4-310-4010	360,361.14	114,448.17	317,503.96	320,000	99%
Grants	01-4-310-4150	302,880.68	0.00	121,870.70	0	0%
Sidewalk/Driveway/Lot Grading	01-4-310-4350	0.00	0.00	0.00	0	0%
Miscellaneous Revenues	01-4-310-4900	5,236.36	2,650.04	2,950.49	4,000	74%
Expense Reimbursement	01-4-310-4940	380,110.86	0.00	500.00	20,000	3%
Expense Reimbursement	01-5-310-4940	(20,870.37)	0.00	0.00	0	0%
Sale of Assets	01-4-310-4950	0.00	0.00	0.00	0	0%
Intergovernmental Revenue	01-4-310-4960	0.00	0.00	0.00	0	0%
Street Department - Revenues		1,027,718.67	117,098.21	442,825.15	344,000	129%
Salaries - Regular - FT	01-5-310-5010	726,519.88	58,676.43	261,636.68	770,974	34%
Overtime	01-5-310-5040	74,112.95	6,093.20	23,413.20	55,000	43%
Health Insurance	01-5-310-5130	263,746.68	22,289.10	89,701.40	290,448	31%
Uniform Allowance	01-5-310-5140	18,381.02	443.94	4,438.61	16,700	27%
Training	01-5-310-5152	0.00	0.00	0.00	1,500	0%
Street Dept - Personnel & Benefits Expenses		1,082,760.53	87,502.67	379,189.89	1,134,622	33%
Repair/Maint - Storm Drain	01-5-310-6001	28,313.92	2,838.80	11,886.00	30,000	40%
Repair/Maint - St/Parking Lot	01-5-310-6002	134,037.00	28,988.74	66,205.31	100,000	66%
Repair/Maint - Sidewalk/Curb	01-5-310-6003	36,276.79	(12,896.00)	23,371.00	40,000	58%
Repair/Maint - Building	01-5-310-6010	17,575.54	1,624.00	39,583.97	12,000	330%
Repair/Maint - Equipment	01-5-310-6020	240,715.05	11,185.69	82,759.01	140,000	59%
Repair/Maint - Traffic Signal	01-5-310-6024	55,651.57	2,038.80	4,141.30	32,500	13%
Telephone/Utilities	01-5-310-6200	10,380.70	905.22	2,716.20	9,200	30%
Leaf Clean-up/Removal	01-5-310-6826	976.13	0.00	0.00	12,000	0%
Street Department - Contractual Expenses		523,926.70	34,685.25	230,662.79	375,700	61%
Office Supplies	01-5-310-7020	7,764.11	824.28	1,379.77	6,000	23%
Gas & Oil	01-5-310-7030	75,071.73	4,978.78	22,098.59	80,000	28%
Operating Supplies	01-5-310-7040	41,302.62	3,064.71	15,364.29	32,000	48%
Miscellaneous Expense	01-5-310-7900	3,078.23	10,313.74	10,410.51	2,000	521%
Street Department - Supplies Expenses		127,216.69	19,181.51	49,253.16	120,000	41%
Equipment	01-5-310-8200	0.00	0.00	0.00	0	0%
Total Street Department Expenses		1,733,903.92	141,369.43	659,105.84	1,630,322	40%
NET - STREET DEPARTMENT		(706,185.25)	(24,271.22)	(216,280.69)	(1,286,322)	17%
Street Lighting						
RE Tax - Street Lighting	01-4-330-4010	210,294.06	64,452.27	169,580.85	210,000	81%
Expense Reimbursement	01-5-330-4940	0.00	0.00	0.00	0	0%
Repair/ Maint - Street Light	01-5-330-6022	57,203.88	132.84	999.84	10,000	10%
Street Lighting - Electricity	01-5-330-6310	253,828.82	22,996.44	90,800.50	283,000	32%
NET - STREET LIGHTING		(100,738.64)	41,322.99	77,780.51	(83,000)	-94%

		Actual FY24	Month of September	YTD Actual for FY25	Budget FY25	42% of Budget
Landfill Department						
RE Tax - Refuse/Landfill	01-4-335-4010	50,081.98	15,347.24	40,380.27	50,000	81%
Miscellaneous Revenue	01-4-335-4900	0.00	0.00	0.00	0	0%
Miscellaneous Expenses	01-5-335-7900	55,595.25	0.00	48.00	54,500	0%
NET - GARBAGE DEPARTMENT		(5,513.27)	15,347.24	40,332.27	(4,500)	-896%
Forestry Department						
RE Tax - Forestry	01-4-340-4010	40,073.98	12,283.98	32,320.47	40,000	81%
Other Fees	01-4-340-4490	0.00	0.00	0.00	0	0%
Miscellaneous	01-4-340-4900	0.00	0.00	0.00	0	0%
Forestry Department Revenues		40,073.98	12,283.98	32,320.47	40,000	81%
Repair/ Maint - Other	01-5-340-6090	0.00	0.00	0.00	0	0%
Tree Removal or Purchase	01-5-340-6850	34,563.83	3,432.00	4,302.00	65,000	7%
Miscellaneous Expense	01-5-340-7900	0.00	0.00	0.00	0	0%
Forestry Department Expenses		34,563.83	3,432.00	4,302.00	65,000	7%
NET - FORESTRY DEPARTMENT		5,510.15	8,851.98	28,018.47	(25,000)	0%
Engineering Department						
Engineering	01-5-360-6140	19,345.13	4,467.50	4,467.50	27,000	17%
Subdivision Expense	01-5-360-6824	42,157.50	0.00	1,275.00	10,000	13%
Office Supplies	01-5-360-7020	7,279.06	64.78	400.11	7,500	5%
Gas & Oil	01-5-360-7030	0.00	0.00	0.00	0	0%
NET - ENGINEERING DEPARTMENT		(68,781.69)	(4,532.28)	(6,142.61)	(44,500)	14%
Health / Social Services						
Council on Aging	01-5-410-6830	0.00	0.00	0.00	0	#DIV/0!
Demolition / Nuisance	01-5-410-6832	3,398.75	1,117.50	2,617.50	4,500	58%
NET - HEALTH / SOCIAL SERVICES		(3,398.75)	(1,117.50)	(2,617.50)	(4,500)	58%
Economic Development						
Planning Dept Services	01-5-610-6150	2,200.00	680.00	680.00	3,360	20%
Economic / Business	01-5-610-6840	80,325.91	0.00	31,817.48	92,022	35%
Tourism	01-5-610-6842	0.00	0.00	0.00	0	#DIV/0!
Historic Preservation	01-5-610-6844	3,761.90	0.00	0.00	4,000	0%
NET - ECONOMIC DEVELOPMENT		(86,287.81)	(680.00)	(32,497.48)	(99,382)	33%
Utility Tax Dept.						
Utility Tax - Electric	01-4-751-4131	902,302.75	42,340.06	284,288.72	817,193	35%
Utility Tax - Gas	01-4-751-4132	768,204.55	27,251.25	189,263.24	509,380	37%
Utility Tax - Telephone	01-4-751-4133	136,732.67	10,765.13	43,961.41	137,491	32%
Grants	01-4-751-4150	0.00	0.00	0.00	0	0%
Expense Reimbursement	01-4-751-4940	0.00	0.00	0.00	0	0%
Tripp Rd. Reconstruction	01-5-751-8056	0.00	0.00	0.00	0	0%
Southside Stormsewer Study	01-5-751-8058	0.00	0.00	0.00	0	0%
Bellwood Detention Basin	01-5-751-8060	0.00	0.00	0.00	0	0%
Poplar Grove/ Lawrenceville Int	01-5-751-8062	0.00	0.00	0.00	0	0%
		1,807,239.97	80,356.44	517,513.37	1,464,064	35%
TOTAL GENERAL FUND REVENUES		33,505,754.66	2,617,594.35	14,213,048.78	26,559,870	54%
TOTAL GENERAL FUND EXPENSES		24,466,530.34	1,388,593.94	7,562,062.46	24,465,393	31%
NET REV OVER (UNDER) EXP		9,039,224.32	1,229,000.41	6,650,986.32	2,094,478	

CASH FLOW STATEMENT FOR WATER / SEWER FUND as of September, 2024

Water / Sewer General Administration

Line Item	Account #	Actual FY24	Month of September	Actual FY25	Budget FY25	42% of Budget
Beginning Cash & Investments		76,901		76,901.00	75,632	
Interest Income-sweep acct	61-4-110-4600	0	0.00	0.00	0	
Miscellaneous Revenues	61-4-110-4900	2,017	0.00	5.33	0	
Operating Transfer Out	61-5-110-9999	0	0.00	0.00	0	
Ending Cash		78,918	0.00	76,906.33	75,632	

Water Department

Line Item	Account #	Actual FY24	Month of September	Actual FY25	Budget FY25	42% of Budget
Beginning Cash & Investments		273,188		273,187.92	(90,298)	
Grants	61-4-810-4150	0	0.00	4,003.65	0	#DIV/0!
Water Consumption	61-4-810-4500	1,862,662	195,138.81	835,978.40	1,916,032	44%
Dep on Agr - Westhill	61-4-810-4521	37,377	9,992.00	19,862.00	10,000	0%
Meters Sold	61-4-810-4530	141,391	4,375.00	11,566.25	94,000	12%
Other Services	61-4-810-4590	4,013	259.00	1,370.50	3,000	46%
Tyler 2% CC	61-4-810-4595	0	2,615.06	9,190.79	0	#DIV/0!
W/S Interest	61-4-810-4600	279	24.34	96.28	200	48%
Miscellaneous Revenues	61-4-810-4900	7,983	2,076.90	2,076.90	0	0%
Expense Reimbursement	61-4-810-4940	4,510	89.00	4,598.94	0	0%
Sale of Assets	61-4-810-4950	0	0.00	0.00	0	0%
Operating Transfers-In	61-4-810-9998	0	0.00	0.00	0	0%
Total Water Department Revenues		2,058,215	214,570.11	884,740.06	2,023,232	44%
Salaries - Regular - FT	61-5-810-5010	586,753	41,691.47	251,800.47	672,562	37%
Overtime	61-5-810-5040	44,113	2,336.40	17,913.67	35,000	51%
FICA Water	61-5-810-5079	46,234	3,360.20	19,926.85	54,129	37%
IMRF	61-5-810-5120	30,291	2,285.06	13,511.46	43,727	31%
Group Health Insurance	61-5-810-5130	196,471	18,775.32	93,876.60	208,547	45%
Uniform Allowance	61-5-810-5140	8,344	0.00	2,269.97	11,000	21%
Rep& Maint-Infrastructure	61-5-810-6000	73,203	4,648.48	49,879.18	75,000	67%
Rep& Maint - Buildings	61-5-810-6010	11,778	358.61	14,128.37	16,000	88%
Rep& Maint - Equipment	61-5-810-6020	46,859	1,471.00	37,147.51	35,000	106%
Rep& Maint - Vehicles	61-5-810-6030	12,686	1,327.47	5,393.15	20,000	27%
Rep& Maint - Contractual	61-5-810-6040	64,363	10,189.81	27,614.17	80,000	35%
Other Professional Serv	61-5-810-6190	18,001	3,444.49	10,424.19	10,000	104%
Telephone	61-5-810-6200	5,470	453.37	2,460.87	8,000	31%
Postage	61-5-810-6210	17,395	1,454.75	7,042.93	20,000	35%
Utilities	61-5-810-6300	267,921	685.22	130,710.23	250,000	52%
Office Equip Rental/Maint	61-5-810-6410	24,248	760.11	7,186.30	30,000	24%
Liability Insurance	61-5-810-6800	116,294	0.00	0.00	128,000	0%
Lab Expense	61-5-810-6812	20,858	1,759.00	17,738.88	47,000	38%
Office Supplies	61-5-810-7020	12,920	394.45	26,633.72	10,000	266%
Gas & Oil	61-5-810-7030	23,328	2,584.97	11,651.65	25,000	47%
Operating Supplies	61-5-810-7040	87,447	2,609.93	28,697.61	75,000	38%
Chemicals	61-5-810-7050	122,126	6,844.51	47,182.06	150,000	31%
Meters	61-5-810-7060	103,683	3,506.06	13,848.81	20,000	69%
Bad Debt Expense	61-5-810-7850	818	0.00	226.07	2,000	11%
Miscellaneous Expense	61-5-810-7900	127,561	108.31	2,499.18	4,000	62%
Disaster Relief	61-5-810-7905	0	0.00	0.00	0	#DIV/0!
Equipment	61-5-810-8200	0	0.00	0.00	0	0%
Transfer Out	61-5-810-9999	0	0.00	0.00	0	0%
Tyler 2% CC	61-5-810-4595	0	3,106.73	12,227.52	0	#DIV/0!
Depreciation Set Aside		285,000	23,750.00	118,750.00	285,000	42%
Bond Pmt Set Aside		0	0.00	0.00	0	0%
Total Water Department Expenses		2,354,163	137,905.72	970,741.42	2,314,965	42%
NET WATER DEPARTMENT		(295,948)	76,664.39	(86,001.36)	(291,733)	
Ending Cash & Investments		(22,760)	76,664.39	187,186.56	(382,031)	

CASH FLOW STATEMENT FOR WATER / SEWER FUND as of September, 2024

Sewer Department

Line Item	Account #	Actual FY24	Month of September	Actual FY25	Budget FY25	42% of Budget
Beginning Cash & Investments		555,396		555,395.78	(109,962)	
Grants	61-4-820-4150	0	6,310.09	6,310.09	0	0%
Sewer Consumption	61-4-820-4500	2,954,569	319,275.02	1,283,319.71	2,803,240	46%
Dep on Agr - Westhills	61-4-820-4521	20,767	5,384.00	10,702.00	10,000	0%
Meters Sold	61-4-820-4530	141,919	4,375.00	11,566.25	94,000	12%
Other Services	61-4-820-4590	46,785	3,650.60	18,539.50	53,000	35%
WWT Interest	61-4-820-4600	13,294	135.36	1,850.69	0	#DIV/0!
Miscellaneous Revenues	61-4-820-4900	11,128	2,076.90	4,448.20	0	0%
Expense Reimbursement	61-4-820-4940	16,264	0.00	291,423.04	0	0%
Operating Transfers-In	61-4-820-9998	0	0.00	0.00	0	0%
Total Sewer Department Revenues		3,204,726	341,206.97	1,628,159.48	2,960,240	55%
Salaries - Regular - FT	61-5-820-5010	695,025	48,730.47	351,694.21	717,955	49%
Overtime	61-5-820-5040	73,765	5,263.77	31,780.89	55,000	58%
FICA WWTP	61-5-820-5079	55,609	4,122.59	24,420.19	59,131	41%
IMRF	61-5-820-5120	36,416	2,802.32	16,556.89	47,769	35%
Group Health Insurance	61-5-820-5130	308,093	19,172.12	107,944.60	254,359	42%
Dental Claims	61-5-820-5131	0	0.00	0.00	0	#DIV/0!
Uniform Allowance	61-5-820-5140	21,231	0.00	5,216.98	20,600	25%
Travel	61-5-820-5151	0	0.00	0.00	0	#DIV/0!
Rep & Maint - Infrastruc.	61-5-820-6000	0	0.00	0.00	0	#DIV/0!
Rep & Maint - Lift Stations	61-5-820-6005	110,947	5,307.35	33,493.61	30,000	112%
Rep & Maint - Buildings	61-5-820-6010	97,372	4,039.44	97,323.35	90,000	108%
Rep & Maint - Equipment	61-5-820-6020	148,884	59.99	1,254.88	0	#DIV/0!
Rep & Maint - Vehicles	61-5-820-6030	6,504	50.81	9,411.37	28,000	34%
Rep & Maint - Contractual	61-5-820-6040	53,458	2,557.69	13,264.97	50,000	27%
Other Professional Serv	61-5-820-6190	89,205	1,162.50	43,793.93	73,500	60%
NARP Watershed	61-5-820-6195	17,116	0.00	17,380.00	17,500	99%
Telephone	61-5-820-6200	7,804	810.89	3,960.38	10,000	40%
Postage	61-5-820-6210	18,120	1,454.75	7,042.93	19,000	37%
Utilities	61-5-820-6300	249,318	4,149.48	129,697.98	215,000	60%
Office Equip Rental/Maint	61-5-820-6410	7,303	760.66	7,189.06	9,000	80%
Liability Insurance	61-5-820-6800	138,099	0.00	0.00	152,000	0%
Lab Expense	61-5-820-6812	87,421	875.49	20,779.49	50,000	42%
Sludge Disposal	61-5-820-6814	26,914	713.91	5,401.80	65,000	8%
Maintenance Supplies	61-5-820-7010	274	0.00	0.00	0	#DIV/0!
Office Supplies	61-5-820-7020	12,258	394.45	28,016.98	12,000	233%
Gas & Oil	61-5-820-7030	11,826	6,678.79	16,060.37	25,000	64%
Operating Supplies	61-5-820-7040	32,304	1,061.25	4,398.39	20,000	22%
Chemicals	61-5-820-7050	83,035	10,305.00	37,401.95	60,000	62%
Meters	61-5-820-7060	103,683	3,506.04	13,848.78	20,000	69%
Bad Debt Expense	61-5-820-7850	937	99.76	279.72	2,000	14%
Miscellaneous Expenses	61-5-820-7900	3,925	0.00	1,055.00	2,000	53%
Disaster Relief	61-5-820-7905	0	0.00	0.00	0	#DIV/0!
Equipment	61-5-820-8200	0	0.00	0.00	0	0%
Operating Transfer Out	61-5-820-9999	0	0.00	0.00	0	0%
Depreciation Set Aside		255,000	21,250.00	106,250.00	255,000	42%
Bond Pmt Set Aside		123,000	10,250.00	51,250.00	123,000	42%
		2,874,845	155,579.52	1,186,168.70	2,482,814	48%

Sewer Department

Collection System Expenses

Salaries - Regular - FT	61-5-830-5010	354,300	30,164.78	166,308.95	330,386	50%
Overtime	61-5-830-5040	35,854	10,762.68	28,659.91	30,000	96%
FICA Sewer	61-5-830-5079	29,786	3,130.96	14,915.14	27,570	54%
IMRF	61-5-830-5120	19,497	2,124.14	10,118.88	22,272	45%
Group Health Insurance	61-5-830-5130	106,612	14,659.20	73,296.00	149,534	49%
Uniform Allowance	61-5-830-5140	6,960	0.00	1,348.53	6,600	20%
Rep & Maint - Infrastructure	61-5-830-6000	21,551	12,812.20	34,494.63	35,000	99%
Rep & Maint - Equipment	61-5-830-6020	16,084	395.39	5,054.40	94,000	5%
Rep & Maint - Vehicles	61-5-830-6030	25,700	3,580.63	4,762.33	20,000	24%
Telephone	61-5-830-6200	2,419	184.19	1,029.19	0	#DIV/0!
Office Equip Rent/Maint	61-5-830-6410	15,598	0.00	0.00	30,000	0%
Gas & Oil	61-5-830-7030	12,161	1,500.18	6,388.94	12,000	53%
Operating Supplies	61-5-830-7040	41,194	350.78	14,503.97	25,000	58%

Sewer Department

	Account #	Actual FY24	Month of September	Actual FY25	Budget FY25	42% of Budget
Misc. Expense	61-5-830-7900	1,006	0.00	12.50	1,500	1%
Equipment	61-5-830-8200	0	0.00	0.00	0	0%
Total Sewer Department Expenses		3,563,568	235,244.65	1,547,062.07	3,266,676	47%
NET SEWER DEPARTMENT		(358,842)	105,962.32	81,097.41	(306,436)	
Ending Cash & Investments		196,554	105,962	636,493.19	(416,398)	

Bond Reserves (necessary per bond ordinances) - was 06-15

Beginning Cash & Investments		41,742		41,741.72	32,843	
Additional reserves		0	0.00	0.00	0	0%
Interest Income		2,708	139.20	668.12	0	0%
Transfer Out: Bond Payment		0	0.00	0.00	0	0%
Ending Cash & Investments		44,450	139.20	42,409.84	32,843	

Connection Fees (plant expansion) / Deposits on Agreement (system extensions) Accounting - was 05-10

Beginning Cash & Investments		3,184,127		2,601,622.55	3,458,267	
Sources						
Interest Income		24,114	1,239.52	5,949.33	20,000	30%
Connection Fees	61-4-810-4510	97,169	9,935.00	25,646.00	35,000	73%
Deposits on Agreement	61-4-810-4520	487,512	(2,275.00)	1,945.00	2,000	97%
Connection Fees	61-4-820-4510	147,569	22,050.00	55,106.00	65,000	85%
Deposits on Agreement	61-4-820-4520	14,802	125.00	275.00	2,000	14%
Connection Fee Set-Aside		0	0.00	0.00	0	0%
TOTAL Sources		771,166	31,074.52	88,921.33	124,000	72%
Uses						
Construction in Progress - Water (1790)		753,194	0.00	0.00	0	0%
Construction in Progress - Sewer (1790)		600,475	192,833.26	598,632.32	0	0%
Equipment & Vehicles (1750)		0	0.00	0.00	0	0%
Recapture Refunds		0	0.00	0.00	0	0%
Land (1710)		0	0.00	0.00	0	0%
Loan to Depreciation Fund		0	0.00	0.00	0	0%
TOTAL Uses		1,353,670	192,833	598,632.32	0	0%
Ending Cash & Investments		2,601,623		2,091,911.56	3,582,267	

Line Item	Account #	Actual FY24	Month of September	Actual FY25	Budget FY25	42% of Budget
Depreciation Funding - was 04-09 and 06-08						
Beginning Cash & Investments		1,974,570		1,974,570.37	615,331	
Sources						
Interest Income		19,376	1,001.92	4,808.90	15,000	32%
Loan Funds		0	0.00	0.00	0	0%
Grant		0	0.00	0.00	0	0%
Miscellaneous		0	0.00	0.00	0	0%
Depreciation set aside - Water (for Plant)		285,000	23,750.00	118,750.00	285,000	42%
Depreciation set aside - Water (for System)		0	0.00	0.00	0	0%
Depreciation set aside - Sewer (for System)		255,000	21,250.00	106,250.00	255,000	42%
Depreciation set aside - Sewer (for Repl)		0	0.00	0.00	0	0%
Loan From Connection Fees		0	0.00	0.00	0	0%
TOTAL Sources		559,376	46,001.92	229,808.90	555,000	41%
Uses						
Construction in Progress - Water (1790)		319,726	0.00	0.00	3,546,000	0%
Construction in Progress - Sewer (1790)		0	0.00	0.00	146,000	0%
Equipment & Vehicles (1750 & 1760)		292,108	0.00	60,996.03	302,000	20%
Buildings		0	0.00	0.00	0	0%
Transfer Out - Connection Fees Loan Paym		0	0.00	0.00	0	0%
Transfer Out- City Hall Roof		0	0.00	0.00	0	0%
TOTAL Uses		611,834	0.00	60,996.03	3,994,000	2%
Ending Cash & Investments		1,922,113	46,002	2,143,383.24	(2,823,669)	

Bond Payments Accounting - was 06-10 and 06-13

Beginning Cash & Investments		121,865		124,396.85	121,946	
Sources						
Interest Income		3,283	168.77	810.04	300	270%
Bond Proceeds	61-4-110-4901	0	0.00	0.00	0	0%
Operating Transfers-In	61-4-110-9998	0	0.00	0.00	0	0%
Bond Pmt Set Aside		123,000	10,250.00	51,250.00	123,000	42%
TOTAL Sources		126,283	10,418.77	52,060.04	123,300	42%
Uses						
Debt Service - Principal	61-5-110-8910	109,599	0.00	55,657.13	111,662	50%
Interest Expense	61-5-110-8920	14,153	0.00	6,218.70	12,090	51%
Fiscal Charges	61-5-110-8930	0	0.00	0.00	0	0%
Bond Issuance Costs	61-5-110-9031	0	0.00	0.00	0	0%
TOTAL Uses		123,752	0.00	61,875.83	123,752	50%
Ending Cash & Investments		124,397	10,418.77	114,581.06	121,494	

City of Belvidere's CD INVESTMENTS AS OF :

09/30/24

Fund #	Where	Dated	Maturity	Rate	Amount	Term	Interest Due	Maturity Value	
01									
General									
Fund									
Acct#									
01-1150	Byron Bank	11/3/23	11/3/24	0.53%	23130	1,106,782.88	366	5,826.53	1,112,609.41
	Stillman Bank	12/5/23	12/5/24	0.52%	6301548	1,037,451.72	366	5,409.53	1,042,861.25
	Byron Bank	11/18/23	11/18/24	0.53%	25320	1,156,125.93	366	6,086.29	1,162,212.22
	Byron Bank	3/20/24	3/20/25	0.50%	25954	1,049,885.63	365	5,259.93	1,055,145.56
	Stillman Bank	10/5/23	10/5/24	0.53%	6301384	1,038,091.99	366	5,516.96	1,043,608.95
				General Fund Total		5,388,338.15		22,582.28	
61									
Water	Byron	3/10/24	3/10/25	0.50%	25952	954,116.96	365	4,780.13	958,897.09
Sewer	Byron	11/30/23	11/30/24	0.53%	23707	412,602.36	366	2,172.10	414,774.46
Acct#									
61-1150									
				Water/Sewer Total		1,366,719.32		6,952.22	
				Total		6,755,057.47		29,534.50	

Midland States Bank	0.00
FirstMid	0.00
First National Bank	0.00
Stillman Bank	2,075,543.71
Byron Bank	4,679,513.76
	<u>6,755,057.47</u>

FirstMid Money Markets (2.78%)	19,555,542.54
Midland States Bank Sweep Accts (4.2%)	5,525,534.30
IMET (Illinois Metropolitan Investment Fund)	2,585,377.44
Illinois Funds	4,478,606.38

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION
Minutes
Tuesday, October 8, 2024
City Council Chambers
401 Whitney Boulevard
6:00 pm**

ROLL CALL

Members Present:

Carl Gnewuch,
Paul Engelman, CH
Alissa Maher
Bob Cantrell , VCH
William Bieber
Daniel Druckrey
Art Hyland

Staff Present:

Gina DelRose, Community Development Planner
Kimberly Whitt, Administrative Assistant
Mike Drella, City Attorney

Members Absent:

Vice Chair Engelman called the meeting to order at 6:02 p.m.

Carl Gnewuch arrived at 6:04 p.m.

MINUTES: It was moved and seconded (Maher/Cantrell) to approve the minutes of the July 09, 2024 meeting. The motion carried with a vote 7-0 voice vote.

PUBLIC COMMENT: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

2024-15: T.A.B. Holdings, LLC, 155 E. Hurlbut Avenue (RZ): The applicant and property owner, T.A.B. Holdings, LLC (c/o Tad Butitta), 2429 S. Alpine Road, Rockford, IL 61108 is requesting a map amendment (rezoning) on approximately 8,800 square feet known as 155 E. Hurlbut Avenue and adjacent parking area from the SR-6, Single-family Residential-6 District to the CB, Central Business District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. The subject property is irregular in shape and is developed with a garage and parking lot.

PUBLIC HEARING FOR CASE 2024-15 OPENED: 6:04 PM

Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on September 19, 2024 and notifications were sent by certified mail to property owners within 250 feet of the subject property on September 13, 2024. Ms. DelRose summarized the staff report dated September 24, 2024 and stated the recommendation is for approval of case #2024-15; T.A.B. Holding LLC. 155 E. Hurlbut Avenue re-zoning from the SR-6, Single-family Residential-6 District to the CB, Central Business District.

Carl Gnewuch questioned the difference between the allowable improvements if left as SR6 versus improvements for CB

Gina DelRose stated that the existing improvements do not meet the SR-6 regulations due to lot coverage, pavement setbacks, and land use. Accessory structures such as garages must be located on the same lot as a primary structure such as a residence and parking lots

are not permitted in the SR-6 District. Therefore, the existing improvements cannot be improved by more than 50% of their value. Also, due to lot size, lot width and road frontage requirements, the individual lots cannot be developed as residential without other zoning relief being granted. However, if the property were to be rezoned to the Central Business District, the garage and parking lot may be maintained and improved regardless of the monetary value. The existing lot configurations, lot coverage and setbacks are more in line with the bulk regulations of the Central Business District. However, any kind of improvement made on the property must adhere to current municipal codes and ordinances such as building and stormwater management.

Representation for the applicant was present, but had no questions of staff.

The Commission had no questions for the applicant's representative.

There was no testimony from the public for Case #2024-15.

PUBLIC HEARING FOR CASE 2024-15 CLOSED: 6:13 PM

It was moved and seconded (Maher/Druckrey) to recommend approval of Case #2024-15, as presented by staff. The motion carried with a 7-0 roll call vote.

Ms. Gina DelRose stated the case would move forward to City Council.

2024-16: City of Belvidere (TA): The applicant, The City of Belvidere, 401 Whitney Boulevard, Belvidere, IL 61008 is requesting a text amendment to the City of Belvidere Zoning Ordinance (Chapter 150 as amended) pertaining to Section 150.101: Purpose, 150.102: Standard Zoning Districts and Standard Zoning District Categories, 150.105(A)(1) Rural Holding (RH) District, 150.105(B)(1) Single-Family Residential-3 (SR-3) District, 150.105(B)(2) Single-Family Residential-4 (SR-4) District, 150.105(B)(3) Single-Family Residential-6 (SR-6) District, 150.105(B)(4) Two-family Residential-7 (TR-7) District, 150.105(B)(5) Multi-family Residential-8 Small (MR-8S) District, 150.105(B)(6) Multi-family Residential-8 Large (MR-8L) District, 150.105(C)(6) Central Business (CB) District, 150.105(C)(7) Planned Industrial (PI) District, 150.105(C)(8) General Industrial (GI) District, 150.105(C)(9) Heavy Industrial (HI) District, 150.105(E) Tollway Corridor Districts, 150.204(G)(5) Small Wireless Facility, 150.204(H)(2) Private Residential Garage and/or Utility/Storage Shed, 150.204(H)(2) Private Residential Garage and/or Utility/Storage Shed, Table 150.604: Landscaping Requirements for Regular Development, Table 150.607(C)(2)A: Required Bufferyard Opacity Values, 150.710(D) Building Design and Construction Requirements: Planned Office and Commercial Districts (PB, GB, CB) and Tollway Corridor Districts (PM1, PM2, PM4, CC and TC), 150.904(J) Termination of an Approved Special Use, Table 150.1007(A)1, Table 150.1007(B)1, Table 150.1007(C)1, Figure 150.1007(C)(1)a, Appendix A: City of Belvidere Density and Intensity Standards, Appendix B: City of Belvidere Bulk Regulations, Appendix C: Land Use Summary Chart; 150.902 Amendment of Zoning Regulations and Text Amendments and Section 151.62 Maintenance of Improvements of the Belvidere Subdivision Ordinance.

PUBLIC HEARING FOR CASE 2024-16 OPENED: 6:14 PM

Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on September 19, 2024. Ms. DelRose summarized the staff report dated September 25, 2024 and stated the recommendation is for approval of case #2024-16; The

City of Belvidere, 401 Whitney Boulevard, Belvidere, IL 61008 is requesting a text amendment to the City of Belvidere Zoning Ordinance.

Gina DelRose explained each section of the amendments:

Group 1 – No questions or concerns

Group 2 – No questions or concerns

Group 3 – Carl Gnewuch asked if the amendment would cause issues in the future by creating non-conforming garages.

Gina DelRose stated that the amendment was removing the more restrictive aspects and giving more clarification. It is not expected to create non-conforming issues.

Group 4 – Carl Gnewuch questioned the City's ability to regulate small wireless facilities. Gina DelRose stated that small wireless facilities are regulated by FCC and the city cannot be more restrictive.

Group 5 – No questions or concerns

Group 6 – No questions or concerns

Group 7 – No questions or concerns

Group 8 – No questions or concerns

Group 9 – Carl Gnewuch questioned if this would allow Special Uses to be revoked unfairly.

Attorney Drella responded that it is not an automatic revocation. Only that it allows the City Council to take into consideration the failure to comply with conditions of approval when deciding if a Special Use should be revoked.

Group 10 – The commission questioned what kind of improvements would be affected and the time frame for completion of such improvements.

Attorney Drella stated that the public improvements are items such as roads, utilities and sidewalks. The amendment would require the developer to continue maintenance such as filling in potholes, and plowing roads until the city accepts public improvements. Attorney Drella clarified that most improvements are bonded. Therefore, if they are not done a timely manner the City can call the bond and complete the improvements.

There was no testimony from the public for Case #2024-16

PUBLIC HEARING FOR CASE 2024-16 CLOSED: 6:58 PM

It was moved and seconded (Maher/Druckrey) to recommend approval of Case #2024-16, as presented by staff. The motion carried with a 7-0 roll call vote

Ms. Gina DelRose stated the case would move forward to City Council.

2024-17: By Liquors, 1253 Logan Avenue (SU): The applicant, Yash Musabji, 1455 Kennedy Drive, Belvidere, IL 61008 on behalf of the property owner, David Black, 2662 McFarland Road, Rockford, IL 61107 is requesting a special use to permit indoor commercial entertainment. The special use includes a bar and video gaming at 1253 Logan Avenue, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the GB, General Business District on less than 1 acre.

PUBLIC HEARING FOR CASE 2024-17 OPENED: 6:59 PM

Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on September 19, 2024 and notifications were sent by certified mail to property owners within 250 feet of the subject property on September 13, 2024. Ms. DelRose summarized the staff report dated September 24, 2024 and stated the recommendation is for approval of case #2024-17; Yash Musabji requesting special use to permit indoor commercial entertainment at 1253 Logan Ave., Belvidere, IL subject to 6 conditions.

There were no questions from the commission.

A representative for the applicant was present to answer questions but had no testimony to give.

There was discussion regarding the Illinois Gaming Board regulations in regards to casino and video gaming.

PUBLIC HEARING FOR CASE 2024-17 CLOSED: 7:17 PM

There were no questions or testimony from the audience for Case #2024-017.

It was moved and seconded (Gnewuch/Maher) to approve the findings of fact as presented by staff. The motion carried with a 7-0 roll call vote.

It was moved and seconded (Maher/Druckrey) to recommend approval of Case 2024-17 subject to the 6 conditions as presented by staff. The motion carried with a 7-0 roll call vote.

Ms. Gina DelRose stated the case would move forward to City Council.

OTHER BUSINESS:

DISCUSSION:

Staff Report:

Ms. DelRose stated there are two cases for the November 12, 2024 meeting.

ADJOURNMENT:

Paul Engelman stated that with no objections the meeting was adjourned.

The meeting adjourned at 7:27 p.m.

Recorded by:

Kimberly Whitt
Administrative Assistant

Reviewed by:

Gina DelRose
Community Development Planner

City of Belvidere
Committee of the Whole
Building, Planning, Zoning and Public Works
Minutes

Date: October 14, 2024

Convened in the Belvidere Council Chambers, 401 Whitney Blvd., Belvidere, Illinois at 6:00p.m.

Call to Order – Mayor Clinton Morris:

Roll Call:

Present: J. Albertini, R. Brereton, M. Fleury, W. Frank, M. Freeman, S. Gramkowsi, M. McGee, N. Mulhall, R. Peterson and C. Stevens.

Absent: None.

Other staff members in attendance:

Community Development Planner Gina DelRose, Public Works Director Brent Anderson, Budget and Finance Officer Sarah Turnipseed, Director of Buildings Kip Countryman, Fire Chief Shawn Schadle, City Attorney Mike Drella and Deputy City Clerk Erica Bluege.

Public Comment:

(A) Dan Snow spoke regarding safety concerns about the walkway going under State Street Bridge.

Public Forum: None.

Reports of Officers, Boards and Special Committees:

1. Building, Planning & Zoning, Unfinished Business: None.
2. Building, Planning & Zoning, New Business:

(A) Building Department – Update.

Director of Buildings Kip Countryman presented an update.

(B) Planning & Zoning Department – Update.

Community Development Planner Gina DelRose presented an update.

3. Public Works, Unfinished Business: None.
4. Public Works, New Business:

(A) Public Works Department – Update.

Public Works Director Brent Anderson presented an update.

(B) Lead Service Line Inventory and Initial Plan.

For informational purposes only. Discussion took place regarding the mandate, funding possibilities and timeline to complete the plan. It was noted the initial 17 years timeline was updated to 13 years.

(C) WWTP 2018 Improvement Project – Change Order #5.

Motion by Ald. Stevens, 2nd by Ald. Peterson to approve Change Order #5 for the WWTP 2018 Improvement Project in the amount of \$4,724.68. This work will be paid for from the IEPA Loan for this project. Discussion took place regarding the 20” valve, final completion of project and anticipation of more change orders. Aye voice vote carried. Motion carried.

(D) Sewer Rate Increase – Step Three.

Motion by Ald. Peterson, 2nd by Ald. Frank to approve a sanitary sewer increase of \$0.20/HCF, effective January 1, 2025, as required by our IEPA Loan Agreement #L173623. Discussion took place regarding last time rates were increased, what happens if rate isn't increased, purpose of rate increase and if new big water users could make it possible to not increase rates. Aye voice vote carried. Motion carried.

(E) Kishwaukee Riverfront Path Extension.

Motion by Ald. McGee, 2nd by Ald. Peterson to approve the engineering design proposal from ARC Design Resources, in the amount of \$96,500.00, for the Kishwaukee Riverfront Path Extension. This work will be paid for from grant funds and capital funds. Discussion took place regarding safety concerns, if other design firms were contacted and plans for development around the Leath property. It was noted the maintenance of the path extension will be split between City of Belvidere and Belvidere Park District and that the proposed amount from ARC Design is all inclusive. Discussion took place regarding the feasibility of the 30 day execution. It was noted the grant money is coming from Senator Stadelman. Discussion took place regarding impact to tree line between S.S. Subs, Salvation Army and Main Street. Aye voice vote carried. Motion carried.

(F) Certificate of Satisfactory Completion of Kelly Farms Subdivision.

Motion by Ald. Stevens, 2nd by Ald. Peterson to approve a resolution accepting the public improvements for Kelly Farms Subdivision. Aye voice vote carried. Motion carried.

5. Other, Unfinished Business:

(A) Election Officials Salaries

Motion by Ald. Stevens, 2nd by Ald. Peterson to change the salaries of Alderman to paid per meeting for City Council Meetings and Committee of the Whole Meetings. Discussion took place regarding change of salaries for Alderman to paid per meeting, possibility of hybrid version and ability to allow alderman to attend via video call. Roll Call Vote: 6/5 in favor. Ayes: Brereton, Frank, Gramkowski, Peterson, Stevens and Mayor Morris. Nays: Albertini, Fleury, Freeman, McGee and Mulhall. Motion carried.

6. Other, New Business:

(A) Appointment of Erica Bluege as City Clerk to fill the vacancy created by the resignation by Sarah Turnipseed for the remainder of the term of office.

Motion by Ald. Fleury, 2nd by Ald. Gramkowski to consent to the appointment of Erica Bluege as the City Clerk for the remainder of the current term. Aye voice vote carried. Motion carried.

(B) Amendment to Article IX of Chapter 98 relating to Small Cell Deployment in the right of way.

Motion by Ald. Peterson, 2nd by Ald. Frank to Amend Article IX of Chapter 98 as set forth in the draft code as presented. Discussion took place regarding the need to amend code, frequency of installations, and clarification of what it involves. Aye voice vote carried. Motion carried.

(C) Amendment to Section 43-43, Nepotism Prohibited, of the Belvidere Municipal Code.

Motion by Ald. Peterson, 2nd by Ald. Gramkowski to amend Section 43-43 as set forth in the memo dated October 7, 2024. Discussion took place in regards to the need to amend Section 43-43. Discussion took place in regards to adding in-laws, stepparents and stepchildren to Part D of Section 43-43. Aye voice vote carried. Motion carried.

(D) Motion to accept donation.

Motion by Ald. Frank, 2nd by Ald. Peterson to accept the donation of \$50.00, check #1344, from the Asa Cottrell Chapter, Daughters of the American Revolution. Aye voice vote carried. Motion carried.

7. Adjournment:

Motion by Ald. Albertini, 2nd by Ald Frank to adjourn at 7:31p.m. Aye voice vote carried. Motion carried.

_____ Mayor

Attest: _____ Deputy City Clerk

ORDINANCE #693H

AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN PERSONAL PROPERTY
(POLICE DEPARTMENT VEHICLES)

WHEREAS, the City of Belvidere Police Department is in possession of certain used vehicles, described in Exhibit A that are no longer needed or useful; and

WHEREAS, the Vehicles constitutes surplus personal property within the meaning of 65 ILCS 5/11-76-4; and

WHEREAS, the Corporate Authorities of the City find that the previously referenced Vehicles are no longer necessary or useful to or in the best interest of the City.

NOW THEREFORE IT IS ORDAINED by the CITY COUNCIL of the City of Belvidere, Boone County Illinois, as follows:

SECTION 1: The foregoing recitals are incorporated herein as if fully set forth.

SECTION 2: The Mayor, or his designee, is authorized and directed to sell the Vehicles identified in Exhibit A by any means authorized by State Statute, including but not limited to an internet auction site, other auction methods, direct sale, or trade in for new vehicles.

SECTION 4: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION 5: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6: This Ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as required by law which publication is hereby authorized.

Ayes:

Absent:..

APPROVED:

Mayor Clinton Morris

(SEAL)

ATTEST: _____
City Clerk

Passed:
Approved:
Published:

EXHIBIT A

1. 2017 Dodge Charger 2C3CDXKT8HH632502
2. 2017 Dodge Charger 2C3CDXKT6HH632501
3. 2014 Dodge Charger 2C3CDXKT5EH371633
4. 2015 Dodge Charger 2C3CDXKT7FH932609
5. 2007 Dodge Charger 2B3KA43G87H826382
6. 2017 Dodge Charger 2C3CDXKT3GH342196

Ordinance #696H

**AN ORDINANCE AMENDING
APPENDIX A
OF THE BELVIDERE MUNICIPAL CODE
TO MODIFY SEWER RATES**

BE IT ORDAINED by the Mayor and City Council of the City of Belvidere, Boone County, Illinois, as follows:

SECTION 1: Effective January 1, 2025, that portion of Appendix A of the City of Belvidere Municipal Code identifying fees for section 114-352(b)(2) is amended to read as set forth in the attached Exhibit A, which is incorporated herein by this reference.

SECTION 4: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION 5: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6: This Ordinance shall be effective upon its passage, approval and publication in pamphlet form (which publication is hereby authorized) as provided by law.

Ayes: .

Nays: .

Absent:

Passed:

Approved:

Mayor Clinton Morris

ATTEST: _____

Deputy City Clerk Erica Bluege

(SEAL)

EXHIBIT A

<u>114-354</u>	Sanitary Sewer Charges	Public Works	
	(b)(1) Basic User Charge	Public Works	6.50/bi-mo + sewer meter maint. charge.
	Annual <u>sewer flow meter</u> maintenance charge	Public Works	700.00
	(b)(2) Basic user rate plus debt service	Public Works	<u>\$3.36/100 cu. Ft.</u>

ORDINANCE #697H
AN ORDINANCE AMENDING SECTION 2-38
COMPENSATION AND EXPENSES
OF THE CITY OF BELVIDERE MUNICIPAL CODE

BE IT ORDAINED by the Mayor and City Council of the City of Belvidere, Boone County, Illinois, as follows:

SECTION 1: Section 2-38, Compensation and Expenses, of the City of Belvidere Municipal Code is amended to read as set forth in the attached Exhibit A which is incorporated herein by this reference.

SECTION 2: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION 3: This Ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as required by law which publication is hereby authorized.

Ayes:

Nays:

Absent:

Passed:

Approved:

Mayor Clinton Morris

ATTEST: _____
Deputy City Clerk Erica Bluege

(SEAL)

Sec. 2-38. Compensation and expenses.

- (a) The annual salary for an alderperson shall be \$7,103.00 or \$591.92 per month.
- (b) Upon qualification and assuming office following the 2025 consolidated election alderpersons shall be paid on a per meeting basis only for those City Council or Committee of the Whole meetings, as well as any special meetings of the City Council or Committee of the Whole, actually attended at the rate of \$148.00 per meeting.
- (c) In accordance with Section 9 of Article VII of the 1970 Constitution of the State of Illinois and Section 3.1-50-5 of the Illinois Municipal Code, alderpersons whose term of office expires in 2027, following the 2027 Consolidated Election, shall continue to be paid at the rate set forth in subsection (a) until their term of office expires after the 2027 Consolidated Election. Thereafter all alderpersons shall be compensated as set forth in subsection (b) above.
- (d) If an alderman does not hold the office of alderman for the entire term because of the date on which he takes or leaves office, he shall only be entitled to the salary for the months he held the office.
- (e) Each alderman shall receive reimbursement for expenses actually incurred by him in attending meetings of city council committees of which he is a member or in attending meetings of any board, committee, commission, council, agency, seminar, program, or the like if he has been duly appointed to represent the city at such group or function. An alderman who has been appointed by the mayor to substitute for another alderman who is unable to attend a committee meeting, group or function shall be entitled to the same reimbursement for expenses as if he were the original member or appointee. Each alderman claiming expense reimbursement shall submit a written itemized statement to the city council.
- (f) Notwithstanding the general language of this section, the city council may, by resolution or resolutions adopted from time to time in advance:
 - (1) Establish a rate of reimbursement for mileage;
 - (2) Restrict or prohibit reimbursement for particular types of expenditures; or
 - (3) Establish ceilings for reimbursement of particular types of expenditures or for reimbursement of expenses in general.
- (g) The compensation stated in subsection (a) of this section shall be payable in monthly installments. The expense claims approved by the city council shall be payable monthly.

ORDINANCE #698H
AN ORDINANCE AMENDING ARTICLE IX OF CHAPTER 98
SMALL WIRELESS FACILITIES DEPLOYMENT
OF THE CITY OF BELVIDERE MUNICIPAL CODE

BE IT ORDAINED by the Mayor and City Council of the City of Belvidere, Boone County, Illinois, as follows:

SECTION 1: Article IX of Chapter 98, Small Wireless Facilities Deployment, of the City of Belvidere Municipal Code is amended to read as set forth in the attached Exhibit A which is incorporated herein by this reference.

SECTION 2: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION 3: This Ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as required by law which publication is hereby authorized.

Ayes:

Nays:

Absent:

Passed:

Approved:

Mayor Clinton Morris

ATTEST: _____
Deputy City Clerk Erica Bluege

(SEAL)

ARTICLE IX. SMALL WIRELESS FACILITIES DEPLOYMENT

Sec. 98-900. Purpose and scope.

- (a) *Purpose.* The purpose of this article is to establish regulations, standards and procedures for the siting and collocation of small wireless facilities on rights-of-way within the city's jurisdiction, or outside the rights-of-way on property zoned by the city exclusively for commercial or industrial use, in a manner that is consistent with the Act.
- (b) *Conflicts with other ordinances.* This article supersedes all ordinances or parts of ordinances adopted prior hereto that are in conflict herewith, to the extent of such conflict.
- (c) *Conflicts with state and federal laws.* In the event that applicable federal or state laws or regulations conflict with the requirements of this article, the wireless provider shall comply with the requirements of this article to the maximum extent possible without violating federal or state laws or regulations.

Sec. 98-901. Definitions.

For the purposes of this article, the following terms shall have the following meanings:

Antenna means communications equipment that transmits or receives electromagnetic radio frequency (RF) radiation, to be operated or operating from a fixed location pursuant to Federal Communications Commission (FCC) authorization, for the provision of personal wireless service and any commingled information services. The antenna does not include an unintentional radiator, mobile station or device.

Applicable codes mean uniform building, fire, electrical, plumbing, or mechanical codes adopted by a recognized national code organization or local amendments to those codes, including the National Electric Safety Code.

Applicant means any person or entity that submits an application and the agents, employees and contractors or such person or entity.

Application means a request submitted by an applicant to the city for a permit to collocate small wireless facilities at a specified location, and a request that includes the installation of a new utility pole for such collocation, as well as any applicable fee for the review of such application.

Collocate or collocation means to install, mount, maintain, modify, operate, or replace wireless facilities on or adjacent to a wireless support structure or utility pole.

Communications service means cable service, as defined in 47 U.S.C. 522(6), as amended; information service, as defined in 47 U.S.C. 153(24), as amended; telecommunications service, as defined in 47 U.S.C. 153(53), as amended; mobile service, as defined in 47 U.S.C. 153(53), as amended; or wireless service other than mobile service.

Communications service provider means a cable operator, as defined in 47 U.S.C. 522(5), as amended; a provider of information service, as defined in 47 U.S.C. 153(24), as amended; a telecommunications carrier, as defined in 47 U.S.C. 153(51), as amended; or a wireless provider.

FCC means the Federal Communications Commission of the United States.

Fee means a one-time charge.

Historic district or historic landmark means a building, property, or site, or group of buildings, properties, or sites that are either (i) listed in the National Register of Historic Places or formally determined eligible for listing by

the Keeper of the National Register, the individual who has been delegated the authority by the federal agency to list properties and determine their eligibility for the National Register, in accordance with Section VI.D.1.a.i through Section VI.D.1.a.v of the Nationwide Programmatic Agreement codified at 47 CFR Part 1, Appendix C; or (ii) designated as a locally landmarked building, property, site, or historic district by an ordinance adopted by the City pursuant to a preservation program that meets the requirements of the Certified Local Government Program of the Illinois State Historic Preservation Office or where such certification of the preservation program by the Illinois State Historic Preservation Office is pending.

Law means a federal or state statute, common law, code, rule, regulation, order, or local ordinance or resolution.

Micro wireless facility means a small wireless facility that is not larger in dimension than 24 inches in length, 15 inches in width, and 12 inches in height and that has an exterior antenna, if any, no longer than 11 inches.

Municipal utility pole means a utility pole owned or operated by the City in public rights-of-way.

Permit means a written authorization required by the city to perform an action or initiate, continue, or complete a project.

Person means an individual, corporation, limited liability company, partnership, association, trust, or other entity or organization.

Public safety agency means the functional division of the federal government, the state, a unit of local government, or a special purpose district located in whole or in part within this state, that provides or has authority to provide firefighting, police, ambulance, medical, or other emergency services to respond to and manage emergency incidents.

Rate means a recurring charge.

Right-of-way means the area on, below, or above a public roadway, highway, street, public sidewalk, alley, or utility easement dedicated for compatible use. Right-of-way does not include city owned aerial lines.

Small wireless facility means a wireless facility that meets both of the following qualifications: (i) each antenna is located inside an enclosure of no more than six cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an imaginary enclosure of no more than six cubic feet; and (ii) all other wireless equipment attached directly to a utility pole associated with the facility is cumulatively no more than 25 cubic feet in volume. The following types of associated ancillary equipment are not included in the calculation of equipment volume: electric meter, concealment elements, telecommunications demarcation box, ground-based enclosures, grounding equipment, power transfer switch, cut-off switch, and vertical cable runs for the connection of power and other services.

Utility pole means a pole or similar structure that is used in whole or in part by a communications service provider or for electric distribution, lighting, traffic control, or a similar function.

Wireless facility means equipment at a fixed location that enables wireless communications between user equipment and a communications network, including: (i) equipment associated with wireless communications; and (ii) radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration. Wireless facility includes small wireless facilities. Wireless facility does not include: (i) the structure or improvements on, under, or within which the equipment is collocated; or (ii) wireline backhaul facilities, coaxial or fiber optic cable that is between wireless support structures or utility poles or coaxial, or fiber optic cable that is otherwise not immediately adjacent to or directly associated with an antenna.

Wireless infrastructure provider means any person authorized to provide telecommunications service in the state that builds or installs wireless communication transmission equipment, wireless facilities, wireless support structures, or utility poles and that is not a wireless services provider but is acting as an agent or a contractor for a wireless services provider for the application submitted to the city.

Wireless provider means a wireless infrastructure provider or a wireless services provider.

Wireless services means any services provided to the general public, including a particular class of customers, and made available on a nondiscriminatory basis using licensed or unlicensed spectrum, whether at a fixed location or mobile, provided using wireless facilities.

Wireless services provider means a person who provides wireless services.

Wireless support structure means a freestanding structure, such as a monopole; tower, either guyed or self-supporting; billboard; or other existing or proposed structure designed to support or capable of supporting wireless facilities. Wireless support structure does not include a utility pole.

Sec. 98-902. Regulation of small wireless facilities.

- (a) *Permitted use.* Small wireless facilities shall be classified as permitted uses and subject to administrative review, except as provided in paragraph (9) regarding height exceptions or variances, but not subject to zoning review or approval if they are collocated (i) in rights-of-way in any zoning district, or (ii) outside rights-of-way in property zoned exclusively for commercial or industrial use.
- (b) *Permit required.* An applicant shall obtain one or more permits from the city to collocate a small wireless facility. An application shall be received and processed, and permits issued shall be subject to the following conditions and requirements:
- (1) *Application requirements.* A wireless provider shall provide the following information to the city, together with the city's small cell facilities permit application, as a condition of any permit application to collocate small wireless facilities on a utility pole or wireless support structure:
- a. Site specific structural integrity and, for a municipal utility pole, make-ready analysis prepared by a structural engineer, as that term is defined in Section 4 of the Structural Engineering Practice Act of 1989;
 - b. The location where each proposed small wireless facility or utility pole would be installed and photographs of the location and its immediate surroundings depicting the utility poles or structures on which each proposed small wireless facility would be mounted or location where utility poles or structures would be installed. This should include a depiction of the completed facility;
 - c. Specifications and drawings prepared by a structural engineer, as that term is defined in Section 4 of the Structural Engineering Practice Act of 1989, for each proposed small wireless facility covered by the application as it is proposed to be installed;
 - d. The equipment type and model numbers for the antennas and all other wireless equipment associated with the small wireless facility;
 - e. A proposed schedule for the installation and completion of each small wireless facility covered by the application, if approved; and
 - f. Certification that the collocation complies with the collocation requirements and conditions contained herein, to the best of the applicant's knowledge.
 - g. In the event that the proposed small wireless facility is to be attached to an existing pole owned by an entity other than the city, the wireless provider shall provide legally competent evidence of the consent of the owner of such pole to the proposed collocation.
 - h. Certification by a radio engineer that a new, replacement or modified small wireless facility operates within the applicable FCC standards.
- (2) *Application process.* The city shall process applications as follows:

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- a. The first complete application received shall have priority over applications received by different applicants for collocation on the same utility pole or wireless support structure.
 - b. An application to collocate a small wireless facility on an existing utility pole or wireless support structure, or replacement of an existing utility pole or wireless support structure shall be processed on a nondiscriminatory basis and shall be deemed approved if the city fails to approve or deny the application within 90 days after the submission of a completed application.

However, if an applicant intends to proceed with the permitted activity on a deemed approved basis, the applicant shall notify the city in writing of its intention to invoke the deemed approved remedy no sooner than 75 days after the submission of a completed application.

The permit shall be deemed approved on the latter of the 90th day after submission of the complete application or the tenth day after the receipt of the deemed approved notice by the city. The receipt of the deemed approved notice shall not preclude the city's denial of the permit request within the time limits as provided under this article.

FCC regulations provide that an application to collocate a small wireless facility using an existing structure shall be granted or denied within 60 days of submission of a completed application. Delays beyond that time limit are available only in exceptional circumstances. The City will grant or deny a submission within 60 days of submission.

- c. An application to collocate a small wireless facility that includes the installation of a new utility pole shall be processed on a nondiscriminatory basis and deemed approved if the city fails to approve or deny the application within 120 days after the submission of a completed application.

However, if an applicant intends to proceed with the permitted activity on a deemed approved basis, the applicant shall notify the city in writing of its intention to invoke the deemed approved remedy no sooner than 105 days after the submission of a completed application.

The permit shall be deemed approved on the latter of the 120th day after submission of the complete application or the tenth day after the receipt of the deemed approved notice by the city. The receipt of the deemed approved notice shall not preclude the city's denial of the permit request within the time limits as provided under this article.

FCC regulations provide that an application to collocate a small wireless facility using a new structure shall be granted or denied within 90 days of submission of a completed application. Delays beyond that time limit are available only in exceptional circumstances. The city will grant or deny the submission within 90 days of submission.

- d. The city shall deny an application which does not meet the requirements of this article.

If the city determines that applicable codes, ordinances or regulations that concern public safety, or the collocation requirements and conditions contained herein require that the utility pole or wireless support structure be replaced before the requested collocation, approval shall be conditioned on the replacement of the utility pole or wireless support structure at the cost of the provider.

The city shall document the basis for a denial, including the specific code provisions or application conditions on which the denial is based, and send the documentation to the applicant on or before the day the city denies an application.

The applicant may cure the deficiencies identified by the city and resubmit the revised application once within 30 days after notice of denial is sent to the applicant without paying an additional application fee. The city shall approve or deny the revised application within 30 days after the applicant resubmits the application or it is deemed approved. Failure to resubmit the

revised application within 30 days of denial shall require the application to submit a new application with applicable fees, and recommencement of the city's review period.

The applicant must notify the city in writing of its intention to proceed with the permitted activity on a deemed approved basis, which may be submitted with the revised application.

Any review of a revised application shall be limited to the deficiencies cited in the denial. However, this revised application does not apply if the cure requires the review of a new location, new or different structure to be collocated upon, new antennas, or other wireless equipment associated with the small wireless facility.

- e. Pole attachment agreement. Within 30 days after an approved permit to collocate a small wireless facility on a municipal utility pole, the city and the applicant shall enter into a Master Pole Attachment Agreement, provided by the city for the initial collocation on a municipal utility pole by the application. For subsequent approved permits to collocate on a small wireless facility on a municipal utility pole, the city and the applicant shall enter into a license supplement of the Master Pole Attachment Agreement.

- (3) *Completeness of application.* Within 10 days after receiving an application, the city shall determine whether the application is complete and notify the applicant. If an application is incomplete, the city must specifically identify the missing information. An application shall be deemed complete if the city fails to provide notification to the applicant within 10 days after all documents, information and fees specifically enumerated in the city's permit application form are submitted by the applicant to the city. FCC regulation allows 10 days for determination of completion, and that 10-day time frame replaces the 30-day period provided in the state Act.

Processing deadlines are tolled from the time the city sends the notice of incompleteness to the time the applicant provides the missing information.

- (4) *Tolling.* The time period for applications may be further tolled by:
 - a. An express written agreement by both the applicant and the city; or
 - b. A local, state or federal disaster declaration or similar emergency that causes the delay.
- (5) *Consolidated applications.* An applicant seeking to collocate small wireless facilities within the jurisdiction of the city shall be allowed, at the applicant's discretion, to file a consolidated application and receive a single permit for the collocation of up to 25 small wireless facilities if the collocations each involve substantially the same type of small wireless facility and substantially the same type of structure.

If an application includes multiple small wireless facilities, the City may remove small wireless facility collocations from the application and treat separately small wireless facility collocations for which incomplete information has been provided or that do not qualify for consolidated treatment or that are denied. The city may issue separate permits for each collocation that is approved in a consolidated application.

- (6) *Duration of permits.* The duration of a permit shall be for a period of not less than five years, and the permit shall be renewed for equivalent durations unless the city makes a finding that the small wireless facilities or the new or modified utility pole do not comply with the applicable city codes or any provision, condition or requirement contained in this article.

If the Act is repealed as provided in Section 90 therein, renewals of permits shall be subject to the applicable city code provisions or regulations in effect at the time of renewal.

- (7) *Means of submitting applications.* Applicants shall submit applications, supporting information and notices to the city by personal delivery at the city's designated place of business, by regular mail postmarked on the date due or by any other commonly used means, including electronic mail.

(c) *Collocation requirements and conditions.*

- (1) *Public safety space reservation.* The city may reserve space on municipal utility poles for future public safety uses, for the city's electric utility uses, or both, but a reservation of space may not preclude the collocation of a small wireless facility unless the city reasonably determines that the municipal utility pole cannot accommodate both uses.
- (2) *Installation and maintenance.* The wireless provider shall install, maintain, repair and modify its small wireless facilities in safe condition and good repair and in compliance with the requirements and conditions of this article. The wireless provider shall ensure that its employees, agents or contractors that perform work in connection with its small wireless facilities are adequately trained and skilled in accordance with all applicable industry and governmental standards and regulations.
- (3) *No interference with public safety communication frequencies.* The wireless provider's operation of the small wireless facilities shall not interfere with the frequencies used by a public safety agency for public safety communications.

A wireless provider shall install small wireless facilities of the type and frequency that will not cause unacceptable interference with a public safety agency's communications equipment.

Unacceptable interference will be determined by and measured in accordance with industry standards and the FCC's regulations addressing unacceptable interference to public safety spectrum or any other spectrum licensed by a public safety agency.

If a small wireless facility causes such interference, and the wireless provider has been given written notice of the interference by the public safety agency, the wireless provider, at its own expense, shall remedy the interference in a manner consistent with the abatement and resolution procedures for interference with public safety spectrum established by the FCC including 47 CFR 22.970 through 47 CFR 22.973 and 47 CFR 90.672 through 47 CFR 90.675.

The city may terminate a permit for a small wireless facility based on such interference if the wireless provider is not in compliance with the Code of Federal Regulations cited in the previous paragraph. Failure to remedy the interference as required herein shall constitute a public nuisance.

- (4) The wireless provider shall not collocate small wireless facilities on city utility poles that are part of an electric distribution or transmission system within the communication worker safety zone of the pole or the electric supply zone of the pole.

However, the antenna and support equipment of the small wireless facility may be located in the communications space on the city utility pole and on the top of the pole, if not otherwise unavailable, if the wireless provider complies with applicable codes for work involving the top of the pole.

For purposes of this subparagraph, the terms "communications space," "communication worker safety zone," and "electric supply zone" have the meanings given to those terms in the National Electric Safety Code as published by the Institute of Electrical and Electronics Engineers.

- (5) The wireless provider shall comply with all applicable codes, including acoustic regulations, and local code provisions or regulations that concern public safety.
 - (6) The wireless provider shall comply with written design standards that are generally applicable for decorative utility poles, or reasonable stealth, concealment and aesthetic requirements that are set forth in a city ordinance, written policy adopted by the city, a comprehensive plan or other written design plan that applies to other occupiers of the rights-of-way, including on a historic landmark or in a historic district.
 - (7) *Alternate placements.* Except as provided in this collocation requirements and conditions section, a wireless provider shall not be required to collocate small wireless facilities on any specific utility pole, or category of utility poles, or be required to collocate multiple antenna systems on a single utility pole.
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However, with respect to an application for the collocation of a small wireless facility associated with a new utility pole, the city may propose that the small wireless facility be collocated on an existing utility pole or existing wireless support structure within 200 feet of the proposed collocation, which the applicant shall accept if it has the right to use the alternate structure on reasonable terms and conditions, and the alternate location and structure does not impose technical limits or additional material costs as determined by the applicant.

If the applicant refuses a collocation proposed by the city, the applicant shall provide written certification describing the property rights, technical limits or material cost reasons the alternate location does not satisfy the criteria in this paragraph.

- (8) *Height limitations.* The maximum height of a small wireless facility shall be no more than ten feet above the utility pole or wireless support structure on which the small wireless facility is collocated.

New or replacement utility poles or wireless support structures on which small wireless facilities are collocated may not exceed the higher of:

- a. Ten feet in height above the tallest existing utility pole, other than a utility pole supporting only wireless facilities, that is in place on the date the application is submitted to the city, that is located within 300 feet of the new or replacement utility pole or wireless support structure and that is in the same right-of-way within the jurisdictional boundary of the city, provided the city may designate which intersecting right-of-way within 300 feet of the proposed utility pole or wireless support structures shall control the height limitation for such facility; or
 - b. Fifty (50) feet above ground level. The 50-foot limit provided by the FCC regulation replaces the limit of 45 feet under the Act.
- (9) *Height exceptions or variances.* If an applicant proposes a height for a new or replacement pole in excess of the above height limitations on which the small wireless facility is proposed for collocation, the applicant shall apply for a variance in conformance with procedures, terms and conditions set forth in Article 9 of Chapter 150 of the City of Belvidere Municipal Code.
- (10) *Contractual design requirements.* The wireless provider shall comply with requirements that are imposed by a contract between the city and a private property owner that concern design or construction standards applicable to utility poles and ground-mounted equipment located in the right-of-way.
- (11) *Ground-mounted equipment spacing.* The wireless provider shall comply with applicable spacing requirements in applicable codes and ordinances concerning the location of ground-mounted equipment located in the right-of-way if the requirements include a waiver, zoning or other process that addresses wireless provider requests for exception or variance and do not prohibit granting of such exceptions or variances.
- (12) *Undergrounding regulations.* The wireless provider shall comply with local code provisions or regulations concerning undergrounding requirements that prohibit the installation of new or the modification of existing utility poles in a right-of-way without prior approval if the requirements include a waiver, zoning or other process that addresses requests to install such new utility poles or modify such existing utility poles and do not prohibit the replacement of utility poles.
- (13) *Collocation completion deadline.* Collocation for which a permit is granted shall be completed within 180 days after issuance of the permit, unless the city and the wireless provider agree to extend this period or a delay is caused by make-ready work for a municipal utility pole or by the lack of commercial power or backhaul availability at the site, provided the wireless provider has made a timely request within 60 days after the issuance of the permit for commercial power or backhaul services, and the additional time to complete installation does not exceed 360 days after issuance of the permit. Otherwise, the permit shall be void unless the city grants an extension in writing to the applicant.

(d) *Application fees.* Application fees are imposed as follows:

- (1) Applicant shall pay an application fee of \$650.00 for an application to collocate a single small wireless facility on an existing utility pole or wireless support structure, and \$350.00 for each small wireless facility addressed in a consolidated application to collocate more than one small wireless facility on existing utility poles or wireless support structures. The fees established by this Article are equal to the limit imposed by the Act and represent a reasonable approximation of the city's objectively reasonable costs. The city shall regularly review the fees imposed and may adjust the fees by further amendment to this article. The safe harbor rate established by the FCC of \$500 for up to five wireless facilities and \$100 for each additional facility in a consolidated application may be exceeded only if justified based on the city's reasonable approximation of its costs.
- (2) Applicant shall pay an application fee of \$1,000.00 for each small wireless facility addressed in an application that includes the installation of a new utility pole for such collocation.
- (3) Notwithstanding any contrary provision of state law or local ordinance, applications pursuant to this section shall be accompanied by the required application fee. Application fees shall be non-refundable.
- (4) The city shall not require an application, approval or permit, or require any fees or other charges, from a communications service provider authorized to occupy the rights-of-way, for:
 - a. Routine maintenance;
 - b. The replacement of wireless facilities with wireless facilities that are substantially similar, the same size, or smaller if the wireless provider notifies the city at least ten days prior to the planned replacement and includes equipment specifications and certifications consistent with the section titled application requirements; or
 - c. The installation, placement, maintenance, operation or replacement of micro wireless facilities suspended on cables that are strung between existing utility poles in compliance with applicable safety codes.
- (5) Wireless providers shall secure a permit from the city to work within rights-of-way for activities that affect traffic patterns or require lane closures.

(e) *Exceptions to applicability.* Nothing in this article authorizes a person to collocate small wireless facilities on:

- (1) Property owned by a private party or property owned or controlled by the city or another unit of local government that is not located within rights-of-way, or a privately owned utility pole or wireless support structure without the consent of the property owner;
- (2) Property owned, leased, or controlled by a park district, forest preserve district, or conservation district for public park, recreation or conservation purposes without the consent of the affected district, excluding the placement of facilities on rights-of-way located in an affected district that are under the jurisdiction and control of a different unit of local government as provided by the Illinois Highway Code; or
- (3) Property owned by a rail carrier registered under section 18c-7201 of the Illinois Vehicle Code, Metra Commuter Rail or any other public commuter rail service, or an electric utility as defined in Section 16-102 of the Illinois Public Utilities Act, without the consent of the rail carrier, public commuter rail service, or electric utility. The provisions of this article do not apply to an electric or gas public utility or such utility's wireless facilities if the facilities are being used, developed and maintained consistent with the provisions of subsection (i) of Section 16-108.5 of the Illinois Public Utilities Act.

For the purposes of this subsection, "public utility" has the meaning given to that term in Section 3-105 of the Illinois Public Utilities Act. Nothing in this article shall be construed to relieve any person from any requirement (a) to obtain a franchise or a state-issued authorization to offer cable service or

video service or (b) to obtain any required permission to install, place, maintain, or operate communications facilities, other than small wireless facilities subject to this article.

- (f) *Pre-existing agreements.* Existing agreements between the city and wireless providers that relate to the collocation of small wireless facilities in the right-of-way, including the collocation of small wireless facilities on city utility poles, that are in effect on June 1, 2018, remain in effect for all small wireless facilities collocated on the city's utility poles pursuant to applications submitted to the city before June 1, 2018, subject to applicable termination provisions contained therein. Agreements entered into after June 1, 2018, shall comply with this Article.

A wireless provider that has an existing agreement with the city on the effective date of the Act may accept the rates, fees and terms that the city makes available under this Article for the collocation of small wireless facilities or the installation of new utility poles for the collocation of small wireless facilities that are subject of an application submitted two or more years after the effective date of the Act by notifying the city that it opts to accept such rates, fees and terms. The existing agreement remains in effect, subject to applicable termination provisions, for the small wireless facilities the wireless provider has collocated on the city's utility poles pursuant to applications submitted to the city before the wireless provider provides such notice and exercises its option under this paragraph.

- (g) *Annual recurring rate.* A wireless provider shall pay to the city an annual recurring rate to collocate a small wireless facility on a city utility pole located in a right-of-way that equals: (i) \$270.00 per year or (ii) the actual, direct and reasonable costs related to the wireless provider's use of space on the city utility pole.

If the city has not billed the wireless provider actual and direct costs, the fee shall be \$270.00 payable on the first day after the first annual anniversary of the issuance of the permit or notice of intent to collocate, and on each annual anniversary date thereafter.

- (h) *Abandonment.* A small wireless facility that is not operated for a continuous period of 12 months shall be considered abandoned. The owner of the facility shall remove the small wireless facility within 90 days after receipt of written notice from the city notifying the wireless provider of the abandonment.

The notice shall be sent by certified or registered mail, return receipt requested, by the city to the owner at the last known address of the wireless provider. If the small wireless facility is not removed within 90 days of such notice, the city may remove or cause the removal of such facility pursuant to the terms of its pole attachment agreement for municipal utility poles or through whatever actions are provided for abatement of nuisances or by other law for removal and cost recovery.

A wireless provider shall provide written notice to the city clerk if it sells or transfers small wireless facilities within the jurisdiction of the city. Such notice shall include the name and contact information of the new wireless provider.

Sec. 98-903. Dispute resolution.

The Circuit Court of 17th Judicial Circuit, Boone County Illinois shall have exclusive jurisdiction to resolve all disputes arising under the Small Wireless Facilities Deployment Act. Pending resolution of a dispute concerning rates for collocation of small wireless facilities on municipal utility poles within the rights-of-way, the city shall allow the collocating person to collocate on its poles at annual rates of no more than \$200 per year per municipal utility pole, with rates to be determined upon final resolution of the dispute.

Sec. 98-904. Indemnification.

A wireless provider shall indemnify and hold the city, its officers, officials and employees harmless against any and all liability or loss from personal injury or property damage resulting from or arising out of, in whole or in

part, the use or occupancy of the city improvements or right-of-way associated with such improvements by the wireless provider or its employees, agents, or contractors arising out of the rights and privileges granted under this article and the Act. A wireless provider has no obligation to indemnify or hold harmless against any liabilities and losses as may be due to or caused by the sole negligence of the city or its employees or agents. A wireless provider shall further waive any claims that they may have against the city with respect to consequential, incidental, or special damages, however caused, based on the theory of liability.

Sec. 98-905. Insurance.

The wireless provider shall carry, at the wireless provider's own cost and expense, the following insurance:

- (1) Property insurance for its property's replacement cost against all risks;
- (2) Workers' compensation insurance, as required by law; or
- (3) Commercial general liability insurance with respect to its activities on the city improvements or rights-of-way to afford minimum protection limits consistent with its requirements of other users of city improvements or rights-of-way, including coverage for bodily injury and property damage.

The wireless provider shall include the city as an additional insured on the commercial general liability policy and provide certification and documentation of inclusion of the city in a commercial general liability policy prior to the collocation of any wireless facility.

A wireless provider may self-insure all or a portion of the insurance coverage and limit requirement required by the city. A wireless provider that self-insures is not required, to the extent of the self-insurance, to comply with the requirement for the name of additional insureds under this section. A wireless provider that elects to self-insure shall provide to the city evidence sufficient to demonstrate its financial ability to self-insure the insurance coverage limits required by the city.

ORDINANCE #699H
AN ORDINANCE AMENDING SECTION 43-43
NEPOTISM PROHIBITED
OF THE CITY OF BELVIDERE MUNICIPAL CODE

BE IT ORDAINED by the Mayor and City Council of the City of Belvidere, Boone County, Illinois, as follows:

SECTION 1: Section 43-43, Nepotism Prohibited, of the City of Belvidere Municipal Code is amended to read as set forth in the attached Exhibit A which is incorporated herein by this reference.

SECTION 2: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION 3: This Ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as required by law which publication is hereby authorized.

Ayes:

Nays:

Absent:

Passed:

Approved:

Mayor Clinton Morris

ATTEST: _____
Deputy City Clerk Erica Bluege

(SEAL)

Sec. 43-43. Nepotism prohibited.

(a) No officer or employee of the city or a city agency shall advocate, recommend or cause the:

- (1) Employment;
- (2) Appointment;
- (3) Promotion;
- (4) Transfer; or
- (5) Advancement

of a family member to an office or position of employment with the city or a city agency.

- (b) No officer or employee of the city shall directly supervise or manage the work of a family member. The term directly supervise means day to day direct supervision of the employee with no intervening layer of supervisory personnel.
- (c) No officer or employee shall participate in any action relating to the employment or discipline of a family member, except that this prohibition shall not prevent an elected or appointed official from voting on or participating in the development of a budget which includes compensation for a family member, provided that the family member is included only as a member of a class of persons or a group, and the family member benefits to no greater extent than any other similarly situated member of the class or group.
- (d) For purposes of this Section 43-43, family member means the: spouse, civil union partner, child and their spouses or civil union partners, step-child, sibling, parent, step-parent, uncle, aunt, nephew, niece, grandparent, grandson or granddaughter and their spouses.

ORDINANCE #700H

**AN ORDINANCE GRANTING A ZONING DISTRICT CHANGE
FROM SR-6, SINGLE-FAMILY RESIDENTIAL-6 DISTRICT
TO CB, CENTRAL BUSINESS DISTRICT
(155 E. Hurlbut Avenue)**

WHEREAS, a written application has been made by the property owner, T.A.B. Holdings, LLC (c/o Tad Butitta), 2429 S. Alpine Road, Rockford, IL 61108 to obtain a zoning district change from the SR-6, Single-family Residential-6 District to the CB, Central Business District pursuant to applicable provisions of the Zoning Ordinance (Chapter 150 of the Belvidere Municipal Code) of the City of Belvidere, Illinois; and,

WHEREAS, the application for a zoning district change was published in a newspaper of general circulation that is distributed within the City of Belvidere in accordance to Illinois State Statutes; and,

WHEREAS, after due notice the Planning and Zoning Commission held a public hearing on October 8, 2024 to consider the zoning map amendment and has transmitted its findings of fact and recommendation on the matter to the City Council; and,

WHEREAS, the City Council has considered the Planning and Zoning Commission's findings of fact and recommendation.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BELVIDERE, ILLINOIS, AS FOLLOWS:

Section 1. The zoning for the following property legally described as:

Parcel I:

The East Eight-five (85) feet of the Southerly Fifty-two (52) feet in width of Lot 4 in Assessor's Survey of Block Three (3) Joel Walker's Addition to Belvidere, Illinois, being a lot having a frontage of Fifty-two (52) feet on Van Buren Street and extending Southwesterly of even width a distance of Eight-five (85) feet situated in Boone County, Illinois. PIN: 05-26-430-023

Parcel II:

Part of Lot 4 in Assessors Survey of Block Three (3) in Joel Walkers Addition to Belvidere, as platted and recorded in the Recorder's Office of Boone County, Illinois in Book 33 of Deeds, Page 52 bounded and described as follows, to-wit: Beginning at the Southwesterly corner of said Lot 4; thence Northwesterly along the Westerly line of said Lot 4, 54 feet to a point in said line, thence Northeasterly and parallel with the Southerly line of Lot 4, 39 feet to a point thence Southeasterly and parallel with the Westerly line of said Lot 4, 54 feet to the Southerly line of said Lot 4; thence Southwesterly along said Southerly line of said Lot 4, 39 feet to the place of beginning. Also all interest of the grantors in that portion of the North and South alley running in the rear of said above described premises as shown by the Plat of said Assessors Survey of Block Three (3) of Joel Walkers Addition to Belvidere, recorded in Book 86 of Deeds, Page 464 Boone County Records; situated in the County of Boone and the State of Illinois. PIN: 05-26-430-022

Parcel III:

The northeasterly 18 feet in even width of Lot 5 of the Plat of Assessor's Survey of Block 3 in Joel Walker's Addition to Belvidere, as platted and recorded in Book 3 of Deeds on page 542; situated in the County of Boone and the State of Illinois. PIN: 05-26-430-027

Parcel IV:

Lot 5 of Assessor's Survey of Block 3, as designated upon Plat of Joel Walker's Addition to the Town (now City) of Belvidere; except the southwesterly 23.6 feet by 28 feet of said lot, situated in the County of Boone and the State of Illinois. PIN: 05-26-430-028

is changed and amended from SR-6, Single-family Residential-6 District to the CB, Central Business District; the Belvidere Official Zoning Map shall be modified to reflect this zoning amendment.

A location map identifying the subject property is herein attached and made a part of this Ordinance (attachment A).

Section 2. This Ordinance shall be in full force and effect from and after its passage, approval and publication in the pamphlet form as provided by law.

PASSED by the City Council of the City of Belvidere this _____ day of _____ 2024.

APPROVED by the Mayor of the City of Belvidere this _____ day of _____ 2024.

Clinton Morris, Mayor

ATTEST:

Erica Bluege, Deputy City Clerk

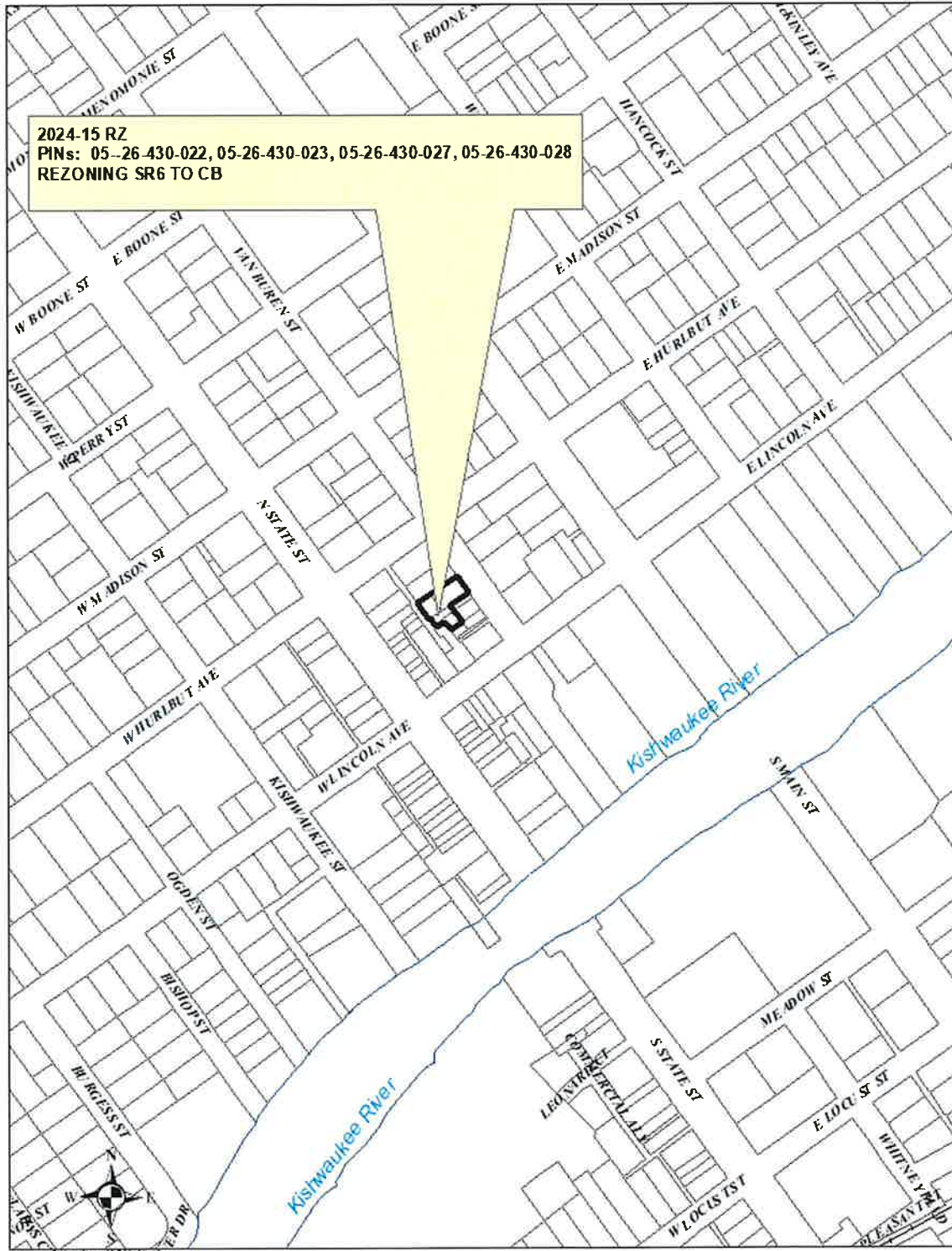
Ayes: _____ Nays: _____ Absent: _____

City Council Members Voting Aye:

City Council Members Voting Nay:

Date Published: _____ Sponsor: _____

ATTACHMENT A



MEMO

DATE: October 9, 2024
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: **Recommendation for Case 2024-15; T.A.B. Holdings, LLC, 155 E. Hurlbut Avenue**

REQUEST AND LOCATION:

The applicant and property owner, T.A.B. Holdings, LLC (c/o Tad Butitta), 2429 S. Alpine Road, Rockford, IL 61108 is requesting a map amendment (rezoning) on approximately 8,800 square feet known as 155 E. Hurlbut Avenue and adjacent parking area from the SR-6, Single-family Residential-6 District to the CB, Central Business District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. The subject property is irregular in shape and is developed with a garage and parking lot. PINs: 05-26-430-022; 05-26-430-023; 05-26-430-027; 05-26-430-028

RECOMMENDATION:

The Planning and Zoning Commission recommended the approval of case number 2024-15, T.A.B. Holdings, LLC, 155 E. Hurlbut Avenue; the motion passed with a (7-0) roll call vote.

Paul Engelman, Chairman
Belvidere Planning and Zoning Commission

CITY OF BELVIDERE

Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

401 WHITNEY BLVD. SUITE 300 BELVIDERE, IL 61008 * PII (815)547-7177 FAX (815)547-0789

September 24, 2024

ADVISORY REPORT

CASE NO: 2024-15

APPLICANT: T.A.B. Holdings, LLC, 155 E. Hurlbut Avenue

REQUEST AND LOCATION:

The applicant and property owner, T.A.B. Holdings, LLC (c/o Tad Butitta), 2429 S. Alpine Road, Rockford, IL 61108 is requesting a map amendment (rezoning) on approximately 8,800 square feet known as 155 E. Hurlbut Avenue and adjacent parking area from the SR-6, Single-family Residential-6 District to the CB, Central Business District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. The subject property is irregular in shape and is developed with a garage and parking lot. PINs: 05-26-430-022; 05-26-430-023; 05-26-430-027; 05-26-430-028

BACKGROUND:

The applicant owns the automotive business to the southwest of the subject property. Although the automotive business is legal non-conforming and cannot be expanded, the applicant wishes to use the garage and paved area for customer and employee parking, storage and potentially office and retail uses in the future.

Aerial photos dating back to 1941 show a house near the garage. At some point the house was demolished and the garage was allowed to remain. In 1966 the house was no longer visible in the photos and the paved area started forming to the south, closest to the commercial buildings. By 1981 the paved area appears to have been completed.

Staff is unsure why the property was zoned single family residential when commercial improvements were already beginning to develop on the site.

FINDINGS OF FACT:

Per Section 150.903 (D) of the City of Belvidere Zoning Ordinance, the criteria for granting an Amendment of the Official Zoning Map are as follows:

A. Existing uses and intensities of property within the general area of the property in question.

Findings:

Subject property: 1,300 square-foot garage and parking area

Adjacent property:

North: Vacant

South: Parking Area

East: Parking Area and Residential

West: Mixed-Use Buildings and Parking Area

The properties are developed with a 1,300 square-foot garage accessible from the public alley (155 E. Hurlbut Avenue) and a parking lot accessible from Van Buren Street. The parking lot is part of a large paved area extending onto the properties to the south and west. The paved area services those commercial buildings along East Lincoln Avenue. The vacant lot to the north is currently owned by the church adjacent to it and Van Buren Street separates the property from the nearest single-family residences. The area is a mix of mixed-use buildings, commercial buildings, institutional uses and established single-family and multi-family structures.

B. The zoning classification of property within the general area of the property in question.

Findings:

Subject property: SR-6 District, Single-family Residential-6 District

Adjacent property:

North: SR-6 District, Single-family Residential-6 District

South: CB, Central Business District

East: SR-6, Single-family Residential-6 District and CB, Central Business District

West: CB, Central Business District

The intersection of North State Street and Lincoln Avenue is part of Belvidere's commercial downtown area. The subject property is in the transition area before it becomes predominately residential east of Van Buren Street and north of Hurlbut Avenue. Due to this, the block is comprised of central business, single family and institutional zoning.

C. The suitability of the property in question for the uses permitted under the existing zoning classification.

Findings: The property is not suitable for the existing zoning classification (Single-family Residential-6) in its current state with the existing improvements of the subject property and lot configuration.

The existing improvements on the subject property are not suitable for the Single-family Residential-6 District. The minimum lot size allowed is 7,000 square-feet and each lot is required to have a minimum of 40 feet of road frontage and 65 feet of lot width. The four parcels in question range from 1,050 square feet to 4,306 square feet and have between 10 feet of road frontage and 53 feet of road frontage.

Not only do the four parcels not meet lot configuration requirements, the improvements on the property do not meeting zoning requirements. The SR-6 District only allows for 50% lot coverage, five-foot pavement setbacks, garages are not permitted without a residence and parking lots are not permitted at all. The existing improvements are much more in line with the Central Business District which allows for commercial buildings, parking lots, and 100% lot coverage as long as on-site stormwater detention is maintained in some manner.

By rezoning the subject property to a more compatible district, the site will increase its compliance with Belvidere's ordinances and improvements to the legal non-conforming use can be conducted.

- D. The trend of development, if any, in the general area of the property in question, including changes (such as the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), if any, that may have taken place since the day the property in question was placed in its present zoning classification and that make the property more appropriate for a different zoning district.**

The subject property has been zoned single-family residential since the 1970s. There have not been any significant changes to nearby infrastructure or developments since the property was zoned residential. The garage was constructed in the 1950s and the paved area was started in the 1960s and completed by the early 1980s.

Although the property has been zoned residential since the 1970s, the paved area that was developed later is considered a commercial improvement.

- E. Whether the proposed amendment is consistent with the plans and policies of the Comprehensive Plan adopted by the City**

Findings: The proposed rezoning is consistent with the plans and policies of the Comprehensive Plan adopted by the City.

The subject property is designated as "Commercial" by the City of Belvidere Comprehensive Plan, adopted May 7, 2024. Commercial land uses include service businesses, restaurants, entertainment, office buildings, healthcare facilities, and other similar uses. Smaller scale commercial uses provide the community with a variety of everyday goods and services at convenient locations, typically along the City's major roads such as Logan Avenue and State Street. Currently, larger-format commercial land uses are located along major roadways such as US Route 20.

Additional commercial areas include mixed-use land uses consisting of commercial/retail on the ground floor and/or office/residential uses located on the upper floor. Belvidere's Downtown includes this traditional form of mixed-use development and historic commercial buildings supporting a variety of land use types in a strong urban setting.

Commercial areas should follow appropriate scales and intensities dependent on adjacent parcels and surrounding community character. Commercial uses will continue to be present along major roadways and the Downtown providing a range of services and needs for consumers.

- F. Whether the proposed Official Zoning Map amendment furthers the purposes of the Zoning Ordinance and the applicable rules and regulations of the State of Illinois and the Federal Emergency Management Agency (FEMA).**

Findings: The proposed Official Zoning Map amendment will further the purposes of this Chapter and the applicable rules and regulations of the State of Illinois and the Federal Emergency Management Agency (FEMA).

The subject property is utilized as a parking area for the nearby commercial uses and an abandoned garage. The rezoning will help bring the property in line with the City of Belvidere's regulations. All future repair, maintenance and redevelopment will be required to adhere to all applicable codes and ordinances in addition to advised recommendations for development that may be provided by agencies at a later date.

G. Whether a mistake was made in mapping on the Official Zoning Map or if an area is developing in a manner and purpose different from that for which it is mapped.

Findings: The City of Belvidere adopted its first zoning ordinance and map in 1956. That map showed the property being zoned as multi-family residential. In 1973, the City's zoning map shows the property being zoned single-family residential and has continued such zoning. Since then the property has developed in conjunction with the adjacent commercial land uses instead of the nearby residential land uses.

SUMMARY:

The planning staff believes that the proposed rezoning for the subject property is not more intense than the other developed uses or anticipated uses to the west and south. To the north is institutional which can vary in intensity and across the street are established residences. The rezoning of the property will allow for proper maintenance and repair of the garage and parking area and due to the square-footage of the property, potential commercial redevelopment is limited.

The Central Business requirements will regulate aesthetics of any new construction and expansions and the City's municipal code will regulate stormwater detention.

RECOMMENDATION:

The Planning staff recommends the approval of case number 2024-15 to rezone approximately 8,800 square feet from SR-6, Single-family Residential-6 District to CB, Central Business District.

Submitted by:


Gina DelRose, Community Development Planner

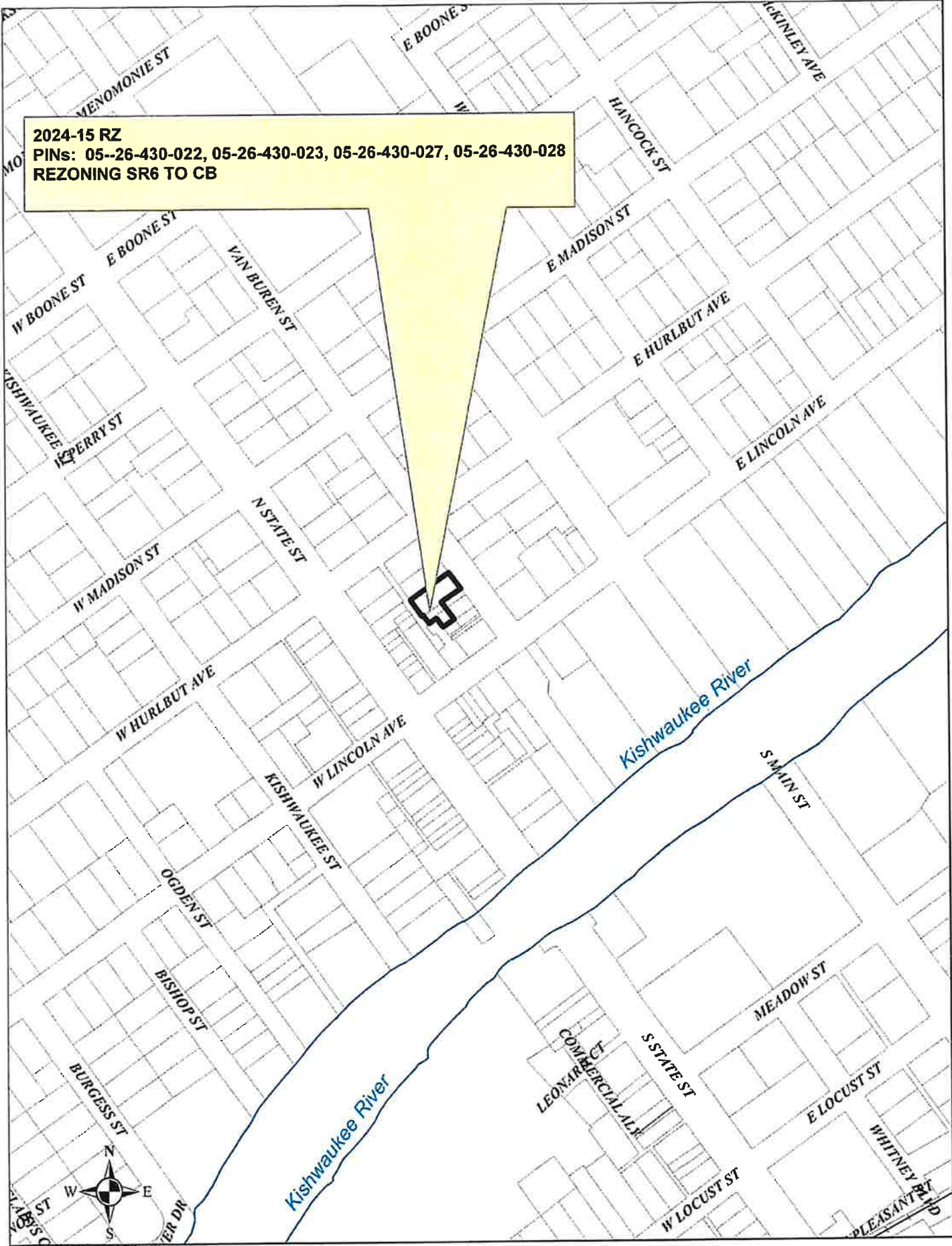
PLANNING AND ZONING COMMISSION/CITY COUNCIL ACTION

The Planning and Zoning Commission shall make and forward findings of fact as to the whether the proposed map amendment furthers the purposes of the Zoning Ordinances and make a recommendation to the City Council. The City Council shall review the findings and recommendation and may accept or reject the findings and recommendation of the Planning and Zoning Commission in whole or in part; or the City Council may refer the matter back to the Planning and Zoning Commission for further consideration. Any approval shall be considered the approval of a unique request and not be construed as precedent for any other proposed map amendment.

ATTACHMENTS

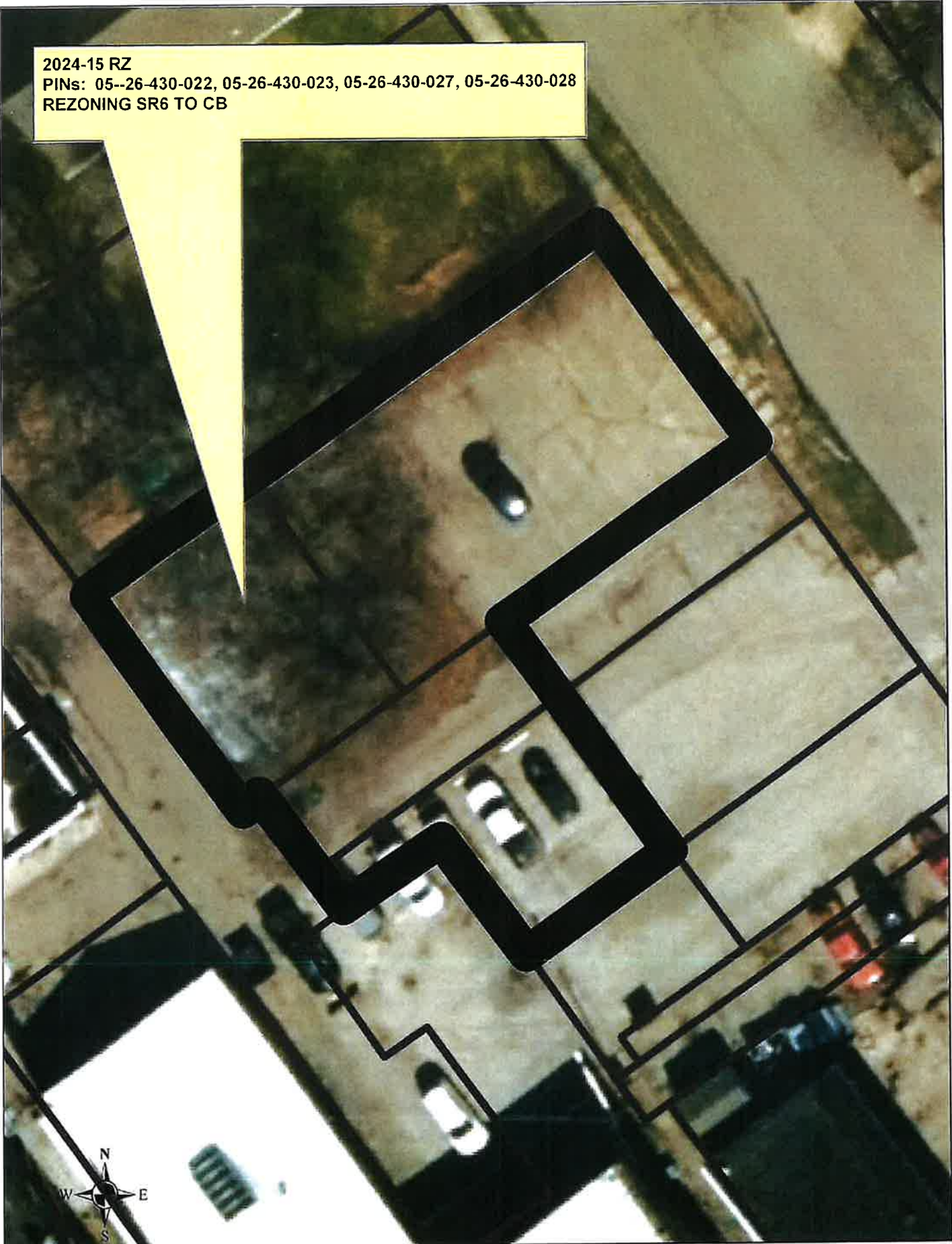
1. Location Map by Planning Staff.
2. Aerial photo by Planning Staff.
3. Zoning Map by Planning Staff.
4. Boundary Survey submitted by the Applicant.
5. Narrative submitted by the Applicant.
6. NRI Report 1773 opinion submitted by Heather VanTilburg, Boone County Soil and Water Conservation District dated August 29, 2024.
7. Letter from the Boone County Health Department, Alisen O'Hearn, September 17, 2024.
8. Memo from the Belvidere Public Works Department, Brent Anderson, September 23, 2024.

2024-15 RZ
PINS: 05--26-430-022, 05-26-430-023, 05-26-430-027, 05-26-430-028
REZONING SR6 TO CB

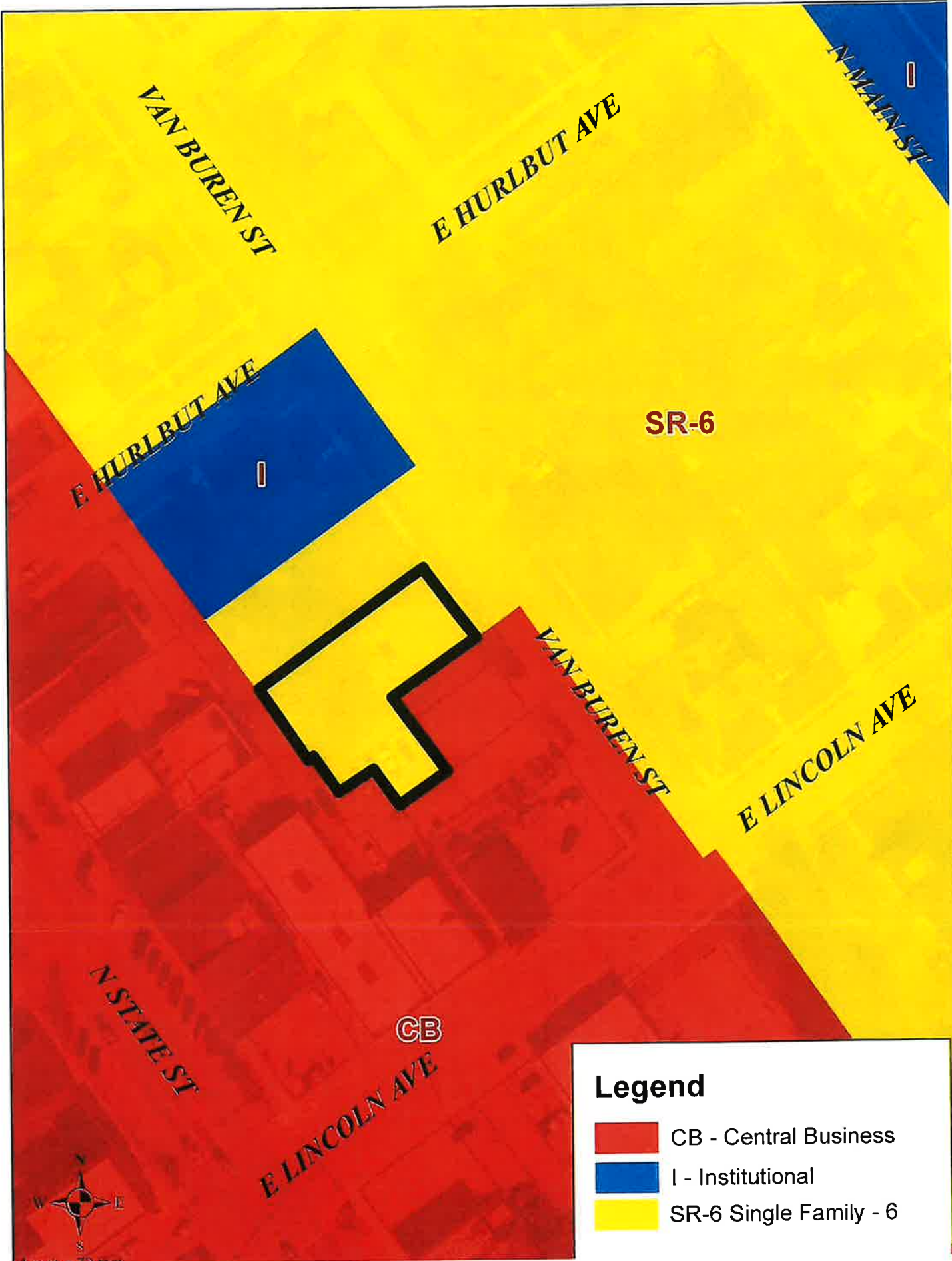


1 inch = 316 feet

2024-15 RZ
PINs: 05--26-430-022, 05-26-430-023, 05-26-430-027, 05-26-430-028
REZONING SR6 TO CB



1 inch = 24 feet



VAN BUREN ST

E HURLBUT AVE

N MAIN ST

E HURLBUT AVE

SR-6

VAN BUREN ST




E LINCOLN AVE

N STATE ST

CB

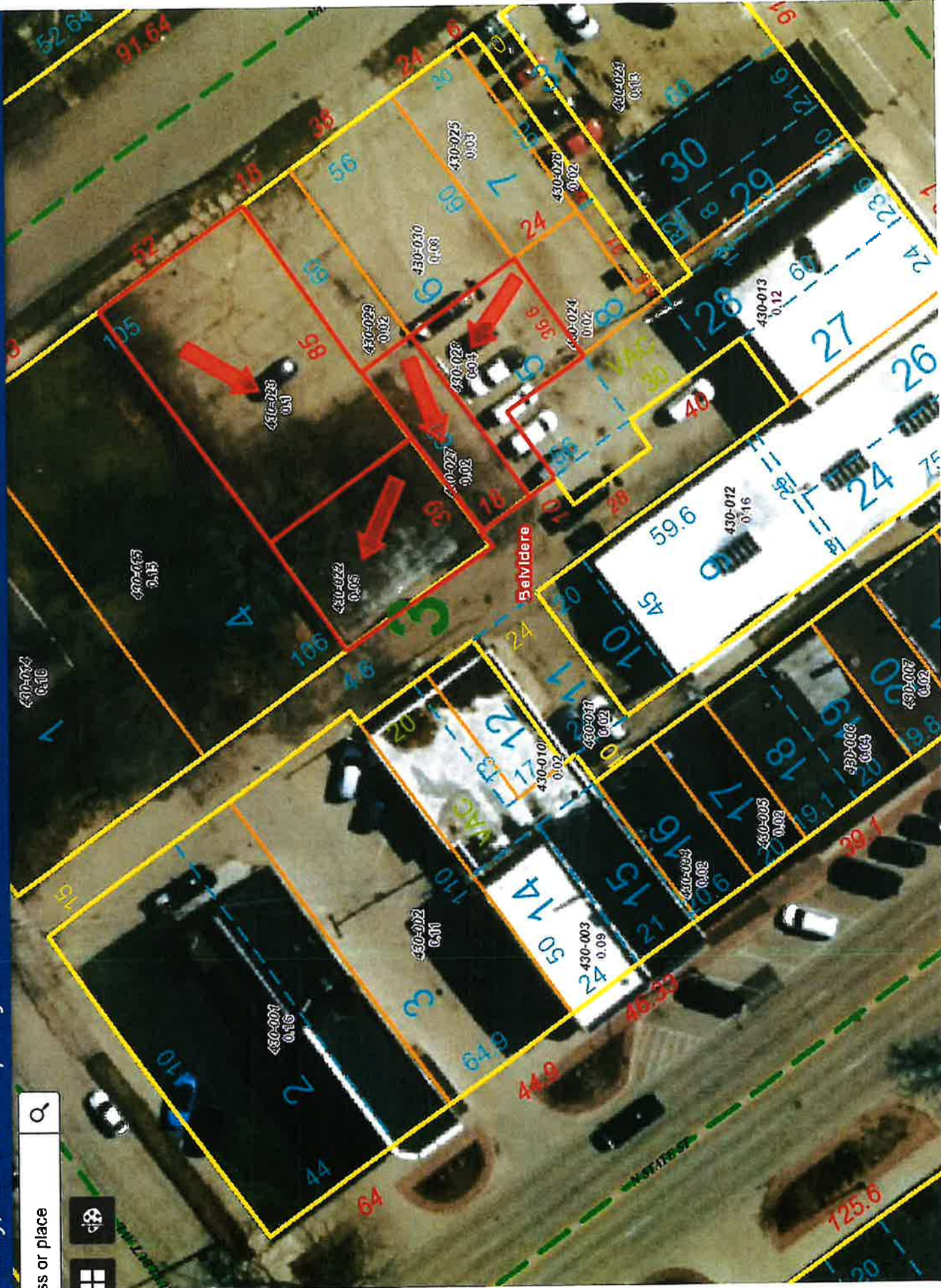
E LINCOLN AVE

Legend

-  CB - Central Business
-  I - Institutional
-  SR-6 Single Family - 6



Search or place





T.A.B. Holdings, LLC
815/669 9124
2429 S. Alpine Rd.
Rockford, IL 61108

7/29/2024

RE: Change of Zoning for 05-26-430-022

To whom it may concern,

Attached is an aerial map of properties we own and would like to request for re-zoning. Outlined in RED includes 3 Parcels:

- 05-26-430-022
- 05-26-430-023
- 05-26-430-027
- 05-26-430-028

We currently own some of the adjacent properties (110 and 112 E Lincoln Ave, including the attached parking lots under different PIN's) and we are looking to request the listed PIN's to be zoned for commercial use to match our existing properties. Our immediate use would be to Demo the existing building and rebuild with a similar facility that would be nicer and safer. We would primarily use it to store equipment, scrap like tires and metal, and also vehicles that are left overnight.

In the unforeseeable future, we would also like the option to turn this into retail or office space in compliance with the zoning ordinances permitted land use.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'Tad Butitta', is written over a faint blue line.

Tad Butitta, Owner
Tad@MarksAutoLL.com
815-315-3626





**Boone County
Soil & Water
Conservation District**

211. N. Appleton Road
Belvidere, IL 61008
815-544-3465 x3

29 August 2024

SWCD NRI #: 1773

Belvidere Planning Department
401 Whitney Blvd., Suite 300
Belvidere, IL 61008

Dear Sir/Madam,

A request for a Natural Resource Information Report was submitted. We will supply a written reply to your office as indicated below:

Our review does not apply in this instance.
 Other (see attached)

Location of Site: 155 E Hurlbut Ave Belvidere, IL 61008
PIN(S): 05-26-430-022, 05-26-430-023, 05-26-430-027, 02-26-430-028

Contact	Petitioner	Owner
Tad Butitta 2429 S Alpine Rd Rockford, IL 61108 (815) 315-3626 Tad @MarksAutoIL.com	Same as Contact	T.A.B Holdings, LLC

Request: Change in zoning from SR-6 to CB

Notes, if any: By considering the current zoning, current land use, Geographical Information Systems maps, and requested change in zoning, the Boone County Soil and Water Conservation District has determined that the proposed use will have no significant impact on the natural resources on the property or surrounding area.

Sincerely,

Heather VanTilburg, Resource Conservationist
Boone County Soil & Water Conservation District



Public Health
Prevent. Promote. Protect.

Boone County Health Department

1204 Logan Avenue, Belvidere, Illinois 61008
Main Office 815.544.2951 Clinic 815.544.9730 Fax 815.544.2050
www.boonehealth.org

The mission of the Boone County Health Department is to serve our community by preventing the spread of disease, promoting equitable wellness & protecting the public's health.

September 17, 2024

City of Belvidere

Email: GDelRose@BelvidereIL.gov

Community Development
Gina DelRose
401 Whitney Blvd Suite 300
Belvidere, IL 61008

Re: Case: 2024-15 (RZ): TAB Holdings, LLC, 155 E. Hurlbut Avenue and adjacent parking area

Dear City of Belvidere,

We are in receipt of a map amendment (rezoning) on approximately 8,800 square feet known as 155 E. Hurlbut Avenue and adjacent parking area from the SR-6, Single -family Residential-6 District to the CB, Central Business District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. PINs: 05-26-430-022; 05-26-430-023; 05-26-430-027; 05-26-430-028.

The Boone County Health Department (BCHD) does not have any records of any well or septic systems. If either system is located throughout the project, the applicant would need to complete and submit an application, with a sitemap of the well and/or septic to BCHD, to properly abandon them. No further action is required at this time.

If you have any questions or concerns, please contact us at (815) 544-2951 ext. 2 or at info@boonehealth.org.

Sincerely,

Alisen O'Hearn, LEHP, REHS/RS
Environmental Center Supervisor
Boone County Health Department

401 Whitney Boulevard, Suite 200
Belvidere, Illinois 61008
815-544-9256 Fax: 815-544-4255

Belvidere Public Works

Memo

To: Gina DelRose, Community Development Planner
From: Brent Anderson, Director of Public Works
Date: 9/23/2024
Re: Case #2024-15: TAB Holdings, 155 E Hurlbut Ave

Having reviewed the above referenced case, I would offer the following:

1. Improvements to or redevelopment of these properties will require detention and controlled release of storm water in accordance with City standards.

ORDINANCE # 701H

**AN ORDINANCE AMENDING CHAPTER 150,
ZONING ORDINANCE, OF THE MUNICIPAL CODE**

(Sections 150.101: Purpose, 150.102: Standard Zoning Districts and Standard Zoning District Categories, 150.105(A)(1) Rural Holding (RH) District, 150.105(B)(1) Single-Family Residential-3 (SR-3) District, 150.105(B)(2) Single-Family Residential-4 (SR-4) District, 150.105(B)(3) Single-Family Residential-6 (SR-6) District, 150.105(B)(4) Two-family Residential-7 (TR-7) District, 150.105(B)(5) Multi-family Residential-8 Small (MR-8S) District, 150.105(B)(6) Multi-family Residential-8 Large (MR-8L) District, 150.105(C)(6) Central Business (CB) District, 150.105(C)(7) Planned Industrial (PI) District, 150.105(C)(8) General Industrial (GI) District, 150.105(C)(9) Heavy Industrial (HI) District, 150.105(E) Tollway Corridor Districts, 150.204(G)(5) Small Wireless Facility, 150.204(H)(2) Private Residential Garage and/or Utility/Storage Shed, 150.204(H)(15) Private Residential Recreational Facility, Table 150.604: Landscaping Requirements for Regular Development, Table 150.607(C)(2)A: Required Bufferyard Opacity Values, 150.710(D) Building Design and Construction Requirements: Planned Office and Commercial Districts (PB, GB, CB) and Tollway Corridor Districts (PM1, PM2, PM4, CC and TC), 150.904(J) Termination of an Approved Special Use, Table 150.1007(A)1, Table 150.1007(B)1, Table 150.1007(C)1, Figure 150.1007(C)(1)a, Appendix A: City of Belvidere Density and Intensity Standards, Appendix B: City of Belvidere Bulk Regulations, Appendix C: Land Use Summary Chart; and Section 151.62 Maintenance of Improvements of the Belvidere Subdivision Ordinance)

WHEREAS, the City of Belvidere has adopted Chapter 150 (Zoning Ordinance) of the Belvidere Municipal Code pursuant to the Illinois Compiled Statutes to establish and set forth regulations pertaining to the use and development of land, buildings and structures in the City; and,

WHEREAS, it is necessary and desirable to periodically amend the Zoning Ordinance in response to changes in technology, business and development practices, community standards and to improve administration and enforcement procedures; and,

WHEREAS, after due notice, the Planning and Zoning Commission held a public hearing to consider an amendment of the Zoning Ordinance on October 8, 2024 and has transmitted its recommendation on the matter to the City Council; and,

WHEREAS, the City Council has considered the Planning and Zoning Commission's recommendation.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BELVIDERE, BOONE COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. That Section 150.101: Purpose, be and is hereby amended, to read as follows:

§150.101: Purpose

A) The area located within the jurisdiction of this Chapter (See §150.007) is hereby divided into zoning districts of such number and community character as are necessary to achieve compatibility of land uses within each district, to implement the officially adopted City of Belvidere Comprehensive Plan, and to achieve the other purposes of this Chapter (See §150.003).

Ordinance #701H
Page 2 of 34

- (B) Zoning of annexed property. All territories shall be annexed and zoned RH, Rural Holding District until otherwise properly rezoned by ordinance. Parcels of ten or more acres of land utilized for crop production are permitted in any zoning district pursuant to annexation.
- (C) Zoning of “pre-annexed” property. Pre-annexed territory means only territory subject to an annexation agreement within the City that is not within the corporate limits of the City. All territories shall be “pre-annexed” and zoned RH, Rural Holding District until otherwise properly rezoned by ordinance. Parcels of ten or more acres of land utilized for crop production are permitted in any zoning district pursuant to “pre-annexation”.
- (D) All territories annexed and “pre-annexed” shall be subject to all City of Belvidere codes, ordinances, resolutions and policies, including but not limited to the City’s Zoning Ordinance.

Section 2. That Section 150.102: Standard Zoning Districts and Standard Zoning District Categories, be and is hereby amended, to read as follows:

§150.102: Standard Zoning Districts and Standard Zoning District Categories

For the purpose of this Chapter, all areas within the jurisdiction of this Chapter (See §150.007) are hereby divided into the following standard zoning districts, and standard zoning district categories (listed in underlined text), which shall be designated as follows:

Agricultural District:

Rural Holding (RH) District

Residential Districts:

Single-family Residential-3 (SR-3) District

Single-family Residential-4 (SR-4) District

Single-family Residential-6 (SR-6) District

Two-family Residential-7 (TR-7) District

Multi-family Residential-8S (MR-8S) District

Multi-family Residential-8L (MR-8L) District

Office Districts:

Neighborhood Office (NO) District

Planned Office (PO) District

Commercial Districts:

Neighborhood Business (NB) District

Planned Business (PB) District

General Business (GB) District

Central Business (CB) District

Industrial Districts:

Planned Industrial (PI) District

General Industrial (GI) District

Heavy Industrial (HI) District

Institutional District:

Institutional (I) District

Planned Development Districts:

Planned Development District (year-order of approval in that year) e.g.: (PD 2003-2)

Section 3. That Section 150.105(A)(1) Rural Holding (RH) District, be and is hereby amended, to read as follows:

§150.105(A)(1) Rural Holding (RH) District

The following subsections specify the purpose and intent of the standard zoning districts established by this Chapter.

(A) **Agricultural District**

(1) **Rural Holding (RH) District**

A. **Description and Purpose.** This district is intended to permit development that is solely of a rural community character. The land use standards for this district permit very low-density single-family residential development at a density of 1 dwelling unit for every 40 gross acres, as well as a variety of agricultural and agricultural support land uses. Density and intensity standards for this district are designed to ensure that development that requires even a minimum of urban services does not occur until such services are available. As such, the Rural Holding (RH) District shall either serve as a designation which preserves and protects agricultural activities, or as a "holding zone" which provides for an interim land use (agriculture) that will easily permit further development (with rezoning to another district) at the appropriate time.

Rationale: This district is used to provide for the protection of agricultural activities, and a very low density residential area for those who want to live in a rural environment and who retain enough land with their residence to ensure that the rural environment is maintained as long as the Rural Holding (RH) District designation is retained. In this manner, even if all property were developed in a given area with the Rural Holding (RH) District designation, the rural community character of that area would still be maintained.

B. **List of Allowable Principal Land Uses (per Article 2)**

1. Permitted by Right

Single-Family - 40 acre lot
Cultivation
On-Site Agricultural Retail
Selective Cutting
Passive Outdoor Public Recreation
Active Outdoor Public Recreation
Outdoor Institutional
Public Services and Utilities

2. Permitted as Special Use

Husbandry
Intensive Agriculture
Agricultural Services
Clear Cutting
Outdoor Commercial Entertainment
Commercial Animal Boarding
Bed and Breakfast Establishments
Campground
Waste Disposal Facility
Composting Operation
Airport/Heliport
Extraction Use
Non-building mounted solar installations for export of energy for use by a Public Utility

C. List of Allowable Accessory Uses (per Article 2)

1. Permitted by Right

Private Residential Garage and/or Shed
Home Occupation
Day care group home

Day care home w/ Occupation Permit

On-Site Parking Lot
Private Residential Recreational Facility

Private Residential Kennel

Drainage Structure
Filling
Lawn Care
Private Residential Stable
Exterior Communication Devices

2. Permitted as Special Use

Outdoor Display Incidental
Migrant Labor Camp
In-Family Suite
Attached/Detached garage in aggregate
exceeding 900 square feet
Wind Energy Systems
Batch Plant
Private Residential Recreational Facility
over 900 square feet

Section 4. That Section 150.105(B)(1) Single-Family Residential-3 (SR-3) District, be and is hereby amended, to read as follows:

§150.105(B)(1) Single-Family Residential-3 (SR-3) District

(1) Single-Family Residential-3 (SR-3) District

A. **Description and Purpose.** This district is intended to permit development that has a low-density, community character. Density and intensity standards for this district are designed to ensure that the Single-family Residential-3 (SR-3) District shall serve as a designation that preserves and protects the residential community character of its area. Residential development with a Maximum Gross Density (MGD) of 3 dwelling units per gross acre is available within this district.

Rationale: This district is used to provide for the permanent protection of a moderate density residential area for those who want to live in a suburban residential environment and who retain enough land with their residence, or in their development, to ensure that the community character is maintained as long as the SR-3 District designation is retained, regardless of how much development occurs within that area.

B. List of Allowable Principal Land Uses (per Article 2)

1. Permitted by Right

Single-Family
Modular Dwelling
Cultivation
Selective Cutting
Passive Outdoor Public Recreation
Active Outdoor Public Recreation
Public Services and Utilities

2. Permitted as Special Use

Clear Cutting
Bed and Breakfast Establishments

C. List of Allowable Accessory Uses (per Article 2)

1. Permitted by Right

Private Residential Garage and/or Shed
Home Occupation

Day care home
On-Site Parking Lot
Private Residential Recreational Facility

Drainage Structure
Filling
Lawn Care
Day care group home
Exterior Communication Devices

2. Permitted as Special Use

Caretaker's Residence
Attached/Detached garage in aggregate
exceeding 900 square feet
In-Family Suite
Wind Energy Systems
Private Residential Recreational Facility
over 900 square feet

D. List of Allowable Temporary Uses (per Article 2)...

E. Regulations Applicable to All Uses...

F. Regulations Applicable to Residential Uses

1. Residential Density and Intensity Requirements:

- A. Minimum Zoning District Area: 15,000 square feet
- B. Maximum Gross Density (MGD): 2.9 du/acre
- C. Minimum Landscape Surface Ratio (LSR): 60%

2. Residential Bulk Requirements: ...

3....

Section 5. That Section 150.105(B)(2) Single-Family Residential-4 (SR-4) District, be and is hereby amended, to read as follows:

§150.105(B)(2) Single-Family Residential-4 (SR-4) District

(2) Single-family Residential-4 (SR-4) District

A. Description and Purpose. This district is intended to permit development that has a moderate density, community character. Density and intensity standards for this district are designed to ensure that the Single-family Residential-4 (SR-4) District shall serve as a designation that preserves and protects the residential community character of its area. Residential development with a Maximum Gross Density (MGD) of 4 dwelling units per gross acre is available within this district.

Rationale: This district is used to provide for the permanent protection of a moderate density residential area for those who want to live in a suburban residential environment and who retain enough land with their residence, or in their development, to ensure that the community character is maintained as long as the SR-4 District designation is retained, regardless of how much development occurs within that area.

B. List of Allowable Principal Land Uses (per Article 2)

1. Permitted by Right

Single-Family
Modular Dwelling
Cultivation
Selective Cutting
Passive Outdoor Public Recreation
Active Outdoor Public Recreation
Public Services and Utilities

2. Permitted as Special Use

Clear Cutting
Bed and Breakfast Establishments

C. List of Allowable Accessory Uses (per Article 2)

1. Permitted by Right

Private Residential Garage and/or Shed

Home Occupation
Day care home
Day care group home

On-Site Parking Lot
Private Residential Recreational Facility
Drainage Structure
Filling
Lawn Care
Exterior Communication Devices

2. Permitted as Special Use

Attached/Detached garage in aggregate exceeding 900 square feet
In-Family Suite
Wind Energy Systems
Private Residential Recreational Facility over 900 square feet

D. List of Allowable Temporary Uses (per Article 2)...

E. Regulations Applicable to All Uses...

F. Regulations Applicable to Residential Uses

1. Residential Density and Intensity Requirements:

- A. Minimum Zoning District Area: 10,000 square feet
- B. Maximum Gross Density (MGD): 4.4 du/acre
- C. Minimum Landscape Surface Ratio (LSR): 50%

2. Residential Bulk Requirements:...

3.....

Section 6. That Section 150.105(B)(3) Single-Family Residential-4 (SR-6) District, be and is hereby amended, to read as follows:

§150.105(B)(3) Single-Family Residential-6 (SR-6) District

(3) Single-family Residential-6 (SR-6) District

A. Description and Purpose. This district is intended to permit development that has a moderate density, community character. Density and intensity standards for this district are designed to ensure

that the Single-family Residential-6 (SR-6) District shall serve as a designation that preserves and protects the residential community character of its area. Residential development with a Maximum Gross Density (MGD) of 6 dwelling units per gross acre is available within this district.

Rationale: This district is used to provide for the permanent protection of a moderate density residential area for those who want to live in a suburban residential environment and who retain enough land with their residence, or in their development, to ensure that the community character is maintained as long as the SR-6 District designation is retained, regardless of how much development occurs within that area.

B. List of Allowable Principal Land Uses (per Article 2)

1. Permitted by Right

Single-Family
Modular Dwelling
Cultivation
Selective Cutting
Passive Outdoor Public Recreation
Active Outdoor Public Recreation
Public Services and Utilities

2. Permitted as Special Use

Clear Cutting
Bed and Breakfast Establishments
Two-Flat/Duplex/Twin House

C. List of Allowable Accessory Uses (per Article 2)

1. Permitted by Right

Private Residential Garage and/or Shed

Home Occupation
Day care group home
Day care home

On-Site Parking Lot
Private Residential Recreational Facility
Drainage Structure
Filling
Lawn Care
Exterior Communication Devices

2. Permitted as Special Use

Attached/Detached garage in aggregate exceeding 900 square feet
In-Family Suite
Wind Energy Systems
Private Residential Recreational Facility over 900 square feet

D. List of Allowable Temporary Uses (per Article 2)...

E. Regulations Applicable to All Uses...

F. Regulations Applicable to Residential Uses

1. Residential Density and Intensity Requirements:

- A. Minimum Zoning District Area: 7,000 square feet
- B. Maximum Gross Density (MGD): 6.2 du/acre
- C. Minimum Landscape Surface Ratio (LSR): 50%

2. Residential Bulk Requirements:...

3....

Section 7. That Section 150.105(B)(4) Two-family Residential-7 (TR-7) District, be and is hereby amended, to read as follows:

§150.105(B)(4) Two-family Residential-7 (TR-7) District

(4) Two-family Residential-7 (TR-7) District

A. **Description and Purpose.** This district is intended to permit development that has a moderate density community character. The land use standards for this district permit both single-family detached residential development and twin house/duplexes permitted by right and two flat, mobile home parks, and mobile home subdivisions permitted as a Special Use. Density and intensity standards for this district are designed to ensure that the Two-family Residential-7 District shall serve as a designation that preserves and protects the moderate density residential community character of its area. Various residential development options are available in this district, with a Maximum Gross Density (MGD) of 7 dwelling units per gross acre.

Rationale: This district is used to provide for the permanent protection of an area for those who want to live in a moderate density residential environment and who retain enough land with their residence, or in their development, to ensure that the desired community character is maintained as long as the TR-7 District designation is retained, regardless of how much development occurs within that area. As such, this district is intended to provide the principal location for a wide range of single-family attached dwelling types, including single-family, duplexes, twin houses, and two flats.

B. List of Allowable Principal Land Uses (per Article 2)

1. Permitted by Right

Single-Family
Modular Dwelling
Twin House/Duplex
Cultivation
Selective Cutting
Passive Outdoor Public Recreation
Active Outdoor Public Recreation
Public Services and Utilities

2. Permitted as Special Use

Two-Flat
Clear Cutting
Bed and Breakfast Establishments
Day care center (3+ children)
Institutional Residential
Mobile Home

C. List of Allowable Accessory Uses (per Article 2)

1. Permitted by Right

Private Residential Garage and/or Shed

Home Occupation
Day care group home
Day care home

On-Site Parking Lot
Private Residential Recreational Facility
Drainage Structure

2. Permitted as Special Use

Attached/Detached garage in aggregate exceeding 900 square feet for Single-Family and 1,200 square feet for two-family
In-Family Suite
Wind Energy Systems
Private Residential Recreational Facility over 900 square feet

Filling
Lawn Care
Exterior Communication Devices

- D. **List of Allowable Temporary Uses (per Article 2)...**
- E. **Regulations Applicable to All Uses...**
- F. **Regulations Applicable to Residential Uses.** For single-family dwellings, see the SR-6 District.
1. **Residential Density and Intensity Requirements:**
 - A. Minimum Zoning District Area: 12,000 square feet
 - B. Maximum Gross Density (MGD): 7.3 du/acre
 - C. Minimum Landscape Surface Ratio (LSR): 50%
 2. **Residential Bulk Requirements:...**

Section 8. That Section 150.105(B)(5) Multi-family Residential-8 Small (MR-8S) District, be and is hereby amended, to read as follows:

§150.105(B)(5) Multi-family Residential-8 Small (MR-8S) District

(5) Multi-family Residential-8 Small (MR-8S) District

A. **Description and Purpose.** This district is intended to permit development that has a higher density community character. The land use standards for this district permit single-family detached, twin house/duplex, two flats, townhouses, and multiplexes permitted by right and related land uses. Density and intensity standards for this district are designed to ensure that the Multi-family Residential-8 Small District shall serve as a designation that preserves and protects the community character of its area. A variety of residential development options are available in this district, with a Maximum Gross Density (MGD) of 8 dwelling units per gross acre.

Rationale: This district is used to provide for the permanent protection of an area for those who want to live in a higher density residential environment, with housing units that are smaller than those for MR-8L, and who retain enough land with their residence, or in their development, to ensure that the urban community character is maintained as long as the MR-8S District designation is retained, regardless of how much development occurs within that area. As such, it is intended to provide the principal location for mixed residential development.

B. List of Allowable Principal Land Uses (per Article 2)

1. Permitted by Right

Single-Family
Twin House/Duplex
Townhouse (3 or 4 unit building)
Multiplex (3 or 4 unit building)
Modular Dwelling
Cultivation
Selective Cutting
Passive Outdoor Public Recreation

2. Permitted as Special Use

Two-Flat
Apartment (3 or 4 unit building)
Clear Cutting
Bed and Breakfast Establishments
Day care center (9+ children)
Boarding House
Institutional Residential

Active Outdoor Public Recreation
Public Services and Utilities

C. List of Allowable Accessory Uses (per Article 2)

1. Permitted by Right

Private Residential Garage and/or Shed
Home Occupation
Day care group home

Day care home
On-Site Parking Lot
Private Residential Recreational Facility
Drainage Structure
Filling
Lawn Care
Exterior Communication Devices

2. Permitted as Special Use

In-Family Suite
Wind Energy Systems
Private Residential Recreational Facility
over 900 square feet

Section 9. That Section 150.105(B)(6) Multi-family Residential-8 Large (MR-8L) District, be and is hereby amended, to read as follows:

§150.105(B)(6) Multi-family Residential-8 Large (MR-8L) District

(6) Multi-family Residential-8 Large (MR-8L) District

A. Description and Purpose. This district is intended to permit development that has a higher density community character. The land use standards for this district permit single-family detached, twin house/duplex, townhouses, multiplexes, and apartments permitted by right and related land uses. Density and intensity standards for this district are designed to ensure that the Multi-family Residential-8 Large District shall serve as a designation that preserves and protects the community character of its area. A variety of residential development options are available in this district, with a Maximum Gross Density (MGD) of 8 dwelling units per gross acre, with housing units typically larger than those in the MR-8S.

Rationale: This district is used to provide for the permanent protection of an area for those who want to live in a higher density residential environment and who retain enough land with their residence, or in their development, to ensure that the urban community character is maintained as long as the MR-8L District designation is retained, regardless of how much development occurs within that area. As such, it is intended to provide the principal location for mixed residential development.

B. List of Allowable Principal Land Uses (per Article 2)

1. Permitted by Right

Single-Family
Twin House/Duplex
Townhouse (3 or 4 unit building)
Multiplex (3 or 4 unit building)
Apartment (3 or 4 unit building)

2. Permitted as Special Use

Two-Flat
Apartment (5 to 8 unit building)
Mobile Home Subdivision or Park
Clear Cutting
Bed and Breakfast Establishments

Public Services and Utilities
Modular Dwelling
Cultivation
Selective Cutting
Passive Outdoor Public Recreation
Active Outdoor Public Recreation

Day care center (3+ children)
Institutional Residential
Boarding House

C. List of Allowable Accessory Uses (per Article 2)

1. Permitted by Right

Private Residential Garage and/or Shed
Home Occupation
Day care group home

Day care home
On-Site Parking Lot
Private Residential Recreational Facility
Drainage Structure
Filling
Lawn Care
Exterior Communication Devices

2. Permitted as Special Use

In-Family Suite
Wind Energy Systems
Private Residential Recreational Facility
over 900 square feet

Section 10. That Section 150.105(C)(6) Central Business District, be and is hereby amended, to read as follows:

§150.105(C)(6) Central Business (CB) District

(6) Central Business (CB) District

A. Description and Purpose. This district is intended to permit both large and small-scale "downtown" commercial development at an intensity that provides significant incentives for infill development, redevelopment, and the continued economic viability of existing development. To accomplish this effect, minimum Landscape Surface Ratios (LSRs) permitted in this district are much lower than those allowed in the Planned Business and General Business Districts. A wide range of office, retail, and lodging land uses are permitted within this district. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street. No requirements for on site landscaping or parking are required in this district. This district is strictly limited to the central city locations.

Rationale: This district is intended to provide an alternative, primarily infill development, designation for commercial activity to the Planned Business (PB) and General Business (GB) Districts are designed to assist in maintaining the long-term viability of the central city.

B. List of Allowable Principal Land Uses (per Article 2)

1. Permitted by Right

Cultivation

2. Permitted as Special Use

Clear Cutting

Selective Cutting	Indoor Institutional (major)
Passive Outdoor Public Recreation	Outdoor Institutional
Active Outdoor Public Recreation	Institutional Residential
Public Services and Utilities	In-Vehicle Sales or Service
Office	Indoor Commercial Entertainment
Personal or Professional Services	Outdoor Commercial Entertainment
Indoor Sales or Service	Commercial Indoor Lodging
Indoor Maintenance Service	Bed and Breakfast Establishments
Off-Site Parking Lot	Day care center (3+ children)
Residential units above the first floor	Boarding House
Artisan Studio/Production Shop	Apartment (3 or 4 unit building)
Indoor Institutional (minor)	Adult-use Cannabis Dispensing Organization
Small Wireless Facility	Adult-use Cannabis Infuser Organization or Infuser
	On-Site Parking Garage (above & underground)

Section 11. That Section 150.105(C)(7) Planned Industrial District, be and is hereby amended, to read as follows:

§150.105(C)(7) Planned Industrial (PI) District

(7) Planned Industrial (PI) District

A. Description and Purpose. This district is intended to permit both large and small scale industrial and office development at an intensity that is consistent with the overall desired suburban community character of the community. Beyond a relatively high minimum Green Space Ratio (GSR), the primary distinguishing feature of this district is that it is geared to indoor industrial activities not typically associated with high levels of noise, soot, odors and other potential nuisances for adjoining properties. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

Rationale: This district is intended to provide a location for suburban intensity light industrial land uses such as assembly operations, storage and warehousing facilities, offices, and light manufacturing which are protected from potential nuisances associated with certain development permitted within the General Industrial (GI) District. In addition, land uses shall comply with the minimum performance standards presented in Article 7.

B. List of Allowable Principal Land Uses (per Article 2)

1. Permitted by Right

Cultivation
Selective Cutting
Passive Outdoor Public Recreation
Active Outdoor Public Recreation
Public Services and Utilities
Office
Personal or Professional Services

2. Permitted as Special Use

Clear Cutting
Indoor Commercial Entertainment
Indoor Sales or Service
Day care center (3+ children)
Artisan Studio/Production Shop
Personal Storage Facility
Airport/Heliport

Indoor Maintenance Service
Indoor Storage or Wholesaling
Light Industrial
Small Wireless Facility

Distribution Center
Communication Tower
Campground
Off-Site Parking Lot
Vehicle Repair and Maintenance
In-vehicle Sales or Service
Non-building mounted solar
installations for export of energy for use
by a Public Utility
Adult-use Cannabis Dispensing
Organization
Adult-use Cannabis Craft Grower
Adult-use Cannabis Cultivation Center
Adult-use Cannabis Infuser
Organization or Infuser
Adult-use Cannabis Processing
Organization or Processor
Adult-use Cannabis Transporting
Organization or Transporter
Shooting Range
On-Site Parking Garage (above &
underground)

Section 12. That Section 150.105(C)(8) General Industrial District, be and is hereby amended, to read as follows:

§150.105(C)(8) General Industrial (GI) District

(8) General Industrial (GI) District

A. **Description and Purpose.** This district is intended to permit both large and small scale industrial and office development at an intensity that is consistent with existing transition and urban intensity development. Beyond a relatively high minimum Green Space Ratio (GSR), the primary distinguishing feature of this district is that it is geared to indoor industrial activities not typically associated with high levels of noise, soot, odors and other potential nuisances for adjoining properties. To ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

Rationale: This district is intended to provide a location for urban intensity light industrial land uses such as assembly operations, storage and warehousing facilities, offices, and light manufacturing which are protected from potential nuisances associated with certain development permitted within the Heavy Industrial (HI) District. In addition, uses shall comply with the minimum performance standards presented in Article 7.

B. List of Allowable Principal Land Uses (per Article 2)

1. Permitted by Right

Cultivation
Selective Cutting
Passive Outdoor Public Recreation

2. Permitted as Special Use

Clear Cutting
Day care center (3+ children)
Artisan Studio/Production Shop

Public Services and Utilities
Office
Indoor Maintenance Service
Indoor Storage or Wholesaling
Off-Site Parking Lot
Vehicle Repair and Maintenance
Personal Storage Facility
Light Industrial
Small Wireless Facility

Outdoor Storage or Wholesaling
Airport/Heliport
Freight Terminal
Communication Tower
Campground
Distribution Center
Heavy Industrial
Shooting Range
Non-building mounted solar
installations for export of energy for use
by a Public Utility
Adult-use Cannabis Craft Grower
Adult-use Cannabis Cultivation Center
Adult-use Cannabis Infuser
Organization or Infuser
Adult-use Cannabis Processing
Organization or Processor
Adult-use Cannabis Transporting
Organization or Transporter
On-Site Parking Garage (above &
underground)

Section 13. That Section 150.105(C)(9) Heavy Industrial District, be and is hereby amended, to read as follows:

§150.105(C)(9) Heavy Industrial (HI) District

(9) Heavy Industrial (HI) District

A. Description and Purpose. This district is intended to permit both large and small scale industrial and office development at an intensity that provides ample incentive for infill development and redevelopment of industrial areas existing as of the effective date of this Chapter. This district is designed to permit a very wide variety of industrial uses which may occur both indoors and outdoors, including certain land uses which are permitted in no other zoning district because of their potential to create nuisances for adjoining properties. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

Rationale: This district is intended to provide a location for both light and heavy industrial uses in a zoning district in which the potential for nuisance complaints from nearby properties is minimized. It must be emphasized that this is not a district where virtually any land use is permitted, as all uses shall comply with the minimum performance standards presented in Article 7. In addition, certain land uses such as extraction, junkyards and salvage operations, and freight terminals are permitted within this district only upon the granting of a Special Use permit.

B. List of Allowable Principal Land Uses (per Article 2)

1. Permitted by Right

Cultivation
Selective Cutting

2. Permitted as Special Use

Agricultural Services
Clear Cutting

Passive Outdoor Public Recreation
Public Services and Utilities
Office
Indoor Maintenance Service
Indoor Storage or Wholesaling
Outdoor Storage or Wholesaling
Off-Site Parking Lot
Distribution Center
Light Industrial
Heavy Industrial
Vehicle Repair and Maintenance
Small Wireless Facility

Outdoor Maintenance Service
Sexually Oriented Land Use
Junkyard or Salvage Yard
Waste Disposal Facility
Composting Operation
Airport/Heliport
Freight Terminal
Communication Tower
Extraction Use
Shooting Range
Non-building mounted solar
installations for export of energy for use
by a Public Utility
Adult-use Cannabis Craft Grower
Adult-use Cannabis Cultivation Center
Adult-use Cannabis Infuser
Organization or Infuser
Adult-use Cannabis Processing
Organization or Processor
Adult-use Cannabis Transporting
Organization or Transporter
On-Site Parking Garage (above &
underground)

Section 14. That Section 150.105(E) Tollway Corridor Districts, be and is hereby deleted and reserved.

Section 15. That Section 150.204(G)(5) Small Wireless Facility, be and is hereby amended, to read as follows:

§150.204(G)(5) Small Wireless Facility

(5) **Small Wireless Facility.** A wireless facility that meets both of the following qualifications: (i) each antenna is located inside an enclosure of no more than 6 cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an imaginary enclosure of no more than 6 cubic feet; and (ii) all other wireless equipment attached directly to a utility pole associated with the facility is cumulatively no more than 25 cubic feet in volume. The following types of associated ancillary equipment are not included in the calculation of equipment volume: electric meter, concealment elements, telecommunications demarcation box, ground-based enclosures, grounding equipment, power transfer switch, cut-off switch, and vertical cable runs for the connection of power and other services.

A. Requirements

(1) Small Wireless Facilities shall be located so that there is sufficient radius of clear land around the tower so that its collapse shall be completely contained on the property, unless a variance is granted.

- (2) Small Wireless Facilities shall be no taller than 50 feet above ground or 10 feet taller than the tallest existing utility pole within 300 feet, whichever is taller, without a variance.

B. Parking Requirements. Not required.

Section 16. That Section 150.204(H)(2) Private Residential Garage and/or Utility/Storage Shed, be and is hereby amended, to read as follows:

§150.204(H)(2) Private Residential Garage and/or Utility/Storage Shed

(1) **Private Residential Garage and/or Utility/Storage Shed.** A private garage or carport is a structure which primarily accommodates the sheltered parking of a passenger vehicle and/or the storage of maintenance equipment of the subject property. A utility/storage shed is an accessory structure which accommodates the storage of maintenance equipment and shall not be used to store cars, trucks or related non-recreational vehicles. These structures must be located so as to be accessory to a principal land use on the same lot. Utility sheds in excess of 120 square feet of gross floor area, garages, and carports which exceed the lot coverage of the principle structure, are not permitted in residential districts.

A. Regulations

1. One detached garage or carport and one attached garage or carport shall be permitted by right as set forth in §§150.105(B).
2. One utility/storage shed (120 square feet or less) shall be permitted by right as set forth in §§150.105(B). Said structures do not require a building permit or concrete floor.
3. No detached accessory building shall be located closer than ten (10) feet to the principal building. In cases where at least one-hour fire-rated wall and ceiling are provided, the Zoning Administrator may allow a distance of less than ten (10) feet but not less than five (5) feet. Building overhangs shall be no less than three feet apart.

Section 17. That Section 150.204(H)(15) Private Residential Recreational Facility, be and is hereby amended, to read as follows:

§150.204(H)(15) Private Residential Recreational Facility

(15) **Private Residential Recreational Facility.** This land use includes all active recreational facilities located on a private residential lot which are not otherwise listed in Appendix C. Materials and lighting shall limit light levels at said property line are to be equal to or less than 0.5 foot candles (see §150.707). All private residential recreation facilities and their attendant structures shall comply with the bulk requirements for accessory structures. (See Article 4.) Common examples of these accessory uses include swing sets, tree houses, playhouses, basketball courts, tennis courts, swimming pools, and recreation-type equipment. Private residential recreational facilities shall not be open to the public or used for commercial purposes.

A. Regulations

1. Swimming pools shall be regulated by the performance standards provided in the Building Code.
2. Playhouses shall not exceed 120 square feet or 12 feet in height and no more than 1 per lot. Utilities and storage are prohibited within the playhouse.

Section 18. That Table 150.604: Landscaping Requirements for Regular Development, be and is hereby amended, to read as follows:

Table 150.604: Landscaping Requirements for Regular Development

	a) Building Foundation	b) Street Frontages	c) Paved Areas	d) Developed Lots
Types of Landscaping	Climax trees and tall trees shall not be used to meet this requirement	Shrubs not allowed; A min. of 50% of points devoted to climax/tall trees and 30% to med. Trees	A min. of 30% of points devoted to climax/tall trees and 40% to shrubs	All plant categories can be used to meet requirements
Placement of Landscaping	Located so that at maturity the plant's drip line is located within 10' of building foundation	Located within 10' of the public right-of-way	Within paved area or within 10' of the paved area	Located away from areas that meet other landscaping requirements
Calculation of Landscaping Points	Points per 100' of building foundation	Points per 100 linear feet of street frontage	Greater of: points per 20 parking stalls or 10,000 sq.ft. of parking area	Points per 1,000 sq. ft. of building footprint
Rural Holding (RH)	20	20	40	10
Single-family Residential-3 (SR-3)	40	40	80	20
Single-family Residential-4 (SR-4)	40	40	80	20
Single-family Residential-6 (SR-6)	40	40	80	20
Two-family Residential-7 (TR-7)	45	45	90	20
Multi-family Residential-8S (MR-8S)	50	50	100	20
Multi-family Residential-8L (MR-8L)	50	50	100	20
Mobile Home (MH)	40	40	80	20
Neighborhood Office (NO)	45	45	80	20
Planned Office(PO)	40	40	60	15
Neighborhood Business (NB)	40	40	80	15
Planned Business (PB)	40	40	60	10
General Business(GB)	20	20	40	5
Central Business (CB)	0	0	20	0
Planned Industrial (PI)	40	40	60	10
General Industrial (GI)	20	20	40	5
Heavy Industrial (HI)	20	20	40	5
Institutional (I)	40	40	60	15

Section 19. That Table 150.607(C)(2)A: Required Bufferyard Opacity Values, be and is hereby amended, to read as follows:

Table 150.607(C)(2)A: Required Bufferyard Opacity Values

Adjacent Property's Zoning	RH	SR-3	SR-4	SR-6	TR-7	MR-8S	MR-8L	SNR	MH	NO	PO	NB	PB	GB	CB	PI	GI	HI	I
RH	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
SR-3					0.2	0.3	0.3	0.3	0.3	0.3	0.4	0.4	0.4	0.5	0.6	0.4	0.5	1	0.4
SR-4					0.2	0.3	0.3	0.3	0.3	0.3	0.4	0.4	0.4	0.5	0.6	0.4	0.5	1	0.4
SR-6					0.2	0.3	0.3	0.3	0.3	0.3	0.4	0.4	0.4	0.5	0.6	0.4	0.5	1	0.4
TR-7						0.2	0.2	0.2	0.2	0.2	0.3	0.3	0.3	0.4	0.5	0.3	0.4	1	0.3
MR-8S							0.1	0.1	0.2	0.1	0.2	0.2	0.2	0.3	0.4	0.2	0.3	1	0.2
MR-8L								0.1	0.2	0.1	0.2	0.2	0.2	0.3	0.4	0.2	0.3	1	0.2
SNR									0.2	0.1	0.2	0.2	0.2	0.3	0.4	0.2	0.3	1	0.2
MH										0.2	0.2	0.2	0.2	0.3	0.4	0.2	0.3	1	0.2
NO											0.1	0.2	0.2	0.3	0.4	0.2	0.3	0.6	0.1
PO												0.1	0.1	0.2	0.3	0.1	0.2	0.6	0.1
NB													0.1	0.1	0.2	0.1	0.1	0.6	0.1
PB														0.2	0.3	0.1	0.2	0.6	0.1
GB															0.1	0.2	0.1	0.6	0.2
CB																0.1	0.1	0.6	0.3
PI																	0.2	0.6	0.1
GI																		0.5	0.2
HI																			0.6
I																			

* For properties zoned in the Rural Holding District (RH), refer to the Comprehensive Plan's Planned Land Use Map to determine the proposed zoning district for said property. For example, if the Planned Land Use Map recommends that in the future a property currently zoned RH should develop as Planned Business, one would use the Planned Business Zoning District to determine the required bufferyard opacity value.

Section 20. That Section 150.710(D) Building Design and Construction Requirements: Planned Office and Commercial Districts (PB, GB, CB) and Tollway Corridor Districts (PM1, PM2, PM4, CC and TC), be and is hereby amended, to read as follows:

§150.710(D) Building Design and Construction Requirements: Planned Office and Commercial Districts (PB, GB, CB)

- (D) **Building Design and Construction Requirements: Planned Office and Commercial Districts (PB, GB, CB).** All buildings hereinafter constructed, expanded, remodeled or otherwise improved within these Districts shall be designed in such a manner so that it provides a basic harmony with and does not detract from the overall attractiveness of surrounding development and shall be constructed of the following materials:
- (1) Brick.
 - (2) Concrete masonry. Units shall be those generally described by the National Concrete Masonry Association as "customized architectural concrete masonry units" or shall be broken faced brick type units with marble aggregate or split face or broke off concrete block. There shall be no exposed concrete block on the exterior of any building. Any concrete masonry units that have a gray cement color shall be coated.
 - (3) Concrete may be poured-in-place, tilt-up, or precast. Poured-in-place and tilt-up walls shall have a finish of stone, a texture or a coating. Textured finish, except in special cases, shall be coated. Precast units which are not uniform in color shall be coated. Coating shall be an approved cementitious or epoxy type with a ten (10) year minimum life expectancy.
 - (4) Natural stone.
 - (5) Any other material approved by City Staff
 - (6) Metal panels may be used only to accentuate or as a finish material within these districts. Any metal panel proposed for use within these districts as a finish material or to accentuate building shall be entirely coated with a colorfast, abrasion, and corrosion resistant, long life (minimum of 20 years) finish that is resistant to chemicals, withstands temperature extremes, and has a low permeability. Any material utilized to attach the metal panels to the building shall be concealed or the utilization of shadow panels or semi-concealed fastener panels with fasteners painted to match the panels shall be required.

Section 21. That Section 150.904(J) Termination of an Approved Special Use, be and is hereby amended, to read as follows:

§150.904(J) Termination of an Approved Special Use

- (J) **Termination of an Approved Special Use.** The Applicant must demonstrate that the proposed special use meets all general and specific special use requirements in the site plan required for initiation of development activity on the subject property. Once a special use is granted, no Erosion Control Permit, Site Plan approval, Occupancy Permit, or Building Permit shall be issued for any development which does not comply with all requirements of this Chapter. Any special use found not to be in compliance with the terms of this Chapter and any "conditions of approval" identified in the ordinance approving the special use shall be considered in violation of this Chapter and shall be subject to all applicable procedures and penalties. A special use may be revoked for such a violation by majority vote of the City Council.

Section 21. That Table 150.1007(A)1 Freestanding Signs, be and is hereby amended, to read as follows:

TABLE 150.1007(A)1

Table 150.1007 (A)1 Freestanding Signs

Design Dimensions	Zoning Districts								
	RH	SR-3, SR-4 & SR-6	TR-7, MR-8S & MR-8L	NO, PO, NB & *NC	PB &GB	CB	PI	GI & HI	I
Area per foot of street frontage (square feet)	NA	NA	NA	½	½	½	½	½	NA
Maximum area (square feet)	32* (lots under 1 acre) 48* (lots 1 to 4 acres) 60* (lots over 4 acres)	6	16	60	150	150	150	150	32* (lots under 1 acre) 48* (lots 1 to 4 acres) 60* (lots over 4 acres)
Height (feet)	15	5	5	15*	40	10	40	40	12
Setback (feet)***	10	2	2	10*	10	10	10	10	5
Number per street frontage****	1	**	1	1	1	1	1	1	1

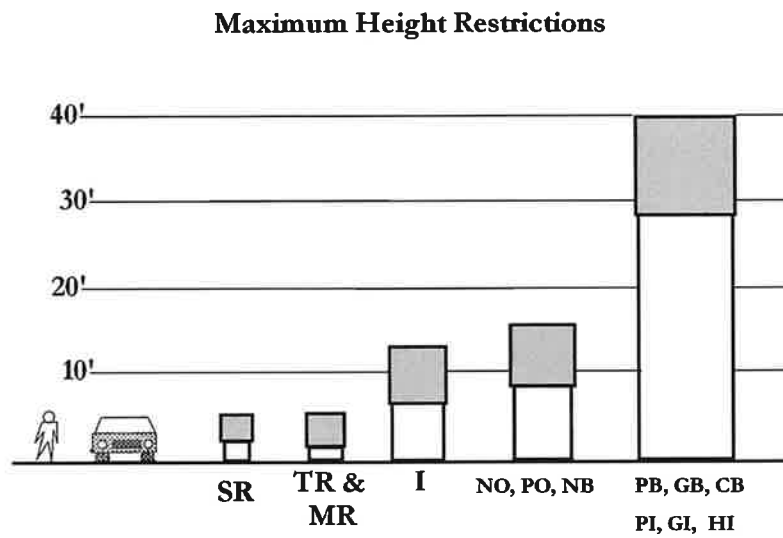
Section 22. That Table 150.1007(B)1 Building Signs, be and is hereby amended, to read as follows:

TABLE 150.1007(B)1
Table 150.1007 (B)1 Building Signs

Design Dimensions	Zoning Districts								
	RH	SR-3, SR-4 & SR-6	TR-7, MR- 8S & MR- 8L	NO, PO, NB & *NC	PB &GB	CB	PI	GI & HI	I
Sign area per linear foot of wall on which sign is (square feet)	2	NA	NA	2	2	2	2	2	NA
Max total area per wall (square feet)	24	6	16	200	300	300	300	2,000	24
Number per establishment for each side of principal building not abutting a residential district	1	NA	1	1	2	2	2	2	2

Section 24. That Figure 150.1007(C)(1)a Maximum Height Restrictions, be and is hereby amended, to read as follows:

Figure 150.1007(C)(1)a



Section 25. That Appendix A: City of Belvidere Density and Intensity Standards, be and is hereby amended, to read as follows:

APPENDIX A: CITY OF BELVIDERE DENSITY AND INTENSITY STANDARDS

City of Belvidere Nonresidential Intensity Standards

Zoning District	Max Number of Floors (F)	Min Number of Floors (MF)	Min Landscape Surface Ratio	Max Floor Area Ratio (FAR)	Min Lot Area (MLA)	Max BLDG Size (MBS)
Rural Holding**	2	na	90%	0.100	40,000 sf	na
Single-family Res-3	2	na	60%	0.100	15,000 sf	na
Single-family Res-4	2	na	50%	0.200	10,000 sf	na
Single-family Res-6	2	na	50%	0.250	7,000 sf	na
Two-family Res-7	2	na	50%	0.250	8,500 sf	na
Multi-family Res-8S	2	na	25%	0.275	10,000 sf	na
Multi-family Res-8L	2	na	25%	0.275	10,000 sf	na
Institutional	2 or more with special use permit	na	50%	0.20	10,000 sf	na
Neighborhood Office	2	na	40%	0.250	10,000 sf	5,000 sf
Planned Office	4	na	25%	0.300	20,000 sf	na
Neighborhood Business	2	na	40%	0.275	10,000 sf	5,000 sf
Planned Business	4	na	25%	0.300	20,000 sf	na
General Business	4	na	15%	0.400	20,000 sf	na
Central Business	4	na	0%	3.000	2,000 sf	na
Planned Industrial	5	na	25%	0.600	20,000 sf	na
General Industrial	4	na	15%	1.000	20,000 sf	na
Heavy Industrial	2 or more with special use permit	na	15%	1.000	20,000 sf	na

Section 26. That Appendix B: City of Belvidere Bulk Regulations, be and is hereby amended, to read as follows:

APPENDIX B: CITY OF BELVIDERE BULK REGULATIONS

City of Belvidere Nonresidential Bulk Standards

Zoning District ↓	Min Lot Area (sq ft)	Min Lot Width (ft)	Minimum Setbacks						Minimum Building Separation	Minimum Building Height	Maximum Building Height
			Front/Street (ft)	Side From		Rear (ft)	Rear/Side to Accessory building (ft)	Pavement from rear or side/street (ft)			
				Res (ft)	Non-Res (ft)						
Rural Holding ¹	40,000 ²	100	35	40	40	40	5/10	5/5 ³	80	na	50
Single-family Res-3	15,000	100	35	15	15	35	3/5 ⁵	5/5 ³	30	na	35
Single Family Res-4 ¹	10,000	80	30	10	10	25	3/5 ⁵	5/5 ³	20	na	35
Single Family Res-6 ¹	7,000	100	20	6	6	20	3/5 ⁵	5/5 ³	12	na	35
Two-Family Res-7 ¹	8,500	100	20	6	6	20	3/5 ⁵	5/5 ³	12	na	35
Multi-Family Res-8S ¹	10,000	75	30	10	10	25	3/5 ⁵	5/5 ³	20	na	35
Multi-Family Res-8L ¹	10,000	75	30	10	10	25	3/5 ⁵	3/5 ³	20	na	35
Institutional ¹	10,000	80	30	10	10	25	3/5 ⁵	5/5 ³	20	na	35
Neighborhood Office	10,000	60	25	15	15	25	3/5 ⁵	5/5 ³	30	na	35
Planned Office	20,000	130	30	20	10	20	3/5 ⁵	5	20	na	45 ⁸
Neighborhood Business	10,000	60	25/40 ⁷	15	15	25	3/5 ⁵	5/5 ³	30	na	35
Planned Business	20,000	100	30	20	0/20 ⁴	0/20	3/5 ⁵	5/10 ³	0/40 ⁴	na	35 ⁶
General Business	20,000	100	20	20	0	0/20	3/5 ⁵	5/5 ³	0/40 ⁴	na	35 ⁶
Central Business	2,000	10	0	0	0	0/10	3/5 ⁵	0	Minimum is 0. Maximum is 5 feet from right-of-way	na	50 ⁸ ; minimum is 20.
Planned Industrial	20,000	90	30	20	15	20	N/A	5/5 ³	40	na	45 ⁶
General Industrial	20,000	90	45	50	20	30/20	N/A	5/5 ³	40	na	45 ⁶
Heavy Industrial	20,000	90	45	50	20	40/20	N/A	5/5 ³	40	na	45 ⁶

¹Bulk requirements for institutional uses, such as churches and schools, in agricultural and residential districts.
²May be reduced to 20,000 square feet with a special use permit.
³5 feet from side and rear lot lines, except where modified along district boundary by required bufferyard; see Section 150.607. 5 feet from front or street line.
⁴Zero feet where property line divides attached buildings.
⁵Accessory buildings shall be 3 feet from the property line; 5 feet from an alley.
⁶Greater with special use permit.
⁷25 feet, 40 feet for a lot adjacent to a street with a right-of-way equal to or exceeding 100 feet.
⁸Greater with special use permit.

Section 27. That Appendix C: Land Use Summary Chart, be and is hereby amended, to read as follows:

APPENDIX C: LAND USE SUMMARY CHART
Tables of Land Uses (Residential)

Rural Holding (RH)	Single-Family Residential (SR-3)	Single-Family Residential (SR-4)	Single-Family Residential (SR-6)	Two-Family Residential (TR-7)	Multi-Family (MR-8S)	Multi-Family (MR-8L)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	General Business (GB)	Central Business (CB)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)	Institutional (I)	Type of Land Use
																	Conventional Dwelling Unit Types (150.204(A)(1))
P	P	P	P	P	P	P	P		P								(A) Single-Family Detached <i>40 acre lot</i>
	P	P	P	P	P	P	P		P								(A) Single-Family Detached <i>15,000 sf lot</i>
		P	P	P	P	P	P		P								(A) Single-Family Detached <i>10,000 sf lot</i>
			P	P	P	P	P		P								(A) Single-Family Detached <i>7,000 sf lot</i>
			S	P	P	P	S		S								(B/C) Duplex/Twin House
			S	S	S	S	S		S								(D) Two-Flat
					P	P	S		S								(E) Townhouse
					P	P	S		S								(F) Multiplex
					S	P	S		S			S					(G) Apartment 3-4
						S											(G) Apartment 5-8
			S														(H) Mobile Home
	P	P	P	P	P	P											(I) Modular Dwelling
												P					(J) Residential Units Above 1 st Floor (or greater depending on district regulations)
						S											Mobile Home Subdivision or Park (150.204(A)(4) and (5))

Tables of Land Uses (Agricultural and Institutional)

Rural Holding (RH)	Single-Family Residential (SR-3)	Single-Family Residential (SR-4)	Single-Family Residential (SR-6)	Two-Family Residential (TR-7)	Multi-Family (MR-8S)	Multi-Family (MR-8L)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	General Business (GB)	Central Business (CB)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)	Institutional (I)	Type of Land Use
																	NON-RESIDENTIAL LAND USES
																	Agricultural Uses (150.204(B))
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(1) Cultivation
S																	(2) Husbandry
S																	(3) Intensive Agriculture
S															S		(4) Agricultural Services
P																	(5) On-Site Agricultural Retail
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(6) Selective Cutting
S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	(7) Clear Cutting
																	Institutional Uses (150.204(C))
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(1) Passive Outdoor Public Recreational
P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	(2) Active Outdoor Public Recreational
												P				P	(3) Indoor Institutional (minor)
												S				S	(4) Indoor Institutional (major)
P												S				S	(5) Outdoor Institutional
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(6) Public Services and Utilities
				S	S	S	S		S			S				S	(7) Institutional Residential

Tables of Land Uses (Commercial)

Rural Holding (RH)	Single-Family Residential (SR-3)	Single-Family Residential (SR-4)	Single-Family Residential (SR-6)	Two-Family Residential (TR-7)	Multi-Family (MR-8S)	Multi-Family (MR-8L)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	General Business (GB)	Central Business (CB)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)	Institutional (I)	Type of Land Use
																	Commercial Uses (150.204(D))
							P	P	P	P	P	P	P	P	P		(1) Office
							P	P	P	P	P	P	P				(2) Personal or Professional Service
							S	S	P	P	P	P	S				(3) Indoor Sales or Service
										S	S						(4) Large-Scale Development
										S	S						(5) Outdoor Display
									P	P	P	P	P	P	P		(6) Indoor Maintenance Service
															S		(7) Outdoor Maintenance Service
										S	S	S	S				(8) In-Vehicle Sales or Service
							S	S	S	S	S	S	S				(9) Indoor Commercial Entertainment
S										S	S	S					(10) Outdoor Commercial Entertainment
S										S	S						(11) Commercial Animal Boarding
								S		S	S	S					(12) Commercial Indoor Lodging
S	S	S	S	S	S	S	S		S	S	S	S					(13) Bed and Breakfast Establishments
			S	S	S	S	S	S	S	S	S	S	S	S	S	S	(14) Day Care Center (3+ children)
S													S	S			(15) Campground
					S	S	S		S		S	S					(16) Boarding House

Rural Holding (RH)	Single-Family Residential (SR-3)	Single-Family Residential (SR-4)	Single-Family Residential (SR-6)	Two-Family Residential (TR-7)	Multi-Family (MR-8S)	Multi-Family (MR-8L)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	General Business (GB)	Central Business (CB)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)	Institutional (I)	Type of Land Use
															S		(17) Sexually-Oriented Land Use
										☺	S		S	☺	P		(18) Vehicle Repair and Maintenance
										☺	P						(19) Car Detailing Shop
							S	☺	S	☺	S	☺	S	☺	S		(20) Artisan Studio
										☺	S		S	☺	S		(21) Shooting Range
										☺	S	☺	S				(22) Adult-use Cannabis Dispensing Organization
													S	☺	S		Adult-use Cannabis Craft Grower
													S	☺	S		Adult-use Cannabis Cultivation Center
										☺	S	☺	S	☺	S		Adult-use Cannabis Infuser Organization or Infuser
													S	☺	S		Adult-use Cannabis Processing Organization or Processor
										☺	S		S	☺	S		Adult-use Cannabis Transporting Organization or Transporter
												☺	S	☺	S		(23) On-site Parking Garage (above & below ground)

Tables of Land Uses (Storage/Disposal, Transportation, and Industrial)

Rural Holding (RH)	Single-Family Residential (SR-3)	Single-Family Residential (SR-4)	Single-Family Residential (SR-6)	Two-Family Residential (TR-7)	Multi-Family (MR-8S)	Multi-Family (MR-8L)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	General Business (GB)	Central Business (CB)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)	Institutional (I)	Type of Land Use
																	Storage/Disposal (150.204(E))
													P	P	P		(1) Indoor Storage or Wholesaling
													S	S	P		(2) Outdoor Storage or Wholesaling
											S		S	P			(3) Personal Storage Facility
															S		(4) Junkyard or Salvage Yard
S															S		(5) Waste Disposal Facility
S															S		(6) Composting Operation
																	Transportation Uses (150.204(F))
											P	P	S	P	P		(1) Off-Site Parking Lot
S								S					S	S	S		(2) Airport/Heliport
													S	S			(3) Freight Terminal
													S	S	P		(4) Distribution Center
																	Industrial Uses (150.204(G))
													P	P	P		(1) Light Industrial
														S	P		(2) Heavy Industrial
													S	S	S		(3) Communication Tower
S															S		(4) Extraction Use
S													S	S	S		(5) Non-building mounted solar installations for export of energy for use by a Public Utility
							P	P	P	P	P	P	P	P	P	P	(6) Small Wireless Facility

Tables of Land Uses (Accessory)

Rural Holding (RH)	Single-Family Residential (SR-3)	Single-Family Residential (SR-4)	Single-Family Residential (SR-6)	Two-Family Residential (TR-7)	Multi-Family (MR-8S)	Multi-Family (MR-8L)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	General Business (GB)	Central Business (CB)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)	Institutional (I)	Type of Land Use
																	Accessory Uses (150.204(H))
							S		S	S	S	P					(1) Commercial Apartment
P	P	P	P	P	P	P	P		P			P					(2) Private Residential Garage ² , and/or Shed
							P	P		P	P	P	P	P	P	P	(3) Company Cafeteria
							P	P			P	P	P	P	P		(4) Company-Provided On- Site Recreation
S										S	P	P					(5) Outdoor Display Incidental
								S	S	S	P	S	S				(6) In-Vehicle Sales and Service
													P	P	P		(7) Indoor Sales Incident to Light Ind. Use
									S	S	S	S					(8) Light Ind. Incident to Indoor Sales
P	P	P	P	P	P	P	P		P			P				P	(9) Home Occupation
S	S	S	S	S	S	S											(10) In-Family Suite
P	P	P	P	P	P	P	P										(11) Day Care Home (3-12 children)
P	P	P	P	P	P	P	P										(12) Day Care Group Home (3-16 children)
S															S		(13) Migrant Labor Camp
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(14) On-Site Parking Lot
P	P	P	P	P	P	P	P	S	P			P					(15) Private Residential Recreational Facility
P																	(16) Private Residential Kennel
P																	(17) Private Residential Stable

Rural Holding (RH)	Single-Family Residential (SR-3)	Single-Family Residential (SR-4)	Single-Family Residential (SR-6)	Two-Family Residential (TR-7)	Multi-Family (MR-8S)	Multi-Family (MR-8L)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	General Business (GB)	Central Business (CB)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)	Institutional (I)	Type of Land Use
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(18) Drainage Structure
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(19) Filling
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(20) Lawn Care
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(21) Exterior Communication Devices
	S																(22) Caretaker's Residence
S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	(23) Wind Energy System
													S				(24) Outdoor Storage
S																	(25) Batch Plant
							S	S	S								(26) Animated Sign
										S	S		S	S	S		(27) Roof, above peak Sign

Tables of Land Uses (Temporary)

Rural Holding (RH)	Single-Family Residential (SR-3)	Single-Family Residential (SR-4)	Single-Family Residential (SR-6)	Two-Family Residential (TR-7)	Multi-Family (MR-8S)	Multi-Family (MR-8L)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	General Business (GB)	Central Business (CB)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)	Institutional (I)	Type of Land Use
																	Temporary Uses (150.204(l))
									T	T	T	T					(1) General Temporary Outdoor Sales
T							T	T	T	T	T	T	T	T	T	T	(2) Outdoor Assembly
T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	(3) Contractor's Project Office
T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	(4) Contractor's On-Site Equipment Storage
T							T	T	T	T	T	T	T	T	T	T	(5) Re-locatable Building
T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	(6) On-Site Real Estate Sales Office
T									T	T	T	T	T	T			(7) Outdoor Sales of Farm Products
T	T	T	T	T	T	T	T		T								(8) Garage Sales
T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	(9) Construction Dumpsters
											T						(10) Outdoor Food Stands
										T	T	T	T				(11) Outdoor Seating and Services

Section 28. That Section 151.62 Maintenance of improvements, be and is hereby amended, to read as follows:

SUBDIVISION CODE Sec. 151.62. - Maintenance of improvements.

The Subdivider or Owner of land being subdivided shall maintain all public improvements until acceptance of the public improvements by the City Council.

PASSED by the City Council of the City of Belvidere this ____ day of _____, 2024.

APPROVED by the Mayor of the City of Belvidere this ____ day of _____, 2024.

Clinton Morris, Mayor

ATTEST:

Erica Bluege, Deputy City Clerk

Ayes: ____ Nays: ____ Absent ____

City Council Members Voting Aye: _____

City Council Members Voting Nay: _____

Date Published:

Sponsor: _____

MEMO

DATE: October 9, 2024
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Recommendation for Case 2024-16; City of Belvidere

REQUEST:

The City of Belvidere, 401 Whitney Boulevard, Belvidere, IL 61008 is requesting a text amendment to the City of Belvidere Zoning Ordinance (Chapter 150 as amended) pertaining to Sections 150.101: Purpose, 150.102: Standard Zoning Districts and Standard Zoning District Categories, 150.105(A)(1) Rural Holding (RH) District, 150.105(B)(1) Single-Family Residential-3 (SR-3) District, 150.105(B)(2) Single-Family Residential-4 (SR-4) District, 150.105(B)(3) Single-Family Residential-6 (SR-6) District, 150.105(B)(4) Two-family Residential-7 (TR-7) District, 150.105(B)(5) Multi-family Residential-8 Small (MR-8S) District, 150.105(B)(6) Multi-family Residential-8 Large (MR-8L) District, 150.105(C)(6) Central Business (CB) District, 150.105(C)(7) Planned Industrial (PI) District, 150.105(C)(8) General Industrial (GI) District, 150.105(C)(9) Heavy Industrial (HI) District, 150.105(E) Tollway Corridor Districts, 150.204(G)(5) Small Wireless Facility, 150.204(H)(2) Private Residential Garage and/or Utility/Storage Shed, 150.204(H)(15) Private Residential Recreational Facility, Table 150.604: Landscaping Requirements for Regular Development, Table 150.607(C)(2)A: Required Bufferyard Opacity Values, 150.710(D) Building Design and Construction Requirements: Planned Office and Commercial Districts (PB, GB, CB) and Tollway Corridor Districts (PM1, PM2, PM4, CC and TC), 150.904(J) Termination of an Approved Special Use, Table 150.1007(A)1, Table 150.1007(B)1, Table 150.1007(C)1, Figure 150.1007(C)(1)a, Appendix A: City of Belvidere Density and Intensity Standards, Appendix B: City of Belvidere Bulk Regulations, Appendix C: Land Use Summary Chart; 150.902 Amendment of Zoning Regulations and Text Amendments and Section 151.62 Maintenance of Improvements of the Belvidere Subdivision Ordinance.

RECOMMENDATION:

The Planning and Zoning Commission motioned to approve the amendments as presented. Motion carried with a 7-0 roll call vote.

Paul Engelman, Chairman
City of Belvidere Planning and Zoning Commission

CITY OF BELVIDERE

Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

401 WHITNEY BLVD. SUITE 300 BELVIDERE, IL 61008 * PH (815)547-7177 FAX (815)547-0789

September 25, 2024

ADVISORY REPORT

CASE NO: 2024-16

APPLICANT: City of Belvidere (TA)

REQUEST:

The City of Belvidere, 401 Whitney Boulevard, Belvidere, IL 61008 is requesting a text amendment to the City of Belvidere Zoning Ordinance (Chapter 150 as amended) pertaining to Sections 150.101: Purpose, 150.102: Standard Zoning Districts and Standard Zoning District Categories, 150.105(A)(1) Rural Holding (RH) District, 150.105(B)(1) Single-Family Residential-3 (SR-3) District, 150.105(B)(2) Single-Family Residential-4 (SR-4) District, 150.105(B)(3) Single-Family Residential-6 (SR-6) District, 150.105(B)(4) Two-family Residential-7 (TR-7) District, 150.105(B)(5) Multi-family Residential-8 Small (MR-8S) District, 150.105(B)(6) Multi-family Residential-8 Large (MR-8L) District, 150.105(C)(6) Central Business (CB) District, 150.105(C)(7) Planned Industrial (PI) District, 150.105(C)(8) General Industrial (GI) District, 150.105(C)(9) Heavy Industrial (HI) District, 150.105(E) Tollway Corridor Districts, 150.204(G)(5) Small Wireless Facility, 150.204(H)(2) Private Residential Garage and/or Utility/Storage Shed, 150.204(H)(15) Private Residential Recreational Facility, Table 150.604: Landscaping Requirements for Regular Development, Table 150.607(C)(2)A: Required Bufferyard Opacity Values, 150.710(D) Building Design and Construction Requirements: Planned Office and Commercial Districts (PB, GB, CB) and Tollway Corridor Districts (PM1, PM2, PM4, CC and TC), 150.904(J) Termination of an Approved Special Use, Table 150.1007(A)1, Table 150.1007(B)1, Table 150.1007(C)1, Figure 150.1007(C)(1)a, Appendix A: City of Belvidere Density and Intensity Standards, Appendix B: City of Belvidere Bulk Regulations, Appendix C: Land Use Summary Chart; 150.902 Amendment of Zoning Regulations and Text Amendments and Section 151.62 Maintenance of Improvements of the Belvidere Subdivision Ordinance.

Specifically, the amendments are in regards to annexations, Tollway Corridor Districts, garages, private residential recreational facilities, accessory structures, parking garages, shooting ranges, small wireless facilities, special uses and maintenance of public improvements.

The methods used to show changes are:

xxxxxxxxxx = (Standard text) existing text within the zoning code; no changes proposed.

~~xxxxxxxxxx~~ = (Strike through red text) text that is proposed to be deleted from the zoning code.

xxxxxxxxxx = (Highlighted and underlined text) new text that is proposed to be inserted into the zoning code.

Sections to be amended:

§150.101: Purpose

- A) The area located within the jurisdiction of this Chapter (See §150.007) is hereby divided into zoning districts of such number and community character as are necessary to achieve compatibility of land uses within each district, to implement the officially adopted City of Belvidere Comprehensive Plan, and to achieve the other purposes of this Chapter (See §150.003).
- (B) Zoning of annexed property. All territories ~~not specially zoned through an annexation ordinance~~ shall be annexed and zoned RH, Rural Holding District until otherwise properly rezoned by ordinance. Parcels of ten or more acres of land utilized for crop production are permitted in any zoning district pursuant to annexation.
- (C) Zoning of “pre-annexed” property. Pre-annexed territory means only territory subject to an annexation agreement within the City that is not within the corporate limits of the City. All territories shall be “pre-annexed” and zoned RH, Rural Holding District until otherwise properly rezoned by ordinance. Parcels of ten or more acres of land utilized for crop production are permitted in any zoning district pursuant to “pre-annexation”.
- (D) All territories annexed and “pre-annexed” shall be subject to all City of Belvidere codes, ordinances, resolutions and policies, including but not limited to the City’s Zoning Ordinance.

§150.102: Standard Zoning Districts and Standard Zoning District Categories

For the purpose of this Chapter, all areas within the jurisdiction of this Chapter (See §150.007) are hereby divided into the following standard zoning districts, and standard zoning district categories (listed in underlined text), which shall be designated as follows:

Agricultural District:

Rural Holding (RH) District

Residential Districts:

Single-family Residential-3 (SR-3) District

Single-family Residential-4 (SR-4) District

Single-family Residential-6 (SR-6) District

Two-family Residential-7 (TR-7) District

Multi-family Residential-8S (MR-8S) District

Multi-family Residential-8L (MR-8L) District

Office Districts:

Neighborhood Office (NO) District

Planned Office (PO) District

Commercial Districts:

Neighborhood Business (NB) District

Planned Business (PB) District

General Business (GB) District

Central Business (CB) District

Industrial Districts:

Planned Industrial (PI) District

General Industrial (GI) District
Heavy Industrial (HI) District

Institutional District:

Institutional (I) District

~~Tollway Corridor Districts:~~

~~Planned Mixed Use-1 (PM 1)~~

~~Planned Mixed Use-2 (PM 2)~~

~~Planned Mixed Use-4 (PM 4)~~

~~Corporate Center (CC)~~

~~Technology Center (TC)~~

Planned Development Districts:

Planned Development District (year-order of approval in that year) e.g.: (PD 2003-2)

§150.105(A)(1) Rural Holding (RH) District

The following subsections specify the purpose and intent of the standard zoning districts established by this Chapter.

(A) Agricultural District

(1) Rural Holding (RH) District

A. **Description and Purpose.** This district is intended to permit development that is solely of a rural community character. The land use standards for this district permit very low-density single-family residential development at a density of 1 dwelling unit for every 40 gross acres, as well as a variety of agricultural and agricultural support land uses. Density and intensity standards for this district are designed to ensure that development that requires even a minimum of urban services does not occur until such services are available. As such, the Rural Holding (RH) District shall either serve as a designation which preserves and protects agricultural activities, or as a "holding zone" which provides for an interim land use (agriculture) that will easily permit further development (with rezoning to another district) at the appropriate time.

Rationale: This district is used to provide for the protection of agricultural activities, and a very low density residential area for those who want to live in a rural environment and who retain enough land with their residence to ensure that the rural environment is maintained as long as the Rural Holding (RH) District designation is retained. In this manner, even if all property were developed in a given area with the Rural Holding (RH) District designation, the rural community character of that area would still be maintained.

B. List of Allowable Principal Land Uses (per Article 2)

1. Permitted by Right

- Single-Family - 40 acre lot
- Cultivation
- On-Site Agricultural Retail
- Selective Cutting
- Passive Outdoor Public Recreation
- Active Outdoor Public Recreation
- Outdoor Institutional
- Public Services and Utilities

2. Permitted as Special Use

- Husbandry
- Intensive Agriculture
- Agricultural Services
- Clear Cutting
- Outdoor Commercial Entertainment
- Commercial Animal Boarding
- Bed and Breakfast Establishments
- Campground
- Waste Disposal Facility
- Composting Operation

Airport/Heliport
Extraction Use
Non-building mounted solar installations for export of energy for use by a Public Utility

C. List of Allowable Accessory Uses (per Article 2)

1. Permitted by Right

Private Residential Garage and/or Shed
Home Occupation
Day care group home
Day care home w/ Occupation Permit
On-Site Parking Lot
Private Residential Recreational Facility
Private Residential Kennel
Drainage Structure
Filling
Lawn Care
Private Residential Stable
Exterior Communication Devices

2. Permitted as Special Use

Outdoor Display Incidental
Migrant Labor Camp
In-Family Suite
Attached/Detached garage in aggregate exceeding over 900 square feet
Wind Energy Systems
Batch Plant
Private Residential Recreational Facility over 900 square feet

§150.105(B)(1) Single-Family Residential-3 (SR-3) District

(1) Single-Family Residential-3 (SR-3) District

A. **Description and Purpose.** This district is intended to permit development that has a low-density, community character. Density and intensity standards for this district are designed to ensure that the Single-family Residential-3 (SR-3) District shall serve as a designation that preserves and protects the residential community character of its area. Residential development with a Maximum Gross Density (MGD) of 3 dwelling units per gross acre is available within this district.

Rationale: This district is used to provide for the permanent protection of a moderate density residential area for those who want to live in a suburban residential environment and who retain enough land with their residence, or in their development, to ensure that the community character is maintained as long as the SR-3 District designation is retained, regardless of how much development occurs within that area.

B. List of Allowable Principal Land Uses (per Article 2)

1. Permitted by Right

Single-Family
Modular Dwelling
Cultivation
Selective Cutting
Passive Outdoor Public Recreation
Active Outdoor Public Recreation
Public Services and Utilities

2. Permitted as Special Use

Clear Cutting
Bed and Breakfast Establishments

C. List of Allowable Accessory Uses (per Article 2)

1. Permitted by Right

2. Permitted as Special Use

Private Residential Garage and/or Shed
Home Occupation

Day care home
On-Site Parking Lot
Private Residential Recreational Facility

Drainage Structure
Filling
Lawn Care
Day care group home
Exterior Communication Devices

Caretaker's Residence
Attached/Detached garage in aggregate exceeding over 900 square feet
In-Family Suite
Wind Energy Systems
Private Residential Recreational Facility over 900 square feet

D. List of Allowable Temporary Uses (per Article 2)...

E. Regulations Applicable to All Uses...

F. Regulations Applicable to Residential Uses

1. Residential Density and Intensity Requirements:

- A. Minimum Zoning District Area: 15,000 square feet
- B. Maximum Gross Density (MGD): 2.9 du/acre
- C. Minimum Landscape Surface Ratio (LSR): 60%
- ~~D. Maximum Attached/Detached Garage Size: 10% of total lot size or 900 square feet, whichever is less.~~
- ~~(E) Maximum Accessory Structure, not including garage: 120 sq. ft. Said structures do not require a building permit or concrete floor.~~

2. Residential Bulk Requirements:...

3....

§150.105(B)(2) Single-Family Residential-4 (SR-4) District

(2) Single-family Residential-4 (SR-4) District

A. Description and Purpose. This district is intended to permit development that has a moderate density, community character. Density and intensity standards for this district are designed to ensure that the Single-family Residential-4 (SR-4) District shall serve as a designation that preserves and protects the residential community character of its area. Residential development with a Maximum Gross Density (MGD) of 4 dwelling units per gross acre is available within this district.

Rationale: This district is used to provide for the permanent protection of a moderate density residential area for those who want to live in a suburban residential environment and who retain enough land with their residence, or in their development, to ensure that the community character is maintained as long as the SR-4 District designation is retained, regardless of how much development occurs within that area.

B. List of Allowable Principal Land Uses (per Article 2)

1. Permitted by Right

Single-Family
Modular Dwelling
Cultivation
Selective Cutting

2. Permitted as Special Use

Clear Cutting
Bed and Breakfast Establishments

Passive Outdoor Public Recreation
Active Outdoor Public Recreation
Public Services and Utilities

C. List of Allowable Accessory Uses (per Article 2)

1. Permitted by Right

Private Residential Garage and/or Shed

Home Occupation
Day care home
Day care group home

On-Site Parking Lot
Private Residential Recreational Facility
Drainage Structure
Filling
Lawn Care
Exterior Communication Devices

2. Permitted as Special Use

Attached/Detached garage in aggregate exceeding over 900 square feet
In-Family Suite
Wind Energy Systems
Private Residential Recreational Facility over 900 square feet

D. List of Allowable Temporary Uses (per Article 2)...

E. Regulations Applicable to All Uses...

F. Regulations Applicable to Residential Uses

1. Residential Density and Intensity Requirements:

- A. Minimum Zoning District Area: 10,000 square feet
- B. Maximum Gross Density (MGD): 4.4 du/acre
- C. Minimum Landscape Surface Ratio (LSR): 50%
- ~~D. Maximum Attached/Detached Garage Size: 10% of total lot size or 900 square feet, whichever is less.~~
- ~~(E) Maximum Accessory Structure, not including garage: 120 sq. ft. Said structures do not require a building permit or concrete floor.~~

2. Residential Bulk Requirements:...

3.....

§150.105(B)(3) Single-Family Residential-6 (SR-6) District

(3) Single-family Residential-6 (SR-6) District

A. **Description and Purpose.** This district is intended to permit development that has a moderate density, community character. Density and intensity standards for this district are designed to ensure that the Single-family Residential-6 (SR-6) District shall serve as a designation that preserves and protects the residential community character of its area. Residential development with a Maximum Gross Density (MGD) of 6 dwelling units per gross acre is available within this district.

Rationale: This district is used to provide for the permanent protection of a moderate density residential area for those who want to live in a suburban residential environment and who retain enough land with their residence, or in their development, to ensure that the community character is maintained as long as the SR-6 District designation is retained, regardless of how much development occurs within that area.

B. List of Allowable Principal Land Uses (per Article 2)

- | | |
|---|---|
| <p>1. Permitted by Right</p> <ul style="list-style-type: none">Single-FamilyModular DwellingCultivationSelective CuttingPassive Outdoor Public RecreationActive Outdoor Public RecreationPublic Services and Utilities | <p>2. Permitted as Special Use</p> <ul style="list-style-type: none">Clear CuttingBed and Breakfast EstablishmentsTwo-Flat/Duplex/Twin House |
|---|---|

C. List of Allowable Accessory Uses (per Article 2)

- | | |
|--|---|
| <p>1. Permitted by Right</p> <ul style="list-style-type: none">Private Residential Garage and/or Shed
Home OccupationDay care group homeDay care home
On-Site Parking LotPrivate Residential Recreational FacilityDrainage StructureFillingLawn CareExterior Communication Devices | <p>2. Permitted as Special Use</p> <ul style="list-style-type: none">Attached/Detached garage <u>in aggregate exceeding over</u> 900 square feetIn-Family SuiteWind Energy Systems<u>Private Residential Recreational Facility over 900 square feet</u> |
|--|---|

D. List of Allowable Temporary Uses (per Article 2)...

E. Regulations Applicable to All Uses...

F. Regulations Applicable to Residential Uses

- 1. Residential Density and Intensity Requirements:**
 - A. Minimum Zoning District Area: 7,000 square feet
 - B. Maximum Gross Density (MGD): 6.2 du/acre
 - C. Minimum Landscape Surface Ratio (LSR): 50%
 - ~~D. Maximum Attached/Detached Garage Size: 10% of total lot size or 900 square feet, whichever is less.~~
 - ~~(E) Maximum Accessory Structure, not including garage: 120 sq. ft. Said structures do not require a building permit or concrete floor.~~
- 2. Residential Bulk Requirements:...**
- 3....**

§150.105(B)(4) Two-family Residential-7 (TR-7) District

(4) Two-family Residential-7 (TR-7) District

- A. Description and Purpose.** This district is intended to permit development that has a moderate density community character. The land use standards for this district permit both single-family detached residential development and twin house/duplexes permitted by right and two flat, mobile home parks, and mobile

home subdivisions permitted as a Special Use. Density and intensity standards for this district are designed to ensure that the Two-family Residential-7 District shall serve as a designation that preserves and protects the moderate density residential community character of its area. Various residential development options are available in this district, with a Maximum Gross Density (MGD) of 7 dwelling units per gross acre.

Rationale: This district is used to provide for the permanent protection of an area for those who want to live in a moderate density residential environment and who retain enough land with their residence, or in their development, to ensure that the desired community character is maintained as long as the TR-7 District designation is retained, regardless of how much development occurs within that area. As such, this district is intended to provide the principal location for a wide range of single-family attached dwelling types, including single-family, duplexes, twin houses, and two flats.

B. List of Allowable Principal Land Uses (per Article 2)

- | | |
|--|--|
| 1. Permitted by Right
Single-Family
Modular Dwelling
Twin House/Duplex
Cultivation
Selective Cutting
Passive Outdoor Public Recreation
Active Outdoor Public Recreation
Public Services and Utilities | 2. Permitted as Special Use
Two-Flat
Clear Cutting
Bed and Breakfast Establishments
Day care center (3+ children)
Institutional Residential
Mobile Home |
|--|--|

C. List of Allowable Accessory Uses (per Article 2)

- | | |
|---|---|
| 1. Permitted by Right
Private Residential Garage and/or Shed

Home Occupation
Day care group home
Day care home

On-Site Parking Lot
Private Residential Recreational Facility
Drainage Structure
Filling
Lawn Care
Exterior Communication Devices | 2. Permitted as Special Use
Attached/Detached garage <u>in aggregate exceeding over 900 square feet for Single-Family and 1,200 square feet for two-family</u>
In-Family Suite
Wind Energy Systems
<u>Private Residential Recreational Facility over 900 square feet</u> |
|---|---|

D. List of Allowable Temporary Uses (per Article 2)...

E. Regulations Applicable to All Uses...

F. Regulations Applicable to Residential Uses. For single-family dwellings, see the SR-6 District.

1. Residential Density and Intensity Requirements:

- A. Minimum Zoning District Area: 12,000 square feet
- B. Maximum Gross Density (MGD): 7.3 du/acre
- C. Minimum Landscape Surface Ratio (LSR): 50%

~~D. Maximum Accessory Structure Size: 10% of total lot size or 1200 square feet, whichever is less.~~

2. Residential Bulk Requirements:...

§150.105(B)(5) Multi-family Residential-8 Small (MR-8S) District

(5) Multi-family Residential-8 Small (MR-8S) District

A. **Description and Purpose.** This district is intended to permit development that has a higher density community character. The land use standards for this district permit single-family detached, twin house/duplex, two flats, townhouses, and multiplexes permitted by right and related land uses. Density and intensity standards for this district are designed to ensure that the Multi-family Residential-8 Small District shall serve as a designation that preserves and protects the community character of its area. A variety of residential development options are available in this district, with a Maximum Gross Density (MGD) of 8 dwelling units per gross acre.

Rationale: This district is used to provide for the permanent protection of an area for those who want to live in a higher density residential environment, with housing units that are smaller than those for MR-8L, and who retain enough land with their residence, or in their development, to ensure that the urban community character is maintained as long as the MR-8S District designation is retained, regardless of how much development occurs within that area. As such, it is intended to provide the principal location for mixed residential development.

B. List of Allowable Principal Land Uses (per Article 2)

1. Permitted by Right

- Single-Family
- Twin House/Duplex
- Townhouse (3 or 4 unit building)
- Multiplex (3 or 4 unit building)
- Modular Dwelling
- Cultivation
- Selective Cutting
- Passive Outdoor Public Recreation
- Active Outdoor Public Recreation
- Public Services and Utilities

2. Permitted as Special Use

- Two-Flat
- Apartment (3 or 4 unit building)
- Clear Cutting
- Bed and Breakfast Establishments
- Day care center (9+ children)
- Boarding House
- Institutional Residential

C. List of Allowable Accessory Uses (per Article 2)

1. Permitted by Right

- Private Residential Garage and/or Shed
- Home Occupation
- Day care group home

- Day care home
- On-Site Parking Lot
- Private Residential Recreational Facility
- Drainage Structure
- Filling
- Lawn Care

2. Permitted as Special Use

- In-Family Suite
- Wind Energy Systems
- Private Residential Recreational Facility
over 900 square feet

Exterior Communication Devices

§150.105(B)(6) Multi-family Residential-8 Large (MR-8L) District

(6) Multi-family Residential-8 Large (MR-8L) District

A. **Description and Purpose.** This district is intended to permit development that has a higher density community character. The land use standards for this district permit single-family detached, twin house/duplex, townhouses, multiplexes, and apartments permitted by right and related land uses. Density and intensity standards for this district are designed to ensure that the Multi-family Residential-8 Large District shall serve as a designation that preserves and protects the community character of its area. A variety of residential development options are available in this district, with a Maximum Gross Density (MGD) of 8 dwelling units per gross acre, with housing units typically larger than those in the MR-8S.

Rationale: This district is used to provide for the permanent protection of an area for those who want to live in a higher density residential environment and who retain enough land with their residence, or in their development, to ensure that the urban community character is maintained as long as the MR-8L District designation is retained, regardless of how much development occurs within that area. As such, it is intended to provide the principal location for mixed residential development.

B. List of Allowable Principal Land Uses (per Article 2)

1. Permitted by Right

- Single-Family
- Twin House/Duplex
- Townhouse (3 or 4 unit building)
- Multiplex (3 or 4 unit building)
- Apartment (3 or 4 unit building)
- Public Services and Utilities
- Modular Dwelling
- Cultivation
- Selective Cutting
- Passive Outdoor Public Recreation
- Active Outdoor Public Recreation

2. Permitted as Special Use

- Two-Flat
- Apartment (5 to 8 unit building)
- Mobile Home Subdivision or Park
- Clear Cutting
- Bed and Breakfast Establishments
- Day care center (3+ children)
- Institutional Residential
- Boarding House

C. List of Allowable Accessory Uses (per Article 2)

1. Permitted by Right

- Private Residential Garage and/or Shed
- Home Occupation
- Day care group home

- Day care home
- On-Site Parking Lot
- Private Residential Recreational Facility

2. Permitted as Special Use

- In-Family Suite
- Wind Energy Systems
- Private Residential Recreational Facility over 900 square feet

- Drainage Structure
- Filling
- Lawn Care
- Exterior Communication Devices

§150.105(C)(6) Central Business (CB) District

(6) Central Business (CB) District

A. Description and Purpose. This district is intended to permit both large and small-scale "downtown" commercial development at an intensity that provides significant incentives for infill development, redevelopment, and the continued economic viability of existing development. To accomplish this effect, minimum Landscape Surface Ratios (LSRs) permitted in this district are much lower than those allowed in the Planned Business and General Business Districts. A wide range of office, retail, and lodging land uses are permitted within this district. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street. No requirements for on site landscaping or parking are required in this district. This district is strictly limited to the central city locations.

Rationale: This district is intended to provide an alternative, primarily infill development, designation for commercial activity to the Planned Business (PB) and General Business (GB) Districts are designed to assist in maintaining the long-term viability of the central city.

B. List of Allowable Principal Land Uses (per Article 2)

1. Permitted by Right

- Cultivation
- Selective Cutting
- Passive Outdoor Public Recreation
- Active Outdoor Public Recreation
- Public Services and Utilities
- Office
- Personal or Professional Services
- Indoor Sales or Service
- Indoor Maintenance Service
- Off-Site Parking Lot
- Residential units above the first floor
- Artisan Studio/Production Shop
- Indoor Institutional (minor)

- Small Wireless Facility

2. Permitted as Special Use

- Clear Cutting
- Indoor Institutional (major)
- Outdoor Institutional
- Institutional Residential
- In-Vehicle Sales or Service
- Indoor Commercial Entertainment
- Outdoor Commercial Entertainment
- Commercial Indoor Lodging
- Bed and Breakfast Establishments
- Day care center (3+ children)
- Boarding House
- Apartment (3 or 4 unit building)
- Adult-use Cannabis Dispensing Organization
- Adult-use Cannabis Infuser Organization or Infuser
- On-Site Parking Garage (above & underground)

§150.105(C)(7) Planned Industrial (PI) District

(7) Planned Industrial (PI) District

A. Description and Purpose. This district is intended to permit both large and small scale industrial and office development at an intensity that is consistent with the overall desired suburban community character of the community. Beyond a relatively high minimum Green

Space Ratio (GSR), the primary distinguishing feature of this district is that it is geared to indoor industrial activities not typically associated with high levels of noise, soot, odors and other potential nuisances for adjoining properties. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

Rationale: This district is intended to provide a location for suburban intensity light industrial land uses such as assembly operations, storage and warehousing facilities, offices, and light manufacturing which are protected from potential nuisances associated with certain development permitted within the General Industrial (GI) District. In addition, land uses shall comply with the minimum performance standards presented in Article 7.

B. List of Allowable Principal Land Uses (per Article 2)

1. Permitted by Right

Cultivation
Selective Cutting
Passive Outdoor Public Recreation
Active Outdoor Public Recreation
Public Services and Utilities
Office
Personal or Professional Services
Indoor Maintenance Service
Indoor Storage or Wholesaling
Light Industrial
Small Wireless Facility

2. Permitted as Special Use

Clear Cutting
Indoor Commercial Entertainment
Indoor Sales or Service
Day care center (3+ children)
Artisan Studio/Production Shop
Personal Storage Facility
Airport/Heliport
Distribution Center
Communication Tower
Campground
Off-Site Parking Lot
Vehicle Repair and Maintenance
In-vehicle Sales or Service
Non-building mounted solar installations for export of energy for use by a Public Utility
Adult-use Cannabis Dispensing Organization
Adult-use Cannabis Craft Crower
Adult-use Cannabis Cultivation Center
Adult-use Cannabis Infuser Organization or Infuser
Adult-use Cannabis Processing Organization or Processor
Adult-use Cannabis Transporting Organization or Transporter
Shooting Range
On-Site Parking Garage (above & underground)

§150.105(C)(8) General Industrial (GI) District

(8) General Industrial (GI) District

A. **Description and Purpose.** This district is intended to permit both large and small scale industrial and office development at an intensity that is consistent with existing transition and urban intensity development. Beyond a relatively high minimum Green Space Ratio (GSR), the primary distinguishing feature of this district is that it is geared to indoor industrial activities not typically associated with high levels of noise, soot, odors and other potential nuisances for adjoining properties. To ensure a minimum

of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

Rationale: This district is intended to provide a location for urban intensity light industrial land uses such as assembly operations, storage and warehousing facilities, offices, and light manufacturing which are protected from potential nuisances associated with certain development permitted within the Heavy Industrial (HI) District. In addition, uses shall comply with the minimum performance standards presented in Article 7.

B. List of Allowable Principal Land Uses (per Article 2)

1. Permitted by Right

Cultivation
Selective Cutting
Passive Outdoor Public Recreation
Public Services and Utilities
Office
Indoor Maintenance Service
Indoor Storage or Wholesaling
Off-Site Parking Lot
Vehicle Repair and Maintenance
Personal Storage Facility
Light Industrial
Small Wireless Facility

2. Permitted as Special Use

Clear Cutting
Day care center (3+ children)
Artisan Studio/Production Shop
Outdoor Storage or Wholesaling
Airport/Heliport
Freight Terminal
Communication Tower
Campground
Distribution Center
Heavy Industrial
Shooting Range
Non-building mounted solar installations for export of energy for use by a Public Utility
Adult-use Cannabis Craft Grower
Adult-use Cannabis Cultivation Center
Adult-use Cannabis Infuser Organization or Infuser
Adult-use Cannabis Processing Organization or Processor
Adult-use Cannabis Transporting Organization or Transporter
On-Site Parking Garage (above & underground)

§150.105(C)(9) Heavy Industrial (HI) District

(9) Heavy Industrial (HI) District

A. Description and Purpose. This district is intended to permit both large and small scale industrial and office development at an intensity that provides ample incentive for infill development and redevelopment of industrial areas existing as of the effective date of this Chapter. This district is designed to permit a very wide variety of industrial uses which may occur both indoors and outdoors, including certain land uses which are permitted in no other zoning district because of their potential to create nuisances for adjoining properties. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

Rationale: This district is intended to provide a location for both light and heavy industrial uses in a zoning district in which the potential for nuisance complaints from nearby properties is minimized. It must be emphasized that this is not a district where virtually any land use is permitted, as all uses shall comply with the minimum performance standards presented in Article 7. In addition, certain land uses such as extraction, junkyards and salvage operations, and freight terminals are permitted within this district only upon the granting of a Special Use permit.

B. List of Allowable Principal Land Uses (per Article 2)

1. Permitted by Right

- Cultivation
- Selective Cutting
- Passive Outdoor Public Recreation
- Public Services and Utilities
- Office
- Indoor Maintenance Service
- Indoor Storage or Wholesaling
- Outdoor Storage or Wholesaling
- Off-Site Parking Lot
- Distribution Center
- Light Industrial
- Heavy Industrial
- Vehicle Repair and Maintenance
- Small Wireless Facility

2. Permitted as Special Use

- Agricultural Services
- Clear Cutting
- Outdoor Maintenance Service
- Sexually Oriented Land Use
- Junkyard or Salvage Yard
- Waste Disposal Facility
- Composting Operation
- Airport/Heliport
- Freight Terminal
- Communication Tower
- Extraction Use
- Shooting Range
- Non-building mounted solar installations for export of energy for use by a Public Utility
- Adult-use Cannabis Craft Grower
- Adult-use Cannabis Cultivation Center
- Adult-use Cannabis Infuser Organization or Infuser
- Adult-use Cannabis Processing Organization or Processor
- Adult-use Cannabis Transporting Organization or Transporter
- On-Site Parking Garage (above & underground)

§150.105(E) Tollway Corridor Districts

(1) Planned Mixed Use 1 (PM-1) District

~~**A. Description and Purpose.** This district is intended to be similar to a Transit Oriented District (TOD). While TOD developments are mixed-use, higher density communities that encourage people to live near transit services and decrease their dependence on driving, this district will be located near a Tollway interchange and is anticipated to be near transit services in the future. TOD developments typically include a mix of land uses including moderate to high density residential, commercial and retail, both of which have easy, nearby access and walking routes to transit stations. To accomplish this effect, minimum Landscape Surface Ratios (LSRs) and parking ratios permitted in this district are lower than those allowed in other Business Districts. A wide range of institutional, commercial, office, residential and transit uses are permitted within this district. Densities are greater nearer to the transit center.~~

~~Rationale: This district is generally located along the I-90 Corridor providing necessary services to both the southern portion of Boone County and the surrounding municipalities. This district is intended to provide a carefully controlled mix of institutional, commercial, office, residential, and transit uses based on high quality detailed plans. Buildings will be developed at one to three stories.~~

~~**B. List of Allowable Principal Land Uses (per Article 2)**~~

- | | | | |
|--|--------------------------------|---|-----------------------------|
| <p>1. _____
Right
Cultivation</p> | <p>Permitted by</p> | <p>2. _____
as Special Use
Clear Cutting</p> | <p>Permitted</p> |
|--|--------------------------------|---|-----------------------------|

~~Selective Cutting
Passive Outdoor Public Recreation
Active Outdoor Public Recreation
Public Services and Utilities
Indoor Institutional (minor)
Office
Personal or Professional Services
Indoor Sales or Service
Day care center (3+ children)
Commercial Indoor Lodging
Indoor Maintenance Service
On-Site Parking Garage (above & underground)
Residential units above the first floor
Small Wireless Facility~~

~~Outdoor Institutional
Institutional Residential
In-Vehicle Sales or Service
Indoor Commercial Entertainment
Outdoor Commercial Entertainment
Vehicle Repair and Maintenance
Artisan Studio/Production Shop
Commercial Animal Boarding
Off-Site Parking Lot/Garage
Indoor Institutional (major)~~

C. List of Allowable Accessory Uses (per Article 2)

1. ~~Permitted by Right~~

~~Commercial Apartment Above the 4th Floor
Outdoor Display Incidental
Private Residential Garage and/or Shed
Company Cafeteria
Company Provided On-Site Recreation
Home Occupation
On-Site Parking Lot
Private Residential Recreational Facility
Drainage Structure
Filling
Lawn Care
Exterior Communication Devices~~

2. Permitted as Special Use

~~In-Vehicle Sales and Service
Light Industrial Incidental to Indoor Sales
Outdoor Storage~~

D. List of Allowable Temporary Uses (per Article 2)

~~General Temporary Outdoor Sales
Contractor's Project Office
Contractor's On-Site Equipment Storage
Re-locatable Building
On-Site Real Estate Sales Office
Outdoor Sales of Farm Products
Construction Dumpster
Outdoor Seating and Services~~

E. Regulations Applicable to All Uses

- ~~1. Landscaping Regulations: (See Article 6)~~
- ~~2. Performance Standards: (See Article 7)~~
- ~~3. Signage Regulations: (See Article 10)~~

~~A. Only a bedroom shall serve as a regularly occupied sleeping area. Bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces. Every bedroom shall have access to at least one water closet and~~

one lavatory without passing through another bedroom. Every bedroom in a dwelling unit shall have access to at least one water closet and lavatory located in the same story as the bedroom or an adjacent story. Kitchens and non-habitable spaces (e.g. utility rooms, storage spaces, closets, garages and bathrooms) shall not be used for sleeping purposes and shall not be deemed a bedroom.

B. Every bedroom occupied by one (1) person shall contain at least 70 square feet of floor area and every bedroom occupied by more than one person shall contain at least 50 square feet of floor area for each occupant thereof.

C. In addition to the requirements of (B) above, every residential unit shall contain a minimum of 200 square feet of habitable space for each occupant.

D. No dwelling unit shall be occupied by more persons than permitted under (B) or (C) above. The legal Owner as well as each of the occupants shall be jointly and severally liable for a violation of this provision and shall be assessed a fine in accordance with the general fine provision of the Belvidere Municipal Code. Each day that a violation of this provision continues shall be deemed a separate offense. Additionally, the City may seek any other remedy available at law or in equity, including equitable relief requiring compliance with this provision.

F. Regulations Applicable to Nonresidential Uses

1. Nonresidential Intensity Requirements

A. Minimum Landscape Surface Ratio (LSR): 15%

B. Maximum Floor Area Ratio (FAR): 1.0

B. Maximum Impervious Surface Ratio (ISR): .85

C. Minimum Lot Area (MLA): 40,000

D. Maximum Building Size (MBS): NA

2. Nonresidential Bulk Requirements:

A. Minimum Lot Area: 40,000 sf

B. Minimum Lot Width: 100 feet

C. Minimum Setbacks:

Building to Front or Street Side Lot Line: 15 feet

Building to Side Lot Line: 10 feet

Building to Rear Lot Line: 20 feet

Side Lot Line to Accessory Structure: 3 feet from property line, 5 feet from alley

Rear Lot Line to Accessory Structure: 3 feet from property line, 5 feet from alley

Required Buffer yard: See §150.607 along zoning district boundary

Minimum Paved Surface Setback: 5 feet

D. Maximum Building Setback: 20 feet from right-of-way

E. Minimum Building Separation: 0 feet

E. Maximum Number of Stories: 3; greater with Special Use permit.

F. Minimum Number of Stories: 1

G. Minimum Number of Off-Street Parking Spaces Required on the Lot: See parking lot requirements per specific land use in §150.204 with the exception of residential parking units. Residential parking units shall require one (1) parking space per dwelling unit.

(2) Planned Mixed Use 2 (PM-2) District

A. **Description and Purpose.** This district is intended to be similar to a Transit Oriented District (TOD). While TOD developments are mixed use, higher density communities that encourage people to live near transit services and decrease their dependence on driving, this district will be located near a Tollway interchange and is anticipated to be near transit services in the future. TOD developments typically include a mix of land uses including moderate to high density residential, commercial and retail, both of which have easy, nearby access

and walking routes to transit stations. To accomplish this effect, minimum Landscape Surface Ratios (LSRs) and parking ratios permitted in this district are lower than those allowed in other Business Districts. A wide range of institutional, commercial, office, residential and transit uses are permitted within this district. Densities are greater nearer to the transit center.

Rationale: This district is generally located along the I-90 Corridor and will be comprised of a higher density level of both commercial and residential units. This district is intended to provide a carefully controlled mix of institutional, commercial, office, residential, and transit uses based on high quality detailed plans. Buildings will be developed at two to six stories.

B. List of Allowable Principal Land Uses (per Article 2)

1. Permitted by Right

- Cultivation
- Selective Cutting
- Passive Outdoor Public Recreation
- Active Outdoor Public Recreation
- Public Services and Utilities
- Office
- Personal or Professional Services
- Indoor Sales or Service
- Day care center (3+ children)
- Commercial Indoor Lodging
- Indoor Maintenance Service
- On-Site Parking Garage (above & underground)
- Residential units above the second floor
- Small Wireless Facility

2. Permitted as Special Use

- Clear-Cutting
- Outdoor Institutional
- Indoor Institutional (minor and major)
- Institutional Residential
- In-Vehicle Sales or Service
- Indoor Commercial Entertainment
- Outdoor Commercial Entertainment
- Artisan Studio/Production Shop
- Off-Site Parking Lot/Garage
- Large Scale Developments

C. List of Allowable Accessory Uses (per Article 2)

1. Permitted by Right

- Commercial Apartment above 2nd Floor
- Outdoor Display Incidental
- Private Residential Garage and/or Shed
- Company Cafeteria
- Company Provided On-Site Recreation
- Home Occupation
- On-Site Parking Lot
- Private Residential Recreational Facility
- Drainage Structure
- Filling
- Lawn Care
- Exterior Communication Devices

2. Permitted as Special Use

- In-Vehicle Sales and Service
- Light Industrial Incidental to Indoor Sales
- Outdoor Storage

D. List of Allowable Temporary Uses (per Article 2)

- General Temporary Outdoor Sales
- Contractor's Project Office
- Contractor's On-Site Equipment Storage
- Re-locatable Building
- On-Site Real Estate Sales Office
- Outdoor Sales of Farm Products
- Construction Dumpster

Outdoor Seating and Services

~~E. Regulations Applicable to All Uses~~

- ~~A. Landscaping Regulations: (See Article 6)~~
- ~~B. Performance Standards: (See Article 7)~~
- ~~C. Signage Regulations: (See Article 10)~~

~~F. Regulations Applicable to Residential Uses:~~

- ~~A. Only a bedroom shall serve as a regularly occupied sleeping area. Bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces. Every bedroom shall have access to at least one water closet and one lavatory without passing through another bedroom. Every bedroom in a dwelling unit shall have access to at least one water closet and lavatory located in the same story as the bedroom or an adjacent story. Kitchens and non-habitable spaces (e.g. utility rooms, storage spaces, closets, garages and bathrooms) shall not be used for sleeping purposes and shall not be deemed a bedroom.~~
- ~~B. Every bedroom occupied by one (1) person shall contain at least 70 square feet of floor area and every bedroom occupied by more than one person shall contain at least 50 square feet of floor area for each occupant thereof.~~
- ~~C. In addition to the requirements of (B) above, every residential unit shall contain a minimum of 200 square feet of habitable space for each occupant.~~
- ~~D. No dwelling unit shall be occupied by more persons than permitted under (B) or (C) above. The legal Owner as well as each of the occupants shall be jointly and severally liable for a violation of this provision and shall be assessed a fine in accordance with the general fine provision of the Belvidere Municipal Code. Each day that a violation of this provision continues shall be deemed a separate offense. Additionally, the City may seek any other remedy available at law or in equity, including equitable relief requiring compliance with this provision.~~

~~G. Regulations Applicable to Nonresidential Uses~~

~~1. Nonresidential Intensity Requirements~~

- ~~A. Minimum Landscape Surface Ratio (LSR): 12.5%~~
- ~~B. Maximum Floor Area Ratio (FAR): 2.0~~
- ~~C. Maximum Impervious Surface Ratio (ISR): .875~~
- ~~D. Minimum Lot Area (MLA): 20,000~~
- ~~E. Maximum Building Size (MBS): NA~~

~~2. Nonresidential Bulk Requirements:~~

- ~~A. Minimum Lot Area: 20,000 sf~~
- ~~B. Minimum Lot Width: 100 feet~~
- ~~C. Minimum Setbacks:
Building to Front or Street Side Lot Line: 10 feet
Building to Side Lot Line: 5 feet
Building to Rear Lot Line: 15 feet
Side Lot Line to Accessory Structure: 3 feet from property line, 5 feet from alley
Rear Lot Line to Accessory Structure: 3 feet from property line, 5 feet from alley
Required Buffer yard: See §150.607 along zoning district boundary
Minimum Paved Surface Setback: 0 feet~~
- ~~D. Maximum Building Setback: 15 feet from right-of-way~~
- ~~E. Minimum Building Separation: 0 feet~~
- ~~F. Maximum Number of Stories: 6; greater with Special Use permit.~~

~~G. Minimum Number of Stories: 2~~

~~H. Minimum Number of Off-Street Parking Spaces Required on the Lot: See parking lot requirements per specific land use in §150.204 with the exception of residential parking units. Residential parking units shall require one (1) parking space per dwelling unit.~~

(3) Planned Mixed Use 4 (PM-4) District

~~A. Description and Purpose. This district is intended to be similar to a Transit-Oriented District (TOD). While TOD developments are mixed use, higher density communities that encourage people to live near transit services and decrease their dependence on driving, this district will be located near a Tollway interchange and is anticipated to be near transit services in the future. TOD developments typically include a mix of land uses including moderate to high density residential, commercial and retail, both of which have easy, nearby access and walking routes to transit stations. To accomplish this effect, minimum Landscape Surface Ratios (LSRs) and parking ratios permitted in this district are lower than those allowed in other Business Districts. A wide range of institutional, commercial, office, residential and transit uses are permitted within this district. Densities are greater nearer to the transit center.~~

~~Rationale: This district is primarily located south of US Highway 20 and south of Interstate 90, with close proximity to both the Irene interchange and any future transit stop. Development in this district is at a higher density allowing commuters to access businesses easier while the compact design helps prevent sprawl. This district is intended to provide an intensive but carefully controlled mix of institutional, commercial, office, residential, and transit uses based on high quality detailed plans. Buildings will be developed at four to ten stories.~~

B. List of Allowable Principal Land Uses (per Article 2)

1. Permitted by Right

- Cultivation
- Selective Cutting
- Passive Outdoor Public Recreation
- Active Outdoor Public Recreation
- Public Services and Utilities
- Day care center (3+ children)
- Office
- Personal or Professional Services
- Indoor Sales or Service
- Commercial Indoor Lodging
- Indoor Maintenance Service
- On-Site Parking Garage (above & underground)
- Residential units above the third floor
- Small Wireless Facility

2. Permitted as Special Use

- Clear Cutting
- Indoor Institutional (minor and major)
- Institutional Residential
- In-Vehicle Sales or Service
- Indoor Commercial Entertainment
- Commercial Indoor Lodging
- Artisan Studio/Production Shop
- Commercial Animal Boarding
- Off-Site Parking Lot/Garage
- Large-scale Development

C. List of Allowable Accessory Uses (per Article 2)

1. Permitted by Right

- Commercial Apartment Above the 4th Floor
- Outdoor Display Incidental
- Private Residential Garage and/or Shed
- Company Cafeteria
- Company Provided On-Site Recreation
- Home Occupation
- On-Site Parking Lot
- Private Residential Recreational Facility
- Drainage Structure

2. Permitted as Special Use

- In-Vehicle Sales and Service
- Light Industrial Incidental to Indoor Sales
- Outdoor Storage

- Filling
- Lawn Care
- Exterior Communication Devices

~~D. List of Allowable Temporary Uses (per Article 2)~~

- ~~General Temporary Outdoor Sales~~
- ~~Contractor's Project Office~~
- ~~Contractor's On-Site Equipment Storage~~
- ~~Re-locatable Building~~
- ~~On-Site Real Estate Sales Office~~
- ~~Outdoor Sales of Farm Products~~
- ~~Construction Dumpster~~
- ~~Outdoor Seating and Services~~

~~E. Regulations Applicable to All Uses~~

- ~~A. Landscaping Regulations: (See Article 6)~~
- ~~B. Performance Standards: (See Article 7)~~
- ~~C. Signage Regulations: (See Article 10)~~

~~F. Regulations Applicable to Residential Uses:~~

- ~~A. Only a bedroom shall serve as a regularly occupied sleeping area. Bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces. Every bedroom shall have access to at least one water closet and one lavatory without passing through another bedroom. Every bedroom in a dwelling unit shall have access to at least one water closet and lavatory located in the same story as the bedroom or an adjacent story. Kitchens and non-habitable spaces (e.g. utility rooms, storage spaces, closets, garages and bathrooms) shall not be used for sleeping purposes and shall not be deemed a bedroom.~~
- ~~B. Every bedroom occupied by one (1) person shall contain at least 70 square feet of floor area and every bedroom occupied by more than one person shall contain at least 50 square feet of floor area for each occupant thereof.~~
- ~~C. In addition to the requirements of (B) above, every residential unit shall contain a minimum of 200 square feet of habitable space for each occupant.~~
- ~~D. No dwelling unit shall be occupied by more persons than permitted under (B) or (C) above. The legal Owner as well as each of the occupants shall be jointly and severally liable for a violation of this provision and shall be assessed a fine in accordance with the general fine provision of the Belvidere Municipal Code. Each day that a violation of this provision continues shall be deemed a separate offense. Additionally, the City may seek any other remedy available at law or in equity, including equitable relief requiring compliance with this provision.~~

~~G. Regulations Applicable to Nonresidential Uses~~

~~1. Nonresidential Intensity Requirements~~

- ~~A. Minimum Landscape Surface Ratio (LSR): 10%~~
- ~~B. Maximum Floor Area Ratio (FAR): 3.0~~
- ~~C. Maximum Impervious Surface Ratio (ISR): .90~~
- ~~D. Minimum Lot Area (MLA): 20,000~~
- ~~E. Maximum Building Size (MBS): NA~~

~~2. Nonresidential Bulk Requirements:~~

- ~~A. Minimum Lot Area: 20,000 sf~~
- ~~B. Minimum Lot Width: 75 feet~~

~~C. Minimum Setbacks:~~

- ~~Building to Front or Street Side Lot Line: 0 feet~~
- ~~Building to Side Lot Line: 0 feet~~
- ~~Building to Rear Lot Line: 0 feet~~
- ~~Side Lot Line to Accessory Structure: 0 feet from property line, 5 feet from alley~~
- ~~Rear Lot Line to Accessory Structure: 0 feet from property line, 5 feet from alley~~
- ~~Required Buffer yard: See §150.607 along zoning district boundary~~
- ~~Minimum Paved Surface Setback: 0 feet~~

~~D. Maximum Building Setback: 10 feet from right-of-way~~

~~E. Minimum Building Separation: 0 feet~~

~~F. Maximum Number of Stories: 10; greater with Special Use permit.~~

~~G. Minimum Number of Stories: 4~~

~~H. Minimum Number of Off-Street Parking Spaces Required on the Lot: One (1) parking space per every 400 GSF of commercial/retail space. Residential parking units shall require one (1) parking space per dwelling unit.~~

(10) Corporate Center (CC) District

Description and Purpose. This district is intended for the placement of corporate headquarters and employment centers that are traditionally found along highway/tollway corridors. Corporate Center development shall contain a carefully controlled mix of moderate to very high intensity office-orientated mixed use buildings at a minimum of one story above ground level. Office space shall be the predominate land use while personal and professional services, retail, entertainment, institutional and parking shall be accessory uses. The accessory uses shall be catered to the employees of the buildings and not the general public. No residential development is permitted.

Rationale: This district is generally located just east of the Irene Interchange and south of I-90 and will be comprised of a higher density level of both commercial and office uses based on high quality detailed plans. Buildings will be developed at one to six stories.

List of Allowable Principal Land Uses (per Article 2)

1. Permitted by Right

- Cultivation
- Selective Cutting
- Passive Outdoor Public Recreation
- Active Outdoor Public Recreation
- Public Services and Utilities
- Office
- On-Site Parking Garage (above & underground)
- Small Wireless Facility

2. Permitted as Special Use

- Clear Cutting
- Outdoor Institutional
- Indoor Institutional (minor and major)
- Large Scale Developments
- Off-Site Parking Lot/Garage

List of Allowable Accessory Uses (per Article 2)

1. Permitted by Right

- Personal or Professional Services
- Indoor Sales or Service
- Day care center (3+ children)
- Commercial Indoor Lodging
- Indoor Maintenance Service
- On-Site Parking Garage (above & underground)
- Exterior Communication Devices
- Outdoor Display Incidental
- On-Site Parking Lot

2. Permitted as Special Use

- In-Vehicle Sales and Service
- Light Industrial Incidental to Indoor Sales
- In-Vehicle Sales or Service
- Indoor Commercial Entertainment
- Outdoor Commercial Entertainment
- Artisan Studio/ Production Shop

- ~~Company Cafeteria~~
- ~~Company Provided On-Site Recreation~~
- ~~Drainage Structure~~
- ~~Filling~~
- ~~Lawn Care~~

List of Allowable Temporary Uses (per Article 2)

- ~~General Temporary Outdoor Sales~~
- ~~Contractor's Project Office~~
- ~~Contractor's On-Site Equipment Storage~~
- ~~Re-locatable Building~~
- ~~On-Site Real Estate Sales Office~~
- ~~Construction Dumpster~~

Regulations Applicable to All Uses

- ~~Landscaping Regulations: (See Article 6)~~
- ~~Performance Standards: (See Article 7)~~
- ~~Signage Regulations: (See Article 10)~~

Regulations Applicable to Nonresidential Uses

1. Nonresidential Intensity Requirements

- ~~A. Minimum Landscape Surface Ratio (LSR): 20%~~
- ~~B. Maximum Floor Area Ratio (FAR): 3.0~~
- ~~C. Maximum Impervious Surface Ratio (ISR): .8~~
- ~~D. Minimum Lot Area (MLA): 20,000~~
- ~~E. Maximum Building Size (MBS): NA~~

2. Nonresidential Bulk Requirements:

- ~~A. Minimum Lot Area: 20,000 sf~~
- ~~B. Minimum Lot Width: 100 feet~~

C. Minimum Setbacks:

- ~~Building to Front or Street Side Lot Line: 20 feet~~
- ~~Building to Side Lot Line: 20 feet~~
- ~~Building to Rear Lot Line: 30 feet~~
- ~~Side Lot Line to Accessory Structure: 3 feet from property line, 5 feet from alley~~
- ~~Rear Lot Line to Accessory Structure: 3 feet from property line, 5 feet from alley~~
- ~~Required Buffer yard: See §150.607 along zoning district boundary~~
- ~~Minimum Paved Surface Setback: 5 feet~~

- ~~D. Maximum Building Setback: 30 feet from right-of-way~~
- ~~E. Minimum Building Separation: 0 feet~~
- ~~F. Maximum Number of Stories: 6; greater with Special Use permit.~~
- ~~G. Minimum Number of Stories: 1~~
- ~~H. Minimum Number of Off-Street Parking Spaces Required on the Lot: See parking lot requirements per specific land use in §150.204 with the exception of residential parking units. Residential parking units shall require one (1) parking space per dwelling unit.~~

(5) Technology Center (TC) District

~~**A. Description and Purpose.** This district is intended for the placement of office, research and testing facilities that are traditionally found along highway/tollway corridors. Technology Center development shall contain a~~

~~carefully controlled mix of low-to-high-intensity research-orientated buildings—containing research and development land uses and associated testing, office, and test production, storage and distribution and parking uses. No residential development is permitted.~~

~~Rationale: This district is generally located between Townhall Road and Stone Quarry Road and west of Pearl Street Road and will be comprised of a higher density level of research, office, test production and limited storage based on high quality detailed plans. Buildings will be developed at one to six stories.~~

B. List of Allowable Principal Land Uses (per Article 2)

1. Permitted by Right

- Cultivation
- Selective Cutting
- Passive Outdoor Public Recreation
- Public Services and Utilities
- Office
- Day-care center (3+ children)
- On-Site Parking Garage (above & underground)
- Small Wireless Facility

2. Permitted as Special Use

- Clear-Cutting
- Indoor Institutional (minor and major)
- Artisan Studio/Production Shop
- Large-Scale Developments
- Distribution Center
- Indoor Storage
- Off-Site Parking Lot/Garage

C. List of Allowable Accessory Uses (per Article 2)

1. Permitted by Right

- Exterior Communication Devices
- On-Site Parking Lot
- Company Cafeteria
- Company Provided On-Site Recreation
- Lawn Care
- Drainage Structure
- Filling

2. Permitted as Special Use

- In-Vehicle Sales and Service
- Light Industrial Incidental to Indoor Sales

D. List of Allowable Temporary Uses (per Article 2)

- General Temporary Outdoor Sales
- Contractor's Project Office
- Contractor's On-Site Equipment Storage
- Re-locatable Building
- On-Site Real Estate Sales Office
- Construction Dumpster

E. Regulations Applicable to All Uses

- A. Landscaping Regulations: (See Article 6)
- B. Performance Standards: (See Article 7)
- C. Signage Regulations: (See Article 10)

F. Regulations Applicable to Nonresidential Uses

1. Nonresidential Intensity Requirements

- A. Minimum Landscape Surface Ratio (LSR): 20%
- B. Maximum Floor Area Ratio (FAR): 3.0
- C. Maximum Impervious Surface Ratio (ISR): .80
- D. Minimum Lot Area (MLA): 20,000

~~E. Maximum Building Size (MBS): N/A~~

~~2. Nonresidential Bulk Requirements:~~

~~A. Minimum Lot Area: 20,000-sf~~

~~B. Minimum Lot Width: 100 feet~~

~~C. Minimum Setbacks:~~

~~Building to Front or Street Side Lot Line: 20 feet~~

~~Building to Side Lot Line: 20 feet~~

~~Building to Rear Lot Line: 30 feet~~

~~Side Lot Line to Accessory Structure: 3 feet from property line, 5 feet from alley~~

~~Rear Lot Line to Accessory Structure: 3 feet from property line, 5 feet from alley~~

~~Required Buffer yard: See §150.607 along zoning district boundary~~

~~Minimum Paved Surface Setback: 5 feet~~

~~A. Maximum Building Setback: 30 feet from right-of-way~~

~~B. Minimum Building Separation: 0 feet~~

~~C. Maximum Number of Stories: 6; greater with Special Use permit.~~

~~D. Minimum Number of Stories: 1~~

~~E. Minimum Number of Off-Street Parking Spaces Required on the Lot: See parking lot requirements per specific land use in §150.204 with the exception of residential parking units. Residential parking units shall require one (1) parking space per dwelling unit.~~

§150.204(G)(5) Small Wireless Facility

- (5) **Small Wireless Facility.** A wireless facility that meets both of the following qualifications: (i) each antenna is located inside an enclosure of no more than 6 cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an imaginary enclosure of no more than 6 cubic feet; and (ii) all other wireless equipment attached directly to a utility pole associated with the facility is cumulatively no more than 25 cubic feet in volume. The following types of associated ancillary equipment are not included in the calculation of equipment volume: electric meter, concealment elements, telecommunications demarcation box, ground-based enclosures, grounding equipment, power transfer switch, cut-off switch, and vertical cable runs for the connection of power and other services.

A. Requirements

- (1) Small Wireless Facilities shall be located so that there is sufficient radius of clear land around the tower so that its collapse shall be completely contained on the property, **unless a variance is granted.**
- (2) Small Wireless Facilities shall be no taller than **50** 45 feet above ground or 10 feet taller than the tallest existing utility pole within 300 feet, whichever is taller, without a variance.

B. Parking Requirements. Not required.

§150.204(H)(2) Private Residential Garage and/or Utility/Storage Shed

- (2) **Private Residential Garage and/or Utility/Storage Shed.** A private garage or carport is a structure which primarily accommodates the sheltered parking of a passenger vehicle and/or the storage of maintenance equipment of the subject property. A utility/storage shed is an accessory structure which accommodates the storage of maintenance equipment and shall not be used to store cars, trucks or related non-recreational vehicles. These structures must be located so as to be accessory to a principal land use on the same lot. Utility sheds in excess of 120 square feet of gross

floor area, garages, and carports ~~which exceed 30% coverage of the rear yard area, or~~ which exceed the lot coverage of the principle structure, are not permitted in residential districts.

A. Regulations

1. One **detached** garage or carport **and one attached garage or carport** shall be permitted by right as set forth in §§150.105(B).
2. One utility/storage shed **(120 square feet or less)** shall be permitted by right as set forth in §§150.105(B). **Said structures do not require a building permit or concrete floor.**
3. No detached accessory building shall be located closer than ten (10) feet to the principal building. In cases where at least one-hour fire-rated wall and ceiling are provided, the Zoning Administrator may allow a distance of less than ten (10) feet but not less than five (5) feet. Building overhangs shall be no less than three feet apart.

§150.204(H)(15) Private Residential Recreational Facility

(15) **Private Residential Recreational Facility.** This land use includes all active **outdoor** recreational facilities located on a private residential lot which are not otherwise listed in Appendix C. Materials and lighting shall limit light levels at said property line are to be equal to or less than 0.5 foot candles (see §150.707). All private residential recreation facilities and their attendant structures shall comply with the bulk requirements for accessory structures. (See Article 4.) Common examples of these accessory uses include swing sets, tree houses, playhouses, basketball courts, tennis courts, swimming pools, and recreation-type equipment. **Private residential recreational facilities shall not be open to the public or used for commercial purposes.**

A. Regulations

1. Swimming pools shall be regulated by the performance standards provided in the Building Code.
2. Playhouses shall not exceed 120 square feet or 12 feet in height and no more than 1 per lot. Utilities and storage are prohibited within the playhouse.

Table 150.604: Landscaping Requirements for Regular Development

	a) Building Foundation	b) Street Frontages	c) Paved Areas	d) Developed Lots
Types of Landscaping	Climax trees and tall trees shall not be used to meet this requirement	Shrubs not allowed; A min. of 50% of points devoted to climax/tall trees and 30% to med. Trees	A min. of 30% of points devoted to climax/tall trees and 40% to shrubs	All plant categories can be used to meet requirements
Placement of Landscaping	Located so that at maturity the plant's drip line is located within 10' of building foundation	Located within 10' of the public right-of-way	Within paved area or within 10' of the paved area	Located away from areas that meet other landscaping requirements
Calculation of Landscaping Points	Points per 100' of building foundation	Points per 100 linear feet of street frontage	Greater of: points per 20 parking stalls or 10,000 sq.ft. of parking area	Points per 1,000 sq. ft. of building footprint
Rural Holding (RH)	20	20	40	10
Single-family Residential-3 (SR-3)	40	40	80	20

Case: 2024-16; City of Belvidere (TA)

	a) Building Foundation	b) Street Frontages	c) Paved Areas	d) Developed Lots
Types of Landscaping	Climax trees and tall trees shall not be used to meet this requirement	Shrubs not allowed; A min. of 50% of points devoted to climax/tall trees and 30% to med. Trees	A min. of 30% of points devoted to climax/tall trees and 40% to shrubs	All plant categories can be used to meet requirements
Placement of Landscaping	Located so that at maturity the plant's drip line is located within 10' of building foundation	Located within 10' of the public right-of-way	Within paved area or within 10' of the paved area	Located away from areas that meet other landscaping requirements
Calculation of Landscaping Points	Points per 100' of building foundation	Points per 100 linear feet of street frontage	Greater of: points per 20 parking stalls or 10,000 sq.ft. of parking area	Points per 1,000 sq. ft. of building footprint
Single-family Residential-4 (SR-4)	40	40	80	20
Single-family Residential-6 (SR-6)	40	40	80	20
Two-family Residential-7 (TR-7)	45	45	90	20
Multi-family Residential-8S (MR-8S)	50	50	100	20
Multi-family Residential-8L (MR-8L)	50	50	100	20
Mobile Home (MH)	40	40	80	20
Neighborhood Office (NO)	45	45	80	20
Planned Office(PO)	40	40	60	15
Neighborhood Business (NB)	40	40	80	15
Planned Business (PB)	40	40	60	10
General Business(GB)	20	20	40	5
Central Business (CB)	0	0	20	0
Planned Mixed Use-1 (PM-1)	40	20	40	5
Planned Mixed Use-2 (PM-2)	0	20	40	0
Planned Mixed Use-4 (PM-4)	0	0	40	0
Corporate Center (CC)	40	40	60	10
Technology Center (TC)	40	40	60	10
Planned Industrial (PI)	40	40	60	10
General Industrial (GI)	20	20	40	5
Heavy Industrial (HI)	20	20	40	5
Institutional (I)	40	40	60	15

Table 150.607(C)(2)A: Required Bufferyard Opacity Values

Adjacent Property's Zoning	RH	SR-3	SR-4	SR-6	TR-7	MR-8S	MR-8L	SNR	MH	NO	PO	NB	PB	GB	CB	PM-1	PM-2	PM-4	CC	TC	PI	GI	HI	I
RH	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
SR-3					0.2	0.3	0.3	0.3	0.3	0.3	0.4	0.4	0.4	0.5	0.6	0.6	0.6	0.6	0.4	0.5	0.4	0.5	1	0.4
SR-4					0.2	0.3	0.3	0.3	0.3	0.3	0.4	0.4	0.4	0.5	0.6	0.6	0.6	0.6	0.4	0.5	0.4	0.5	1	0.4
SR-6					0.2	0.3	0.3	0.3	0.3	0.3	0.4	0.4	0.4	0.5	0.6	0.6	0.6	0.6	0.4	0.5	0.4	0.5	1	0.4
TR-7						0.2	0.2	0.2	0.2	0.2	0.3	0.3	0.3	0.4	0.5	0.5	0.5	0.5	0.3	0.4	0.3	0.4	1	0.3
MR-8S							0.1	0.1	0.2	0.1	0.2	0.2	0.2	0.3	0.4	0.4	0.4	0.4	0.2	0.3	0.2	0.3	1	0.2
MR-8L								0.1	0.2	0.1	0.2	0.2	0.2	0.3	0.4	0.4	0.4	0.4	0.2	0.3	0.2	0.3	1	0.2
SNR									0.2	0.1	0.2	0.2	0.2	0.3	0.4	0.4	0.4	0.4	0.2	0.3	0.2	0.3	1	0.2
MH										0.2	0.2	0.2	0.2	0.3	0.4	0.4	0.4	0.4	0.2	0.3	0.2	0.3	1	0.2
NO											0.1	0.2	0.2	0.3	0.4	0.4	0.4	0.4	0.2	0.3	0.2	0.3	0.6	0.1
PO												0.1	0.1	0.2	0.3	0.3	0.3	0.3	0.1	0.2	0.1	0.2	0.6	0.1
NB													0.1	0.1	0.2	0.2	0.2	0.2	0.1	0.1	0.1	0.1	0.6	0.1
PB														0.2	0.3	0.3	0.3	0.3	0.1	0.2	0.1	0.2	0.6	0.1
GB															0.1	0.1	0.1	0.1	0.1	0.2	0.2	0.1	0.6	0.2
CB																0.1	0.1	0.1	0.1	0.2	0.1	0.1	0.6	0.3
PM-1																			0.1	0.2	0.1	0.2	0.6	0.3
PM-2																			0.1	0.2	0.1	0.2	0.6	0.3
PM-4																			0.1	0.2	0.1	0.2	0.6	0.3
CC																				0.1	0.1	0.2	0.6	0.2
TC																					0.1	0.2	0.6	0.2
PI																						0.2	0.6	0.1
GI																							0.5	0.2
HI																								0.6
I																								

* For properties zoned in the Rural Holding District (RH), refer to the Comprehensive Plan's Planned Land Use Map to determine the proposed zoning district for said property. For example, if the Planned Land Use Map recommends that in the future a property currently zoned RH should develop as Planned Business, one would use the Planned Business Zoning District to determine the required bufferyard opacity value.

§150.710(D) Building Design and Construction Requirements: Planned Office and Commercial Districts (PB, GB, CB) and Tollway Corridor Districts (PM1, PM2, PM4, CC and TC)

(D) Building Design and Construction Requirements: Planned Office and **(PO; Commercial Districts (PB, GB, CB) and Tollway Corridor Districts (PM 1, PM 2, PM 4, CC and TC).** All buildings hereinafter

constructed, expanded, remodeled or otherwise improved within these Districts shall be designed in such a manner so that it provides a basic harmony with and does not detract from the overall attractiveness of surrounding development and shall be constructed of the following materials:

- (1) Brick.
- (2) Concrete masonry. Units shall be those generally described by the National Concrete Masonry Association as "customized architectural concrete masonry units" or shall be broken faced brick type units with marble aggregate or split face or broke off concrete block. There shall be no exposed concrete block on the exterior of any building. Any concrete masonry units that have a gray cement color shall be coated.
- (3) Concrete may be poured-in-place, tilt-up, or precast. Poured-in-place and tilt-up walls shall have a finish of stone, a texture or a coating. Textured finish, except in special cases, shall be coated. Precast units which are not uniform in color shall be coated. Coating shall be an approved cementitious or epoxy type with a ten (10) year minimum life expectancy.
- (4) Natural stone.
- (5) Any other material approved by City Staff
- (6) Metal panels may be used only to accentuate or as a finish material within these districts. Any metal panel proposed for use within these districts as a finish material or to accentuate building shall be entirely coated with a colorfast, abrasion, and corrosion resistant, long life (minimum of 20 years) finish that is resistant to chemicals, withstands temperature extremes, and has a low permeability. Any material utilized to attach the metal panels to the building shall be concealed or the utilization of shadow panels or semi-concealed fastener panels with fasteners painted to match the panels shall be required.

§150.904(J) Termination of an Approved Special Use

- (J) **Termination of an Approved Special Use.** The Applicant must demonstrate that the proposed special use meets all general and specific special use requirements in the site plan required for initiation of development activity on the subject property. Once a special use is granted, no Erosion Control Permit, Site Plan approval, Occupancy Permit, or Building Permit shall be issued for any development which does not comply with all requirements of this Chapter. Any special use found not to be in compliance with the terms of this Chapter and any "conditions of approval" identified in the ordinance approving the special use shall be considered in violation of this Chapter and shall be subject to all applicable procedures and penalties. A special use may be revoked for such a violation by majority vote of the City Council.

TABLE 150.1007(A)1

Table 150.1007 (A)1 Freestanding Signs

Design Dimensions	Zoning Districts										
	RH	SR-3, SR-4 & SR-6	TR-7, MR-8S & MR-8L	NO, PO, NB & *NC	PB &GB	CB	PI	GI & HI	I	PM 1, PM-2 & PM 4	CC & TC
Area per foot of street frontage (square feet)	NA	NA	NA	½	½	½	½	½	NA	½	½
Maximum area (square feet)	32* (lots under 1 acre) 48* (lots 1 to 4 acres) 60* (lots over 4 acres)	6	16	60	150	150	150	150	32* (lots under 1 acre) 48* (lots 1 to 4 acres) 60* (lots over 4 acres)	150	150
Height (feet)	15	5	5	15*	40	10	40	40	12	15	40
Setback (feet)***	10	2	2	10*	10	10	10	10	5	5	10
Number per street frontage****	1	**	1	1	1	1	1	1	1	1	1

TABLE 150.1007(B)1

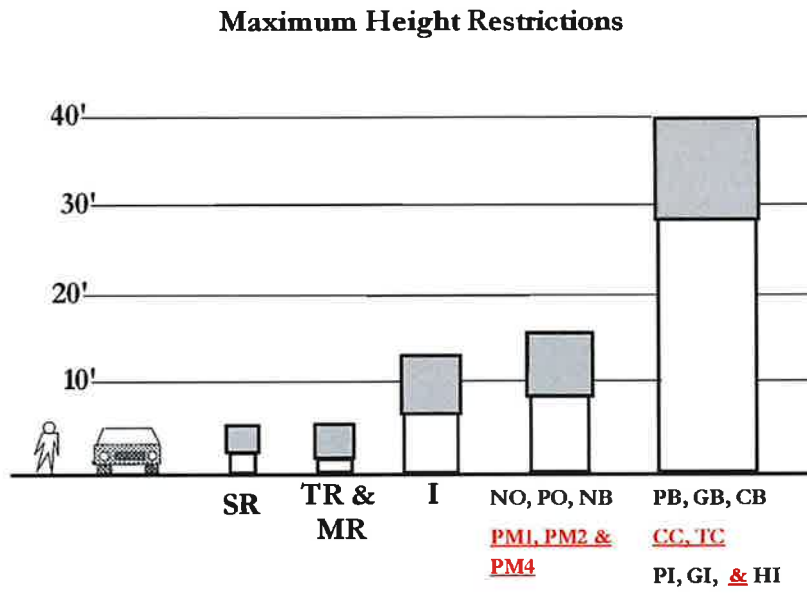
Table 150.1007 (B)1 Building Signs

Design Dimensions	Zoning Districts											
	RH	SR-3, SR-4 & SR-6	TR-7, MR- 8S & MR- 8L	NO, PO, NB & *NC	PB &GB	CB	PI	GI & HI	I	PM 1, PM 2 & PM 4	CC & TC	
Sign area per linear foot of wall on which sign is (square feet)	2	NA	NA	2	2	2	2	2	2	NA	2	2
Max total area per wall (square feet)	24	6	16	200	300	300	300	2,000	24	300	300	
Number per establishment for each side of principal building not abutting a residential district	1	NA	1	1	2	2	2	2	2	2	2	

TABLE 150.1007(C)1

Table 150.1007 (C)1 Permitted Building and Freestanding Sign By Type and Zoning District											
Sign Type	Zoning District										
	RH	SR-3, SR-4 & SR-6	TR-7, MR-8S & MR-8L	NO, PO, NB & *NC	PB &GB	CB	PI	GI & HI	I	PM-1, PM-2 & PM 4	CC-& TC
Animated	P	N	N	SU	P	P	P	P	P	P	P
Banner	P	N	P	P	P	P	P	P	P	P	P
Canopy	P	N	P	P	P	P	P	P	P	P	P
Marquee	N	N	N	N	P	P	N	N	N	P	N
Projecting	P	N	N	P	P	P	P	P	P	P	P
Residential	N	P	N	N	N	N	N	N	N	N	N
Roof, below peak	N	N	N	P	P	P	P	P	N	P	P
Roof, above peak	N	N	N	N	SU	N	SU	SU	N	N	N
Suspended	P	N	N	P	P	P	N	N	N	P	P
Wall	P	P	P	P	P	P	P	P	P	P	P

Figure 150.1007(C)(1)a



APPENDIX A: CITY OF BELVIDERE DENSITY AND INTENSITY STANDARDS

City of Belvidere Nonresidential Intensity Standards

Zoning District	Max Number of Floors (F)	Min Number of Floors (MF)	Min Landscape Surface Ratio	Max Floor Area Ratio (FAR)	Min Lot Area (MLA)	Max BLDG Size (MBS)
Rural Holding**	2	na	90%	0.100	40,000 sf	na
Single-family Res-3	2	na	60%	0.100	15,000 sf	na
Single-family Res-4	2	na	50%	0.200	10,000 sf	na
Single-family Res-6	2	na	50%	0.250	7,000 sf	na
Two-family Res-7	2	na	50%	0.250	8,500 sf	na
Multi-family Res-8S	2	na	25%	0.275	10,000 sf	na
Multi-family Res-8L	2	na	25%	0.275	10,000 sf	na
Institutional	2 or more with special use permit	na	50%	0.20	10,000 sf	na
Neighborhood Office	2	na	40%	0.250	10,000 sf	5,000 sf
Planned Office	4	na	25%	0.300	20,000 sf	na
Neighborhood Business	2	na	40%	0.275	10,000 sf	5,000 sf
Planned Business	4	na	25%	0.300	20,000 sf	na
General Business	4	na	15%	0.400	20,000 sf	na
Central Business	4	na	0%	3.000	2,000 sf	na
Planned Mixed Use 1	3	na	15%	1.0	40,000 sf	na
Planned Mixed Use 2	6	2	12.5%	2.0	20,000 sf	na
Planned Mixed Use 4	10	4	10%	3.0	20,000 sf	na
Corporate Center	6	2	20%	3.0	20,000 sf	na
Technology Center	6	2	20%	3.0	20,000 sf	na
Planned Industrial	5	na	25%	0.600	20,000 sf	na
General Industrial	4	na	15%	1.000	20,000 sf	na
Heavy Industrial	2 or more with special use permit	na	15%	1.000	20,000 sf	na

APPENDIX B: CITY OF BELVIDERE BULK REGULATIONS

City of Belvidere Nonresidential Bulk Standards

Zoning District ↓	Min Lot Area (sq ft)	Min Lot Width (ft)	Minimum Setbacks						Minimum Building Separation	Minimum Building Height	Maximum Building Height
			Front/Street (ft)	Side From		Rear (ft)	Rear/Side to Accessory building (ft)	Pavement from rear or side/street (ft)			
				Res (ft)	Non-Res (ft)						
Rural Holding ¹	40,000 ²	100	35	40	40	40	5/10	5/5 ³	80	na	50
Single-family Res-3	15,000	100	35	15	15	35	3/5 ⁵	5/5 ³	30	na	35
Single Family Res-4 ¹	10,000	80	30	10	10	25	3/5 ⁵	5/5 ³	20	na	35
Single Family Res-6 ¹	7,000	100	20	6	6	20	3/5 ⁵	5/5 ³	12	na	35
Two-Family Res-7 ¹	8,500	100	20	6	6	20	3/5 ⁵	5/5 ³	12	na	35
Multi-Family Res-8S ¹	10,000	75	30	10	10	25	3/5 ⁵	5/5 ³	20	na	35
Multi-Family Res-8L ¹	10,000	75	30	10	10	25	3/5 ⁵	3/5 ³	20	na	35
Institutional ¹	10,000	80	30	10	10	25	3/5 ⁵	5/5 ³	20	na	35
Neighborhood Office	10,000	60	25	15	15	25	3/5 ⁵	5/5 ³	30	na	35
Planned Office	20,000	130	30	20	10	20	3/5 ⁵	5	20	na	45 ⁸
Neighborhood Business	10,000	60	25/40 ⁷	15	15	25	3/5 ⁵	5/5 ³	30	na	35
Planned Business	20,000	100	30	20	0/20 ⁴	0/20	3/5 ⁵	5/10 ³	0/40 ⁴	na	35 ⁶
General Business	20,000	100	20	20	0	0/20	3/5 ⁵	5/5 ³	0/40 ⁴	na	35 ⁶
Central Business	2,000	10	0	0	0	0/10	3/5 ⁵	0	Minimum is 0. Maximum is 5 feet from right-of-way	na	50 ⁸ ; minimum is 20.
Planned-Mixed Use 1	40,000	100	15	-	10	20	3/5	5	0	1	4 ⁶
Planned-Mixed Use 2	20,000	75	10	-	5	15	3/5	0	0	2	6-stories ⁶
Planned-Mixed Use 4	20,000	75	0	-	0	0	0/5	0	0	4	10-stories ⁶
Corporate-Center	20,000	100	20	-	20	30	3/5	5	0	2	6-stories ⁶
Technology Center	20,000	100	20	-	20	30	3/5	5	0	1	6-stories ⁶
Planned Industrial	20,000	90	30	20	15	20	N/A	5/5 ³	40	na	45 ⁶
General Industrial	20,000	90	45	50	20	30/20	N/A	5/5 ³	40	na	45 ⁶
Heavy Industrial	20,000	90	45	50	20	40/20	N/A	5/5 ³	40	na	45 ⁶

¹ Bulk requirements for institutional uses, such as churches and schools, in agricultural and residential districts.
² May be reduced to 20,000 square feet with a special use permit.
³ 5 feet from side and rear lot lines, except where modified along district boundary by required bufferyard; see Section 150.607. 5 feet from front or street line.
⁴ Zero feet where property line divides attached buildings.
⁵ Accessory buildings shall be 3 feet from the property line; 5 feet from an alley.
⁶ Greater with special use permit.
⁷ 25 feet, 40 feet for a lot adjacent to a street with a right-of-way equal to or exceeding 100 feet.

APPENDIX C: LAND USE SUMMARY CHART

Tables of Land Uses (Residential)

Rural Holding (RH)		Type of Land Use										
		Conventional Dwelling Unit Types (150.204(A)(1))										
P												(A) Single-Family Detached <i>40 acre lot</i>
	P	P	P	P	P	P	P	P	P			(A) Single-Family Detached <i>15,000 sf lot</i>
		P	P	P	P	P	P	P	P			(A) Single-Family Detached <i>10,000 sf lot</i>
			P	P	P	P	P	P	P			(A) Single-Family Detached <i>7,000 sf lot</i>
			S	P	P	P	S	S	S			(B/C) Duplex/Twin House
			S	S	S	S	S	S	S			(D) Two-Flat
				P	P	S	S	S	S			(E) Townhouse
				P	P	S	S	S	S			(F) Multiplex
				S	P	S	S	S	S			(G) Apartment 3-4
					S							(G) Apartment 5-8
			S									(H) Mobile Home
	P	P	P	P	P							(I) Modular Dwelling
									P	P	P	(J) Residential Units Above 1 st Floor (or greater depending on district regulations)
					S							Mobile Home Subdivision or Park (150.204(A)(4) and (5))

Tables of Land Uses (Agricultural and Institutional)

Rural Holding (RH)	Single-Family Residential (SR-3)	Single-Family Residential (SR-4)	Single-Family Residential (SR-6)	Two-Family Residential (TR-7)	Multi-Family (MR-8S)	Multi-Family (MR-8L)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	General Business (GB)	Central Business (CB)	Planned-Mixed-Use-1 (PM-1)	Planned-Mixed-Use-2 (PM-2)	Planned-Mixed-Use-4 (PM-4)	Corporate Center (CC)	Technology Center (TC)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)	Institutional (I)	Type of Land Use
																						NON-RESIDENTIAL LAND USES
																						Agricultural Uses (150.204(B))
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(1) Cultivation
S																						(2) Husbandry
S																						(3) Intensive Agriculture
S																					S	(4) Agricultural Services
P																						(5) On-Site Agricultural Retail
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(6) Selective Cutting
S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	(7) Clear Cutting
																						Institutional Uses (150.204(C))
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(1) Passive Outdoor Public Recreational
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(2) Active Outdoor Public Recreational
												P	P	P	P	P	P					(3) Indoor Institutional (minor)
												S	S	S	S	S	S					(4) Indoor Institutional (major)
P												S	S	S	S	S	S					(5) Outdoor Institutional
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(6) Public Services and Utilities
				S	S	S	S		S			S	S	S	S							(7) Institutional Residential

Tables of Land Uses (Commercial)

Rural Holding (RH)	Single-Family Residential (SR-3)	Single-Family Residential (SR-4)	Single-Family Residential (SR-6)	Two-Family Residential (TR-7)	Multi-Family (MR-8S)	Multi-Family (MR-8L)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	General Business (GB)	Central Business (CB)	Planned Mixed-Use-1 (PM-1)	Planned Mixed-Use-2 (PM-2)	Planned Mixed-Use-4 (PM-4)	Corporate-Center (CC)	Technology-Center (TC)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)	Institutional (I)	Type of Land Use
																						Commercial Uses (150.204(D))
							P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(1) Office
							P	P	P	P	P	P	P	P	P	A		P				(2) Personal or Professional Service
							S	S	P	P	P	P	P	P	P	A		S				(3) Indoor Sales or Service
										S	S			S	S	S	S					(4) Large-Scale Development
										S	S			S	S	S	S					(5) Outdoor Display
									P	P	P	P	P	P	P	A		P	P	P		(6) Indoor Maintenance Service
																				S		(7) Outdoor Maintenance Service
									S	S	S	S	S	S	S	A		S				(8) In-Vehicle Sales or Service
							S	S	S	S	S	S	S	S	S	A		S				(9) Indoor Commercial Entertainment
S									S	S	S	S	S	S		A						(10) Outdoor Commercial Entertainment
S									S	S	S	S	S	S	S							(11) Commercial Animal Boarding
								S	S	S	S	S	P	P	S	A						(12) Commercial Indoor Lodging
S	S	S	S	S	S	S	S		S	S	S	S										(13) Bed and Breakfast Establishments
				S	S	S	S	S	S	S	S	S	P	P	P	A	P	S	S		S	(14) Day Care Center (3+ children)
S									S		S	S						S	S			(15) Campground
					S	S	S		S		S	S									S	(16) Boarding House
																					S	(17) Sexually-Oriented Land

Rural Holding (RH)	Single-Family Residential (SR-3)	Single-Family Residential (SR-4)	Single-Family Residential (SR-6)	Two-Family Residential (TR-7)	Multi-Family (MR-8S)	Multi-Family (MR-8L)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	General Business (GB)	Central Business (CB)	Planned-Mixed Use 1 (PM-1)	Planned-Mixed Use 2 (PM-2)	Planned-Mixed Use 4 (PM-4)	Corporate Center (CC)	Technology Center (TC)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)	Institutional (I)	Type of Land Use
																						Use
										S	S		S					S	P	P		(18) Vehicle Repair and Maintenance
										P	P											(19) Car Detailing Shop
							S	S	S	S	S	P	S	S	S	A	S		S	S		(20) Artisan Studio
										S	S							S	S			(21) Shooting Range
										S	S	S						S				(22) Adult-use Cannabis Dispensing Organization
																		S	S	S		Adult-use Cannabis Craft Grower
																		S	S	S		Adult-use Cannabis Cultivation Center
									S	S	S							S	S	S		Adult-use Cannabis Infuser Organization or Infuser
																		S	S	S		Adult-use Cannabis Processing Organization or Processor
									S	S								S	S	S		Adult-use Cannabis Transporting Organization or Transporter
												S	P	P	P	A	P	S	S	S		(23) On-site Parking Garage (above & below ground)

Tables of Land Uses (Storage/Disposal, Transportation, and Industrial)

Rural Holding (RH)	Single-Family Residential (SR-3)	Single-Family Residential (SR-4)	Single-Family Residential (SR-6)	Two-Family Residential (TR-7)	Multi-Family (MR-8S)	Multi-Family (MR-8L)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	General Business (GB)	Central Business (CB)	Planned-Mixed-Use-1 (PM-1)	Planned-Mixed-Use-2 (PM-2)	Planned-Mixed-Use-4 (PM-4)	Corporate Center (CC)	Technology-Center (TC)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)	Institutional (I)	Type of Land Use
																						Storage/Disposal (150.204(E))
																		P	P	P		(1) Indoor Storage or Wholesaling
																		S	S	P		(2) Outdoor Storage or Wholesaling
										S			S	S	S			S	P			(3) Personal Storage Facility
																					S	(4) Junkyard or Salvage Yard
	S																				S	(5) Waste Disposal Facility
	S																				S	(6) Composting Operation
																						Transportation Uses (150.204(F))
										P	P		S	S	S	S	S	S	P	P		(1) Off-Site Parking Lot
	S							S										S	S	S		(2) Airport/Heliport
																			S	S		(3) Freight Terminal
																	S	S	P			(4) Distribution Center
																						Industrial Uses (150.204(G))
																	S	P	P	P		(1) Light Industrial
																	S		S	P		(2) Heavy Industrial
																		S	S	S		(3) Communication Tower
	S																				S	(4) Extraction Use
	S																	S	S		S	(5) Non-building mounted solar installations for export of energy for use by a Public Utility
							P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(6) Small Wireless Facility

Tables of Land Uses (Accessory)

Rural Holding (RH)	Single-Family Residential (SR-3)	Single-Family Residential (SR-4)	Single-Family Residential (SR-6)	Two-Family Residential (TR-7)	Multi-Family (MR-8S)	Multi-Family (MR-8L)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	General Business (GB)	Central Business (CB)	Planned Mixed Use 1 (PM-1)	Planned Mixed Use 2 (PM-2)	Planned Mixed Use 4 (PM-4)	Corporate Center (CC)	Technology Center (TC)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)	Institutional (I)	Type of Land Use	
																						Accessory Uses (150.204(H))	
							S		S	S	S	P	P	P	P								(1) Commercial Apartment
P	P	P	P	P	P	P	P		P			P	P	P	P								(2) Private Residential Garage ² , and/or Shed
							P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	(3) Company Cafeteria
							P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	(4) Company-Provided On-Site Recreation
S									S	P	P	P	P	P	P	P							(5) Outdoor Display Incidental
							S	S	S	P	S	S	S	S	S	S	S	S					(6) In-Vehicle Sales and Service
													S	S	S	S	S	P	P	P			(7) Indoor Sales Incident to Light Ind. Use
									S	S	S	S											(8) Light Ind. Incident to Indoor Sales
P	P	P	P	P	P	P	P		P			P	P	P	P							P	(9) Home Occupation
S	S	S	S	S	S	S																	(10) In-Family Suite
P	P	P	P	P	P	P	P																(11) Day Care Home (3-12 children)
P	P	P	P	P	P	P	P																(12) Day Care Group Home (3-16 children)
S																					S		(13) Migrant Labor Camp
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(14) On-Site Parking Lot
P	P	P	P	P	P	P	P	S	P			P	P	P	P								(15) Private Residential Recreational Facility
P																							(16) Private Residential Kennel
P																							(17) Private Residential

																				Type of Land Use		
Rural Holding (RH)	Single-Family Residential (SR-3)	Single-Family Residential (SR-4)	Single-Family Residential (SR-6)	Two-Family Residential (TR-7)	Multi-Family (MR-8S)	Multi-Family (MR-8L)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	General Business (GB)	Central Business (CB)	Planned Mixed Use 1 (PM 1)	Planned Mixed Use 2 (PM 2)	Planned Mixed Use 4 (PM 4)	Corporate Center (CC)	Technology Center (TC)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)	Institutional (I)	Stable
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(18) Drainage Structure
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(19) Filling
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(20) Lawn Care
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(21) Exterior Communication Devices
	S																					(22) Caretaker's Residence
S	S	S	S	S	S	S	S	S	S	S	S	S						S	S	S	S	(23) Wind Energy System
													S	S	S			S				(24) Outdoor Storage
S																						(25) Batch Plant
							S	S	S													(26) Animated Sign
										S	S							S	S	S		(27) Roof, above peak Sign

² Total Attached or detached garage over 900 sf requires a Special Use permit.

Tables of Land Uses (Temporary)

Rural Holding (RH)	Single-Family Residential (SR-3)	Single-Family Residential (SR-4)	Single-Family Residential (SR-6)	Two-Family Residential (TR-7)	Multi-Family (MR-8S)	Multi-Family (MR-8L)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	General Business (GB)	Central Business (CB)	Planned Mixed Use 1 (PM-1)	Planned Mixed-use 2 (PM-2)	Planned Mixed Use 4 (PM-4)	Corporate Center (CC)	Technology Center (TC)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)	Institutional (I)	Type of Land Use
																						Temporary Uses (150.204(I))
									T	T	T	T	F	F	F	F	F					(1) General Temporary Outdoor Sales
T							T	T	T	T	T	T						T	T	T	T	(2) Outdoor Assembly
T	T	T	T	T	T	T	T	T	T	T	T	T	F	F	F	F	F	T	T	T	T	(3) Contractor's Project Office
T	T	T	T	T	T	T	T	T	T	T	T	T	F	F	F	F	F	T	T	T	T	(4) Contractor's On-Site Equipment Storage
T							T	T	T	T	T	T	F	F	F	F	F	T	T	T	T	(5) Re-locatable Building
T	T	T	T	T	T	T	T	T	T	T	T	T	F	F	F	F	F	T	T	T	T	(6) On-Site Real Estate Sales Office
T									T	T	T	T	F	F	F			T	T			(7) Outdoor Sales of Farm Products
T	T	T	T	T	T	T	T		T													(8) Garage Sales
T	T	T	T	T	T	T	T	T	T	T	T	T	F	F	F	F	F	T	T	T	T	(9) Construction Dumpsters
												T										(10) Outdoor Food Stands
										T	T	T	F	F	F			T				(11) Outdoor Seating and Services

SUBDIVISION CODE Sec. 151.62. - Maintenance of improvements.

An applicant for The Subdivider or Owner of land being subdivided improvements shall ~~be required to~~ maintain all public improvements ~~on the individual subdivided lots~~ until acceptance of the public improvements by the City Council local government.

BACKGROUND AND SUMMARY OF FINDINGS:

The proposed text amendments are in regards to 11 different topics. The first being annexations. Section 150.101 defines “pre-annexed” properties and their default zoning of Rural Holding District, the same as annexed properties. The new language also states that annexed and “pre-annexed” properties are subjected to all City codes, ordinances, resolutions and policies. The language codifies what has been common practice for annexed and “pre-annexed” properties.

When the City of Belvidere adopted the new Comprehensive Plan in March of 2024, the Flora Neighborhood Plan was removed. The Flora Neighborhood Plan called for transit orientated development near the Irene Road interchange as well as a corporate center, technology center, senior neighborhood and an ag-tech village. Previously, in order to prepare for potential development within the Flora Neighborhood, the Zoning Ordinance was amended to include the Tollway Corridor Districts which includes Planned Mixed Use-1, Planned Mixed Use- 2, Planned Mixed Use-4, Corporate Center and Technology Center. Now that the Comprehensive Plan shows the area being a mix of commercial and industrial, such zoning districts are no longer needed. If a development should occur that is in-line with the Tollway Corridor Districts, it can be developed by a special use for a planned development. Section 150.105(E) defined the five zoning districts and Sections 150.102: Standard Zoning Districts and Standard Zoning District Categories, Table 150.604: Landscaping Requirements for Regular Development, Table 150.607(C)(2)A: Required Bufferyard Opacity Values, 150.710(D) Building Design and Construction Requirements: Planned Office and Commercial Districts (PB, GB, CB) and Tollway Corridor Districts (PM1, PM2, PM4, CC and TC), Table 150.1007(A)1, Table 150.1007(B)1, Table 150.1007(C)1, Figure 150.1007(C)(1)a, Appendix A: City of Belvidere Density and Intensity Standards, Appendix B: City of Belvidere Bulk Regulations and Appendix C: Land Use Summary Chart included cross references to the five districts.

The zoning ordinance references garages in multiple ways and has created confusion for residents and staff. Language within the individual zoning districts (Sections 150.105(A)(1) Rural Holding (RH) District, 150.105(B)(1) Single-Family Residential-3 (SR-3) District, 150.105(B)(2) Single-Family Residential-4 (SR-4) District, 150.105(B)(3) Single-Family Residential-6 (SR-6) District, and 150.105(B)(4) Two-family Residential-7 (TR-7) District) state that garages cannot exceed 10% of the total lot size and Section 150.204(H)(2) Private Residential Garage and/or Utility/Storage Shed states that garages cannot exceed 30% coverage of the rear yard. Also, according to the individual zoning districts, total lot development cannot exceed 50%. Staff believes that not only will the zoning ordinance be more user friendly, but maximum building size will be easier to determine if the garages continued to comply with the 50% lot coverage maximum and not also have to comply with the 10% lot size and 30% rear yard coverage. The code also states in the individual zoning districts that garages over 900 square feet require a special use but it does not clarify if that is a single garage or the combined total of garage space. Staff is proposing to clarify that the 900 square feet limit is in regards to the combined total of detached and attached garage space. Staff is also proposing that Section 150.104(H)(2) be amended to clarify that one detached and one attached garage is permitted per lot subject to meeting total lot coverage requirements.

Small wireless facilities are addressed in Section 150.204(G)(5) of the Zoning Ordinance and Section 98, Article 9 of the Belvidere Municipal Code. As the Federal Communications Commission updates their regulations, the Illinois Municipal League creates model codes for municipalities in order to incorporate the updates. The recent changes allow for variances to be requested to accommodate smaller setbacks and to increase the allowable height of a tower

from 45 feet to 50 feet. A separate ordinance will be presented to the City Council for additional amendments needing to be made to Section 98, Article 9 of the Belvidere Municipal Code.

Private residential recreational facilities include swing sets, playhouses, tennis courts, pools, etc. Language within the individual zoning districts (150.105(A)(1) Rural Holding (RH) District, 150.105(B)(1) Single-Family Residential-3 (SR-3) District, 150.105(B)(2) Single-Family Residential-4 (SR-4) District, 150.105(B)(3) Single-Family Residential-6 (SR-6) District, 150.105(B)(4) Two-family Residential-7 (TR-7) District, 150.105(B)(5) Multi-family Residential-8 Small (MR-8S) District and 150.105(B)(6) Multi-family Residential-8 Large (MR-8L) District) do not reference the size of private residential recreational facilities but does limit the size of accessory structures, which private residential recreational facilities fall under. Currently accessory structures are limited to 120 square feet, most likely due to not needing a building permit for a structure of that size or smaller. However, enclosed pools, athletic courts, etc. can be larger than 120 square feet. Planning staff is proposing to limit the size of private residential recreational facilities to 900 square feet unless a special use is granted. This will allow for enclosed pools and athletic courts to be constructed and a possibility for those properties large enough to allow a structure over 900 square feet while still adhering to the 50% lot coverage. Due to increasing the allowable size of the facilities, language was added clarifying that the use can not be open to the public or used for commercial purposes (150.204(H)(15) Private Residential Recreational Facility).

As previously stated, accessory structures have been limited to 120 square feet in size, most likely due to the building permit requirement associated with the 120 square-foot size. While it is common to buy the pre-fab sheds that meet the 120 square-foot size requirement in order to avoid needing architectural drawings and a permit, some uses require a larger footprint and some lots are large enough to accommodate the increased footprints while still maintaining 50% lot coverage. In order to allow accessory structures to be proportional to the lot size they are located on, staff is recommending to remove the 120 square-foot limit from the individual zoning districts (150.105(B)(1) Single-Family Residential-3 (SR-3) District, 150.105(B)(2) Single-Family Residential-4 (SR-4) District, 150.105(B)(3) Single-Family Residential-6 (SR-6) District and 150.105(B)(4) Two-family Residential-7 (TR-7) District) and let the lot coverage requirement dictate the allowable size.

Although parking garages are not prohibited, they are not listed as a permitted or special use either. Staff recommends allowing them as a special use within the downtown area and in the industrial districts (150.105(C)(6) Central Business (CB) District, 150.105(C)(7) Planned Industrial (PI) District, 150.105(C)(8) General Industrial (GI) District, 150.105(C)(9) Heavy Industrial (HI) District and Appendix C: Land Use Summary Chart). This will allow for a parking garage downtown if there is ever a need and for a potential large employer or transportation center to construct one in the industrial areas.

In 2016, the City of Belvidere approved a text amendment to allow shooting ranges in the general industrial and heavy industrial districts by special use. In 2017, a business owner petitioned for a text amendment to expand on the previous text amendment regarding shooting ranges and allow them as a special use in the planned business and general business districts. Between the two text amendments, the planned industrial district which allows for a mix of commercial and industrial uses was inadvertently left out. Planning staff recommends allowing shooting ranges as a special use in the Planned Industrial District (150.105(C)(7) Planned Industrial (PI) District and Appendix C: Land Use Summary Chart).

Special uses are approved by ordinance which oftentimes have conditions of approval within them. Section 150.904(J) Termination of an Approved Special Use of the Belvidere Zoning Ordinances states that special uses can be terminated if they do not comply with the requirements of the Zoning Ordinance. However, there are no references to the additional conditions of approval that may be placed upon the special use by ordinance. The proposed languages clarifies that the special use must comply with not only the Zoning Ordinance but any additional conditions of approval or it can be terminated.

Staff is recommending one amendment to the Belvidere Subdivision Ordinance. Within Section 151.62 Maintenance of Improvements of the Belvidere Subdivision Ordinance, it states that an applicant is responsible for all improvements on subdivided lots until accepted by local government. Staff recommends amending the language to clarify that the maintenance of the improvements falls not only onto the subdivider (often times the applicant) but the owner of the property as well. The improvements shall be the public improvements on all lots, not just recently subdivided lots and must be approved by the City Council not another form of local government. This clarification addresses those single lots that are often remnant pieces from past subdivisions or those lots that were never officially subdivided but still buildable.

Based upon this information, planning staff recommends approval of case **2024-16**.

Submitted by:

Gina DelRose,
Community Development Planner

ORDINANCE NO. 702H

**AN ORDINANCE GRANTING A SPECIAL USE
TO ALLOW INDOOR COMMERCIAL ENTERTAINMENT
WITHIN THE GB, GENERAL BUSINESS DISTRICT
(1253 Logan Avenue)**

WHEREAS, The City of Belvidere has adopted Chapter 150, Zoning Ordinance in accordance with the provisions of Illinois Compiled Statutes to regulate the use of land and to specify the minimum requirements for improvements on land in the City of Belvidere; and

WHEREAS, Special Uses are certain municipal or private uses that due to their physical or operational characteristics may pose a threat to the value, use and enjoyment of adjoining property; are reviewed on a case by case basis; and are permitted only by permission of the Belvidere City Council; and,

WHEREAS, The applicant, Yash Musabji, 1455 Kennedy Drive, Belvidere, IL 61008 on behalf of the property owner, David Black, 2662 McFarland Road, Rockford, IL 61107 is requesting a special use to permit indoor commercial entertainment at 1253 Logan Avenue; and

WHEREAS, after due notice by publication pursuant to the Illinois State Statutes, the City of Belvidere Planning and Zoning Commission held a public hearing on October 8, 2024 concerning the proposed Special Use; and,

WHEREAS, the City of Belvidere Planning and Zoning Commission having examined the application and having considered the evidence, both oral and documentary and being fully advised about the premises did make findings of fact and a recommendation; and,

WHEREAS, the corporate authorities of the City considered the findings of fact and concur with the recommendation of the Planning and Zoning Commission,

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BELVIDERE, BOONE COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. The foregoing recitals are incorporated herein by this reference.

Section 2. That a Special Use in the GB, General Business District to allow for indoor commercial entertainment on the property depicted in Attachment A and legally described as:

Lot Three (3) as designated upon the Plat of Concordia Heights Subdivision, the Plat of which is recorded in Book 4 of Plats on pages 24 and 25 in the Recorder's Office of Boone County, Illinois, situated in the County of Boone and State of Illinois. PIN: 05-36-230-012.

is hereby approved, subject to the following conditions:

1. Open alcohol is prohibited outside the premises unless otherwise permitted.
2. Indoor commercial entertainment land uses are only permitted in the tenant space commonly known as 1253 Logan Avenue.
3. Indoor commercial entertainment land uses are only permitted within the area designated "gaming area" and "bar" on the site plan.
4. The video gaming and bar area must be enclosed and only accessible through a designated entrance.
5. If it is determined that additional parking spaces are required due to the occupancy level/available seating in the indoor commercial entertainment area, they shall be located west of the garage.
6. Compliance with all other applicable codes and ordinances including but not limited to the Boone County Health Department, the Belvidere Building Department (including plumbing) and the Belvidere Fire Department.

Section 3. That the premises shall be used in accordance with and subject to the applicable provisions of the Zoning Ordinance of the City of Belvidere and shall not be used except as may otherwise be expressly authorized by the applicable law and the special use.

Section 4. That acceptance of any of the benefits of this Special Use shall be deemed acceptance of all the terms and conditions set forth herein.

Section 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

Section 7. This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED by the City Council of the City of Belvidere this ____ day of _____, 2024.

APPROVED by the Mayor of the City of Belvidere this ____ day of _____, 2024.

Clint Morris, Mayor

ATTEST:

Erica Bluege, Deputy City Clerk

Ayes: ____ Nays: ____ Absent: ____

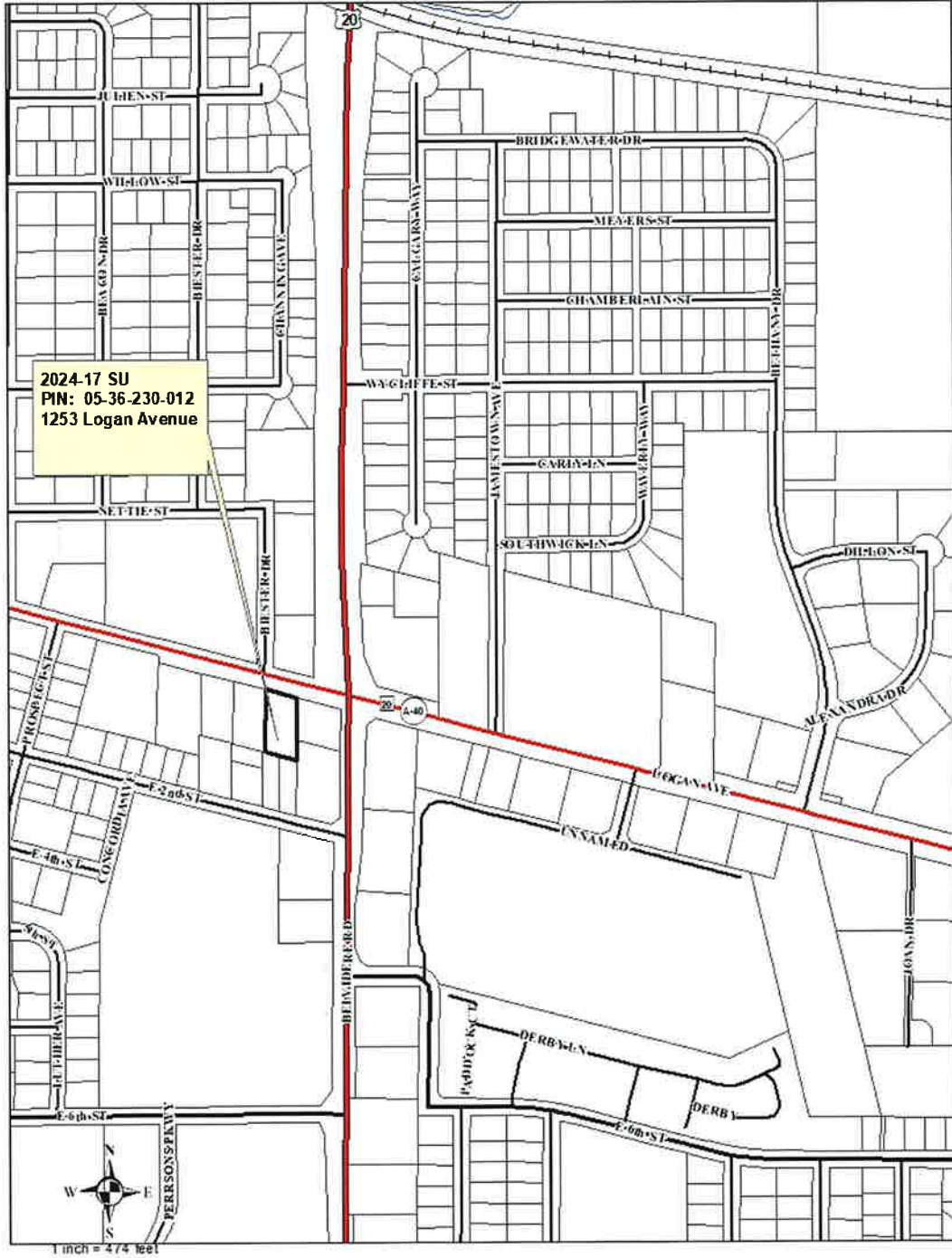
City Council Members Voting Aye: ____

City Council Members Voting Nay: ____

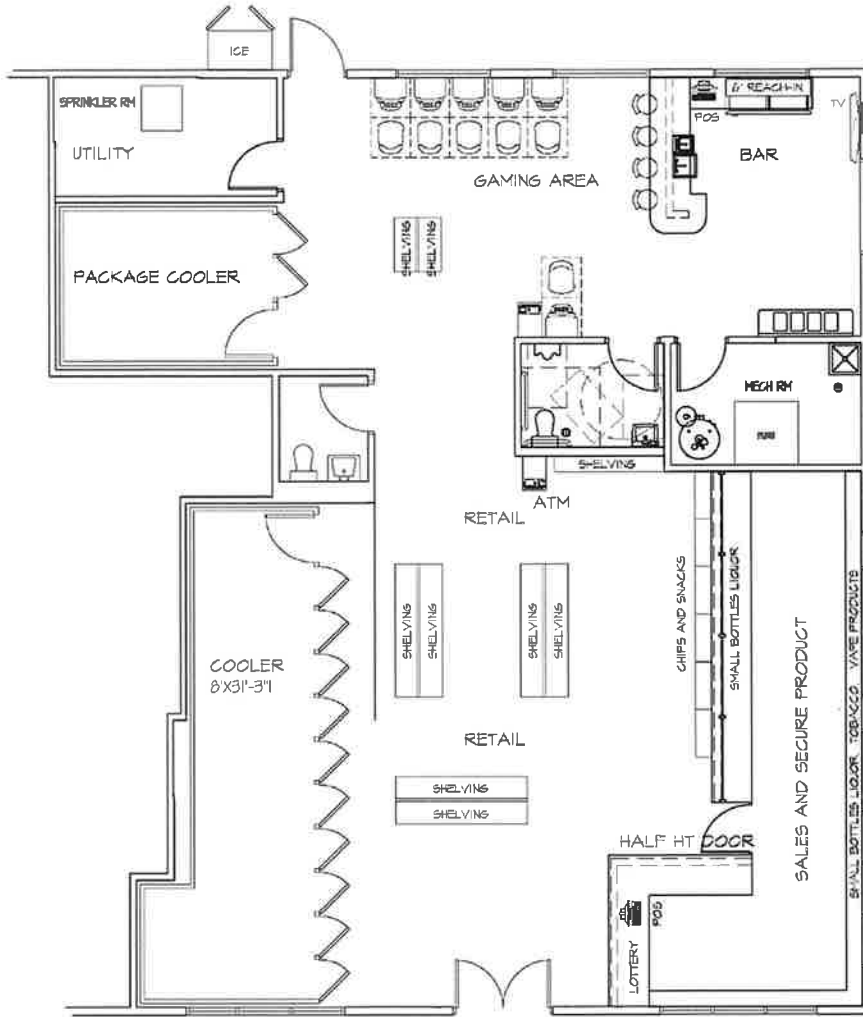
Date Published:

Sponsor: _____

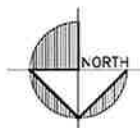
ATTACHMENT A



ATTACHMENT B



1 PROPOSED PLAN
SCALE: 1/8" = 1'-0" 13'00"



BELLES FIRM OF
Architecture
2905 Creekside Court, Suite 301, Rockford, IL 61114
(815)-961-0504 BelleFirm@yahoo.com
License No. 184-001868

LIQUOR AND GAMING PERMIT DRAWINGS FOR
BY LIQUORS, LLC
1959 LOCAN
BELVIDERE, ILLINOIS

DATE
04-15-2024

PROJECT No.
1224

SHEET No.
Z2
DWG FILE: Z2

MEMO

DATE: October 9, 2024
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Recommendation for Case: 2024-17, By Liquors, 1253 Logan Avenue

REQUEST AND LOCATION:

The applicant, Yash Musabji, 1455 Kennedy Drive, Belvidere, IL 61008 on behalf of the property owner, David Black, 2662 McFarland Road, Rockford, IL 61107 is requesting a special use to permit indoor commercial entertainment. The special use includes a bar and video gaming at 1253 Logan Avenue, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the GB, General Business District on less than 1 acre. The property is developed with a 6,500 square-foot building and parking area. PIN: 05-36-230-012.

RECOMMENDATION:

The planning and zoning commission recommended the **approval** of case number **2024-17** for a special use for indoor commercial entertainment at 1253 Logan Avenue subject to the following conditions:

1. Open alcohol is prohibited outside the premises unless otherwise permitted.
2. Indoor commercial entertainment land uses are only permitted in the tenant space commonly known as 1253 Logan Avenue.
3. Indoor commercial entertainment land uses are only permitted within the area designated "gaming area" and "bar" on the site plan.
4. The video gaming and bar area must be enclosed and only accessible through a designated entrance.
5. If it is determined that additional parking spaces are required due to the occupancy level/available seating in the indoor commercial entertainment area, they shall be located west of the garage.
6. Compliance with all other applicable codes and ordinances including but not limited to the Boone County Health Department, the Belvidere Building Department (including plumbing) and the Belvidere Fire Department.

Motion to approve case 2024-17; By Liquors, 1253 Logan Avenue subject to the condition as presented carried with a (7-0) roll call vote.

Paul Engelman, Chairman
Belvidere Planning and Zoning Commission

MEMO

DATE: October 9, 2024
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Findings of Fact for Case: 2024-17; By Liquors, 1253 Logan Avenue

REQUEST AND LOCATION:

The applicant, Yash Musabji, 1455 Kennedy Drive, Belvidere, IL 61008 on behalf of the property owner, David Black, 2662 McFarland Road, Rockford, IL 61107 is requesting a special use to permit indoor commercial entertainment. The special use includes a bar and video gaming at 1253 Logan Avenue, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the GB, General Business District on less than 1 acre. The property is developed with a 6,500 square-foot building and parking area. PIN: 05-36-230-012.

FINDINGS OF FACT:

Per Section 150.904 (G) of the City of Belvidere Zoning Ordinance, the criteria for granting a Special Use Permit are as follows:

- A. Findings: The establishment, maintenance, or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

The three properties immediately to the east have all received special uses to allow for indoor commercial entertainment, the most recent one being granted March 4, 2024. Two of the special uses are operational and contain bars with video gaming and one is still under construction. The operational ones are part of the bowling alley and a bar that occupies its own tenant space in a multi-tenant building. The one under construction will be in a multi-use building but not within its own tenant space.

The applicant is requesting that a bar with gaming area be allowed within a retail liquor store. There is adequate parking onsite to accommodate the mix of retail sales, indoor commercial entertainment and the adjacent tenant space. Conditions of approval to properly separate the indoor commercial entertainment area from the retail portion of the store will be placed on the special use request.

By granting the special use for indoor commercial entertainment, more intense land uses could occupy the property without proper conditions of approval regarding land use separation. With proper conditions of approval in addition to the size and location of the special use, staff does not anticipate a danger to the public health or general welfare.

- B. Findings: The proposed special use, both its general use independent of its location and in its specific location, will be in harmony with the purposes, goals, objectives, policies, and standards of the City of Belvidere Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to Notice of Public Hearing by the City.**

The subject property is designated as "Commercial" by the City of Belvidere Comprehensive Plan, adopted May 7, 2024. Commercial land uses include service businesses, restaurants, entertainment, office buildings, healthcare facilities, and other similar uses. Smaller scale commercial uses provide the community with a variety of everyday goods and services at convenient locations, typically along the City's major roads such as Logan Avenue and State Street. Currently, larger-format commercial land uses are located along major roadways such as US Route 20.

Commercial areas should follow appropriate scales and intensities dependent on adjacent parcels and surrounding community character. Commercial uses will continue to be present along major roadways and the Downtown providing a range of services and needs for consumers.

- C. **Findings:** The special use will not in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to Notice of Public Hearing by the City or governmental agency having jurisdiction to guide development.

The indoor commercial entertainment land use will not be noticeable from the outside except for potential signage and increased vehicle traffic. There are numerous special uses for indoor commercial entertainment approved throughout Belvidere, eight being within 1,000 feet of the property.

Logan Avenue can accommodate an increase in traffic and the property has adequate onsite parking. The special use is not anticipated to negatively impact the accessibility of nearby properties.

- D. **Findings:** The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property, and maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

The planning staff is not aware of any business that chose not to locate or expand due to video gaming. The property is adjacent to a variety of businesses and limited mixed residential. The special use conditions limit the amount of space the special use can occupy, therefore, planning staff does not anticipate that this special use will deter redevelopment of nearby properties.

- E. **Findings:** The proposed special use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvement facilities, utilities or services provided by public agencies servicing the subject property.

The subject property is already developed with a two-unit commercial building that is served with municipal utilities.

- F. Findings: The potential public benefits of the proposed special use outweigh any and all potential adverse impacts of the proposed special use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.**

With the proper conditions of approval, there do not appear to be any public benefits or adverse impacts related to the special use request. Although there are residences nearby, two adjacent properties already contain a bar with video gaming and a third is preparing to open; it is not a unique business. Staff is not aware, however, of any negative impacts the other bars and video gaming have created.

The motion to adopt the Findings of Fact as presented by staff for case 2024-17 for a special use to permit indoor commercial entertainment at 1253 Logan Avenue carried with a (7-0) roll call vote.

Paul Engelman, Chairman
Belvidere Planning and Zoning Commission

CITY OF BELVIDERE

Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

401 WHITNEY BLVD. SUITE 300 BELVIDERE, IL 61008 * PII (815)547-7177 FAX (815)547-0789

September 24, 2024

ADVISORY REPORT

CASE NO: 2024-17

APPLICANT: By Liquors, 1253 Logan Avenue

REQUEST AND LOCATION:

The applicant, Yash Musabji, 1455 Kennedy Drive, Belvidere, IL 61008 on behalf of the property owner, David Black, 2662 McFarland Road, Rockford, IL 61107 is requesting a special use to permit indoor commercial entertainment. The special use includes a bar and video gaming at 1253 Logan Avenue, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the GB, General Business District on less than 1 acre. The property is developed with a 6,500 square-foot building and parking area. PIN: 05-36-230-012.

EXISTING LAND USE:

Subject property: Liquor on Logan and ORS Physical Therapy

Adjacent property:

North: Prospect Hills Office Center

South: Residential

West: Multi-tenant Commercial Building

East: BP Gas Station and Sipes Auto

CURRENT ZONING:

Subject property: GB, General Business District

Adjacent property:

North, East and West: GB, General Business District

South: SR-6, Single-family Residential-6 District

COMPREHENSIVE PLAN:

Subject property: Commercial

Adjacent property:

North, East and West: Commercial

South: Low Density Residential

BACKGROUND:

The property is Lot 3 of Concordia Heights Subdivision which was platted in 1956. The current 6,500 square-foot building was constructed in the 2000s. The property meets the minimum lot size and width requirements of the General Business District. However, it appears that the

2024-17; By Liquors, 1253 Logan Avenue

established pavement setbacks and lot coverage exceed what is permitted and were most likely established prior to the adoption of the current zoning ordinance.

The Belvidere Zoning Ordinance requires one parking space per 300 square feet of office and retail space. The approximately 6,500 square-foot building requires 22 parking spaces. The property has 20 striped parking spaces plus a large garage. The addition of indoor commercial entertainment may increase the required parking based on occupancy levels and/or available seating. If it is determined that additional parking spaces are required they can be installed west of the garage. In order to keep the indoor commercial entertainment land use separate from the retail land use, a barrier with a closeable door will need to be constructed.

The Zoning Ordinance was updated in 2006 requiring a special use for Indoor Commercial Entertainment. Bars and taverns that were in existence prior to that date have been considered "grandfathered" for the bar use. In 2013, Illinois State Law allowed municipalities to determine that video gaming would be permitted within their jurisdiction. The State limits the number of machines to six per establishment and every establishment must have a liquor license that allows for the pouring of alcohol (except for those that qualify as a truck stop). In 2013, Belvidere voted to allow video gaming and in 2023, the City Council voted to increase the limit the number of gaming establishments to from 40 to 50. The applicant is aware that granting the special use does not guarantee them a license.

TREND OF DEVELOPMENT:

Logan Avenue is a mix of residential, commercial and governmental land uses. The City recently reconstructed Logan Avenue which increased the functionality of the sidewalks. This will hopefully encourage more traffic, both vehicle and pedestrian to patronize the businesses located along Logan Avenue.

FINDINGS OF FACT:

Per Section 150.904 (G) of the City of Belvidere Zoning Ordinance, the criteria for granting a Special Use Permit are as follows:

- A. Findings: The establishment, maintenance, or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

The three properties immediately to the east have all received special uses to allow for indoor commercial entertainment, the most recent one being granted March 4, 2024. Two of the special uses are operational and contain bars with video gaming and one is still under construction. The operational ones are part of the bowling alley and a bar that occupies its own tenant space in a multi-tenant building. The one under construction will be in a multi-use building but not within its own tenant space.

The applicant is requesting that a bar with gaming area be allowed within a retail liquor store. There is adequate parking onsite to accommodate the mix of retail sales, indoor commercial entertainment and the adjacent tenant space. Conditions of approval to properly separate the indoor commercial entertainment area from the retail portion of the store will be placed on the special use request.

By granting the special use for indoor commercial entertainment, more intense land uses could occupy the property without proper conditions of approval regarding land use

separation. With proper conditions of approval in addition to the size and location of the special use, staff does not anticipate a danger to the public health or general welfare.

- B. Findings: The proposed special use, both its general use independent of its location and in its specific location, will be in harmony with the purposes, goals, objectives, policies, and standards of the City of Belvidere Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to Notice of Public Hearing by the City.**

The subject property is designated as "Commercial" by the City of Belvidere Comprehensive Plan, adopted May 7, 2024. Commercial land uses include service businesses, restaurants, entertainment, office buildings, healthcare facilities, and other similar uses. Smaller scale commercial uses provide the community with a variety of everyday goods and services at convenient locations, typically along the City's major roads such as Logan Avenue and State Street. Currently, larger-format commercial land uses are located along major roadways such as US Route 20.

Commercial areas should follow appropriate scales and intensities dependent on adjacent parcels and surrounding community character. Commercial uses will continue to be present along major roadways and the Downtown providing a range of services and needs for consumers.

- C. Findings: The special use will not in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to Notice of Public Hearing by the City or governmental agency having jurisdiction to guide development.**

The indoor commercial entertainment land use will not be noticeable from the outside except for potential signage and increased vehicle traffic. There are numerous special uses for indoor commercial entertainment approved throughout Belvidere, eight being within 1,000 feet of the property.

Logan Avenue can accommodate an increase in traffic and the property has adequate onsite parking. The special use is not anticipated to negatively impact the accessibility of nearby properties.

- D. Findings: The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property, and maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.**

The planning staff is not aware of any business that chose not to locate or expand due to video gaming. The property is adjacent to a variety of businesses and limited mixed residential. The special use conditions limit the amount of space the special use can

occupy, therefore, planning staff does not anticipate that this special use will deter redevelopment of nearby properties.

- E. **Findings:** The proposed special use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvement facilities, utilities or services provided by public agencies servicing the subject property.

The subject property is already developed with a two-unit commercial building that is served with municipal utilities.

- F. **Findings:** The potential public benefits of the proposed special use outweigh any and all potential adverse impacts of the proposed special use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

With the proper conditions of approval, there do not appear to be any public benefits or adverse impacts related to the special use request. Although there are residences nearby, two adjacent properties already contain a bar with video gaming and a third is preparing to open; it is not a unique business. Staff is not aware, however, of any negative impacts the other bars and video gaming have created.

SUMMARY OF FINDINGS:

The three properties immediately to the east have all received special uses to allow for indoor commercial entertainment, the most recent one being granted March 4, 2024. Two of the special uses are operational and contain bars with video gaming and one is still under construction. The operational ones are part of the bowling alley and a bar that occupies its own tenant space in a multi-tenant building. The one under construction will be in a multi-use building but not within its own tenant space.

The applicant is requesting that a bar with gaming area be allowed within a retail liquor store. There is adequate parking onsite to accommodate the mix of retail sales, indoor commercial entertainment and the adjacent tenant space. Conditions of approval to properly separate the indoor commercial entertainment area from the retail portion of the store will be placed on the special use request.

By granting the special use for indoor commercial entertainment, more intense land uses could occupy the property without proper conditions of approval regarding land use separation. With proper conditions of approval in addition to the size and location of the special use, staff does not anticipate a danger to the public health or general welfare.

Logan Avenue can accommodate an increase in traffic and the property has adequate onsite parking. The special use is not anticipated to negatively impact the accessibility of nearby properties. The indoor commercial entertainment land use will not be noticeable from the outside except for potential signage and increased vehicle traffic. There are numerous special uses for indoor commercial entertainment approved throughout Belvidere, eight being within 1,000 feet of the property.

With the proper conditions of approval, there do not appear to be any public benefits or adverse impacts related to the special use request. Although there are residences nearby, two adjacent properties already contain a bar with video gaming and a third is preparing to open; it is not a

2024-17; By Liquors, 1253 Logan Avenue

unique business. Staff is not aware, however, of any negative impacts the other bars and video gaming have created.

RECOMMENDATION:

The planning staff recommends the **approval** of case number **2024-17** for a special use at 1253 Logan Avenue subject to the following conditions:

1. Open alcohol is prohibited outside the premises unless otherwise permitted.
2. Indoor commercial entertainment land uses are only permitted in the tenant space commonly known as 1253 Logan Avenue.
3. Indoor commercial entertainment land uses are only permitted within the area designated "gaming area" and "bar" on the site plan.
4. The video gaming and bar area must be enclosed and only accessible through a designated entrance.
5. If it is determined that additional parking spaces are required due to the occupancy level/available seating in the indoor commercial entertainment area, they shall be located west of the garage.
6. Compliance with all other applicable codes and ordinances including but not limited to the Boone County Health Department, the Belvidere Building Department (including plumbing) and the Belvidere Fire Department.

Submitted by:


Gina DelRose
Community Development Planner

Review and Recommendation by the Planning and Zoning Commission. The Planning and Zoning Commission shall review the application, adopt findings of fact, and make a recommendation to the City Council.

Review and Action by the City Council. The City Council shall consider the Planning and Zoning Commission's recommendation regarding the proposed special use. The City Council may approve or deny the special use as originally proposed, may approve the proposed special use with modifications or may remand the matter back to the Planning and Zoning Commission for further discussion or hearing. The City Council's approval of the requested special use shall be considered the approval of a unique request, and shall not be construed as precedent for any other proposed special use.

ATTACHMENTS

1. Location Map by Planning Staff.
2. Aerial Photo with by Planning Staff.
3. Narrative submitted by Applicant
4. Site plans submitted by Applicant.
5. Letter submitted by the Boone County Soil and Water Conservation District, Heather VanTilburg, September 9, 2024.
6. Letter submitted by the Boone County Health Department, Alisen O'Hearn, September 17, 2024.



2024-17 SU
PIN: 05-36-230-012
1253 Logan Avenue



1 inch = 474 feet



2024-17 SU
PIN: 05-36-230-012
1253 Logan Avenue

N
W E
S
1 inch = 63 feet

Statement of Request for Special Use Permit – Liquor on Logan Video Gaming Section

We, at Liquor on Logan, are submitting this request for a special use permit to establish a dedicated video gaming area within our bar. This request is not a recent addition to our plans but has been part of the original blueprint since the conception of our establishment. Our aim has always been to offer a well-rounded, engaging experience to our patrons, and incorporating video gaming into our venue has been a key component of this vision from the start.

The decision to integrate a video gaming section is driven by multiple factors. First and foremost, it aligns with our original vision for the space. Additionally, there is a growing demand from our patrons who frequently express interest in video gaming as an added feature to their experience at Liquor on Logan. As we continue to evolve into a community hub, offering a video gaming area would complement our current offerings and further solidify our role in providing diverse entertainment options for our guests.

Liquor on Logan has quickly become a neighborhood fixture, hosting a variety of events that cater to our community. From being a local hangout for watching sports games to organizing community events, small celebrations, and even food truck gatherings, we have embraced our role as a community-centric venue. The addition of video gaming will enhance our ability to serve our patrons, offering them an additional form of entertainment in a comfortable, welcoming setting.

What sets Liquor on Logan apart from other establishments is that we have dedicated a significant portion of our venue specifically to this gaming area, comprising nearly a third of our space. This deliberate allocation underscores that the gaming section is not an afterthought but a well-planned and essential part of our business model. Unlike other businesses where video gaming may feel like an add-on, granting us this permit means that the space will be used exactly as intended from day one. We will attract actual, dedicated patrons who visit our establishment specifically to play slots and enjoy watching sports like football. This is not a stretch or an afterthought for us; it's a core part of our vision.

In addition to our own patrons, many customers from Slick Nickles, the bar next door, have expressed interest in having another location to play slots, believing it will increase their odds and luck. As a result, a significant number of Slick Nickles' patrons are also our patrons. When considering the potential impact on nearby businesses, we believe that adding this gaming section will not harm surrounding commerce but instead enhance it, drawing in a wider crowd and boosting overall business in the area.

We also want to highlight that Liquor on Logan provides ample parking for patrons, with about 20 parking spots available at any given time. These spots include parking in both the front and back of the establishment. Detailed parking arrangements can be found in the attached blueprints.

Furthermore, this gaming area will play a crucial role in our revenue model, contributing to roughly one-third of our income stream. Its success is vital to maintaining the financial health of our business and ensuring that we can continue to offer a space where the community can come together. We propose that the hours of operation for the gaming area would be from 9:00 AM to 2:00 AM, seven days a week, providing patrons ample opportunity to enjoy both gaming and our other services. It's also important to note that many other nearby establishments close at 10:00 PM, and we believe there are plenty of patrons who would like the opportunity to continue gaming late into the night at Liquor on Logan.

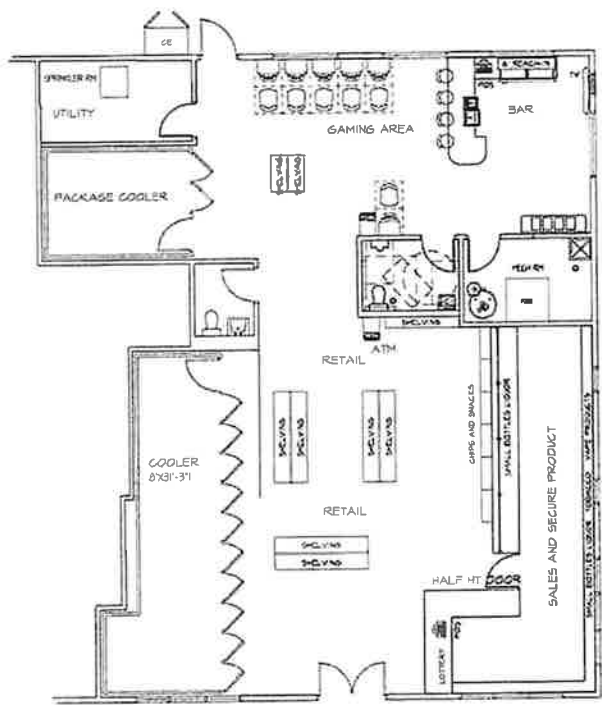
****Legal Description of the Property:****

36-44-3 LOT 3 CONCORDIA HGTS SUB PT OF NE 1/4 SEC 36 TWP 44 R 3
1255 LOGAN AVE (E Space - Belvidere Rehab & Sports Medicine) &
1253 LOGAN AVE (W Space - Liquor On Logan)

In conclusion, we believe that the video gaming section will serve as a valuable addition to our establishment and will greatly benefit the local community by providing a well-designed, dedicated space for gaming entertainment. We respectfully ask for your consideration in approving this special use permit, allowing us to further contribute to the vibrancy and appeal of our community.

Thank you for your time and consideration.

Sincerely,
Yash Musabji
Liquor on Logan



1 PROPOSED PLAN
SCALE 1/8" = 1'-0"



BEILS FIRM, LLP
 3700 Cornsack Court, Suite 200, Oak Field, IL 60134
 (615) 991-0504 | info@beilsfirm.com
 License No. 106-001832

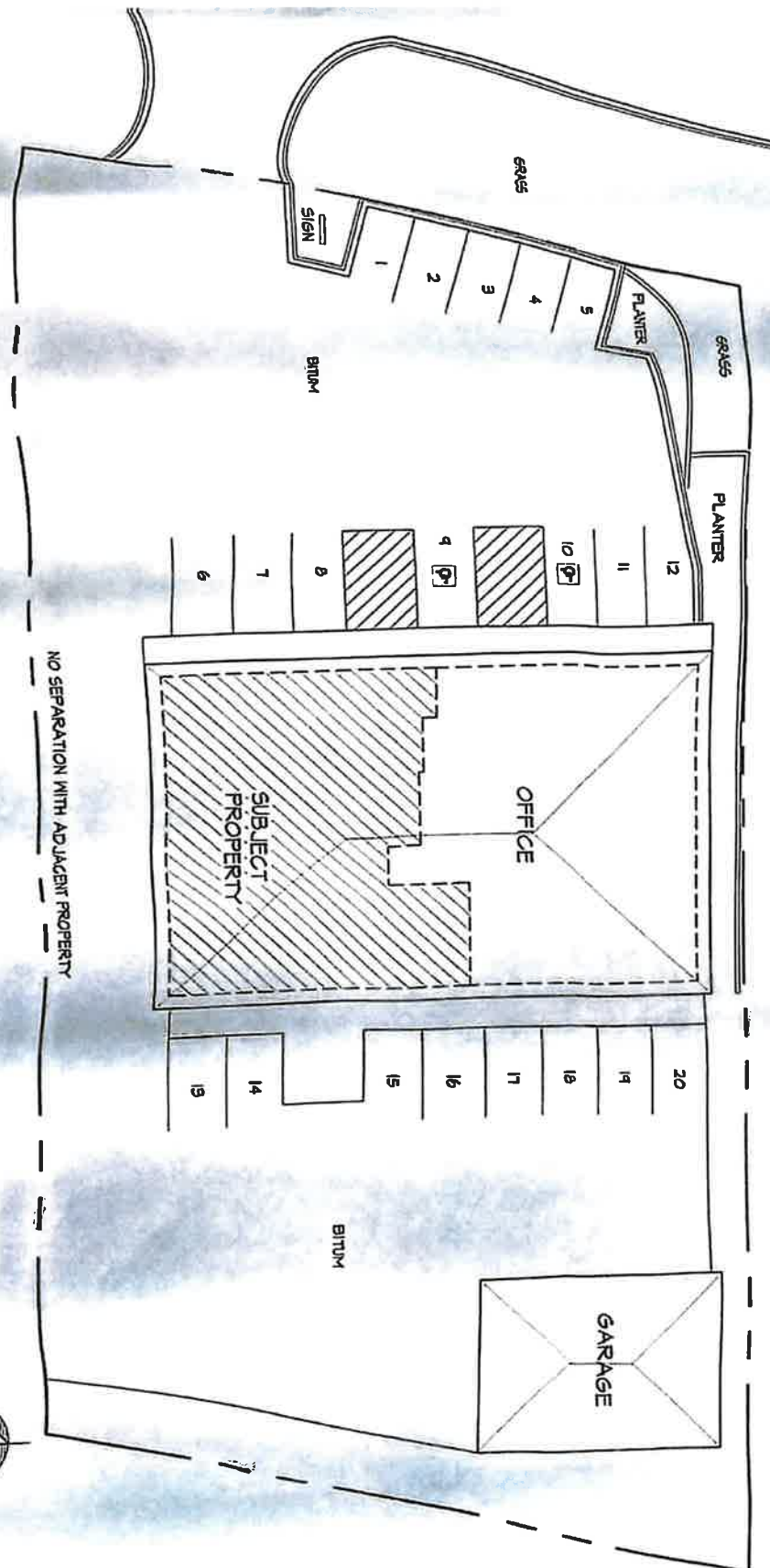
BY LIQUORS, LLC
 LIQUOR AND GAMED RETAIL DEVELOPER FOR
 PROJECT 15132626, UNIMATED - 15132626

04-15-2024

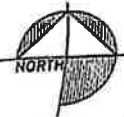
1224

Z2

USE	REQUIREMENT	QUANTITY	REQUIRED PARKING
ENTERTAINMENT	1/9 PATRON SEATS	10 SEATS	4 SPACES REQUIRED
RETAIL	1,300 GROSS	1450 SF	7 SPACES REQUIRED
OFFICE	1,300 GROSS	2,273 SF	6 SPACES REQUIRED
BUILDING TOTAL 6,000SF GAMING, BAK, AND RETAIL SALES 2,127 SQUARE FEET OFFICE (CURRENTLY EMPTY) 2,127 SQUARE FEET			
20 TOTAL SPACES AVAILABLE INCLUDING 2 ACCESSIBLE			



1 PROPOSED SITE
SCALE 1/320



1224 PROJECT NO.	01-26-2024 DATE	LIQUOR AND GAMING PERMIT DRAWINGS FOR BY LIQUORS, llc	BELVIDERE, ILLINOIS 128 LOGAN	BELLES FIRM OF architecture 2905 Creekside Court, Suite 'B', Rockford, IL 61114 (815)-961-0504 BellesFirm@yahoo.com License No. 184-001868
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Z1
DATE: 11



**Boone County
Soil & Water
Conservation District**

211. N. Appleton Road
Belvidere, IL 61008
815-544-3465 x3

09 September 2024

SWCD NRI #: 1775

Belvidere Planning Department
401 Whitney Blvd., Suite 300
Belvidere, IL 61008

Dear Sir/Madam,

A request for a Natural Resource Information Report was submitted. We will supply a written reply to your office as indicated below:

Our review does not apply in this instance.
 Other (see attached)

Location of Site: 1253 Logan Ave Belvidere, IL 61008
PIN(S): 05-36-230-012

Contact	Petitioner	Owner
Yash Musabji 1455 Kennedy Dr Belvidere	Same as Contact	Denise Black
(815)231-6832 yashmusabji13@gmail.com		1255 Logan Ave Belvidere (815)222-6757

Request: Special Use Variance

Notes, if any: By considering the current zoning, current land use, Geographical Information Systems maps, and requested variance, the Boone County Soil and Water Conservation District has determined that the proposed use will have no significant impact on the natural resources on the property or surrounding area.

Sincerely,

Heather VanTilburg, Resource Conservationist
Boone County Soil & Water Conservation District



Public Health
Prevent. Promote. Protect.

Boone County Health Department

1204 Logan Avenue, Belvidere, Illinois 61008
Main Office 815.544.2951 Clinic 815.544.9730 Fax 815.544.2050
www.boonehealth.org

The mission of the Boone County Health Department is to serve our community by preventing the spread of disease, promoting equitable wellness & protecting the public's health.

September 17, 2024

City of Belvidere

Email: GDelRose@BelvidereIL.gov

Community Development
Gina DelRose
401 Whitney Blvd Suite 300
Belvidere, IL 61008

Re: Case: 2024-17; By Liquors, 1253 Logan Avenue

Dear City of Belvidere,

We are in receipt of a Special Use request to permit indoor commercial entertainment. The special use includes a bar and video gaming at 1253 Logan Avenue, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the GB, General Business District on less than 1 acre. PIN: 05-36-230-012

Appropriate food permit issued on June, 27, 2024.

At this time, the Boone County Health Department has no further comments.

If you have any questions or concerns, please contact us at (815) 544-2951 ext. 2 or at info@boonehealth.org.

Sincerely,

Alisen O'Hearn, LEHP, REHS/RS
Environmental Center Supervisor
Boone County Health Department

RESOLUTION #2024-12:
A RESOLUTION ACCEPTING CERTAIN PUBLIC IMPROVEMENTS OF
KELLY FARMS SUBDIVISION
(SCANNELL)

WHEREAS, the City Council of the City of Belvidere previously approved the final Plat of Subdivision for Kelly Farms Subdivision on May 2, 2022 (Ord. 578H); and

WHEREAS, the owner/developer of Kelly Farms Subdivision has certified that all public improvements, with the exception of Irene Rd., identified on said plat to be dedicated to the City of Belvidere and required to be constructed by owner/developer are completed, and all contractors paid, according to the City of Belvidere Municipal Code and the directives of the City's Department of Public Works; and

WHEREAS, the owner/developer dedicated certain Public Improvements to the City of Belvidere as identified on the Final Plat of Kelly Farms Subdivision.

NOW, IT IS THEREFORE RESOLVED, by the Mayor and City Council of the City of Belvidere, Illinois as follows:

- 1) The foregoing recitals are hereby incorporated by this reference.
- 2) The Public Improvements identified as being dedicated to the City of Belvidere on the Final Plat of Subdivision for Kelly Farms Subdivision, with the exception of Irene Road, are hereby accepted by the City of Belvidere. This acceptance does not relieve Owner/Developer or their successors and/or assigns from any obligation relating to any other improvements which are noted on said plat.
- 3) The Owner/Developer and City specifically recognizes that construction of Irene Road, as required by the Final Plat is not yet complete in that not all contractors have been fully paid. A separate bond guarantees construction of Irene Road and payment of all contractors and subcontractors. Owner/Developer and their assigns shall maintain said bond or surety to guarantee the faithful completion of Irene Road and payment of all contractors and subcontractors. The surety shall not expire without at least 60 days notice to the City and shall be renewed at least annually. The amount of the surety shall be increased annually by the Construction Cost Index. Upon completion of Irene Road and payment of all contractors and subcontractors the City Council will adopt a subsequent resolution accepting Irene Road.
- 4) The Clerk is authorized to record this resolution with the Boone County Recorder of Deeds.

Passed by the City Council of the City of Belvidere, Illinois this day of
October 2024.

Approved: _____
Mayor

Attest: _____
Deputy City Clerk

Ayes:

Nays:

Absent:

Date Approved:

Memo

To: Mayor and City Council
From: Brent Anderson, Director of Public Works
Date: 10/1/2024
Re: WWTP 2018 Improvement Project – Change Order #5

Attached to this memo is a copy of Change Order #5 (final) for the WWTP 2018 Improvement Project. The change order includes the following additional work:

1. Relocate sampler line in the main equipment building. \$1,468.43
2. Replace sludge withdrawal pipe in the digester. \$13,256.25
3. Credit for removing the 20" valve replacement from the contract. (\$10,000.00)

The change order represents an increase to the contract in the amount of \$4,724.68. The change order request has been reviewed and recommended by our engineers for this project, Baxter & Woodman.

I would recommend approval of Change Order #5 for the WWTP 2018 Improvement Project in the amount of \$4,724.68. This work will be paid for from the IEPA Loan for this project.

Final contract price for this project is \$3,954,231.83, which represents a 5.7% increase over the original contract price of \$3,740,000.

CHANGE ORDER NO. 5

You are directed to make the following changes in the Contract Documents:

PROJECT:	2018 Wastewater Treatment Plant Improvements	DATE OF ISSUANCE:	August 19, 2024
OWNER:	City of Belvidere, Illinois	ENGINEER:	Baxter & Woodman, Inc.
CONTRACTOR:	Williams Brothers Construction, Inc.	ENGINEER's Project No.	180436.60

Description:

1. Provide for an adjustment to the Contract Cost for additional work to reroute the sample drain line to avoid an isolation valve.
Proposed Cost for this Item..... \$1,468.43
2. Provide for an adjustment to the Contract Cost for additional work to replace digester drain line.
Proposed Cost for this Item..... \$13,256.25
3. Provide for an adjustment to the Contract Cost for costs credited to the Contract for the Detention Pond drain line valve.
Proposed Cost for this Item..... Credit (\$10,000.00)

Purpose of Change Order:

1. Provide for an adjustment to the Contract Cost to resolve flow to the sampler issues. It was discovered that after the new common discharge header for the raw sewage pumps was installed, closing of the valve to isolate Raw Seage Pumps #3 and #4, prevented flow to the sampler. Therefore, the sampler line had to be relocated.
2. Provide for an adjustment to the Contract Cost to replace the sludge withdrawal pipe in the Digester. During demolition of the existing cover and piping to be replaced in the Digester, it was discovered that the existing drain line not scheduled to be replaced was in a deteriorated condition. It was determined that this line needed to be replaced. This was an unforeseen condition not accounted for in the Contractors bid.
3. Provide for an adjustment to the Contract Cost for work not performed, and removed from the Contract, as associated with the replacement of the direct bury 20-inch valve and actuator for the detention pond drain. Due to complications during installation, the City of Belvidere opted to remove the installation portion of the Work from the Contract, and received the noted credit, the valve, and the associated valve actuator from the contractor for future installation by the City.

Attachments:

1. Contractor's/Subcontractor's Proposal Breakdown Summary, notes as CMR 012 - Sampler Line Relocation, submitted by Williams Brothers Construction, Inc., dated June 12, 2024.
2. Contractor's/Subcontractor's Proposal Breakdown Summary, notes as CMR 013 - Digester Sludge Line Replacement, submitted by Williams Brothers Construction, Inc., dated June 12, 2024.
3. Contractor's/Subcontractor's Proposal Breakdown Summary, notes as CMR 014 - Detention Pond Drain Line Valve and Actuator, submitted by Williams Brothers Construction, Inc., dated August 2, 2024.

CHANGE ORDER NO. 5

City of Belvidere, Illinois
2018 Wastewater Treatment Plant Improvements

CHANGE IN CONTRACT PRICE:

Original Contract Price: \$3,740,000.00

Previous Change Orders: \$218,956.51

Current Contract Price: \$3,958,956.51

Net Increase of This Change Order: \$4,724.68

Contract Price with This Change Order: \$3,954,231.83

CHANGE IN CONTRACT TIME:

Original Contract Time:
Substantial Completion: May 11, 2022
Completion: August 9, 2022

Change From Previous Change Orders:
Substantial Completion: 746 Days
Completion: 687 Days

Current Contract Time:
Substantial Completion: May 24, 2024
Completion: June 24, 2024

Net Increase of this Change Order:
Substantial Completion: 0 Days
Completion: 0 Days


Contract Time with This Change Order:
Substantial Completion: May 24, 2024
Completion: June 24, 2024

NOTE: USE ANYTIME THE CHANGE ORDER EXCEEDS \$10,000 ± OR 30 DAYS EXTENSION.

Pursuant to 720 ILCS 5/33E-9, (1) the circumstances said to necessitate the change in performance were not reasonably foreseeable at the time the contract was signed, (2) the change is germane to the original contract as signed, and (3) the change order is in the best interest of the City of Belvidere, Illinois.

PREPARED BY:

BAXTER & WOODMAN, INC.

By: 

Robert E. Mateja, Jr.
Construction Project Manager

APPROVED:

CITY OF BELVIDERE

By: _____

Clinton Morris
Mayor

ACCEPTED:

WILLIAMS BROTHERS
CONSTRUCTION, INC.

By: _____

David Williams
President

RECOMMENDED BY:

By: 

Daniel Bounds, P.E.
Client Manager



**WILLIAMS
BROTHERS**
CONSTRUCTION, INC

**CONTRACTOR'S / SUBCONTRACTOR'S
Proposal Breakdown Summary**

Date: 06/12/24

CMR-012

Engineer:
Baxter & Woodman
8678 Ridgfield Rd
Crystal Lake, IL 60012

OWNER: City of Belvidere
PROJECT: 2018 Phosphorus Removal
Belvidere, IL
WBCI Project # 537

I DESCRIPTION OF CHANGE:

Proposal to reroute sample line drain to avoid added isolation valve.

II SUMMARY OF DETAILED BREAKDOWN

	Additions	Deletions	Net Total
A. MATERIAL	\$0.00	\$0.00	\$0.00
B. LABOR	\$0.00	\$0.00	\$0.00
C. EQUIPMENT	\$0.00	\$0.00	\$0.00
D. OTHER COSTS	\$0.00	\$0.00	\$0.00
1. SAFETY	(1% of LABOR) - Deletion -0-		\$0.00
2. EXPENDABLE TOOLS	(2.5% of LABOR) - Deletion -0-		\$0.00
E. NET TOTAL		(A+B+C+D1+D2)	\$0.00
F. OVERHEAD AND PROFIT		(E x 15%) - Deletion -0-	\$0.00
G. TOTAL WORK PERFORMED BY CONTRACTOR		(Lines E + F)	\$0.00

III CONTRACTOR'S MARK-UP ON WORK OF SUBCONTRACTORS

Detailed Breakdowns and summaries from each contractor must be attached.

SUBCONTRACTOR: Firm Name	CONTRACT WORK: Description	PROPOSAL
1. Independent	replace drain line	\$1,398.50
2.		
3.		
4.		
5.		
6.		
7.		
H. SUBTOTAL of all work performed by contractor's subcontractors		\$1,398.50
I. CONTRACTOR'S MARK-UP on work of subcontractors	(Line H x5%)	\$69.93
J. PROPOSAL	(Lines G+H+I)	\$1,468.43
K. BONDS	(0.5% of PROPOSAL) - Deletion -0-	\$0.00
L. BUILDER'S RISK INSURANCE	(.38% of PROPOSAL) - Deletion -0-	\$0.00

IV TOTAL PROPOSAL

- M. TOTAL PROPOSAL for subject CPR increase (decrease) in contract amount \$1,468.43
 N. The work for this CPR will require and extension of time of _____ Calendar Days.
 O. All costs are valid for 14 days.

CONTRACTOR

(SIGNATURE).....

Jake Williams

Title: Project Manager

Date: 06/12/24



INDEPENDENT
MECHANICAL INDUSTRIES, INC.

2671 United Lane
Elk Grove Village, IL 60007

PH: (773) 282-4500
FX: (773) 282-2046
WEB: WWW.INDEPENDENTMECH.COM
EMAIL: INFO@INDEPENDENTMECH.COM

June 12, 2024

Jake Williams
Williams Brothers Construction Inc.
Peoria, IL 61654

Subject: Change Order Request to Reroute Sample Line Drain To Avoid Added Isolation Valve
IMI Job #20132
Change Order Request

Jake Williams,

Per the City of Belvidere request to reroute sample drain line. Pricing includes four-inch PVC pipe/fittings and total of 8hrs.

Independent Mechanical is requesting an additional **\$1,398.50** for completed scope of work.

If you have any questions, please do not hesitate to get in contact with Domingo Moreno, Piping Superintendent at (773) 447-3623 or via e-mail: dmoreno@independentmech.com.

Sincerely,

Domingo Moreno
Piping Superintendent



**WILLIAMS
BROTHERS
CONSTRUCTION, INC**

**CONTRACTOR'S / SUBCONTRACTOR'S
Proposal Breakdown Summary**

Date: 06/12/24

CMR-013

Engineer:
Baxter & Woodman
8678 Ridgefield Rd
Crystal Lake, IL 60012

OWNER: City of Belvidere
PROJECT: 2018 Phosphorus Removal
Belvidere, IL
WBCI Project # 537

I DESCRIPTION OF CHANGE:

Proposal to replace digester tank drain line as condition was worse than anticipated once sludge was removed from tank.

II SUMMARY OF DETAILED BREAKDOWN

	Additions	Deletions	Net Total
A. MATERIAL	\$0.00	\$0.00	\$0.00
B. LABOR	\$0.00	\$0.00	\$0.00
C. EQUIPMENT	\$0.00	\$0.00	\$0.00
D. OTHER COSTS	\$0.00	\$0.00	\$0.00
1. SAFETY	(1% of LABOR) - Deletion -0-		\$0.00
2. EXPENDABLE TOOLS	(2.5% of LABOR) - Deletion -0-		\$0.00
E. NET TOTAL	(A+B+C+D1+D2)		\$0.00
F. OVERHEAD AND PROFIT	(E x 15%) - Deletion -0-		\$0.00
G. TOTAL WORK PERFORMED BY CONTRACTOR	(Lines E + F)		\$0.00

III CONTRACTOR'S MARK-UP ON WORK OF SUBCONTRACTORS

Detailed Breakdowns and summaries from each contractor must be attached.

SUBCONTRACTOR: Firm Name	CONTRACT WORK: Description	PROPOSAL
1. Independent	replace drain line	\$12,625.00
2.		
3.		
4.		
5.		
6.		
7.		
H. SUBTOTAL of all work performed by contractor's subcontractors		\$12,625.00
I. CONTRACTOR'S MARK-UP on work of subcontractors	(Line H x5%)	\$631.25
J. PROPOSAL	(Lines G+H+I)	\$13,256.25
K. BONDS	(0.5% of PROPOSAL) - Deletion -0-	\$0.00
L. BUILDER'S RISK INSURANCE	(.38% of PROPOSAL) - Deletion -0-	\$0.00

IV TOTAL PROPOSAL

M. TOTAL PROPOSAL for subject CPR increase (decrease) in contract amount \$13,256.25
 N. The work for this CPR will require and extension of time of _____ Calendar Days.
 O. All costs are valid for 14 days.

CONTRACTOR

(SIGNATURE).....

Jake Williams

Title: Project Manager

Date: 06/12/24



2671 Unite Lane
Elk Grove Village, IL 60007

PH: (773) 282-4500
FX: (773) 282-2046
WEB: WWW.INDEPENDENTMECH.COM
EMAIL: INFO@INDEPENDENTMECH.COM

June 6, 2023

Jake Williams
Williams Brothers Construction Inc.
Peoria, IL 61654

Subject: Digester Tank Drain Line

Mr. Jake Williams,

INDEPENDENT MECHANICAL INDUSTRIES, Inc. is pleased to provide you with our proposal to complete the above subject work. Please refer below for our scope of work, pricing, terms and conditions.

Scope of Work:

1. Demo drain line
2. Furnish and install 6" DI pipe and fittings.
3. Furnish and install gaskets and 304 ss hardware.
4. Furnish and install 304ss friction clamp.
5. Labor total hours 48hrs, 3 guys two days.

Exception and Clarifications:

1. Pricing good till May 31st, 2023, on labor escalations.
2. Bond, permits and taxes excluded.
3. Excludes painting,
4. All materials AIS compliant.

Our Labor Cost	\$ <u>7,555.00</u>
Our Material Cost	\$ <u>5,070.00</u>

Thank you for the opportunity to provide you with this proposal and we trust we may be of service.

If you have any questions, please do not hesitate to get in contact with Domingo Moreno, Piping Superintendent at (773) 447-3623 or via e-mail: dmoreno@independentmech.com.

Sincerely,

Domingo Moreno
Piping Superintendent



WILLIAMS BROTHERS
CONSTRUCTION, INC

CONTRACTOR'S / SUBCONTRACTOR'S
Proposal Breakdown Summary

Date: 08/02/24

CMR-014

Engineer:
Baxter & Woodman

OWNER: City of Belvidere
PROJECT: 2018 Wastewater Treatment Plant Imp.
Belvidere, IL

WBCI Project # 537

I DESCRIPTION OF CHANGE:

Credit for unused valve replacement due to unforeseen conditions.

II SUMMARY OF DETAILED BREAKDOWN

	Additions	Deletions	Net Total
A. MATERIAL	\$0.00	\$5,000.00	\$5,000.00
B. LABOR	\$0.00	\$5,000.00	\$5,000.00
C. EQUIPMENT	\$0.00	\$0.00	\$0.00
D. OTHER COSTS	\$0.00	\$0.00	\$0.00
1. SAFETY		(1% of LABOR) - Deletion -0-	\$0.00
2. EXPENDABLE TOOLS		(2.5% of LABOR) - Deletion -0-	\$0.00
E. NET TOTAL		(A+B+C+D1+D2)	\$10,000.00
F. OVERHEAD AND PROFIT		(E x 15%) - Deletion -0-	\$0.00
G. TOTAL WORK PERFORMED BY CONTRACTOR		(Lines E + F)	\$0.00

III CONTRACTOR'S MARK-UP ON WORK OF SUBCONTRACTORS

Detailed Breakdowns and summaries from each contractor must be attached.

SUBCONTRACTOR: Firm Name	CONTRACT WORK: Description	PROPOSAL
1. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____
5. _____	_____	_____
6. _____	_____	_____
7. _____	_____	_____
H. SUBTOTAL of all work performed by contractor's subcontractors		\$0.00
I. CONTRACTOR'S MARK-UP on work of subcontractors	(Line H x5%)	\$0.00
J. PROPOSAL	(Lines G+H+I)	(\$10,000.00)
K. BONDS	(0.5% of PROPOSAL) - Deletion -0-	\$0.00
L. BUILDER'S RISK INSURANCE	(.38% of PROPOSAL) - Deletion -0-	\$0.00

IV TOTAL PROPOSAL

- M. TOTAL PROPOSAL for subject CPR increase (decrease) in contract amount (\$10,000.00)
- N. The work for this CPR will require and extension of time of _____ Calendar Days.
- O. All costs are valid for 14 days.

CONTRACTOR

(SIGNATURE).....

Jake Williams

Title: Project Manager

Date: 08/02/24

Memo

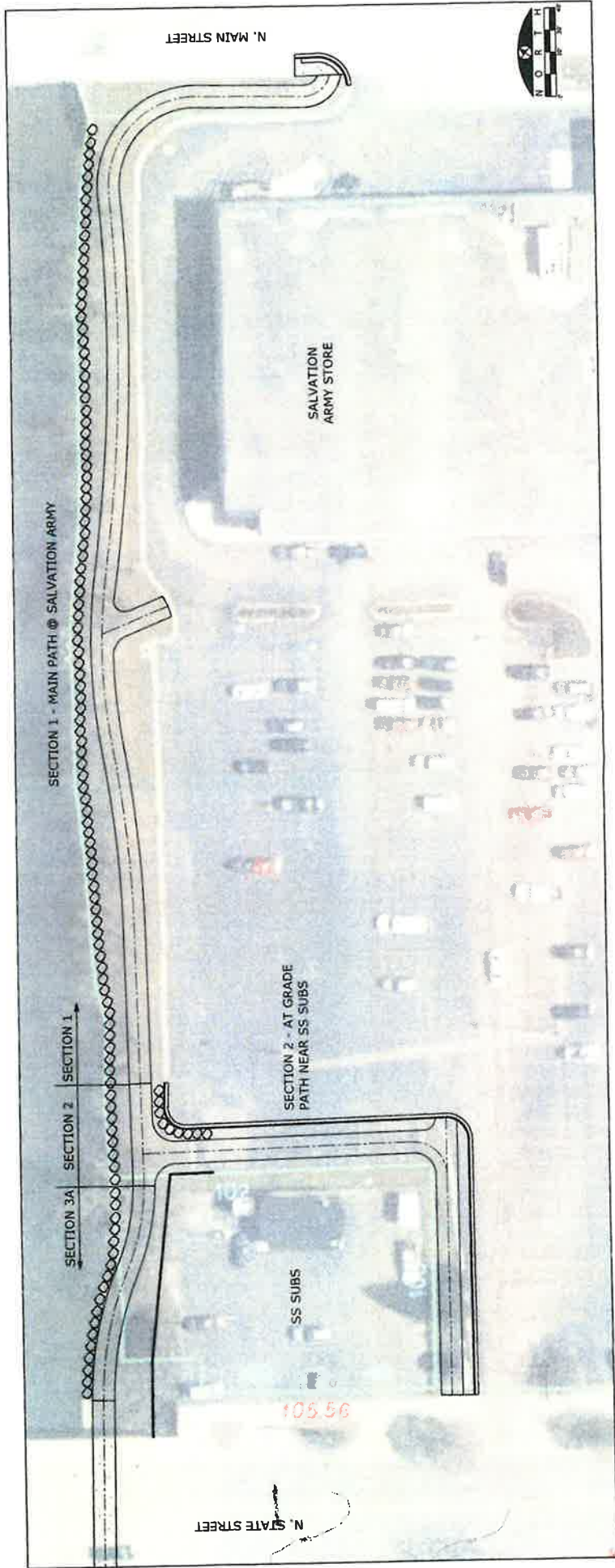
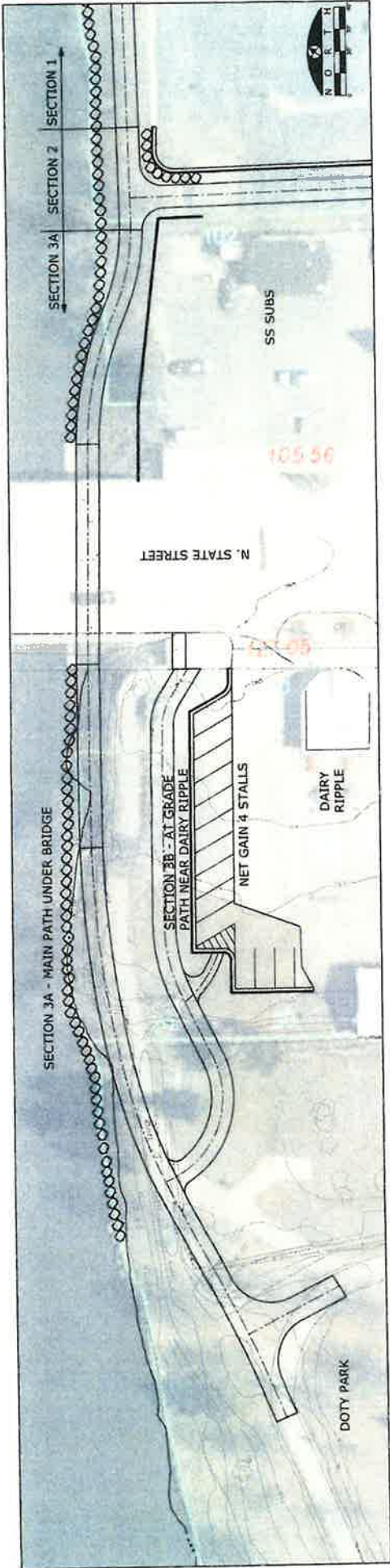
To: Mayor and City Council
From: Brent Anderson, Director of Public Works
Date: 10/1/2024
Re: Kishwaukee Riverfront Path Extension

The City has received three grants from Senator Stadelman totaling \$780,000 to complete the Kishwaukee Riverfront Path from State Street to Main Street. In addition, we have applied with the Belvidere Park District for an additional \$200,000 grant for this project. The total estimated cost of this project is \$1,100,000 and includes extending a path under the State Street bridge. The City's share of the project cost is \$120,000 and will be paid for from Capital Funds.

Attached to this memo is a proposal from ARC Design Resources, in the amount of \$96,500.00, for the engineering design of the Kishwaukee Riverfront Path Extension.

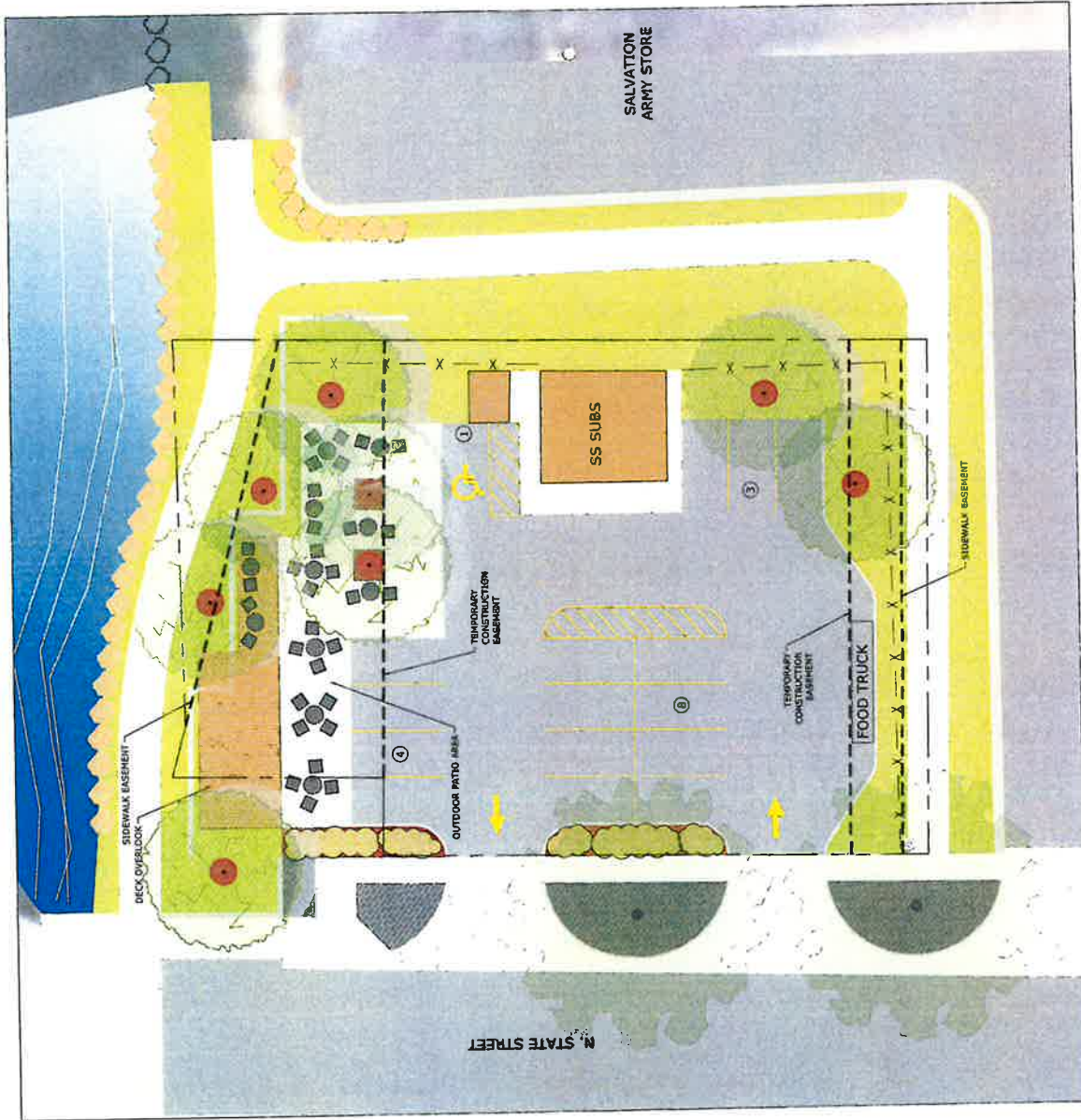
I would recommend approval of the engineering design proposal from ARC Design Resources in the amount of \$96,500.00, for the Kishwaukee Riverfront Path Extension. This work will be paid for from grant funds and capital funds.

KISHWAUKEE RIVERFRONT PATH 2024





SS SUBS AND KISHWAUKEE RIVERFRONT PATH 2024 DEVELOPMENT PLAN



August 28, 2024

Mr. Brent Anderson
Director of Public Works
City of Belvidere
401 Whitney Boulevard
Belvidere, IL 61008
banderson@belvidereil.gov

**Re: Kishwaukee Riverfront Path
Doty Park to Main Street
Proposal for Engineering Services**

Dear Brent,

Thank you for thinking of Arc Design Resources for your civil engineering and surveying needs in the City. Congratulations for securing grant funding to help the City and Park District continue the riverfront path from Doty Park to Main Street. From our early concept design assistance, we understand the general scope of the path project. We understand that the grants you have received are less onerous than recent IDOT /FHWA grants received for Municipal Lot 7, and are pleased to present the following proposal for your consideration:

Topographic Survey

We will obtain a current topographic survey of the path corridor per the concept plans developed. Work includes survey under the State Street bridge for the structural pier. Legal work was started prior to this proposal and is nearly complete. We will handle any easement documents outside of this contract to finalize.

Final Design Concept

With the survey complete, we can take a fresh look at the final design proposal and generate a final concept plan for project stakeholders to review and comment on as necessary. At this stage we will incorporate some design ideas for the under-bridge pathway. A public open house is included with this scope.

Construction Plans and Permits

Our office will prepare formal construction plans for the project scope based on the approved concept plan used to secure grant funding, and incorporating any other stakeholder comments. Our office will prepare the necessary plans and specifications including the following :

- Cover
- General Notes and summary of quantities
- Site overview
- Existing Conditions and Removal Plans
- Pathway plan and profile
- Erosion Control Plan
- Landscape Plan
- Other Notes/Details - Prepare the additional plan sheets necessary to complete the set of documents.
- Specifications book in IDOT format with quantity breakout per grant funding or local match
- Address agency review comments
- Secure DNR and Corps of Engineers approval for shoreline work, under bridge work, and permit.
- Assist with City bidding

Structural Design (Hampton Lenzini and Renwick)

Per your recommendation, we intend to partner with Steve Megginson of HLR, your bridge engineers. HLR will design the under bridge slab that will rest on the old existing bridge pier. HLR will also design the retaining wall adjacent to SS Sub and Dairy Ripple. HLR would act as our subconsultant. A copy of their proposal to us is attached for reference.

Electrical Design (Ollman Ernest Martin)

We intend to utilize local firm Ollman, Ernest, Martin (OEM) for site electrical design. OEM would be our subconsultant and their fees are included in our cost. There scope of work includes:

- path lighting
- New service design
- Existing electric relocation
- Com Ed coordination

Reimbursable Expenses

We have included a line item to track expenses such as printing costs, postage, and miscellaneous office costs. These items will be invoiced independently on an as needed basis and will be itemized on each invoice as a reimbursable expenses. Government related permit fees are not included in the expenses outlined above, but will be billed for separately with a 10% markup if paid by our office up front.

Schedule

Based on grant paperwork approval of October 1, 2024 the following schedule would govern:

Grant Application Award	October 1, 2024
Survey	October 2024
Preliminary Design	November 2024
Corps of Engineers / DNR Permits	December 24 – March 2025
Final Design work	December 24 – March 2025
Other Permitting (not Corps)	April 2025 – May 2025
Bidding	June 2025
Contracts	July 2025
Construction	August 2025-November 2025
Final Restoration	Spring 2026

Fee Structure for Base Scope

\$ 10,200.00	Topographic Survey
\$ 5,300.00	Final Design Concept
\$ 33,200.00	Construction Plans and Permits
\$ 38,200.00	Structural Design (HLR)
\$ 9,000.00	Electrical Design (OEM)
\$ 600.00	Reimbursable expense allowance
\$ 96,500.00	TOTAL

Exclusions

1. Proposal does not include the IDOT Project Development Report (PDR) process. That task would be additional if the grant funding steers your project towards that path.
2. Soil testing, environmental studies, wetland study, or other special investigations not listed would be additional if required by the State for approval. HLR believes they can use existing bridge information for soils backup.
3. If project shifts to IDOT or FHWA review based on funding source, timeline will increase and additional paperwork will be required. We reserve the right to adjust the contract as needed if this occurs.

4. Construction Observation and Staking are currently not included. We can provide a separate proposal for this work. As of now the grant funding timeline and final scope/limits of the project are not finalized.
5. Easement or right of way documents would be additional.

Arc Design Resources, Inc. can schedule this project to start as soon as we receive authorization to proceed. Invoices for professional services will be submitted on a monthly basis. If this proposal is acceptable to you, please acknowledge by signing a copy of the enclosed agreement for engineering services and return one copy to our office. This proposal is valid for 30 days. We would be happy to review the proposed scope with you in further detail if required.

Sincerely,



Jeffrey S. Linkenheld, PE
Partner, Project Manager

AGREEMENT FOR SERVICES

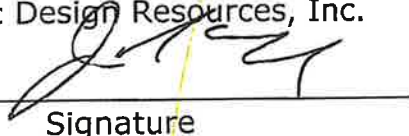
THIS AGREEMENT FOR ENGINEERING SERVICES is effective Wednesday, August 28, 2024, between Arc Design Resources, Inc., hereinafter referred to as ENGINEER of 5291 Zenith Parkway, Loves Park, IL 61111 and City of Belvidere, hereinafter referred to as the CLIENT for the PROJECT titled _Kishwaukee Riverfront Path_.

The Scope of Services to be provided under this agreement is outlined in the Proposal attached, dated August 28, 2024. The fee for the described services will be calculated on a lump sum fee, or by hourly rates on a not-to-exceed basis without client's consent, not including reimbursable expenses and permit fees for surveying and engineering.

This Agreement For Services, the attached General Conditions, and the Proposal represent the entire and integrated Agreement between the CLIENT and the ENGINEER (The Agreement for Services, the General Conditions and the Proposal are hereafter collectively referred to as the "Agreement") and supersede all prior negotiations, representations or agreements, either written or oral. The Agreement may be amended only by written instrument signed by both CLIENT and ENGINEER.

Arc Design Resources, Inc.

By



Signature

Jeffrey S. Linkenheld

Typed Name

Vice President

Title

City of Belvidere

401 Whitney Blvd

Address

Belvidere, IL 61008

Signature

Brent Anderson

Typed (or printed) name

Director of Public Works

Title

General Conditions Agreement for Services

Date August 28, 2024
Client City of Belvidere
Project Kishwaukee Riverfront Path

General Conditions

Responsibilities of Client, Engineer and Contractor

Client's Responsibilities: Client shall be responsible for all requirements and instructions that it furnishes to Engineer pursuant to this Agreement, and for the accuracy and completeness of all programs, reports, data, and other information furnished by Client to Engineer. Engineer may use and rely upon such requirements, programs, instructions, reports, data, and information in performing or furnishing services under this Agreement, subject to any express limitations or reservations applicable to the furnished items. Client shall give prompt written notice to Engineer whenever Client observes or otherwise becomes aware of:

1. any development that affects the scope or time of performance of Engineer's services;
2. the presence at the site of any differing site condition; or
3. any relevant, material defect or nonconformance in:
 - (a) Engineer's services,
 - (b) the construction work,
 - (c) the performance of any construction contractor, or
 - (d) Client's performance of its responsibilities under this Agreement.

With the execution of this Agreement, Engineer and Client shall designate specific individuals to act as Engineer's and Client's representatives with respect to the services to be performed or furnished by Engineer and responsibilities of Client under this Agreement. Such an individual shall have authority to transmit instructions, receive information, and render decisions relative to this Agreement on behalf of the respective party whom the individual represents.

Engineer's Responsibilities: Engineer shall be responsible for the scope of services defined in the accompanying Proposal and further defined in this Agreement for Services. Construction Phase Services, if included in the scope of services, are defined in this Agreement.

Reference Conditions: Engineer is Arc Design Resources, Inc. and will hereinafter be referenced as Arc and the above referenced Client will be referred to as Client. The Project may be hereinafter referenced either as the "Project" or by abbreviation as above set forth.

Subcontracting: Arc shall have the right to subcontract any and all services, duties, and obligations hereunder, in whole or in part, without the consent of Client.

Change Order: The term "Change Order" as used herein is a written order to Arc and signed by Arc and Client, after execution of this Agreement, authorizing a change in the services, including additions or deletions and/or change of prices for such services. Each Change Order shall be considered an amendment to this Agreement. Change orders must be signed by both parties within seven days of the date of the change order to avoid suspension of services.

Severability: The provision of this Agreement shall be severable, and if any clause, sentence, paragraph, provision, or other part hereof shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder hereof, which remainder shall continue in full force and effect.

Billings/Payments: Invoices for services shall be submitted at Arc's option either upon completion of such services or on a periodic basis. Invoices shall be payable within 30 days after the invoice date. If the invoice is not paid within 30 days, Arc may, without waiving any claim or right against the Client and without liability whatsoever to the Client, suspend the performance of the services after giving seven days written notice to Client. Retainers shall be credited on the final invoice.

Late Payments: If Client disputes an invoice, either as to amount or entitlement, then Client shall promptly advise Engineer in writing of the specific basis for doing so, may withhold only that portion so disputed, and must pay the undisputed portion subject to the terms outlined in *Billings/Payments* above. Accounts unpaid 30 days after the invoice date may be subject to monthly service charge of 1.50% on the then unpaid balance (18% true annual rate) at the sole election of Arc. In the event any portion or all of an account remains unpaid 90 days after billing, the Client shall pay all costs of collection including reasonable attorney's fees.

Dispute Resolution: Client and Engineer agree to negotiate each dispute between them in good faith during the 30 days after notice of dispute. If negotiations are unsuccessful in resolving the dispute, then the dispute shall be mediated. If mediation is unsuccessful, then the parties may exercise their rights at law.

Waiver: No waiver by either party of any breach, default, or violation of any term, warranty, representation, agreement, covenant, condition, or provision hereof shall constitute a waiver of any subsequent breach, default, or violation of the same or any other term, warranty, representation, agreement, covenant, condition, or provision hereof. All waivers must be in writing.

Force Majeure: Obligations of either party under this Agreement shall be suspended, and such party shall not be liable for damages or other remedies while such party is prevented from complying herewith, in whole or in part, due to contingencies beyond its reasonable control, including, but not limited to strikes, riots, war, fire, acts of God, injunction, compliance with any law, regulation, or order, whether valid or invalid, of the United States of America or any other governmental body or any instrumentality thereof, whether now existing or hereafter created, inability to secure materials or obtain necessary permits, provided, however, the party so prevented from complying with its obligations hereunder shall promptly notify the other party thereof.

Compliance with Law: Arc and Client agree to comply with applicable federal, state, and local laws and ordinances and lawful orders, rules, and regulations of any constituted authority. With respect to design codes, Arc shall perform its services in accordance with the Standard of Care to comply with applicable codes and requirements of any authority having jurisdiction over the Project.

Applicable Law: The validity, performance, and construction of this Agreement shall be governed by and construed according to the laws of the State of Illinois.

Reuse of Documents: All documents including drawings and specifications furnished by Arc pursuant to this Agreement are instruments of its services. They are not intended or represented to be suitable for reuse by Client or others on extensions of this Project, or on any other project. Any reuse without specific written verification or adaptation by Arc will be at Client's sole risk and without liability of Arc, and Client shall indemnify and hold harmless Arc from all claims, damages, losses, and expenses, including attorney's fees, arising out of or resulting therefrom. Any such verification and adaptation will entitle Arc to further compensation at rates to be agreed upon by Client and Arc.

Standard of Care: Services performed by Arc under this Agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other representation expressed or implied, and no warranty or guarantee is included or intended in this Agreement, or in any report, opinion document, or otherwise.

Hazardous or Geotechnical Conditions: The parties acknowledge that Engineer's scope of services does not include any services related to a Hazardous Environmental Condition (the presence of asbestos, PCBs, petroleum, hazardous substances or waste as defined by the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. §§9601 et seq., or radioactive materials) or Geotechnical Conditions. If Engineer or any other party encounters a Hazardous Environmental Condition, Engineer may, at its option and without liability for consequential or any other damages, suspend performance of services on the portion of the Project affected thereby until Client: (1) retains appropriate specialist consultants or contracts to identify and, as appropriate, abate, remediate, or remove the Hazardous Environmental Condition; and (2) warrants that the Site is in full compliance with applicable Laws and Regulations

Professional Liability:

To the fullest extent permitted by law, the total liability, in the aggregate, of Arc, Arc's officers, directors, partners, employees, agents, and subconsultants, to Client, and anyone claiming by, through, or under Client for any claims, losses, costs, or damages whatsoever arising out of, resulting from or in any way related to this Project or Agreement from any cause or causes, including but not limited to negligence, professional errors and omissions, strict liability, breach of contract, or breach of warranty, shall not exceed the total compensation received by Consultant or \$50,000, whichever is greater.

Opinions of Cost: Since Arc has no control over the cost of labor, materials or equipment, or over a contractor's method of determining prices, or over competitive bidding or market conditions, its opinions of probable project cost or construction cost for this Project will be based solely upon its own experience with construction, but Arc cannot and does not guarantee that proposals, bids, or the construction cost will not vary from its opinions of probable cost. If the Client wishes greater assurance as to the construction cost, it shall employ an independent cost estimator.

Confidentiality: Each party shall retain as confidential all information and data furnished to it by the other party which are designated in writing by such other party as confidential at the time of transmission and are obtained or acquired by the receiving party in connection with this Agreement, and said party shall not reveal such information to any third party.

Indemnification: The Client shall indemnify and hold harmless Arc and all of its personnel from and against any and all claims, damages, losses, and expenses (including reasonable attorney's fees) arising out of or resulting from the performance of the services, provided that any such claim, damage, loss or expense is caused in whole or in part by the negligent act, omission, and/or strict liability of the Client or anyone directly or indirectly employed by the Client (except Arc). Arc shall

indemnify and hold harmless the Client and all of its personnel from and against damages, losses and expenses arising out of or resulting from the performance of the services, up to the limit of liability agreed to under the professional liability section of this contract, provided that any such claim, damage, loss, or expense is caused in whole or in part by the negligent act, omission of the Arc or anyone directly or indirectly employed by Arc (Except the Client). In any instance where there is a claim for damages, losses, and expenses resulting from the proven negligent acts of both the Client and Arc then the responsibility shall lie between the Client and Arc in proportion to their contribution of negligence. In no case shall Arc's liability exceed the limit of liability established under the Professional Liability Section of this contract.

Term: Unless sooner terminated or extended as provided herein, this Agreement shall remain in full force and effect from the date first written on the attached proposal letter until the date of completion of the services or either party becomes insolvent, makes an assignment for the benefit of creditors, or a bankruptcy petition is filed by or against it. Either party may terminate this Agreement for cause, due to the material default of the other party, at any time by giving seven (7) working days' written notice of such termination to the other party. Upon such termination of this Agreement, Client shall pay and reimburse Arc for services rendered and costs incurred by Arc prior to the effective date of termination. The indemnification of Arc by Client wherever stated herein shall survive the termination of this Agreement regardless of cause of termination.

Without Representation or Warranty: Arc makes no representation or warranty of any kind, including but not limited to, the warranties of fitness for a particular purpose or merchantability, nor or such warranties to be implied with respect to the data or service furnished. Arc assumes no responsibility with respect to Client's use of the Project.

Subpoenas: The Client is responsible after notification, for payment of time charges and expenses resulting from the required response by Arc to subpoenas issued by any party other than Arc in conjunction with services performed under this Agreement. Charges are based on fee schedules in effect at the time the subpoena is served.

Precedence: These General Conditions shall take precedence over any inconsistent or contradictory provisions contained in any proposal, contract, purchase order, requisition, notice to proceed, or like document regarding Arc's services.

Applicability: These General Conditions, being part of a Professional Service Agreement between the parties above listed, shall by agreement of said parties delete paragraphs that have been crossed out and initialed by both parties as not being applicable to this Project. In all other instances, the parties reaffirm the listed paragraphs in this document.

Fee Schedule: Where lump sum fees have been agreed to between the parties, they shall be so designated in the Agreement attached hereto and by reference made a part hereof. Where fees are based upon hourly charges for services and costs incurred by Arc, they shall be based upon the hourly fee schedule annually adopted by Arc, as more fully set forth in Exhibit A attached hereto and by reference made a part hereof. Such fees in the initial year of this Agreement shall be those represented by Exhibit A, and these fees will annually change at the beginning of each calendar year after the date of this Agreement.

Professional Services With Construction Phase Services

Shop Drawing Review: Client agrees that (1) Arc shall review the contractor's submissions, such as shop drawings, solely for their conformance to information given and the design concept expressed in the documents that Arc issues for construction ("the construction documents"); (2) Arc shall not be responsible for any aspects of a submission that affect or are affected by the means, methods, techniques, sequences, and operations of construction, or safety precautions and programs incidental thereto, all of which are the contractor's responsibility; (3) the contractor will be responsible for lengths, dimensions, elevations, quantities, and coordination of the work with other trades; and (4) the contractor shall be required to review and approve shop drawings and other submittals consistent with this paragraph before submitting them to Arc.

Construction Observation: Services performed by Arc at the construction site will be limited to observation of the contractor's work at reasonable intervals to be agreed with the Client, and providing assistance in interpreting the construction documents. On the basis of the on-site observations, Arc shall keep the Client reasonably informed about the progress and quality of the portion of the construction work completed, and report to the Client (1) known deviations from the construction documents and from the most recent construction schedule submitted by the contractor, and (2) defects and deficiencies observed in the work. Arc shall not have control over, or responsibility for, the acts or omissions of the contractor(s) and is not a guarantor of a contractor's performance. Arc will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs, all of which are the contractor's responsibilities under the construction contract.

Authority and Responsibility: Arc shall have no authority to stop work, shall have no supervision or control as to the work or persons doing the work, shall not have charge of the work, shall not be responsible for safety in, on, or about the job site, or have any control of the safety or adequacy of any equipment, building component, scaffolding, supports, forms, or other work aids, and shall have no duties or responsibilities imposed by the Illinois Structural Work Act, nor shall Arc be responsible for any change to the construction documents made without Arc's written consent. Client warrants that it will make the Contractor aware of its responsibilities as agreed herein and shall write these responsibilities into the contract for construction.

Defective Work:

Arc shall not have authority to reject work, but shall advise Client of work observed that Arc believes, in its professional opinion, to be nonconforming to the construction documents. Arc will provide recommendations to Client regarding whether the contractor should correct such nonconforming work or remove and replace it, or whether Client should consider accepting such work for an appropriate credit, if so provided in the contract for construction.

Professional Services without Construction Phase Services

Client has declined to retain Engineer for Construction Phase Services. Engineer shall not perform shop drawing review, or have any other obligations during the construction of the Project. Client assumes all responsibility for the application and interpretation of the construction documents, review and responses to contractor claims, construction contract administration, processing of contractor change orders and revisions to the construction documents during construction, unless such revisions are due to negligent errors and omissions in the construction documents. Arc shall not be responsible for any revision to the construction documents made without its consent. The Client further assumes all responsibility for construction observation and review, review of contractor's payment applications, and all other necessary construction phase administrative, engineering and professional services. Client waives all claims against the engineer that may be connected in any way to construction phase services.

Exhibit A

**Arc Design Resources Inc.
 Hourly Charge Rates
 Issued January 1, 2024**

Classification	Current Average Hourly Billing Rates
Administrative Assistant	\$60.00
Engineering Technician	\$100.00
Sr. Engineering Technician	\$115.00
Project Engineer	\$110.00
Sr. Project Engineer	\$130.00
Assistant Project Manager	\$145.00
Project Manager	\$175.00
Partner, Project Manager	\$205.00
Survey Technician	\$95.00
Sr. Survey Technician	\$110.00
Survey Field Technician	\$90.00
Sr. Survey Field Technician	\$110.00
Survey Project Manager	\$165.00
Construction Manager	\$115.00
Landscape Architect	\$130.00

Note: The above rates are valid until December 31, 2024.

**CITY OF BELVIDERE
OFFICE OF THE
MAYOR**

Memo

To: City Council
From: Clint Morris
cc:
Date: October 8, 2024
Re: Appointment of Erica Bluege as City Clerk to fill the vacancy created by the resignation by Sarah Turnipseed for the remainder of the term of office

I offer my appointment, of Erica Bluege as City Clerk for the remainder of the current term of office to fill the vacancy created by Sarah Turnipseed's resignation.

RECOMMENDED MOTION: Motion consenting to the appointment of Erica Bluege as the City Clerk for the remainder of the current term.



BELVIDERE
POLICE

Daniel Smaha
Deputy Chief—Investigations

Shane Woody
Chief of Police

David Bird
Deputy Chief—Patrol

615 N. Main Street - Belvidere, IL 61008 - Phone: 815-544-9626 - Fax: 815-544-9603 -
www.ci.belvidere.il.us

TO: Mayor Morris and City Council

FROM: Chief Shane Woody

DATE: October 14, 2024

RE: Motion to Accept Donation

Please be advised that the Belvidere Police Department has received a \$50.00 donation from the Asa Cottrell Chapter, Daughters of the American Revolution.

Motion: To accept the donation of \$50.00, check #1344, from the Asa Cottrell Chapter, Daughters of the American Revolution.