

State of Illinois) SS  
Belvidere, Illinois)

BELVIDERE CITY COUNCIL  
REGULAR MEETING  
AGENDA

November 18, 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 November 4, 2024; as presented.
- (5) Public Hearing: None.
- (6) Special Messages and Proclamations:
  - (A) IDA Public Library.
  - (B) Growth Dimensions.
- (7) Approval of Expenditures: General & Special Fund Expenditures: \$5,042,931.99  
Water & Sewer Fund Expenditures: \$ 916,626.16
- (8) Committee Reports and Minutes of City Officers:
  - (A) Monthly Report of Belvidere Police Department Overtime Pay for October 2024.
  - (B) Monthly Report of Belvidere Fire Department Overtime Pay for October 2024.
  - (C) Monthly Report of Community Development Department/Planning Department for October 2024.
  - (D) Monthly Report of Building Department Revenues, Residential Building Permits and Case Reports for October 2024.
  - (E) Monthly General Fund Report for October 2024.
  - (F) Monthly Water/Sewer Fund Report October 2024.
  - (G) Monthly CD Investments for October 2024.
  - (H) Minutes of Planning and Zoning Commission November 12, 2024.

- (I) Minutes of Committee of the Whole – Building, Planning and Zoning and Public Works of November 12, 2024.

(9) Unfinished Business:

- (A) Ord. #703H – 2nd Reading: An Ordinance Amending Sections 22-31, 22-32, 22-33, 22-34, 22-67, 22-500, 22-501, and 22-502 of the Belvidere Municipal Code Adopting and Amending the 2021 International Building Code, the 2021 International Residential Code, the 2021 International Fire Code, the 2021 International Mechanical Code, the 2021 International Fuel Gas Code, Portions of the 2024 International Fire Code, NFPA 855-2023 and the 2021 International Property Maintenance Code.

(10) New Business:

- (A) Ord. #704H – 1<sup>st</sup> Reading: An Ordinance Levying Taxes for all Corporate Purposes for the City of Belvidere, Boone County, Illinois for the fiscal year beginning May 1, 2024 and ending April 30, 2025.
- (B) Ord. #705H – 1<sup>st</sup> Reading: An Ordinance Making a Levy and Providing for a Special Service Area #2 Tax in the City of Belvidere, Boone County, Illinois for the fiscal year beginning May 1, 2024 and ending April 30, 2025.
- (C) Ord. #706H – 1<sup>st</sup> Reading: An Ordinance Making a Levy and Providing for a Special Service Area #3 Tax in the City of Belvidere, Boone County, Illinois for the fiscal year beginning May 1, 2024 and ending April 30, 2025.
- (D) Ord. #707H – 1<sup>st</sup> Reading: An Ordinance Approving a Replat Titled Re-Subdivision of Lots 5 and 6 of the Final Plat of Deer Woods II.
- (E) Ord. #708H – 1<sup>st</sup> Reading: An Ordinance Granting a Special Use to Allow a Planned Development within the SR-3, Single-Family Residential-3 District (707/5098 Tuneberg).

Motions forwarded from Committee of the Whole – Building, Planning and Zoning and Public Works November 12, 2024.

Motions of Public Works – Chairman Rory Peterson:

- (A) Motion to approve Change Order #1, in an amount not-to-exceed \$40,000, for the 6<sup>th</sup> Street Low Flow Channel Project. This work will be paid from Line Item #01-5-751-8058.

(11) Adjournment:

State of Illinois) SS  
Belvidere, Illinois)

BELVIDERE CITY COUNCIL  
REGULAR MEETING  
MINUTES

Date: November 4, 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, W. Frank, S. Gramkowski,  
M. McGee, R. Peterson and C. Stevens.

Absent: M. Fleury, M. Freeman and N. Mulhall.

Other staff members in attendance:

Public Works Director Brent Anderson, Budget and Finance Officer Sarah Turnipseed,  
Director of Buildings Kip Countryman, Community Development Planner Gina DelRose,  
Police Chief Shane Woody, Fire Lieutenant Dan Drall, City Attorney Mike Drella and  
City Clerk Erica Bluege.

(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  
October 21, 2024; as presented.

Motion by Ald. Peterson, 2<sup>nd</sup> by Ald. Albertini to approve the minutes of the regular  
meeting of the Belvidere City Council of October 21, 2024. Aye voice vote carried.  
Motion carried.

(5) Public Hearing:

Mayor Morris opened the Public Hearing at 6:04p.m. and stated the publication for the  
Public Hearing on Annexation Agreement relating to real property generally located at  
the Northwest corner of Beaver Valley Road and U.S. Bus. Route 20 that appeared in the  
Boone County Journal on October 17, 2024, and asked if there was anyone here to  
address the public hearing, there being none the public hearing closed at 6:05p.m.

(6) Special Messages and Proclamations: None.

(7) Approval of Expenditures: None.

(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 October 28, 2024; as presented.

Motion by Ald. Albertini, 2<sup>nd</sup> by Ald. Peterson to approve the minutes of the Committee of the Whole – Public Safety and Finance and Personnel of October 28, 2024. Aye voice vote carried. Motion carried.

(9) Unfinished Business:

(A) Ord. #694H – 2<sup>nd</sup> Reading: An Ordinance Authorizing the Execution of a Settlement Agreement Between the City of Belvidere and Deer Hills LLC and Landmark Development Inc.

Motion by Ald. Peterson, 2<sup>nd</sup> by Ald. Stevens to pass Ord. #694H. Roll Call Vote: 7/0 in favor. Ayes: Albertini, Brereton, Frank, Gramkowski, McGee, Peterson and Stevens. Nays: None. Motion carried.

(B) Ord. #695H – 2<sup>nd</sup> Reading: An Ordinance Authorizing the Execution of an Annexation Agreement Between the City of Belvidere and Deer Hills LLC.

Motion by Ald. Frank, 2<sup>nd</sup> by Ald. McGee to pass Ord. #695H. Roll Call Vote: 8/0 in favor. Ayes: Brereton, Frank, Gramkowski, McGee, Peterson, Stevens, Albertini and Mayor Morris. Nays: None. Motion carried.

(C) Ord. #696H – 2<sup>nd</sup> Reading: An Ordinance Amending Appendix A of the Belvidere Municipal Code to Modify Sewer Rates.

Motion by Ald. Peterson, 2<sup>nd</sup> by Ald. McGee to pass Ord. #696H. Roll Call Vote: 6/1 in favor. Ayes: Frank, Gramkowski, McGee, Peterson, Stevens and Albertini. Nays: Brereton. Motion carried.

(D) Ord. #697H – 2<sup>nd</sup> Reading: An Ordinance Amending Section 2-38 Compensation and Expenses of the City of Belvidere Municipal Code.

Motion by Ald. Peterson, 2<sup>nd</sup> by Ald. Stevens to pass Ord. #697H. Discussion took place with alderpersons expressing their opinion of the proposed ordinance. Roll Call Vote: 4/3 in favor. Ayes: Gramkowski, Peterson, Stevens and Frank. Nays: McGee, Albertini and Brereton. Motion lost.

- (E) Ord. #698H – 2<sup>nd</sup> Reading: An Ordinance Amending Article IX of Chapter 98 Small Wireless Facilities Deployment of the City of Belvidere Municipal Code.

Motion by Ald. Peterson, 2<sup>nd</sup> by Ald. McGee to pass Ord. #698H. Roll Call Vote: 7/0 in favor. Ayes: McGee, Peterson, Stevens, Albertini, Brereton, Frank and Gramkowski. Nays: None. Motion carried.

- (F) Ord. #699H – 2<sup>nd</sup> Reading: An Ordinance Amending Section 43-43 Nepotism Prohibited of the City of Belvidere Municipal Code.

Motion by Ald. Peterson, 2<sup>nd</sup> by Ald. McGee to pass Ord. #699H. Discussion took place. Motion by Ald. Peterson, 2<sup>nd</sup> by Ald. Stevens to amend the end of subsection (d) of Section 43-43 to “and each of the aboves’ spouses.” Roll Call Vote on the amendment: 7/0 in favor. Ayes: Peterson, Stevens, Albertini, Brereton, Frank, Gramkowski and McGee. Nays: None. Motion on amendment carried. Discussion took place in regards to how this could help in the hiring of future police officers. Roll Call Vote to pass Ord. #699H as amended. 7/0 in favor. Ayes: Stevens, Albertini, Brereton, Frank, Gramkowski, McGee and Peterson. Nays: None. Motion carried.

- (G) Ord. #700H – 2<sup>nd</sup> Reading: An Ordinance Granting A Zoning District Change from SR-6, Single Family Residential -6 District to CB, Central Business District (155 E. Hurlbut Avenue).

Motion by Ald. McGee, 2<sup>nd</sup> by Ald. Peterson to pass Ord. #700H. Roll Call Vote: 7/0 in favor. Ayes: Albertini, Brereton, Frank, Gramkowski, McGee, Peterson and Stevens. Nays: None. Motion carried.

- (H) Ord. #701H – 2<sup>nd</sup> Reading: An Ordinance Amending Chapter 150, Zoning Ordinance of the Municipal Code.

Motion by Ald. Frank, 2<sup>nd</sup> by Ald. Stevens to pass Ord. #701H. Community Development Planner DelRose explained this should make it more user friendly for residents. Discussion took place in regards to how it impacts garages and this will be for all new permits. Roll Call Vote: 7/0 in favor. Ayes: Brereton, Frank, Gramkowski, McGee, Peterson, Stevens and Albertini. Nays: None. Motion carried.

- (I) Ord. #702H – 2<sup>nd</sup> Reading: An Ordinance Granting a Special Use to Allow Indoor Commercial Entertainment within the GB, General Business District (1253 Logan Avenue).

Motion by Ald. Albertini, 2<sup>nd</sup> by Ald. Peterson to pass Ord. #702H. Roll Call Vote: 7/0 in favor. Ayes: Frank, Gramkowski, McGee, Peterson, Stevens, Albertini and Brereton. Nays: None. Motion carried.

(10) New Business:

- (A) Ord. #703H – 1<sup>st</sup> Reading: An Ordinance Amending Sections 22-31, 22-32, 22-33, 22-34, 22-67, 22-500, 22-501, and 22-502 of the Belvidere Municipal Code Adopting and Amending the 2021 International Building Code, the 2021 International Residential Code, the 2021 International Fire Code, the 2021 International Mechanical Code, the 2021 International Fuel Gas Code, Portions of the 2024 International Fire Code, NFPA 855-2023 and the 2021 International Property Maintenance Code.

Let the record show Ordinance #703H was placed on file for first reading.

Motions forwarded from Committee of the Whole – Public Safety, Finance & Personnel of October 28, 2024.

- (A) Motion to accept the \$650 donation from Dairy Queen of Belvidere and authorize its use for the Belvidere Fire Department's public outreach and education initiatives. Roll Call Vote: 7/0 in favor. Ayes: Gramkowski, McGee, Peterson, Stevens, Albertini, Brereton and Frank. Nays: None. Motion carried.
- (B) Motion to accept and approve the audit as presented by Sikich for the fiscal year ending April 30, 2024. Roll Call Vote: 7/0 in favor. Ayes: McGee, Peterson, Stevens, Albertini, Brereton, Frank and Gramkowski. Nays: None. Motion carried.
- (C) Motion to approve the 2025 IML Risk Management Association Annual Renewal in the amount of \$757,910.54. Roll Call Vote: 6/1 in favor. Ayes: Peterson, Stevens, Albertini, Frank, Gramkowski and McGee. Nays: Brereton. Motion carried.
- (D) Motion to approve the renewal with United Health Care for medical and self-funding dental for CY2025. Roll Call Vote: 7/0 in favor. Ayes: Stevens, Albertini, Brereton, Frank, Gramkowski, McGee and Peterson. Nays: None. Motion carried.
- (E) Motion to approve the estimated tax levy of \$6,716,682.00 as announced by the Finance Director. Roll Call Vote: 7/0 in favor. Ayes: Albertini, Brereton, Frank, Gramkowski, McGee, Peterson and Stevens. Nays: None. Motion carried.
- (F) Motion to approve the proposal from Testing Service Corporation, in an amount not-to-exceed \$19,750.00, to complete the geotechnical services for the Well #11 facility. This work will be paid for from the IEPA Public Water Supply Loan Program. Roll Call Vote: 7/0 in favor. Ayes: Brereton, Frank, Gramkowski, McGee, Peterson, Stevens and Albertini. Nays: None. Motion carried.
- (G) Motion to approve the low bid from Schroeder Asphalt Services, Inc., in an amount not-to-exceed \$240,000.00 for the Manhole Adjustment Project per the

Belvidere City Council  
November 4, 2024

bid addendum. This work will be paid for from Capital Funds. Roll Call Vote:  
7/0 in favor. Ayes: Frank, Gramkowski, McGee, Peterson, Stevens, Albertini,  
Brereton. Nays: None. Motion carried.

(11) Adjournment:

Motion by Ald. Frank, 2<sup>nd</sup> by Ald. Albertini to adjourn meeting at 6:44p.m. Aye voice  
vote carried. Motion carried.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Bills Payable Summary  
DATE OF PAYABLES

November 18, 2024

General Fund:	\$4,395,670.42
Special Funds:	
Farmington Ponds SSA#2	\$4,880.06
Farmington Ponds SSA#3	\$973.24
Capital	\$641,408.27
MFT	\$0.00
TIF	\$0.00
Escrow	\$0.00
Total General & Special Funds:	\$5,042,931.99
Water & Sewer:	\$916,626.16
Total of all Funds	\$5,959,558.15



Select Department	Payroll Name	Pay Date	Overtime Earnings Total	Overtime Hours Total	ACT OT Earnings	ACT OT Hours	DBL - DoubleTime earnings	DBL - DoubleTime	Overtime Rate Paid
01-210									
10/01/2024									
10/31/2024									
Effective as of 11/09/2024									
Employment Profile - Effective Date									
Home Department Description									
POLICE	Bail, Michael H	10/11/2024	\$298.83	4.00	\$0.00	0.00	\$0.00	0.00	\$74.71
POLICE	Bell, Jeremy	10/25/2024	\$298.83	4.00	\$0.00	0.00	\$0.00	0.00	\$74.71
POLICE	Bogdonas, Michelle A	10/11/2024	\$165.04	2.50	\$0.00	0.00	\$0.00	0.00	\$66.02
POLICE	Bogdonas, Michelle A	10/11/2024	\$396.10	6.00	\$0.00	0.00	\$0.00	0.00	\$66.02
POLICE	Davis, Matthew I	10/25/2024	\$1,980.48	30.00	\$0.00	0.00	\$0.00	0.00	\$53.93
POLICE	Davis, Matthew I	10/11/2024	\$80.90	1.50	\$0.00	0.00	\$0.00	0.00	\$53.93
POLICE	DeLavan, Thomas S	10/25/2024	\$755.09	14.00	\$0.00	0.00	\$0.00	0.00	\$66.02
POLICE	Derry, Paul D	10/25/2024	\$821.76	9.50	\$0.00	0.00	\$0.00	0.00	\$74.71
POLICE	Derry, Paul D	10/11/2024	\$522.95	7.00	\$0.00	0.00	\$0.00	0.00	\$74.71
POLICE	Garcia, Christopher R	10/11/2024	\$759.24	13.00	\$0.00	0.00	\$0.00	0.00	\$58.40
POLICE	Garcia, Christopher R	10/25/2024	\$671.64	11.50	\$0.00	0.00	\$0.00	0.00	\$58.40
POLICE	Gilbson, Matthew	10/11/2024	\$1,456.24	27.00	\$0.00	0.00	\$0.00	0.00	\$53.93
POLICE	Gilbson, Matthew	10/25/2024	\$296.64	5.50	\$0.00	0.00	\$0.00	0.00	\$53.93
POLICE	Jones, Anthony M.	10/25/2024	\$1,779.85	33.00	\$0.00	0.00	\$0.00	0.00	\$66.02
POLICE	Kirk, Julie A	10/11/2024	\$297.07	4.50	\$0.00	0.00	\$0.00	0.00	\$66.02
POLICE	Kirk, Julie A	10/11/2024	\$627.15	9.50	\$0.00	0.00	\$0.00	0.00	\$66.02
POLICE	Korn, Matthew D	10/11/2024	\$1,488.28	25.50	\$0.00	0.00	\$0.00	0.00	\$58.40
POLICE	Korn, Matthew D	10/25/2024	\$2,569.74	44.00	\$0.00	0.00	\$0.00	0.00	\$58.40
POLICE	Mears, Adam M	10/11/2024	\$166.78	3.00	\$0.00	0.00	\$0.00	0.00	\$56.26
POLICE	Mears, Adam M	10/25/2024	\$337.55	6.00	\$0.00	0.00	\$0.00	0.00	\$56.26
POLICE	Rackley, Dillon Robert	10/25/2024	\$460.07	8.00	\$0.00	0.00	\$0.00	0.00	\$56.26
POLICE	Schulz, Julie	10/11/2024	\$297.07	4.50	\$0.00	0.00	\$0.00	0.00	\$66.02
POLICE	Smith, Zachary	10/11/2024	\$255.17	4.50	\$0.00	0.00	\$0.00	0.00	\$66.02
POLICE	Smith, Zachary	10/25/2024	\$1,040.79	18.50	\$0.00	0.00	\$0.00	0.00	\$56.26
POLICE	Venegas, Gerardo	10/11/2024	\$1,043.63	18.50	\$0.00	0.00	\$0.00	0.00	\$56.26
POLICE	Venegas, Gerardo	10/25/2024	\$1,067.90	21.50	\$0.00	0.00	\$0.00	0.00	\$48.54
POLICE	Washburn, Christofor T	10/11/2024	\$149.41	2.00	\$0.00	0.00	\$0.00	0.00	\$48.54
POLICE	Zapf, Richard M	10/25/2024	\$244.67	4.00	\$0.00	0.00	\$0.00	0.00	\$74.71
POLICE	Zapf, Richard M	10/11/2024	\$703.42	11.50	\$0.00	0.00	\$0.00	0.00	\$74.71
Grand Totals			\$21,650.46	388.50	\$0.00	0.00	\$0.00	0.00	\$61.17
Total					\$0.00	0.00	\$0.00	0.00	\$61.17



Fire Overtime Report - October 2024

Pay Periods 9-21-24/10-18-24

Home Department Description	Payroll Name	Date	Overtime Hours	Pay Rate	Timecard Work Labor Field 1
FIRE	Beck, Mark E	9/24/2024	1.5	\$0.00	Inspections
FIRE	Beck, Mark E	9/24/2024	2	\$0.00	Inspections
FIRE	Beck, Mark E	9/30/2024	24	\$0.00	Fire Dept Shift Coverage
FIRE	Beck, Mark E	10/2/2024	5.5	\$0.00	Inspections
FIRE	Beck, Mark E	10/4/2024	2	\$0.00	Inspections
FIRE	Beck, Mark E	10/6/2024	24	\$0.00	Fire Dept Shift Coverage
FIRE	Beck, Mark E	10/8/2024	4.5	\$0.00	Inspections
FIRE	Beck, Mark E	10/15/2024	6.75	\$0.00	Inspections
Totals for Payroll Name Beck, Mark E			70.25	\$0.00	
Total					
FIRE	Bullard, Zachary J	9/22/2024	24	\$0.00	Fire Dept Training
FIRE	Bullard, Zachary J	10/4/2024	0.25	\$0.00	Additional Manpower
FIRE	Bullard, Zachary J	10/5/2024	4	\$0.00	Fire Dept Training
FIRE	Bullard, Zachary J	10/16/2024	4.25	\$0.00	Fire Dept Shift Coverage
Totals for Payroll Name Bullard, Zachary J			32.5	\$0.00	
Total					
FIRE	Burdick, David	9/24/2024	1.5	\$0.00	Administration
FIRE	Burdick, David	10/5/2024	4	\$0.00	Fire Dept Training
FIRE	Burdick, David	10/8/2024	2	\$0.00	Administration
Totals for Payroll Name Burdick, David			7.5	\$0.00	
Total					
FIRE	Drall, Daniel C	9/24/2024	1.5	\$0.00	Administration
FIRE	Drall, Daniel C	9/28/2024	24	\$0.00	Fire Dept Shift Coverage
FIRE	Drall, Daniel C	10/15/2024	2.5	\$0.00	Public Education
FIRE	Drall, Daniel C	10/16/2024	2.25	\$0.00	Public Education
Totals for Payroll Name Drall, Daniel C			30.25	\$0.00	
Total					

FIRE	Ellwanger, Adam A	9/25/2024	24	\$0.00	Fire Dept Shift Coverage
FIRE	Ellwanger, Adam A	10/4/2024	0.25	\$0.00	Additional Manpower
Totals for Payroll Name Ellwanger, Adam A					
Total			24.25	\$0.00	
FIRE	Erber, Joseph D	10/4/2024	24	\$0.00	Fire Dept Shift Coverage
FIRE	Erber, Joseph D	10/5/2024	4	\$0.00	Fire Dept Training
FIRE	Erber, Joseph D	10/16/2024	0.75	\$0.00	Additional Manpower
FIRE	Erber, Joseph D	10/16/2024	3	\$0.00	Teams
Totals for Payroll Name Erber, Joseph D					
Total			31.75	\$0.00	
FIRE	Fox, Kevin W	9/26/2024	24	\$0.00	Fire Dept Shift Coverage
FIRE	Fox, Kevin W	10/5/2024	4	\$0.00	Fire Dept Training
FIRE	Fox, Kevin W	10/9/2024	3	\$0.00	Administration
Totals for Payroll Name Fox, Kevin W					
Total			31	\$0.00	
FIRE	Gunsteen, Robert J	10/15/2024	2.5	\$0.00	Public Education
FIRE	Gunsteen, Robert J	10/16/2024	2.25	\$0.00	Public Education
Totals for Payroll Name Gunsteen, Robert J					
Total			4.75	\$0.00	
FIRE	Hendrickson, Jacob C	9/30/2024	2.25	\$0.00	Maintenance
FIRE	Hendrickson, Jacob C	10/5/2024	4	\$0.00	Fire Dept Training
Totals for Payroll Name Hendrickson, Jacob C					
Total			6.25	\$0.00	
FIRE	Jankowski, Jason	9/28/2024	24	\$0.00	Fire Dept Training
FIRE	Jankowski, Jason	10/4/2024	8	\$0.00	Fire Dept Shift Coverage
FIRE	Jankowski, Jason	10/5/2024	5.5	\$0.00	Fire Dept Shift Coverage
FIRE	Jankowski, Jason	10/13/2024	9	\$0.00	Fire Dept Training
Totals for Payroll Name Jankowski, Jason					
Total			46.5	\$0.00	

FIRE	Johnson, Camden	10/5/2024	4	\$0.00	Fire Dept Training
FIRE	Johnson, Camden	10/17/2024	8	\$0.00	Fire Dept Training
Totals for Payroll Name Johnson, Camden					
Total			12	\$0.00	
FIRE	Kriebs, James J	10/5/2024	4	\$0.00	Fire Dept Training
Totals for Payroll Name Kriebs, James J					
Total			4	\$0.00	
FIRE	Letourneau, Christopher R	9/24/2024	1.5	\$0.00	Administration
Totals for Payroll Name Letourneau, Christopher R					
Total			1.5	\$0.00	
FIRE	Loudenbeck, Matthew F	10/16/2024	0.75	\$0.00	Additional Manpower
Totals for Payroll Name Loudenbeck, Matthew F					
Total			0.75	\$0.00	
FIRE	Mead, Stephen C	9/21/2024	2.5	\$0.00	Additional Manpower
FIRE	Mead, Stephen C	9/21/2024	5	\$0.00	Teams
Totals for Payroll Name Mead, Stephen C					
Total			7.5	\$0.00	
FIRE	Mitchell, Cory	9/21/2024	2.5	\$0.00	Additional Manpower
FIRE	Mitchell, Cory	9/21/2024	5.5	\$0.00	Teams
FIRE	Mitchell, Cory	10/5/2024	4	\$0.00	Fire Dept Training
Totals for Payroll Name Mitchell, Cory					
Total			12	\$0.00	
FIRE	Pavlatos, Gregory R	10/5/2024	4	\$0.00	Fire Dept Training
FIRE	Pavlatos, Gregory R	10/16/2024	3	\$0.00	Teams
Totals for Payroll Name Pavlatos, Gregory R					
Total			7	\$0.00	

FIRE	Swanson, Jason	10/17/2024	8	\$0.00	Maintenance
Totals for Payroll Name Swanson, Jason					
Total			8	\$0.00	
FIRE	Tangye, Travis N	9/22/2024	24	\$0.00	Fire Dept Shift Coverage
FIRE	Tangye, Travis N	10/5/2024	4	\$0.00	Fire Dept Training
FIRE	Tangye, Travis N	10/8/2024	2	\$0.00	Administration
FIRE	Tangye, Travis N	10/16/2024	1.25	\$0.00	Additional Manpower
Totals for Payroll Name Tangye, Travis N					
Total			31.25	\$0.00	
FIRE	Thornton, Nicolas J	9/24/2024	1.5	\$0.00	Administration
FIRE	Thornton, Nicolas J	10/5/2024	4	\$0.00	Fire Dept Training
FIRE	Thornton, Nicolas J	10/9/2024	2	\$0.00	Administration
Totals for Payroll Name Thornton, Nicolas J					
Total			7.5	\$0.00	
FIRE	Vandenbroek, Troy Abraham	10/16/2024	19.75	\$0.00	Fire Dept Shift Coverage
Totals for Payroll Name Vandenbroek, Troy Abraham					
Total			19.75	\$0.00	
FIRE	Vaughan, Jeffery C	9/26/2024	6.5	\$0.00	Fire Dept Training
FIRE	Vaughan, Jeffery C	10/3/2024	8.5	\$0.00	Fire Dept Training
FIRE	Vaughan, Jeffery C	10/12/2024	24	\$0.00	Fire Dept Shift Coverage
Totals for Payroll Name Vaughan, Jeffery C					
Total			39	\$0.00	
FIRE	Winnie, Todd J	9/30/2024	1.5	\$0.00	Maintenance
FIRE	Winnie, Todd J	10/5/2024	2	\$0.00	Fire Dept Training
FIRE	Winnie, Todd J	10/8/2024	24	\$0.00	Fire Dept Shift Coverage
FIRE	Winnie, Todd J	10/11/2024	2.25	\$0.00	Fire Dept Training
FIRE	Winnie, Todd J	10/12/2024	9	\$0.00	Fire Dept Training
FIRE	Winnie, Todd J	10/15/2024	8	\$0.00	Fire Dept Training
FIRE	Winnie, Todd J	10/17/2024	2	\$0.00	Additional Manpower

Totals for Payroll Name Winnie, Todd J

48.75 \$0.00

Grand Totals

484 \$0.00

# BELVIDERE

## Community Development Department Planning Department

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

### October 2024 Monthly Report

Number	Project	Description	Processed
3	Cases: October	TAB Holdings, 155 E. Hurlbut Avenue, RZ City of Belvidere, TA	8/27/2024 8/27/2024
2	Cases: November	By Liquors, 1253 Logan Avenue, SU Deer Woods II, RP Clinton, 5098 Tuneberg Parkway, SU	9/10/2024 10/1/2024 10/1/2024
0	Annexation	None	
0	Temporary Uses	None	
1	Site Plans (New/Revised)	3792 Morriem Drive	10/16/2024
1	Final Inspection	1890 Crystak Parkway	10/27/2024
2	Downtown Overlay Review	221 N. State Street, stucco and paint 107/109 N. State Street, windows and door	10/21/2024 10/21/2024
2	<b>Prepared Zoning Verification Letters</b>	2141 Henry Luckow Drive Irene Road Comprehensive Plan	10/7/2024 10/9/2024
0	<b>Issued Address Letters</b>	None	
	Belvidere Historic Preservation Commission	Staff sent out invitations, created a draft of the awards program, purchased items for the event and assembled books.	
	Heritage Days	None	
	Hometown Christmas	Attended the 2024 event kick-off meeting	
	<b>Scanned Plats: E-mail, Print and/or Burn</b>		
0	Recorder's Office		
10	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

Attended a stakeholder meeting for the Boone County Comprehensive Plan and UDO

Was appointed by the Boone County Board to be the local representative on the Quad Cities Regional Economic Development Authority



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

	# OF PERMITS	
Code Enforcement Violations	1	\$ 100.00
Submittal	0	\$ -
Electrical Registrations	9	\$ 450.00
<b>Total Permits Issued</b>	<b>92</b>	
<b>Total Value of Construction</b>		<b>\$ 1,392,286.00</b>
Building Fees	92	\$ 17,004.12
Electric Permit Fees	16	\$ 1,468.77
Plumbing Permit Fees	5	\$ 702.50
HVAC Permit Fees	9	\$ 1,098.80
Insulation Permit Fees	5	\$ 75.00
Plan Review Fees	40	\$ 2,411.18
Zoning Review Fees	32	\$ 335.00
Fire Dept Review Fees	2	\$ 371.00
Sign Permit Fees	0	\$ -
Fence Permit Fees	10	\$ 300.00
SW,DW & GR Fees	10	\$ 582.50
Reinspection/Misc.		
Total Permit Income		\$ 24,348.87
Enterprise Zone Discount	6	\$ 567.50
<b>Total Permit Fees</b>		<b>\$ 24,916.37</b>
<b>BREAK DOWN OF COMMERCIAL vs. RESIDENTIAL INCOME</b>		
Commercial/Industrial Income	11	\$ 8,300.45
Residential Income	81	\$ 16,048.42
	TOTAL	\$ 24,348.87
	<b>VALUE</b>	
Multi Family (New Construction)	0	\$ -
Single Family Residence (New Const)	0	\$ -
Commercial/ Industrial	16	\$ 519,513.00
Other Residential	81	\$ 872,773.00
	TOTAL	\$ 1,392,286.00



2024-1211	10/22/24	229	W	Huribut Ave	SR6	\$12,000.00	HVAC & AC Unit	\$25.00		\$10.00	\$155.00
2024-1218	10/23/24	1221		Berylan St	SR6	\$11,000.00	Tear off/Re roof	\$175.00			\$175.00
2024-1219	10/23/24	346		Andrews Dr	SR6	\$24,266.00	Solar Panel Install	\$105.00	\$75.00	\$10.00	\$200.00
2024-1213	10/23/24	1026		Caswell St	SR6	\$3,600.00	Fence 6' wood	\$25.00		\$10.00	\$75.00
2024-1220	10/23/24	413		Lindenwood	MIRBL	\$30,000.00	Tear off/Re roof	\$485.00		\$30.00	\$485.00
2024-1223	10/23/24	413		Streamwood Ln	SR6	\$8,000.00	Tear off/Re roof	\$155.00			\$155.00
2024-1160	10/24/24	617		Glenwood Dr	SR6	\$17,000.00	Tear off/Re roof	\$290.00			\$290.00
2024-1217	10/24/24	627	W	7th St	SR6	\$9,675.00	Window Replacement (9)	\$180.13			\$180.13
2024-1225	10/24/24	807		Pearl St	SR6	\$400.00	Tear off/Re roof flat roof	\$65.00			\$65.00
2024-1201	10/24/24	927	E	2nd St	SR6	\$7,458.00	Window Replacement (5)	\$146.87			\$146.87
2024-1212	10/24/24	2501		Fairfield Trl	SR4	\$1,500.00	Pergola	\$65.00			\$65.00
2024-1227	10/25/24	429	W	Huribut Ave	SR6	\$8,998.00	Sewer Repair	\$25.00			\$25.00
2024-1216	10/25/24	422	N	State St	GIB	\$285.00	Fire Remodel	\$2,995.00	\$215.00	\$20.00	\$5,197.50
2024-1228	10/25/24	302	W	Boone St	SR6	\$9,947.00	Fence 6' Vinyl	\$25.00		\$10.00	\$75.00
2024-1231	10/28/24	1304		15th Ave	SR6	\$8,000.00	Siding	\$155.00			\$155.00
2024-1224	10/28/24	712		Logan Ave	NB	\$16,000.00	Deck & Stairs	\$275.00			\$275.00
2024-1139	10/28/24	5620		Waters Bend Dr	SR4	\$16,214.00	Fence 4' Aluminum	\$25.00		\$30.00	\$75.00
2024-1210	10/29/24	1006		Washington	SR6	\$400.00	wood burning stove deck	\$65.00	\$60.00		\$135.00
2024-1236	10/29/24	135		Burgess St	SR6	\$3,000.00	Tear off/Re roof	\$80.00			\$100.00
2024-1237	10/30/24	816		Webster St	SR6	\$14,836.00	Furnace & AC	\$25.00		\$12.68	\$145.00
2024-1234	10/30/24	903		Garfield Ave	SR6	\$30,000.00	Detached Garage & DW	\$485.00	\$46.61	\$10.00	\$614.29
2024-1239	10/30/24	1522		Maryland Ct	SR6	\$4,750.00	Tear off/Re roof	\$110.00			\$110.00
2024-1243	10/31/24	401	E	Lincoln Ave	SR6	\$8,626.00	Window Replacement (10)	\$164.39			\$164.39
2024-1246	10/31/24	1413		Ruby St	SR6	\$11,000.00	Tear off/Re roof	\$200.00			\$200.00
						\$1,392,286.00		\$17,004.12	\$1,468.77	\$2,411.18	\$567.50
								\$702.50	\$1,098.80	\$75.00	\$24,348.87
								\$371.00	\$0.00	\$335.00	\$582.50
								\$2	\$0	\$0	\$24,916.37
								\$32	\$0	\$0	\$2
								\$40	\$0	\$0	\$10
								\$5	\$0	\$0	\$10
								\$9	\$0	\$0	\$2
								\$16	\$0	\$0	\$10
								\$92	\$0	\$0	\$10



# RESIDENTIAL MONTHLY REPORT OCTOBER 2024

Account #	Address	City	Zip	Service	Start Date	End Date	Amount	Notes	Balance
2024-1220	Lindenwood	MR8L	413	SR6	10/23/24	10/23/24	\$30,000.00	Tear off/Re roof	\$485.00
2024-1223	Streamwood Ln	SR6	413	SR6	10/23/24	10/23/24	\$8,000.00	Tear off/Re roof	\$155.00
2024-1160	Glenwood Dr	SR6	617	SR6	10/24/24	10/24/24	\$17,000.00	Tear off/Re roof	\$290.00
2024-1217	7th St	SR6	627	SR6	10/24/24	10/24/24	\$9,675.00	Window Replacement (9)	\$180.13
2024-1225	Pearl St	SR6	807	SR6	10/24/24	10/24/24	\$400.00	Tear off/Re roof flat roof	\$65.00
2024-1201	2nd St	SR6	927	SR6	10/24/24	10/24/24	\$7,458.00	Window Replacement (5)	\$146.87
2024-1212	Fairfield Trl	SR4	2501	SR4	10/24/24	10/24/24	\$1,500.00	Pergola	\$65.00
2024-1227	Huribut Ave	SR6	429	SR6	10/25/24	10/25/24	\$8,998.00	Sewer Repair	\$25.00
2024-1228	Boone St	SR6	302	SR6	10/25/24	10/25/24	\$9,947.00	Fence 6' Vinyl	\$25.00
2024-1231	15th Ave	SR6	1304	SR6	10/28/24	10/28/24	\$8,000.00	Siding	\$155.00
2024-1224	Logan Ave	NB	712	SR6	10/28/24	10/28/24	\$16,000.00	Deck & Stairs	\$275.00
2024-1139	Waters Bend Dr	SR4	5620	SR4	10/28/24	10/28/24	\$16,214.00	Fence 4' Aluminum	\$25.00
2024-1210	Washington	SR6	1006	SR6	10/29/24	10/29/24	\$400.00	wood burning stove deck	\$60.00
2024-1236	Burgess St	SR6	135	SR6	10/29/24	10/29/24	\$3,000.00	deck	\$80.00
2024-1237	Webster St	SR6	816	SR6	10/30/24	10/30/24	\$14,836.00	Furnace & AC	\$25.00
2024-1234	Garfield Ave	SR6	903	SR6	10/30/24	10/30/24	\$30,000.00	Detached Garage & DW	\$485.00
2024-1239	Maryland Ct	SR6	1522	SR6	10/30/24	10/30/24	\$4,750.00	Tear off/Re roof	\$110.00
2024-1243	Lincoln Ave	SR6	401	SR6	10/31/24	10/31/24	\$8,626.00	Window Replacement (10)	\$164.39
2024-1246	Ruby St	SR6	1413	SR6	10/31/24	10/31/24	\$11,000.00	Tear off/Re roof	\$200.00
							\$872,773.00		\$12,447.17
							\$953.77		\$12
							\$490.00		\$3
							\$648.80		\$7
							\$40.00		\$3
							\$378.68		\$36
							\$310.00		\$31
							\$0.00		\$0
							\$0.00		\$0
							\$300.00		\$10
							\$480.00		\$8
							\$16,048.42		



COMMERCIAL MONTHLY REPORT OCTOBER 2024

Permit #	Date	Street #	Dir	Street Name	Zone	Value	Construction Type	BLDG	ELECT	PLUMB	HVAC	INS	REVV	ZONG	FD REVW	SIGN	FENCE	SW/DW	AMT PD	EZ	TOTAL FEE
2024-1106	10/02/24	1031		5th Ave	I	\$8,583.00	Fence 4' Chain Link	\$0.00											\$0.00		\$0.00
2024-1148	10/07/24	112	W	Pleasant St	CI	\$12,000.00	Siding Replacement	\$265.00											\$265.00		\$265.00
2024-1143	10/08/24	2340		Newburg Rd	HI	\$20,000.00	Fire Pump House	\$172.50										\$42.50	\$517.50	\$517.50	\$1,035.00
2024-1176	10/15/24	1910	N	State St	CI	\$40,000.00	Tear off/Re roof TPO	\$545.00			\$30.00	\$15.00	\$172.50						\$545.00		\$545.00
2024-1177	10/15/24	828		Landmark Dr	PI	\$16,695.00	Window Replacement (14)	\$311.95											\$311.95		\$311.95
2024-1184	10/16/24	203		Logan Ave	CI	\$6,000.00	Deck Resurface New Railing	\$205.00					\$115.00	\$25.00					\$345.00		\$345.00
2024-1156	10/16/24	1920		Gateway Center Dr	PI	\$1,500.00	Fire Alarm alteration	\$25.00							\$173.00				\$273.00		\$273.00
2024-1198	10/22/24	642		Crystal Pkwy	PI	\$400,000.00	HVAC - Furnace & AC	\$25.00	\$140.00	\$420.00			\$12.50						\$597.50		\$597.50
2024-0773	10/22/24	1151	W	Locust St	I	\$13,000.00	Fence 6' Chain Link	\$0.00											\$0.00		\$0.00
2024-1216	10/23/24	422	N	State St	GB	\$1,450.00	Commercial Food	\$12.50	\$37.50						\$198.00				\$0.00		\$0.00
						\$285.00	Fire Remodel	\$2,995.00	\$215.00	\$175.00		\$20.00	\$1,732.50	\$25.00	\$371.00	\$0.00	\$0.00	\$60.00	\$248.00	\$50.00	\$298.00
						\$519,513.00		\$4,556.95	\$515.00	\$212.50	\$450.00	\$35.00	\$2,032.50	\$25.00	\$371.00	\$0.00	\$0.00	\$102.50	\$8,300.45	\$567.50	\$8,867.95
								11	4	2	2	2	4	1	2	0	0	2	11	2	

# EZ Discount Report - OCTOBER 2024

Permit #	Date	NO	DIR	STREET	ZON	Value	Construction	Building	Electric	Plumbing	HVAC	INSL	REVW	Zong	FD	Sign	Fence	SW&DW	Paid	EZ Discount	Total Fee
2024-1143	10/08/24	2340		Newburg Rv	HI	\$20,000.00	Fire Pump House	\$172.50	\$85.00		\$30.00	\$15.00	\$172.50					\$42.50	\$517.50	\$517.50	\$1,035.00
2024-0773	10/22/24	1920		Gateway Centre	PB	\$1,450.00	rd Supression Sys	\$12.50		\$37.50					\$198.00				\$248.00	\$50.00	\$298.00
																			\$0.00	\$0.00	\$0.00
																			\$0.00	\$0.00	\$0.00
																			\$0.00	\$0.00	\$0.00
																			\$0.00	\$0.00	\$0.00
							\$21,450.00	\$185.00	\$85.00				\$172.50	\$0.00	\$198.00	\$0.00	\$0.00	\$42.50	\$765.50	\$567.50	\$1,333.00



# ELECTRICAL REGISTRATION OCTOBER 2024

Permit #	Date	FEE	PYMNT	NAME	CO NAME	REG #	EXPIRES
2024-1149	10/10/24	\$ 50.00	3038	Tyler Queen	Braven Solar	25-0424-1	4/24/2025
2024-1155	10/08/24	\$ 50.00	CASH	T&M Electrical Services I	T&M Electrical Services Inc	25-1008-1	10/8/2025
2024-1126	10/01/24	\$ 50.00	5028	Tekton Development		25-1001-1	10/1/2025
2024-1167	10/11/24	\$ 50.00	card	Tomasz Rog	Elza Electric Corp	25-1011-1	10/11/2025
2024-1179	10/15/24	\$ 50.00	card	Josh Englert	E-Squared Electric, Inc	25-1015-1	10/15/2025
2024-1181	10/15/24	\$ 50.00	cash	Gene Jacobson	Precision Drive & Control	25-1015-2	10/15/2025
2024-1190	10/18/24	\$ 50.00	cash	Brian Alanis	Alpha Home Revival	25-1017-1	10/17/2025
2024-1208	10/22/24	\$ 50.00	card	Richard Olson	Greenlink Solar Solutions	25-1022-1	10/22/2025
2024-1226	10/24/24	\$ 50.00	card	Robert Major	R Major Improvements LLC	25-1024-1	10/24/2025

\$ 450.00

**CODE ENFORCEMENT VIOLATIONS OCTOBER 2024**

Permit #	Date	Street #	Dir	Violator Name	Zone	Enforcement Code	Check #/Cash	Owner
24-0380	10/03/24	2823		Clines Ford L	SR4	\$100.00	6426	Valerie Stensven

**\$100.00**

# OCTOBER 2024 DEPOSIT RECORDS

DATE	BLUDDG	ELECT	PLUMBG	HVAC	INSL	REVV	ZONG	SIGN	FENCE	SW&DW	AMT PAID	EZ DISC	TOTAL FEE	MISC	FD Revw	CODE ENF	ELECTR CERT	TOTAL DEP	REINSPECT/	Planning
10/1/2024	\$308.00	\$75.00	\$65.00			\$20.00	\$20.00		\$30.00		\$518.00		\$518.00				\$50.00	\$568.00		
10/2/2024	\$1,411.20	\$207.16	\$295.00	\$141.50	\$10.00	\$23.60	\$10.00		\$60.00		\$2,158.46		\$2,158.46					\$2,158.46		
10/3/2024	\$248.63			\$120.00							\$368.63		\$368.63			\$100.00		\$468.63		
10/4/2024	\$201.52					\$20.00	\$20.00		\$30.00		\$331.52		\$331.52					\$331.52		
10/5/2024											\$0.00		\$0.00					\$0.00		
10/6/2024											\$0.00		\$0.00					\$0.00		
10/7/2024	\$991.75	\$75.00				\$20.00	\$20.00		\$60.00		\$1,166.75		\$1,166.75					\$1,166.75		
10/8/2024	\$905.25	\$85.00		\$30.00	\$15.00	\$172.50			\$42.50	\$1,250.25	\$517.50		\$1,767.75	\$1,075.00			\$50.00	\$2,375.25	\$1,075.00	
10/9/2024	\$25.00					\$10.00	\$10.00		\$30.00	\$75.00	\$75.00		\$75.00	\$202.40			\$50.00	\$277.40	\$202.40	
10/10/2024	\$979.80	\$125.00		\$60.00	\$10.00	\$35.00	\$20.00		\$30.00	\$1,259.80	\$1,259.80		\$1,259.80				\$50.00	\$1,309.80		
10/11/2024	\$615.00	\$75.00				\$31.48	\$30.00		\$60.00	\$811.48	\$811.48		\$811.48				\$50.00	\$861.48		
10/12/2024										\$0.00	\$0.00		\$0.00					\$0.00		
10/13/2024										\$0.00	\$0.00		\$0.00					\$0.00		
10/14/2024	\$212.00	\$75.00				\$20.00	\$20.00		\$60.00	\$387.00	\$387.00		\$387.00					\$387.00		
10/15/2024	\$1,670.73									\$1,670.73	\$1,670.73		\$1,670.73				\$100.00	\$1,770.73		
10/16/2024	\$364.73	\$75.00				\$125.00	\$45.00		\$30.00	\$699.73	\$699.73		\$699.73		\$173.00			\$872.73		
10/17/2024	\$1,175.00					\$20.00	\$20.00		\$30.00	\$1,245.00	\$1,245.00		\$1,245.00					\$1,245.00		
10/18/2024	\$1,108.37	\$125.00		\$27.30	\$20.00	\$35.92	\$20.00		\$30.00	\$1,366.59	\$1,366.59		\$1,366.59				\$50.00	\$1,416.59		
10/19/2024										\$0.00	\$0.00		\$0.00					\$0.00		
10/20/2024										\$0.00	\$0.00		\$0.00					\$0.00		
10/21/2024	\$190.00	\$140.00		\$420.00		\$32.50	\$10.00		\$60.00	\$852.50	\$852.50		\$852.50					\$852.50		
10/22/2024	\$275.75	\$75.00	\$37.50	\$120.00		\$20.00	\$10.00			\$538.25	\$50.00		\$588.25		\$198.00		\$50.00	\$786.25		
10/23/2024	\$945.00	\$75.00				\$20.00	\$20.00		\$30.00	\$1,090.00	\$1,090.00		\$1,090.00					\$1,090.00		
10/24/2024	\$747.00					\$10.00	\$10.00			\$767.00	\$767.00		\$767.00					\$817.00		
10/25/2024	\$3,045.00	\$215.00	\$305.00		\$20.00	\$1,742.50	\$10.00		\$30.00	\$5,427.50	\$5,427.50		\$5,427.50					\$5,427.50		
10/26/2024										\$0.00	\$0.00		\$0.00					\$0.00		
10/27/2024										\$0.00	\$0.00		\$0.00					\$0.00		
10/28/2024	\$455.00					\$20.00	\$20.00		\$30.00	\$525.00	\$525.00		\$525.00					\$525.00		
10/29/2024										\$0.00	\$0.00		\$0.00					\$0.00		
10/30/2024	\$765.00	\$46.61		\$180.00		\$32.68	\$20.00		\$60.00	\$1,104.29	\$1,104.29		\$1,104.29					\$1,104.29		
10/31/2024	\$364.39								\$364.39	\$364.39	\$364.39		\$364.39	\$89.28				\$453.67	\$89.28	
	<b>\$17,004.12</b>	<b>\$1,468.77</b>	<b>\$702.50</b>	<b>\$1,098.80</b>	<b>\$75.00</b>	<b>\$2,411.18</b>	<b>\$335.00</b>	<b>\$0.00</b>	<b>\$300.00</b>	<b>\$582.50</b>	<b>\$23,977.87</b>	<b>\$567.50</b>	<b>\$24,545.37</b>	<b>\$1,366.68</b>	<b>\$371.00</b>	<b>\$100.00</b>	<b>\$450.00</b>	<b>\$26,265.55</b>	<b>\$1,366.68</b>	<b>\$1,366.68</b>

# Code Violations - October 2024

10/01/2024 - 10/31/2024

Case Date	Parcel Address	Assigned To	Description	Main Status
<b>Group: Closed</b>				
10/28/2024	1508 W 6TH ST	Cara Whetsel	mold in bathroom by tub	Closed
10/29/2024	626 W LOCUST ST	Cara Whetsel	couch stored on balcony	Closed
10/22/2024	402 S STATE ST	Cara Whetsel	painted an exterior wall in the downtown overlay district w/o approval	Closed
10/21/2024	309 E MADISON ST	Cara Whetsel	toilet in ROW, old couches & other rubbish in the tree line on the side, & large pile of branches in the back yard	Closed
10/18/2024	404 S STATE ST	Cara Whetsel	decorative piece on top of the façade is coming away from the building	Closed
10/10/2024	1006 WASHINGTON ST	Cara Whetsel	auto repair business, inop vehicles, tall grass & weeds, too much exterior storage, garbage & rubbish, installed wood stove w/o permit	Closed
10/10/2024	2002 GATEWAY CENTER DR	Cara Whetsel	too many - 8 temporary signs	Closed

10/10/2024	322 VAN BUREN ST	Cara Whetsel	chickens - including a rooster that crows constantly, chicken coop, inop vehicle, vehicle parking over public SW, junk	Closed
10/8/2024	803 LINDENWOOD LN	Cara Whetsel	no hot water	Closed
10/3/2024	1423 11TH AVE	Cara Whetsel	mold, bugs, mice, furnace does not work	Closed
10/3/2024	815 PROSPECT ST	Cara Whetsel	cracks in the plaster on wall & small water leak on the ceiling	Closed
10/3/2024	1908 WYCLIFFE ST	Cara Whetsel	Street Light Out	Closed

**Group Total: 12**

**Group: In Progress**

10/30/2024	953 LOGAN AVE	Cara Whetsel	mold in basement from leaking washing machine, cannot turn on heat because of debris blowing out of vents, no power in an entire room & some outlets don't work, vines growing through windows	In Progress
10/30/2024	2109 TOBYNE DR	Cara Whetsel	mold in basement	In Progress
10/3/2024	720 RICHARDSON ST	Cara Whetsel	Garbage and debris scattered around front of the premises.	In Progress

**Group Total: 3**

**Group: Ticketed**

10/14/2024	1634 FOX FIELD DR	Cara Whetsel	metal desks stored on the side of the house	Ticketed

**Group Total: 1**

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**Total Records: 16**


CODE GRAPHS


ADVANCED SEARCH RESULTS

Select View



<input type="checkbox"/>	11/08/2024	727 UNION AVE	numerous commercial trucks w/ over class "B" plates	11/15/2024	Cara Whetsel		In Progress	
<input type="checkbox"/>	11/08/2024	1311 GROVER ST	large pile of rubbish & debris in back yard. looks like a fire pit	11/15/2024	Cara Whetsel		In Progress	
<input type="checkbox"/>	11/06/2024	406 BIESTER DR	rubbish & tall weeds	11/13/2024	Cara Whetsel		In Progress	
<input type="checkbox"/>	11/06/2024	1019 FREMONT ST	inoperable vehicle	11/15/2024	Cara Whetsel		In Progress	
<input type="checkbox"/>	11/05/2024	1635 GLEN ELMS DR	inop vehicle	11/11/2024	Cara Whetsel		Ticketed	
<input type="checkbox"/>	11/05/2024	635 BELLWOOD DR	tall grass & weeds	11/11/2024	Cara Whetsel		Ticketed	
<input type="checkbox"/>	11/05/2024	902 PROSPECT ST	lights on fence facing neighbors windows, 3 pigs outside, homemade pool w/tarps & wood, rubbish (broken fence panels & tires in yard)	11/11/2024	Cara Whetsel		Ticketed	
<input type="checkbox"/>	11/05/2024	1616 WILDROSE DR	trailer parked over sidewalk & home occ w/o permit	11/15/2024	Cara Whetsel		In Progress	
<input type="checkbox"/>	11/04/2024	1423 11TH AVE		11/11/2024	Cara Whetsel		Closed	

11/04/2024 1405 S MAIN ST chickens, inoperable vehicles, too many RVs, RV too close to curb (15' min) , & inoperable RVs 11/11/2024 Cara Whetsel Ticketed 

11/04/2024 1000 NETTIE ST inop vehicles, vehicles parking on grass, too many RVs, RVs parking on grass & inoperable. Illegal home business, garbage & rubbish, fence in disrepair 11/11/2024 Cara Whetsel Ticketed 



**INCOME STATEMENT FOR THE GENERAL FUND**

Account #	Actual FY24	Through	October	2024	50% of Budget	
		Month of October	YTD Actual for FY25	Budget FY25		
<b>General Administration</b>						
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	0.00	1,672,555.92	1,769,385	95%
Hotel / Motel Tax	01-4-110-4011	1,045.04	0.00	793.41	2,000	40%
Auto Rental Tax	01-4-110-4012	9,723.77	1,023.36	5,412.71	8,000	68%
Muni Infrastructure Maint	01-4-110-4013	68,366.28	7,070.89	34,503.71	68,745	50%
State Income Tax	01-4-110-4100	4,148,363.57	473,568.37	2,369,359.77	4,081,267	58%
Home Rule Sales Tax	01-4-110-4109	1,823,772.30	135,626.67	779,190.90	1,698,752	46%
Muni Sales Tax	01-4-110-4110	5,695,114.14	448,714.54	2,631,262.42	5,447,940	48%
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	73,058.01	450,769.70	934,200	48%
Local Motor Fuel Tax	01-4-110-4113	375,617.62	31,428.09	211,702.39	372,463	57%
Cannabis Tax	01-4-110-4115	73,950.07	18,677.37	106,214.72	157,789	67%
Replacement Tax	01-4-110-4120	1,219,737.50	128,630.94	510,435.25	1,359,142	38%
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	295.00	8,545.00	10,000	85%
Liquor License & Fines	01-4-110-4210	85,920.00	200.00	112,950.00	169,300	67%
Amusement Machine	01-4-110-4230	223,125.10	3,000.20	107,500.20	150,000	72%
Court Fines	01-4-110-4400	154,920.02	15,234.11	80,646.15	120,000	67%
Parking Fines	01-4-110-4410	4,700.00	85.00	1,060.00	750	141%
Seized Vehicle Fee	01-4-110-4420	43,200.00	3,600.00	20,700.00	25,000	83%
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	49,743.38	279,469.44	500,000	56%
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	1,396.00	9,593.00	20,360	47%
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	24,770.78	51,935.14	41,000	127%
Fuel Charges (outside vendors)	01-4-110-4550	542,290.66	56,365.17	305,525.52	562,328	54%
Interest Income	01-4-110-4600	822,069.29	114,736.73	374,745.14	500,000	75%
Miscellaneous	01-4-110-4900	2,214,969.44	1,105,596.11	1,258,796.54	84,050	1498%
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%
<b>Total General Administration Revenues</b>		<b>24,050,373.79</b>	<b>2,692,820.72</b>	<b>11,512,167.65</b>	<b>18,051,899</b>	<b>64%</b>
Salaries - Elected Officials	01-5-110-5000	214,522.45	14,240.25	104,679.99	215,889	48%
Salaries - Regular - FT	01-5-110-5010	243,207.54	29,467.91	95,316.08	275,184	35%
Group Health Insurance	01-5-110-5130	438,732.99	35,600.10	201,258.15	564,692	36%
Health Ins Claims Pd (Dental)	01-5-110-5131	20,501.24	1,789.76	12,302.88	30,000	41%
Group Life Insurance	01-5-110-5132	495.59	43.57	267.74	543	49%
Health Insurance Reimb.	01-4-110-4540	(146,776.01)	(8,553.13)	(69,154.28)	(135,057)	51%
Unemployment Compensation	01-5-110-5136	0.00	0.00	0.00	0	0%
Memberships, Mtgs & Conf,	01-5-110-5154	20,854.31	5,020.23	22,777.05	41,882	54%
Subscriptions/Ed Materials	01-5-110-5156	0.00	0.00	0.00	0	#DIV/0!
<b>Gen Admin Personnel &amp; Benefit Expenses</b>		<b>791,538.11</b>	<b>77,608.69</b>	<b>367,447.61</b>	<b>993,133</b>	<b>37%</b>
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	2,736.35	9,107.49	29,600	31%
Repairs/Maint - Equip	01-5-110-6020	4,081.83	323.50	1,961.81	5,000	39%
Legal	01-5-110-6110	7,438.61	272.46	2,355.70	62,250	4%
Other Professional Services	01-5-110-6190	58,731.94	243.92	8,046.46	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	940.84	7,562.07	21,250	36%
Codification	01-5-110-6225	1,653.00	3,926.33	3,926.33	4,600	85%
Other Communications	01-5-110-6290	1,796.56	187.95	792.33	2,250	35%
<b>Gen Admin Contractual Expenses</b>		<b>119,514.75</b>	<b>8,631.35</b>	<b>70,741.05</b>	<b>164,950</b>	<b>43%</b>

General Administration (cont)	Account #	Actual FY24	Month of October	YTD Actual for FY25	Budget FY25	50% of Budget
Office Supplies	01-5-110-7020	122,855.52	2,930.61	64,265.23	161,900	40%
Gas and Oil	01-5-110-7030	583,779.79	48,660.26	233,138.55	500,000	47%
Other Supplies	01-5-110-7800	1,185.65	1.00	387.56	2,500	16%
<b>Gen Admin Supplies Expenses</b>		<b>707,820.96</b>	<b>51,591.87</b>	<b>297,791.34</b>	<b>664,400</b>	<b>45%</b>
Miscellaneous Expense	01-5-110-7900	2,116,082.46	1,093,722.41	1,130,937.24	35,150	3217%
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	0.00	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	154,626.65	576,179.90	832,061	69%
Operating Transfers Out	01-5-110-9999	1,918,002.81	232,966.07	604,576.18	996,156	61%
<b>Total General Administration Expenses</b>		<b>5,698,945.84</b>	<b>1,464,520.39</b>	<b>2,509,896.40</b>	<b>3,685,850</b>	<b>68%</b>
<b>NET GENERAL ADMINISTRATION</b>		<b>18,351,427.95</b>	<b>1,228,300.33</b>	<b>9,002,271.25</b>	<b>14,366,049</b>	<b>63%</b>
<b>General Fund - Audit Department</b>						
RE Taxes - Audit	01-4-130-4010	20,057.96	0.00	18,920.28	20,000	95%
Accounting & Auditing	01-5-130-6100	51,660.00	6,092.00	49,090.00	53,210	92%
<b>NET - AUDIT DEPARTMENT</b>		<b>(31,602.04)</b>	<b>(6,092.00)</b>	<b>(30,169.72)</b>	<b>(33,210)</b>	<b>91%</b>
<b>General Fund - IMRF Department</b>						
RE Taxes - IMRF	01-4-140-4010	65,114.98	0.00	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	6,136.63	18,184	34%
<b>Total IMRF Revenues</b>		<b>167,619.82</b>	<b>945.58</b>	<b>67,589.29</b>	<b>174,183</b>	<b>39%</b>
IMRF Premium Expense	01-5-140-5120	84,100.11	6,679.61	44,849.51	106,049	42%
<b>NET - IMRF DEPARTMENT</b>		<b>83,519.71</b>	<b>(5,734.03)</b>	<b>22,739.78</b>	<b>68,134</b>	<b>33%</b>
<b>General Fund - Social Security Department</b>						
RE Taxes - FICA/Med	01-4-150-4010	200,244.16	0.00	189,060.23	200,000	95%
Expense Reimbursement	01-4-150-4940	151,851.27	12,077.55	80,520.30	154,158	52%
Library Expense Reimb.	01-4-150-4941	39,954.52	3,511.63	22,915.87	44,974	51%
<b>Total Soc Security Revenues</b>		<b>392,049.95</b>	<b>15,589.18</b>	<b>292,496.40</b>	<b>399,132</b>	<b>73%</b>
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	11,735.62	70,415.66	161,235	44%
<b>Total Soc Security Expenses</b>		<b>403,693.83</b>	<b>31,402.06</b>	<b>181,907.99</b>	<b>416,579</b>	<b>44%</b>
<b>NET - SOCIAL SECURITY DEPT</b>		<b>(11,643.88)</b>	<b>(15,812.88)</b>	<b>110,588.41</b>	<b>(17,447)</b>	<b>-734%</b>
<b>General Fund - Liability Insurance Dept</b>						
RE Taxes - Ins Liability	01-4-160-4010	300,360.98	0.00	283,614.10	300,000	95%
Expense Reimbursement	01-4-160-4940	0.00	0.00	0.00	0	0%
<b>Total Liability Insurance Revenues</b>		<b>300,360.98</b>	<b>0.00</b>	<b>283,614.10</b>	<b>300,000</b>	<b>95%</b>
Insurance Premium	01-5-160-6800	481,972.18	0.00	0.00	549,189	0%
<b>NET - LIABILITY INSURANCE DEPT</b>		<b>(181,611.20)</b>	<b>0.00</b>	<b>283,614.10</b>	<b>(249,189)</b>	<b>-114%</b>

Police Department	Account #	Actual FY24	Month of October	YTD Actual for FY25	Budget FY25	50% of Budget
RE Property Tax	01-4-210-4010	1,322,677.15	0.00	1,496,422.96	1,583,068	95%
Grants	01-4-210-4150	466,698.54	7,491.28	21,580.15	329,842	7%
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	4,855.75	35,450.61	40,000	89%
eCitation Fees	01-4-210-4410	2,519.39	243.20	1,546.21	0	#DIV/0!
Police Accident Reports	01-4-210-4470	1,480.00	220.00	1,370.00	0	#DIV/0!
Sex Offender Reg Fee	01-4-210-4480	2,000.00	100.00	1,300.00	2,400	54%
Violent Offender Reg Fee	01-4-210-4490	50.00	10.00	10.00	0	0%
Miscellaneous Revenues	01-4-210-4900	65,895.63	718.86	21,643.24	40,000	54%
Expense Reimbursement	01-4-210-4940	46,354.66	8,552.30	36,920.38	0	0%
SRO Reimbursement	01-4-210-4945	129,833.23	10,487.32	50,764.09	104,873	48%
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	66,515.85	134,916	49%
<b>Total Police Department Revenues</b>		<b>2,235,112.07</b>	<b>43,916.55</b>	<b>1,733,523.49</b>	<b>2,235,099</b>	<b>78%</b>
Salary - Regular - FT	01-5-210-5010	3,997,152.86	274,503.66	2,086,640.11	4,607,095	45%
Overtime	01-5-210-5040	427,463.71	22,807.33	140,976.28	423,995	33%
Police Pension	01-5-210-5122	1,572,765.00	0.00	458,700.25	1,834,801	25%
Health Insurance	01-5-210-5130	747,267.62	44,024.38	322,645.05	1,024,008	32%
Dental Claims	01-5-210-5131	43,661.40	4,343.20	27,616.04	52,000	53%
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	0.00	78,076.50	108,934	72%
Training	01-5-210-5152	83,756.81	4,671.05	25,783.98	142,280	18%
<b>Police Dept Personnel &amp; Benefit Expenses</b>		<b>6,980,107.62</b>	<b>350,349.62</b>	<b>3,152,870.21</b>	<b>8,245,113</b>	<b>38%</b>
Repair/Maint-Equipment	01-5-210-6020	23,623.32	631.64	11,030.24	30,270	36%
Repair/Maint-Vehicles	01-5-210-6030	40,514.31	4,695.33	22,100.14	79,850	28%
Telephone/Utilities	01-5-210-6200	46,496.75	1,390.31	37,806.41	46,100	82%
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	3,357.20	13,980.39	11,000	127%
K-9 Program Expenses	01-5-210-6818	11,960.25	371.04	2,187.55	9,330	23%
Sex Offender State Disburse	01-5-210-6835	1,300.00	195.00	845.00	2,000	42%
Violent Offender State Disburse	01-5-210-6845	80.00	10.00	10.00	0	0%
<b>Police Department - Contractual Expenses</b>		<b>137,833.54</b>	<b>10,650.52</b>	<b>88,069.73</b>	<b>190,390</b>	<b>46%</b>
Office Supplies	01-5-210-7020	8,305.06	278.65	23,095.79	9,800	236%
Gas & Oil	01-5-210-7030	105,371.08	7,437.52	56,722.41	135,000	42%
Operating Supplies	01-5-210-7040	26,978.57	5,541.03	20,891.00	46,025	45%
Miscellaneous Expense	01-5-210-7900	66,574.92	1,617.51	7,710.21	17,900	43%
Police Asset Forfeiture Expense	01-5-210-7901	8,139.84	4,797.00	26,489.14	0	#DIV/0!
eCitation Expenses	01-5-210-7902	2,896.16	0.00	0.00	3,000	0%
<b>Police Department - Supplies Expense</b>		<b>218,265.63</b>	<b>19,671.71</b>	<b>134,908.55</b>	<b>211,725</b>	<b>64%</b>
Equipment	01-5-210-8200	32,202.15	8,297.43	106,594.83	61,375	174%
Vehicles	01-5-210-8300	85,302.00	0.00	0.00	0	#DIV/0!
<b>Total Police Department Expenses</b>		<b>7,453,710.94</b>	<b>388,969.28</b>	<b>3,482,443.32</b>	<b>8,708,603</b>	<b>40%</b>
<b>NET - POLICE DEPARTMENT</b>		<b>(5,218,599)</b>	<b>(345,053)</b>	<b>(1,748,920)</b>	<b>(6,473,504)</b>	<b>27%</b>
<b>Public Safety Building Department</b>						
Salaries - Regular - FT	01-5-215-5010	771,486.23	53,170.73	300,202.49	812,431	37%
Other (FICA & IMRF)	01-5-215-5079	94,246.08	6,742.04	38,065.68	128,445	30%
Other Contractual Services	01-5-215-6890	264,120.44	18,550.06	109,610.41	357,248	31%
<b>NET - PUBLIC SAFETY BLDG DEPT</b>		<b>(1,129,852.75)</b>	<b>27,878.63</b>	<b>(447,878.58)</b>	<b>(1,298,124)</b>	<b>35%</b>

<b>Fire Department</b>	<b>Account #</b>	<b>Actual FY24</b>	<b>Month of October</b>	<b>YTD Actual for FY25</b>	<b>Budget FY25</b>	<b>50% of Budget</b>
RE Property Tax	01-4-220-4010	1,152,126.91	0.00	1,182,510.98	1,250,945	95%
Grants	01-4-220-4150	474,821.64	0.00	47,690.90	595,248	0%
Fire Reports	01-4-220-4470	5.00	5.00	5.00	0	#DIV/0!
Miscellaneous Revenues	01-4-220-4900	57,441.27	1,278.64	59,389.75	15,000	396%
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	99,755.52	861,616.19	800,000	108%
<b>Total Fire Department Revenues</b>		<b>2,183,077.38</b>	<b>101,039.16</b>	<b>2,163,148.82</b>	<b>2,661,193</b>	<b>81%</b>
Salaries - Regular - FT	01-5-220-5010	2,478,196.75	193,092.13	1,307,932.73	2,639,914	50%
Overtime	01-5-220-5040	138,436.28	21,219.33	107,109.76	215,000	50%
Fire Pension	01-5-220-5124	1,247,022.00	0.00	336,813.25	1,347,253	25%
Health Insurance	01-5-220-5130	465,778.55	34,890.56	215,377.05	554,521	39%
Dental Insurance	01-5-220-5131	43,412.38	3,440.20	23,169.08	36,000	64%
Unemployment Compensation	01-5-220-5136	0.00	0.00	0.00	0	0%
Uniform Allowance	01-5-220-5140	40,444.67	556.85	34,339.51	39,890	86%
Training	01-5-220-5152	15,058.71	4,832.50	8,580.71	20,850	41%
<b>Fire Depart Personnel &amp; Benefits Expenses</b>		<b>4,428,349.34</b>	<b>258,031.57</b>	<b>2,033,322.09</b>	<b>4,853,428</b>	<b>42%</b>
Repair/Maint-Bldg	01-5-220-6010	46,899.90	2,164.44	16,197.75	35,400	46%
Repair/Maint-Equipment	01-5-220-6020	18,449.25	2,218.18	12,968.28	20,901	62%
Repair/Maint-Vehicles	01-5-220-6030	61,705.38	5,986.75	48,379.33	41,200	117%
Telephone/Utilities	01-5-220-6200	12,095.19	742.71	3,853.39	14,310	27%
Physical Exams	01-5-220-6810	236.12	131.51	437.44	29,200	1%
Fire Prevention	01-5-220-6822	8,660.53	1,607.48	3,009.15	7,630	39%
Emergency Medical Supplies	01-5-220-6824	11,675.26	1,236.62	5,152.07	11,760	44%
Ambulance Services	01-5-220-6830	1,685,381.32	148,797.03	876,977.36	1,771,200	50%
<b>Fire Department - Contractual Expenses</b>		<b>1,845,102.95</b>	<b>162,884.72</b>	<b>966,974.77</b>	<b>1,931,601</b>	<b>50%</b>
Office Supplies	01-5-220-7020	34,947.58	2,451.24	48,683.15	56,156	87%
Gas & Oil	01-5-220-7030	24,501.50	1,921.22	11,661.92	32,000	36%
Operating Supplies	01-5-220-7040	7,824.37	938.60	5,556.52	9,980	56%
Miscellaneous Expense	01-5-220-7900	824.00	0.00	379.00	2,500	15%
<b>Fire Department - Supplies Expenses</b>		<b>68,097.45</b>	<b>5,311.06</b>	<b>66,280.59</b>	<b>100,636</b>	<b>66%</b>
Equipment	01-5-220-8200	30,789.39	2,094.09	571,507.21	34,894	1638%
<b>Total Fire Department Expenses</b>		<b>6,372,339.13</b>	<b>428,321.44</b>	<b>3,638,084.66</b>	<b>6,920,559</b>	<b>53%</b>
<b>NET - FIRE DEPARTMENT</b>		<b>(4,189,261.75)</b>	<b>(327,282.28)</b>	<b>(1,474,935.84)</b>	<b>(4,259,366)</b>	<b>35%</b>
<b>Police &amp; Fire Commission Department</b>						
Physical Exams	01-5-225-6810	7,820.20	1,290.00	6,217.00	38,400	16%
Other Contractual Services	01-5-225-6890	33,803.27	574.50	4,362.00	12,250	36%
<b>NET - POLICE &amp; FIRE COMMISSION</b>		<b>(41,623.47)</b>	<b>1,864.50</b>	<b>(10,579.00)</b>	<b>(50,650)</b>	<b>21%</b>

Community Development	Account #	Actual FY24	Month of October	YTD Actual for FY25	Budget FY25	50% of Budget
Building Permits	01-4-230-4300	576,040.56	37,032.20	127,335.80	300,000	42%
Electric Permits	01-4-230-4310	70,637.06	2,194.52	12,620.04	36,000	35%
Electrician Certification Fees	01-4-230-4315	5,550.00	450.00	2,500.00	3,000	83%
Plumbing Permits	01-4-230-4320	26,347.20	702.50	9,155.00	18,000	51%
HVAC Permits	01-4-230-4330	28,601.36	1,609.18	5,408.32	18,000	30%
Plan Review Fees	01-4-230-4340	230,690.64	13,235.48	23,379.64	150,000	16%
Sidewalk/Lot Grading Fees	01-4-230-4350	35,406.25	672.50	8,852.50	25,000	35%
Insulation Permits	01-4-230-4360	9,147.50	75.00	1,110.00	9,000	12%
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	370.00	3,310.00	5,000	66%
Code Enforcement	01-4-230-4380	6,087.28	100.00	1,312.50	3,000	44%
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	330.00	3,860.00	7,500	51%
Miscellaneous	01-4-230-4900	423.80	0.00	0.00	100	0%
Expense Reimbursement	01-4-230-4940	2,125.62	202.40	1,374.44	2,500	55%
Planning Fees	01-4-230-4950	5,825.00	1,075.00	5,050.00	25,000	20%
Planning Miscellaneous	01-4-230-4955	1,110.00	0.00	330.00	1,200	28%
<b>Building Department - Revenues</b>		<b>1,014,656.99</b>	<b>58,048.78</b>	<b>205,663.24</b>	<b>603,300</b>	<b>34%</b>
Salaries- Regular - FT	01-5-230-5010	275,168.30	20,268.84	144,768.79	294,232	49%
FICA	01-5-230-5079	20,222.19	1,483.28	9,015.74	22,509	40%
IMRF	01-5-230-5120	11,505.84	945.58	6,839.16	18,184	38%
Health Ins Expense	01-5-230-5130	43,543.18	2,891.88	17,925.17	55,392	32%
Dental Insurance	01-5-230-5131	4,856.80	316.00	4,617.76	4,000	115%
Unemployment	01-5-230-5136	0.00	0.00	0.00	0	0%
Training	01-5-230-5152	160.00	0.00	1,263.98	2,000	63%
<b>Building Dept Personnel &amp; Benefits Expense</b>		<b>355,456.31</b>	<b>25,905.58</b>	<b>184,430.60</b>	<b>396,317</b>	<b>47%</b>
Repair/Maint - Equip	01-5-230-6020	2,677.23	168.50	1,637.59	3,300	50%
Repair/Maint - Vehicles	01-5-230-6030	1,107.52	0.00	1,161.55	3,000	39%
Other Professional Services	01-5-230-6190	69,417.74	3,183.16	19,098.96	38,198	50%
Telephone	01-5-230-6200	1,475.18	122.32	612.17	1,700	36%
Postage	01-5-230-6210	3,517.60	768.97	2,123.42	6,000	35%
Printing & Publishing	01-5-230-6220	3,981.37	396.00	1,174.40	3,000	39%
Other Contractual Services	01-5-230-6890	5,280.00	0.00	10,500.00	6,150	171%
<b>Building Department - Contractual Expenses</b>		<b>87,456.64</b>	<b>4,638.95</b>	<b>36,308.09</b>	<b>61,348</b>	<b>59%</b>
Office Supplies	01-5-230-7020	3,906.21	0.00	2,126.33	16,000	13%
Gas & Oil	01-5-230-7030	1,953.17	183.85	1,166.38	3,000	39%
Miscellaneous Expense	01-5-230-7900	72.81	0.00	17,072.24	1,500	1138%
Operating Transfer Out	01-5-230-9999	0.00	0.00	0.00	0	0%
<b>Building Department - Supplies Expenses</b>		<b>5,932.19</b>	<b>183.85</b>	<b>20,364.95</b>	<b>20,500</b>	<b>99%</b>
<b>Total Building Department Expenses</b>		<b>448,845.14</b>	<b>30,728.38</b>	<b>241,103.64</b>	<b>478,165</b>	<b>50%</b>
<b>NET - BUILDING DEPARTMENT</b>		<b>565,811.85</b>	<b>27,320.40</b>	<b>(35,440.40)</b>	<b>125,135</b>	<b>-28%</b>
<b>Civil Defense Department</b>						
RE Tax - Civil Defense	01-4-240-4010	7,037.06	0.00	6,638.25	7,000	95%
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%
<b>NET - CIVIL DEFENSE DEPARTMENT</b>		<b>814.06</b>	<b>53,170.73</b>	<b>338.25</b>	<b>(211)</b>	<b>7%</b>

<b>Street Department</b>	<b>Account #</b>	<b>Actual FY24</b>	<b>Month of October</b>	<b>YTD Actual for FY25</b>	<b>Budget FY25</b>	<b>50% of Budget</b>
RE Tax - Road & Bridge	01-4-310-4010	360,361.14	0.00	370,109.95	320,000	116%
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	390.00	3,580.85	4,000	90%
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%
<b>Street Department - Revenues</b>		<b>1,027,718.67</b>	<b>390.00</b>	<b>496,061.50</b>	<b>344,000</b>	<b>144%</b>
Salaries - Regular - FT	01-5-310-5010	726,519.88	53,952.82	371,769.13	770,974	48%
Overtime	01-5-310-5040	74,112.95	5,700.08	30,692.48	55,000	56%
Health Insurance	01-5-310-5130	263,746.68	19,268.10	132,316.96	290,448	46%
Uniform Allowance	01-5-310-5140	18,381.02	265.75	4,704.36	16,700	28%
Training	01-5-310-5152	0.00	61.35	61.35	1,500	4%
<b>Street Dept - Personnel &amp; Benefits Expenses</b>		<b>1,082,760.53</b>	<b>79,248.10</b>	<b>539,544.28</b>	<b>1,134,622</b>	<b>48%</b>
Repair/Maint - Storm Drain	01-5-310-6001	28,313.92	1,078.00	14,231.00	30,000	47%
Repair/Maint - St/Parking Lot	01-5-310-6002	134,037.00	36,656.62	123,525.10	100,000	124%
Repair/Maint - Sidewalk/Curb	01-5-310-6003	36,276.79	22,300.00	37,963.00	40,000	95%
Repair/Maint - Building	01-5-310-6010	17,575.54	2,899.46	136,678.42	12,000	1139%
Repair/Maint - Equipment	01-5-310-6020	240,715.05	17,453.36	113,120.43	140,000	81%
Repair/Maint - Traffic Signal	01-5-310-6024	55,651.57	6,209.32	10,350.62	32,500	32%
Telephone/Utilities	01-5-310-6200	10,380.70	0.00	2,716.20	9,200	30%
Leaf Clean-up/Removal	01-5-310-6826	976.13	947.53	1,899.63	12,000	16%
<b>Street Department - Contractual Expenses</b>		<b>523,926.70</b>	<b>87,544.29</b>	<b>440,484.40</b>	<b>375,700</b>	<b>117%</b>
Office Supplies	01-5-310-7020	7,764.11	795.32	2,350.58	6,000	39%
Gas & Oil	01-5-310-7030	75,071.73	3,364.06	29,440.87	80,000	37%
Operating Supplies	01-5-310-7040	41,302.62	1,572.49	24,798.48	32,000	77%
Miscellaneous Expense	01-5-310-7900	3,078.23	100.00	10,605.41	2,000	530%
<b>Street Department - Supplies Expenses</b>		<b>127,216.69</b>	<b>5,831.87</b>	<b>67,195.34</b>	<b>120,000</b>	<b>56%</b>
Equipment	01-5-310-8200	0.00	0.00	0.00	0	0%
<b>Total Street Department Expenses</b>		<b>1,733,903.92</b>	<b>172,624.26</b>	<b>1,047,224.02</b>	<b>1,630,322</b>	<b>64%</b>
<b>NET - STREET DEPARTMENT</b>		<b>(706,185.25)</b>	<b>(172,234.26)</b>	<b>(551,162.52)</b>	<b>(1,286,322)</b>	<b>43%</b>
<b>Street Lighting</b>						
RE Tax - Street Lighting	01-4-330-4010	210,294.06	0.00	198,544.14	210,000	95%
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	822.72	1,822.56	10,000	18%
Street Lighting - Electricity	01-5-330-6310	253,828.82	488.63	91,722.13	283,000	32%
<b>NET - STREET LIGHTING</b>		<b>(100,738.64)</b>	<b>(1,311.35)</b>	<b>104,999.45</b>	<b>(83,000)</b>	<b>-127%</b>

Landfill Department	Account #	Actual FY24	Month of October	YTD Actual for FY25	Budget FY25	50% of Budget
RE Tax - Refuse/Landfill	01-4-335-4010	50,081.98	0.00	47,276.95	50,000	95%
Miscellaneous Revenue	01-4-335-4900	0.00	0.00	0.00	0	0%
Miscellaneous Expenses	01-5-335-7900	55,595.25	4,260.00	4,308.00	54,500	8%
<b>NET - GARBAGE DEPARTMENT</b>		<b>(5,513.27)</b>	<b>(4,260.00)</b>	<b>42,968.95</b>	<b>(4,500)</b>	<b>-955%</b>
<b>Forestry Department</b>						
RE Tax - Forestry	01-4-340-4010	40,073.98	0.00	37,840.59	40,000	95%
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	0.00	37,840.59	40,000	95%
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	0.00	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	0.00	4,302.00	65,000	7%
<b>NET - FORESTRY DEPARTMENT</b>		<b>5,510.15</b>	<b>0.00</b>	<b>33,538.59</b>	<b>(25,000)</b>	<b>0%</b>
<b>Engineering Department</b>						
Engineering	01-5-360-6140	19,345.13	0.00	6,882.50	27,000	25%
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	9.88	412.98	7,500	6%
Gas & Oil	01-5-360-7030	0.00	0.00	0.00	0	0%
<b>NET - ENGINEERING DEPARTMENT</b>		<b>(68,781.69)</b>	<b>(9.88)</b>	<b>(8,570.48)</b>	<b>(44,500)</b>	<b>19%</b>
<b>Health / Social Services</b>						
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	0.00	2,745.00	4,500	61%
<b>NET - HEALTH / SOCIAL SERVICES</b>		<b>(3,398.75)</b>	<b>0.00</b>	<b>(2,745.00)</b>	<b>(4,500)</b>	<b>61%</b>
<b>Economic Development</b>						
Planning Dept Services	01-5-610-6150	2,200.00	280.00	960.00	3,360	29%
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%
<b>NET - ECONOMIC DEVELOPMENT</b>		<b>(86,287.81)</b>	<b>(280.00)</b>	<b>(32,777.48)</b>	<b>(99,382)</b>	<b>33%</b>
<b>Utility Tax Dept.</b>						
Utility Tax - Electric	01-4-751-4131	902,302.75	83,186.42	449,489.87	817,193	55%
Utility Tax - Gas	01-4-751-4132	768,204.55	26,926.20	243,777.44	509,380	48%
Utility Tax - Telephone	01-4-751-4133	136,732.67	14,141.78	69,007.45	137,491	50%
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	124,254.40	762,274.76	1,464,064	52%
<b>TOTAL GENERAL FUND REVENUES</b>		<b>33,505,754.66</b>	<b>3,037,004.37</b>	<b>17,825,759.46</b>	<b>26,559,870</b>	<b>67%</b>
<b>TOTAL GENERAL FUND EXPENSES</b>		<b>24,466,530.34</b>	<b>2,615,525.98</b>	<b>11,805,604.77</b>	<b>24,465,393</b>	<b>48%</b>
<b>NET REV OVER (UNDER) EXP</b>		<b>9,039,224.32</b>	<b>421,478.39</b>	<b>6,020,154.69</b>	<b>2,094,478</b>	

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

**Water / Sewer General Administration**

Line Item	Account #	Actual FY24	Month of October	Actual FY25	Budget FY25	50% of Budget
<b>Beginning Cash &amp; Investments</b>		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	
<b>Ending Cash</b>		78,918	0.00	76,906.33	75,632	

**Water Department**

Line Item	Account #	Actual FY24	Month of October	Actual FY25	Budget FY25	50% of Budget
<b>Beginning Cash &amp; Investments</b>		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	148,007.97	983,986.37	1,916,032	51%
Dep on Agr - Westhill	61-4-810-4521	37,377	0.00	19,862.00	10,000	0%
Meters Sold	61-4-810-4530	141,391	760.74	12,326.99	94,000	13%
Other Services	61-4-810-4590	4,013	265.00	1,659.00	3,000	55%
Tyler 2% CC	61-4-810-4595	0	3,023.18	12,213.97	0	#DIV/0!
W/S Interest	61-4-810-4600	279	23.61	119.89	200	60%
Miscellaneous Revenues	61-4-810-4900	7,983	0.00	2,376.90	0	0%
Expense Reimbursement	61-4-810-4940	4,510	3,895.00	8,493.94	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%
<b>Total Water Department Revenues</b>		2,058,215	155,975.50	1,045,042.71	2,023,232	52%
Salaries - Regular - FT	61-5-810-5010	586,753	42,954.83	294,755.30	672,562	44%
Overtime	61-5-810-5040	44,113	5,324.00	23,237.67	35,000	66%
FICA Water	61-5-810-5079	46,234	3,685.37	23,612.22	54,129	44%
IMRF	61-5-810-5120	30,291	2,505.68	16,017.14	43,727	37%
Group Health Insurance	61-5-810-5130	196,471	19,569.09	113,445.69	208,547	54%
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	7,645.71	57,524.89	75,000	77%
Rep& Maint - Buildings	61-5-810-6010	11,778	323.09	14,451.46	16,000	90%
Rep& Maint - Equipment	61-5-810-6020	46,859	7,469.79	44,617.30	35,000	127%
Rep& Maint - Vehicles	61-5-810-6030	12,686	0.00	5,393.15	20,000	27%
Rep& Maint - Contractual	61-5-810-6040	64,363	15,825.46	43,439.63	80,000	54%
Other Professional Serv	61-5-810-6190	18,001	1,417.79	11,841.98	10,000	118%
Telephone	61-5-810-6200	5,470	478.91	2,939.78	8,000	37%
Postage	61-5-810-6210	17,395	2,557.57	9,600.50	20,000	48%
Utilities	61-5-810-6300	267,921	446.68	131,156.91	250,000	52%
Office Equip Rental/Maint	61-5-810-6410	24,248	490.84	7,677.14	30,000	26%
Liability Insurance	61-5-810-6800	116,294	0.00	0.00	128,000	0%
Lab Expense	61-5-810-6812	20,858	3,807.09	21,545.97	47,000	46%
Office Supplies	61-5-810-7020	12,920	636.94	27,270.66	10,000	273%
Gas & Oil	61-5-810-7030	23,328	2,198.38	13,850.03	25,000	55%
Operating Supplies	61-5-810-7040	87,447	23,307.91	52,005.52	75,000	69%
Chemicals	61-5-810-7050	122,126	1,802.28	48,984.34	150,000	33%
Meters	61-5-810-7060	103,683	8,238.50	22,087.31	20,000	110%
Bad Debt Expense	61-5-810-7850	818	376.67	602.74	2,000	30%
Miscellaneous Expense	61-5-810-7900	127,561	803.87	3,303.05	4,000	83%
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	4,156.99	16,384.51	0	
Depreciation Set Aside		285,000	23,750.00	95,000.00	285,000	33%
Bond Pmt Set Aside		0	0.00	0.00	0	0%
<b>Total Water Department Expenses</b>		2,354,163	179,773.44	1,103,014.86	2,314,965	48%
<b>NET WATER DEPARTMENT</b>		(295,948)	(23,797.94)	(57,972.15)	(291,733)	
<b>Ending Cash &amp; Investments</b>		(22,760)	(23,797.94)	215,215.77	(382,031)	



**Sewer Department**

<b>Collection System Expenses</b>						
Salaries - Regular - FT	61-5-830-5010	354,300	30,141.52	196,450.47	330,386	59%
Overtime	61-5-830-5040	35,854	4,045.60	32,705.51	30,000	109%
FICA Sewer	61-5-830-5079	29,786	2,615.33	17,530.47	27,570	64%
IMRF	61-5-830-5120	19,497	1,774.31	11,893.19	22,272	53%
Group Health Insurance	61-5-830-5130	106,612	14,659.20	87,955.20	149,534	59%
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	9,544.94	44,039.57	35,000	126%
Rep & Maint - Equipment	61-5-830-6020	16,084	0.00	5,054.40	94,000	5%
Rep & Maint - Vehicles	61-5-830-6030	25,700	0.00	4,762.33	20,000	24%
Telephone	61-5-830-6200	2,419	169.24	1,198.43	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	960.01	7,348.95	12,000	61%
Operating Supplies	61-5-830-7040	41,194	9,284.58	23,788.55	25,000	95%

**Sewer Department**

	Account #	Actual FY24	Month of October	Actual FY25	Budget FY25	50% 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%
<b>Total Sewer Department Expenses</b>		<b>3,563,568</b>	<b>282,679.84</b>	<b>1,829,741.81</b>	<b>3,266,676</b>	<b>56%</b>
<b>NET SEWER DEPARTMENT</b>		<b>(358,842)</b>	<b>254,948.30</b>	<b>44,646.27</b>	<b>(306,436)</b>	
<b>Ending Cash &amp; Investments</b>		<b>196,554</b>	<b>254,948</b>	<b>600,042.05</b>	<b>(416,398)</b>	

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

<b>Beginning Cash &amp; Investments</b>	41,742		41,741.72	32,843	
Additional reserves	0	0.00	0.00	0	0%
Interest Income	2,708	268.12	936.24	0	0%
Transfer Out: Bond Payment	0	0.00	0.00	0	0%
<b>Ending Cash &amp; Investments</b>	<b>44,450</b>	<b>268.12</b>	<b>42,677.96</b>	<b>32,843</b>	

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

<b>Beginning Cash &amp; Investments</b>	3,184,127		2,601,622.55	3,458,267		
<b>Sources</b>						
Interest Income	24,114	2,387.58	8,336.91	20,000	42%	
Connection Fees	61-4-810-4510	97,169	0.00	25,646.00	35,000	73%
Deposits on Agreement	61-4-810-4520	487,512	0.00	(1,615.00)	2,000	-81%
Connection Fees	61-4-820-4510	147,569	0.00	55,106.00	65,000	85%
Deposits on Agreement	61-4-820-4520	14,802	0.00	275.00	2,000	14%
Connection Fee Set-Aside		0	0.00	0.00	0	0%
<b>TOTAL Sources</b>	<b>771,166</b>	<b>2,387.58</b>	<b>87,748.91</b>	<b>124,000</b>	<b>71%</b>	
<b>Uses</b>						
Construction in Progress - Water (1790)	753,194	0.00	0.00	0	0%	
Construction in Progress - Sewer (1790)	600,475	212,812.53	618,561.59	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%	
<b>TOTAL Uses</b>	<b>1,353,670</b>	<b>212,813</b>	<b>618,561.59</b>	<b>0</b>	<b>0%</b>	
<b>Ending Cash &amp; Investments</b>	<b>2,601,623</b>		<b>2,070,809.87</b>	<b>3,582,267</b>		

City of Belvidere's CD INVESTMENTS AS OF :

10/31/24

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	366	5,826.53	1,112,609.41
	Stillman Bank	12/5/23	12/5/24	0.52%	6301548	366	5,409.53	1,042,861.25
	Byron Bank	11/18/23	11/18/24	0.53%	25320	366	6,086.29	1,162,212.22
	Byron Bank	3/20/24	3/20/25	0.50%	25954	365	5,259.93	1,055,145.56
	Byron Bank	10/23/24	10/24/25	4.38%	28166	365	47,884.86	1,141,146.46
				General Fund Total			5,443,507.76	70,467.13
61								
Water	Byron	3/10/24	3/10/25	0.50%	25952	365	4,780.13	958,897.09
Sewer	Byron	11/30/23	11/30/24	0.53%	23707	366	2,172.10	414,774.46
Acct#								
61-1150								
				Water/Sewer Total			1,366,719.32	6,952.22
				<b>Total</b>			<b>6,810,227.08</b>	77,419.36

Midland States Bank	0.00
FirstMid	0.00
First National Bank	0.00
Stillman Bank	1,037,451.72
Byron Bank	5,772,775.36
	<u>6,810,227.08</u>

FirstMid Money Markets (2.78%)	20,673,527.83
Midland States Bank Sweep Accts (4.05%)	4,808,843.34
IMET (Illinois Metropolitan Investment Fund)	2,067,964.82
Illinois Funds	4,391,942.07

**CITY OF BELVIDERE  
PLANNING AND ZONING COMMISSION  
Minutes  
Tuesday, November 12, 2024  
City Hall Breakroom  
401 Whitney Boulevard  
6:00 pm**

**ROLL CALL**

**Members Present:**

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

**Staff Present:**

Gina DelRose, Community Development Planner

**Members Absent:**

Alissa Maher

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

**MINUTES:** It was moved and seconded (Cantrell/Druckrey) to approve the minutes of the October 8, 2024 meeting. The motion carried with a vote 6-0 voice vote.

**PUBLIC COMMENT:** None

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

**2024-18: Re-Subdivision of Lots 5 and 6 of the Final Plat of Deer Woods II (RP):** The applicant is requesting plat approval of the one-lot subdivision named Re-Subdivision of Lots 5 and 6 of the Final Plat of Deer Woods II.

Gina DelRose summarized the staff report dated November 4, 2024 and stated the recommendation is for approval of Case 2024-18, Re-Subdivision of Lots 5 and 6 of the Final Plat of Deer Woods II subject to six conditions of approval. Ms. DelRose stated that three of the conditions were in regards to minor changes on the plat and the other three conditions were in regards to the recording process.

Carl Gnewuch confirmed that the first condition meant that setbacks from the building to the property lines shall be shown.

Carl Genwuch questioned how the building would be accessed.

Gina DelRose stated that during the building permit review process, a curb cut would be approved off of Tuneberg Court. Similar to the residential driveways that were anticipated when the subdivision was originally platted.

Gina DelRose confirmed that the replat is required since accessory structures are not allowed on a lot without a primary structure. By combining the two lots into one, the existing residence will be on the same lot as the proposed accessory structure.

The applicants were present, but had no questions of staff or additional testimony to provide.

The Commission had no questions for the applicants.

It was moved and seconded (Hyland/Druckrey) to recommend approval of Case 2024-18 with the six conditions as presented by staff. The motion carried with a 6-0 roll call vote.

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

**2024-19: Addis, 5098/707 Tuneberg (SU):** The applicant, Jacob Addis, 3301 Business Route 20, Belvidere, IL 61008 on behalf of the property owners Dan and Amanda Clinton, 5098 Tuneberg Parkway, Belvidere, IL 61008 is requesting a special use to permit a planned development in the SR-3, Single-Family Residential-3 District at 707 and 5098 Tuneberg Parkway, Belvidere, IL 61008. The planned development will allow for the following departures: Sections 150.105(B)(1)(C)(2) Attached/Detached garage in aggregate from 900 square feet to 2,073 square feet; 150.105(B)(1)(C)(2) Private Residential Recreational Facility from 900 square feet to 4,564 square feet; 150.204(H) Accessory Land Uses located between a principal building and a street frontage on the same lot; 150.105(B)(1)(F)(2)(G) Maximum Height of an Accessory Structure from 20 feet to 22 feet; 150.406(B) allowing a special use to increase the height of an accessory structure; and 150.904 Special Use Review and Approval Procedures. The planned development is being requested in order to allow for the construction of a 5,601 square-foot accessory building consisting of a detached garage and a private residential recreational facility with a building height of 22 feet and located in the front yard. PINs: 05-17-401-005 and 05-17-452-001

Paul Engelman opened the public hearing for case 2024-19 at 6:11pm.

Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on October 17, 2024 and notifications were sent by certified mail to property owners within 250 feet of the subject property on October 14, 2024. Ms. DelRose summarized the staff report dated November 5, 2024 and stated the recommendation is for approval of Case 2024-19; Addis requesting special use for a planned development at 707/5098 Tuneberg., Belvidere, IL subject to three conditions.

Gina DelRose confirmed that the conditions of approval will require that the final building design and site plan be in substantial conformance with what is presented at the meeting.

Carl Gnewuch questioned what a private residential recreational facility was.

Gina DelRose stated they would include indoor pools, athletic courts, large playhouses, etc.

Carl Gnewuch questioned if the building could be used by the public and what the occupancy limit was.

Gina DelRose stated that the building is for private use and can not be used for commercial purposes and could not be rented out by the public. Ms. DelRose stated that the fire department determines occupancy limits but needs more finalized floor plans for the determination.

Paul Engelman questioned the size of the structure.

Gina DelRose referenced the "Background" portion of the Staff's Advisory Report for a breakdown of the square-footage for the accessory structure. Gina DelRose stated that the

garage portion is over 900 square feet, requiring a special use and the private residential recreational facility is over 900 square feet, requiring a special use.

Paul Engelman questioned if there was a Homeowners Association and whether or not the accessory structure me the covenants and restrictions.

Gina DelRose stated that the City does not enforce regulations enacted by Homeowners Associations. Ms. DelRose stated that the City enforces their own regulations and if their does happen to be an active Homeowners Association, it is up to the property owner to be aware of their regulations and for the Homeowner's Association to enforce them.

Carl Gnewuch questioned if the accessory structure would be look similar to the residence.

Gina DelRose referenced the picture of the residence in the staff report and stated that the accessory structure is designed to look similar to the residence.

There were no questions for staff by the applicants.

Bill Schold questioned if the special use was required because of the size of the accessory structure.

Gina DelRose confirmed it was.

Dave Corcoran questioned how many notices were sent out.

Gina DelRose stated that public hearings are notified three different ways. A notice was published in the Boone County Journal, a sign was posted on the property and certified mailings are sent out to property owners within 250 feet, exclusive of the public right-of-way. Ms. DelRose stated that for Case 2024-19, nine certified mailings were sent out (due to the larger than average lots) and one was returned as undeliverable.

Lillian Kyobe questioned if there would be access between the two buildings.

Gina DelRose stated that the site plan does not show a connection but the applicant can verify if a sidewalk would be installed leading to the accessory structure.

Jacob Addis was sworn in.

Jacob Addis stated that there would be no pavement connecting the residence and the accessory structure because the intent is to make the accessory structure look like a residence.

Jacob Addis stated that a residence, similar in size to the accessory structure would have an occupancy limit of approximately 70 people. Mr. Addis stated that the majority of the houses in the subdivision have the same occupancy limits.

Jacob Addis stated that the accessory structure was designed to reflect the appearance of the single-family residence. Mr. Addis stated that several residences along Tuneberg Parkway have sideload garages so that the garage doors are not as visible. By having the accessory structure accessed off of Tuneberg Court, it restricts the view of the garage doors from Tuneberg Parkway.

Jacob Addis clarified the new versus total garage space and confirmed that the accessory structure would have similar setbacks to the nearby residences. Mr. Addis stated that there will not be a kitchen or bedroom in the accessory structure so it can not be utilized as a residence.

Jacob Addis stated that several residences in the neighborhood have an exposed basement due to the elevation of the land. Mr. Addis stated that the accessory structure will have the appearance of an exposed basement but it will actually allow for a basketball court with 18-foot tall ceilings.

Carl Gnewuch questioned if there would be larger than standard heating and cooling systems installed.

Jacob Addis stated that standard residential units will be installed.

Daniel and Amanda Clinton confirmed that the accessory building is being built primarily for their children.

Gina DelRose confirmed that photography studios could be considered home occupations.

Bill Schold stated that the building is tastefully designed but questioned what the vision was for future use. How many kids would be utilizing it and what kind of traffic and on-street parking could it generate.

Daniel Clinton was sworn in.

Daniel Clinton stated that they don't anticipate having a lot of kids at once. Mr. Clinton stated that he wants to provide a safe space for his children and their friends to gather. Friends from their church group and school.

Amanda Clinton was sworn in.

Amanda Clinton stated that she would be comfortable with approximately 20 children and she does not intend to have the accessory structure become a place for loud parties.

Jacob Addis stated that they did accommodate for additional vehicle parking by having paved area in front of the building in addition to the driveway.

Lillian Kyobe questioned the potential for increased noise levels.

Jacob Addis stated that due to the height of the walls the framing and installation standards are higher which will act as a sound buffer. Mr. Addis also noted the distance from nearby neighbors due to the required setbacks.

Gina DelRose stated that if any property becomes a nuisance due to noise levels or obstructing the flow of traffic, residents can call the Belvidere Police Department.

Jacob Addis stated that the basketball court is located in the rear of the building, further buffering any sound that could be generated.

Paul Engelman questioned if the proposed accessory structure is in compliance with any Homeowners Association regulations.

Bill Schold was sworn in.

Bill Schold stated that yes it was. The Homeowners Association currently does not permit accessory structures.

Amanda Clinton stated that may be true for the Deer Woods I Subdivision but the Deer Woods II Subdivision has a different set of regulations.

Bill Schold stated that he does not want to see the character of the neighborhood altered but believes the design of the accessory structure helps to alleviate that concern. Mr. Schold stated that his concern is more for the future use of the property when the kids are older and their friends have vehicles and the potential for the property to become commercial in nature.

Gina DelRose stated that the Zoning Ordinance does not allow the accessory structure to be used for commercial purposes. If a resident thinks it has become commercial then they can call the City's Code Enforcement Officer to investigate the matter.

Paul Engelman questioned if the accessory structure could be sold in the future.

Gina DelRose stated accessory structures have to be tied to a primary structure. If the property owner attempted to subdivide the property in the future so that the accessory structure could be sold off, staff would recommend denial.

Bill Schold questioned if the accessory structure could become a residence in the future.

Jacob Addis stated that it could but retrofitting the structure would most likely be cost prohibitive.

The public hearing for Case 2024-19 was closed at 6:50pm.

It was moved and seconded (Cantrell/Druckrey) to approve the findings of fact as presented by staff. The motion carried with a 6-0 roll call vote.

It was moved and seconded (Cantrell/Hyland) to recommend approval of Case 2024-19 subject to the three conditions as presented by staff. The motion carried with a 6-0 roll call vote.

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

#### **OTHER BUSINESS:**

#### **DISCUSSION:**

##### **Staff Report:**

Gina DelRose stated she anticipates 5-6 cases for the December 10, 2024 meeting. Ms. DelRose provided an update on previously approved developments.

#### **ADJOURNMENT:**

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

The meeting adjourned at 7:00 p.m.

**Recorded by:**

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Gina DelRose  
Community Development Planner



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

Date: November 12, 2024

Convened in the Belvidere Council Chambers, 401 Whitney Blvd., Belvidere, Illinois at 6:03p.m.

Call to Order – Mayor Clinton Morris:

Roll Call:

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

Absent: W. Frank and N. Muhall.

Other staff members in attendance:

Public Works Director Brent Anderson, Budget and Finance Officer Sarah Turnipseed, Fire Captain Dave Burdick, City Attorney Mike Drella and City Clerk Erica Bluege.

Public Comment:

(A) Mayor Morris spoke on the passing of former Mayor Mike Chamberlain and offered condolences to the family.

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.

Mayor Morris read an update prepared by Building Director Kip Countryman.

(B) Planning & Zoning Department – Update.

Mayor Morris read an update prepared by Community Development Planner Gina DelRose.

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) 6<sup>th</sup> Street Low Flow Channel – Change Order #1.

Motion by Ald. Stevens, 2<sup>nd</sup> by Ald. Peterson to approve Change Order #1, in an amount not-to-exceed \$40,000, for the 6<sup>th</sup> Street Low Flow Channel Project. This work will be paid for from Line Item #01-5-751-8058. Discussion took place as to the cost of the engineering diagrams. Discussion took place as to the materials being used to construct the channel. It was noted that it will have concrete walls and a soil bottom. It was also noted that it already seems to be helping with the flooding/weed issues in that area. Aye voice vote carried. Motion carried.

5. Other, Unfinished Business: None.

6. Other, New Business:

(A) Tax Levy Discussion – Library.

Mayor Morris read the Tax Levy Request Letter from Ida Public Library Director, Mindy Long. Daniel Arevelo, Treasurer of the Ida Public Library Board, was present and took questions.

Motion by Ald. Stevens, 2<sup>nd</sup> by Ald. Peterson to forward to City Council the Ida Public Library's Tax Levy Request of \$852,705, representing a 5% increase, for the fiscal year beginning May 1, 2024, as presented. Discussion took place in regards to how Ida Public Library can become a library district and be independent from the City of Belvidere. It was noted that it requires a referendum placed on a ballot by someone from the public. Aye voice vote carried. Motion carried.

(B) Tax Levy Discussion – City.

Mayor Morris presented the proposed Tax Levy Ordinance.

Motion by Ald. Peterson, 2<sup>nd</sup> by Ald. Gramkowski to forward to City Council the Tax Levy Ordinance Levying Taxes for all Corporate Purposes for the City of Belvidere for the fiscal year beginning May 1, 2024, as presented. Discussion took place regarding actual cost to a citizen. Discussion took place regarding the proposed 2.4 percent increase. Aye voice vote carried. Motion carried.

Committee of the Whole  
November 12, 2024

Motion by Ald. Peterson, 2<sup>nd</sup> by Ald. McGee to forward to City Council a Tax Levy Ordinance Levying Taxes for Special Service Area #3 in the City of Belvidere for fiscal year beginning May 1, 2024, as presented. Aye voice vote carried. Motion carried.

Motion by Ald. Peterson, 2<sup>nd</sup> by Ald. Gramkowski to forward to City Council a Tax Levy Ordinance Levying Taxes for Special Service Area #2 in the City of Belvidere for fiscal year beginning May 1, 2024, as presented. Aye voice vote carried. Motion carried.

7. Adjournment:

Motion by Ald. Peterson, 2<sup>nd</sup> by Ald Albertini to adjourn at 6:55p.m. Aye voice vote carried. Motion carried.

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Mayor

Attest:

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City Clerk

**Ordinance #703H**  
**AN ORDINANCE AMENDING**  
**SECTIONS 22-31, 22-32, 22-33, 22-34, 22-67, 22-500, 22-501, and 22-502**  
**OF THE BELVIDERE MUNICIPAL CODE**  
**ADOPTING AND AMENDING THE 2021 INTERNATIONAL**  
**BUILDING CODE, THE 2021 INTERNATIONAL RESIDENTIAL CODE, THE 2021**  
**INTERNATIONAL FIRE CODE, THE 2021 INTERNATIONAL MECHANICAL CODE,**  
**THE 2021 INTERNATIONAL FUEL GAS CODE, PORTIONS OF THE 2024**  
**INTERNATIONAL FIRE CODE, NFPA 855-2023 AND THE 2021 INTERNATIONAL**  
**PROPERTY MAINTENANCE CODE**

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

**SECTION 1:** Section 22-31 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:** Section 22-32 of the City of Belvidere Municipal Code is amended to read as set forth in the attached Exhibit B which is incorporated herein by this reference.

**SECTION 3:** Section 22-33 of the City of Belvidere Municipal Code is amended to read as set forth in the attached Exhibit C which is incorporated herein by this reference.

**SECTION 4:** Section 22-34 of the City of Belvidere Municipal Code is amended to read as set forth in the attached Exhibit D which is incorporated herein by this reference.

**SECTION 5:** Section 22-67 of the City of Belvidere Municipal Code is amended to read as set forth in the attached Exhibit E which is incorporated herein by this reference.

**SECTION 6:** Section 22-500 of the City of Belvidere Municipal Code is amended to read as set forth in the attached Exhibit F which is incorporated herein by this reference.

**SECTION 7:** Section 22-501 of the City of Belvidere Municipal Code is amended to read as set forth in the attached Exhibit G which is incorporated herein by this reference.

**SECTION 8:** Section 22-502 of the City of Belvidere Municipal Code is amended to read as set forth in the attached Exhibit H which is incorporated herein by this reference.

**SECTION 9:** 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 10:** All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 11:** This Ordinance shall be effective January 1, 2025 after its passage, approval and publication in pamphlet form (which publication is hereby authorized) as provided by law.

Ayes:

Nays: .

Absent: .

Passed:

Approved:

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Mayor Clinton Morris

ATTEST: \_\_\_\_\_

City Clerk Erica Bluege

(SEAL)

EXHIBIT A

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## EXHIBIT A

### Sec. 22-31. Adoption.

- (a) The International Building Code, 2021 Edition , including Appendix K, (hereinafter the "building code" or "IBC") is hereby adopted by reference and made a part of this chapter, subject to the modifications set forth herein.
- (b) The International Residential Code For One And Two Family Dwellings 2021, (the IRC Code) is hereby adopted by reference and made a part of this chapter, subject to the modifications set forth herein.
- (c) The 2021 International Fire Code (IFC), 2023 NFPA 855, 2021 International Mechanical Code (IMC), 2021 International Fuel Gas Code (IFGC), the 2020 National Electrical Code (NFPA 70), and the 2021 International Existing Building Code (IEBC) are hereby adopted by reference, and made a part of this chapter, subject to the modifications set forth herein. In addition, the entirety of Sections 320, 322 and 1207 of the 2024 International Fire Code relating to Lithium-ion and lithium metal battery storage, powered micromobility devices and electrical storage systems, and NFPA 855-2023 are adopted by reference and made a part of this chapter, subject to modification set forth herein.
- (d) The IBC, IRC, NFPA 70, IFC, IMC, IFGC, 2023 NFPA 855, the adopted provisions of the 2024 IFC and IEBC may be jointly referred to as the Adopted Codes.
- (e) In the event of any conflict between any of the adopted codes and any other portion of this chapter 22, then the specific provision contained in this chapter 22 shall control and be enforced.
- (f) Appeals of any decision of the building inspector shall be made, in writing, to the city council and shall specifically set forth the relief sought and the reason therefor and shall cite specifically any provision of any code or case relied upon.

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## **EXHIBIT B**

### **Sec. 22-32. Exceptions.**

- (a) The following portions of the International Building Code are hereby excluded from adoption:
  - (1) Chapter 27, Electrical.
  - (2) Chapter 29, Plumbing Systems.
  - (3) Appendix H, Signs.
- (b) The following portions of the IRC Code are expressly excluded from adoption by reference:
  - (1) Plumbing, chapters 25, 26, 27, 28, 29, 30, 31 and 32.
  - (2) Electrical chapters 34, 35, 36, 37, 38, 39, 40, and 41.
  - (3) Appendix I.
- (c) The following portions of the IFC Code are hereby excluded from adoption:
  - (1) IPC-2021, the International Plumbing Code.
  - (2) IWUIC-2021, the International Wildland Urban Interface Code.
- (c) In addition, the following are expressly excluded from both the Adopted Codes:
  - (1) Any provision to the extent that it refers to a board of survey, board of appeals, or to the extent that it grants a right of appeal or hearing to any person. Provided, that nothing contained herein is intended to deny any person access to a court of competent jurisdiction.
  - (2) Any provision to the extent that it purports to grant civil service rights or hearing rights to any officer, official, or employee.
  - (3) Any provision which conflicts with or modifies Section 22-71, 22-72, 22-73, 22-74, and/or 22-96 through 22-275.



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## EXHIBIT C

### Sec. 22-33. Insertions.

The Adopted Codes provide that certain insertions be made to the text of those codes. The insertions of this section are inserted into the text of the International Building Code and International Residential Code as if fully written into the original text of that code at the specified locations.

- (1) Wherever the Adopted Codes call for the insertion of the "Name of Jurisdiction," insert "City of Belvidere."
- (2) Any reference in the Adopted Codes to the "Building Official" or "Fire Code Official" shall mean the Director of Buildings or the Fire Chief respectively or their designees. The Fire Chief and the Director of Buildings, or their designees, are hereby authorized to enforce all provisions of the Adopted Codes as well as the City of Belvidere Municipal Code.
- (2) All fees established pursuant to Section 108.2 of the IRC and 109.2 of the IBC, are set forth in Appendix A of this Code.

## EXHIBIT D

### Sec. 22-34. Amendments to Adopted Codes.

(a) General Amendments

(1) Section 114 of the IBC, section 112.4 of the IFC, and section 113 of the IRC, Violations are amended to read as follows: It shall be unlawful for any person, firm or corporation to violate a provision of this code or fail to comply with any of its requirements or to erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the Director of Buildings, the Fire Chief, or their designees, or of a permit or certificate issued under the provisions of this code. Each violation shall be punishable by a fine of not less than \$100.00 nor more than \$2,000.00. Each day that the violation continues shall constitute a separate violation. This section shall not be construed to prevent the City from seeking injunctive relief in appropriate cases.

(2) Unsafe structures and equipment. The Director of Buildings and the Fire Chief or their designees shall have concurrent authority to inspect buildings or structures which they have reason to believe may be dangerous and unsafe or uncompleted and abandoned. They shall make appropriate reports and recommendations to the mayor and city council.

(b) Adoption of FEMA Flood Insurance Survey: To establish flood hazard areas, the City of Belvidere adopts the Federal Emergency Management Agency engineering report entitled The Flood Insurance Study for the City of Belvidere, as amended or revised, with the accompanying flood insurance rate map (FIRM) and flood boundary and floodway map (FBFM) and related supporting data along with any revisions thereto as the flood hazard map for the city. The flood hazard map and supporting data are hereby adopted by this reference.

(c) Amendments to International Residential Code (IRC)

(1) Section 105.2(1) of the IRC is amended to replace "200 square feet (18.48m<sup>2</sup>)" with "120 square feet".

(2) Sections 105.2(2) and 105.2(10) of the IRC (under "Building") are deleted and removed.

(3) Section R313 of the IRC, Automatic Fire Sprinkler Systems is deleted and replaced with the following:

R313, Automatic Fire Sprinkler Systems:

R313.1 An automatic residential sprinkler system shall be installed in townhouses.

1. Exceptions: An automatic residential fire sprinkler system shall not be required where additions or alternations are made to existing townhouses that do not have an automatic residential sprinkler system installed.
2. Design and Installation. Automatic residential fire sprinkler systems for townhouses shall be designed and installed in accordance with the current edition of the Illinois Plumbing Code, NFPA 13D and all other relevant codes and laws.
3. Other Code Requirements. All structures built without automatic fire sprinkler systems shall comply with all code requirements of the IRC for non-sprinklered construction.

R313.2 One- and two-family dwellings, automatic fire sprinkler systems. An automatic residential fire sprinkler system is not required to be installed in one- and two-family dwellings, including additions and alterations to such dwellings.

R313.2.1. Where an automatic fire sprinkler system for a one- or two-family dwelling, it shall be installed in accordance with the current edition of the Illinois Plumbing Code, NFPA 13 D and all other codes and laws.

R313.2.2. All structures constructed without an automatic fire sprinkler system shall comply with all code requirements of the IRC for non-sprinklered construction.

(d) Amendments to the International Building Code (IBC):

(1) Section 105.2(2) of the IBC (under "Building") is deleted and removed.

(2) Section 913.2.1 Protection of fire pump rooms, is amended to add the following at: Each room where fire pumps are located shall include one interior and one accessible exterior door. The exterior door shall be accompanied by a lock box and accessible key complying with this Code.

(e) Amendments to the National Electrical Code NFPA 70 202:

(1) Section 210.8(A) is amended to read as follows:

**210.8 Ground-Fault Circuit-Interrupter Protection for Personnel.**

**(A) Dwelling Units.** All 125-volt receptacles installed in the locations specified in 210.8(A)(1) through (A)(11) and supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel.

(1) Bathrooms

(2) Garages and also accessory buildings that have a floor located at or below grade level not intended as habitable rooms and limited to storage areas, work areas, and areas of similar use

(3) Outdoors

Exception to (3): Receptacles that are not readily accessible and are supplied by a branch circuit dedicated to electric snow-melting, deicing, or pipeline and vessel heating equipment shall be permitted to be installed in accordance with 426.28 or 427.22, as applicable.

(4) Crawl spaces — at or below grade level

(5) Basements

Single outlets for sump pump and sewer ejector may be installed and are not required to have GFCI protection.

*Exception to (5): A receptacle supplying only a permanently installed fire alarm or burglar alarm system shall not be required to have ground-fault circuit-interrupter protection.*

*Informational Note: See 760.41(B) and 760.121(B) for power supply requirements for fire alarm systems.*

*Receptacles installed under the exception to 210.8(A)(5) shall not be considered as meeting the requirements of 210.52(G).*

(6) Kitchens — where the receptacles are installed to serve the countertop surfaces

(7) Sinks — where receptacles are installed within 1.8 m (6 ft) from the top inside edge of the bowl of the sink.

(8) Boathouses

(9) Bathtubs or shower stalls — where receptacles are installed within 1.8 m (6 ft.) of the outside edge of the bathtub or shower stall

(10) Laundry areas

*Exception to (1) through (3), (5) through (8), and (10): Listed locking support and mounting receptacles utilized in combination with compatible attachment fittings installed for the purpose of serving a ceiling luminaire or ceiling fan shall not be required to be ground-fault circuit-interrupter protected. If a general-purpose convenience receptacle is integral to the ceiling luminaire or ceiling fan, GFCI protection shall be provided.*

(11) Indoor damp and wet locations

(2) Section 210.8(B) shall be deleted in part and replaced as follows:

**210.8 Ground-Fault Circuit-Interrupter Protection for Personnel. (B) Other Than Dwelling Units.** All 125-volt receptacles supplied by single-phase branch circuits rated 150 volts or less to ground, 50 amperes or less, and all receptacles supplied by three-phase branch circuits rated 150 volts or less to ground, 100 amperes or less, installed in the locations specified in 210.8(B)(1) through (B)(12) shall have ground-fault circuit-interrupter protection for personnel. (Remainder of 210.8(B) unchanged)

(3) Section 210.12 (A) shall be deleted in part as follows:

**210.12 Arc-Fault Circuit-Interrupter Protection. (A) Dwelling Units.** All 120-volt, single-phase, 15- and 20-ampere branch circuits supplying outlets or devices installed in dwelling unit or similar rooms or areas shall be protected by any of the means described in 210.12(A)(1) through (6): (Remainder of 210.12 unchanged)

(4) Section 210.19(A)(5) shall be added as follows:

**210.19 Conductors—Minimum Ampacity and Size. (A) Branch Circuits Not More Than 600 Volts. (5) Microwave Circuits.** The wiring used to supply power to a permanently installed microwave oven shall consist of a dedicated circuit installed with 12 AWG or larger conductors.

(5) Section 210.52(C) shall be amended to read as follows:

**210.52 Dwelling Unit Receptacle Outlets. (C) Countertops and Work Surfaces. (2) Island and Peninsular Countertops and Work Surfaces.** At least one receptacle outlet shall be installed at each peninsular countertop space with a long dimension of 600 mm (24 in.) or greater and a short dimension of 300 mm (12 in.) or greater. A peninsular countertop is measured from the connecting edge.

(6) Section 210.70(A)(1) shall be amended as follows:

**210.70 Lighting Outlets Required. (A) Dwelling Units. (1) Habitable rooms.** At least one lighting outlet controlled by a listed wall-mounted control device shall be installed in every habitable room, kitchen, and bathroom. The wall-mounted control device shall be located near an entrance to the room on a wall. The main lighting outlet in each room shall not be fed from the load side of a GFCI device. Unless 210.70(A)(1) Exception No. 1 is applied, provision shall be made in the wiring of each ceiling box of all habitable rooms (excluding dining rooms) for a luminaire to operate independently from a fan.

(7) Section 210.70 (C) shall be amended as follows:

**210.70 Lighting Outlets Required. (C) All Occupancies.** For attics and underfloor spaces, utility rooms, and basements, at least one lighting outlet containing a switch or controlled by a wall switch or listed wall-mounted control device shall be installed where these spaces are used for storage or contain equipment requiring servicing. A point of control shall be at each entry that permits access to the attic and underfloor space, utility room, or basement. Where a lighting outlet is installed for equipment requiring service, the lighting outlet shall be installed at or near the equipment. The switches shall not be fed from the load side of a GFCI device.

(8) Section 230.11 shall be added as follows:

**230.11 Service Modifications.** When any part of the service entrance equipment, branch circuit panel, or service conductor is replaced, modified, or required to be repaired, the service in its entirety must be installed to comply with the current codes. The main branch circuit panel shall be at least 16 spaces.

Exception: Replacement or addition of a branch-circuit overcurrent protective device.

(9) Section 230.43 shall be deleted and replaced as follows:

**230.43 Wiring Methods for 1000 Volts, Nominal, or Less.** Service-entrance conductors and service laterals overhead shall be installed in accordance with the applicable requirements of this *Code* covering the type of wiring method used and shall be limited to rigid metal conduit (RMC) or intermediate metal conduit (IMC). Electrical metallic tubing (EMT) may be used inside a building or structure.

(10) Section 230.67 is deleted.

(11) Section 230.70 (A) (1) is amended to read as follows:

**230.70 General. (A) Location. (1) Readily Accessible Location.** The service disconnecting means shall be installed at a readily accessible location, either outside of a building or structure, or inside at or within 5 feet of the meter enclosure.

(12) Section 250.52 shall be amended as follows:

**250.52 Grounding electrodes.** A concrete-encased electrode that complies with 250.52(A)(3) will be required in all new construction and shall be clearly marked for inspection. (Remainder of section unchanged).

(13) Section 250.53 (A)(2) shall be deleted in part as follows:

**250.53 Grounding Electrode System Installation. (A) Rod, Pipe, and Plate Electrodes. (2) Supplemental Electrode Required.** A single rod, pipe, or plate electrode shall be supplemented by an additional electrode of a type specified in 250.52(A)(2) through (A)(8). The supplemental electrode shall be permitted to be bonded to one of the following:

- (1) Rod, pipe, or plate electrode
- (2) Grounding electrode conductor
- (3) Grounded service-entrance conductor
- (4) Nonflexible grounded service raceway
- (5) Any grounded service enclosure

(14) Section 300.1(D) shall be added as follows:

**300.1 Scope. (D) Mixed Use and Occupancy Buildings.** The entire mixed use and occupancy building shall be wired by the most restrictive code.

(15) Section 300.1 Scope. (D) Mixed Use and Occupancy Buildings. The entire mixed use and occupancy building shall be wired by the most restrictive code.

(16) Section 300.5 (D) (3) is amended to read as follows:

**300.5 Underground Installations. (D) Protection from Damage (3) Service Conductors.** Underground service conductors shall be installed in galvanized or stainless steel rigid metal conduit (RMC) or intermediate metal conduit (IMC). Underground service conductors that are not subject to physical damage may be installed in Schedule 80 rigid electrical nonmetallic conduit (PVC), protected by galvanized or stainless steel rigid conduit (RMC) or intermediate metal conduit (IMC) to a minimum of 450 mm (18 inches) below grade. No exposed nonmetallic conduit shall be allowed. Underground service conductors that are not encased in concrete and that are buried 450 mm (18 inches) or more below grade shall have their location identified by warning ribbon that is placed in the trench at least 300 mm (12 inches) above the underground installation.

(17) Section 300.11(A) (1) is added as follows:

**300.11 Securing and Supporting. (A) Secured in Place. (1) Tie Wire.** Tie wire shall not be allowed as a sole means of supporting or securing conduit or cable in above ground applications.

(18) Section 300.13(C) shall be added as follows:

**300.13 Mechanical and Electrical Continuity--Conductors. (C) Multiple Conductors.** A device designed to be used for switching or as a receptacle may not be used to provide electrical continuity to any circuit conductor.

(19) Section 300.13(D) shall be added as follows:

**300.13 Mechanical and Electrical Continuity-Conductors. (D) Push-Type Clamping Devices.** No push-type or clamp-type connections for splices or for terminating to devices will be allowed unless the wire connection is secured with a screw or crimping tool.

Exception 1: Disconnecting means for ballasts.

Exception 2: Factory installed terminations in luminaires.

(20) Section 314.27 (A) (2) shall be amended to read as follows:

**314.27 Outlet Boxes. (A) Boxes at Luminaire or Lampholder Outlets. (2) Ceiling Outlets.** At every outlet used exclusively for lighting, the box shall be designed or installed so that a luminaire or lampholder may be attached. Boxes shall be required to support a luminaire weighing a minimum of 23 kg (50lb). A luminaire that weighs more than 23 kg (50lb) shall be supported independently of the outlet box, unless the outlet box is listed and marked on the interior of the box to indicate the maximum weight the box shall be permitted to support. In

all habitable rooms with a ceiling fixture (other than recessed fixtures) in a location acceptable for a ceiling-suspended (paddle) fan in single-family, two-family or multi-family dwellings, a box rated for ceiling fan support shall be installed.

(21) Section 334.10 shall be added as follows:

**334.10 Uses Permitted.** Type NM, Type NMC, and Type NMS cables shall be permitted to be used only in the following: R-2, R-3, and R-4 structures (as defined by the International Building Code) not exceeding three floors above grade.

(22) Section 334.15(D) shall be added as follows:

**334.15 Exposed Work. (D) All Unfinished Areas.** Any exposed cable 7 feet (213.36cm) or closer to the floor must be protected with a durable building material or sleeved in an approved manner.

(23) Article 334.40 (B) shall be deleted in part:

**334.40 Boxes and Fittings. (B) Devices of Insulating Material.** Delete “and for repair wiring in existing buildings where the cable is concealed.”

(24) Section 338.10 (A) shall be amended to read as follows:

**338.10 Uses Permitted. (A) Service-Entrance Conductors.** Type SE cables shall be permitted to be used only in the following: R-2, R-3, and R-4 structures (as defined by the International Building Code) not exceeding three floors above grade.

(25) Article 408.54 shall be amended as follows:

**408.54 Maximum Number of Overcurrent Devices.** A panelboard shall be provided with physical means to prevent the installation of more overcurrent devices than that number for which the panelboard was designed, rated, and listed. Newly installed panelboards shall not have tandem breakers or similar breakers. For the purposes of this section, a 2-pole circuit breaker or fusible switch shall be considered two overcurrent devices; a 3-pole circuit breaker or fusible switch shall be considered three overcurrent devices.

(26) Section 408.8 shall be amended to read as follows:

**408.8 Reconditioning of Equipment.** Reconditioning of equipment shall not be permitted.

(27) Section 410.36(B) shall be amended to read as follows:

**410.36 Means of Support. (B) Suspended Ceilings.** Framing members of suspended ceiling systems used to support luminaires shall be securely fastened to each other and shall be securely attached to the building structure at appropriate intervals. Luminaires smaller than 610 mm by 610 mm (24 inches by 24 inches) shall be securely fastened to the ceiling framing member by mechanical means such as bolts, screws, or rivets. Listed clips identified for the use with the type of ceiling framing member(s) and luminaire(s) shall also be permitted. Fixtures 610 mm by 610 mm (24 inches by 24 inches) or larger shall be supported independently of the ceiling grid by at least two wires on opposite corners of the fixture. The same size (or larger) wire used to support the ceiling system shall be used to support the fixture, but in no case shall the wire size be smaller than size No. 12 AWG steel.

(28) Section 690.13 (E) shall be deleted in part as follows:

**690.13 Photovoltaic System Disconnecting Means. (E) Type of Disconnect.** The PV system disconnecting means shall simultaneously disconnect the PV system conductors that are not solidly grounded from all conductors of other wiring systems. The PV system disconnecting means or its remote operating device or the enclosure providing access to the disconnecting means shall be capable of being locked in accordance with **110.25**. The PV system disconnecting means shall be one of the following:

(1) A manually operable switch or circuit breaker.

(2) Reserved

(3) A pull-out switch with the required interrupting rating.

(4) A remote-controlled switch or circuit breaker that is operable locally and opens automatically when control power is interrupted.

(5) Reserved

(29) Section 705.11 (D) shall be amended to read as follows:

**705.11 Supply-Side Source Connections. (D) Connections.** The connection of power source output circuit conductors to the service conductors shall be made using listed connectors as described in **110.14** and comply with all enclosure fill requirements Any modifications to existing equipment shall be made in accordance with the manufacturer's instructions or the modification must be evaluated for the application and have a field label applied. For meter socket enclosures or other equipment under the exclusive control of the electric utility, only connections approved by the electric utility shall be permitted. No more than one tap per conductor.

(30) Section 705.20 shall be deleted in part as follows:

**705.20 Disconnecting Means, Source.** Means shall be provided to disconnect power source output circuit conductors of electric power production equipment from conductors of other systems.

The disconnecting means shall comply with the following:

(1) Be one of the following types:

(a) A manually operable switch or circuit breaker

(b) A load-break-rated pull-out switch

(c) A power-operated or remote-controlled switch or circuit breaker that is manually operable locally and opens automatically when control power is interrupted.

(d) Reserved

(2) Simultaneously disconnect all ungrounded conductors of the circuit.

(3) Located where readily accessible.

(4) Externally operable without exposed live parts.

(5) Enclosures with doors or hinged covers with exposed live parts when open that require a tool to open or are lockable where readily accessible to unqualified persons.

(6) Plainly indicate whether in the open (off) or closed (on) position.

(7) Have ratings sufficient for the maximum circuit current, available fault current, and voltage that is available at the terminals.

(8) Be marked in accordance with the warning in 690.13(B), where the line and load terminals are capable of being energized in the open position.

(f) Amendments to the International Fuel Gas Code:

(1) Section 403.9.5(1) is amended to read as follows: Threaded fittings in sizes larger than two (2) inches (51 mm) shall not be used.

(2) Section 404.1.1 is added as follows:

Additional Piping Requirements

- 1) Piping systems greater than 2 pounds per square inch (PSIG) shall be welded.
  - 2) Piping sizes over 2 inches shall be welded.
- (3) Section 404.2.1 is added as follows:  
404.2.1 Prohibited Use. Corrugated stainless steel tubing (CSST) shall not be installed outdoors.
- (4) Section 404.3 is amended to read as follows:  
Prohibited locations. *Piping* shall not be installed in or through a ducted supply, return or exhaust, or a clothes chute, chimney or gas vent, dumbwaiter or elevator shaft. *Piping* installed downstream of the *point of delivery* shall not extend through any townhouse or residential unit other than the unit served by such *piping*.
- (5) Section 404.3.1 is added as follows:  
404.3.1 Prohibited Use Underground. Corrugated stainless steel tubing (CSST) shall not be used underground.
- (6) Section 404.9.1 is added as follows:  
404.9.1 Roof Locations. Gas piping installed on roof surfaces shall be painted yellow. Paint and application method shall be approved by the code official.
- (7) Section 404.12 is amended to read as follows:  
Section 404.12 **Minimum burial depth.** Underground *piping systems* shall be installed a minimum depth of 18 inches (457.2 mm) below grade. Piping systems and electrical wiring shall be separated a minimum of 12 inches (304.8 mm) horizontal and a minimum of six inches (152.4mm) vertical when placed.
- (8) Section 409.4.1 is added as follows:  
409.4.1 Service Valves. Service valves installed within 24" (61 cm) of the regulator shall have no more than three screwed connections.
- (9) Section 411.1 is amended to read as follows:  
Connecting Appliances. Except as required by section 411.1.1, appliances shall be connected to the piping system by one of the following:
  1. Stationary gas appliances and the following fixtures: Water heaters, furnaces and boilers in commercial or residential applications. All package heating fixtures/equipment shall be piped with rigid piping.
  2. Reserved
- (10) Section 503.4.5(4) is amended to read as follows:  
4. For sizing a chimney venting system connected to appliances using mechanical draft, the effective area of the chimney flue shall not be greater than two sizes over the effective area required for the appliances.
- (11) Appendices A – D of the International Fuel Gas Code are added as a part of the code.
- (12) CATEGORY I APPLIANCES LISTED FOR USE WITH TYPE B VENTS (IFGS) is added as part of this code.
- (g) Amendments to the International Fire Code and the City of Belvidere Municipal Code fire provisions:
- (2) Section 102.7, referenced codes and standards is amended to read as follows: The codes and standards referenced in this Code, and which are listed in Chapter 80, are adopted by and



considered a part of this code only to the extent of any such reference and as further regulated by Sections 102.7.1 and 102.7.2.

- (3) Section 102.7.1, Conflicts, is amended to read as follows: Where conflicts occur between provisions of this code and referenced codes and standards, the stricter of the codes and standards shall apply.
- (4) Section 105.5.34, Open Burning, is amended to read as follows:

Open fire or a fire on any public street, alley, road, or other public property is prohibited without specific Authority and a permit issued by the Fire Code Official. Instructions and stipulations of the permit shall be complied with.

Exception: (a) Private Property recreation open fires are governed by section 74-215 of the City of Belvidere Municipal Code. (b) Governmental units engaging in open burning upon their own property are exempt from this provision.
- (5) Section 108.5 is added as follows:

108.5 Inspection change of ownership.  
A fire inspection report may be required for any occupancy regulated by Chapter 10, Means of Egress, that changes ownership or use. The Fire Code Official, or his designee shall complete the inspection.
- (6) Section 113.4, Failure to Comply, is amended to read as follows:

Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to correct a violation or unsafe condition, shall be subject to fine as set forth in section 1-9 of the Belvidere Municipal Code.
- (7) Sections 304.1.1 and 304.1.2 are deleted. Applicable provisions of the Belvidere Municipal Code and IPMC shall control these issues.
- (8) Sections 307, Open Burning, Recreational Fires, And Portable Outdoor Fireplaces is deleted in its entirety. (See Section 74-215 of the City of Belvidere Municipal Code).
- (9) Section 308.1.6.3, Sky Lanterns, is amended to read as follows:

A person shall not release or cause to be released a sky lantern or any other airborne flame producing device.
- (10) Section 313.2, Group R. Occupancies, is amended to read as follows:

Vehicles powered by *flammable liquids*, Class II *combustible liquids* or compressed flammable gases shall not be stored within the living space of Group R buildings.
- (11) Section 320.4.2.3, Fire Protection Systems of the 2024 IFC is amended to read as follows:

Indoor storage areas for lithium-ion and lithium metal batteries shall be protected by an automatic sprinkler system complying with Section 903.3.1.1. The system shall be designed with a minimum density of 0.6 gpm/ft<sup>2</sup> (2.27 L/min) based over the area of room or 2,500 square feet (232 m<sup>2</sup>) design area, whichever is smaller or approved alternative fire suppression system. The system design shall be based on recommendations in the approved technical opinion and report required by Section 320.4.2.1.
- (12) A new Section 322, Peer Review is Added as follows:

### **322.1 Requiring peer review**

A peer review shall be conducted for the following lithium-ion battery system or storage as well as any building or process deemed by the Authority Having Jurisdiction (AHJ) to pose a significant hazard to the community, or first responders:

1. Stationary and mobile electrical storage systems (ESS).
2. Indoor storage areas for lithium-ion and lithium metal batteries, with the accumulation of more than 15 cubic feet (.042 m<sup>3</sup>).
3. Outdoor storage of lithium-ion or lithium metal batteries.
4. New construction projects or the addition of lithium-ion battery manufacturing and storage facilities must undergo a peer review of the fire safety plans and building design related to fire safety.
5. Any renovation or expansion that alters more than 25% of the facility's footprint or production capacity must be peer-reviewed.
6. The installation or significant modification of fire suppression systems specifically designed for lithium-ion battery risks requires peer review.
7. Any change in the manufacturing process involving new technology, materials, or methods related to lithium-ion batteries must undergo peer review.
8. Modifications to the storage layout, methods, or quantities of lithium-ion batteries that could impact fire safety must be peer-reviewed.
9. Following any fire-related incident or near-miss event within the facility, a peer review of the fire safety plans must be conducted.
10. Upon significant updates to existing codes, affected facilities must submit their fire safety plans for peer review to ensure compliance with the latest standards.
11. Significant changes in the facility's operational environment, such as the introduction of new chemical substances that pose fire or community hazards, must necessitate a peer review of the fire safety and facility design plans.
12. Any facility introducing a new alternate fuel source (e.g., hydrogen, biofuels, or other innovative energy storage systems) that may pose novel dangers must undergo a peer review of the fire safety plans.
13. Any building or process deemed by the Authority Having Jurisdiction (AHJ) to pose a significant hazard to the community, or first responders must undergo peer review.

### **322.2 Peer review**

The owner or the owner's agent, other than the registered design professionals for the project, shall employ independent registered engineers and design professionals to conduct a peer review of the design of the building and fire protection systems related to occupant safety, control of fire and other hazards, environmental hazards, and the safety of first responders. The peer review must include an opinion of the fire safety and evacuation plan, mitigation planning, and first responder mitigation training.

### **322.3 Peer reviewer disclosure**

The peer reviewer shall disclose to the owner's authorized agent and the authority having jurisdiction any possible conflicts of interests, financial or otherwise.

### 322.4 Peer reviewer qualifications

The peer reviewer shall provide written documentation to the owner or owner's authorized agent demonstrating relevant experience and training in the specific areas of practice being peer reviewed and for projects similar in the complexity to the type of *system* design under review.

### 322.5 Peer review report

A signed and sealed report shall be submitted to the owner or owner's authorized agent and to the authority have jurisdiction with the construction documents prior to the issuance of a permit for construction. The report shall describe the items reviewed, provide explanation of noncompliant issues, and recommend acceptance or rejection of the items reviewed.

(13) A new Section 403.10.6, Lithium-ion and lithium metal batteries fire safety and evacuation plan is added to the 2021 IFC as follows:

An approved fire safety and evacuation plan in accordance with Section 404 shall be prepared and maintained for occupancies that involves activities for the research and development, testing, manufacturing, handling or storage of lithium-ion batteries or lithium metal batteries, or the repair or servicing of vehicles powered by lithium-ion or lithium metal batteries.

Exceptions: A fire safety and evacuation plan is not required for the storage or merchandizing of any of the following:

1. New or refurbished batteries installed in the equipment or vehicles they are designed to power.
2. New or refurbished batteries packaged for use in the equipment or vehicles they are designed to power for merchandizing purposes.
3. New or refurbished lithium-ion batteries rated at not more than 300 watt-hours and lithium metal batteries containing not more than 25 grams of lithium metal in their original retail packaging.
4. The storage, repair, and charging activities in detached one and two family dwellings and townhouses, provided that such devices are for personal use.
5. The storage, repair, and charging activities associated with personal use in sleeping units and dwelling units of Group R-1 and R-2 occupancies.

(14) A new Section 403.10.6.1, Mitigation Planning, is added to the 2021 IFC as follows:

The approved fire safety and evacuation plan shall include thermal runaway event mitigation measures. These measures shall include activities undertaken to prevent thermal runaway, early detection of a thermal runaway event and mitigation measures to be undertaken to limit the size and impact of the event on occupants and the facility.

(15) A new Section 403.10.6.2, Mitigation Training, is added to the 2021 IFC as follows:

The occupant shall provide annual training as requested by the fire code official on emergency mitigation procedures for responding agency. Mitigation plan shall be reviewed annually by a fire protection engineer.

(16) Section 505.1, Address Identification, is amended to read as follows:

New and existing buildings shall have approved address numbers, building numbers or approved building identification placed at a location that is plainly legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Numbers from the street edge to under 50 feet from the street shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm), numbers greater than 50 feet from the street edge to 100 feet from the street edge shall be minimum 5" high and numbers over 100 feet from the street edge shall be a minimum be 6" high. Temporary signs shall be installed on the site during construction subject to the above specifications. Where required by the *fire code official*, address identification shall be provided in additional *approved* locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the *public way*, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

(17) A new Section 505.3, Building Main Door and Loading Dock Door Numbers, is added as follows:

Each exterior door shall be numbered starting at the front/street side of the building in a clockwise manner around the building. Numbers shall contrast with their background. Numbers will be Arabic and start with "1" and proceed up. Numbers shall not be spelled out. Numbering of man doors shall be minimum 6" on the interior and exterior of doors. Numbering of dock doors shall be a minimum of 12" on the interior and exterior above the door. This section does not apply to residential uses.

(18) A new Section 505.4, Strip Malls is added as follows:

When a strip mall has multiple tenant spaces and dedicated sprinkler control/fire alarm room, the room shall have its own address.

(19) Section 506.1, Where required, is amended to read as follows:

Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or firefighting purposes, the *fire code official* is authorized to require a key box to be installed in an *approved* location. The key box shall be a key box. listed as approved by the *fire code official* and in accordance with UL 1037. A key box is required for all buildings that are equipped with an approved fire alarm system, fire suppression system, hood suppression system and special suppression system and all buildings determined by the fire code official. The key box shall contain keys to gain necessary access (including gates and barriers) and a key for each alarm notification control panel within the building as required by the *fire code official*. The installation of an approved key box shall be approved by the fire code official. The box shall be located not more than (5') feet above grade at the approved location. (Street side, outside of door near FAAP / FACP / Sprinkler riser room).

(20) Section 507.2.1, Private fire service mains, is amended to read as follows:

If allowed by state law, Private fire service mains and appurtenances shall be installed in accordance with NFPA 24. Fire hydrants shall be located not more than 300 feet apart for commercial and 500 feet apart for residential sites. Additionally, at least one fire hydrant shall be located at each intersection and one fire hydrant shall be located within 75 feet of the any fire service connection in a building containing a fire suppression system.

(21) Section 507.5.1.1, Hydrant for standpipe systems, is amended to read as follows:

Buildings equipped with a standpipe system installed in accordance with Section 905 or an approved automatic sprinkler system installed in accordance with Section 903 shall have a fire hydrant within 75 feet of the fire department connection.

**Exception:** The distance shall be permitted to exceed 100 feet (30 480 mm) where *approved* by the *fire code official*.

(22) Section 507.5.3, Private fire service mains and water tanks, is amended to read as follows:

If allowed by State Law, Private fire service mains and water tanks shall be periodically inspected, tested and maintained in accordance with NFPA 25 at the following intervals:

1. Private fire hydrants of all types: Inspection annually and after each operation; flow test and maintenance annually.
2. Fire service main piping: Inspection of exposed, annually; flow test every 5 years.
3. Fire service main piping strainers: Inspection and maintenance after each use. Records of inspections, testing and maintenance shall be maintained.

4. A copy of the inspection, testing and maintenance report shall be submitted to the City of Belvidere Fire Department in a format to be determined by the Fire Code Official.

(23) A new Section 901.4.2.1, Discontinuance of use, is added as follows:

All non-required fire protection systems shall be approved for discontinuance by the fire code official. All discontinued equipment and devices, such as pull stations, nozzles, detectors, sprinklers, sensors, panels, and hose connections shall be removed so as not to give a false indication that the structure, area or space is protected.

(24) A new Section 901.4.8, Fire and life safety protection systems labels, tags and information plates is added as follows:

All required identification labels, tags, and information plates for fire and life safety protection systems shall be approved and constructed of material designed to resist weathering or loss of required information due to environmental exposures. All required labels on control valves and system deactivation switches shall be reflective with lettering contrasting to the background.

(25) A new Section 901.6.3.2, Fire protection and life safety systems records submittal, is added as follows:

All required service and maintenance records are to be submitted to the fire code official through in a manner prescribed by the fire code official.

(26) Section 903.2.4.2, Group F-1 distilled spirits is amended as follows:

The title is amended to read: 903.2.4.2 New and Existing Group F-1 distilled spirits.

The Section shall read: An automatic sprinkler system shall be provided throughout new and existing Group F-1 fire areas used for the manufacture of distilled spirits.

(27) Section 903.2.10, Group S-2 parking garages, is amended to read as follows:

An automatic sprinkler system shall be provided throughout buildings classified as parking garages where any of the following conditions exist:

1. Where the fire area of the enclosed parking garage, in accordance with Section 406.6 of the International Building Code, exceeds 12,000 square feet (1115 m<sup>2</sup>).
2. Where the enclosed parking garage, in accordance with Section 406.6 of the International Building Code, is located beneath other groups.

Exception: Enclosed parking garages located beneath Group R-3 occupancies.

3. Where the fire area of the open parking garage, in accordance with Section 406.5 of the International Building Code, exceeds 48,000 square feet (4460 m<sup>2</sup>).
4. Any new or existing Group S-2 parking garages with electric vehicle charging stations.

(28) A new Section 903.2.10.3, Parking garages, is added as follows:

New sprinkler systems installed in any S-2 parking garage shall be designed to a minimum hazard classification of Ordinary Hazard 2.

(29) Section 903.2.11.1, Stories without openings, is amended to read as follows:

An *automatic sprinkler system* shall be installed throughout all *stories*, including *basements*, of all buildings where the floor area exceeds 1,500 square feet (139 m<sup>2</sup>) and where there is not provided fewer than one of the types of exterior wall openings:

1. Openings below grade that lead directly to ground level by an exterior *stairway* complying with Section 1011 or an outside *ramp* complying with Section 1012. Openings shall be located in each 50 linear feet (15 240 mm), or fraction thereof, of *exterior wall* in the story on not fewer than one side. The required openings shall be distributed such that the lineal distance between adjacent openings does not exceed 50 feet (15 240 mm).
2. Openings entirely above the adjoining ground level totaling not less than 20 square feet (1.86 m<sup>2</sup>) in each 50 linear feet (15 240 mm), or fraction thereof, of *exterior wall* in the story on not fewer than one side. The required openings shall be distributed such that the lineal distance between adjacent openings does not exceed 50 feet (15 240 mm). The height of the bottom of the clear opening shall not exceed 44 inches (1118 mm) measured from the floor.
3. An interior stairway that conforms to requirements of Section 1005 with a fire separation assembly enclosure of not less than 1 hour, which has a door directly to the exterior and the stairway does not connect more than 2 stories. The basement or windowless story floor level shall be 15 feet (4572mm) or less vertically from the exterior door threshold level and the door threshold shall be within 10 feet (3048mm) of grade. Interior stair doors or openings shall be provided in each 50 linear feet (5240mm) or fraction thereof on at least one side of the basement or windowless story.

(30) A new Section 903.3.9, Safety factor for fire protection systems, is added as follows:

Provide the greater of 10% or 5psi minimum safety factor in the fire protection system hydraulic calculation.

(31) A new Section 903.4.2.1, Outside audio/visual devices, is added as follows:

Provide an outside audio/visual device over the fire department connection. The visual indicator shall be a clear lens and activate upon activation of the sprinkler system.

(32) A new Section 903.4.4, Interior control valves, is added as follows:

The fire code official may require interior control valves to be installed to isolate occupancies that share a fire suppression system. Where valves are installed in a system, valves shall be supervised or locked in the "open" position.

(33) A new Section 905.1.1 Sprinklered Buildings, is added as follows:

In all buildings provided with an automatic fire sprinkler system where the distance between fire department vehicle access and any point within the building exceeds 200 feet, a horizontal standpipe system shall be provided. Class I standpipe connections shall be provided at locations in accordance with 905.4.

(34) Section 905.4, Location of Class I standpipe hose connections, is amended to add a new subsection 7 as follows: Location of standpipe hose connections. Class III standpipe hose connections shall be provided at locations within the building as directed by the *fire code official*. Hose connections shall include 2 ½ inch by 1 ½ inch reducing caps.

(35) A new Section 907.1.4, Strip malls, is added as follows:

Fire alarm systems shall be capable of identifying a fire alarm device activation or waterflow device activation in each tenant space. An audio/visual device shall be provided at the front entrance to each tenant space to identify the location of the activated device(s). Visual indicator shall be a red lens and activate upon activation of fire alarm system and/or the sprinkler system.

(36) A new Section 912.1.1, Fire department connections, is added as follows:

Fire department connections shall be 5" Storz connection with 30-degree downturn and shall comply with Sections 912.2 through 912.7

(37) Section 912.2.2, Existing Buildings is amended to read as follows:

On existing buildings, wherever the fire department connection is not visible to approaching fire apparatus, the fire department connection shall be indicated by an *approved* sign mounted on the street front or on the side of the building. Such sign shall be reflective and constructed of material designed to resist weathering. The sign shall have a white background with all lettering and graphics red in color. Such sign shall have the letters "FDC" not less than 6 inches (152 mm) high and words in letters not less than 2 inches (51 mm) high or an arrow to indicate the location not less than 3 inches (75mm) high.. Such signs shall be subject to the approval of the *fire code official*.

(38) Section 912.6, Backflow protection, is amended to read as follows:

A water supply serving a fire suppression system shall be protected against backflow with a Reduced Pressure Zone (RPZ) backflow device and comply with the requirements of Illinois Plumbing Code.

(39) Section 913.2.1, Protection of fire pump rooms, is amended to read as follows:

Rooms where fire pumps are located shall be separated from all other areas of the building in accordance with Section 913.2.1 of the International Building Code. Each room where fire pumps are located shall include one interior and one accessible exterior door. The exterior door shall be accompanied by a lock box and accessible key complying with this Code.

(40) Section 1103.5.3, Group I-2, Condition 2, is amended to read as follows:

In addition to the requirements of Section 1103.5.2, existing buildings of Group I-2, Condition 2 occupancy shall be equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1. The automatic sprinkler system shall be installed as established by a compliance plan submitted by the property owner and approved by the fire code official.

(41) Subsection 1 of Section 1207.5.5 of the 2024 IFC is amended to increase the minimum density from .3 gpm /sq ft (1.14 L/min) to .6 gpm / sq ft (2.27 L/min).

(42) Section 5608.1, General, is amended to read as follows:

Outdoor fireworks displays, use of pyrotechnics before an *audience* and pyrotechnic special effects in motion picture, television, theatrical and group entertainment productions shall comply with Sections 5608.2 through 5608.10 and NFPA 1123 or NFPA 1126.

(43) Section 5608.2.1, Outdoor fireworks displays, is amended to read as follows:

In addition to the requirements of Section 403, permit applications for outdoor fireworks displays using Division 1.3G fireworks shall include a diagram of the location at which the fireworks display will be conducted, including the site from which fireworks will be discharged; the location of buildings, highways, overhead obstructions and utilities; and the lines behind which the audience will be restrained. All outdoor firework displays shall be electronically fired using approved electronic firing units and approved mortar racks.

(44) Section 5608.2.3, Indoor special effects and flame displays is added to read as follows:

Any indoor special effects, pyrotechnic or Flame Effect Displays must comply with NFPA 160.

(a) The following provisions and other provisions of this article shall be construed to be additional provisions of the building code of the city even though they are not specifically contained in the Adopted Codes. Such

regulations shall be construed as supplemental to and in addition to the provisions of the Adopted Codes. All such regulations shall be deemed cumulative. In the event of a conflict between provisions of the adopted codes and the specific regulations otherwise established herein, the latter shall govern.

(1) *Moving buildings.*

- a. No person, firm or corporation shall move any building or structure on, through, or over any street, alley, sidewalk, or other public place in the city without having obtained a permit therefore from the city council.
- b. Applications for such permits shall be made in writing to the city clerk and shall state thereon the proposed route and shall specify the days on which it is intended that the building or structure shall occupy any portion of any street, alley, sidewalk, or other public place.
- c. No such permit shall be valid and no person, firm, or corporation shall move any building or structure on, through, or over any street, alley, sidewalk, or other public place in the city unless and until they cause a public notice to be published as specified in this subsection. The notice shall state the route to be followed and the dates and times that the building shall occupy any portion of any street, alley, sidewalk or other public place in the city. This notice shall be published at least once, not more than seven calendar days nor less than one calendar day before the building or structure occupies any portion of any street, alley, sidewalk or other public place in the city. This notice shall be published in at least one newspaper published in the city or if no newspaper is published therein, then in at least one newspaper having a general circulation within the city. The person, firm or corporation seeking to move the building or structure shall pay the full cost, if any, of such publication.
- d. Upon approval of the intended route and dates by the city council, a fee of \$15.00 for each day or fraction thereof that it is intended that the building shall occupy any such portion of any street, sidewalk, alley or other public place within the city shall be paid to the city clerk and the permit issued. An additional payment of \$15.00 for each day or fraction thereof over and above the time stated on the permit during or on which any building shall occupy such public place shall be paid.
- e. Every person, firm or corporation applying for a permit to move a building or structure shall submit with this application a bond in the amount of \$50,000.00 with surety to be approved by the city council conditioned to indemnify the city for any loss or damage resulting from the work undertaken or the manner of doing same and conditioned upon his compliance with all the provisions of this section, and agreeing to pay and hold the city harmless from any claim which may be made against it by reason of the occupation or use of any street, alley, sidewalk or other public place by the building or structure moved or by persons engaged in the moving operations.
- f. No building or structure shall be moved in whole or in part to any other location on the same or any other lot within the city or from any location outside the corporate limits of the city to any lot within the city, unless such structure conforms with the existing structures adjacent to it in design, height, and general appearance and every portion of such building or structure which is moved and unless the use thereof is made to conform to the building, plumbing, electrical, fire and zoning codes and other ordinances of the city.
- g. No permit shall be issued for the moving of any building or structure into or within the city until the building inspector has examined the structure or building to be moved and made a report thereof to the city council. The report of the building inspector shall include a description of the building or structure and the place of which it is to be moved and the physical condition of the building or structure and whether or not the building can be made to conform to all the building, plumbing, electrical, fire and zoning codes and other ordinances of the city.
- h. The person, firm or corporation moving any building or structure through the streets shall keep warning signs and lanterns or lights at night on the building or structure so as to guard against any person or vehicles from colliding with it.
- i. Whenever it shall be necessary to interfere with wires or cables of a public utility moving a building or structure, the terms of any special or franchise ordinance governing shall apply and the bond therein specified shall be given. If no such terms apply, then the mayor shall estimate the



expense of fixing the wires and the bond in an appropriate amount shall be given to cover the expense.

- j. When any such moving building or structure will approach any fire alarm wire or pole which shall or may be endangered by the moving of such building or structure, it shall be the duty of the mover to notify the fire chief at least six hours before reaching such wire or pole so that the wire or pole may be removed or otherwise cared for by the city authorities.
  - k. The fees required by this section shall be in addition to the licensing fee established in section 26-216(c) of the Belvidere Municipal Code dealing with house movers.
- (2) *Reinspection fees.* If after an initial inspection and one reinspection, the property failed in any respect to comply with the building, electrical, plumbing, HVAC, grading, sidewalks, driveways, and/or any other city code, all subsequent reinspections require payment of \$100.00 each prior to each reinspection.

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## **EXHIBIT E**

### **Sec. 22-67. Standards and specifications adopted.**

- (a) The 2021 National Electric Code International Code Electrical Series (NFPA 70) is hereby adopted by reference and made a part of this chapter, subject to the modifications set forth herein.
- (b) Building, electrical and fire inspectors shall apply these codes; and the most restrictive code shall be applied.

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## **EXHIBIT F**

### **Sec. 22-500. Adoption.**

The International Property Maintenance Code, 2021 Edition, (hereinafter, the property maintenance code or "IPMC") as published by the International Code Council, is hereby adopted as the property maintenance code for the city. The adoption of the property maintenance code does not in any way limit or abrogate the regulations or codes adopted in section 22-31 of this chapter.

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## **EXHIBIT G**

### **Sec. 22-501. Exceptions.**

The following portions of the property maintenance code, are hereby excluded from adoption:

- (1) Section 103.2;
- (2) Section 302.4;
- (3) Section 302.8;
- (4) Section 304.3;
- (5) Section 404.5;
- (6) Section 404.5.1;
- (7) Section 404.5.2;
- (8) Section 404.6;
- (9) Chapter 7.
- (10) Section 108
- (11) Section 113

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## EXHIBIT H

### Sec. 22-502. Insertions and amendments.

The International Property Maintenance Code, provides that certain insertions be made to the text. The following insertions and amendments are made to the text of the International Property Maintenance Code, as if fully set forth therein.

- (1) Any reference to the International Zoning Code shall instead be to the City of Belvidere Zoning Code.
- (2) Any reference to the ICC Electrical Code shall be to the City of Belvidere Municipal Code.
- (3) Any reference to the International Existing Building Code shall instead be to the City of Belvidere Municipal Code.
- (4) Any reference to the International Plumbing Code shall be to the Illinois Plumbing Code.
- (5) Any reference to the International Energy Conservation Code shall be to the Illinois Energy Code.
- (6) Section 103.1 is modified to read that: "The Building Director shall be the "Code Official."
- (6) Wherever the International Property Maintenance Code calls for the insertion of the name of jurisdiction, insert "the City of Belvidere."
- (7) In Section 103.5 delete "indicated in the ....[Jurisdiction to insert appropriate schedule]" and insert "set forth in Appendix A to the City of Belvidere Municipal Code" in its place.
- (8) In Section 109.3 the word "misdemeanor" is changed to "petty offense." Further, the phrase "served in accordance with Section 11.4" is deleted and is replaced with "served in accordance with law".
- (9) In Section 109.4 after the word "laws" the phrase "and in addition to any equitable relief, shall be fined in accordance with Section 1-9 of the City of Belvidere Municipal Code."
- (10) Add a new Section 111.1.6 as follows: "Unsafe structures, equipment and structures unfit for human occupancy are declared a nuisance."
- (11) Section 111.7 is amended to read as follows: "Upon failure of the owner, owners' agent or other person responsible to comply with the notice provisions within the time given, the code official shall post on the premises or upon defective equipment a placard of condemnation prohibiting occupancy of the premises or use of the condemned equipment."
- (12) Add a new Section 111.10 as follows: "Nothing in this Code, or the Belvidere Municipal Code, shall limit any power or authority to abate nuisances available under statute or common law."
- (13) Section 112.1 Imminent Danger is amended to read as follows: "When, in the opinion of the *code official*, there is *imminent danger* of failure or collapse of a building or structure that endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building *occupants* or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, or when the structure is unfit for human habitation, the *code official* is hereby authorized and empowered to order and require the *occupants* to vacate the *premises* forthwith. The *code official* shall cause to be posted at the primary entrance to such structure a notice of condemnation. It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or of demolishing the same. Access to condemned property shall only be by persons authorized for such access by the City of Belvidere and as allowed by law."
- (14) Delete Section 113. Replace with a new Section 110 as follows: "All demolitions of dangerous and unsafe structures shall be pursuant to State statute."

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- (15) Section 202, the definition of "bedroom" is amended to read as follows "Any room or space used or intended to be used for sleeping purposes. However, no bathroom, toilet room, closet, hall, space customarily used for cooking or utility space shall constitute a bedroom."
  - (16) In Section 202, the definition of "public way" shall read as follows "Any public highway, street, alley or similar parcel of land which is deeded, or dedicated to a governmental unit or otherwise appropriated to the public for public use."
  - (17) In Section 202, the definition of "rubbish" shall be modified to remove "except garbage". After the word "include" insert "but is not limited to."
  - (18) In section 304.14 insert April 1 through October 1 as the required dates.
  - (19) Section 308.3.1 shall be amended to read as follows: "The *owner* of every dwelling shall supply one of the following: an *approved* mechanical food waste grinder in each *dwelling unit* or an *approved* leakproof, covered, outside garbage container."
  - (20) In Section 602.2, delete "indicated in Appendix D of the International Plumbing Code."
  - (21) In Section 602.3 delete "during the period from [date] to [date]" and insert "sufficient".
  - (22) In Section 6.02.4 "during the period from [date] to [date]" and insert "sufficient".
  - (23) In Section 603.2 insert the phrase "designed and" before the word "labeled".
  - (24) Section 107 is amended to read as follows: "The Owner of record, or the beneficial owner in the case of a land trust, may appeal an adverse order of the Code Official or the Department to the City of Belvidere Committee of the Whole for Building and Planning within 20 days of receipt of the adverse decision by the Department/Code Official. Such a request for appeal must be in writing and filed with the City Clerk. The pendency of an appeal shall not prevent the City from enforcing the Property Maintenance Code or the decision of the Department/Code Official, including the initiation of enforcement proceedings in a court of competent jurisdiction. The decision of the Committee of the Whole for Building and Planning and Zoning shall be final subject to administrative review under the Administrative Review Law."

**Ordinance No. 704H**

**TAX LEVY ORDINANCE**

An ordinance levying taxes for all corporate purposes for the City of Belvidere, Boone County, Illinois for the fiscal year beginning May 1, 2024 and ending April 30, 2025.

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

Section 1: That a tax for the following sums of money, or as much thereof as may be authorized by law to defray all expenses and liabilities of the City of Belvidere, be and the same is hereby levied for the purposes specified against all taxable property in the City of Belvidere for the year 2025.

Section 2: That Attachment "A" to this ordinance shall be considered as part of this ordinance as if entirely written within this ordinance and the attachment contains the amount levied for each object or purpose under the heading "Amounts to be Raised by Tax Levy".

Section 3: The following is a summary of the total taxes to be levied:

<u>Levy Description</u>		<u>Amount</u>
Corporate Purpose	(65 ILCS 5/8-3-1)	1,694,385
Fire Protection	(65 ILCS 5/11-7-1)	20,000
Police Protection	(65 ILCS 5/11-1-3)	20,000
Audit	(65 ILCS 5/8-8-8)	20,000
Special Road & Bridge	(65 ILCS 5/11-81-1 & 2)	60,000
Street Lighting	(65 ILCS 5/11-80-5)	210,000
Public Benefit	(65 ILCS 5/9-2-39 & 49)	40,000
Pension (IMRF)	(40 ILCS 5/7-171)	65,000
Pension (Firefighters)	(40 ILCS 5/4-118)	1,298,090
Pension (Police)	(40 ILCS 5/3-125)	1,630,212
Refuse (Landfill/Recycling)	(65 ILCS 5/11-19-4)	50,000
Liability Insurance	(745 ILCS 10/9-107)	300,000
Tort	(745 ILCS 10/9-107)	75,000
Emergency Service & Disaster	(65 ILCS 5/8-3-16)	7,000
FICA & Medicare	(65 ILCS 5/21-110)	200,000
Forestry	(65 ILCS 5/11-73-1)	40,000
TOTAL for City		5,729,687
Library	(75 ILCS 5/3-1 & 4)	852,705
TOTAL LEVY		6,582,392

Section 4: The City Clerk shall make and file with the County Clerk of Boone County, a duly certified copy of this ordinance and that the amount levied by the attachment to this ordinance is required by the City of Belvidere and extended upon the appropriate tax books for the fiscal year of the City of Belvidere beginning May 1, 2024, and ending April 30, 2025.

Section 5: If any section, subdivision, sentence, clause, or part of the attachment to this ordinance is for any reason held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 6: This ordinance shall be in full force and effect immediately upon its passage and approval as provided by law.

Passed by the Council of the City of Belvidere, Illinois, at a regular meeting thereof held on the 2nd day of December, 2024, and approved by me as Mayor on the same day.

AYES:

NAYS:

\_\_\_\_\_  
Clinton Morris, Mayor

ATTEST: \_\_\_\_\_  
Erica Bluege, City Clerk



**Attachment A (Levy Ordinance #704H)**

	Account #	FY 25	Amounts to be received from other sources	Amounts to be Raised by Tax Levy
Salaries - Elected Officials	01-5-110-5000	215,889		
Salaries - Regular - FT	01-5-110-5010	275,184		75,000
Group Health Insurance	01-5-110-5130	564,692		350,000
Health Ins Claims Paid	01-5-110-5131	30,000		
Group Life Insurance	01-5-110-5132	543		
Health Insurance Reimbursement	01-4-110-4540	(135,057)		
Memberships, Mtgs & Conferences	01-5-110-5154	41,882		
Subscriptions/Ed Materials	01-5-110-5156	-		
<b>Gen Admin Personnel &amp; Benefit Expenses</b>		<b>993,133</b>	<b>568,133</b>	<b>425,000</b>
Repairs/Maint - Bldgs	01-5-110-6010	29,600		
Repairs/Maint - Equip	01-5-110-6020	5,000		
Legal	01-5-110-6110	62,250		10,000
Other Professional Services	01-5-110-6190	40,000		
Telephone	01-5-110-6200	21,250		0
Codification	01-5-110-6225	4,600		
Other Communications	01-5-110-6290	2,250		
<b>Gen Admin Contractual Expenses</b>		<b>164,950</b>	<b>154,950</b>	<b>10,000</b>
Office Supplies	01-5-110-7020	161,900		
Gas and Oil	01-5-110-7030	500,000		
Other Supplies	01-5-110-7800	2,500		
<b>Gen Admin Supplies Expenses</b>		<b>664,400</b>	<b>664,400</b>	<b>0</b>
Miscellaneous Expense	01-5-110-7900	35,150	35,150	0
Operating Transfers Out	01-5-110-9990	832,061	832,061	
Operating Transfers Out	01-5-110-9999	996,156	996,156	
		<b>1,863,367</b>	<b>1,863,367</b>	<b>0</b>
<b>Total General Administration Expenses</b>		<b>3,685,850</b>	<b>3,250,850</b>	<b>435,000</b>
<b>General Fund - Audit Department</b>				
Accounting & Auditing	01-5-130-6100	53,210		20,000
<b>TOTAL - AUDIT DEPARTMENT</b>		<b>53,210</b>	<b>33,210</b>	<b>20,000</b>
<b>General Fund - IMRF Department</b>				
IMRF Premium Expense	01-5-140-5120	106,049		65,000
<b>TOTAL - IMRF DEPARTMENT</b>		<b>106,049</b>	<b>41,049</b>	<b>65,000</b>
<b>General Fund - Social Security Department</b>				
FICA Expense	01-5-150-5110	255,344		200,000
Medicare Expense	01-5-150-5112	161,235		
<b>TOTAL - SOCIAL SECURITY DEPT</b>		<b>416,579</b>	<b>216,579</b>	<b>200,000</b>
<b>General Fund - Liability Insurance Dept</b>				
Insurance Premium	01-5-160-6800	549,189		300,000
<b>TOTAL - LIABILITY INSURANCE DEPT</b>		<b>549,189</b>	<b>249,189</b>	<b>300,000</b>

			Amounts to be received from other sources	Amounts to be Raised by Tax Levy
<b>Police Department</b>				
Salary - Regular - FT	01-5-210-5010	4,607,095		20,000
Overtime	01-5-210-5040	423,995		195,948
Police Pension	01-5-210-5122	1,834,801		1,630,212
Health Insurance	01-5-210-5130	1,024,008		335,687
Dental Claims	01-5-210-5131	52,000		
Unemployment Comp	01-5-210-5136	52,000		
Uniform Allowance	01-5-210-5140	108,934		
Training	01-5-210-5152	142,280		
<b>Police Dept Personnel &amp; Benefit Expenses</b>		<b>8,245,113</b>	<b>6,063,266</b>	<b>2,181,847</b>
Repair/Maint-Equipment	01-5-210-6020	30,270		
Repair/Maint-Vehicles	01-5-210-6030	79,850		70,000
Telephone/Utilities	01-5-210-6200	46,100		
Physical Exams	01-5-210-6810	11,840		
Community Policing	01-5-210-6816	11,000		
K 9 Program Expenses	01-5-210-6818	9,330		
Sex Offender State Disburse	01-5-210-6835	2,000		
<b>Police Department - Contractual Expenses</b>		<b>190,390</b>	<b>120,390</b>	<b>70,000</b>
Office Supplies	01-5-210-7020	9,800		
Gas & Oil	01-5-210-7030	135,000		
Operating Supplies	01-5-210-7040	46,025		
Miscellaneous Expense	01-5-210-7900	17,900		
DigiTicket Supplies	01-5-210-7902	3,000		
<b>Police Department - Supplies Expense</b>		<b>211,725</b>	<b>211,725</b>	<b>0</b>
Equipment	01-5-210-8200	61,375	61,375	
Vehicles	01-5-210-8300	0		
<b>TOTAL POLICE DEPARTMENT</b>		<b>8,708,603</b>	<b>6,456,756</b>	<b>2,251,847</b>
<b>Public Safety Building Department</b>				
Salaries - Regular - FT	01-5-215-5010	780,867		
Other (FICA & IMRF)	01-5-215-5079	123,455		
Other Contractual Services	01-5-215-6890	357,500		
<b>TOTAL PUBLIC SAFETY DEPARTMENT</b>		<b>1,261,822</b>	<b>1,261,822</b>	<b>0</b>
<b>Fire Department</b>				
Salaries - Regular - FT	01-5-220-5010	2,639,914		20,000
Overtime	01-5-220-5040	215,000		100,000
Fire Pension	01-5-220-5124	1,347,253		1,298,090
Health Insurance	01-5-220-5130	554,521		350,000
Dental Insurance	01-5-220-5131	36,000		
Uniform Allowance	01-5-220-5140	39,890		
Training	01-5-220-5152	22,200		
<b>Fire Depart Personnel &amp; Benefits Expenses</b>		<b>4,854,778</b>	<b>3,086,688</b>	<b>1,768,090</b>
Repair/Maint-Bldg	01-5-220-6010	35,400		
Repair/Maint-Equipment	01-5-220-6020	20,901		
Repair/Maint-Vehicles	01-5-220-6030	41,200		30,000
Telephone/Utilities	01-5-220-6200	14,310		
Physical Exams	01-5-220-6810	29,200		
Fire Prevention	01-5-220-6822	7,630		
Emergency Med Supplies	01-5-220-6824	11,760		
Ambulance Services	01-5-220-7900	1,771,200		
<b>Fire Department - Contractual Expenses</b>		<b>1,931,601</b>	<b>1,901,601</b>	<b>30,000</b>
Office Supplies	01-5-220-7020	56,156		
Gas & Oil	01-5-220-7030	32,000		
Operating Supplies	01-5-220-7040	9,980		
Miscellaneous Expense	01-5-220-7900	2,500		
<b>Fire Department - Supplies Expenses</b>		<b>100,636</b>	<b>100,636</b>	<b>0</b>
Equipment	01-5-220-8200	34,894		
<b>TOTAL FIRE DEPARTMENT</b>		<b>6,921,909</b>	<b>5,123,819</b>	<b>1,798,090</b>

	Account #	FY 25	Amounts to be received from other sources	Amounts to be Raised by Tax Levy
<b>Police &amp; Fire Commission Department</b>				
Physical Exams	01-5-225-6810	38,400		
Other Contractual Services	01-5-225-6890	12,250		
<b>TOTAL - POLICE &amp; FIRE COMMISSION</b>		<b>50,650</b>	<b>50,650</b>	<b>0</b>
<b>Community Development</b>				
Salaries- Regular - FT	01-5-230-5010	294,232		
FICA	01-5-230-5079	22,509		
IMRF	01-5-230-5120	18,184		
Health Ins Expense	01-5-230-5130	55,392		
Dental Insurance	01-5-230-5131	4,000		
Training	01-5-230-5152	2,000		
<b>Building Dept Personnel &amp; Benefits Expense</b>		<b>396,317</b>	<b>396,317</b>	<b>0</b>
Repair/Maint - Equip	01-5-230-6020	3,300		
Repair/Maint - Vehicles	01-5-230-6030	3,000		0
Other Professional Services	01-5-230-6190	38,198		
Telephone	01-5-230-6200	1,700		
Postage	01-5-230-6210	6,000		
Printing & Publishing	01-5-230-6220	3,000		
Other Contractual Services	01-5-230-6890	6,150		
<b>Building Department - Contractual Expenses</b>		<b>61,348</b>	<b>61,348</b>	<b>0</b>
Office Supplies	01-5-230-7020	16,000		
Gas & Oil	01-5-230-7030	300		
Miscellaneous Expense	01-5-230-7900	1,500		
Operating Transfer Out	01-5-230-9999	-		
<b>Building Department - Supplies Expenses</b>		<b>17,800</b>	<b>17,800</b>	<b>0</b>
<b>TOTAL BUILDING DEPARTMENT</b>		<b>475,465</b>	<b>475,465</b>	<b>0</b>
<b>Civil Defense Department</b>				
Miscellaneous Expense	01-5-240-7900	7,211		7,000
<b>TOTAL - CIVIL DEFENSE DEPARTMENT</b>		<b>7,211</b>	<b>211</b>	<b>7,000</b>

<b>Street Department</b>	<b>Account #</b>	<b>FY 25</b>	<b>Amounts to be received from other sources</b>	<b>Amounts to be Raised by Tax Levy</b>
Salaries - Regular - FT	01-5-310-5010	770,974		132,750
Overtime	01-5-310-5040	55,000		
Health Insurance	01-5-310-5130	290,448		
Uniform Allowance	01-5-310-5140	16,700		
Training	01-5-310-5152	1,500		
<b>Street Dept - Personnel &amp; Benefits Expenses</b>		<b>1,134,622</b>	<b>1,001,872</b>	<b>132,750</b>
Repair/Maint - Storm Drain	01-5-310-6001	30,000		
Repair/Maint - St/Parking Lot	01-5-310-6002	100,000		60,000
Repair/Maint - Sidewalk/Curb	01-5-310-6003	40,000		20,000
Repair/Maint - Building	01-5-310-6010	12,000		
Repair/Maint - Equipment	01-5-310-6020	140,000		80,000
Repair/Maint - Traffic Signal	01-5-310-6024	32,500		20,000
Telephone/Utilities	01-5-310-6200	9,200		
Leaf Clean-up/Removal	01-5-310-6826	12,000		
<b>Street Department - Contractual Expenses</b>		<b>375,700</b>	<b>195,700</b>	<b>180,000</b>
Office Supplies	01-5-310-7020	6,000		
Gas & Oil	01-5-310-7030	80,000		
Operating Supplies	01-5-310-7040	32,000		
Miscellaneous Expense	01-5-310-7900	2,000		
<b>Street Department - Supplies Expenses</b>		<b>120,000</b>	<b>120,000</b>	<b>0</b>
Equipment	01-5-310-8200	0		
<b>TOTAL STREET DEPARTMENT</b>		<b>1,630,322</b>	<b>1,317,572</b>	<b>312,750</b>
<b>Street Lighting</b>				
Repair/ Maint - Street Light	01-5-330-6022	10,000		
Street Lighting - Electricity	01-5-330-6310	283,000		210,000
<b>TOTAL STREET LIGHTING</b>		<b>293,000</b>	<b>83,000</b>	<b>210,000</b>
<b>Garbage Department</b>				
Miscellaneous Expenses	01-5-335-7900	54,500		50,000
<b>TOTAL GARBAGE DEPARTMENT</b>		<b>54,500</b>	<b>4,500</b>	<b>50,000</b>
<b>Forestry Department</b>				
Repair/ Maint - Other	01-5-340-6090	0		
Tree Removal or Purchase	01-5-340-6850	65,000		40,000
Miscellaneous Expense	01-5-340-7900	0		0
<b>TOTAL FORESTRY DEPARTMENT</b>		<b>65,000</b>	<b>25,000</b>	<b>40,000</b>

	Account #	FY 25	Amounts to be received from other sources	Amounts to be Raised by Tax Levy
<b>Engineering Department</b>				
Repair/ Maint - Vehicles	01-5-360-6030	0		
Engineering	01-5-360-6140	27,000		
Subdivision Expense	01-5-360-6824	10,000		
Office Supplies	01-5-360-7020	7,500		
Gas & Oil	01-5-360-7030	0		
<b>TOTAL - ENGINEERING DEPARTMENT</b>		<b>44,500</b>	<b>44,500</b>	<b>0</b>
<b>Health / Social Services</b>				
Council on Aging	01-5-410-6830	0		
Demolition / Nuisance	01-5-410-6832	4,500		
<b>TOTAL - HEALTH / SOCIAL SERVICES</b>		<b>4,500</b>	<b>4,500</b>	<b>0</b>
<b>Economic Development</b>				
Consulting	01-5-610-6120	0		
Planning Dept Services	01-5-610-6150	3,360		0
Economic / Business	01-5-610-6840	92,022		0
Tourism	01-5-610-6842	0		
Historic Preservation	01-5-610-6844	4,550		
<b>TOTAL - ECONOMIC DEVELOPMENT</b>		<b>99,932</b>	<b>99,932</b>	<b>0</b>
<b>Buchanan Street Strolls</b>				
Strolls Entertainment	01-5-615-6190	0		
Strolls Supplies	01-5-615-7040	0		
Strolls Miscellaneous	01-5-615-7900	0		
<b>TOTAL - ECONOMIC DEVELOPMENT</b>		<b>0</b>	<b>0</b>	<b>0</b>
<b>Utility Tax</b>				
Tripp Road Reconstruction	01-5-751-8056	0		
Southside Stormsewer Study	01-5-751-8058	0		
Bellwood Detention Basin	01-5-751-8060	0		
Poplar Grove / Lawrenceville	01-5-751-8062	0		
<b>TOTAL - Utility Tax</b>		<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL GENERAL FUND EXPENSES</b>		<b>24,428,289</b>	<b>18,738,602</b>	<b>5,689,687</b>

REF: General Corporate Tax	(65 ILCS Para 5/8-3-1)	1,694,385
REF: Municipal Audit Tax	(65 ILCS Para 5/8-8-8)	20,000
REF: Police Protection Tax	(65 ILCS Para 5/11-1-3)	20,000
REF: Police Pension	(40 ILCS Para 5/3-125)	1,630,212
REF: Fire Protection Tax	(65 ILCS Para 5/11-7-1)	20,000
REF: Fire Pension	(40 ILCS Para 5/4-118)	1,298,090
REF: Street Lighting Tax	(65 ILCS Para 5/11-80-5)	210,000
REF: Street & Bridge Tax	(65 ILCS Para 5/11-81-1 & 2)	60,000
REF: Tort Judgements (legal)	(745 ILCS Para 10/9-107)	75,000
REF: Unemployment Insurance	(745 ILCS Para 10/9-107)	0
REF: Liability Insurance	(745 ILCS Para 10/9-107)	300,000
REF: Forestry Program Tax	(65 ILCS Para 5/11-73-1)	40,000
REF: Garbage Tax	(65 ILCS Para 5/11-19-4)	50,000
REF: Social Security Tax	(65 ILCS Para 5/21-110)	200,000
REF: Illinois Muni Retirement Fund	(40 ILCS Para 5/7-171)	65,000
REF: Emergency Services & Disaster Operations	(65 ILCS Para 5/8-3-16)	7,000
		<b>5,689,687</b>

	FY 25	Amounts to be received from other sources	Amounts to be Raised by Tax Levy	
<b>Library Operations (18)</b>				
Total Expenditures	896,250	43,545	852,705	
REF: Library Tax	(75 ILCS Para(s) 5/3-1 & 4)			852,705
<b>Capital Projects Fund (41)</b>				
Total Expenditures	3,005,560	2,965,560	40,000	
REF: Public Benefit Tax	(65 ILCS Para(s) 5/9-2-39 &49)			40,000
<b>Other Funds</b>				
	Fund #			
Water / Sewer Fund	61	5,581,641	5,581,641	0
Motor Fuel Tax	10	1,193,420	1,193,420	0
Escrow / Land Cash	91	0	0	0
Kishwaukee II	15	0	0	0
Special Serv Area #2 & #3	16/17	22,700	22,700	0
Kishwaukee River TIF	13	4,000	4,000	0
Police Pension Fund		2,074,623	2,074,623	0
Firefighters' Pension Fund		1,507,234	1,507,234	0
<b>TOTAL EXPENDITURES</b>		<b>38,713,717</b>	<b>32,131,325</b>	<b>6,582,392</b>
				6,582,392

**Ordinance No. 705H**

**TAX LEVY ORDINANCE**

An ordinance making a levy and providing for a Special Service Area #2 tax in the City of Belvidere, Boone County, Illinois for the fiscal year beginning May 1, 2024 and ending April 30, 2025.

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

Section 1: That there is hereby levied for the City of Belvidere, Illinois, for the Special Service Area #2 a tax not to exceed 0.12% of the full, fair cash value of all taxable property within the Special Service Area #2, as assessed and equalized pursuant to the statute for the current year.

Section 2: That the City Clerk of the City of Belvidere shall file with the County Clerk of Boone County, Illinois a certified copy of the ordinance.

Section 3: That this ordinance shall be in full force and effect from and after its passage and approval according to law.

Passed by the Council of the City of Belvidere, Illinois, this \_\_\_\_ day of December, 2024 and approved by me as Mayor on December \_\_\_\_, 2024.

AYES:

NAYS:

\_\_\_\_\_  
Clinton Morris, Mayor

ATTEST: \_\_\_\_\_  
Erica Bluege, City Clerk

**Ordinance No. 706H**

**TAX LEVY ORDINANCE**

An ordinance making a levy and providing for a Special Service Area #3 tax in the City of Belvidere, Boone County, Illinois for the fiscal year beginning May 1, 2024 and ending April 30, 2025.

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

Section 1: That there is hereby levied for the City of Belvidere, Illinois, for the Special Service Area #3 a tax not to exceed 0.12% of the full, fair cash value of all taxable property within the Special Service Area #3, as assessed and equalized pursuant to the statute for the current year.

Section 2: That the City Clerk of the City of Belvidere shall file with the County Clerk of Boone County, Illinois a certified copy of the ordinance.

Section 3: That this ordinance shall be in full force and effect from and after its passage and approval according to law.

Passed by the Council of the City of Belvidere, Illinois, this \_\_\_\_ day of December, 2024 and approved by me as Mayor on December \_\_, 2024.

AYES:

NAYS:

\_\_\_\_\_  
Clinton Morris, Mayor

ATTEST: \_\_\_\_\_  
Erica Bluege, City Clerk



**ORDINANCE NO. 707H**

**AN ORDINANCE APPROVING  
A REPLAT TITLED  
RE-SUBDIVISION OF LOTS 5 AND 6 OF THE FINAL PLAT OF DEER WOODS II**

**WHEREAS**, the City of Belvidere has adopted a Subdivision Ordinance (Chapter 151 of the Belvidere Municipal Code) in accordance with the provisions of Illinois Compiled Statutes to regulate the division of land and specify the minimum requirements for public improvements on land in the City of Belvidere; and,

**WHEREAS**, the property owner Clinton Family Trust, c/o Daniel Clinton, 5098 Tuneberg Parkway, Belvidere, IL 61008 has petitioned the City of Belvidere for approval of the replat titled Re-Subdivision of Lots 5 and 6 of the Final Plat of Deer Woods II.

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

**Section 1.** That the attached Replat titled Re-Subdivision of Lots 5 and 6 of the Final Plat of Deer Woods II be, and is hereby approved, subject to the following conditions:

1. Setbacks shall be shown between the existing building and the property lines.
2. The General Provisions Easement statement shall be shown on the plat as required per Appendix A of the Belvidere Subdivision Code.
3. The Utility Companies' certificate block shall be shown on the plat as required per Appendix A of the Belvidere Subdivision Code.
4. The revised plat shall be presented to the planning department for review and approval before any signatures are obtained.
5. The plat shall be recorded with the County Recorder of Deeds within 90 days of City Council approval, unless a plat-recording extension is granted.
6. The final plat shall be in compliance with all applicable codes, ordinances and agreements unless specifically waived by the City Council.

**Section 2.** That the Mayor and City Clerk are hereby authorized and directed to execute the plat upon presentment of a proper guarantee for the construction of the required subdivision improvements and payment of the construction inspection fee in accordance with the Belvidere Subdivision Ordinance.

**Section 3.** That the City Clerk is hereby authorized and directed to cause the replat to be recorded with the Boone County Recorder of Deeds after the plat is properly executed by all of the officers of the City of Belvidere.

**Section 4.** That this Ordinance shall be in full force and effect from and after its passage as provided by local law and pursuant to Illinois State Statutes. This written and foregoing Ordinance is published by authority of the corporate authorities of the City of Belvidere in pamphlet form on this date.

**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, City Clerk

Ayes: \_\_\_\_\_ Nays: \_\_\_\_\_ Absent: \_\_\_\_\_

City Council Members Voting Aye:

City Council Members Voting Nay:

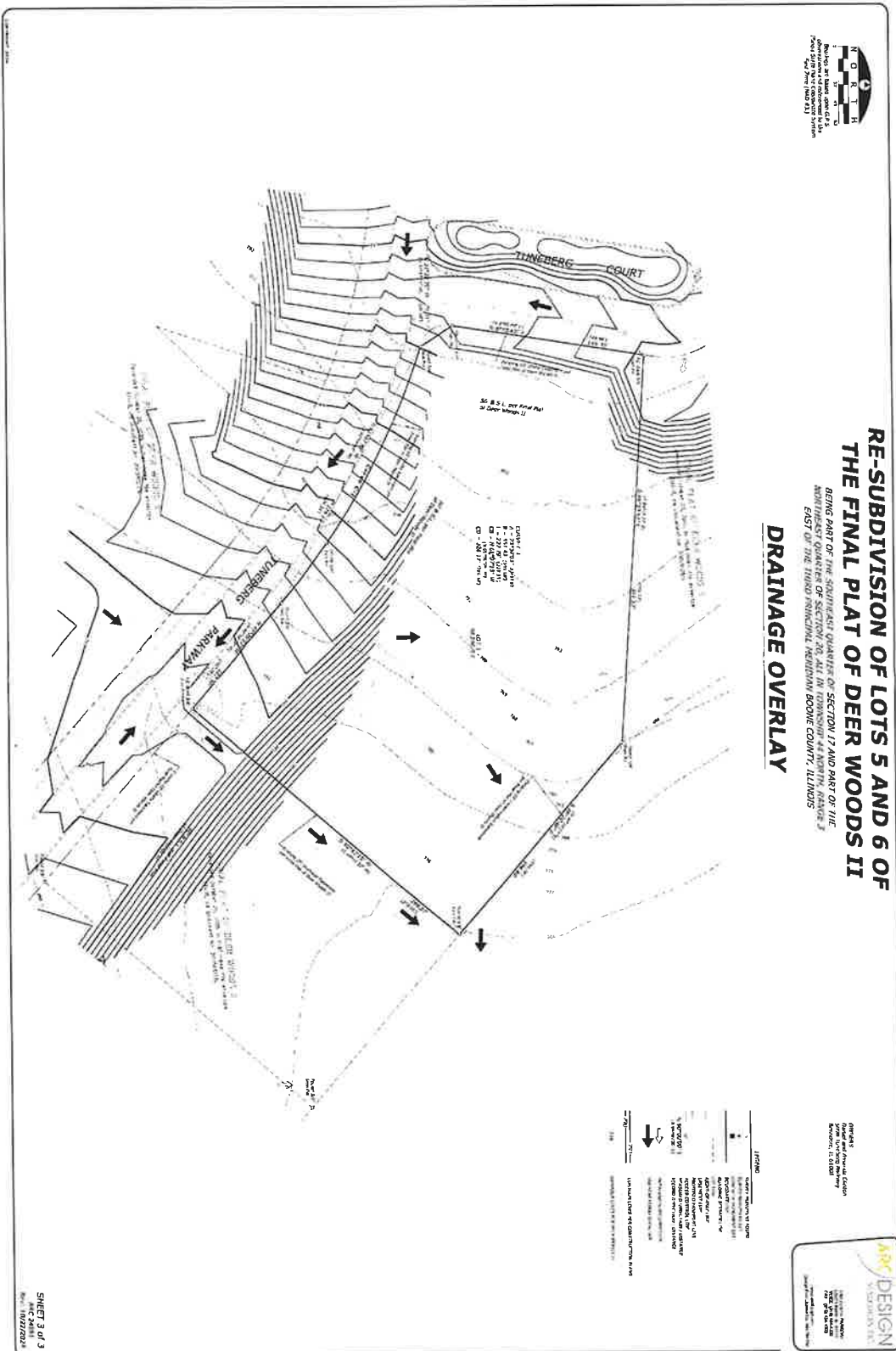
Date Published:

Sponsor: \_\_\_\_\_

# ATTACHMENT A







## MEMO

**DATE:** November 13, 2024

**TO:** Mayor and Members of the City Council

**FROM:** City of Belvidere Planning and Zoning Commission

**SUBJECT:** Recommendation for Case 2024-18, Re-Subdivision of Lots 5 and 6 of the Final Plat of Deer Woods II, RP

**REQUEST:**

The applicant is requesting plat approval of the one-lot subdivision named Re-Subdivision of Lots 5 and 6 of the Final Plat of Deer Woods II. The subject property is southwest of Squaw Prairie and Beaver Valley Roads within the Deer Woods II Subdivision. It is 98,296 square feet in size and developed with a single-family residence on Lot 6 (5098 Tuneberg Parkway). PINs: 05-17-452-001 and 05-17-401-005

**RECOMMENDATION:**

The planning and zoning commission recommended the **approval** of case number **2024-18** subject to the following conditions:

1. Setbacks shall be shown between the existing building and the property lines.
2. The General Provisions Easement statement shall be shown on the plat as required per Appendix A of the Belvidere Subdivision Code.
3. The Utility Companies' certificate block shall be shown on the plat as required per Appendix A of the Belvidere Subdivision Code.
4. The revised plat shall be presented to the planning department for review and approval before any signatures are obtained.
5. The plat shall be recorded with the County Recorder of Deeds within 90 days of City Council approval, unless a plat-recording extension is granted.
6. The final plat shall be in compliance with all applicable codes, ordinances and agreements unless specifically waived by the City Council.

**Motion to approve case 2024-18; Re-Subdivision of Lots 5 and 6 of the Final Plat of Deer Woods II (RP) subject to the conditions as presented carried with a (6-0) 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 \* PH (815)547-7177 FAX (815)547-0789**

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November 4, 2024

**ADVISORY REPORT**

**CASE:** 2024-18

**APPLICANT:** Re-Subdivision of Lots 5 and 6  
of the Final Plat of Deer Woods II, RP

**REQUEST:**

The applicant is requesting plat approval of the one-lot subdivision named Re-Subdivision of Lots 5 and 6 of the Final Plat of Deer Woods II.

**LOCATION:**

The subject property is southwest of Squaw Prairie and Beaver Valley Roads within the Deer Woods II Subdivision. It is 98,296 square feet in size and developed with a single-family residence on Lot 6 (5098 Tuneberg Parkway). PINs: 05-17-452-001 and 05-17-401-005.

**BACKGROUND:**

The subject property is currently zoned SR-3, Single Family Residential-3 District and consists of two lots, one of which is developed with a single-family residence commonly known as 5098 Tuneberg Parkway.

The subject property is part of a larger development known as the Deer Hills development. West of Beaver Valley Road consists a large-lot subdivision known as Deer Woods II, a multi-family subdivision known as The Harbour at Beaver Creek and an undeveloped commercial area. To the east of Beaver Valley Road are the Deer Hills Plat 1 and Deer Hills Plat 2 subdivisions.

The property was annexed, rezoned, preliminary platted and had a special use for a planned development granted in June of 2005. In October of 2005, Deer Woods II was final platted into 48 residential estate lots.

The applicant is requesting to combine the two lots into one so that they may construct a large accessory structure including a detached garage on Lot 5, accessible from Tuneberg Court. Additional public improvements are not anticipated to be needed or installed.

A request for comments was sent to 19 departments, agencies, or other parties. Comments received were either addressed by the applicant or have been incorporated into the recommended conditions of approval.

**SUMMARY OF FINDINGS:**

The Re-Subdivision of Lots 5 and 6 of the Final Plat of Deer Woods II is in conformance with the City of Belvidere's subdivision and zoning ordinances provided the recommended conditions of approval are met.

**RECOMMENDATION:**

Planning staff recommends the **approval** of case number **2024-18** subject to the following conditions:

1. Setbacks shall be shown between the existing building and the property lines.
2. The General Provisions Easement statement shall be shown on the plat as required per Appendix A of the Belvidere Subdivision Code.
3. The Utility Companies' certificate block shall be shown on the plat as required per Appendix A of the Belvidere Subdivision Code.
4. The revised plat shall be presented to the planning department for review and approval before any signatures are obtained.
5. The plat shall be recorded with the County Recorder of Deeds within 90 days of City Council approval, unless a plat-recording extension is granted.
6. The final plat shall be in compliance with all applicable codes, ordinances and agreements unless specifically waived by the City Council.

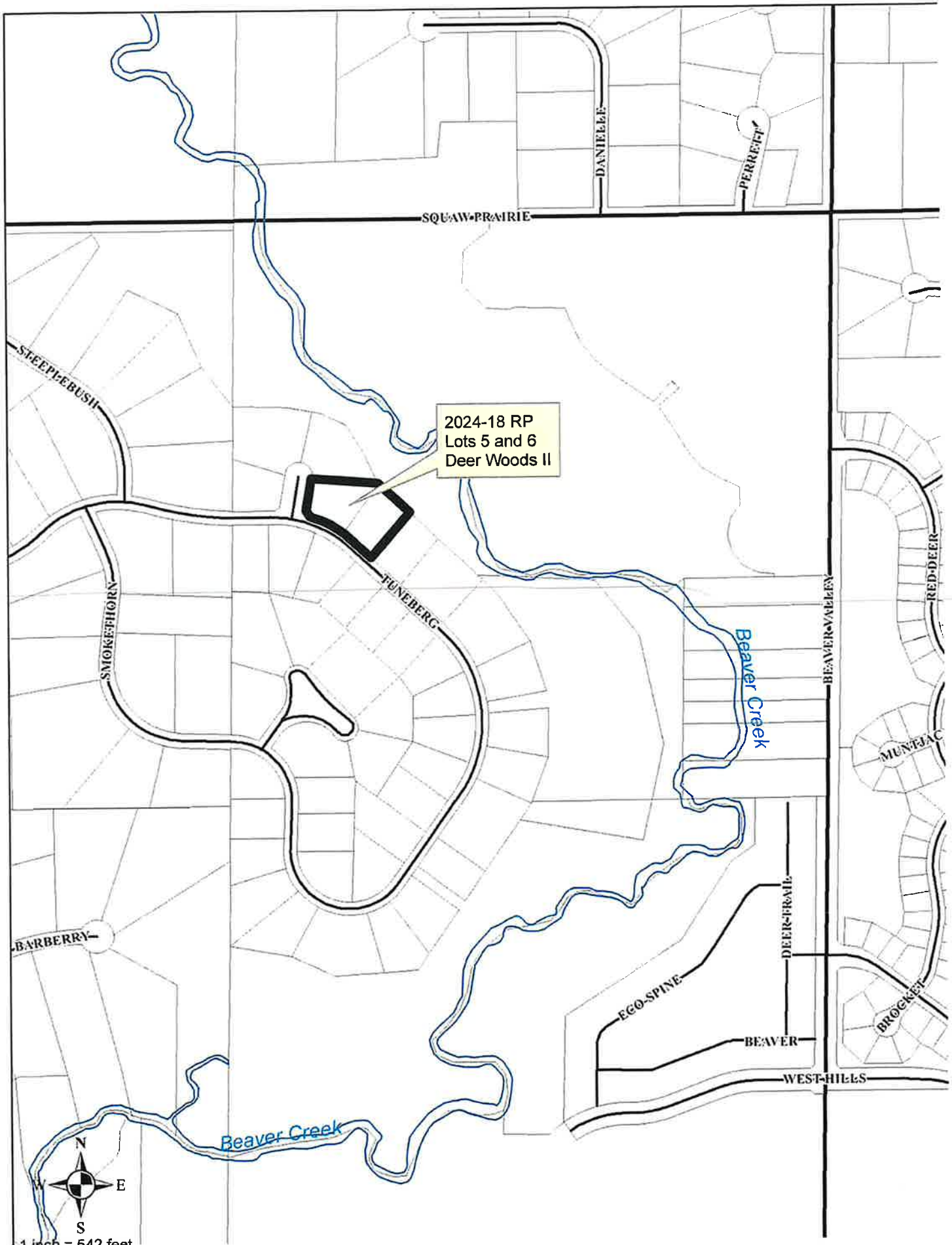
**Submitted by:**

  
Gina DelRose  
Community Development Planner



**ATTACHMENTS**

1. Location Map by Planning Staff.
2. Aerial Photo by Planning Staff.
3. E-mail from Mark Beck, Belvidere Fire Department, October 11, 2024
4. E-mail from Ted Wyman, Comcast Cable, October 11, 2024.
5. E-mail from Rebecca Luginbill, Nicor Gas Company, October 22, 2024.
6. E-mail from Randy Newkirk, Hampton Lenzini and Renwick Inc., October 30, 2024.
7. Re-Subdivision of Lots 5 and 6 of the Final Plat of Deer Woods II by Arc Design Resources, Inc., dated 10/1/2024.



2024-18 RP  
Lots 5 and 6  
Deer Woods II

SQUAW PRAIRIE

DANIELLE

PERRETT

STEEPLEBUSH

SMOKEHORN

TUNEBERG

Beaver Creek

BEAVERVALEEN

RED-DEER

MUNFAC

BARBERRY

EGO-SPINE

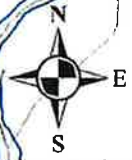
DEER-TRAIL

BEAVER

BROCKMEY

WEST-HILLS

Beaver Creek



1 inch = 542 feet



2024-18 RP  
Lots 5 and 6  
Deer Woods II

TUNE BERG

Beaver Creek

Beaver Creek

TUNE BERG



## Gina Delrose

---

**From:** Mark Beck <mbeck@belviderefire.com>  
**Sent:** Friday, October 11, 2024 11:47 AM  
**To:** Gina Delrose  
**Subject:** Re: request for comments for case 2024-18

This message originated from an **External Source**. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

no problems with fire.

On Fri, Oct 11, 2024 at 10:37 AM Gina Delrose <[gdelrose@belvidereil.gov](mailto:gdelrose@belvidereil.gov)> wrote:

Please see attached. They are combining the two lots into one.

*Gina DelRose*

Community Development Planner

City of Belvidere

401 Whitney Boulevard, 61008

(o) 815-547-7177

(f) 815-547-0789

**\*\*\* Please note that my e-mail has changed to [GDelRose@BelvidereIL.gov](mailto:GDelRose@BelvidereIL.gov)\*\*\***

--

**Mark Beck**  
Belvidere Fire Department  
Fire Station 1: (815) 544-2735  
Cell (815) 222-9938

## Gina Delrose

---

**From:** Wyman, Ted <Ted\_Wyman@comcast.com>  
**Sent:** Friday, October 11, 2024 12:33 PM  
**To:** Gina Delrose  
**Subject:** RE: request for comments case 2024-18, Deer Woods II replat

This message originated from an **External Source**. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Gina,

Comcast has no cable facilities within either existing Lot 5 or 6 that is part of Deer Woods II Resubdivision. Therefore, Comcast has no objection to the resubdivision.

If you have any questions in regards to this information, please don't hesitate to contact me.

Sincerely,

Ted Wyman  
Comcast Cable  
Right-of-Way Engineer  
688 Industrial Drive  
Elmhurst, IL 60126  
Phone: (224) 229-5850 office (847) 652-6074 cell  
Fax: (630) 359-5482  
[Ted\\_Wyman@comcast.com](mailto:Ted_Wyman@comcast.com)

**From:** Gina Delrose <[gdelrose@BelvidereIL.gov](mailto:gdelrose@BelvidereIL.gov)>  
**Sent:** Friday, October 11, 2024 11:08 AM  
**To:** Koshinski, Keith <[Keith\\_Koshinski@comcast.com](mailto:Keith_Koshinski@comcast.com)>  
**Cc:** Sage, Joan <[Joan\\_sage@comcast.com](mailto:Joan_sage@comcast.com)>  
**Subject:** [EXTERNAL] request for comments case 2024-18, Deer Woods II replat

Please see attached. Please let me know if you would like a paper copy.

*Gina DelRose*

Community Development Planner  
City of Belvidere  
401 Whitney Boulevard, 61008  
(o) 815-547-7177  
(f) 815-547-0789

**\*\*\* Please note that my e-mail has changed to [GDelRose@BelvidereIL.gov](mailto:GDelRose@BelvidereIL.gov)\*\*\***

## Gina Delrose

---

**From:** Luginbill, Rebecca <X2RLUGIN@SOUTHERNCO.COM>  
**Sent:** Tuesday, October 22, 2024 3:39 PM  
**To:** Gina Delrose  
**Subject:** 2024 - 18: Replat of Lots 5 and 6 of Deer Woods II Subdivision

This message originated from an **External Source**. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Gina –

I have no objection to the planned consolidation of the lots.

Rebecca Luginbill  
Land Management  
Nicor Gas Company  
1844 Ferry Road  
Naperville, IL 60563  
[x2rlugin@southernco.com](mailto:x2rlugin@southernco.com)  
PH: 630-388-2095



CALL [JULIE](#) BEFORE YOU DIG!

## Gina Delrose

---

**From:** Randy Newkirk <rnewkirk@hlreng.com>  
**Sent:** Wednesday, October 30, 2024 8:06 AM  
**To:** Gina Delrose  
**Cc:** Brent Anderson; Eric Haglund  
**Subject:** 2024-18; Replat of Lots 5 and 6 of Deer Woods II Subdivision - Plat Comments

This message originated from an **External Source**. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

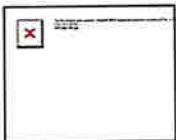
Gina,

Below are the comments in regards to the Plat transmitted on October 11, 2024:

1. The existing building needs to be tied to the property lines

Please note that the Plat has all of the certifications that the City of Belvidere requires. Let me know if you have any questions,

-Randy



**Randal G. Newkirk, PE**  
**Municipal Manager**

Hampton, Lenzini and Renwick Inc.  
1707 N Randall Rd. | Suite 100 | Elgin, IL | 60123  
P 847.697.6700 | C 630.803.7508  
[hlrengineering.com](http://hlrengineering.com)  
Work Hard · Have Fun · Give Back



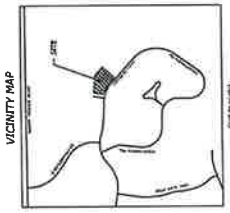
OWNER:  
 AVK DESIGN LOGISTICS  
 10000 W. 100th Street  
 Overland Park, MO 66214

# RE-SUBDIVISION OF LOTS 5 AND 6 OF THE FINAL PLAT OF DEER WOODS II

BEING PART OF THE SOUTHEAST QUARTER OF SECTION 18, AND PART OF THE  
 NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 44 NORTH, RANGE 3  
 EAST OF THE THIRD PRINCIPAL MERIDIAN BOONE COUNTY, ILLINOIS



Scale: 1" = 40' (Horizontal)  
 1" = 80' (Vertical)

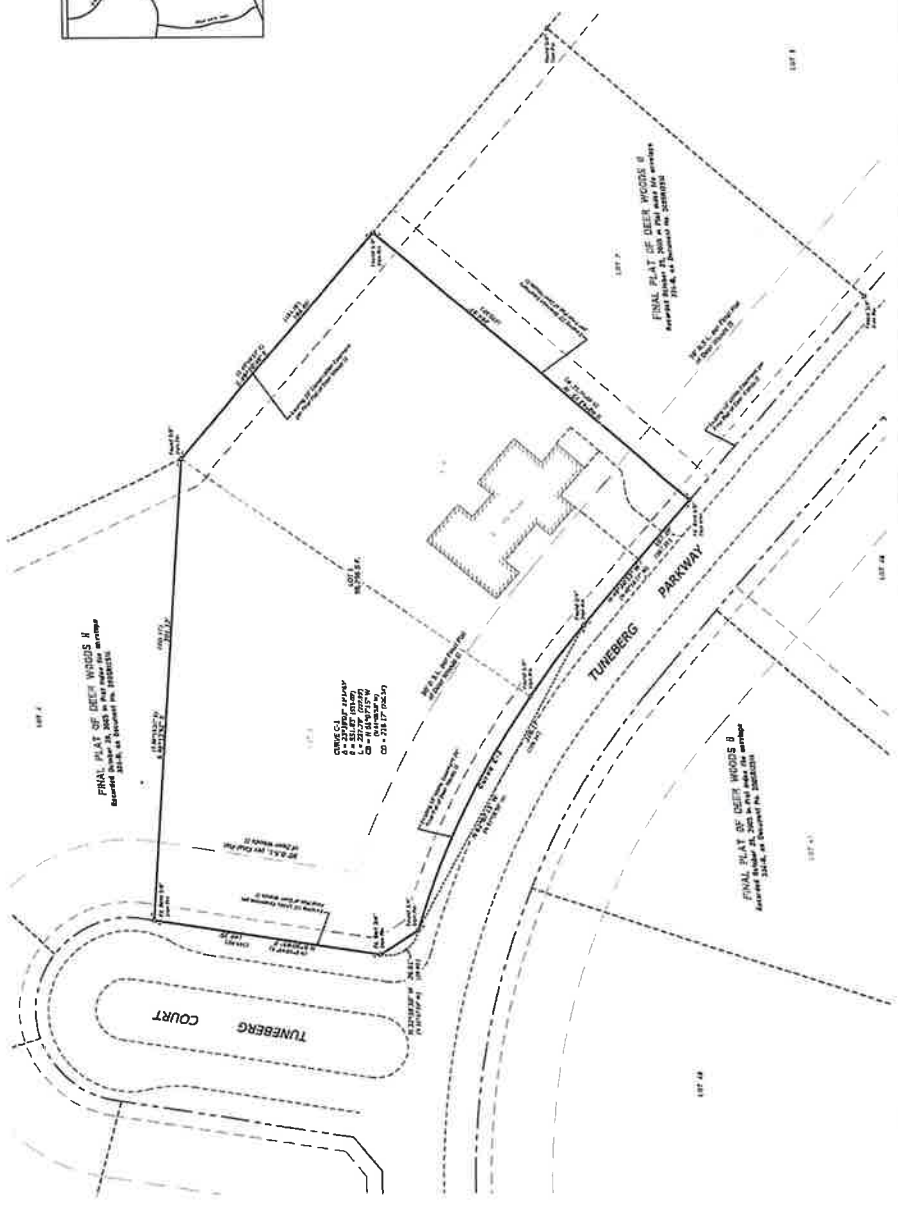


VICINITY MAP

NOTE:  
 All dimensions are based on the center line of the roadway.  
 The location of the center line of the roadway is shown on the  
 plat and is subject to change without notice.

LEGEND

—	Property Boundary
- - -	Proposed Property Boundary
---	Proposed Easement
---	Proposed Right-of-Way
---	Proposed Utility Easement
---	Proposed Accessway
---	Proposed Driveway
---	Proposed Walkway
---	Proposed Bicycle Lane
---	Proposed Stormwater Management Facility
---	Proposed Retention Pond
---	Proposed Stormwater Detention Pond
---	Proposed Stormwater Infiltration Basin
---	Proposed Stormwater Treatment Facility
---	Proposed Stormwater Storage Facility
---	Proposed Stormwater Collection Facility
---	Proposed Stormwater Conveyance Facility
---	Proposed Stormwater Discharge Facility
---	Proposed Stormwater Treatment Facility
---	Proposed Stormwater Storage Facility
---	Proposed Stormwater Collection Facility
---	Proposed Stormwater Conveyance Facility
---	Proposed Stormwater Discharge Facility







# RE-SUBDIVISION OF LOTS 5 AND 6 OF THE FINAL PLAT OF DEER WOODS II BEING PART OF THE SOUTHEAST QUARTER OF SECTION 17 AND PART OF THE NORTHEAST QUARTERS OF SECTION 20, ALL IN TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN BOONE COUNTY, ILLINOIS

### SURVEYOR'S CERTIFICATE

I, John S. Sweeney, of Boone County, Illinois, am the duly qualified and licensed Surveyor of Boone County, Illinois, and I have surveyed and set out the following described land in accordance with the plat of subdivision of the same which is on file in the office of the Recorder of Boone County, Illinois, and which is subject to the provisions of the Illinois Surveying and Mapping Act, Chapter 124, of the Illinois Compiled Statutes (605 ILCS 124/1-124/20). I have surveyed and set out the following described land in accordance with the plat of subdivision of the same which is on file in the office of the Recorder of Boone County, Illinois, and which is subject to the provisions of the Illinois Surveying and Mapping Act, Chapter 124, of the Illinois Compiled Statutes (605 ILCS 124/1-124/20). I have surveyed and set out the following described land in accordance with the plat of subdivision of the same which is on file in the office of the Recorder of Boone County, Illinois, and which is subject to the provisions of the Illinois Surveying and Mapping Act, Chapter 124, of the Illinois Compiled Statutes (605 ILCS 124/1-124/20).



John S. Sweeney  
Professional Land Surveyor No. 3130  
ARC Design Resources, Inc.  
1111 North Main Street  
Lebanon, IL 62450  
(618) 464-1300  
No. \_\_\_\_\_ Day of \_\_\_\_\_, 2024.

### SCHOOL DISTRICT CERTIFICATE

This is to certify that the above described land is being proposed to be subdivided in accordance with the plat of subdivision of the same which is on file in the office of the Recorder of Boone County, Illinois, and which is subject to the provisions of the Illinois Surveying and Mapping Act, Chapter 124, of the Illinois Compiled Statutes (605 ILCS 124/1-124/20).

By: \_\_\_\_\_  
Property Owner(s)

### OWNER'S CERTIFICATE

I, John S. Sweeney, of Boone County, Illinois, am the duly qualified and licensed Surveyor of Boone County, Illinois, and I have surveyed and set out the following described land in accordance with the plat of subdivision of the same which is on file in the office of the Recorder of Boone County, Illinois, and which is subject to the provisions of the Illinois Surveying and Mapping Act, Chapter 124, of the Illinois Compiled Statutes (605 ILCS 124/1-124/20).

### NOTARY'S CERTIFICATE

I, John S. Sweeney, of Boone County, Illinois, am the duly qualified and licensed Notary Public for the County of Boone, Illinois, and I have surveyed and set out the following described land in accordance with the plat of subdivision of the same which is on file in the office of the Recorder of Boone County, Illinois, and which is subject to the provisions of the Illinois Surveying and Mapping Act, Chapter 124, of the Illinois Compiled Statutes (605 ILCS 124/1-124/20).

### CITY CLERK'S CERTIFICATE

This is to certify that the above described land is being proposed to be subdivided in accordance with the plat of subdivision of the same which is on file in the office of the Recorder of Boone County, Illinois, and which is subject to the provisions of the Illinois Surveying and Mapping Act, Chapter 124, of the Illinois Compiled Statutes (605 ILCS 124/1-124/20).

### PUBLIC WORKS CERTIFICATE

This is to certify that the above described land is being proposed to be subdivided in accordance with the plat of subdivision of the same which is on file in the office of the Recorder of Boone County, Illinois, and which is subject to the provisions of the Illinois Surveying and Mapping Act, Chapter 124, of the Illinois Compiled Statutes (605 ILCS 124/1-124/20).

### DRAINAGE OVERLAY CERTIFICATE

This is to certify that the above described land is being proposed to be subdivided in accordance with the plat of subdivision of the same which is on file in the office of the Recorder of Boone County, Illinois, and which is subject to the provisions of the Illinois Surveying and Mapping Act, Chapter 124, of the Illinois Compiled Statutes (605 ILCS 124/1-124/20).

### CITY PLANNERS CERTIFICATE

This is to certify that the above described land is being proposed to be subdivided in accordance with the plat of subdivision of the same which is on file in the office of the Recorder of Boone County, Illinois, and which is subject to the provisions of the Illinois Surveying and Mapping Act, Chapter 124, of the Illinois Compiled Statutes (605 ILCS 124/1-124/20).

### CITY COUNCIL CERTIFICATE

This is to certify that the above described land is being proposed to be subdivided in accordance with the plat of subdivision of the same which is on file in the office of the Recorder of Boone County, Illinois, and which is subject to the provisions of the Illinois Surveying and Mapping Act, Chapter 124, of the Illinois Compiled Statutes (605 ILCS 124/1-124/20).

### COUNTY RECORDER CERTIFICATE

This is to certify that the above described land is being proposed to be subdivided in accordance with the plat of subdivision of the same which is on file in the office of the Recorder of Boone County, Illinois, and which is subject to the provisions of the Illinois Surveying and Mapping Act, Chapter 124, of the Illinois Compiled Statutes (605 ILCS 124/1-124/20).



**ORDINANCE NO. 708H**

**AN ORDINANCE GRANTING A SPECIAL USE  
TO ALLOW A PLANNED DEVELOPMENT  
WITHIN THE SR-3, SINGLE-FAMILY RESIDENTIAL-3 DISTRICT  
(707/5098 Tuneberg)**

**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, Jacob Addis, 3301 Business Route 20, Belvidere, IL 61008 on behalf of the property owners Dan and Amanda Clinton, 5098 Tuneberg Parkway, Belvidere, IL 61008 has petitioned the City for a Special Use to permit a planned development at 707/5098 Tuneberg; 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 November 12, 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 SR-3, Single-family Residential-3 District for a planned development on the property depicted in Attachment A and legally described as:

Lots Five (5) and Six (6) as designated upon Final Plat of Deer Woods II, being a Subdivision of part of the Southeast Quarter (1/4) of Section 17 and part of the Northeast Quarter (1/4) of Section 20, Township 44 North, Range 3 East of the Third Principal Meridian, according to the Plat thereof recorded October 25, 2005 in Plat index file envelope 334-B as Document No. 2005R12514 in the Recorder's Office of Boone County, Illinois situated in the County of Boone and State of Illinois. PINs: 05-17-401-005 and 05-17-452-001

is hereby approved, subject to the following conditions:

1. The Planned Development shall be developed in substantial conformance with the site plan and building elevations dated 9/24/24 unless otherwise noted. (Attachment B)
2. A full final site plan shall be submitted to staff (building, public works, fire, planning, etc.) for review and subject to final approval prior to the issuance of building permits.
3. The planned development is granting only the following flexible standards: Sections 150.105(B)(1)(C)(2) Attached/Detached garage in aggregate from 900 square feet to 2,073 square feet; 150.105(B)(1)(C)(2) Private Residential Recreational Facility from 900 square feet to 4,564 square feet; 150.204(H) Accessory Land Uses located between a principal building and a street frontage on the same lot; 150.105(B)(1)(F)(2)(G) Maximum Height of an Accessory Structure from 20 feet to 22 feet and 150.406(B) allowing a special use to increase the height of an accessory structure.

**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.

\_\_\_\_\_  
Clinton Morris, Mayor

**ATTEST:**

\_\_\_\_\_  
Erica Bluege, City Clerk

Ayes: \_\_\_\_ Nays: \_\_\_\_ Absent: \_\_\_\_

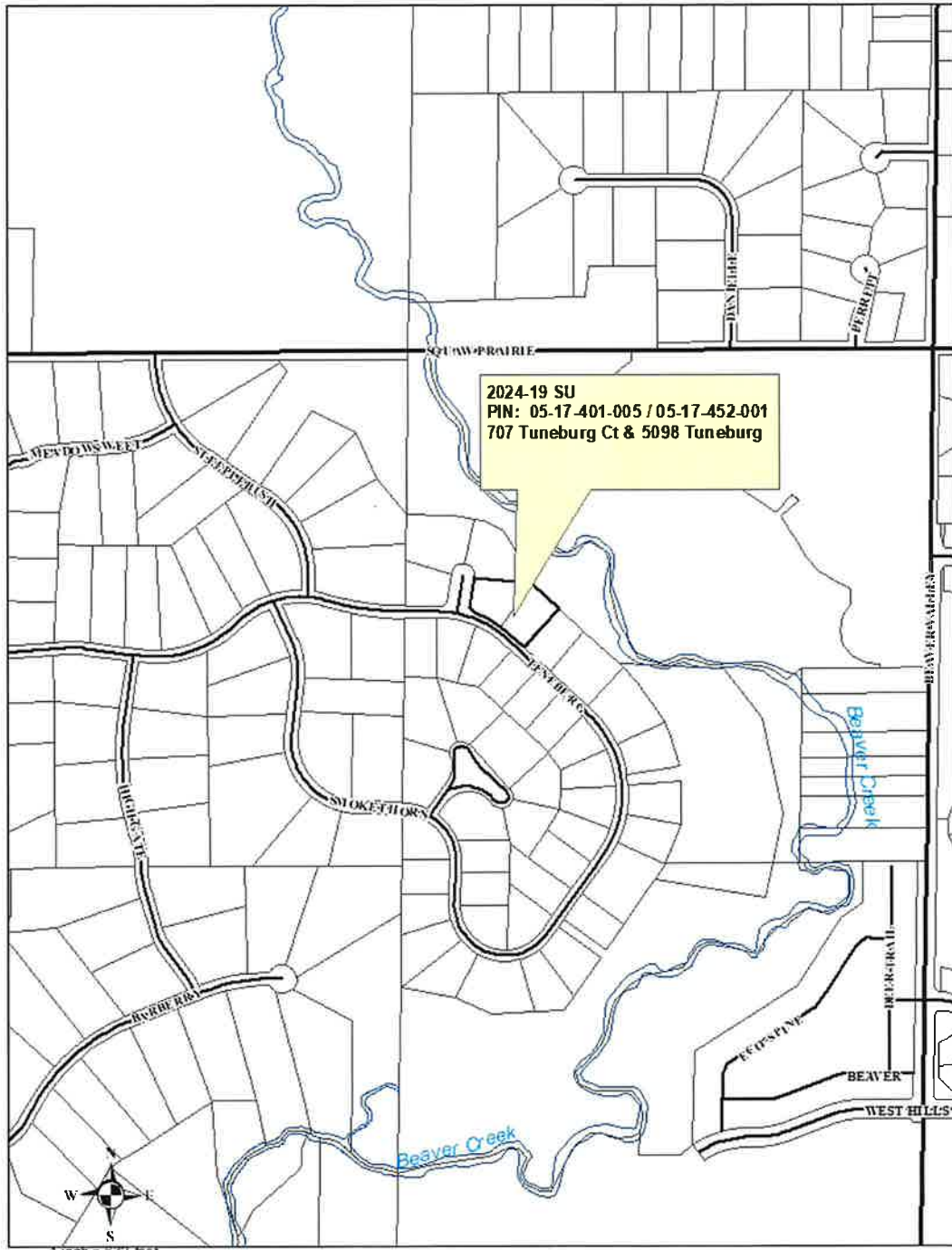
City Council Members Voting Aye: \_\_\_\_

City Council Members Voting Nay: \_\_\_\_

Date Published:

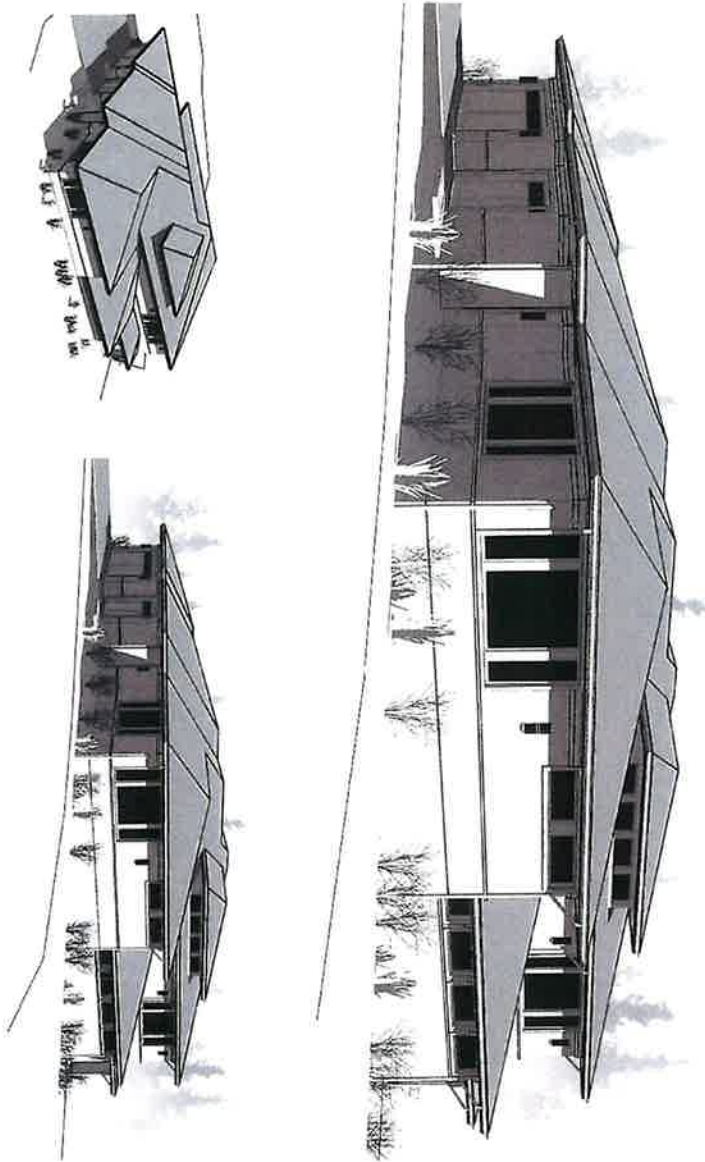
Sponsor: \_\_\_\_\_

# ATTACHMENT A



# ATTACHMENT B

Clinton Sport Court  
707 Tuneburg Court | Belvidere, Illinois 61008



ADDIS ARCHITECTS

## Clinton Sport Court

707 Tuneburg Court | Belvidere, Illinois 61008

COM: 24-426 9-24-24

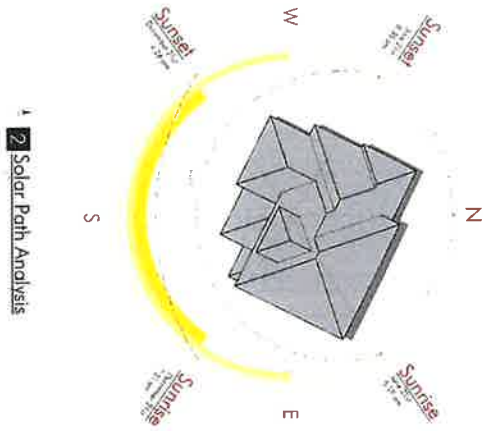
DD-1

Site Plan Notes

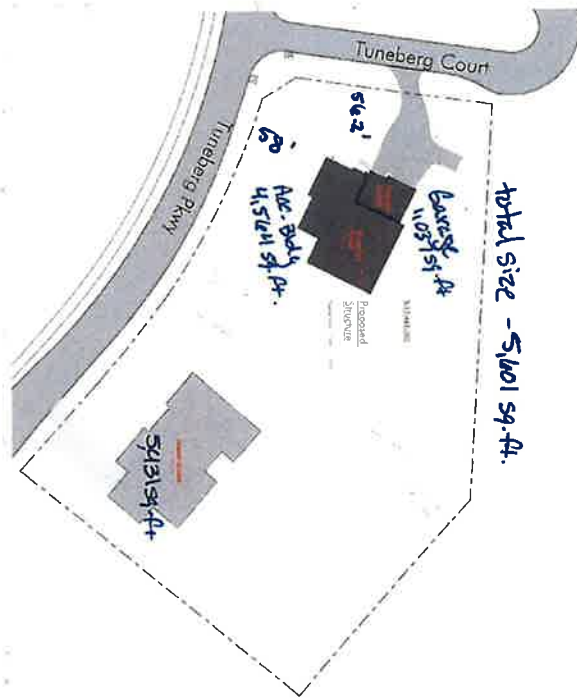
1. The site is located in the City of Bolingbrook, Illinois, and is zoned R-1.5. The site is currently vacant and is being proposed for development as a community center. The site is bounded by Tuneberg Court to the north and Tuneberg Parkway to the east. The site is approximately 1.5 acres in size. The site is being developed as a community center with a total area of 51,601 square feet. The site is being developed as a community center with a total area of 51,601 square feet. The site is being developed as a community center with a total area of 51,601 square feet.

Zoning Notes

The site is located in the City of Bolingbrook, Illinois, and is zoned R-1.5. The site is currently vacant and is being proposed for development as a community center. The site is bounded by Tuneberg Court to the north and Tuneberg Parkway to the east. The site is approximately 1.5 acres in size. The site is being developed as a community center with a total area of 51,601 square feet. The site is being developed as a community center with a total area of 51,601 square feet. The site is being developed as a community center with a total area of 51,601 square feet.



2 Solar Path Analysis



1 Architectural Site Plan

**ADD S**  
ARCHITECTS

# Clinton Sport Court

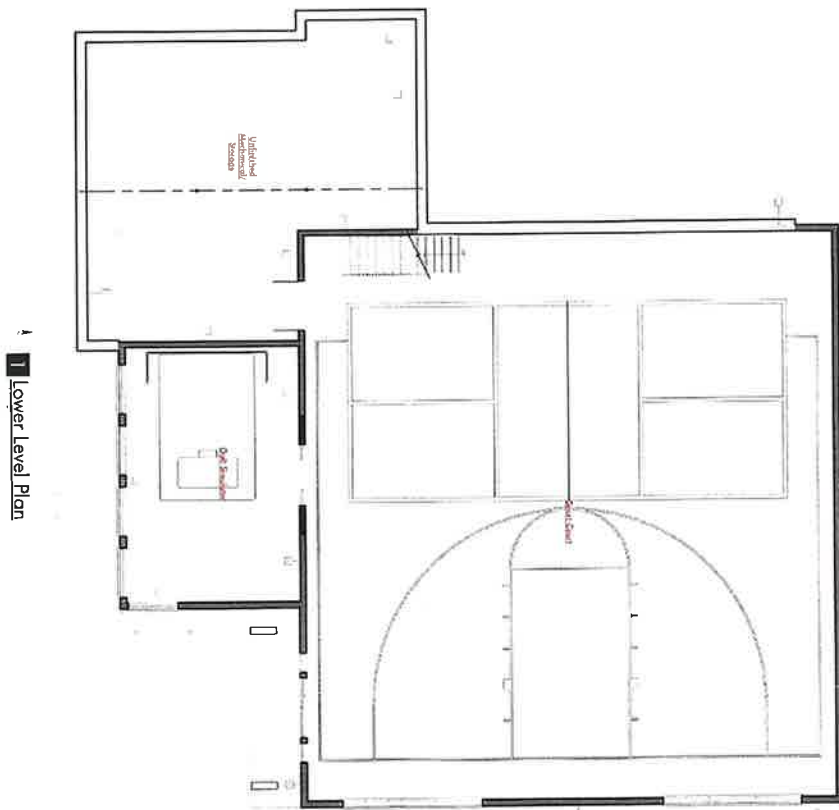
707 Tuneberg Court | Bolingbrook, Illinois 61008

DD-2

24-026  
924-294

Site Plan





Lower Level Plan

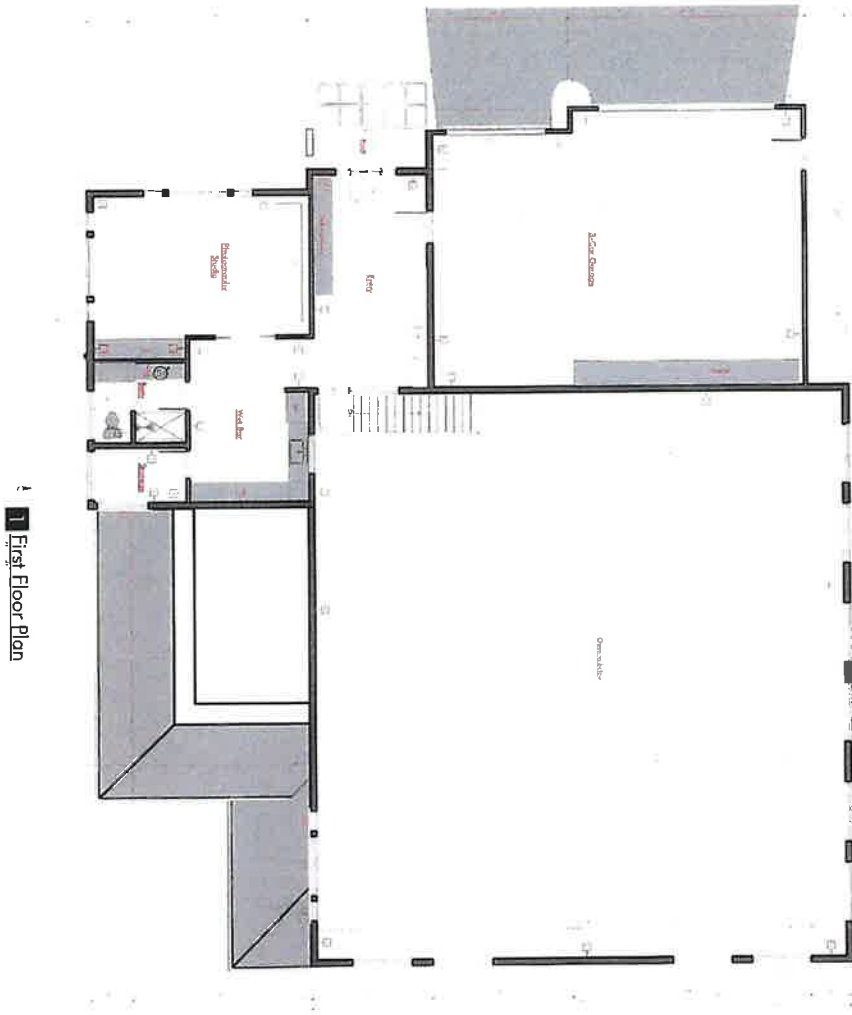
**ADD S**  
Architectural Design & Surveying

# Clinton Sport Court

707 Tuneberg Court | Bolvidere, Illinois 61008

Original Level  
24-126  
9-24-24

DD-3



1 First Floor Plan

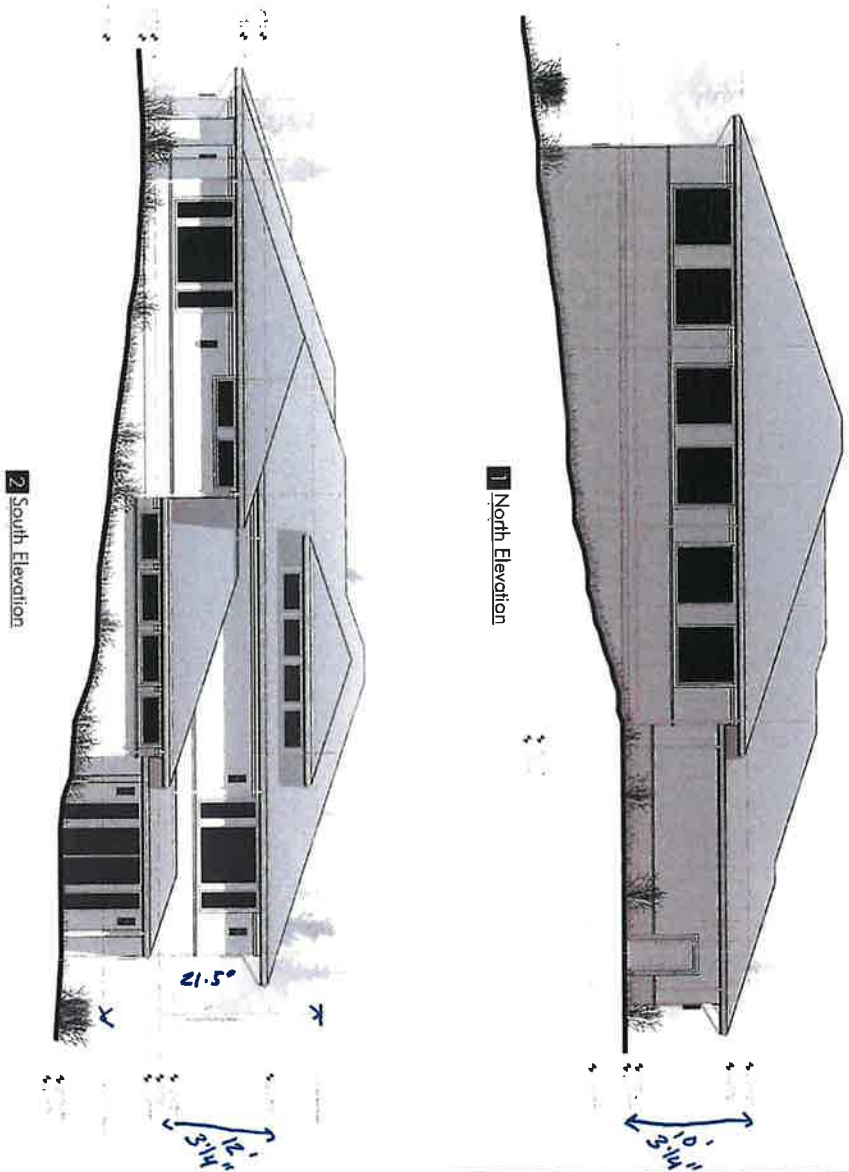
**ADDIS**

# Clinton Sport Court

707 Tunberg Court | Belvidere, Illinois 61008

**First Floor Plan**  
24-126  
9-24-24

**DD-4**



**DD-5**

24-026  
9-21-24

Exterior Elevations

**Board Approval**  
Resolution No. 708H  
Ordinance No. 708H  
The Board of Supervisors of the City of Belvidere, Illinois, on this 21st day of September, 2024, passed the following resolution:

## Clinton Sport Court

707 Tuneberg Court | Belvidere, Illinois 61008

**ADDIS**  
ARCHITECTS

Exterior Elevation Notes

1. All exterior elevations shall be in accordance with the approved site plan and floor plan.

2. All exterior elevations shall be in accordance with the approved architectural drawings.

3. All exterior elevations shall be in accordance with the approved engineering drawings.

4. All exterior elevations shall be in accordance with the approved landscape drawings.

5. All exterior elevations shall be in accordance with the approved utility drawings.

Facade Calculations

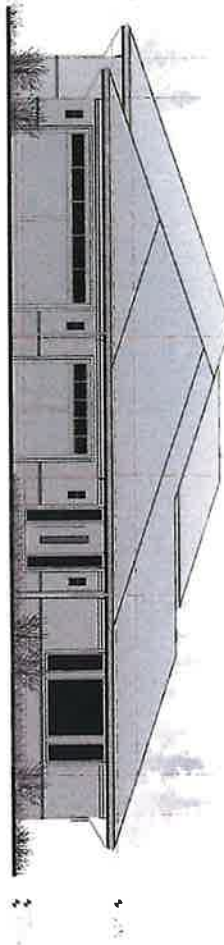
1. All facade calculations shall be in accordance with the approved site plan and floor plan.

2. All facade calculations shall be in accordance with the approved architectural drawings.

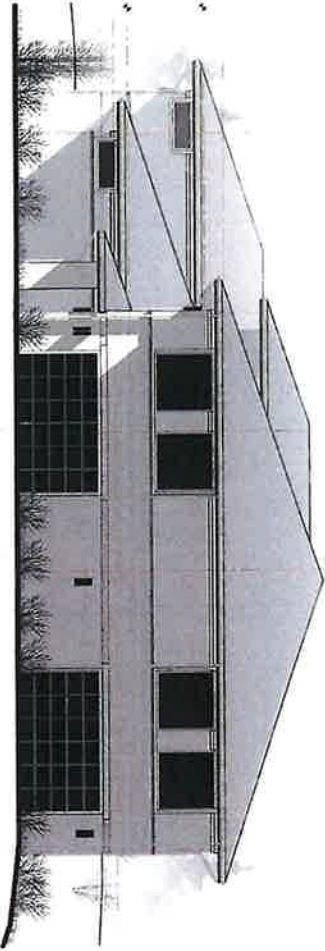
3. All facade calculations shall be in accordance with the approved engineering drawings.

4. All facade calculations shall be in accordance with the approved landscape drawings.

5. All facade calculations shall be in accordance with the approved utility drawings.



1 West Elevation



2 East Elevation

**DD-6** 24 426 9-23-24 Exterior Elevations

**Clinton Sport Court**  
707 Tuneberg Court | Belvidere, Illinois 61008

**ADDIS**

## MEMO

**DATE:** November 13, 2024  
**TO:** Mayor and Members of the City Council  
**FROM:** City of Belvidere Planning and Zoning Commission  
**SUBJECT:** Recommendation for Case: 2024-19, Addis, 707/5098 Tuneberg

### **REQUEST AND LOCATION:**

The applicant, Jacob Addis, 3301 Business Route 20, Belvidere, IL 61008 on behalf of the property owners Dan and Amanda Clinton, 5098 Tuneberg Parkway, Belvidere, IL 61008 is requesting a special use to permit a planned development in the SR-3, Single-Family Residential-3 District at 707 and 5098 Tuneberg Parkway, Belvidere, IL 61008. The planned development will allow for the following departures: Sections 150.105(B)(1)(C)(2) Attached/Detached garage in aggregate from 900 square feet to 2,073 square feet; 150.105(B)(1)(C)(2) Private Residential Recreational Facility from 900 square feet to 4,564 square feet; 150.204(H) Accessory Land Uses located between a principal building and a street frontage on the same lot; 150.105(B)(1)(F)(2)(G) Maximum Height of an Accessory Structure from 20 feet to 22 feet; 150.406(B) allowing a special use to increase the height of an accessory structure; and 150.904 Special Use Review and Approval Procedures. The planned development is being requested in order to allow for the construction of a 5,601 square-foot accessory building consisting of a detached garage and a private residential recreational facility with a building height of 22 feet and located in the front yard. The property is approximately 2.5 acres, irregular in shape with a wooded area and is developed with a single-family residence. PINs: 05-17-401-005 and 05-17-452-001

### **RECOMMENDATION:**

The planning and zoning commission recommended the **approval** of case number **2024-19** for a special use to permit a planned development at 707/5098 Tuneberg subject to the following conditions:

1. The Planned Development shall be developed in substantial conformance with the site plan and building elevations dated 9/24/24 unless otherwise noted.
2. A full final site plan shall be submitted to staff (building, public works, fire, planning, etc.) for review and subject to final approval prior to the issuance of building permits.
3. The planned development is granting only the following flexible standards: Sections 150.105(B)(1)(C)(2) Attached/Detached garage in aggregate from 900 square feet to 2,073 square feet; 150.105(B)(1)(C)(2) Private Residential Recreational Facility from 900 square feet to 4,564 square feet; 150.204(H) Accessory Land Uses located between a principal building and a street frontage on the same lot; 150.105(B)(1)(F)(2)(G) Maximum Height of an Accessory Structure from 20 feet to 22 feet and 150.406(B) allowing a special use to increase the height of an accessory structure.

**Motion to approve case 2024-19; Addis, 707/5098 Tuneberg subject to the conditions as presented carried with a (6-0) roll call vote.**

---

Paul Engelman, Chairman  
Belvidere Planning and Zoning Commission

## MEMO

**DATE:** November 13, 2024  
**TO:** Mayor and Members of the City Council  
**FROM:** City of Belvidere Planning and Zoning Commission  
**SUBJECT:** Findings of Fact for Case: 2024-19; Addis, 707/5098 Tuneberg

### **REQUEST AND LOCATION:**

The applicant, Jacob Addis, 3301 Business Route 20, Belvidere, IL 61008 on behalf of the property owners Dan and Amanda Clinton, 5098 Tuneberg Parkway, Belvidere, IL 61008 is requesting a special use to permit a planned development in the SR-3, Single-Family Residential-3 District at 707 and 5098 Tuneberg Parkway, Belvidere, IL 61008. The planned development will allow for the following departures: Sections 150.105(B)(1)(C)(2) Attached/Detached garage in aggregate from 900 square feet to 2,073 square feet; 150.105(B)(1)(C)(2) Private Residential Recreational Facility from 900 square feet to 4,564 square feet; 150.204(H) Accessory Land Uses located between a principal building and a street frontage on the same lot; 150.105(B)(1)(F)(2)(G) Maximum Height of an Accessory Structure from 20 feet to 22 feet; 150.406(B) allowing a special use to increase the height of an accessory structure; and 150.904 Special Use Review and Approval Procedures. The planned development is being requested in order to allow for the construction of a 5,601 square-foot accessory building consisting of a detached garage and a private residential recreational facility with a building height of 22 feet and located in the front yard. The property is approximately 2.5 acres, irregular in shape with a wooded area and is developed with a single-family residence. PINs: 05-17-401-005 and 05-17-452-001

### **FINDINGS OF FACT:**

Per Section 150.904 (G) of the City of Belvidere Zoning Ordinance, the criteria for granting a Special Use (Planned Development) Permit are as follows:

- A. Findings: The establishment, maintenance, or operation of the Planned Development will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

Although the accessory structure is quite large, it is still smaller than some of the residences in the Deer Woods II Subdivision. The subdivision was platted in a residential estate manner, meaning they are significantly larger than the standard residential lot in Belvidere. The approximately 91,000 square feet of extra lot size allows for residences and structures of this scale to still be proportional to the property.

The garage space and private residential recreational facility space will be utilized by the property owners and not available to the public in a commercial manner. It will

also be designed in the same architectural style as the on-site residence, further limiting its visual impact on the neighborhood.

- B. Findings:** The requested Planned Development, 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 "Low Density Residential" by the City of Belvidere Comprehensive Plan, adopted May 7, 2024. Low density residential land uses include single-family detached, single-family attached, duplexes, triplexes, and accessory dwelling units at a density of 3-6 dwelling units per acre.

- C. Findings:** The Planned Development 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.

Although most of the requested deviations are due to the size of the accessory structure, it is proportional to the property and nearby residences. By combining the land uses into one building instead of having multiple accessory buildings, it reduces the perception of "clutter" on the property. The design of the building will mirror that of the on-site residence and the driveway will be off of the cul-de-sac. Since the uses and building will not be open to the public in a commercial manner, increased traffic or noise is not anticipated.

- D. Findings:** The establishment of the Planned Development 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 accessory structure contains permitted land uses, just on a larger scale to be more proportional to the existing residences in the neighborhood. Detached garages and private residential recreational facilities are commonly found in residential neighborhoods. Oftentimes the biggest impact they have is the scale of the structure, architectural design of the structure and location/proximity to lot lines. The way the proposed accessory structure is designed and located, staff does not anticipate any negative impacts to the future development of nearby properties.

- E. **Findings:** The proposed Planned Development 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 property is part of the Deer Woods II platted subdivision and is served with municipal utilities and adequate public infrastructure.

- F. **Findings:** The potential public benefits of the proposed Planned Development outweighs the potential adverse impacts of the proposed Planned Development after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff does not anticipate the proposed accessory structure creating any negative impacts on nearby properties. In addition to the requirements of this Special Use, compliance with the City of Belvidere's Zoning Ordinance is required.

**The motion to adopt the Findings of Fact as presented by staff for case 2024-19 for a planned development at 707/5098 Tuneberg carried with a (6-0) 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**

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November 5, 2024

**ADVISORY REPORT**

**CASE NO: 2024-19**

**APPLICANT: Addis, 707/5098 Tuneberg (SU)**

**REQUEST AND LOCATION:**

The applicant, Jacob Addis, 3301 Business Route 20, Belvidere, IL 61008 on behalf of the property owners Dan and Amanda Clinton, 5098 Tuneberg Parkway, Belvidere, IL 61008 is requesting a special use to permit a planned development in the SR-3, Single-Family Residential-3 District at 707 and 5098 Tuneberg Parkway, Belvidere, IL 61008. The planned development will allow for the following departures: Sections 150.105(B)(1)(C)(2) Attached/Detached garage in aggregate from 900 square feet to 2,073 square feet; 150.105(B)(1)(C)(2) Private Residential Recreational Facility from 900 square feet to 4,564 square feet; 150.204(H) Accessory Land Uses located between a principal building and a street frontage on the same lot; 150.105(B)(1)(F)(2)(G) Maximum Height of an Accessory Structure from 20 feet to 22 feet; 150.406(B) allowing a special use to increase the height of an accessory structure; and 150.904 Special Use Review and Approval Procedures. The planned development is being requested in order to allow for the construction of a 5,601 square-foot accessory building consisting of a detached garage and a private residential recreational facility with a building height of 22 feet and located in the front yard. The property is approximately 2.5 acres, irregular in shape with a wooded area and is developed with a single-family residence. PINs: 05-17-401-005 and 05-17-452-001

**EXISTING LAND USE ON SUBJECT PROPERTY AND ADJACENT PROPERTY:**

**Subject property:** Single-family Residence and Woods

**Adjacent property:**

**North:** Wooded Area

**South, West and East:** Partially Developed Platted Subdivision

**CURRENT ZONING ON SUBJECT PROPERTY AND ADJACENT PROPERTY:**

**Subject property:** SR-3, Single-Family Residential-3 District

**Adjacent property:**

**North:** SR-3, Single-Family Residential-3 District and RH, Rural Holding District

**South, West and East:** SR-3, Single-Family Residential-3 District

**COMPREHENSIVE PLAN ON SUBJECT PROPERTY AND ADJACENT PROPERTY:**

**Subject property:** Low Density Residential

**All Adjacent property:** Low Density Residential

**BACKGROUND:**

The property was annexed, rezoned, preliminary platted and had a special use for a planned development granted in June of 2005. In October of 2005, Deer Woods II was final platted into 48 residential estate lots. The subject property is part of a larger development known as the Deer Hills development. West of Beaver Valley Road consists a large-lot subdivision known as Deer Woods II, a multi-family subdivision known as The Harbour at Beaver Creek and an undeveloped commercial area. To the east of Beaver Valley Road are the Deer Hills Plat 1 and Deer Hills Plat 2 subdivisions.

The current owners purchased 5098 Tuneberg Parkway in 2017 and were issued a building permit for the 5,431 square-foot residence the same year. The adjacent property (707 Tuneberg Court) was purchased in 2023. Text amendments to the Zoning Ordinance have been recently approved regarding the size of garages and accessory structures, however, accessory structures must still be located on the same lot as the primary structure. In conjunction with the special use request, the property owners are combining the two parcels into one lot so that an accessory structure can be constructed.

The requested special use encompasses five deviations. Four of the requests are due to the size of the accessory building. The applicant wishes to allow for additional square-footage for the detached garage and the private residential recreational facility. Due to the overhead clearance needed for the private residential recreational facility and the desire to maintain the same architectural style as the residence, the height of the building exceeds zoning code requirements as well. The final deviation is due to the location of the accessory structure. Since the property is a corner lot, with two front yards, the building will be located between the residence and the public-right-of-way.

Such size and location deviations are not common in Belvidere. Due to the size of the property, a 5,601 square-foot accessory building can be constructed while still meeting all required setbacks and lot coverage requirements. The residence is 5,431 square-foot which is larger than the 1,037 square feet of detached garage space and 4,564 square feet of accessory structure space. Instead of having two buildings, one utilized as a garage and one utilized as a private residential recreational facility, the property owners are combining them into one building to lessen the visual impact on the property. Having the building designed in the same architectural style of the residence will also allow the building to blend in with the property. Due to the garage portion of the building, a driveway is required, placing the building closer to the road instead of behind the house.

**TREND OF DEVELOPMENT:**

The property is located southwest of Squaw Prairie and Beaver Valley Roads. The Deer Woods II subdivision is the residential estate portion of a larger development comprised of single-family residential, multi-family residential and commercial along Business Route 20. Although few new houses have been constructed in the estate portion of the development, construction in the Deer Hills Subdivisions has been very active.

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**FLEXIBLE DEVELOPMENT STANDARDS:**

According to Section 150.907 (B) (1) A. of the City of Belvidere Zoning Ordinance, new and alternative standards may be approved for a development by the city. The applicant is requesting the following standards specific to this project.

**Zoning Ordinance:**

- **Article I, Section 150.105(B)(1) Single-Family Residential-3 District (C)(2) Attached/Detached garage in aggregate exceeding 900 square feet**

The applicant is requesting that the proposed accessory structure include 1,037 square feet of garage space. This would be in addition to the 1,036 square feet of existing attached garage space for a total of 2,073 of garage space. This would allow the total garage space to be 1,137 square feet over the 900 square-foot maximum.

- **Article I, Section 150.105(B)(1) Single-Family Residential-3 District (C)(2) Private Residential Recreational Facility over 900 square feet**

The applicant is requesting that the proposed accessory structure include 4,564 square feet of private residential recreational facility which would be comprised of uses such as a sport court, golf simulator and a photography studio. This would allow the private residential recreational facility to be 3,664 square-feet over the 900 square-foot maximum.

- **Article I, Section 150.204(H) Accessory Land Uses**

**Accessory uses shall not be located between a principal building and a street frontage on the same lot, nor within any required front yard or street side yard, except when there is a shoreyard.**

The applicant is requesting to allow the accessory structure and its access driveway to be located off of Tuneberg Court. It would be difficult to locate the accessory structure behind the residence due to the property being a corner lot with two street frontages, the location of the residence and the slope of the property.

- **Article I, Section 150.105(B)(1) Single-Family Residential-3 District (F)(2)(G) Maximum Height of an Accessory Structure: 20 feet**

The applicant is requesting that the total height of the accessory structure (as defined by the Belvidere Zoning Ordinance) be increased from the 20-foot maximum to 22 feet. This will allow for proper overhead clearance of the sport court as well as rooflines mirroring those of the on-site residence.

- **Article I, Section 150.406(B) Exceptions to Maximum Height Regulations**

**Any building or structure not otherwise accounted for by §150.406(A), above, may exceed said maximum height regulations with the granting of a Special Use permit which specifically states the maximum permitted height of the proposed building or structure.**

The applicant is requesting that the total height of the accessory structure (as defined by the Belvidere Zoning Ordinance) be increased from the 20-foot maximum to 22 feet. This will allow for proper overhead clearance of the sport court as well as rooflines mirroring those of the on-site residence.

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**FINDINGS OF FACT:**

Per Section 150.904 (G) of the City of Belvidere Zoning Ordinance, the criteria for granting a Special Use (Planned Development) Permit are as follows:

- A. **Findings:** The establishment, maintenance, or operation of the Planned Development will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.

Although the accessory structure is quite large, it is still smaller than some of the residences in the Deer Woods II Subdivision. The subdivision was platted in a residential estate manner, meaning they are significantly larger than the standard residential lot in Belvidere. The approximately 91,000 square feet of extra lot size allows for residences and structures of this scale to still be proportional to the property.

The garage space and private residential recreational facility space will be utilized by the property owners and not available to the public in a commercial manner. It will also be designed in the same architectural style as the on-site residence, further limiting its visual impact on the neighborhood.

- B. **Findings:** The requested Planned Development, 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 "Low Density Residential" by the City of Belvidere Comprehensive Plan, adopted May 7, 2024. Low density residential land uses include single-family detached, single-family attached, duplexes, triplexes, and accessory dwelling units at a density of 3-6 dwelling units per acre.

- C. **Findings:** The Planned Development 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.

Although most of the requested deviations are due to the size of the accessory structure, it is proportional to the property and nearby residences. By combining the land uses into one building instead of having multiple accessory buildings, it reduces the perception of "clutter" on the property. The design of the building will mirror that of the on-site residence and the driveway will be off of the cul-de-sac. Since the uses and building will not be open to the public in a commercial manner, increased traffic or noise is not anticipated.

- D. **Findings:** The establishment of the Planned Development will not impede the normal and orderly development and improvement of surrounding property, and maintains

**the desired consistency of land uses, land uses intensities, and land use impacts as related to the environs of the subject property.**

The accessory structure contains permitted land uses, just on a larger scale to be more proportional to the existing residences in the neighborhood. Detached garages and private residential recreational facilities are commonly found in residential neighborhoods. Oftentimes the biggest impact they have is the scale of the structure, architectural design of the structure and location/proximity to lot lines. The way the proposed accessory structure is designed and located, staff does not anticipate any negative impacts to the future development of nearby properties.

- E. Findings:** The proposed Planned Development 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 property is part of the Deer Woods II platted subdivision and is served with municipal utilities and adequate public infrastructure.

- F. Findings:** The potential public benefits of the proposed Planned Development outweighs the potential adverse impacts of the proposed Planned Development after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff does not anticipate the proposed accessory structure creating any negative impacts on nearby properties. In addition to the requirements of this Special Use, compliance with the City of Belvidere's Zoning Ordinance is required.

**SUMMARY OF FINDINGS:**

The subdivision was platted in a residential estate manner, meaning they are significantly larger than the standard residential lot in Belvidere. The approximately 91,000 square feet of extra lot size allows for residences and structures of this scale to still be proportional to the property.

Although most of the requested deviations are due to the size of the accessory structure, it is proportional to the property and nearby residences. By combining the land uses into one building instead of having multiple accessory buildings, it reduces the perception of "clutter" on the property. The design of the building will mirror that of the on-site residence and the driveway will be off of the cul-de-sac. Since the uses and building will not to be open to the public in a commercial manner, increased traffic or noise is not anticipated.

The accessory structure contains permitted land uses, just on a larger scale to be more proportional to the existing residences in the neighborhood. Detached garages and private residential recreational facilities are commonly found in residential neighborhoods. Oftentimes the biggest impact they have is the scale of the structure, architectural design of the structure and location/proximity to lot lines. The way the proposed accessory structure is designed and located, staff does not anticipate any negative impacts to the future development of nearby properties.

**RECOMMENDATION:**

Planning staff recommends the approval of case number 2024-19 subject to the following conditions:

1. The Planned Development shall be developed in substantial conformance with the site plan and building elevations dated 9/24/24 unless otherwise noted.
2. A full final site plan shall be submitted to staff (building, public works, fire, planning, etc.) for review and subject to final approval prior to the issuance of building permits.
3. The planned development is granting only the following flexible standards: Sections 150.105(B)(1)(C)(2) Attached/Detached garage in aggregate from 900 square feet to 2,073 square feet; 150.105(B)(1)(C)(2) Private Residential Recreational Facility from 900 square feet to 4,564 square feet; 150.204(H) Accessory Land Uses located between a principal building and a street frontage on the same lot; 150.105(B)(1)(F)(2)(G) Maximum Height of an Accessory Structure from 20 feet to 22 feet and 150.406(B) allowing a special use to increase the height of an accessory structure.

**Submitted by:**

  
\_\_\_\_\_  
Gina DelRose,  
Community Development Planner

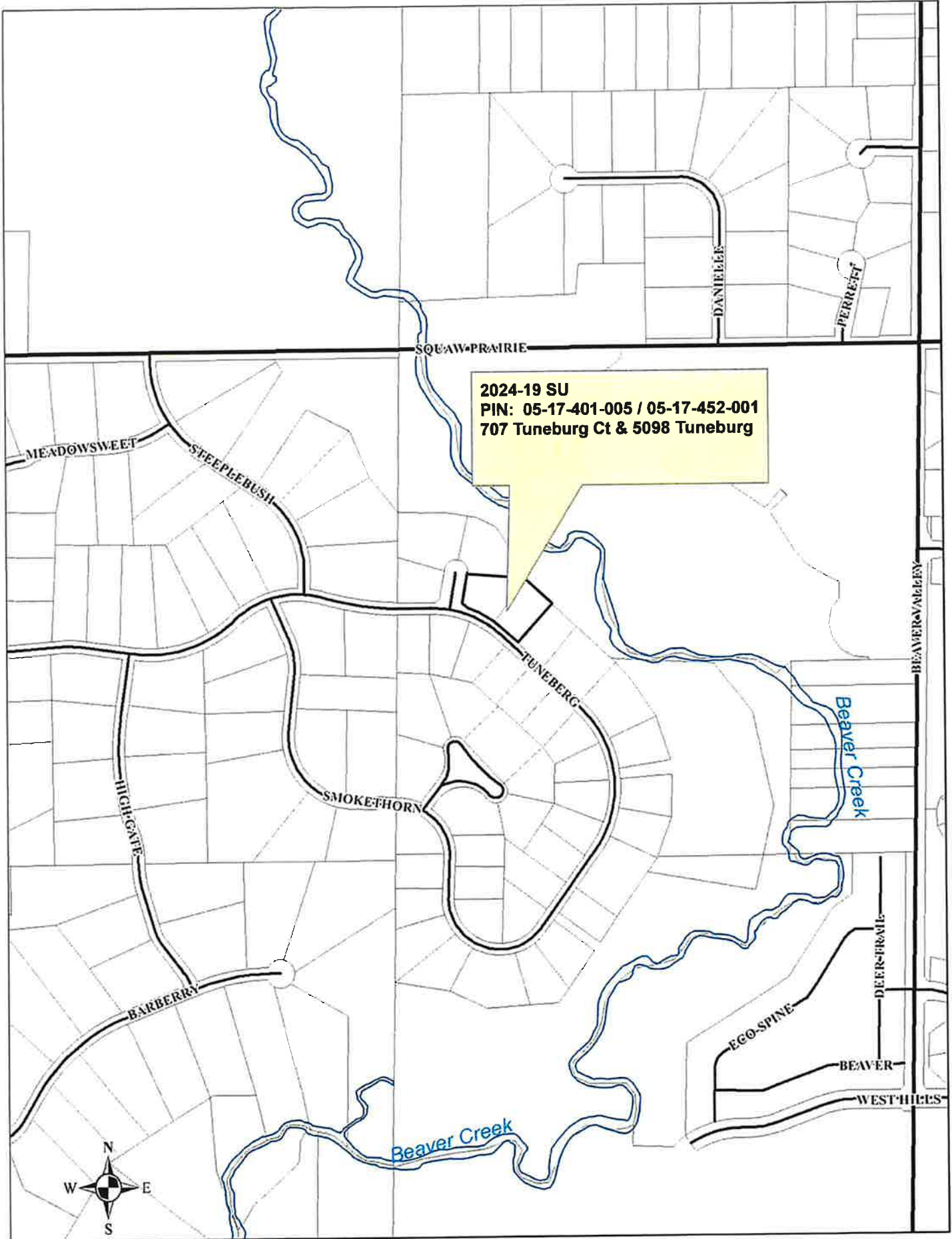
**PLANNING AND ZONING COMMISSION/CITY COUNCIL ACTION**

The Planning and Zoning Commission shall make and forward findings of fact as to the compliance of the proposed planned development with the standards 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 planned development.

**ATTACHMENTS:**

1. Location Map by Planning Staff.
2. Aerial Photo by Planning Staff.
3. Requested Deviations with Narrative Submitted by the Applicant.
4. Existing Primary Structure Photograph Submitted by the Applicant.
5. Site Plan and Building Elevations Submitted by the Applicant.
6. E-mail from the Belvidere Fire Department, Mark Beck, October 11, 2024.
7. NRI Report 1779 submitted by the Boone County Soil and Water Conservation District, Heather Van Tilburg, October 11, 2024.
8. Letter from the Boone County Health Department, Alisen O'Hearn, dated October 17, 2024.

**2024-19 SU**  
**PIN: 05-17-401-005 / 05-17-452-001**  
**707 Tuneburg Ct & 5098 Tuneburg**



1 inch = 632 feet



2024-19 SU  
PIN: 05-17-401-005 / 05-17-452-001  
707 Tuneburg Ct & 5098 Tuneburg



1 inch = 79 feet

# Design Narrative for Special Use Permit

Subject Property: 707 Tuneberg Court (05-17-401-005) & 5098 Tuneberg Parkway (05-17-452-001)

This narrative is to provide supporting information for the Special Use Permit application and Subdivision Replot application. As proposed, the two parcels have been joined together in a re-plot (see attached site plans, ARC Design Resources 10-1-24). The purpose of this re-plot and Special Use Permit is to alleviate the constraints of the current zoning ordinance and allow a more harmonious relationship through-out the adjacent properties, neighborhood, and community.

The use of the property would remain Residential with the new structure being an accessory to the primary. The proposed use of the accessory structure would be a Private Residential Recreational Facility combined with an attached garage as one structure to minimize the visual impact, consistent with the surrounding neighborhood. The proposed structure would contain a work-out area, half-court basketball, a work from home studio, a bathroom, and a garage area.

The site, placement, and proposed building have been carefully designed to blend with the surrounding community and replicate the rhythmic feel of single-family homes on divided parcels with attached garages. The Architectural style has been matched to the primary structure using similar massing, scale, proportions, finish materials, and window/ door configurations. To achieve this, there are 4 special use requests:

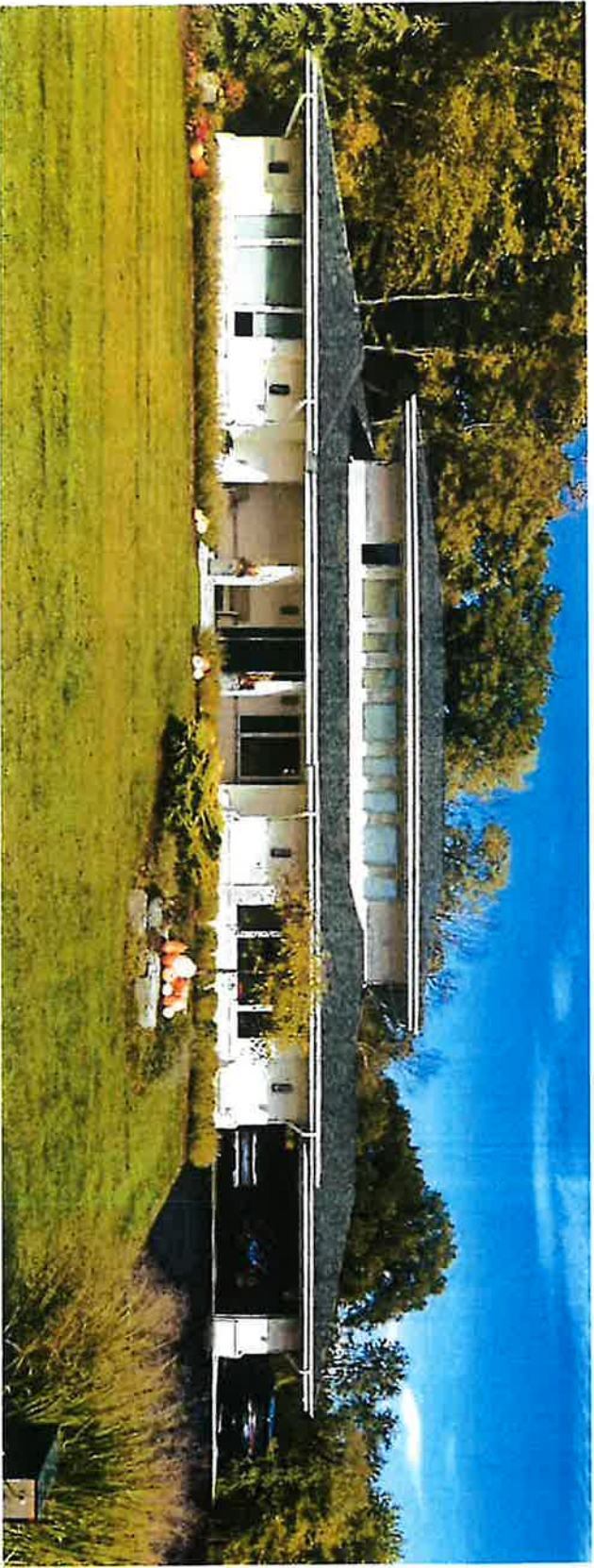
1. Total accessory structure size over 900 s.f. **Section 150.105.C** – Since the design goal of this proposed structure is to blend with other adjacent properties in the neighborhood, 900 s.f. is substantially smaller than the average surrounding homes. The HOA design criteria for Deer Woods II requires a minimum of 4,000 s.f. finished area for two-story structures. Constructing a 900 s.f. structure would be significantly undersized, drawing attention that this structure is an accessory structure, which undermines the rhythmic pattern of similar surrounding properties. Additionally, a Private Residential Recreational Facility requires more than 900 s.f. given a half- court basketball area is recommended to be 42'x50' alone, or 2,100 s.f. With this space requirement, plus the supporting additional areas required, its important to combine

these areas into one accessory building to appear as another average home in the neighborhood. To achieve this, the proposed structure is 4,564 s.f. if constructed for such use as a private Residential Recreational Facility.

2. Total Garage size over 900 s.f. (**Section 150.105.C.2**) – In providing a similar appearance to other adjacent homes and continuing the rhythmic pattern of the community, many nearby homes have 3 or 4 car garages that exceed 900 s.f. area. Our proposed structure would also follow this as an approach to blend in with the neighborhood and be on par with similar structures on adjacent parcels. The proposed attached garage is 1,037 s.f.
3. Accessory structure height over 20' (**Section 150.406.B**) - As proposed, the use of the Private Residential Recreational Facility would require a slight increase in building height. Great care has been taken in the design to ensure that the proposed building does not indicate an open 2-story basketball area is obvious from the exterior. Utilizing the current grade conditions, carefully matching building scale and mass, the proposed structure does incorporate an interior ceiling height of 20'. The design minimum recommended ceiling height for basketball is 18'. Given this building is to match other adjacent structures and appear as a stand-alone single family structure, we request that the average building height be increased to 22'-0" from average grades line to average roof mass.
4. Locating accessory building between primary and right-of-way (**Section 150.204.H**) – The size of this lot is 98,296 s.f. The standard city lot is 7,000 s.f. This is also a corner lot making accessibility to the Private Residential Recreation Facility limited in placement in proximity to the primary structure. With its placement on Tuneberg court, this would allow the building to have dedicated driveway access to the attached garage, continuing the appearance of a stand-alone single family structure, minimizing the visual impact of the neighborhood.

#### Attached

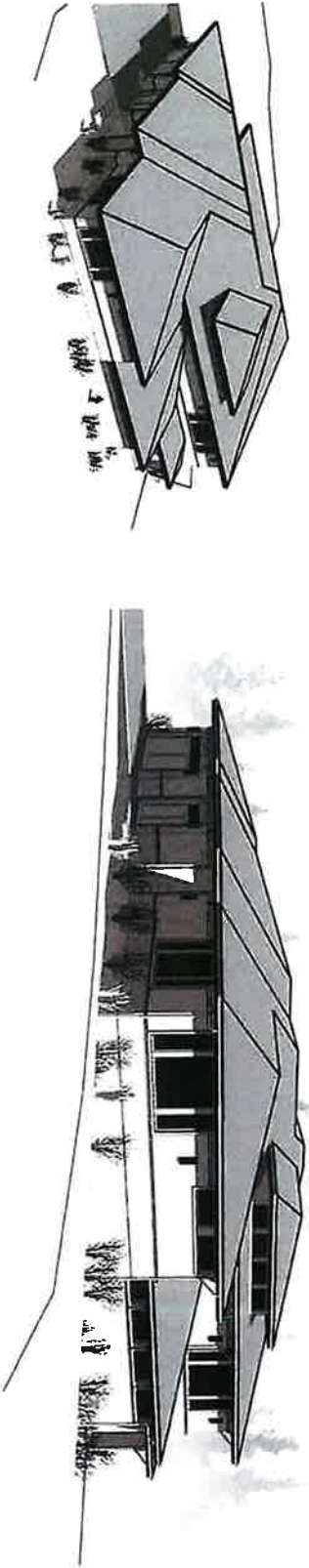
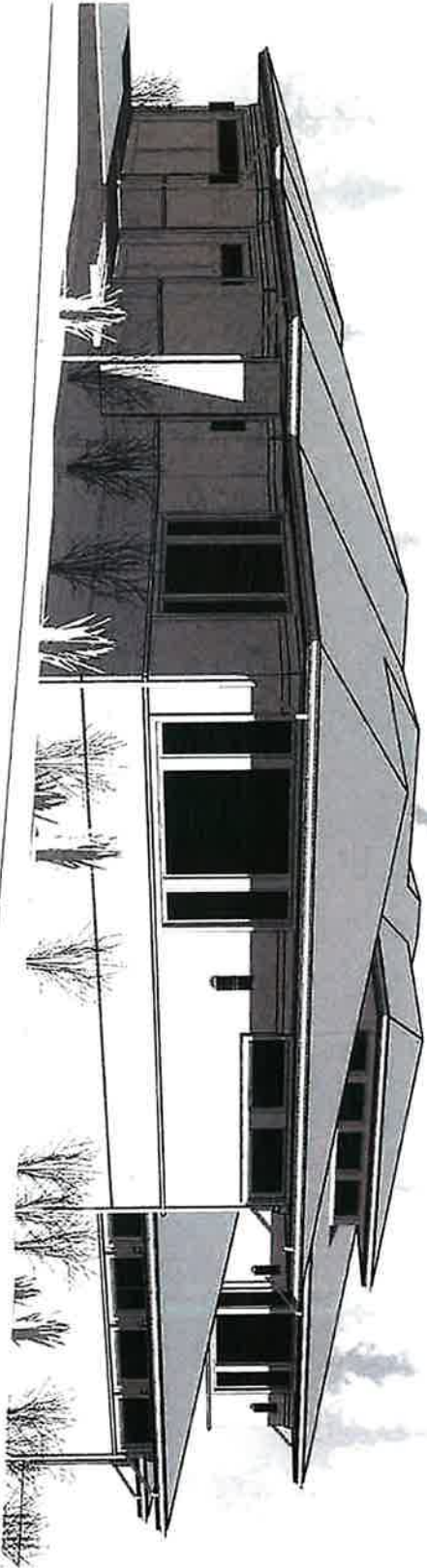
- Picture of existing primary Structure
- Proposed building elevations
- Proposed building plans



Existing Primary Structure –  
South Elevation

# Clinton Sport Court

707 Tuneburg Court | Belvidere, Illinois 61008



## Clinton Sport Court

707 Tuneburg Court | Belvidere, Illinois 61008

Do not know?  
That's OK, contact us!  
© 2011 ADDIS 2011

Cover

24-426

9-24-24

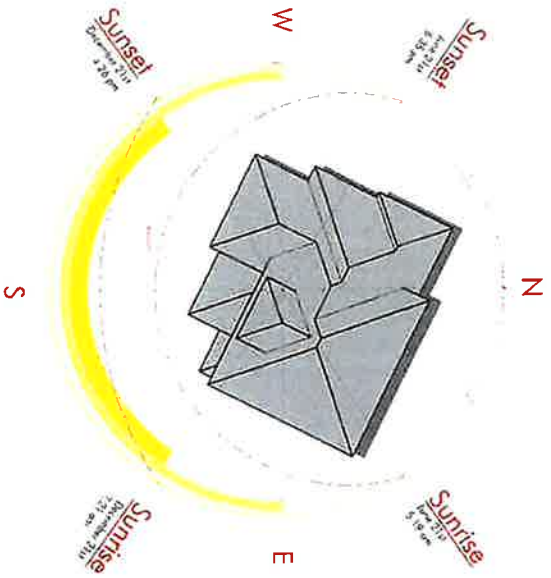
DD-1

Site Plan Notes

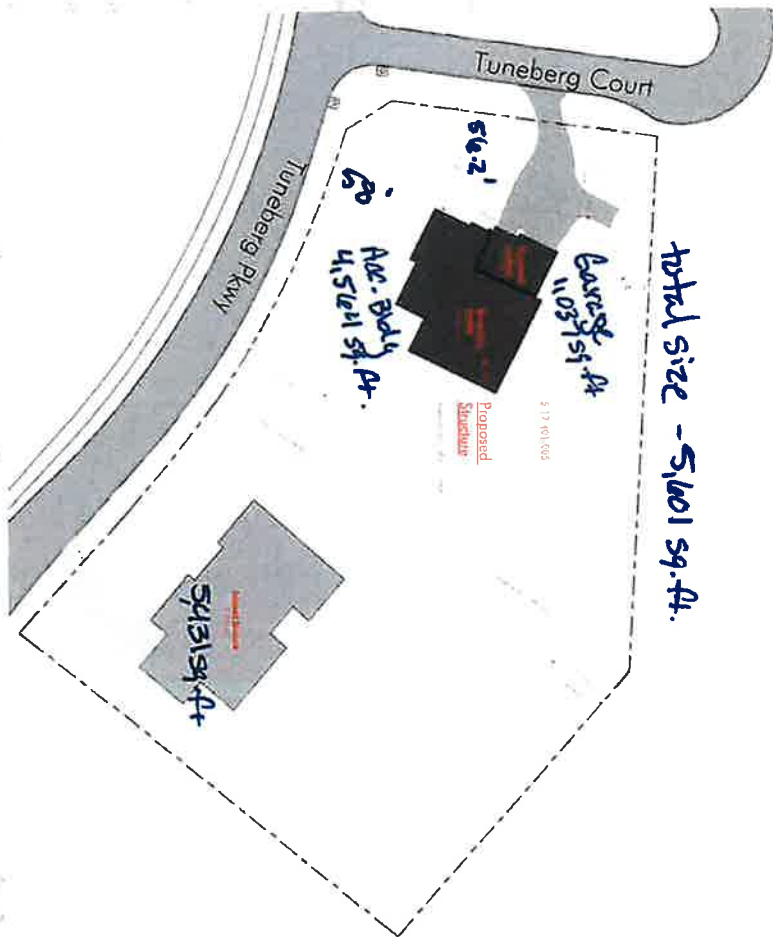
1. The proposed development is shown on the attached site plan. The site is located at the intersection of Tuneberg Court and Tuneberg Parkway. The proposed development consists of a single-story building with a total area of 5,160 square feet. The building is located on the east side of Tuneberg Court, south of Tuneberg Parkway. The site plan shows the building footprint, parking spaces, and other site features. The site is surrounded by other commercial buildings and parking lots. The site is zoned for commercial use. The proposed development is consistent with the zoning regulations. The site plan shows the building footprint, parking spaces, and other site features. The site is surrounded by other commercial buildings and parking lots. The site is zoned for commercial use. The proposed development is consistent with the zoning regulations.

Zoning Notes

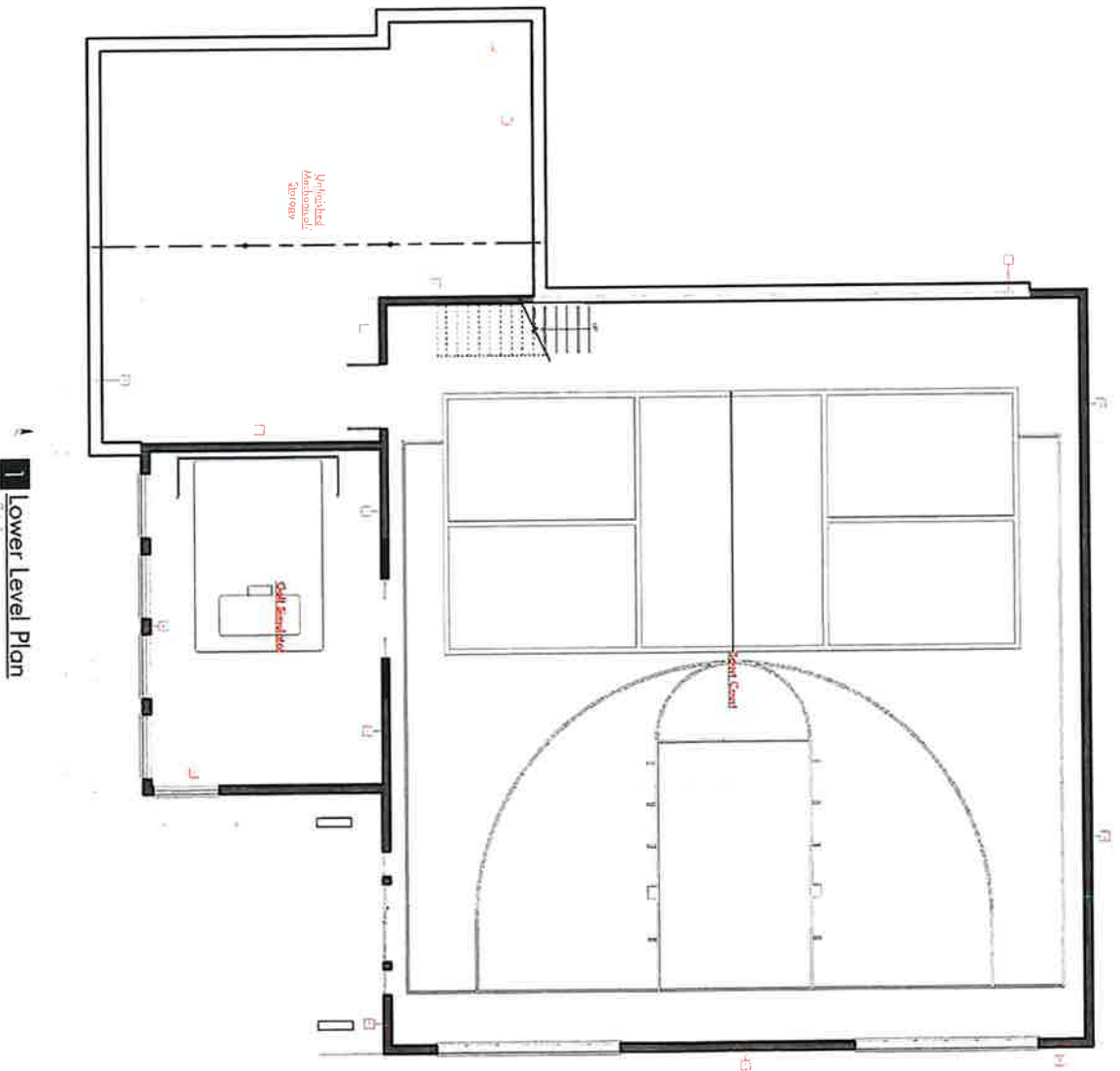
The site is zoned for commercial use. The proposed development is consistent with the zoning regulations.



2 Solar Path Analysis



7 Architectural Site Plan



Lower Level Plan

# Clinton Sport Court

707 Tuneberg Court | Belvidere, Illinois 61008

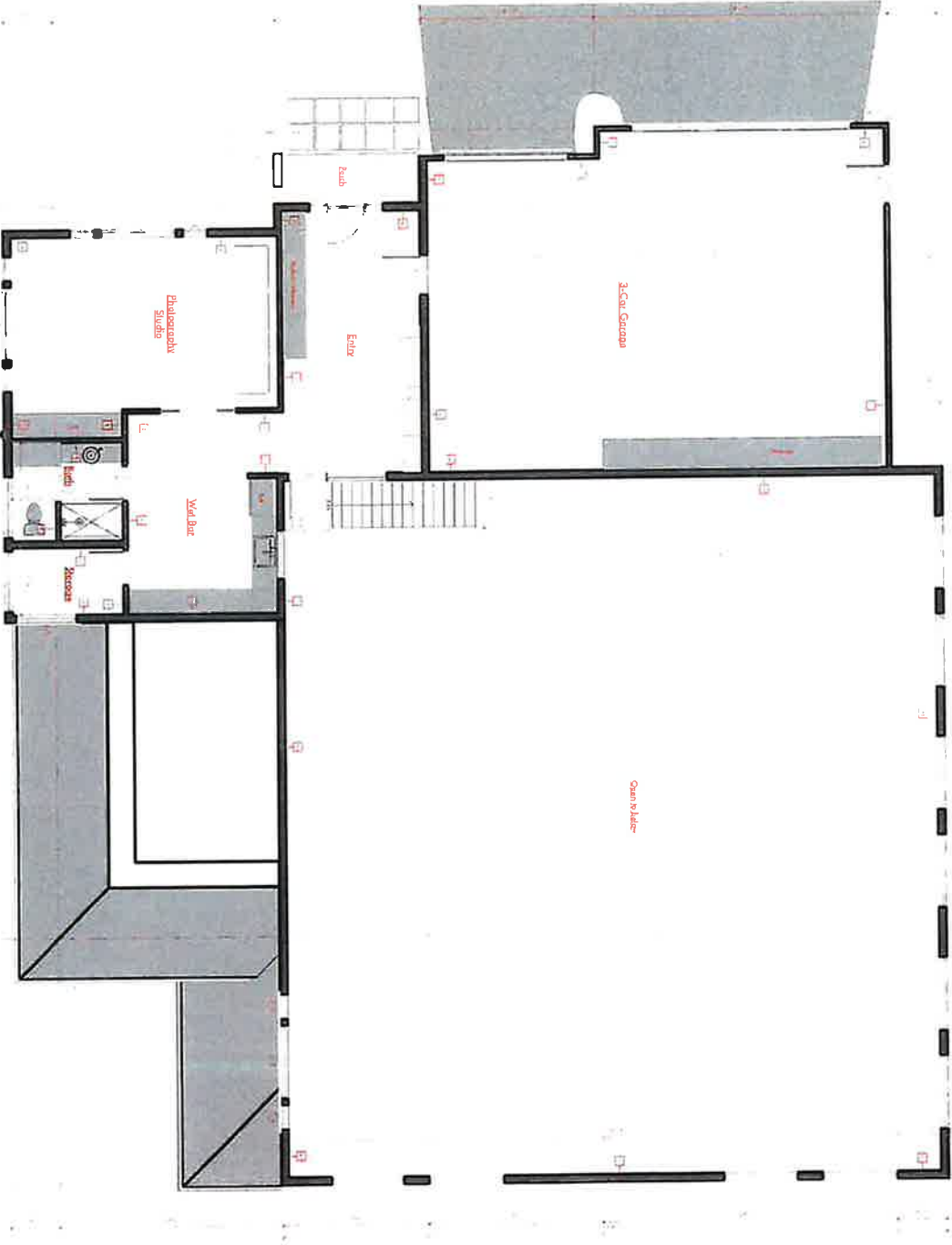
Deirdre Benoit  
Bolt for Construction  
CCLM000001 2024

Lower Level  
Plan

24-426

9-24-24

DD-3



1 First Floor Plan

# Clinton Sport Court

707 Tuneberg Court | Belviders, Illinois 61008

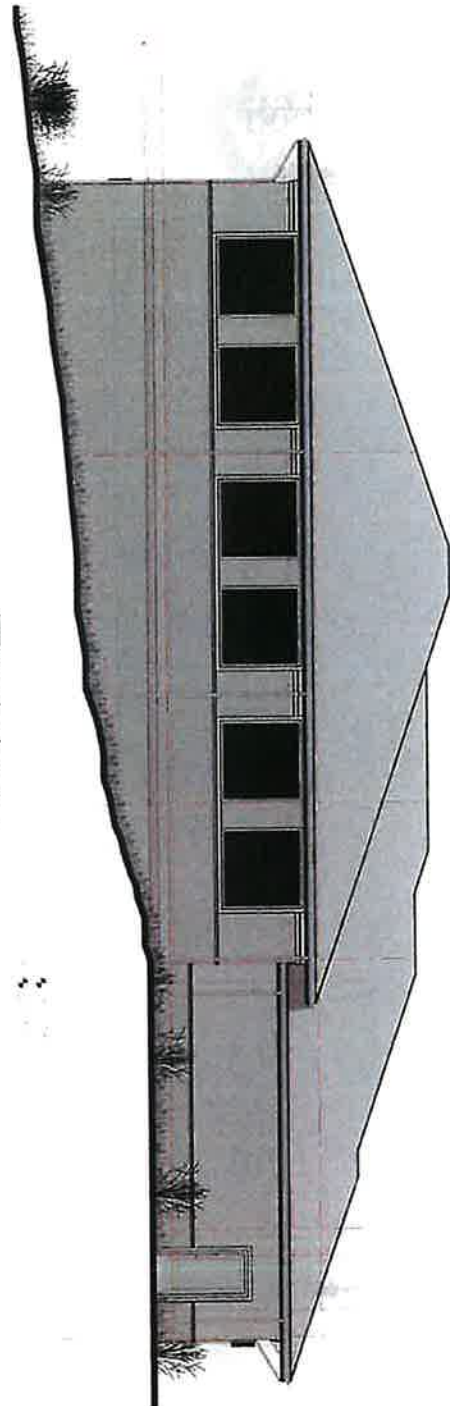
Do not format  
 without Commission

First Floor Plan

27-426  
 9-24-24

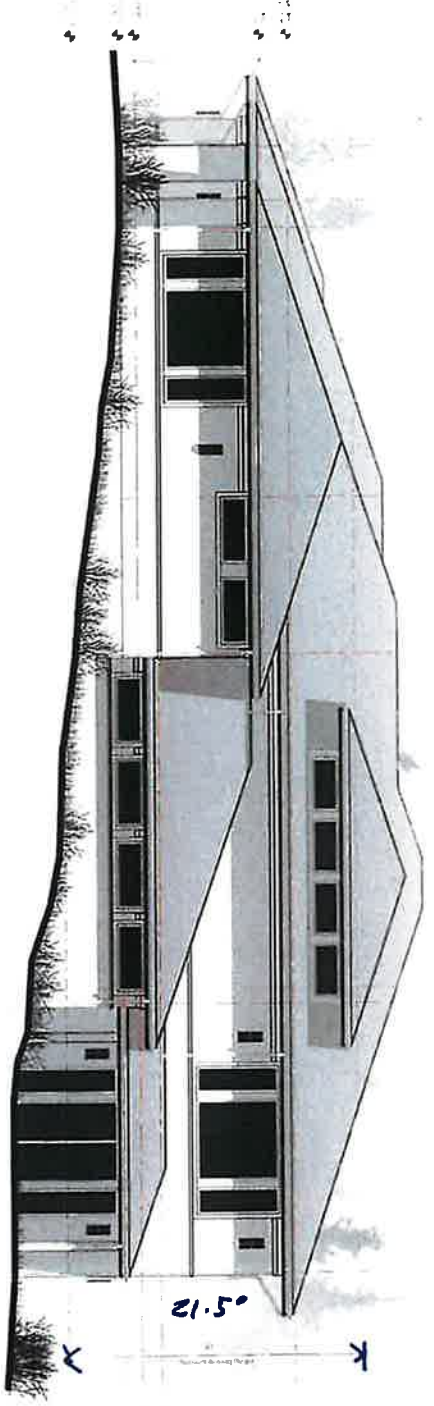
DD-4





1 North Elevation

10'  
3'14"



2 South Elevation

21.5'  
3'12"  
3'14"

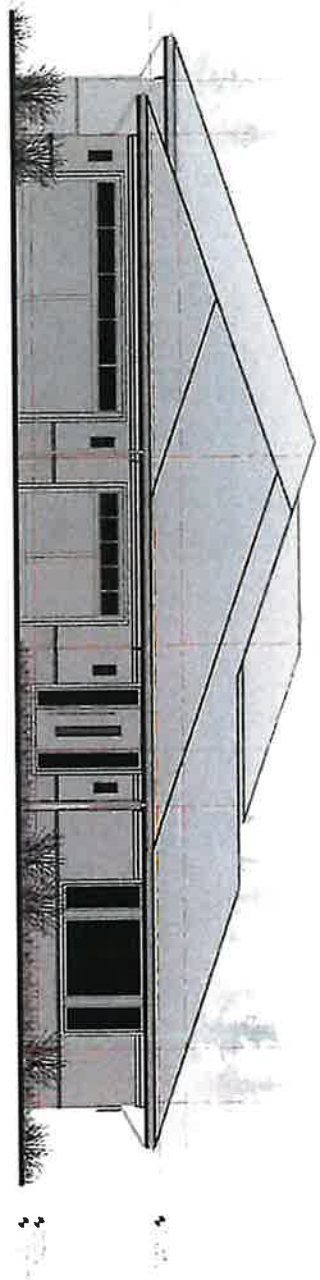
Exterior Elevation Notes

1. All exterior elevations shall be in accordance with the approved site plan and floor plan. 2. All exterior elevations shall be in accordance with the approved site plan and floor plan. 3. All exterior elevations shall be in accordance with the approved site plan and floor plan. 4. All exterior elevations shall be in accordance with the approved site plan and floor plan. 5. All exterior elevations shall be in accordance with the approved site plan and floor plan. 6. All exterior elevations shall be in accordance with the approved site plan and floor plan. 7. All exterior elevations shall be in accordance with the approved site plan and floor plan. 8. All exterior elevations shall be in accordance with the approved site plan and floor plan. 9. All exterior elevations shall be in accordance with the approved site plan and floor plan. 10. All exterior elevations shall be in accordance with the approved site plan and floor plan.

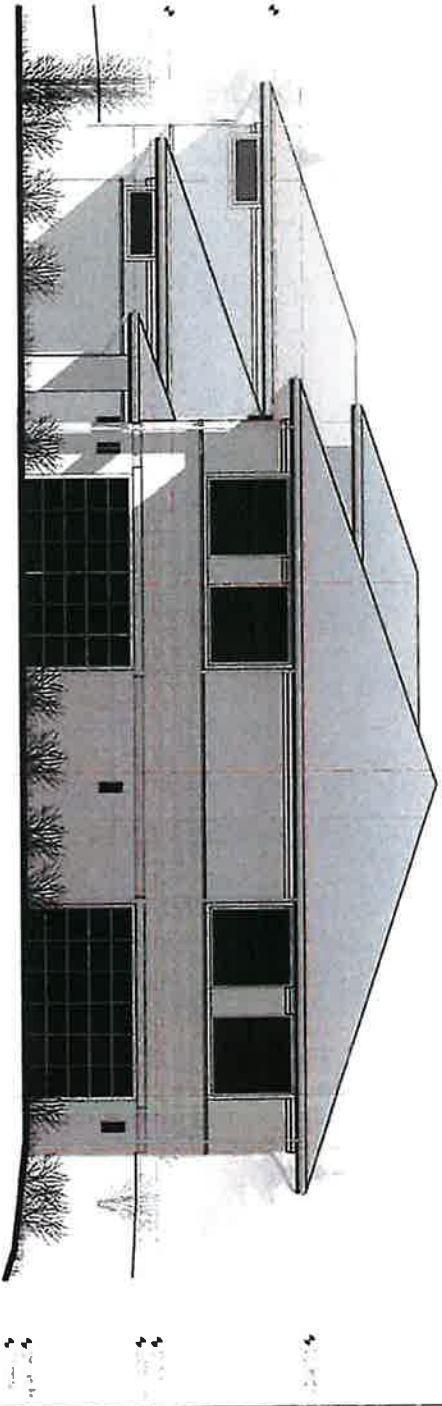
Facade Calculations

Material	Area (sq. ft.)	Volume (cu. ft.)
Brick	10,000	10,000
Concrete	5,000	5,000
Stucco	2,000	2,000
Other	1,000	1,000
<b>Total</b>	<b>18,000</b>	<b>18,000</b>

1 West Elevation



2 East Elevation



# Clinton Sport Court

707 Tuneberg Court | Belviders, Illinois 61008

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312.231.1234

24-1726  
9-24-24

DD-6

## Gina Delrose

---

**From:** Mark Beck <mbeck@belviderefire.com>  
**Sent:** Friday, October 11, 2024 3:37 PM  
**To:** Gina Delrose  
**Subject:** Re: request for comments 2024-19

This message originated from an **External Source**. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

No issues at this time from the fire department.

On Fri, Oct 11, 2024 at 3:21 PM Gina Delrose <[gdelrose@belvidereil.gov](mailto:gdelrose@belvidereil.gov)> wrote:

Mark-

I am not sure if I gave you a heads up on this one. Let me know if you have any questions or comments.

thanks!

*Gina DelRose*

Community Development Planner

City of Belvidere

401 Whitney Boulevard, 61008

(o) 815-547-7177

(f) 815-547-0789

**\*\*\* Please note that my e-mail has changed to [GDelRose@BelvidereIL.gov](mailto:GDelRose@BelvidereIL.gov)\*\*\***



**Boone County  
Soil & Water  
Conservation District**

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

11 October 2024

**SWCD NRI #: 1779**

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:** 707 Tuneberg Court, Belvidere, IL 61008  
**PIN(S):** 05-17-401-005

Contact	Petitioner	Owner
Jacob Addis 3301 Business 20 Belvidere, IL 61008 (815) 289-7274 Jaddis@addisarch.com	Same as contact	Dan & Amanda Clinton 5098 Tuneberg Pkwy Belvidere, IL 61008

**Request:** Subdivision; Special Use

**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, but please see additional comments attached in this letter regarding soils information and best management practices.

Sincerely,

Heather VanTilburg, BCSWCD Resource Conservationist



**Boone County  
Soil & Water  
Conservation District**

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Belvidere, IL 61008  
815-544-3465 x3

**According to the USDA Natural Resource Conservation Service Soil Survey of Boone County, the site consists of the following:**

**Soil Conditions and Degree of Limitations for Proposed Use:**

Soil Map Unit	Soil Name and Slope	Soil Compaction	Shallow Excavations	Hydric Soil	Erosion & Sediment Hazard
22D2	Westville silt loam, 10 to 18 percent slopes, eroded	High	Somewhat Limited	NO	Moderate
21C2	Pecatonica silt loam, 5 to 10 percent slopes, eroded	High	Somewhat Limited	NO	Moderate

**Soil Interpretations Explanation:**

These interpretative ratings help engineers, planners, and others to understand how soil properties influence behavior when used for nonagricultural uses such as building site development or construction materials. This report gives ratings for proposed uses in terms of limitations and restrictive features. Ratings come from the soils "natural" state, that is, no unusual modification of the site or soil material is made other than that which is considered normal practice for the rated use. Even though soils may have limitations, an engineer may be able to alter soil features or adjust building plans for a structure to compensate for most degrees of limitations. Most of these practices, however, are costly.

The final decision in selecting a site for a particular use generally involves weighing the costs for site preparation and maintenance. Soil properties influence development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. Soils are rated for the uses expected to be important or potentially important to users of soil survey information. The rating system of slight, moderate, severe, very severe, and restrictive, are given for the types of proposed improvements that are listed or inferred by the petitioner as entered on the report application and/or zoning petition. They are defined as follows:



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Slight or Not Limited: This soil has favorable properties for the use. The degree of limitation is minor and can be overcome easily. Good performance and low maintenance can be expected.

Moderate or Somewhat Limited: This soil has moderately favorable properties for the use. Special planning, design, or maintenance can overcome this degree of limitation. During some part of the year, the expected performance is less desirable than for soils rated slight.

Restrictive: This soil has restrictive properties for the use. This rating is given to soils that have rapid or very rapid permeability's. These soils are sandy or have sand and/or gravel within a depth which makes them poor filters of septic effluent.

Severe or Very Limited: This soil has one or more properties that are unfavorable for the rated use. These may include the following: steep slopes, bedrock near the surface, flooding, high shrink-swell potential; a seasonal high-water table, or low strength. This degree of limitation generally requires major soil reclamation, special design, or intensive maintenance, which in most situations is difficult and costly.

Very Severe: This soil rating is given to soils that have properties that are difficult or impossible to overcome or modify for the intended use.

## **Land Use Explanations:**

### Dwellings with Basements

Dwellings with basements are single-family houses of three stories or less with basements. The foundation is assumed to be spread footings of reinforced concrete built on undisturbed soil at a depth of about seven feet. The ratings are based on properties affecting soil strength and settlement under a load and those that affect excavation and construction costs. The properties affecting soil strength and settlement are the presence of a high-water table, flooding, the shrink-swell behavior and compressibility of the soil. Compressibility is inferred from unified classification. Properties influencing the ease and amount of excavation are flooding, high water table, slope, depth to bedrock or cemented pan, and the number of coarse fragments.

### Shallow Excavations

Shallow excavations are trenches or holes dug to a maximum depth of 5 or 6 feet for graves, utility lines, open ditches, or other purposes. The ratings are based on the soil properties that influence the ease of digging and the resistance to sloughing. Depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, the number of large stones, and dense layers influence the ease of digging, filling, and compacting. Depth to the seasonal high-water table, flooding, and ponding may restrict the period when excavations can be made. Slope influences the ease of using machinery. Soil texture, depth to the water table, and linear extensibility (shrink-swell potential) influence the



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resistance to sloughing. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

## Erosion and Sediment Control

Based on the percent slope and the erodibility of the soil-mapping unit. Length of slope and vegetative cover are equally important in determining erosion losses and should be determined by on-site investigations. Under most conditions, establishment and maintenance of good vegetative cover is required to prevent excessive erosion and sedimentation.

## Small Commercial Buildings

Limitation ratings are given for undisturbed soil on which small commercial buildings of less than three stories without basements are built. The foundation is assumed to be spread footings of reinforced concrete at a depth of 2 feet or the depth of maximum frost penetration, whichever is deeper. The ratings are based on properties affecting soil strength and settlement under a load and those that affect excavation and construction costs. The properties affecting soil strength and settlement are the presence of a high-water table, flooding, the shrink-swell behavior and compressibility of the soil. Compressibility is inferred from unified classification. Properties influencing the ease and amount of excavation are flooding, high water table, slope, depth to bedrock or cemented pan, and the number of coarse fragments.

## Hydric soils

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. To determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993). According to the U.S. Corps of Engineers and the Natural Resource Conservation Service (NRCS), the presence of hydric soils is one third of the requirements needed to meet a jurisdictional wetland. The two other requirements include wetland hydrology and hydrophytic vegetation.



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## Permeability/Groundwater

Groundwater is water that exists in the pore spaces and fractures in rock and sediment beneath the Earth's surface. It originates as rainfall or snow, and then moves through the soil into the groundwater system. The soil types present near the surface, and their permeability, can have a direct correlation to water quality of shallow groundwater systems. Water quality refers to such things as the temperature, the number of dissolved solids (hardness), and the presence of pollutants. Most pollution of groundwater is the result of biological activity, much of it human. Among the sources of contamination are: failing or inadequate on-site septic systems, broken sewer lines, waste dumps (both industrial and residential), spills, biological waste products, agricultural pollutants such as fertilizers and pesticides, and salt contamination from excess salt applications in the winter. Groundwater contamination can result from a point source where the contaminant plume emanates from one spot, or from a widespread source where the pollution is introduced over a wide area and diffused throughout the groundwater over a broad region. Nonpoint source contaminants are difficult to identify and address. Groundwater contaminant plumes change over time. They grow in length with groundwater flow. They grow in width by diffusion and dispersion. Large plumes pollute large areas and affect many people.

## **Comments from SWCD:**

Best management practices should be implemented at the site during any periods of disturbance to prevent erosion and result in clean discharges from the site. The Illinois Urban Manual is a resource of practices used throughout the State and can be accessed at <http://www.aiswcd.org/iium/>. The concept of these practices can be carried over to good housekeeping measures after development occurs and buildings are occupied to prevent stormwater runoff from becoming contaminated.

When considering what to do with vacant areas of the site, implementation of native plants can provide a variety of benefits. Native plants like grasses and flowers provide critical habitat for many key species like the Rusty Patch Bumble Bee and Monarch Butterflies. These deep-rooted native species are preferred because of their abilities to enhance soil permeability and pollutant filtering and their reduced needs for fertilizer, herbicides, irrigation, and mowing. Unfortunately, loss and degradation due to the development of the land and introductions of invasive species is a serious problem in Illinois.

The proposed land use of this site may lead to soil compaction in the future. Soil compaction occurs when soil particles are pressed together, reducing the pore space between them. This increases the weight of solids per unit volume of soil (bulk density). Soil compaction occurs in response to pressure (weight per unit area) exerted by field machinery or animals. Other factors affecting compaction include the composition (texture, organic matter, plus clay content and type), soil water content and





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the number of passes by equipment. The risk for compaction is greatest when soils are wet. A dry soil is much more resistant to compaction than a moist or wet soil. Compaction restricts rooting depth, which reduces the uptake of water and nutrients by plants. It decreases pore size, increases the proportion of water-filled pore space at field moisture, and decreases soil temperature. This affects the activity of soil organisms by decreasing the rate of decomposition of soil organic matter and subsequent release of nutrients. Compaction decreases infiltration and thus increases runoff and the hazard of water erosion. Compaction can be reduced by reducing the number of trips across an area, working with or on the soils when dry, reducing pressure of equipment, and maintaining organic matter in the soil.

Thank you for taking the SWCD's advisement under consideration. If you have any questions or comments about this report or the findings, please contact the Boone County Soil and Water Conservation District at (815) 544-3465 ext. 3.

**The Boone County Soil and Water Conservation District is an equal opportunity employer.  
All programs and services are offered without regard to race, color, national origin, religion, sex, age, marital status, or handicap.**



**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](http://www.boonehealth.org)

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*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.*

October 17, 2024

City of Belvidere

Email: [GDelRose@BelvidereIL.gov](mailto:GDelRose@BelvidereIL.gov)

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

**Re: Case: 2024-19: Addis, 707/5098 Tuneburg Parkway &  
Case: 2024-18: Replat of Lots 5 and 6 of Deer Woods II Subdivision**

Dear City of Belvidere,

We are in receipt of a special use to permit a planned development in the SR-3, Single-Family Residential-3 District at 707 and 5098 Tuneburg Parkway, Belvidere, IL 61008. The planned development will allow for the following departures: Sections 150.105(B)(1)(C)(2) Attached /Detached garage in aggregate from 900 square feet to 2,073 square feet; 150.105(B)(1)(C)(2) Private Residential Recreational Facility from 900 square feet to 4,564 square feet; 150.204(H) Accessory Land Uses located between a principal building and a street frontage on the same lot; 150.105(B)(1)(F)(2)(G) Maximum Height of an accessory Structure from 20 feet to 22 feet; 150.406(B) allowing a special use to increase the height of an accessory structure; and 150.904 Special Use Review and Approval Procedures. The planned development is being requested in order to allow for the construction of a 5,601 square-foot accessory building consisting of a detached garage and a private residential recreational facility with a building height of 22 feet and located in the front yard. PINs: 05-17-401-005 and 05-17-452-001

At this time, the Boone County Health Department has no comment.

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

Sincerely,

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