

State of Illinois) SS
Belvidere, Illinois)

BELVIDERE CITY COUNCIL
REGULAR MEETING
AGENDA

December 2, 2024

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

(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 18, 2024; as presented.

(5) Public Hearing:

(A) Proposed Property Tax Levy.

(6) Special Messages and Proclamations:

(A) Ida Public Library.

(7) Approval of Expenditures: None.

(8) Committee Reports and Minutes of City Officers:

(A) Approval of Minutes of the regular Committee of the Whole – Public Safety and Finance and Personnel of November 25, 2024; as presented.

(9) Unfinished Business:

(A) Ord. #704H – 2nd 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 – 2nd 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 – 2nd 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 – 2nd 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 – 2nd Reading: An Ordinance Granting a Special Use to Allow a Planned Development within the SR-3, Single Family Residential -3 District (707/5098 Tuneberg).

(10) New Business: None.

Motions forwarded from Committee of the Whole – Public Safety, Finance & Personnel of November 25, 2024.

Motions of Public Safety – Chairman Matt Fleury:

- (A) Motion to declare an emergency with respect to repairing the bay floor at Station 1 pursuant to Section 2-700(b) of the City's Code.
- (B) Motion to approve the Scandroli scope of work and authorize the repair of the Station 1 apparatus floor as set forth in the proposal dated November 11, 2024. The Mayor is authorized to execute the appropriate agreements subject to legal review.

Motions of Public Works – Chairman Rory Peterson:

- (C) Motion to approve CGI Digital to display banners of local businesses in Downtown Belvidere.
- (D) Motion to approve the purchase of the 2025 International 5-yard dump truck from Ascendance Trucks Central in the amount of \$203,459.50. The truck will be paid for from the remaining budgeted Street Department Capital Funds in the amount of \$46,213.19 with the balance of \$157,246.31 from General Fund Reserve.
- (E) Motion to approve the purchase of the 2016 Elgin Pelican NP Street Sweeper, in the amount of \$172,173.00, from Standard Equipment Company. This vehicle will be paid for from insurance funds. CCMSI will be responsible for salvage of the 2012 TYMCO Sweeper.

(F) Motion to approve that the Belvidere Retail Subdivision original letter-of-credit in the amount of \$1,822,540.00 be reduced to \$814,400.00.

(11) Adjournment:

State of Illinois) SS
Belvidere, Illinois)

BELVIDERE CITY COUNCIL
REGULAR MEETING
MINUTES

Date: November 18, 2024

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

Call to order by Mayor Morris.

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

Absent: None.

Other staff members in attendance:

Public Works Director Brent Anderson, Budget and Finance Officer Sarah Turnipseed,
Community Development Planner Gina DelRose, Police Chief Shane Woody, Fire Chief
Shawn Schadle, 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
November 4, 2024 as presented.

Motion by Ald. Albertini, 2nd by Ald. McGee to approve the minutes of the regular
meeting of the Belvidere City Council of November 4, 2024. Aye voice vote carried.
Motion carried.

(5) Public Hearing: None.

(6) Special Messages and Proclamations:

(A) Report of Ida Public Library by Library Director Mindy Long.

(B) Report of Growth Dimensions by Pamela Lopez-Fettes

(7) Approval of Expenditures: General & Special Fund Expenditures: \$5,042,931.99
Water & Sewer Fund Expenditures: \$ 916,626.16

Motion by Ald. Peterson, 2nd by Ald. Stevens to approve the General & Special Fund Expenditures in the amount of \$5,042,931.99. Discussion took place regarding expenditures being higher than normal. Roll Call Vote: 10/0 in favor. Ayes: Albertini, Brereton, Fleury, Frank, Freeman, Gramkowski, McGee, Mulhall, Peterson and Stevens. Nays: None. Motion carried.

Motion by Ald. Frank, 2nd by Ald. Peterson to approve the Water & Sewer Fund Expenditures in the amount of \$916,626.16. Roll Call Vote: 10/0 in favor. Ayes: Brereton, Fleury, Frank, Freeman, Gramkowski, McGee, Mulhall, Peterson, Stevens and Albertini. Nays: None. Motion carried.

(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, Commercial 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.

Let the record show these reports were placed on file.

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

Motion by Ald. Fleury, 2nd by Ald. Peterson to approve the minutes of Committee of the Whole – Building, Planning and Zoning and Public Works of November 12, 2024. Aye voice vote carried. Motion carried.

(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,

Belvidere City Council
November 18, 2024

Portions of the 2024 International Fire Code, NFPA 855-2023 and the 2021 International Property Maintenance Code.

Motion by Ald. Frank, 2nd by Ald. Peterson to pass Ord. #703H. Discussion took place regarding the codes and if they would cause hardship on residential or commercial new construction or existing structures undergoing renovations. Roll Call Vote: 10/0 in favor. Ayes: Fleury, Frank, Freeman, Gramkowski, McGee, Muhall, Peterson, Stevens, Albertini, and Brereton. Nays: None. Motion carried.

(10) New Business:

- (A) Ord. #704H – 1st 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 – 1st 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 – 1st 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 – 1st 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 – 1st Reading: An Ordinance Granting a Special Use to Allow a Planned Development within the SR-3, Single-Family Residential -3 District (707/5098 Tuneberg).

Let the record show Ordinance #704H, #705H, #706H, #707H and #708H were placed on file for first reading.

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

- (A) Motion to approve Change Order #1, in an amount not-to-exceed \$40,000, for the 6th Street Low Flow Channel Project. This work will be paid from Line Item #01-5-751-8058. Discussion took place regarding the project and how it is helping to prevent flooding in that area. Roll Call Vote: 10/0 in favor. Ayes: Frank, Freeman, Gramkowski, McGee, Muhall, Peterson, Stevens, Albertini, Brereton and Fleury. Nays: None. Motion carried.

(11) Adjournment:

Motion by Ald. Frank, 2nd by Ald. Peterson to adjourn meeting at 6:58p.m. Aye voice vote carried. Motion carried.

Belvidere City Council
November 18, 2024

Mayor

Attest:

City Clerk

**NOTICE OF PROPOSED PROPERTY TAX LEVY FOR
THE CITY OF BELVIDERE**

I. A public hearing to approve a proposed property tax levy for the City of Belvidere for 2024 will be held on December 2, 2024, at 6:00 p.m. in the City Council Chambers located at 401 Whitney Boulevard, Belvidere, Illinois.

Any person desiring to appear at the public hearing and present testimony to the taxing district may contact Sarah Turnipseed, Budget & Finance Officer, 401 Whitney Boulevard, Suite 100, Belvidere, Illinois 61008 (815-544-2612).

II. The corporate and special purpose property taxes extended or abated for 2023 were \$6,407,498.

The proposed corporate and special purpose property taxes to be levied for 2024 are \$6,582,392. This represents a 2.73% increase over the previous year.

III. The property taxes extended for debt service for 2023 were \$0.00.

The estimated property taxes to be levied for debt service for 2024 are \$0.00.

IV. The total property taxes extended or abated for 2023 were \$6,407,498.

The estimated total property taxes to be levied for 2024 are \$6,582,392. This represents a 2.73% increase over the previous year.

V. The tax levy for Special Service Areas #2 and #3 shall not exceed 0.12% of the value as equalized or assessed of taxable property within the Special Service Areas #2 and #3.

(Published in the Belvidere Republican Nov. 21, 2024)

464466

Minutes
Committee of the Whole
Public Safety and Finance and Personnel
November 25, 2024
6:00 p.m.

Date: November 25, 2024

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

Call to Order – Mayor Clinton Morris:

Roll Call:

Present: R. Brereton, J. Albertini, M. Fleury, W. Frank, S. Gramkowski,
M. McGee, R. Peterson and C. Stevens.

Absent: M. Freeman, N. Mulhall.

Other staff members in attendance:

Public Works Director Brent Anderson, Building Director Kip Countryman, Police Deputy Chief Dan Smaha, Fire Chief Shawn Schadle, City Attorney Mike Drella and City Clerk Erica Bluege.

Public Comment: None.

Public Forum: None.

Reports of Officers, Boards, and Special Committees:

1. Public Safety, Unfinished Business: None.

2. Public Safety, New Business:

(A) Police Department – Update.

Police Deputy Chief Dan Smaha presented an update.

(B) Fire Department – Update.

Fire Chief Shawn Schadle presented an update.

(C) Fire Department – Repairs needed for Station 1 Bay Floor.

Motion by Ald. Fleury, 2nd by Ald. Gramkowski to approve the allocation of \$114,940.00 from the Capital Fund for repair of the bay floor at Station 1, as outlined in the submitted bid from Scandroli Construction. It was noted that the repairs need to be made as soon as possible as apparatus/engines are not being parked on the floor and Station 1 has temporarily relocated to the Boone County Sheriff's facility on McKinley Avenue during nighttime & inclement weather. Discussion took place about expediting the approval process as this is an emergency situation. Discussion took place as to what the bids include and exclude. Aye voice vote carried. Motion carried.

3. Finance & Personnel, Unfinished Business: None.

4. Finance & Personnel, New Business: None.

5. Other, New Business:

(A) CGI Company Banner Information for Belvidere Downtown.

Motion by Ald. Peterson, 2nd by Ald. Stevens to approve CGI Digital to display banners of local businesses in Downtown Belvidere. Discussion took place as to the quality of the product. It was noted that there will be no cost to the City and that CGI Digital will work with the Chamber of Commerce. Aye voice vote carried. Motion carried.

(B) WWTP – Sludge Heaters Replacement – ARPA Funds.

For informational purposes only. Director Anderson explained that if not obligated by December 31, 2024 the remaining \$21,356.69 of ARPA funds would be lost. Once the proposal for the sludge heaters is received it will come back to City Council for approval.

(C) Public Works Equipment Replacement Schedule – Dump Trucks.

Motion by Ald. Stevens, 2nd by Ald. Peterson to approve the purchase of the 2025 International 5-yard dump truck from Ascendence Trucks Central in the amount of \$203,459.50. The truck will be paid for from the remaining budgeted Street Department Capital Funds in the amount of \$46,213.19 with the balance of \$157,246.31 from General Fund Reserve. Discussion took place in regards to the pros and cons of going from a 10-yard to a 5-yard dump truck. Discussion took place as to how far out vendors allow a request to be made given the time it takes to manufacture one. Discussion took place regarding how many trucks are needed to round out the aging fleet. Aye voice vote carried. Motion carried.

(D) Street Sweeper Replacement – Fire Damage.

Motion by Ald. Peterson, 2nd by Ald. Stevens to approve the purchase of the 2016 Elgin Pelican NP Street Sweeper, in the amount of \$172,173.00, from Standard Equipment Company. This vehicle will be paid for from insurance funds. CCMSI will be responsible for salvage of the 2012 TYMCO Sweeper. Discussion took place as to the

sweeper being sold as is. It was noted that it has been looked over and found to be acceptable. Discussion took place as to the number of street sweepers the City currently owns and the estimated service life of a street sweeper. Aye voice vote carried. Motion carried.

(E) Request for Letter-of-Credit Reduction – Belvidere Retail Subdivision.

Motion by Ald. Frank, 2nd by Ald. Gramkowski to approve that the original letter-of-credit in the amount of \$1,822,540.00 be reduced to \$814,400.00. The reduced amount represents 100% of the remaining work and 10% of the completed work, which must remain in place until all of the public improvements have been completed and accepted by the City. Aye voice vote carried. Motion carried.

5. Adjournment:

Motion by Ald. Gramkowski, 2nd by Ald. Peterson to adjourn the meeting at 7:00p.m. Aye voice vote carried. Motion carried.

_____ Mayor

Attest: _____ City Clerk

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	-		
Gen Admin Personnel & Benefit Expenses		993,133	568,133	425,000
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		
Gen Admin Contractual Expenses		164,950	154,950	10,000
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		
Gen Admin Supplies Expenses		664,400	664,400	0
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	
		1,863,367	1,863,367	0
Total General Administration Expenses		3,685,850	3,250,850	435,000
General Fund - Audit Department				
Accounting & Auditing	01-5-130-6100	53,210		20,000
TOTAL - AUDIT DEPARTMENT		53,210	33,210	20,000
General Fund - IMRF Department				
IMRF Premium Expense	01-5-140-5120	106,049		65,000
TOTAL - IMRF DEPARTMENT		106,049	41,049	65,000
General Fund - Social Security Department				
FICA Expense	01-5-150-5110	255,344		200,000
Medicare Expense	01-5-150-5112	161,235		
TOTAL - SOCIAL SECURITY DEPT		416,579	216,579	200,000
General Fund - Liability Insurance Dept				
Insurance Premium	01-5-160-6800	549,189		300,000
TOTAL - LIABILITY INSURANCE DEPT		549,189	249,189	300,000

	Account #	FY 25	Amounts to be received from other sources	Amounts to be Raised by Tax Levy
Police Department				
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		
Police Dept Personnel & Benefit Expenses		8,245,113	6,063,266	2,181,847
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		
Police Department - Contractual Expenses		190,390	120,390	70,000
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		
Police Department - Supplies Expense		211,725	211,725	0
Equipment	01-5-210-8200	61,375	61,375	
Vehicles	01-5-210-8300	0		
TOTAL POLICE DEPARTMENT		8,708,603	6,456,756	2,251,847
Public Safety Building Department				
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		
TOTAL PUBLIC SAFETY DEPARTMENT		1,261,822	1,261,822	0
Fire Department				
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		
Fire Depart Personnel & Benefits Expenses		4,854,778	3,086,688	1,768,090
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		
Fire Department - Contractual Expenses		1,931,601	1,901,601	30,000
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		
Fire Department - Supplies Expenses		100,636	100,636	0
Equipment	01-5-220-8200	34,894		
TOTAL FIRE DEPARTMENT		6,921,909	5,123,819	1,798,090

	Account #	FY 25	Amounts to be received from other sources	Amounts to be Raised by Tax Levy
Police & Fire Commission Department				
Physical Exams	01-5-225-6810	38,400		
Other Contractual Services	01-5-225-6890	12,250		
TOTAL - POLICE & FIRE COMMISSION		50,650	50,650	0
Community Development				
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		
Building Dept Personnel & Benefits Expense		396,317	396,317	0
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		
Building Department - Contractual Expenses		61,348	61,348	0
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	-		
Building Department - Supplies Expenses		17,800	17,800	0
TOTAL BUILDING DEPARTMENT		475,465	475,465	0
Civil Defense Department				
Miscellaneous Expense	01-5-240-7900	7,211		7,000
TOTAL - CIVIL DEFENSE DEPARTMENT		7,211	211	7,000

Street Department	Account #	FY 25	Amounts to be received from other sources	Amounts to be Raised by Tax Levy
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		
Street Dept - Personnel & Benefits Expenses		1,134,622	1,001,872	132,750
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		
Street Department - Contractual Expenses		375,700	195,700	180,000
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		
Street Department - Supplies Expenses		120,000	120,000	0
Equipment	01-5-310-8200	0		
TOTAL STREET DEPARTMENT		1,630,322	1,317,572	312,750
Street Lighting				
Repair/ Maint - Street Light	01-5-330-6022	10,000		
Street Lighting - Electricity	01-5-330-6310	283,000		210,000
TOTAL STREET LIGHTING		293,000	83,000	210,000
Garbage Department				
Miscellaneous Expenses	01-5-335-7900	54,500		50,000
TOTAL GARBAGE DEPARTMENT		54,500	4,500	50,000
Forestry Department				
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
TOTAL FORESTRY DEPARTMENT		65,000	25,000	40,000

	Account #	FY 25	Amounts to be received from other sources	Amounts to be Raised by Tax Levy
Engineering Department				
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		
TOTAL - ENGINEERING DEPARTMENT		44,500	44,500	0
Health / Social Services				
Council on Aging	01-5-410-6830	0		
Demolition / Nuisance	01-5-410-6832	4,500		
TOTAL - HEALTH / SOCIAL SERVICES		4,500	4,500	0
Economic Development				
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		
TOTAL - ECONOMIC DEVELOPMENT		99,932	99,932	0
Buchanan Street Strolls				
Strolls Entertainment	01-5-615-6190	0		
Strolls Supplies	01-5-615-7040	0		
Strolls Miscellaneous	01-5-615-7900	0		
TOTAL - ECONOMIC DEVELOPMENT		0	0	0
Utility Tax				
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		
TOTAL - Utility Tax		0	0	0
TOTAL GENERAL FUND EXPENSES		24,428,289	18,738,602	5,689,687

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
		5,689,687

	FY 25	Amounts to be received from other sources	Amounts to be Raised by Tax Levy	
Library Operations (18)				
Total Expenditures	896,250	43,545	852,705	
REF: Library Tax	(75 ILCS Para(s) 5/3-1 & 4)		852,705	
Capital Projects Fund (41)				
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	
Other Funds				
	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
TOTAL EXPENDITURES		38,713,717	32,131,325	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: _____

**RE-SUBDIVISION OF LOTS 5 AND 6 OF
THE FINAL PLAT OF DEER WOODS II**
PROPOSED PART OF THE SOUTHWEST QUARTER OF SECTION 22 AND PART OF THE
NORTHEAST QUARTER OF SECTION 20, ALL IN TOWNSHIP 44 NORTH, RANGE 2
EAST OF THE THIRD PRINCIPAL MERIDIAN, ROCKS COUNTY, ILLINOIS



SUBDIVISION CERTIFICATE

BEFORE ME, the undersigned authority, on this _____ day of _____, 2007, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2007.

Notary Public in and for the State of Illinois



SCHOOL DISTRICT CERTIFICATE

I, _____, Superintendent of Schools for School District _____, County of _____, Illinois, do hereby certify that the above described property is not within the boundaries of said district.

OWNER'S CERTIFICATE

I, _____, owner of the above described property, do hereby certify that the above described property is not subject to any lien or other claim of any person other than myself.

NOTARY'S CERTIFICATE

I, _____, Notary Public in and for the State of Illinois, do hereby certify that the above described property is not subject to any lien or other claim of any person other than myself.

CITY CLERK'S CERTIFICATE

I, _____, City Clerk of the City of _____, County of _____, Illinois, do hereby certify that the above described property is not subject to any lien or other claim of any person other than myself.

PUBLIC WORKS CERTIFICATE

I, _____, Public Works Director of the City of _____, County of _____, Illinois, do hereby certify that the above described property is not subject to any lien or other claim of any person other than myself.

URBANICE DESIGN CERTIFICATE

I, _____, Urbanice Design, do hereby certify that the above described property is not subject to any lien or other claim of any person other than myself.

CITY RANGER'S CERTIFICATE

I, _____, City Ranger of the City of _____, County of _____, Illinois, do hereby certify that the above described property is not subject to any lien or other claim of any person other than myself.

CITY COUNCIL CERTIFICATE

I, _____, City Council of the City of _____, County of _____, Illinois, do hereby certify that the above described property is not subject to any lien or other claim of any person other than myself.

COURTY RECORDS CERTIFICATE

I, _____, County Records of the County of _____, Illinois, do hereby certify that the above described property is not subject to any lien or other claim of any person other than myself.

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

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.

2024-18; Re-Subdivision of Lots 5 and 6 of the Final Plat of Deer Woods II, RP

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.

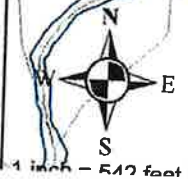
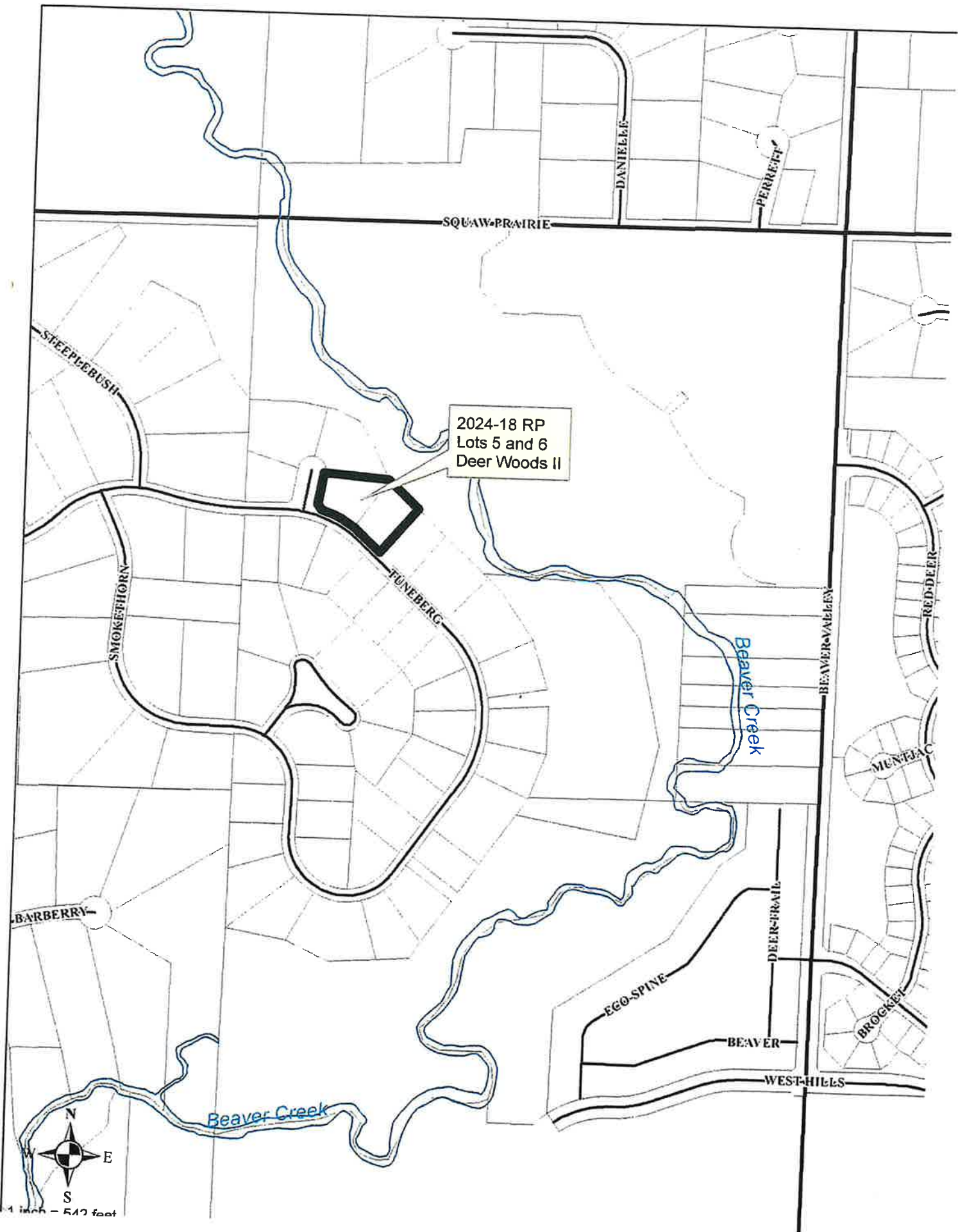
Submitted by:


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





2024-18 RP
Lots 5 and 6
Deer Woods II



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> 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*****

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

From: Gina Delrose <gdelrose@BelvidereIL.gov>
Sent: Friday, October 11, 2024 11:08 AM
To: Koshinski, Keith <Keith_Koshinski@comcast.com>
Cc: Sage, Joan <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***

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
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.

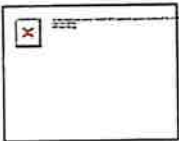
Gina,

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

Work Hard · Have Fun · Give Back



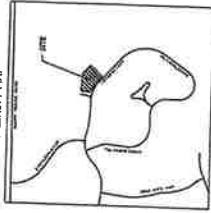
**RE-SUBDIVISION OF LOTS 5 AND 6 OF
THE FINAL PLAT OF DEER WOODS II**

BEING PART OF THE SOUTHEAST QUARTER OF SECTION 20, AND PART OF THE
NORTHEAST QUARTER OF SECTION 20, ALL IN TOWNSHIP 7 N,
EAST OF THE THIRD PRINCIPAL MERIDIAN BOONE COUNTY, ILLINOIS



OWNER:
ULI DESIGN (SCIENTIFICS INC.)
2000 WEST END AVE
ROCKFORD, IL 61109

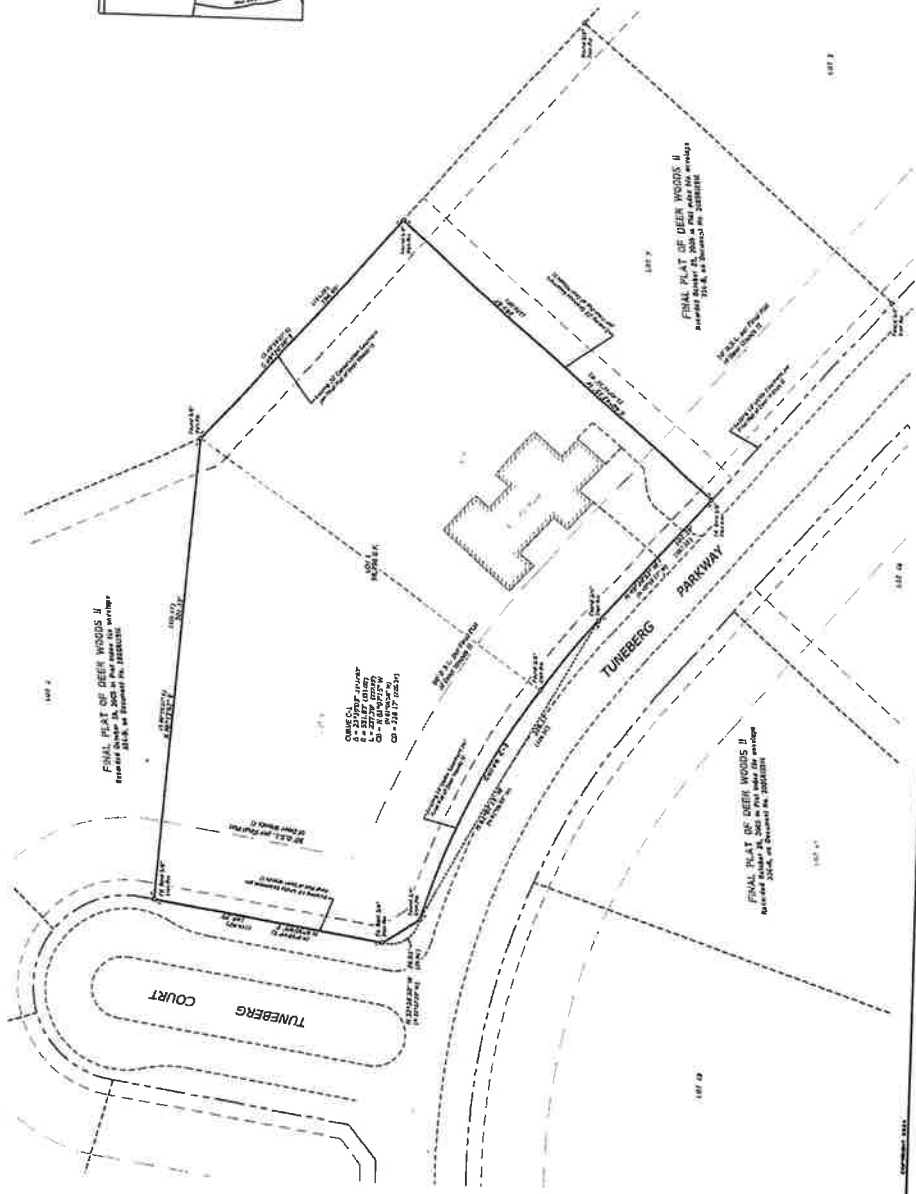
VICINITY MAP
(SEE TO SCALE)



NOTE:
All bearings and distances were obtained from the
boundary survey of the Deer Woods II, which is a
boundary survey of a subdivision of land, and the
survey was conducted under the authority of the
Illinois State Surveyor.

LEGEND

1	Proposed Subdivision
2	Proposed Easement
3	Proposed Right-of-Way
4	Proposed Road
5	Proposed Utility
6	Proposed Structure
7	Proposed Fencing
8	Proposed Planting
9	Proposed Landmark
10	Proposed Boundary
11	Proposed Survey
12	Proposed Easement
13	Proposed Right-of-Way
14	Proposed Road
15	Proposed Utility
16	Proposed Structure
17	Proposed Fencing
18	Proposed Planting
19	Proposed Landmark
20	Proposed Boundary
21	Proposed Survey
22	Proposed Easement
23	Proposed Right-of-Way
24	Proposed Road
25	Proposed Utility
26	Proposed Structure
27	Proposed Fencing
28	Proposed Planting
29	Proposed Landmark
30	Proposed Boundary
31	Proposed Survey
32	Proposed Easement
33	Proposed Right-of-Way
34	Proposed Road
35	Proposed Utility
36	Proposed Structure
37	Proposed Fencing
38	Proposed Planting
39	Proposed Landmark
40	Proposed Boundary
41	Proposed Survey
42	Proposed Easement
43	Proposed Right-of-Way
44	Proposed Road
45	Proposed Utility
46	Proposed Structure
47	Proposed Fencing
48	Proposed Planting
49	Proposed Landmark
50	Proposed Boundary
51	Proposed Survey
52	Proposed Easement
53	Proposed Right-of-Way
54	Proposed Road
55	Proposed Utility
56	Proposed Structure
57	Proposed Fencing
58	Proposed Planting
59	Proposed Landmark
60	Proposed Boundary
61	Proposed Survey
62	Proposed Easement
63	Proposed Right-of-Way
64	Proposed Road
65	Proposed Utility
66	Proposed Structure
67	Proposed Fencing
68	Proposed Planting
69	Proposed Landmark
70	Proposed Boundary
71	Proposed Survey
72	Proposed Easement
73	Proposed Right-of-Way
74	Proposed Road
75	Proposed Utility
76	Proposed Structure
77	Proposed Fencing
78	Proposed Planting
79	Proposed Landmark
80	Proposed Boundary
81	Proposed Survey
82	Proposed Easement
83	Proposed Right-of-Way
84	Proposed Road
85	Proposed Utility
86	Proposed Structure
87	Proposed Fencing
88	Proposed Planting
89	Proposed Landmark
90	Proposed Boundary
91	Proposed Survey
92	Proposed Easement
93	Proposed Right-of-Way
94	Proposed Road
95	Proposed Utility
96	Proposed Structure
97	Proposed Fencing
98	Proposed Planting
99	Proposed Landmark
100	Proposed Boundary



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: ____

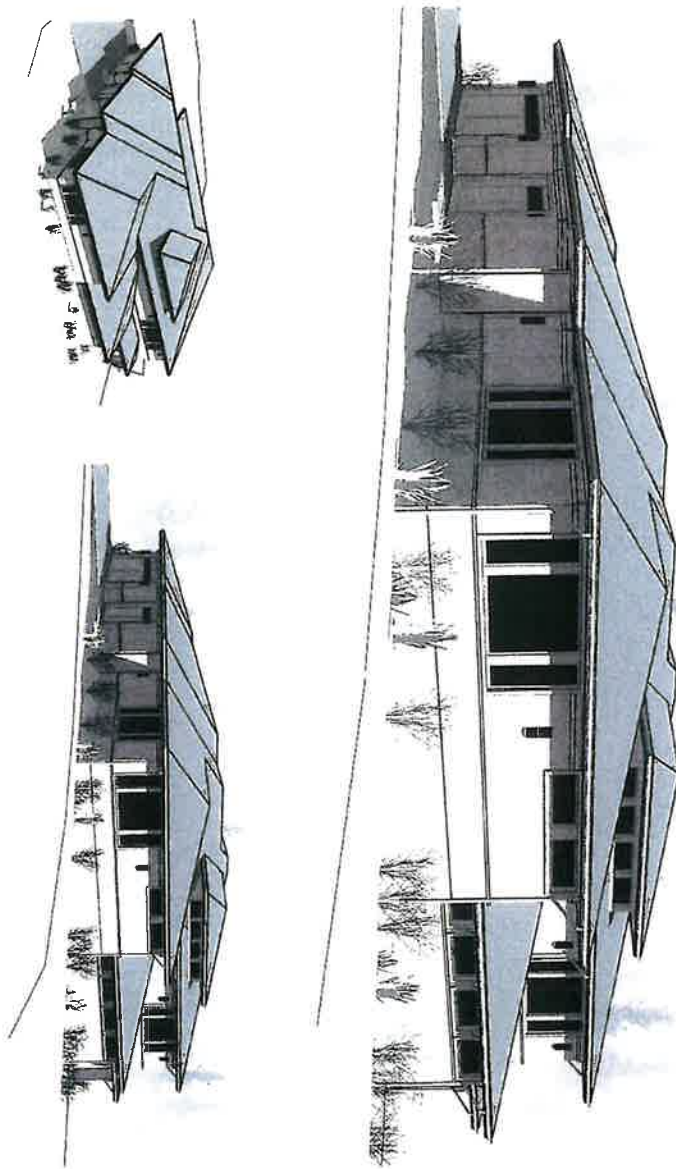
Date Published:

Sponsor: _____

ATTACHMENT B

707 Tuneburg Court | Belvidere, Illinois 61008

Clinton Sport Court



ADDIS

Clinton Sport Court

707 Tuneburg Court | Belvidere, Illinois 61008

24476
92474

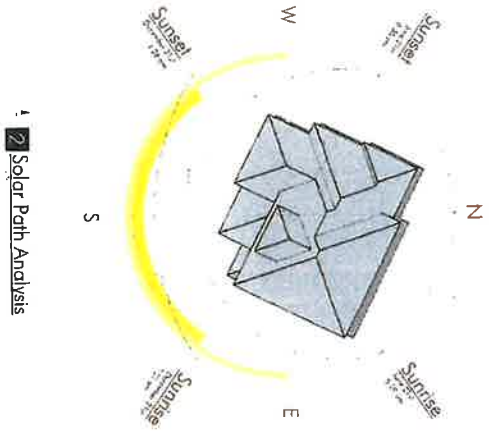
DD-1

Site Plan Notes

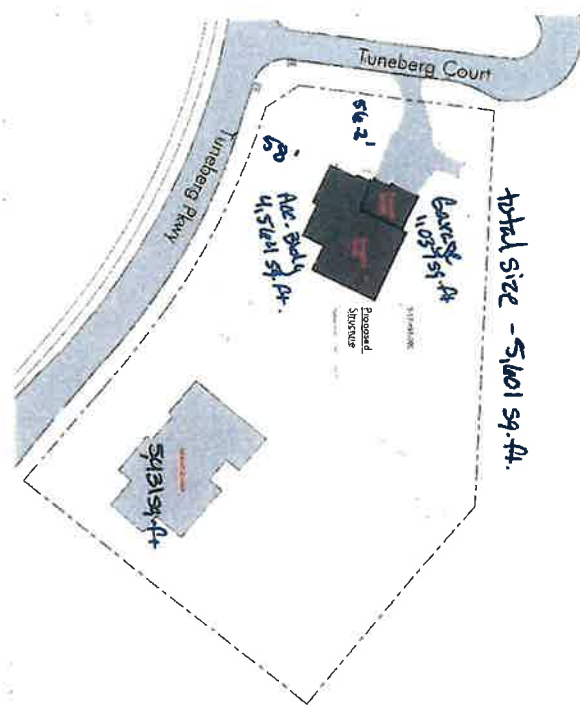
1. The site is located in the City of Bolingbrook, Illinois, within the 707 Tunneberg Court. The site is currently zoned R-1.5. The site is a residential lot with a total area of 5,101 square feet. The site is bounded by Tunneberg Court to the north and Tunneberg Parkway to the east. The site is currently occupied by a residential structure with a total area of 1,103 square feet. The site is currently occupied by a residential structure with a total area of 5,101 square feet. The site is currently occupied by a residential structure with a total area of 5,101 square feet.

Zoning Notes

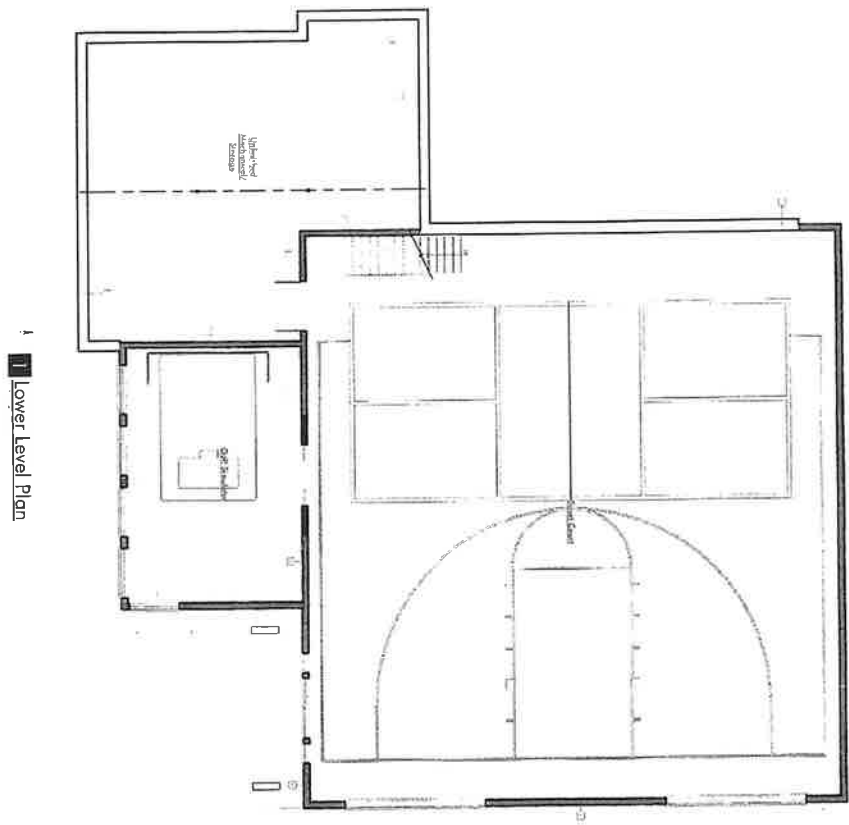
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1. 2 Solar Path Analysis



1. 1 Architectural Site Plan



1 Lower Level Plan

ADDIS

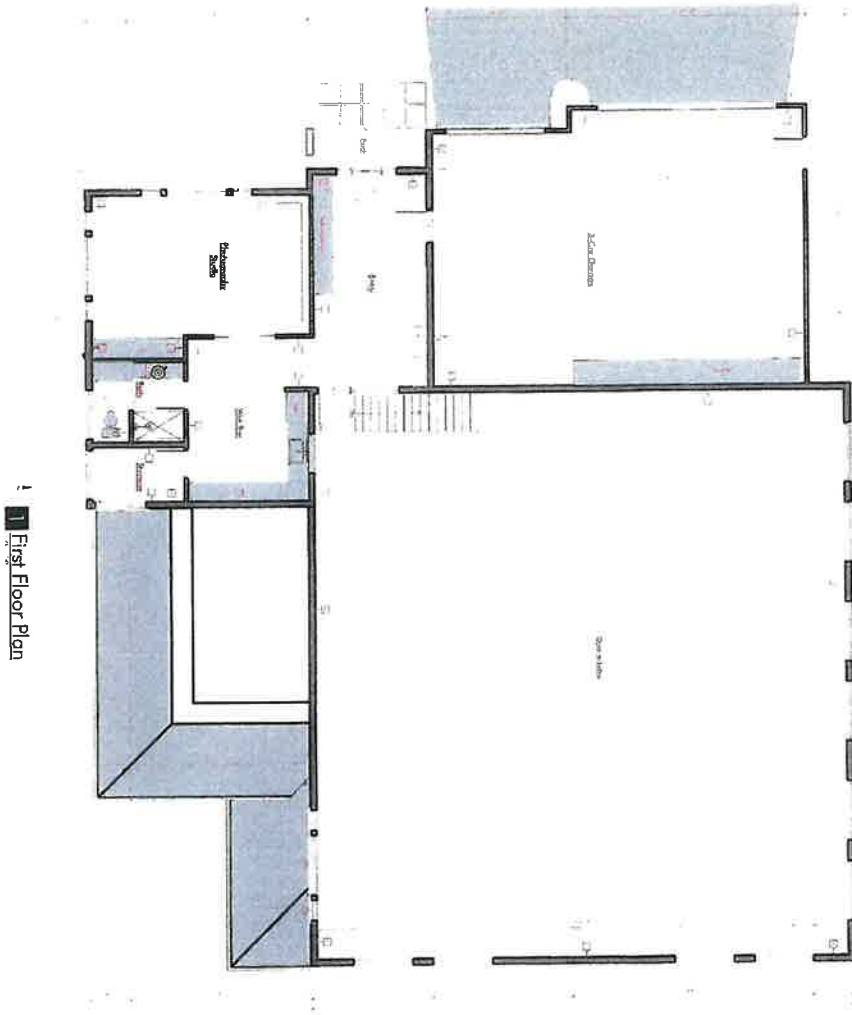
Clinton Sport Court

707 Tuneberg Court | Belvidere, Illinois 61008

David James
Professional Architect
24-426
9-24-24

Lower Level
Plan

DD-3



1 First Floor Plan

ADDIS

Clinton Sport Court

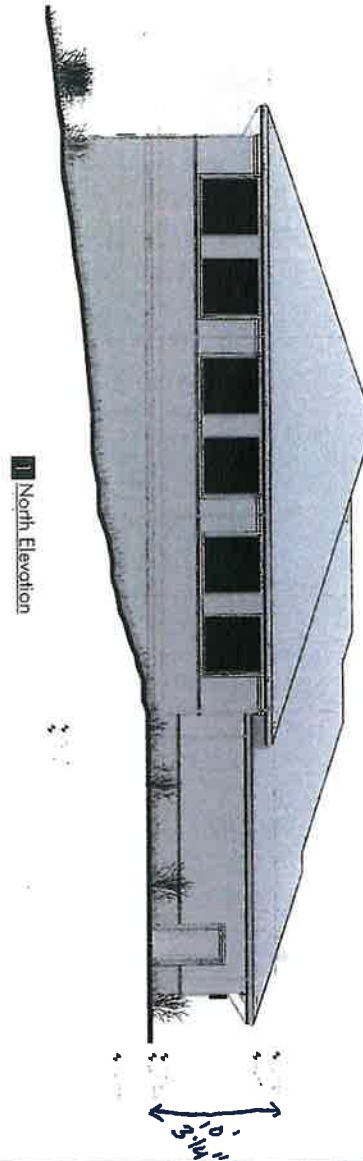
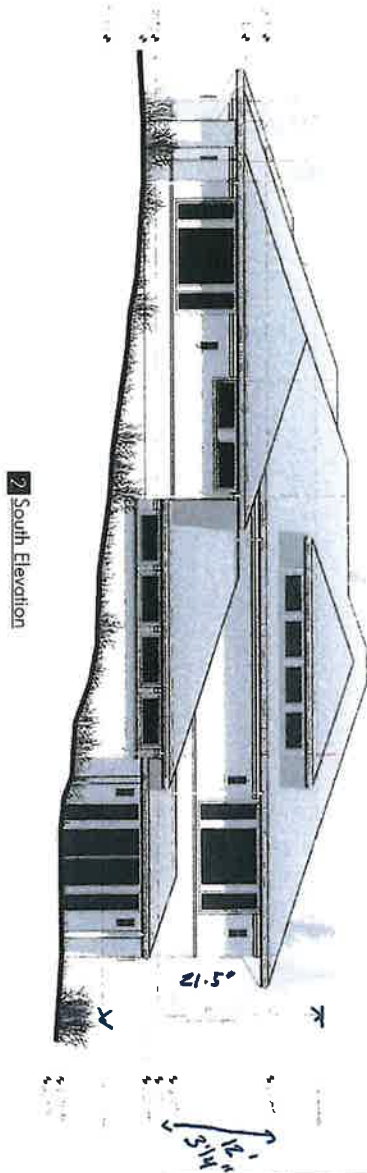
707 Tunaberg Court | Balvidera, Illinois 61008

24-026
9-24-24

DD-4

Final Floor Plan

Project Name
Project Location
Project Number
Project Date



DD-5

21-426
9/24/24

Exterior Elevations

Clinton Sport Court

707 Tuneberg Court | Belvidere, Illinois 61008

A D D I S

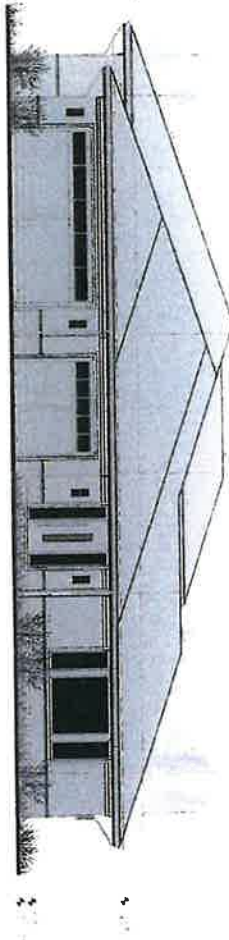
Exterior Elevation Notes

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.

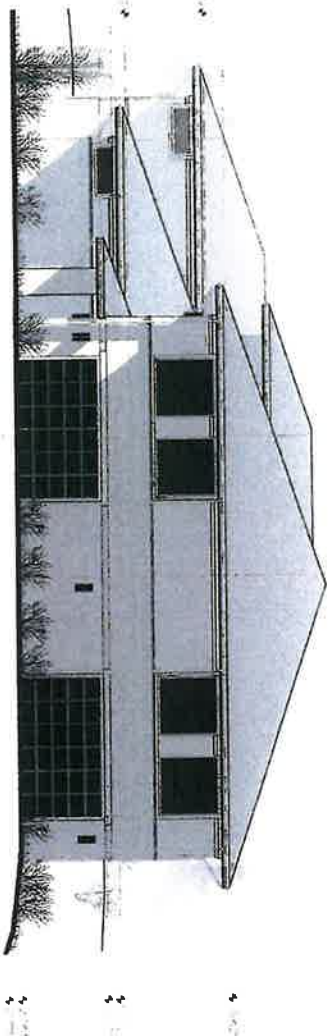
Facade Calculations

Area	Height	Area
1st Floor	10.00'	100.00
2nd Floor	10.00'	100.00
3rd Floor	10.00'	100.00
4th Floor	10.00'	100.00
5th Floor	10.00'	100.00
6th Floor	10.00'	100.00
7th Floor	10.00'	100.00
8th Floor	10.00'	100.00
9th Floor	10.00'	100.00
10th Floor	10.00'	100.00
11th Floor	10.00'	100.00
12th Floor	10.00'	100.00
13th Floor	10.00'	100.00
14th Floor	10.00'	100.00
15th Floor	10.00'	100.00
16th Floor	10.00'	100.00
17th Floor	10.00'	100.00
18th Floor	10.00'	100.00
19th Floor	10.00'	100.00
20th Floor	10.00'	100.00
21st Floor	10.00'	100.00
22nd Floor	10.00'	100.00
23rd Floor	10.00'	100.00
24th Floor	10.00'	100.00
25th Floor	10.00'	100.00
26th Floor	10.00'	100.00
27th Floor	10.00'	100.00
28th Floor	10.00'	100.00
29th Floor	10.00'	100.00
30th Floor	10.00'	100.00
31st Floor	10.00'	100.00
32nd Floor	10.00'	100.00
33rd Floor	10.00'	100.00
34th Floor	10.00'	100.00
35th Floor	10.00'	100.00
36th Floor	10.00'	100.00
37th Floor	10.00'	100.00
38th Floor	10.00'	100.00
39th Floor	10.00'	100.00
40th Floor	10.00'	100.00
41st Floor	10.00'	100.00
42nd Floor	10.00'	100.00
43rd Floor	10.00'	100.00
44th Floor	10.00'	100.00
45th Floor	10.00'	100.00
46th Floor	10.00'	100.00
47th Floor	10.00'	100.00
48th Floor	10.00'	100.00
49th Floor	10.00'	100.00
50th Floor	10.00'	100.00
51st Floor	10.00'	100.00
52nd Floor	10.00'	100.00
53rd Floor	10.00'	100.00
54th Floor	10.00'	100.00
55th Floor	10.00'	100.00
56th Floor	10.00'	100.00
57th Floor	10.00'	100.00
58th Floor	10.00'	100.00
59th Floor	10.00'	100.00
60th Floor	10.00'	100.00
61st Floor	10.00'	100.00
62nd Floor	10.00'	100.00
63rd Floor	10.00'	100.00
64th Floor	10.00'	100.00
65th Floor	10.00'	100.00
66th Floor	10.00'	100.00
67th Floor	10.00'	100.00
68th Floor	10.00'	100.00
69th Floor	10.00'	100.00
70th Floor	10.00'	100.00
71st Floor	10.00'	100.00
72nd Floor	10.00'	100.00
73rd Floor	10.00'	100.00
74th Floor	10.00'	100.00
75th Floor	10.00'	100.00
76th Floor	10.00'	100.00
77th Floor	10.00'	100.00
78th Floor	10.00'	100.00
79th Floor	10.00'	100.00
80th Floor	10.00'	100.00
81st Floor	10.00'	100.00
82nd Floor	10.00'	100.00
83rd Floor	10.00'	100.00
84th Floor	10.00'	100.00
85th Floor	10.00'	100.00
86th Floor	10.00'	100.00
87th Floor	10.00'	100.00
88th Floor	10.00'	100.00
89th Floor	10.00'	100.00
90th Floor	10.00'	100.00
91st Floor	10.00'	100.00
92nd Floor	10.00'	100.00
93rd Floor	10.00'	100.00
94th Floor	10.00'	100.00
95th Floor	10.00'	100.00
96th Floor	10.00'	100.00
97th Floor	10.00'	100.00
98th Floor	10.00'	100.00
99th Floor	10.00'	100.00
100th Floor	10.00'	100.00

1 West Elevation



2 East Elevation



ADD S

Clinton Sport Court

707 Tuneberg Court | Belvidere, Illinois 61008

DD-6

24-476
 9/24/24

Exterior Elevations

Paul Kover
 Paul Kover Architects
 1000 North Main Street
 Belvidere, Illinois 61008
 815.338.1234
 paul@pkover.com

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 * PH (815)547-7177 FAX (815)547-0789

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.

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.

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.


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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:

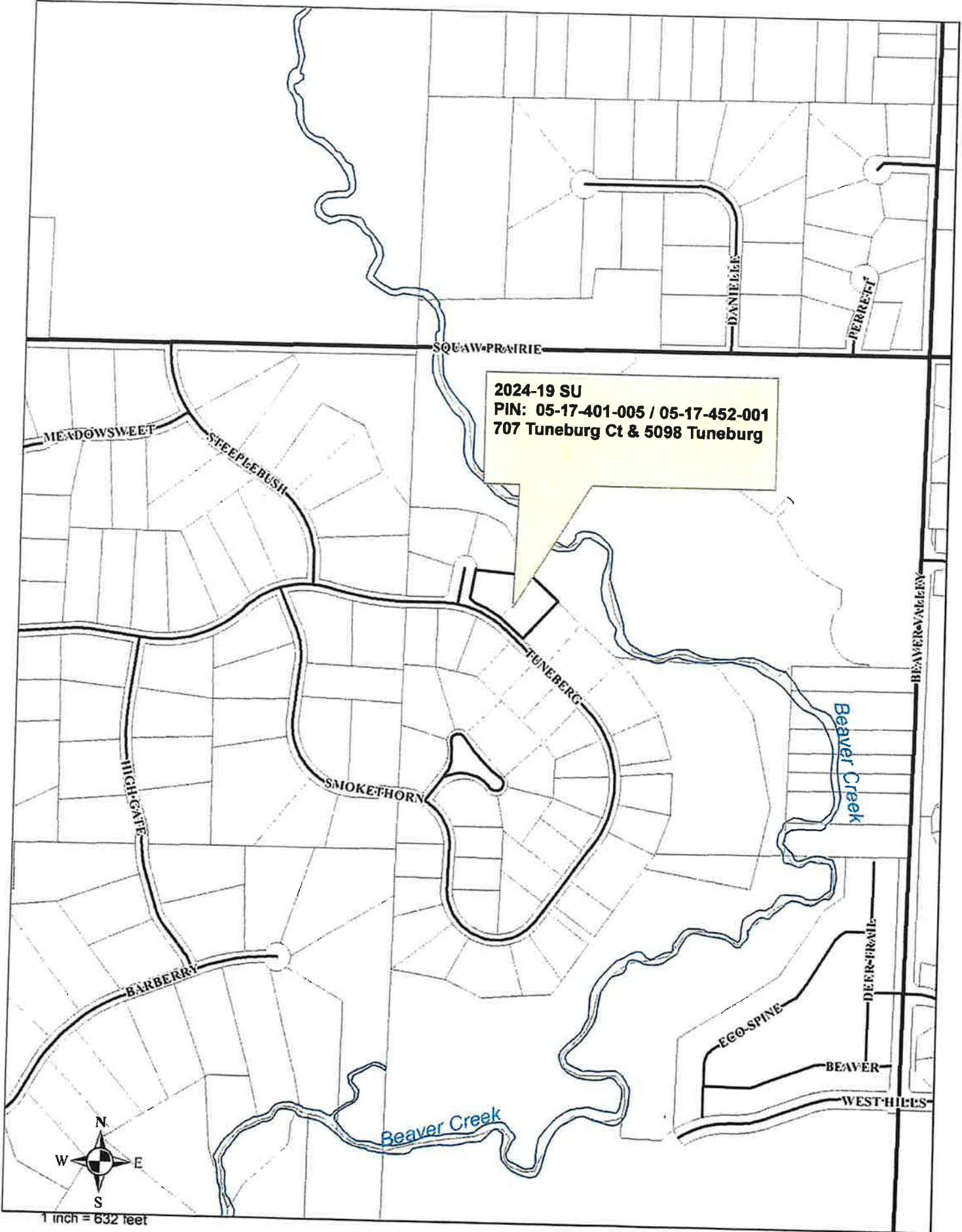

Gina DelRose,
Community Development Planner

PLANNING AND ZONING COMMISSION/CITY COUNCIL ACTION

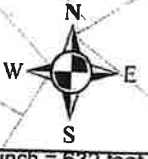
The Planning and Zoning Commission shall make and forward findings of fact as to the compliance of the proposed planned development with the standards and make a recommendation to the City Council. The City Council shall review the findings and recommendation and may accept or reject the findings and 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



713

5101

5083

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

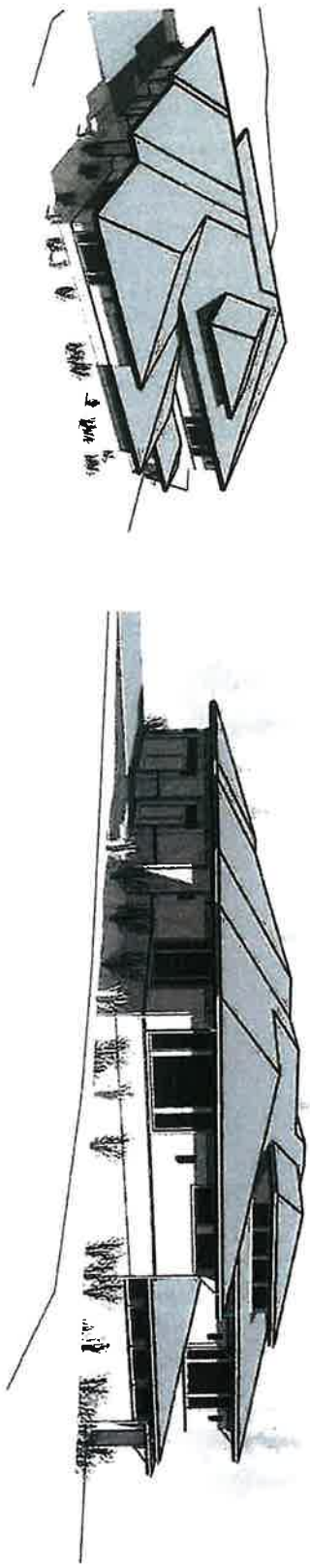
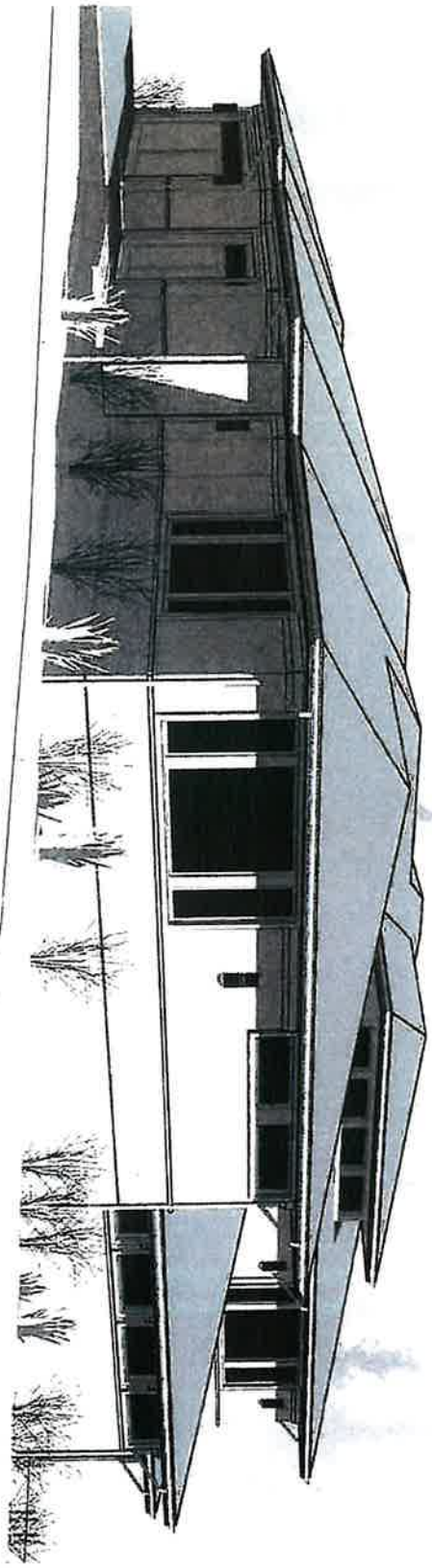
- Picture of existing primary Structure
- Proposed building elevations
- Proposed building plans



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?
Not for Construction
2024-2025

Cover

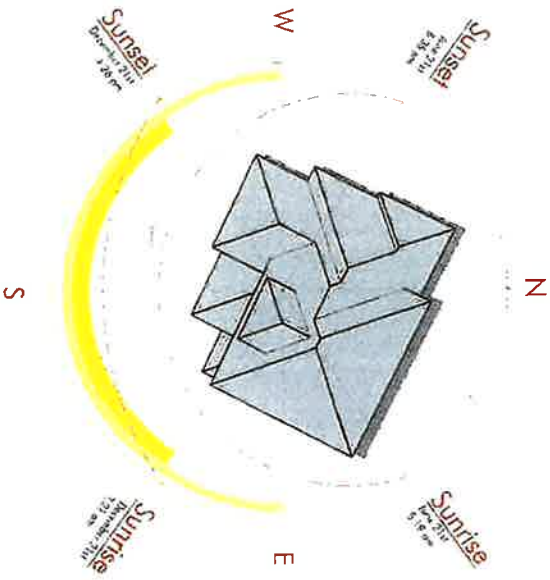
24-426
9-24-24

DD-1

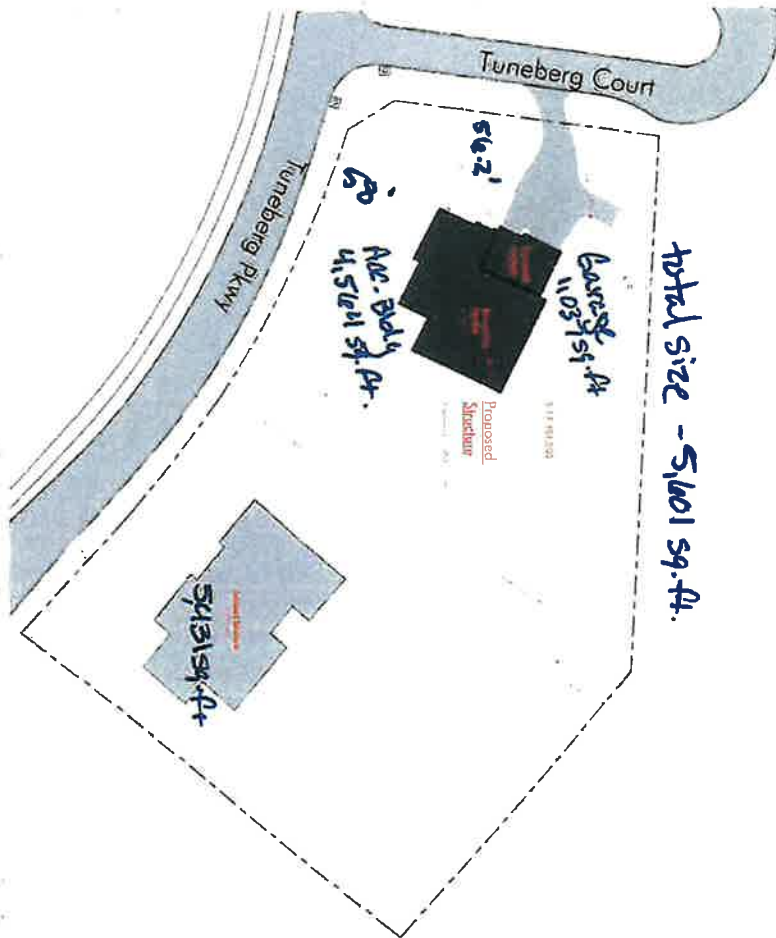
Site Plan Notes

1. The proposed structure is located on the east side of the site, adjacent to the existing structure. The structure is a two-story building with a total area of 11,051 sq. ft. The existing structure is a two-story building with a total area of 5,131 sq. ft. The total area of the proposed structure is 16,182 sq. ft. The structure is located on a lot that is 110 feet wide and 110 feet deep. The structure is located on a lot that is 110 feet wide and 110 feet deep. The structure is located on a lot that is 110 feet wide and 110 feet deep.

Zoning Notes



2 Solar Path Analysis



1 Architectural Site Plan

Clinton Sport Court

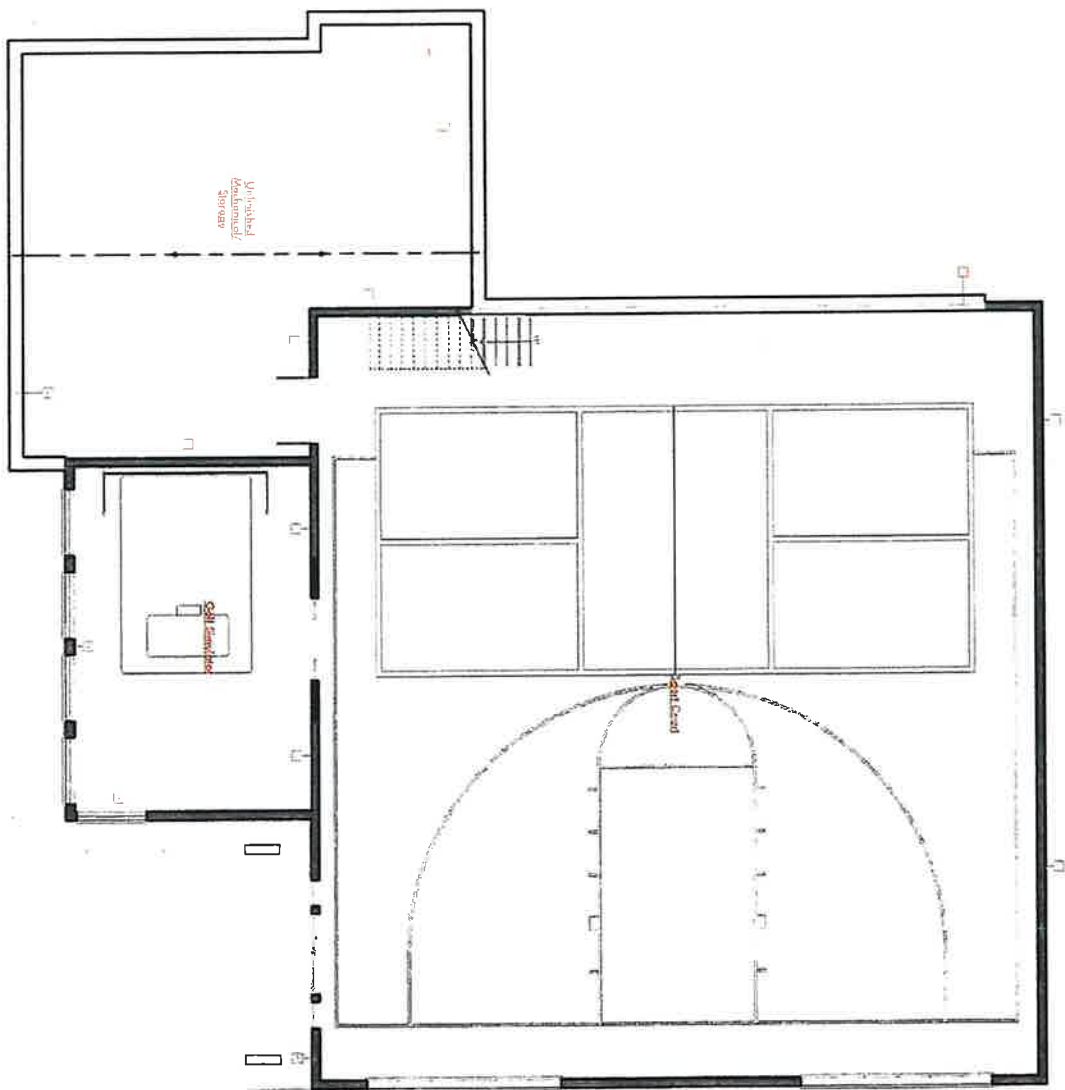
707 Tuneberg Court | Belvidere, Illinois 61008

Site Plan

24-426
9-24-24

DD-2

Do not Exceed
Used for Consultation
© Copyright 2024



Lower Level Plan

Clinton Sport Court

707 Tuneberg Court | Belvidere, Illinois 61008

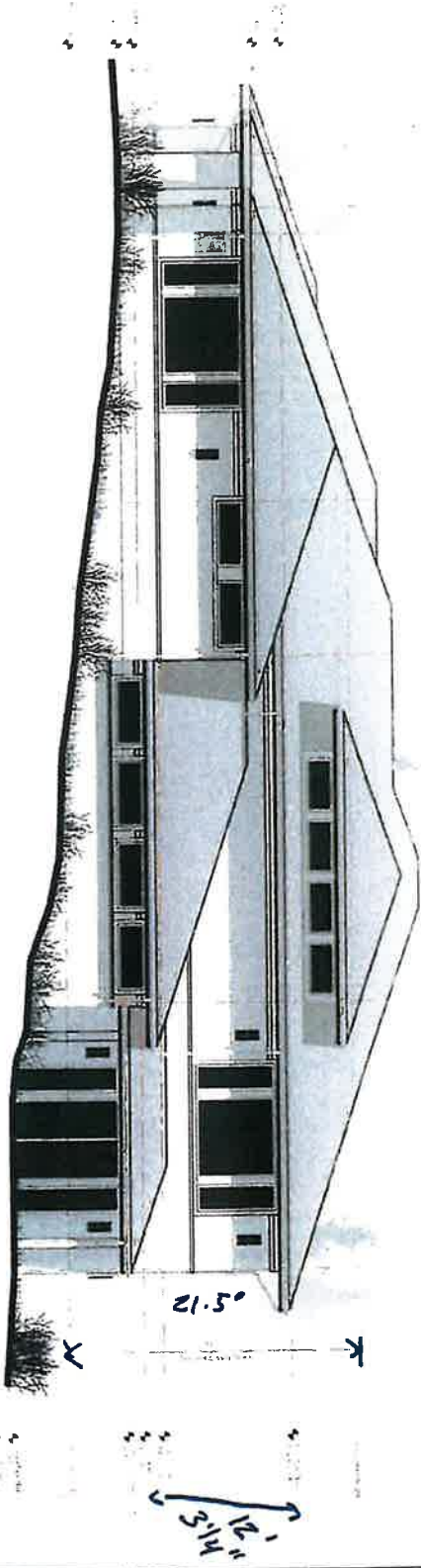
Do not permit
Major Construction
CCCM 0001 701

Lower Level
Plan

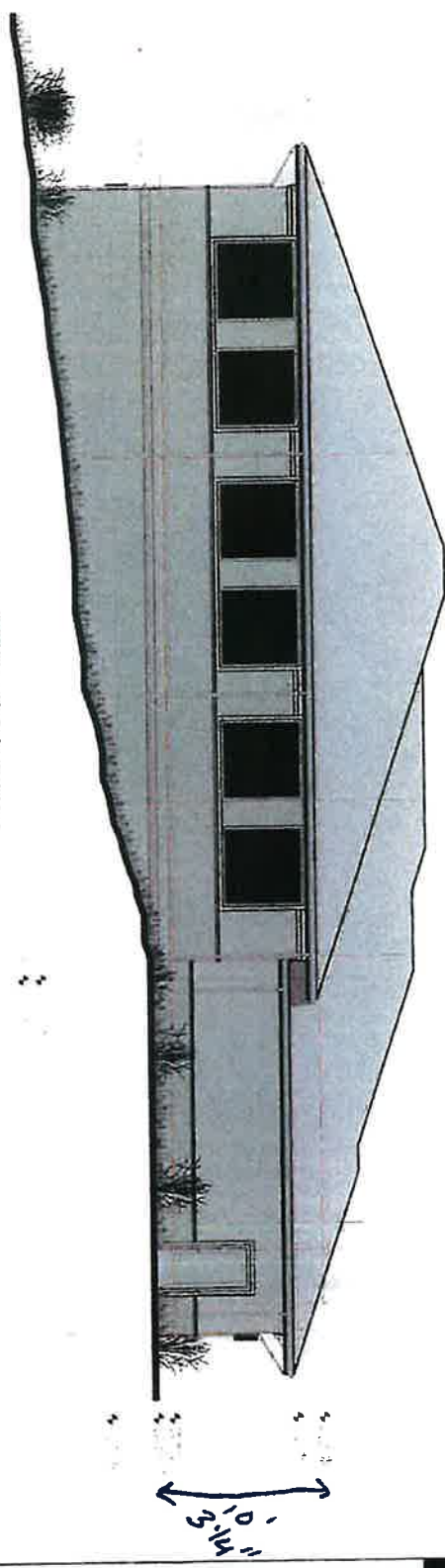
24-426

9-24-24

DD-3



2 South Elevation



1 North Elevation

DD-5

Clinton Sport Court

707 Taneberg Court | Belvidere, Illinois 61008

ADDIS

24-476
 9-24-24
 Exterior Elevations
 Design: [unreadable]
 Date for Construction: [unreadable]

Exterior Elevation Notes

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

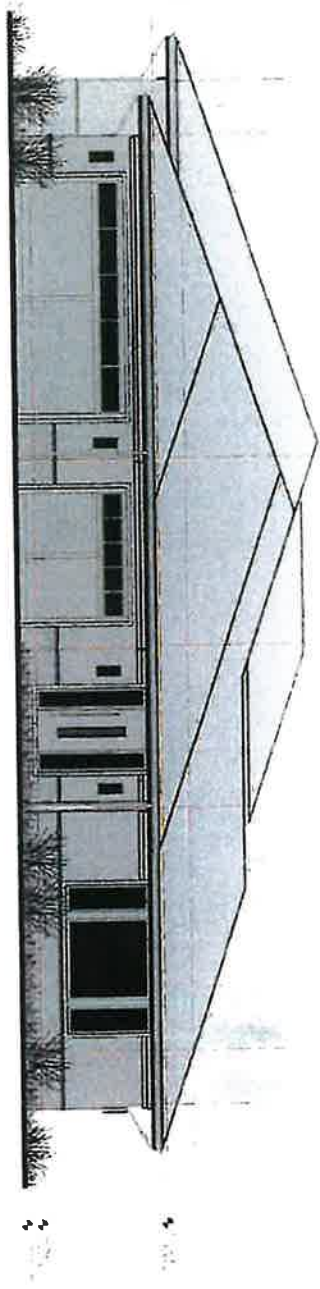
2. All exterior elevations shall be in accordance with the approved architectural drawings.

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

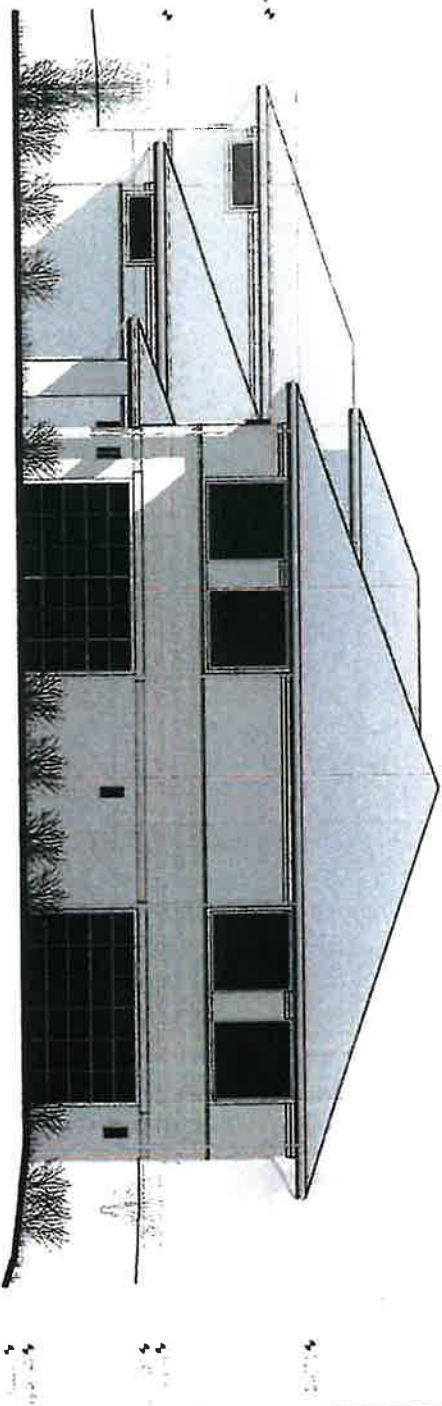
Facade Calculations

Area: 1000 sq ft
 Perimeter: 100 ft
 Volume: 1000 cu ft
 Weight: 1000 lbs
 Cost: \$1000

1 West Elevation



2 East Elevation



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> 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*****



**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

211. N. Appleton Road
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:



Boone County Soil & Water Conservation District

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

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



Boone County Soil & Water Conservation District

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

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.



Boone County Soil & Water Conservation District

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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



Boone County
Soil & Water
Conservation District

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

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 the 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

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

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.

Sincerely,

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



**BELVIDERE
FIRE
DEPARTMENT**

**123 S. State St.
Belvidere, IL 61008**

MEMORANDUM

To: Mayor Morris and City Council
From: Chief Shawn Schadle
Date: 11/25/2024
Subject: Request for Council to Declare Emergency for Station 1 Floor Repairs

Dear Mayor Morris and City Council,

As Alderperson Stevens alluded to, I respectfully request that the Council deem the Station 1 floor repairs an emergency expenditure under Section 2-700(b) of the City's Code.

The current situation at Station 1 has created a significant operational challenge. Following an engineering review, the bay floor was deemed unsafe to support apparatus, requiring the immediate cessation of vehicle parking at the station. This has led to the temporary relocation of nighttime and inclement weather operations to the Boone County Sheriff's Facility. While this arrangement allows for temporary continuity of operations, it is not sustainable in the long term.

The inability to house apparatus at Station 1 significantly disrupts our response capabilities, particularly in scenarios requiring simultaneous responses, and responses that require two or more crews. Although Station 2 has been tasked with covering the affected area, this redistribution of resources reduces overall system redundancy, increases response times in certain areas, and heightens risks during emergencies in areas previously within Engine 101's 4 minute response area.

The situation meets the criteria for an emergency as it directly impacts public safety and the fire department's ability to deliver critical services effectively. Utilizing the emergency provision in Section 2-700(b) of the City's Code will allow us to expedite repairs and return Station 1 to full operational capacity, thereby restoring optimal response times and ensuring the safety of our personnel and community.

Recommended Motion:

Motion to declare an emergency with respect to repairing the bay floor at Station 1 pursuant to Section 2-700(b) of the City's Code.

Thank you for your attention to this critical matter. I am available to provide further information or answer any questions.

Sincerely,

Shawn Schadle
Chief, Belvidere Fire Department

Station One 4-min Response Area



McKinley 4-min Response Area



4 Minute Isochrones



Station 1 and Station 2



McKinley and Station 2



**BELVIDERE
FIRE
DEPARTMENT**

**123 S. State St.
Belvidere, IL 61008**

MEMORANDUM

To: Mayor Morris and City Council
From: Chief Shawn Schadle
Date: 11/25/2024
Subject: Immediate and Unanticipated Repairs Needed for Station 1 Bay Floor

As we began preparing for the upcoming budget cycle and planned to secure bids for maintenance to preserve the integrity of the bay floor at Station 1, an unanticipated issue has emerged. Contractors required stamped engineering plans to provide accurate bids, and during the engineering review, it was determined that the floor's structural condition has deteriorated to the point where it may not safely support vehicles. Based on the engineer's recommendation, we have stopped parking apparatus on the floor until repairs can be completed.

We've secured one bid from Scandrol Construction Co. for \$114,940.00, which includes labor, materials, and installation of an epoxy floor finish for approximately 1,900 square feet. Another bid from Rockford Structures is still pending.

In the meantime, to ensure uninterrupted operations, nighttime and inclement weather response has been temporarily relocated to the Boone County Sheriff's Facility at 1459 McKinley Ave. This location allows us to maintain effective coverage on both sides of the railroad tracks. I want to extend my gratitude to Sheriff Yunk for his generosity in offering us the use of this facility during this critical time.

To address this urgent situation, we amended and resubmitted the State of Illinois DCEO grant to include the necessary repairs, which may provide funding, though reimbursement is not guaranteed.

I recommend prioritizing the approval of funding so repairs can begin immediately, so we can return to operating out of Station 1.

Recommended motion:

Motion to approve the allocation of \$114,940.00 from the Capital Fund for the repair of the bay floor at Station 1, as outlined in the submitted bid from Scandrol Construction Co., contingent upon the receipt of finalized bid comparisons.

Sincerely,

Shawn Schadle
Chief, Belvidere Fire Department



November 11, 2024

Fire Station #1
Attn: Mayor Morris
401 Whitney Blvd
Belvidere, Illinois 61008

RE: Fire Station Number 1 Structural Concrete Repair

Dear Mr. Morris,

Thank you for the opportunity to submit this proposal for the Structural Concrete Repair at Fire Station #1. We propose to furnish the necessary labor, material, equipment, and our standard insurance for the work outlined below:

Scope of Work: Interior Work

- Remove and replace existing concrete for the structural concrete repair of the bottom deck of the upper concrete slab.
- Removal and replacement of the existing electrical to complete the repairs.
- Install a new floor drain.
- Included installation of epoxy floor of the entire fire station floor approximately 1900 sf.

Pricing for all work listed above for the sum of: \$114,940.00

Inclusions

- Standard 1 year warranty
- Assumes normal working hours
- Due to fluctuations in market pricing, our proposal is subject to review after 30 calendar days.
- Pricing is based on this work proceeding within 30-45 days.
- Illinois sales tax not included

End of Inclusions

Exclusions

- Engineering
- Interior design services
- Landscaping, other than restoration of disturbed areas
- Wall/floor finishes in any other room not specifically stated above.
- Bid Bond
- Performance Bond and Payment Bond

- Private utility locating. We will contact J.U.L.I.E. or the local joint utility locating service for any public utilities, but they will not locate any private utilities. Scandroli or its subcontractors will contact J.U.L.I.E. hotline to locate and mark area of construction for the underground services. Property owners or their agents bear the burden to investigate and disclose the existence of any underground facilities located in or near the areas in which the property Owners or their agents have requested company to excavate and/or repair. Scandroli will not be liable for any damage caused by such underground facilities if such facilities are not disclosed by the property owners or there agents. Property owners or their agents are responsible for ensuring compliance with any and all laws, statutes and ordinances related to engaging in the sub-surface activities on property owner's property including, but not limited to notice of filing requirements. Property owners or their agents shall indemnify and hold company harmless for any consequential sub-surface damage caused by company because of property owners or their agent's failure to meet the burden hereunder.
- Security or security cameras
- Adverse weather conditions: There are no costs or allowances that may be required to maintain continuity of proposed construction schedules for adverse weather conditions such as cold or hot weather, adverse humidity, precipitation , etc.
- Cost for any utility usage such as but not limited to; gas, (natural or propane) electric, water sewer, etc.
- Phone lines
- Soil borings or topographical survey
- Builders Risk Insurance
- Handling or disposal of contaminated soils or hazardous materials not included.
- No moisture mitigation if required.
- Utility tap or connection fees
- Repairs to existing equipment that remains or is to be relocated
- Relocation of conflicting utilities or removal of below-grade obstructions is excluded.
- Any and all work not specifically stated above, is NOT included.
- Permits not included in pricing.
- Any electrical work NOT associated with the new dock lights and dock locks.
- No new dock levelers included, owner stated all existing dock levelers to remain.

End of Exclusions

Construction Notes:

- Permits not included in pricing.
- Any and all parking lot work is NOT included in pricing.
- Landscaping NOT included in pricing.
- Any and all work not specifically stated above, is NOT included.

Very truly yours,
Scandroli Construction Co.

Joshua Rostamo
cc: File