

State of Illinois) SS  
Belvidere, Illinois)

BELVIDERE CITY COUNCIL  
REGULAR MEETING  
AGENDA

February 19, 2024

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

- (1) Roll Call:
- (2) Pledge of Allegiance:  
Invocation:
- (3) Public Comment: (Please register with the City Clerk):
- (4) Approval of Minutes:
  - (A) Approval of minutes of the regular meeting of the Belvidere City Council of February 5, 2024; as presented.
- (5) Public Hearing: None.
- (6) Special Messages and Proclamations:
  - (A) Pam Lopez-Fettes – Growth Dimensions.
  - (B) IDA Public Library.
- (7) Approval of Expenditures: General & Special Fund Expenditures: \$2,496,939.68  
Water & Sewer Fund Expenditures: \$527,076.10
- (8) Committee Reports and Minutes of City Officers:
  - (A) Monthly Report of Belvidere Police Department Overtime Pay for January 2024.
  - (B) Monthly Report of Belvidere Fire Department Overtime Pay for January 2024.
  - (C) Monthly Report of Community Development Department/Planning Department for January 2024.
  - (D) Monthly Report of Building Department Revenues, Residential Building Permits for January 2024.
  - (E) Monthly General Fund Report for January 2024.
  - (F) Monthly Water/Sewer Fund Report January 2024.
  - (G) Monthly CD Investments for January 2024.
  - (H) Minutes of Planning and Zoning Commission February 13, 2024.
  - (I) Minutes of Committee of the Whole – Building, Planning and Zoning and Public Works of February 12, 2024.

(9) Unfinished Business:

- (A) Ord. #657H – 2<sup>nd</sup> Reading: An Ordinance Authorizing the Sale of Certain Personal Property (Fire Dept. Jacob's Ladder).
- (B) Ord. #658H – 2<sup>nd</sup> Reading: An Ordinance Amending Sections 106-300, 106-301, 106-302 and 106-303 of the City of Belvidere Municipal Code Pertaining to the Local Motor Fuel Tax to Impose the Tax Upon the Use of Fuel Not Purchased at Retail for Certain Vehicles.
- (C) Ord. #659H – 2<sup>nd</sup> Reading: An Ordinance Authorizing Execution of a Recapture Agreement Between the City of Belvidere and Scannell Properties #554 LLC and Establishing Recapture for the Construction of Water Mains at Irene Road and North of US Route 20 in the City of Belvidere, Illinois.
- (D) Ord. #660H – 2<sup>nd</sup> Reading: An Ordinance Amending Section 110-91, Stop Streets, of the City of Belvidere Municipal Code to Add Union Avenue at West 6<sup>th</sup> Street as a Two-Way Stop Intersection and Repealing Ordinance #655H.

(10) New Business:

- (A) Ord. #661H – 1<sup>st</sup> Reading: An Ordinance Granting a Special Use to Allow Indoor Commercial Entertainment with the GB, General Business District (1217 Logan Avenue).
- (B) Ord. #662H – 1<sup>st</sup> Reading: An Ordinance Granting a Special Use to Allow-In-Vehicle Sales or Service as an Accessory Use Within the CB, Central Business District (600 South State Street).
- (C) Ord. #663H – 1<sup>st</sup> Reading; An Ordinance Granting a Special Use to Allow a Planned Development Within the HI, Heavy Industrial District (1245 IOrene Road).
- (D) Res. #2024-3 – A Resolution Authorizing the Execution of An IEPA Loan Agreement for Well #11.

Motions forwarded from Committee of the Whole – Building, Planning and Zoning and Public Works of January 8, 2024.

Motions of Public Works – Chairman Daniel Snow:

- (A) Motion to approve the expenditures to enact a school zone on the roads surrounding Washington Academy including additional signage and crosswalks as defined in the memo dated February 6, 2024, from Public Works Director Brent Anderson.

(B) Motion to direct Public Works Director Brent Anderson to send a letter to the Belvidere School District 100 requesting to share the expenses for the proposed school zone.

(C) Motion to reduce the original letter-of-credit in the amount of 1,242,313.00 be reduced to \$310, 578.25. The reduced amount represents 25% of the original amount, which must remain in place until all of the public improvements have been completed and accepted by the city.

(D) Motion to approve the proposal from LAI, Ltd., in the amount of \$120,104.00 for furnishing two Moyno-type sludge pumps with grinders and control panels at the WWTP. This equipment will be paid for from Line Item #61-1790 Plant Depreciation.

Motions of Public Safety – Chairman Matthew Fleury:

(E) Motion to authorize the purchase of (1) 2024 Dodge Durango, equipment and upfitting at a cost not-to-exceed \$67,830.00 with payment coming from insurance in the amount of \$23,629.00 and payment from DUI Equipment Fund in the amount of \$44,201.00.

(11) Adjournment:

Bills Payable Summary  
DATE OF PAYABLES

February 19, 2024

General Fund	\$2,046,916.85
Envision Healthcare (JE)	\$19,560.75
ADP Payroll Fees (JE)	\$2,452.15
Grants Account (JE)	\$0.00
Special Funds:	
Farmington Ponds SSA#2	\$746.66
Farmington Ponds SSA#3	\$50.40
Capital	\$337,860.34
MFT	\$89,352.53
TIF	\$0.00
Escrow	\$0.00
 Total General & Special Funds:	 \$2,496,939.68
 Water & Sewer:	 \$527,076.10
 Total of all Funds	 \$3,024,015.78

State of Illinois) SS  
Belvidere, Illinois)

BELVIDERE CITY COUNCIL  
REGULAR MEETING  
MINUTES

Date: February 5, 2024

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

Call to order by City Clerk Sarah Turnipseed.

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

Absent: R. Brereton.

Other staff members in attendance:

Public Works Director Brent Anderson, Budget and Finance Officer Shannon Hansen,  
Police Chief Shane Woody, Fire Chief Shawn Schadle, City Attorney Mike Drella and  
City Clerk Sarah Turnipseed.

Motion by Ald. Snow, 2<sup>nd</sup> by Ald. Fleury to elect Ald. Freeman to chair the meeting of  
February 5, 2024. Aye voice vote carried. Motion carried.

(2) Pledge of Allegiance:

Invocation: Ald. Freeman.

(3) Public Comment: Public Works Director Brent Anderson reported closure of the  
Northbound lane on N. Main Street to Lincoln Ave. to repair a  
sinkhole.

(4) Approval of Minutes:

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

Motion by Ald. Fleury, 2<sup>nd</sup> by Ald. Albertini to approve the minutes of the regular  
meeting of the Belvidere City Council of January 16, 2024. Aye voice vote carried.  
Motion carried.

(5) Public Hearing: None.

(6) Special Messages and Proclamations: None.

Belvidere City Council  
February 5, 2024

(7) Approval of Expenditures: None.

(8) Committee Reports and Minutes of City Officers:

(A) Approval of the Minutes of Committee of the Whole – Public Safety, Finance & Personnel of January 22, 2024; as presented.

Motion by Ald. Snow, 2<sup>nd</sup> by Ald. Mulhall to approve the minutes of Committee of the Whole – Public Safety, Finance & Personnel of January 22, 2024. Aye voice vote carried. Motion carried.

(9) Unfinished Business: None.

(10) New Business:

(A) Ord. #657H – 1<sup>st</sup> Reading: An Ordinance Authorizing the Sale of Certain Personal Property (Fire Dept. Jacob's Ladder).

(B) Ord. #658H – 1<sup>st</sup> Reading: An Ordinance Amending Sections 106-300, 106-301, 106-302 and 106-303 of the City of Belvidere Municipal Code Pertaining to the Local Motor Fuel Tax to Impose the Tax Upon the Use of Fuel Not Purchased at Retail For Certain Vehicles.

(C) Ord. #659H – 1<sup>st</sup> Reading: An Ordinance Authorizing Execution of a Recapture Agreement Between the City of Belvidere and Scannell Properties #554 LLC and Establishing Recapture for the Construction of Water Mains at Irene Road and North of US Route 20 in the City of Belvidere, Illinois.

(D) Ord. #660H – 1<sup>st</sup> Reading: An Ordinance Amending Section 110-91, Stop Streets, of the City of Belvidere Municipal Code to Add Union Avenue at West 6<sup>th</sup> Street as a Two-Way Stop Intersection and Repealing Ordinance #655H.

Let the record show Ordinance #657H, #658H, #659H and #660H, were placed on file for first reading.

(E) Res. #2024-2 – A Resolution Authorizing Certain Annual Parades for 2024.

Motion by Ald. Frank, 2<sup>nd</sup> by Ald. Mulhall to adopt Res. #2024-2. Roll Call Vote: 9/0 in favor. Ayes: Albertini, Fleury, Frank, Freeman, Gramkowski, McGee, Mulhall, Snow and Stevens. Nays: None. Motion carried.

Motions forwarded from Committee of the Whole – Public Safety, Finance & Personnel of January 22, 2024.

Belvidere City Council  
February 5, 2024

(A) Motion to authorize the purchase of (1) 2024 Dodge Durango, equipment and upfitting at a cost not-to-exceed \$66,522.00 with payment coming from insurance in the amount of \$18,113.00 and payment from DUI Equipment Fund in the amount of \$48,409.00. Roll Call Vote: 9/0 in favor. Ayes: Fleury, Frank, Freeman, Gramkowski, McGee, Mulhall, Snow, Stevens and Albertini. Nays: None. Motion carried.

(B) Motion to approve an expenditure of \$4,713.23 to complete the living quarters reflooring of Belvidere Fire Dept. Station 2. Roll Call Vote: 9/0 in favor. Ayes: Frank, Freeman, Gramkowski, McGee, Mulhall, Snow, Stevens, Albertini and Fleury. Nays: None. Motion carried.

(11) Adjournment:

Motion by Ald. Snow, 2<sup>nd</sup> by Ald. Albertini to adjourn meeting at 6:09 p.m. Aye voice vote carried. Motion carried.

\_\_\_\_\_  
Mayor

Attest:

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

Bills Payable Summary  
DATE OF PAYABLES

February 19, 2024

General Fund	\$2,046,916.85
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MFT	\$89,352.53
TIF	\$0.00
Escrow	\$0.00
Total General & Special Funds:	\$2,496,939.68
Water & Sewer:	\$527,076.10
Total of all Funds	\$3,024,015.78



Select Department	Start Date	End Date	Employment Profile - Effective Date	Home Department Description	Payroll Name	Pay Date	Overtime Earnings Total	Overtime Hours Total	ACT Police OT Earnings	ACT Police OT Hours	DBL - DoubleTime earnings	DBL - DoubleTime	Overtime Rate Paid
POLICE	01/01/2024	01/31/2024	Effective as of 02/12/2024		Bel, Jeremy	01/05/2024	\$32.05	50	\$392.00	4.00	\$0.00	0.00	\$94.09
POLICE					Bogdanas, Michelle A	01/05/2024	\$290.22	9.00	\$0.00	0.00	\$0.00	0.00	\$72.55
POLICE					Danielak, Joseph W	01/05/2024	\$608.89	15.50	\$0.00	0.00	\$0.00	0.00	\$84.09
POLICE					Davis, Matthew I	01/05/2024	\$750.41	15.50	\$0.00	0.00	\$516.48	8.00	\$54.62
POLICE					Delaun, Thomas S	01/05/2024	\$193.65	4.00	\$0.00	0.00	\$0.00	0.00	\$46.41
POLICE					Derry, Paul D	01/05/2024	\$737.07	11.50	\$0.00	0.00	\$0.00	0.00	\$64.09
POLICE					Ellingson, David	01/05/2024	\$399.05	5.50	\$0.00	0.00	\$1,025.52	12.00	\$72.55
POLICE					Ellingson, David	01/19/2024	\$1,025.49	16.00	\$0.00	0.00	\$0.00	0.00	\$64.09
POLICE					Gibson, Matthew	01/05/2024	\$256.37	4.00	\$0.00	0.00	\$0.00	0.00	\$64.09
POLICE					Gibson, Matthew	01/19/2024	\$235.64	4.50	\$0.00	0.00	\$0.00	0.00	\$52.36
POLICE					Jones, Anthony M.	01/05/2024	\$209.46	4.00	\$0.00	0.00	\$0.00	0.00	\$52.36
POLICE					Jones, Anthony M.	01/19/2024	\$193.65	4.00	\$0.00	0.00	\$0.00	0.00	\$46.41
POLICE					King, Kc N	01/05/2024	\$750.41	15.50	\$0.00	0.00	\$0.00	0.00	\$64.09
POLICE					King, Paul M	01/19/2024	\$96.14	1.50	\$0.00	0.00	\$0.00	0.00	\$64.09
POLICE					Kirk, Julie A	01/05/2024	\$290.22	4.00	\$0.00	0.00	\$512.76	6.00	\$72.55
POLICE					Kirk, Julie A	01/19/2024	\$1,442.10	22.50	\$0.00	0.00	\$0.00	0.00	\$64.09
POLICE					Korn, Matthew D	01/05/2024	\$256.37	4.00	\$0.00	0.00	\$0.00	0.00	\$64.09
POLICE					Korn, Matthew D	01/19/2024	\$928.55	17.00	\$0.00	0.00	\$0.00	0.00	\$54.62
POLICE					Kozlowski, Robert E	01/05/2024	\$436.96	8.00	\$0.00	0.00	\$0.00	0.00	\$64.09
POLICE					Lane, Cory T	01/05/2024	\$512.75	8.00	\$456.25	6.50	\$0.00	0.00	\$64.09
POLICE					Lane, Cory T	01/19/2024	\$28.35	50	\$0.00	0.00	\$907.20	12.00	\$55.70
POLICE					Lara-Parra, Jesus	01/05/2024	\$595.37	10.50	\$0.00	0.00	\$0.00	0.00	\$65.70
POLICE					Lara-Parra, Jesus	01/19/2024	\$759.45	18.00	\$0.00	0.00	\$0.00	0.00	\$42.19
POLICE					Meats, Adam M	01/05/2024	\$168.77	4.00	\$0.00	0.00	\$0.00	0.00	\$42.19
POLICE					Meats, Adam M	01/19/2024	\$792.00	14.50	\$0.00	0.00	\$873.84	12.00	\$54.62
POLICE					Rackley, Dillon Robert	01/05/2024	\$901.24	16.50	\$0.00	0.00	\$0.00	0.00	\$52.36
POLICE					Rackley, Dillon Robert	01/19/2024	\$209.46	4.00	\$0.00	0.00	\$0.00	0.00	\$52.36
POLICE					Schwartz, Julie	01/05/2024	\$256.37	4.00	\$0.00	0.00	\$512.76	6.00	\$64.09
POLICE					Schwartz, Michelle	01/05/2024	\$0.00	0.00	\$0.00	0.00	\$693.68	8.00	\$64.09
POLICE					Smith, Zachary	01/05/2024	\$235.64	4.50	\$0.00	0.00	\$0.00	0.00	\$52.36
POLICE					Smith, Zachary	01/19/2024	\$209.46	4.00	\$0.00	0.00	\$0.00	0.00	\$52.36
POLICE					Venegas, Gerardo	01/05/2024	\$168.77	4.00	\$0.00	0.00	\$0.00	0.00	\$42.19
POLICE					Venegas, Gerardo	01/19/2024	\$316.44	7.50	\$0.00	0.00	\$0.00	0.00	\$42.19
POLICE					Washburn, Christofer T	01/05/2024	\$943.20	13.00	\$0.00	0.00	\$0.00	0.00	\$72.55
POLICE					Washburn, Christofer T	01/19/2024	\$290.22	4.00	\$0.00	0.00	\$0.00	0.00	\$72.55
POLICE					Worley, Cameron D	01/05/2024	\$464.27	8.50	\$0.00	0.00	\$0.00	0.00	\$54.62
POLICE					Worley, Cameron D	01/19/2024	\$518.89	9.50	\$0.00	0.00	\$0.00	0.00	\$54.62
POLICE					Zappf, Richard M	01/05/2024	\$682.93	11.50	\$0.00	0.00	\$0.00	0.00	\$59.39
POLICE					Zappf, Richard M	01/19/2024	\$29.69	50	\$0.00	0.00	\$0.00	0.00	\$59.39
Grand Totals					Total		\$18,062.59	316.00	\$740.25	10.50	\$5,032.24	64.00	

**Fire Overtime Paid January 2024**

**Start Date** 01-220  
01/01/2024  
**End Date** 01/31/2024

**Employment Profile - Effective Date** Effective as of 02/12/2024

Home Department Description	Payroll Name	Pay Date	Overtime Earnings Total	Overtime Hours Total	Overtime Rate Paid
FIRE	Beck, Mark E	01/05/2024	\$556.30	12.50	\$44.50
FIRE	Beck, Mark E	01/19/2024	\$222.52	5.00	\$44.50
FIRE	Bullard, Zachary J	01/05/2024	\$85.78	2.50	\$34.31
FIRE	Burdick, David	01/05/2024	\$377.50	7.00	\$53.93
FIRE	Drall, Daniel C	01/05/2024	\$102.36	2.00	\$51.18
FIRE	Drall, Daniel C	01/19/2024	\$281.49	5.50	\$51.18
FIRE	Eliwanger, Adam A	01/19/2024	\$1,177.96	28.00	\$42.07
FIRE	Gunsteen, Robert J	01/05/2024	\$111.49	3.00	\$37.16
FIRE	Gunsteen, Robert J	01/19/2024	\$37.16	1.00	\$37.16
FIRE	Mead, Stephen C	01/05/2024	\$196.51	5.00	\$39.30
FIRE	Mead, Stephen C	01/19/2024	\$491.28	12.50	\$39.30
FIRE	Pavlatos, Gregory R	01/05/2024	\$220.34	5.00	\$44.07
FIRE	Swanson, Jason	01/05/2024	\$241.50	4.50	\$53.67
FIRE	Thornton, Nicolas J	01/05/2024	\$229.18	4.50	\$50.93
FIRE	Vandenbroek, Troy Abraham	01/19/2024	\$231.61	6.75	\$34.31
FIRE	Vaughan, Jeffery C	01/19/2024	\$1,212.74	27.25	\$44.50
<b>Grand Totals</b>					
<b>Total</b>			\$5,775.72	132.00	

Fire Overtime Report - January 2024

Pay Periods 12-16-23/01-12-24

Home Department Description	Payroll Name	Date	Overtime Hours	Timecard Work Labor Field 1
FIRE	Beck, Mark E	12/20/2023	4.5	Additional Manpower
FIRE	Beck, Mark E	12/20/2023	3	Inspections
FIRE	Beck, Mark E	12/21/2023	5	Additional Manpower
FIRE	Beck, Mark E	1/10/2024	5	Inspections
Totals for Payroll Name Beck, Mark E			17.5	
FIRE	Bullard, Zachary J	12/19/2023	2.5	Public Education
Totals for Payroll Name Bullard, Zachary J			2.5	
FIRE	Burdick, David	12/19/2023	4.5	Administration
FIRE	Burdick, David	12/28/2023	2.5	Additional Manpower
Totals for Payroll Name Burdick, David			7	
FIRE	Drall, Daniel C	12/19/2023	2	Administration
FIRE	Drall, Daniel C	12/30/2023	1.5	Additional Manpower
FIRE	Drall, Daniel C	12/30/2023	4	Teams
Totals for Payroll Name Drall, Daniel C			7.5	
FIRE	Ellwanger, Adam A	12/31/2023	24	Fire Dept Shift Coverage
FIRE	Ellwanger, Adam A	1/2/2024	2	Maintenance
FIRE	Ellwanger, Adam A	1/3/2024	2	Maintenance
Totals for Payroll Name Ellwanger, Adam A			28	

FIRE	Gunsteen, Robert J	12/20/2023	3	Public Education
FIRE	Gunsteen, Robert J	1/12/2024	1	Additional Manpower
Totals for Payroll Name Gunsteen, Robert J				
Total			4	
FIRE	Mead, Stephen C	12/21/2023	5	Additional Manpower
FIRE	Mead, Stephen C	12/30/2023	2	Additional Manpower
FIRE	Mead, Stephen C	12/30/2023	3.75	Teams
FIRE	Mead, Stephen C	1/11/2024	6.75	Teams
Totals for Payroll Name Mead, Stephen C				
Total			17.5	
FIRE	Pavlatos, Gregory R	12/21/2023	5	Additional Manpower
Totals for Payroll Name Pavlatos, Gregory R				
Total			5	
FIRE	Swanson, Jason	12/19/2023	4.5	Administration
Totals for Payroll Name Swanson, Jason				
Total			4.5	
FIRE	Thornton, Nicolas J	12/19/2023	4.5	Administration
Totals for Payroll Name Thornton, Nicolas J				
Total			4.5	
FIRE	Vandenbroek, Troy Abraham	1/11/2024	6.75	Teams
Totals for Payroll Name Vandenbroek, Troy Abraham				
Total			6.75	
FIRE	Vaughan, Jeffery C	12/31/2023	3.25	Additional Manpower
FIRE	Vaughan, Jeffery C	1/12/2024	12	Additional Manpower
FIRE	Vaughan, Jeffery C	1/12/2024	12	Fire Dept Shift Coverage
Totals for Payroll Name Vaughan, Jeffery C				

Total

27.25

Grand Totals  
Total

132

# BELVIDERE

## Community Development Department Planning Department

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

### January 2024 Monthly Report

Number	Project	Description	Processed
0	Cases: January	None	
3	Cases: February	Elite, 1217 Logan Avenue, SU	1/10/2024
		Midland, 600 S. State Street, SU	1/11/2024
		Alliance, 1245 Irene Road, SU	1/12/2024
0	Annexation	None	
0	Temporary Uses	None	
4	Site Plans (New/Revised)	600 S. State Street	1/10/2024
		1245 Irene Road	1/10/2024
		1245 Irene Road	1/12/2024
		Project Yukon	1/17/2024
0	Final Inspection	None	
0	Downtown Overlay Review	None	
1	<b>Prepared Zoning Verification Letters</b>	2056 Gateway Center Drive	1/29/2024
0	<b>Issued Address Letters</b>	None	
	Belvidere Historic Preservation Commission	The Commission met in January and decided to forgo property maintenance grants in 2024. This will allow the Commission to focus on fundraising efforts so that 2025 grants can be more beneficial. The Commission began selling A Walk Through Time: South State Street books as a fundraiser.	
	Heritage Days	Staff continues to get inquiries regarding the 2024 festival.	
	Hometown Christmas	None	
	Comprehensive Plan	Staff had a conference call with the consultants, reviewed existing and future land use maps, scheduled a joint meeting and public open house and has begun to review the first draft of the Plan.	
	<b>Scanned Plats: E-mail, Print and/or Burn</b>		
0	Recorder's Office		
0	Other Department		

## Planning Monthly Report Cont.

### 0 General Public

#### **Planning Department Current Duties**

Close out completed planning case files

Respond to all FOIA requests

Work with 911, Fire Department and Post Office to verify all addresses in the City

Assist Growth Dimensions with requested data

Meetings and phone calls with developers regarding potential development

Phone calls/walk-ins for questions regarding zoning, floodplain, development, etc.

Prepare minutes, agendas and packets for various committees, commissions and boards

Prepare deposits and purchase orders for bill payments

\*\*\* Staff processed two Downtown Façade Improvement Grant reimbursements

\*\*\* Staff attended another Watershed Stewardship for Leaders Program

# City of Belvidere

## Building Department Revenues

### Jan-24

	# OF PERMITS	
Code Enforcement Violations	0	\$ -
Submittal Fee/Renewal Fee	0	\$ -
Electrical Registrations	4	\$ 200.00

Total Permits Issued

34

#### Total Value of Construction

**\$ 681,732.00**

Building Fees	34	\$ 6,492.99
Electric Permit Fees	12	\$ 1,079.08
Plumbing Permit Fees	7	\$ 1,125.00
HVAC Permit Fees	1	\$ 165.58
Insulation Permit Fees	2	\$ 50.00
Plan Review Fees	14	\$ 708.23
Zoning Review Fees	12	\$ 165.00
Fire Dept Review Fees	0	\$ -
Sign Permit Fees	2	\$ 275.00
Fence Permit Fees	0	\$ -
SW,DW & GR Fees	1	\$ 85.00
Reinspection/Misc.		
Total Permit Income		<b>\$ 10,145.88</b>
Enterprise Zone Discount	1	\$337.50
<b>Total Permit Fees</b>		<b>\$ 10,483.38</b>

#### BREAK DOWN OF COMMERCIAL vs. RESIDENTIAL INCOME

Commercial/Industrial Income	6	\$ 2,328.44
Residential Income	28	\$ 7,817.44
<b>TOTAL</b>		<b>\$ 10,145.88</b>

#### VALUE

Multi Family (New Construction)	0	\$ -
Single Family Residence (New Const)	1	\$ 118,300.00
Commercial/ Industrial	6	\$ 153,844.00
Other Residential	27	\$ 409,588.00
<b>TOTAL</b>		<b>\$ 681,732.00</b>



JANUARY 2024 MONTHLY PERMIT REPORT

Permit #	Date	Street #	Dir	Street Name	Zone	Value	Construction Type	BLDG	ELECT	PLUMB	HVAC	INS	REWV	ZONG	FD REWV	SIGN	FENCE	SW/DW	AMT PD	EZ	TOTAL FEE
2023-1360	01/02/24	429	W	7th St	SR6	\$32,000.00	Window Replacement	\$515.00											\$515.00		\$515.00
2023-1413	01/02/24	1006	W	Lincoln Ave	SR4	\$5,344.00	Sliding Replacement	\$198.44											\$198.44		\$198.44
2024-0003	01/03/24	901		Jamestown Ave	SR4	\$17,699.00	Solar Panel Install	\$105.00	\$75.00										\$200.00		\$200.00
2024-0005	01/03/24	604	E	Pleasant	SR6	\$2,500.00	Electric Service Upgrade	\$25.00	\$105.00										\$200.00		\$200.00
2023-1408	01/03/24	1223		Piel Grocery Ln	SR4	\$46,292.00	Solar Panel Install	\$105.00	\$75.00										\$200.00		\$200.00
2024-0006	01/03/24	506		Turmans Ct	SR4	\$8,000.00	Sliding Door Replacement	\$155.00											\$200.00		\$200.00
2023-1403	01/03/24	1624		Pearl St	SR4	\$30,432.00	Solar Panel Install	\$105.00	\$75.00										\$200.00		\$200.00
2024-0001	01/04/24	501		Rhythm King Rd	SR4	\$31,000.00	Bathroom Remodel	\$500.00	\$95.00	\$190.00			\$10.00	\$10.00				\$200.00		\$200.00	
2023-1399	01/05/24	504	W	Indian Dancer Trl	SR4	\$20,817.00	Solar Panel Install	\$105.00	\$75.00										\$200.00		\$200.00
2024-0008	01/05/24	120	W	Macomb St	SR6	\$7,588.00	Sewer Repair	\$25.00		\$65.00									\$90.00		\$90.00
2024-0010	01/08/24	1301		Pearl St	SR6	\$7,188.00	Sewer Repair	\$25.00		\$190.00									\$155.00		\$155.00
2024-0012	01/09/24	1020-1022	E	5th St	SR6	\$2,000.00	Egress Window Install	\$65.00											\$65.00		\$65.00
2024-0015	01/10/24	1821	W	Chryster Dr	SR6	\$25,000.00	Cell Tower Maintenance	\$395.00											\$630.00		\$630.00
2023-1388	01/11/24	919		Fremont St	SR6	\$4,000.00	off/Re roof & Interior Rem	\$95.00											\$130.00		\$130.00
2024-0016	01/11/24	2239		Ridgefield Dr	SR4	\$7,000.00	Patio Door Replacement	\$140.00											\$140.00		\$140.00
2024-0011	01/16/24	2002		Gateway Center Dr	SR4	\$97,000.00	Signs for Club Car Wash	\$25.00	\$100.00										\$240.00		\$240.00
2024-0009	01/16/24	907		Alexandra Dr	SR4	\$15,000.00	Bathroom Remodel	\$147.50	\$12.50	\$65.00									\$337.50		\$337.50
2024-0013	01/17/24	319		Brocket Trl	SR6	\$118,300.00	Solar Panel Install	\$600.75	\$241.58	\$410.00			\$165.58	\$40.00	\$112.50	\$33.23	\$10.00	\$85.00	\$1,576.14		\$1,576.14
2024-0019	01/17/24	408		Streamwood Ln	SR4	\$8,360.00	Bathroom Remodel	\$235.00	\$75.00										\$200.00		\$200.00
2023-1412	01/22/24	320		Logan Ave	SR4	\$9,000.00	Bathroom Remodel	\$105.00	\$75.00										\$267.50		\$267.50
2024-0024	01/23/24	4177		Brookstone Ln	SR4	\$15,500.00	Tear off/Re roof	\$267.50											\$267.50		\$267.50
2024-0025	01/23/24	445		Wheatland Dr	SR4	\$13,111.00	Tear off/Re roof	\$231.67											\$231.67		\$231.67
2024-0026	01/23/24	602		Commander Pl	SR6	\$72,165.00	Tear off/Re roof	\$367.48											\$367.48		\$367.48
2024-0027	01/23/24	232		Scotts Army Trl	SR6	\$19,143.00	Tear off/Re roof	\$322.15											\$322.15		\$322.15
2024-0029	01/24/24	113	E	3rd St	SR6	\$5,998.00	Sewer Repair	\$25.00				\$130.00							\$155.00		\$155.00
2024-0030	01/25/24	255		Landmark Dr	SR4	\$10,500.00	Tear off/Re roof	\$192.50											\$192.50		\$192.50
2024-0031	01/25/24	4115		Hubbard Trl	SR4	\$13,000.00	Tear off/Re roof	\$230.00											\$230.00		\$230.00
2024-0032	01/26/24	247		Brocket Trl	SR6	\$28,915.00	Solar Panel Install	\$105.00	\$75.00										\$200.00		\$200.00
2024-0038	01/30/24	801		Johnson Ct	SR6	\$2,380.00	Solar Panel Install	\$105.00	\$75.00										\$200.00		\$200.00
2024-0035	01/30/24	120		Ruchman St	SR6	\$2,500.00	Sign for Johnny Pancakes	\$25.00											\$25.00		\$25.00
2024-0039	01/30/24	932		Garfield Ave	SR6	\$11,000.00	Tear off/Re roof	\$200.00											\$200.00		\$200.00
2024-0040	01/30/24	623		Pearl St	SR6	\$16,500.00	Tear off/Re roof	\$282.50											\$282.50		\$282.50
2024-0042	01/31/24	2333		Sunset Ln	MRRL	\$13,500.00	Tear off/Re roof	\$237.50											\$237.50		\$237.50
2023-1077	01/31/24	4212		Glenhaven Dr	SR4	\$13,000.00	Tear off/Re roof	\$230.00											\$230.00		\$230.00

-34 34 12 7 1 2 14 12 0 2 0 0 855.00 \$10,145.88 \$337.50 \$10,483.38

# RESIDENTIAL MONTHLY REPORT JANUARY 2024

Permit #	Date	Street #	Dir	Street Name	Zone	Value	Construction Type	BLDG	ELECT	PLUMB	HVAC	INS	REWV	ZONG	FD REWV	SIGN	FENCE	SW/DW	AMT PD
2023-1360	01/02/24	429	W	7th St	SR6	\$32,000.00	Window Replacement	\$515.00											
2024-0003	01/03/24	901		Jamestown Ave	SR4	\$17,699.00	Solar Panel Install	\$105.00	\$75.00										\$515.00
2024-0005	01/03/24	604	E	Pleasant	SR6	\$2,500.00	Electric Service Upgrade	\$25.00	\$105.00										\$200.00
2023-1408	01/03/24	1223		Piel Grocery Ln	SR4	\$46,292.00	Solar Panel Install	\$105.00	\$75.00										\$130.00
2024-0006	01/03/24	506		Trumans Ct	SR4	\$8,000.00	Sliding Door Replacement	\$155.00											\$200.00
2023-1403	01/03/24	1624		Pearl St	SR4	\$30,432.00	Solar Panel Install	\$105.00	\$75.00										\$155.00
2024-0001	01/04/24	501		Rythym King Rd	SR4	\$31,000.00	Bathroom Remodel	\$500.00	\$95.00	\$130.00									\$200.00
2023-1999	01/04/24	504		Indian Dancer Trl	SR4	\$20,817.00	Solar Panel Install	\$105.00	\$75.00										\$200.00
2024-0008	01/05/24	120	W	Macomb St	SR6	\$7,588.00	Sewer Repair	\$25.00		\$65.00									\$200.00
2024-0010	01/08/24	1301		Pearl St	SR6	\$7,188.00	Sewer Repair	\$25.00		\$130.00									\$200.00
2024-0012	01/09/24	1020-1022	E	5th St	SR6	\$2,000.00	Egress Window Install	\$65.00											\$90.00
2024-0016	01/11/24	919		Fremont St	SR6	\$4,000.00	off/Re roof & Interior Rem	\$95.00											\$155.00
2023-1388	01/16/24	2239		Ridgefield Dr	SR4	\$7,000.00	Patio Door Replacement	\$140.00											\$65.00
2024-0013	01/17/24	319		Brocker Trl	SR6	\$118,300.00	Solar Panel Install	\$600.75	\$241.58	\$410.00	\$165.58	\$40.00	\$23.23	\$10.00	\$10.00			\$85.00	\$130.00
2024-0019	01/17/24	408		Streamwood Ln	SR4	\$8,360.00	Solar Panel Install	\$105.00	\$75.00										\$200.00
2024-0025	01/23/24	445		Brookstone Ln	SR4	\$15,500.00	Tear off/Re roof	\$267.50											\$267.50
2024-0026	01/23/24	602		Wheatland Dr	SR4	\$13,111.00	Tear off/Re roof	\$231.67											\$231.67
2024-0027	01/23/24	232		Commander Pl	SR4	\$22,165.00	Tear off/Re roof	\$367.48											\$367.48
2024-0029	01/24/24	113	E	Scotts Army Trl	SR6	\$19,143.00	Tear off/Re roof	\$322.15											\$322.15
2024-0030	01/25/24	755		3rd St	SR6	\$5,998.00	Sewer Repair	\$25.00		\$130.00									\$155.00
2024-0031	01/25/24	4115		Landmark Dr	SR4	\$10,500.00	Tear off/Re roof	\$197.50											\$192.50
2024-0032	01/26/24	247		Hubbard Trl	SR4	\$13,000.00	Tear off/Re roof	\$230.00											\$230.00
2024-0038	01/30/24	801		Brocket Trl	SR6	\$28,915.00	Solar Panel Install	\$105.00	\$75.00										\$230.00
2024-0039	01/30/24	932		Johnson Ct	SR6	\$2,380.00	Solar Panel Install	\$105.00	\$75.00										\$200.00
2024-0040	01/30/24	623		Garfield Ave	SR6	\$11,000.00	Tear off/Re roof	\$200.00											\$200.00
2024-0042	01/31/24	2333		Pearl St	SR6	\$16,500.00	Tear off/Re roof	\$282.50											\$200.00
2023-1077	01/31/24	4212		Sunset Ln	SR6	\$13,500.00	Tear off/Re roof	\$237.50											\$282.50
				Glenhaven Dr	SR4	\$13,000.00	Tear off/Re roof	\$230.00											\$237.50
						\$527,888.00		\$5,467.05	\$966.58	\$865.00	\$165.58	\$50.00	\$128.23	\$90.00	\$0.00	\$0.00	\$0.00	\$85.00	\$7,817.44

COMMERCIAL MONTHLY REPORT JANUARY 2024

Permit #	Date	Street #	Dir	Street Name	Zone	Value	Construction Type	BLDG	ELECT	PLUMB	HVAC	INS	REVV	ZONG	FD REVV	SIGN	FENCE	SW/DW	AMT PD	EZ	TOTAL FEE
2023-1413	01/03/24	1006	W	Lincoln Ave	PH	\$5,344.00	Siding Replacement	\$198.44											\$198.44		\$198.44
2024-0015	01/10/24	1821	W	Chrysler Dr	PH	\$25,000.00	Cell Tower Maintenance	\$395.00											\$630.00		\$630.00
2024-0011	01/16/24	2002		Gateway Center Dr	PH	\$97,000.00	Signs for Club Car Wash	\$25.00	\$100.00										\$390.00		\$390.00
2024-0009	01/16/24	907		Alexandra Dr	PH	\$15,000.00	Bathroom Remodel	\$147.50											\$337.50		\$337.50
2023-1412	01/23/24	320		Logan Ave	PH	\$9,000.00	Bathroom Remodel	\$235.00	\$12.50	\$65.00									\$645.00		\$645.00
2024-0035	01/30/24	120		Buchanan St	PH	\$2,500.00	Sign for Johnny Pancakes	\$25.00		\$195.00									\$337.50		\$337.50
							TOTALS	\$1,025.94	\$112.50	\$280.00	\$0.00	\$0.00	\$580.00	\$75.00	\$0.00	\$275.00	\$0.00	\$0.00	\$2,328.44	\$337.50	\$2,665.94



# ELECTRICAL REGISTRATION JANUARY 2024

Permit #	Date	FEE	PYMNT	NAME	CO NAME	REG #	EXPIRES
2024-0004	01/03/24	\$ 50.00	CARD	Paul Tonkovic	PT Electric Service	24-0103-01	4/30/2024
2024-0018	01/16/24	\$ 50.00	cash	Dalton Tippet	Homebound Property Solutions LLC	24-0116-1	4/30/2024
2024-0028	01/23/24	\$ 50.00	cash	Baruc Lzcano	M & B Electrical	24-0123-1	4/30/2024
2024-0041	01/31/24	\$ 50.00	card	Mike Accetturo	Thomas Wilson Electric	24-0131-01	4/30/2024
		\$ 200.00					

# CODE ENFORCEMENT VIOLATIONS JANUARY 2024

Permit #	Date	Street #	Dir	Street Name	Zone	Code	Enforcement Fee	Check #/Cash	Owner
							\$0.00		



**INCOME STATEMENT FOR THE GENERAL FUND**

			Through	January	2024	
	Account #	Actual FY 23	Month of January	YTD Actual for FY 24	Budget FY 24	75% of Budget
<b>General Administration</b>						
RE Property Tax	01-4-110-4010	1,770,704.94	0.00	1,771,565.35	1,769,385	100%
Hotel / Motel Tax	01-4-110-4011	3,980.28	0.00	880.96	2,200	40%
Auto Rental Tax	01-4-110-4012	8,170.04	1,020.41	7,076.79	8,000	88%
Muni Infrastructure Maint	01-4-110-4013	70,884.89	5,492.42	51,322.62	70,105	73%
State Income Tax	01-4-110-4100	4,094,235.45	404,143.52	3,124,988.14	4,151,926	75%
Home Rule Sales Tax	01-4-110-4109	1,569,897.68	180,336.31	1,312,837.96	1,603,027	82%
Muni Sales Tax	01-4-110-4110	5,037,083.37	529,764.67	4,161,724.50	5,148,032	81%
Sales Tax to Developer	01-4-110-4111	0.00	0.00	0.00	0	0%
Local Use Tax	01-4-110-4112	1,031,810.57	86,639.94	709,439.84	970,947	73%
Local Motor Fuel Tax	01-4-110-4113	390,702.87	36,143.14	284,451.98	405,000	70%
Cannabis Tax	01-4-110-4115	39,894.75	3,197.24	28,390.18	40,076	71%
Replacement Tax	01-4-110-4120	1,689,573.59	148,247.16	1,054,341.72	1,500,000	70%
Repl Tax Dist to Pensions	01-4-110-4121	(264,297.00)	(264,297.00)	(264,297.00)	(264,297)	100%
Grants	01-4-110-4150	0.00	0.00	55,500.00	0	0%
American Rescue Plan Act	01-4-110-4152	1,710,788.18	0.00	1,758,523.58	0	0%
Business License	01-4-110-4200	9,365.00	295.00	10,670.00	9,980	107%
Liquor License & Fines	01-4-110-4210	168,800.00	0.00	164,320.00	162,100	101%
Amusement Machine	01-4-110-4230	106,639.67	1,250.10	113,125.10	113,000	100%
Court Fines	01-4-110-4400	145,439.41	11,321.02	116,337.68	120,000	97%
Parking Fines	01-4-110-4410	3,660.00	2,285.00	2,970.00	2,000	149%
Seized Vehicle Fee	01-4-110-4420	45,950.00	2,100.00	29,100.00	35,000	83%
Engr Fees-Subdivision	01-4-110-4430	119,833.00	0.00	37,269.00	0	#DIV/0!
Video Gambling	01-4-110-4440	541,209.21	43,686.62	411,963.56	500,000	82%
Franchise Fees	01-4-110-4450	254,574.63	0.00	168,196.53	262,313	64%
Comcast Fees	01-4-110-4455	0.00	0.00	0.00	0	0%
Death/Birth Certificates	01-4-110-4460	22,478.00	1,374.00	14,845.00	21,174	70%
Accident/Fire Reports	01-4-110-4470	3,175.00	0.00	1,620.00	3,465	47%
Annexation/Plat Fees	01-4-110-4471	59,298.44	0.00	0.00	0	#DIV/0!
Tipping Fees	01-4-110-4472	21,609.46	3,503.78	135,219.96	20,000	676%
Fuel Charges (outside vendors)	01-4-110-4550	499,211.24	40,640.79	415,496.60	485,000	86%
Interest Income	01-4-110-4600	382,828.12	65,953.49	554,165.26	24,000	2309%
Miscellaneous	01-4-110-4900	183,249.74	14,231.80	2,179,277.10	130,400	1671%
Heritage Days	01-4-110-4901	90,968.86	0.00	33,576.00	0	#DIV/0!
Historic Pres. Fundraising	01-4-110-4902	858.60	40.00	315.00	0	0%
Historic Pres. Grant Reimb.	01-4-110-4903	0.00	0.00	0.00	0	0%
Sale of Assets	01-4-110-4950	0.00	0.00	0.00	0	0%
Operating Transfer in (Reserves)	01-4-110-9998	0.00	0.00	0.00	0	0%
<b>Total General Administration Revenues</b>		<b>19,812,577.99</b>	<b>1,317,369.41</b>	<b>18,445,213.41</b>	<b>17,292,833</b>	<b>107%</b>
Salaries - Elected Officials	01-5-110-5000	215,888.40	24,910.20	164,702.05	215,889	76%
Salaries - Regular - FT	01-5-110-5010	226,442.65	35,716.17	169,010.40	249,211	68%
Group Health Insurance	01-5-110-5130	465,308.60	2,006.80	442,527.52	518,316	85%
Health Ins Claims Pd (Dental)	01-5-110-5131	30,472.00	408.00	15,922.64	30,000	53%
Group Life Insurance	01-5-110-5132	1,368.90	45.68	359.61	1,377	26%
Health Insurance Reimb.	01-4-110-4540	(153,306.55)	(9,311.64)	(112,107.57)	(144,861)	77%
Unemployment Compensation	01-5-110-5136	2,506.96	0.00	0.00	0	0%
Memberships, Mtgs & Conf,	01-5-110-5154	3,149.60	0.00	5,321.62	31,655	17%
Subscriptions/Ed Materials	01-5-110-5156	715.20	0.00	0.00	0	#DIV/0!
<b>Gen Admin Personnel &amp; Benefit Expenses</b>		<b>792,545.76</b>	<b>53,775.21</b>	<b>685,736.27</b>	<b>901,587</b>	<b>76%</b>
Repairs/Maint - Bldgs	01-5-110-6010	33,132.70	2,667.29	17,124.18	29,600	58%
Repairs/Maint - Equip	01-5-110-6020	3,235.97	309.33	2,725.11	5,000	55%
Legal	01-5-110-6110	9,493.39	838.14	6,038.62	46,250	13%
Other Professional Services	01-5-110-6190	106,919.29	4,003.97	22,819.17	92,000	25%
Back to Business Grant	01-5-110-6191	0.00	0.00	0.00	0	0%
Telephone	01-5-110-6200	21,042.92	2,221.85	8,827.37	21,250	42%
Codification	01-5-110-6225	950.00	0.00	513.00	6,200	8%
Other Communications	01-5-110-6290	1,655.56	145.49	1,214.72	2,250	54%
<b>Gen Admin Contractual Expenses</b>		<b>176,429.83</b>	<b>10,186.07</b>	<b>59,262.17</b>	<b>202,550</b>	<b>29%</b>



General Administration (cont)	Account #	Actual FY 23	Month of January	YTD Actual for FY 24	Budget FY 24	75% of Budget
Office Supplies	01-5-110-7020	108,715.04	5,146.96	108,874.69	122,334	89%
Gas and Oil	01-5-110-7030	481,925.30	35,415.59	371,265.05	460,000	81%
Other Supplies	01-5-110-7800	1,502.66	30.81	782.83	3,100	25%
<b>Gen Admin Supplies Expenses</b>		<b>592,143.00</b>	<b>40,593.36</b>	<b>480,922.57</b>	<b>585,434</b>	<b>82%</b>
Miscellaneous Expense	01-5-110-7900	93,410.99	2,627.04	2,100,503.34	33,150	6336%
Reimb of Seized Vehicle Fee	01-5-110-7901	0.00	0.00	0.00	0	0%
Heritage Days	01-5-110-7902	96,130.62	0.00	44,836.75	0	0%
Comcast Charges	01-5-110-7903	0.00	0.00	0.00	0	0%
Historic Preservation	01-5-110-7904	0.00	0.00	0.00	0	0%
Disaster Relief	01-5-110-7905	42,033.24	0.00	41,841.00	0	#DIV/0!
Operating Transfers Out (ARPA)	01-5-110-9990	929,430.84	200,000.00	380,882.62	0	#DIV/0!
Operating Transfers Out	01-5-110-9999	2,191,532.60	200,000.00	1,568,002.81	1,451,085	108%
<b>Total General Administration Expenses</b>		<b>3,942,192.80</b>	<b>307,181.68</b>	<b>4,939,263.91</b>	<b>3,173,806</b>	<b>156%</b>
<b>NET GENERAL ADMINISTRATION</b>		<b>15,870,385.19</b>	<b>1,010,187.73</b>	<b>13,505,949.50</b>	<b>14,119,027</b>	<b>96%</b>
<b>General Fund - Audit Department</b>						
RE Taxes - Audit	01-4-130-4010	20,051.20	0.00	20,057.96	20,000	100%
Accounting & Auditing	01-5-130-6100	45,390.00	0.00	51,660.00	50,000	103%
<b>NET - AUDIT DEPARTMENT</b>		<b>(25,338.80)</b>	<b>0.00</b>	<b>(31,602.04)</b>	<b>(30,000)</b>	<b>105%</b>
<b>General Fund - IMRF Department</b>						
RE Taxes - IMRF	01-4-140-4010	65,046.67	0.00	65,114.98	65,000	100%
Replacement Tax	01-4-140-4120	90,999.00	90,999.00	90,999.00	90,999	100%
Expense Reimbursement	01-4-140-4940	15,664.88	918.06	8,292.63	17,121	48%
Total IMRF Revenues		171,710.55	91,917.06	164,406.61	173,120	95%
IMRF Premium Expense	01-5-140-5120	119,758.64	7,192.43	61,106.56	99,630	61%
<b>NET - IMRF DEPARTMENT</b>		<b>51,951.91</b>	<b>84,724.63</b>	<b>103,300.05</b>	<b>73,490</b>	<b>141%</b>
<b>General Fund - Social Security Department</b>						
RE Taxes - FICA/Med	01-4-150-4010	200,157.81	0.00	200,244.16	200,000	100%
Expense Reimbursement	01-4-150-4940	146,492.59	16,217.97	117,544.02	158,110	74%
Library Expense Reimb.	01-4-150-4941	36,007.97	4,579.00	30,206.80	42,425	71%
Total Soc Security Revenues		382,658.37	20,796.97	347,994.98	400,535	87%
FICA Expense	01-5-150-5110	235,689.41	28,086.44	193,357.44	240,393	80%
Medicare Expense	01-5-150-5112	148,125.89	17,794.51	122,153.68	151,975	80%
Total Soc Security Expenses		383,815.30	45,880.95	315,511.12	392,368	80%
<b>NET - SOCIAL SECURITY DEPT</b>		<b>(1,156.93)</b>	<b>(25,083.98)</b>	<b>32,483.86</b>	<b>8,167</b>	<b>298%</b>
<b>General Fund - Liability Insurance Dept</b>						
RE Taxes - Ins Liability	01-4-160-4010	300,214.25	0.00	300,360.98	300,000	100%
Expense Reimbursement	01-4-160-4940	0.00	0.00	0.00	0	0%
Total Liability Insurance Revenues		300,214.25	0.00	300,360.98	300,000	100%
Insurance Premium	01-5-160-6800	470,305.33	0.00	472,444.18	484,430	98%
<b>NET - LIABILITY INSURANCE DEPT</b>		<b>(170,091.08)</b>	<b>0.00</b>	<b>(172,083.20)</b>	<b>(184,430)</b>	<b>93%</b>

<b>Police Department</b>	<b>Account #</b>	<b>Actual FY 23</b>	<b>Month of January</b>	<b>YTD Actual for FY 24</b>	<b>Budget FY 24</b>	<b>75% of Budget</b>
RE Property Tax	01-4-210-4010	1,202,323.45	0.00	1,322,677.15	1,321,032	100%
Grants	01-4-210-4150	22,148.92	17,372.20	160,729.02	20,750	775%
Asset Forfeiture Revenue	01-4-210-4386	8,858.78	0.00	3,071.48	0	#DIV/0!
Police Court Fines	01-4-210-4400	52,628.33	2,685.35	43,507.42	35,628	122%
eCitation Fees	01-4-210-4410	2,141.14	142.00	1,891.09	0	#DIV/0!
Police Accident Reports	01-4-210-4470	0.00	420.00	830.00	0	#DIV/0!
Sex Offender Reg Fee	01-4-210-4480	2,500.00	100.00	1,700.00	2,500	68%
Violent Offender Reg Fee	01-4-210-4490	0.00	10.00	10.00	0	0%
Miscellaneous Revenues	01-4-210-4900	32,076.45	5,340.00	39,155.21	35,000	112%
Expense Reimbursement	01-4-210-4940	19,247.05	0.00	21,300.66	0	0%
SRO Reimbursement	01-4-210-4945	85,146.52	26,726.98	90,623.82	108,180	84%
Sale of Assets	01-4-210-4950	32,000.00	0.00	12,970.00	0	0%
COSSAP Reimbursement	01-4-210-4955	135,570.47	20,653.30	92,975.85	0	0%
<b>Total Police Department Revenues</b>		<b>1,594,641.11</b>	<b>73,449.83</b>	<b>1,791,441.70</b>	<b>1,523,090</b>	<b>118%</b>
Salary - Regular - FT	01-5-210-5010	3,890,735.42	472,383.42	3,113,571.41	4,219,697	74%
Overtime	01-5-210-5040	290,874.09	64,716.79	388,092.74	365,650	106%
Police Pension	01-5-210-5122	1,781,438.00	393,191.25	1,179,573.75	1,572,765	75%
Health Insurance	01-5-210-5130	828,890.29	7,555.68	536,963.78	1,099,983	49%
Dental Claims	01-5-210-5131	47,429.92	2,061.60	31,477.62	52,000	61%
Unemployment Compensation	01-5-210-5136	1,043.42	0.00	0.00	0	0%
Uniform Allowance	01-5-210-5140	81,505.95	(1,100.38)	91,940.70	101,342	91%
Training	01-5-210-5152	53,695.53	0.00	69,194.18	132,780	52%
<b>Police Dept Personnel &amp; Benefit Expenses</b>		<b>6,975,612.62</b>	<b>938,808.36</b>	<b>5,410,814.18</b>	<b>7,544,217</b>	<b>72%</b>
Repair/Maint-Equipment	01-5-210-6020	16,341.64	1,984.64	17,439.37	31,510	55%
Repair/Maint-Vehicles	01-5-210-6030	54,639.70	2,207.47	28,252.91	89,850	31%
Telephone/Utilities	01-5-210-6200	37,139.95	1,283.70	40,019.26	51,000	78%
Physical Exams	01-5-210-6810	13,467.50	0.00	2,125.00	11,840	18%
Community Policing	01-5-210-6816	4,674.57	435.77	4,251.76	10,000	43%
K-9 Program Expenses	01-5-210-6818	28,133.83	275.49	8,767.66	7,698	114%
Sex Offender State Disburse	01-5-210-6835	1,495.00	195.00	1,105.00	3,600	31%
Violent Offender State Disburse	01-5-210-6845	60.00	0.00	30.00	0	0%
<b>Police Department - Contractual Expenses</b>		<b>155,952.19</b>	<b>6,382.07</b>	<b>101,990.96</b>	<b>205,498</b>	<b>50%</b>
Office Supplies	01-5-210-7020	3,495.00	439.95	3,536.56	8,550	41%
Gas & Oil	01-5-210-7030	108,484.71	7,693.27	79,742.95	127,000	63%
Operating Supplies	01-5-210-7040	23,081.70	867.47	19,041.46	46,025	41%
Miscellaneous Expense	01-5-210-7900	8,790.29	527.86	64,300.99	18,700	344%
Police Asset Forfeiture Expense	01-5-210-7901	8,858.78	0.00	8,139.84	0	#DIV/0!
eCitation Expenses	01-5-210-7902	2,242.00	0.00	1,526.16	3,000	51%
<b>Police Department - Supplies Expense</b>		<b>154,952.48</b>	<b>9,528.55</b>	<b>176,287.96</b>	<b>203,275</b>	<b>87%</b>
Equipment	01-5-210-8200	42,858.23	1,021.90	14,997.61	45,230	33%
Vehicles	01-5-210-8300	0.00	0.00	0.00	0	#DIV/0!
<b>Total Police Department Expenses</b>		<b>7,329,375.52</b>	<b>955,740.88</b>	<b>5,704,090.71</b>	<b>7,998,220</b>	<b>71%</b>
<b>NET - POLICE DEPARTMENT</b>		<b>(5,734,734)</b>	<b>(882,291)</b>	<b>(3,912,649)</b>	<b>(6,475,130)</b>	<b>60%</b>
<b>Public Safety Building Department</b>						
Salaries - Regular - FT	01-5-215-5010	604,621.63	65,231.47	541,530.85	780,867	69%
Other (FICA & IMRF)	01-5-215-5079	83,696.73	8,271.35	64,427.22	123,455	52%
Other Contractual Services	01-5-215-6890	280,504.86	18,490.23	166,187.82	357,500	46%
<b>NET - PUBLIC SAFETY BLDG DEPT</b>		<b>(968,823.22)</b>	<b>38,469.89</b>	<b>(772,145.89)</b>	<b>(1,261,822)</b>	<b>61%</b>

<b>Fire Department</b>	<b>Account #</b>	<b>Actual FY 23</b>	<b>Month of January</b>	<b>YTD Actual for FY 24</b>	<b>Budget FY 24</b>	<b>75% of Budget</b>
RE Property Tax	01-4-220-4010	1,021,902.61	0.00	1,152,126.91	1,150,714	100%
Grants	01-4-220-4150	3,509.97	0.00	8,622.07	0	0%
Fire Reports	01-4-220-4470	0.00	5.00	5.00	0	#DIV/0!
Miscellaneous Revenues	01-4-220-4900	47,212.40	1,740.00	22,211.54	5,250	423%
Expense Reimbursement	01-4-220-4940	860.89	0.00	55,210.19	0	0%
Sale of Assets	01-4-220-4950	210,000.00	0.00	0.00	0	0%
Ambulance Services	01-4-220-4960	0.00	72,048.15	260,539.45	600,000	43%
<b>Total Fire Department Revenues</b>		<b>1,283,485.87</b>	<b>73,793.15</b>	<b>1,498,715.16</b>	<b>1,755,964</b>	<b>85%</b>
Salaries - Regular - FT	01-5-220-5010	2,315,718.51	279,073.12	1,924,038.20	2,569,796	75%
Overtime	01-5-220-5040	216,495.85	13,013.32	109,758.47	218,423	50%
Fire Pension	01-5-220-5124	1,439,187.00	311,755.50	935,266.50	1,247,022	75%
Health Insurance	01-5-220-5130	531,253.10	931.07	323,079.53	674,699	48%
Dental Insurance	01-5-220-5131	28,087.04	5,643.62	33,348.42	30,000	111%
Unemployment Compensation	01-5-220-5136	0.00	0.00	0.00	0	0%
Uniform Allowance	01-5-220-5140	35,397.45	228.00	39,799.90	40,200	99%
Training	01-5-220-5152	11,291.58	750.00	5,683.47	23,939	24%
<b>Fire Depart Personnel &amp; Benefits Expenses</b>		<b>4,577,430.53</b>	<b>611,394.63</b>	<b>3,370,974.49</b>	<b>4,804,079</b>	<b>70%</b>
Repair/Maint-Bldg	01-5-220-6010	43,947.15	2,192.45	34,334.57	34,130	101%
Repair/Maint-Equipment	01-5-220-6020	17,905.12	328.52	16,224.91	17,050	95%
Repair/Maint-Vehicles	01-5-220-6030	46,883.58	0.00	32,732.10	49,000	67%
Telephone/Utilities	01-5-220-6200	11,213.06	821.67	8,349.64	11,811	71%
Physical Exams	01-5-220-6810	519.00	0.00	0.00	1,000	0%
Fire Prevention	01-5-220-6822	6,594.37	327.60	7,102.92	7,830	91%
Emergency Medical Supplies	01-5-220-6824	11,138.45	751.37	6,136.03	11,740	52%
Ambulance Services	01-5-220-6830	0.00	140,148.39	1,265,949.52	1,719,733	74%
<b>Fire Department - Contractual Expenses</b>		<b>138,200.73</b>	<b>144,570.00</b>	<b>1,370,829.69</b>	<b>1,852,294</b>	<b>74%</b>
Office Supplies	01-5-220-7020	29,697.38	1,954.13	31,755.62	33,850	94%
Gas & Oil	01-5-220-7030	27,759.67	1,760.95	18,830.04	35,094	54%
Operating Supplies	01-5-220-7040	8,296.17	249.51	4,874.22	9,900	49%
Miscellaneous Expense	01-5-220-7900	10,464.32	0.00	824.00	0	#DIV/0!
<b>Fire Department - Supplies Expenses</b>		<b>76,217.54</b>	<b>3,964.59</b>	<b>56,283.88</b>	<b>78,844</b>	<b>71%</b>
Equipment	01-5-220-8200	19,277.03	3,824.87	18,639.76	32,470	57%
<b>Total Fire Department Expenses</b>		<b>4,811,125.83</b>	<b>763,754.09</b>	<b>4,816,727.82</b>	<b>6,767,687</b>	<b>71%</b>
<b>NET - FIRE DEPARTMENT</b>		<b>(3,527,639.96)</b>	<b>(689,960.94)</b>	<b>(3,318,012.66)</b>	<b>(5,011,723)</b>	<b>66%</b>
<b>Police &amp; Fire Commission Department</b>						
Physical Exams	01-5-225-6810	8,954.00	0.00	6,640.20	37,400	18%
Other Contractual Services	01-5-225-6890	10,701.63	1,867.50	13,745.00	12,250	112%
<b>NET - POLICE &amp; FIRE COMMISSION</b>		<b>(19,655.63)</b>	<b>1,867.50</b>	<b>(20,385.20)</b>	<b>(49,650)</b>	<b>41%</b>

<b>Community Development</b>	<b>Account #</b>	<b>Actual FY 23</b>	<b>Month of January</b>	<b>YTD Actual for FY 24</b>	<b>Budget FY 24</b>	<b>75% of Budget</b>
Building Permits	01-4-230-4300	490,324.14	5,963.61	341,696.20	300,000	114%
Electric Permits	01-4-230-4310	79,267.21	1,079.08	15,495.17	36,000	43%
Electrician Certification Fees	01-4-230-4315	1,800.00	150.00	2,750.00	3,000	92%
Plumbing Permits	01-4-230-4320	16,562.17	1,125.00	10,339.70	17,000	61%
HVAC Permits	01-4-230-4330	36,230.90	165.58	4,311.32	18,000	24%
Plan Review Fees	01-4-230-4340	216,033.37	708.23	101,870.22	90,000	113%
Sidewalk/Lot Grading Fees	01-4-230-4350	36,737.20	85.00	15,630.00	20,000	78%
Insulation Permits	01-4-230-4360	12,080.00	50.00	817.50	9,000	9%
Fire Review Fees	01-4-230-4365	0.00	0.00	0.00	2,750	0%
Zoning Review Fee	01-4-230-4370	5,287.50	165.00	4,659.47	4,000	116%
Code Enforcement	01-4-230-4380	3,200.00	0.00	4,487.28	3,000	150%
Forced Mowings Reimb.	01-4-230-4385	232.50	0.00	1,783.75	0	0%
Other Permits	01-4-230-4390	6,480.00	275.00	7,084.00	4,000	177%
Miscellaneous	01-4-230-4900	472.00	0.00	114.00	100	114%
Expense Reimbursement	01-4-230-4940	3,584.31	417.97	1,130.54	3,000	38%
Planning Fees	01-4-230-4950	23,349.25	1,000.00	3,300.00	20,000	17%
Planning Miscellaneous	01-4-230-4955	0.00	25.00	915.00	1,000	92%
<b>Building Department - Revenues</b>		<b>931,640.55</b>	<b>11,209.47</b>	<b>516,384.15</b>	<b>530,850</b>	<b>97%</b>
Salaries- Regular - FT	01-5-230-5010	267,686.62	29,042.88	210,031.16	285,662	74%
FICA	01-5-230-5079	19,641.19	1,440.39	14,734.24	21,853	67%
IMRF	01-5-230-5120	15,664.88	918.06	8,292.63	17,121	48%
Health Ins Expense	01-5-230-5130	57,671.62	743.93	32,482.34	81,709	40%
Dental Insurance	01-5-230-5131	2,168.80	1,492.00	3,870.40	4,000	97%
Unemployment	01-5-230-5136	0.00	0.00	0.00	0	0%
Training	01-5-230-5152	1,270.08	0.00	0.00	2,000	0%
<b>Building Dept Personnel &amp; Benefits Expense</b>		<b>364,103.19</b>	<b>33,637.26</b>	<b>269,410.77</b>	<b>412,345</b>	<b>65%</b>
Repair/Maint - Equip	01-5-230-6020	2,783.74	168.50	1,529.20	3,300	46%
Repair/Maint - Vehicles	01-5-230-6030	1,606.35	0.00	1,046.70	3,000	35%
Other Professional Services	01-5-230-6190	36,251.64	3,090.41	38,313.69	73,335	52%
Telephone	01-5-230-6200	1,666.96	122.19	986.50	1,700	58%
Postage	01-5-230-6210	5,201.94	44.10	1,737.32	6,000	29%
Printing & Publishing	01-5-230-6220	4,443.80	0.00	1,116.00	3,000	37%
Other Contractual Services	01-5-230-6890	0.00	0.00	0.00	6,150	0%
<b>Building Department - Contractual Expenses</b>		<b>51,954.43</b>	<b>3,425.20</b>	<b>44,729.41</b>	<b>96,485</b>	<b>46%</b>
Office Supplies	01-5-230-7020	5,719.90	175.00	2,495.28	5,000	50%
Gas & Oil	01-5-230-7030	1,838.88	109.26	1,541.32	2,500	62%
Miscellaneous Expense	01-5-230-7900	1,487.66	0.00	72.81	1,000	7%
Operating Transfer Out	01-5-230-9999	0.00	0.00	0.00	0	0%
<b>Building Department - Supplies Expenses</b>		<b>9,046.44</b>	<b>284.26</b>	<b>4,109.41</b>	<b>8,500</b>	<b>48%</b>
<b>Total Building Department Expenses</b>		<b>425,104.06</b>	<b>37,346.72</b>	<b>318,249.59</b>	<b>517,330</b>	<b>62%</b>
<b>NET - BUILDING DEPARTMENT</b>		<b>506,536.49</b>	<b>(26,137.25)</b>	<b>198,134.56</b>	<b>13,520</b>	<b>1465%</b>
<b>Civil Defense Department</b>						
RE Tax - Civil Defense	01-4-240-4010	7,027.91	0.00	7,037.06	7,000	101%
Miscellaneous Revenues	01-4-240-4900	0.00	0.00	0.00	0	0%
Miscellaneous Expense	01-5-240-7900	0.00	0.00	6,223.00	6,800	92%
<b>NET - CIVIL DEFENSE DEPARTMENT</b>		<b>7,027.91</b>	<b>65,231.47</b>	<b>814.06</b>	<b>200</b>	<b>9%</b>

<b>Street Department</b>	<b>Account #</b>	<b>Actual FY 23</b>	<b>Month of January</b>	<b>YTD Actual for FY 24</b>	<b>Budget FY 24</b>	<b>75% of Budget</b>
RE Tax - Road & Bridge	01-4-310-4010	340,586.34	0.00	360,361.14	320,000	113%
Grants	01-4-310-4150	0.00	2,880.68	190,380.68	0	0%
Sidewalk/Driveway/Lot Grading	01-4-310-4350	0.00	0.00	0.00	0	0%
Miscellaneous Revenues	01-4-310-4900	7,118.54	1,019.45	4,575.37	5,000	92%
Expense Reimbursement	01-4-310-4940	38,775.36	530.80	372,562.33	15,000	2484%
Expense Reimbursement	01-5-310-4940	0.00	0.00	(20,870.37)	0	0%
Sale of Assets	01-4-310-4950	0.00	0.00	0.00	0	0%
Intergovernmental Revenue	01-4-310-4960	0.00	0.00	0.00	0	0%
<b>Street Department - Revenues</b>		<b>386,480.24</b>	<b>4,430.93</b>	<b>907,009.15</b>	<b>340,000</b>	<b>267%</b>
Salaries - Regular - FT	01-5-310-5010	713,714.43	84,540.67	580,130.78	763,453	76%
Overtime	01-5-310-5040	60,235.25	5,077.40	68,214.55	55,000	124%
Health Insurance	01-5-310-5130	232,540.16	21,502.60	199,405.76	281,272	71%
Uniform Allowance	01-5-310-5140	18,273.37	1,200.44	12,414.82	16,700	74%
Training	01-5-310-5152	1,091.58	0.00	0.00	1,500	0%
<b>Street Dept - Personnel &amp; Benefits Expenses</b>		<b>1,025,854.79</b>	<b>112,321.11</b>	<b>860,165.91</b>	<b>1,117,925</b>	<b>77%</b>
Repair/Maint - Storm Drain	01-5-310-6001	20,983.49	72.48	24,303.96	30,000	81%
Repair/Maint - St/Parking Lot	01-5-310-6002	125,758.84	12,573.37	97,384.26	100,000	97%
Repair/Maint - Sidewalk/Curb	01-5-310-6003	94,070.35	15,061.40	39,621.99	40,000	99%
Repair/Maint - Building	01-5-310-6010	17,133.15	1,165.68	8,974.00	12,000	75%
Repair/Maint - Equipment	01-5-310-6020	142,623.71	19,138.73	191,751.33	140,000	137%
Repair/Maint - Traffic Signal	01-5-310-6024	25,692.03	0.00	7,594.01	32,500	23%
Telephone/Utilities	01-5-310-6200	9,586.71	803.89	6,872.41	9,200	75%
Leaf Clean-up/Removal	01-5-310-6826	973.00	0.00	657.50	12,000	5%
<b>Street Department - Contractual Expenses</b>		<b>436,821.28</b>	<b>48,815.55</b>	<b>377,159.46</b>	<b>375,700</b>	<b>100%</b>
Office Supplies	01-5-310-7020	5,880.80	158.50	5,663.58	6,000	94%
Gas & Oil	01-5-310-7030	84,954.94	5,673.73	53,364.02	80,000	67%
Operating Supplies	01-5-310-7040	28,032.72	2,204.18	35,145.67	30,000	117%
Miscellaneous Expense	01-5-310-7900	2,371.79	130.00	1,080.00	62,000	2%
<b>Street Department - Supplies Expenses</b>		<b>121,240.25</b>	<b>8,166.41</b>	<b>95,253.27</b>	<b>178,000</b>	<b>54%</b>
<b>Equipment</b>	<b>01-5-310-8200</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>	<b>0%</b>
<b>Total Street Department Expenses</b>		<b>1,583,916.32</b>	<b>169,303.07</b>	<b>1,332,578.64</b>	<b>1,671,625</b>	<b>80%</b>
<b>NET - STREET DEPARTMENT</b>		<b>(1,197,436.08)</b>	<b>(164,872.14)</b>	<b>(425,569.49)</b>	<b>(1,331,625)</b>	<b>32%</b>
<b>Street Lighting</b>						
RE Tax - Street Lighting	01-4-330-4010	210,183.38	0.00	210,294.06	210,000	100%
Expense Reimbursement	01-5-330-4940	0.00	0.00	0.00	0	0%
Repair/ Maint - Street Light	01-5-330-6022	18,954.50	7,222.93	34,106.60	10,000	341%
Street Lighting - Electricity	01-5-330-6310	250,636.33	1,570.88	158,217.36	273,490	58%
<b>NET - STREET LIGHTING</b>		<b>(59,407.45)</b>	<b>(8,793.81)</b>	<b>17,970.10</b>	<b>(73,490)</b>	<b>-24%</b>

Landfill Department	Account #	Actual FY 23	Month of January	YTD Actual for FY 24	Budget FY 24	75% of Budget
RE Tax - Refuse/Landfill	01-4-335-4010	50,048.18	0.00	50,081.98	50,000	100%
Miscellaneous Revenue	01-4-335-4900	0.00	0.00	0.00	0	0%
Miscellaneous Expenses	01-5-335-7900	54,217.00	0.00	4,260.00	54,500	8%
<b>NET - GARBAGE DEPARTMENT</b>		<b>(4,168.82)</b>	<b>0.00</b>	<b>45,821.98</b>	<b>(4,500)</b>	<b>-1018%</b>
<b>Forestry Department</b>						
RE Tax - Forestry	01-4-340-4010	40,062.49	0.00	40,073.98	40,000	100%
Other Fees	01-4-340-4490	0.00	0.00	0.00	0	0%
Miscellaneous	01-4-340-4900	0.00	0.00	0.00	0	0%
Forestry Department Revenues		40,062.49	0.00	40,073.98	40,000	100%
Repair/ Maint - Other	01-5-340-6090	0.00	0.00	0.00	0	0%
Tree Removal or Purchase	01-5-340-6850	53,490.50	0.00	28,851.83	43,000	67%
Miscellaneous Expense	01-5-340-7900	0.00	0.00	0.00	0	0%
Forestry Department Expenses		53,490.50	0.00	28,851.83	43,000	67%
<b>NET - FORESTRY DEPARTMENT</b>		<b>(13,428.01)</b>	<b>0.00</b>	<b>11,222.15</b>	<b>(3,000)</b>	<b>0%</b>
<b>Engineering Department</b>						
Engineering	01-5-360-6140	7,658.00	0.00	15,251.13	27,000	56%
Subdivision Expense	01-5-360-6824	27,415.00	13,395.00	40,840.00	10,000	408%
Office Supplies	01-5-360-7020	7,149.71	215.49	6,172.60	7,500	82%
Gas & Oil	01-5-360-7030	0.00	0.00	0.00	0	0%
<b>NET - ENGINEERING DEPARTMENT</b>		<b>(42,222.71)</b>	<b>(13,610.49)</b>	<b>(62,263.73)</b>	<b>(44,500)</b>	<b>140%</b>
<b>Health / Social Services</b>						
Council on Aging	01-5-410-6830	0.00	0.00	0.00	0	#DIV/0!
Demolition / Nuisance	01-5-410-6832	3,228.75	0.00	3,398.75	4,500	76%
<b>NET - HEALTH / SOCIAL SERVICES</b>		<b>(3,228.75)</b>	<b>0.00</b>	<b>(3,398.75)</b>	<b>(4,500)</b>	<b>76%</b>
<b>Economic Development</b>						
Planning Dept Services	01-5-610-6150	1,880.00	0.00	1,160.00	3,360	35%
Economic / Business	01-5-610-6840	80,430.00	7,000.00	78,000.00	87,462	89%
Tourism	01-5-610-6842	0.00	0.00	0.00	0	#DIV/0!
Historic Preservation	01-5-610-6844	4,425.81	0.00	3,410.35	4,550	75%
<b>NET - ECONOMIC DEVELOPMENT</b>		<b>(86,735.81)</b>	<b>(7,000.00)</b>	<b>(82,570.35)</b>	<b>(95,372)</b>	<b>87%</b>
<b>Buchanan Street Strolls</b>						
Strolls Vendor Fee	01-4-615-4490	0.00	0.00	0.00	0	#DIV/0!
Strolls Sponsors	01-4-615-4495	0.00	0.00	0.00	0	#DIV/0!
Strolls Miscellaneous	01-4-615-4900	0.00	0.00	0.00	0	#DIV/0!
<b>STROLLS REVENUE</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>	<b>#DIV/0!</b>
Buchanan Strolls Entertainment	01-5-615-6190	0.00	0.00	0.00	0	#DIV/0!
Buchanan Strolls Supplies	01-5-615-7040	0.00	0.00	0.00	0	#DIV/0!
Buchanan Strolls Misc.	01-5-615-7900	0.00	0.00	0.00	0	#DIV/0!
<b>STROLLS EXPENSES</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>	<b>#DIV/0!</b>
<b>NET - BUCHANAN STREET STROLLS</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>	<b>#DIV/0!</b>
<b>Utility Tax Dept.</b>						
Utility Tax - Electric	01-4-751-4131	1,011,810.07	76,001.27	688,106.42	1,100,000	63%
Utility Tax - Gas	01-4-751-4132	1,296,411.73	124,041.76	463,628.23	925,000	50%
Utility Tax - Telephone	01-4-751-4133	141,769.92	10,984.86	102,645.34	135,000	76%
Grants	01-4-751-4150	0.00	0.00	0.00	0	0%
Expense Reimbursement	01-4-751-4940	0.00	0.00	0.00	0	0%
Tripp Rd. Reconstruction	01-5-751-8056	0.00	0.00	0.00	0	0%
Southside Stormsewer Study	01-5-751-8058	0.00	0.00	0.00	0	0%
Bellwood Detention Basin	01-5-751-8060	0.00	0.00	0.00	0	0%
Poplar Grove/ Lawrenceville Int	01-5-751-8062	0.00	0.00	0.00	0	0%
		2,449,991.72	211,027.89	1,254,379.99	2,160,000	58%
<b>TOTAL GENERAL FUND REVENUES</b>		<b>27,640,773.81</b>	<b>1,803,994.71</b>	<b>25,553,451.17</b>	<b>24,803,392</b>	<b>103%</b>
<b>TOTAL GENERAL FUND EXPENSES</b>		<b>20,608,948.25</b>	<b>2,409,664.67</b>	<b>19,184,055.24</b>	<b>22,998,730</b>	<b>83%</b>
<b>NET REV OVER (UNDER) EXP</b>		<b>7,031,825.56</b>	<b>(605,669.96)</b>	<b>6,369,395.93</b>	<b>1,804,663</b>	

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

**Water / Sewer General Administration**

Line Item	Account #	Actual FY 23	Month of January	Actual FY 24	Budget FY 24	75% of Budget
<b>Beginning Cash &amp; Investments</b>		75,632		76,901.00	75,632	
Interest Income-sweep acct	61-4-110-4600	0	0.00	0.00	200	
Miscellaneous Revenues	61-4-110-4900	1,269	790.00	2,017.18	0	
Operating Transfer Out	61-5-110-9999	0	0.00	0.00	0	
<b>Ending Cash</b>		76,901	790.00	78,918.18	75,832	

**Water Department**

Line Item	Account #	Actual FY 23	Month of January	Actual FY 24	Budget FY 24	75% of Budget
<b>Beginning Cash &amp; Investments</b>		220,437		273,187.92	258,350	
Grants	61-4-810-4150	0	0.00	0.00	0	#DIV/0!
Water Consumption	61-4-810-4500	1,943,871	159,993.35	1,463,923.31	2,020,285	72%
Dep on Agr - Westhill	61-4-810-4521	31,738	2,437.00	12,185.00	10,000	0%
Meters Sold	61-4-810-4530	159,337	875.00	58,527.45	97,250	60%
Other Services	61-4-810-4590	3,397	62.00	2,735.00	3,000	91%
W/S Interest	61-4-810-4600	133	24.00	185.29	200	93%
Miscellaneous Revenues	61-4-810-4900	50	0.00	7,983.44	0	0%
Expense Reimbursement	61-4-810-4940	500	0.00	4,509.94	0	0%
Sale of Assets	61-4-810-4950	0	0.00	0.00	0	0%
Operating Transfers-In	61-4-810-9998	0	0.00	0.00	0	0%
<b>Total Water Department Revenues</b>		2,139,026	163,391.35	1,550,049.43	2,130,735	73%
Salaries - Regular - FT	61-5-810-5010	557,086	64,358.21	455,463.88	604,665	75%
Overtime	61-5-810-5040	59,607	3,964.80	40,559.82	35,000	116%
FICA Water	61-5-810-5079	43,500	5,214.86	35,938.22	48,916	73%
IMRF	61-5-810-5120	40,295	2,362.76	22,109.57	38,323	58%
Group Health Insurance	61-5-810-5130	211,134	14,500.62	146,297.58	192,524	76%
Uniform Allowance	61-5-810-5140	7,856	732.29	6,630.56	12,525	53%
Rep& Maint-Infrastructure	61-5-810-6000	128,858	11,814.03	62,406.28	74,000	84%
Rep& Maint - Buildings	61-5-810-6010	12,236	291.27	10,227.98	16,000	64%
Rep& Maint - Equipment	61-5-810-6020	54,961	6,728.74	42,638.85	35,000	122%
Rep& Maint - Vehicles	61-5-810-6030	12,927	8.33	6,131.53	20,000	31%
Rep& Maint - Contractual	61-5-810-6040	87,283	2,884.20	56,906.08	80,000	71%
Other Professional Serv	61-5-810-6190	7,318	1,147.90	10,730.10	10,000	107%
Telephone	61-5-810-6200	5,935	470.13	4,007.03	10,000	40%
Postage	61-5-810-6210	24,040	400.00	13,078.95	18,000	73%
Utilities	61-5-810-6300	134,570	25,983.63	207,836.35	200,000	104%
Office Equip Rental/Maint	61-5-810-6410	25,309	326.29	7,678.71	33,000	23%
Liability Insurance	61-5-810-6800	114,568	0.00	116,293.96	118,450	98%
Lab Expense	61-5-810-6812	17,036	951.72	16,484.76	47,000	35%
Office Supplies	61-5-810-7020	26,450	74.17	10,380.48	10,000	104%
Gas & Oil	61-5-810-7030	24,801	(1,286.06)	16,885.57	25,000	68%
Operating Supplies	61-5-810-7040	82,019	321.23	82,943.52	67,000	124%
Chemicals	61-5-810-7050	105,842	10,906.00	95,812.03	120,000	80%
Meters	61-5-810-7060	100,821	7,456.07	82,769.53	20,000	414%
Bad Debt Expense	61-5-810-7850	822	0.00	532.95	2,000	27%
Miscellaneous Expense	61-5-810-7900	7,112	10.00	5,089.72	4,000	127%
Disaster Relief	61-5-810-7905	0	0.00	0.00	0	#DIV/0!
Equipment	61-5-810-8200	0	0.00	0.00	0	0%
Transfer Out	61-5-810-9999	0	0.00	0.00	0	0%
Depreciation Set Aside		295,000	23,750.00	213,750.00	285,000	75%
Bond Pmt Set Aside		0	0.00	0.00	0	0%
<b>Total Water Department Expenses</b>		2,187,386	183,371.19	1,769,584.01	2,126,403	83%
<b>NET WATER DEPARTMENT</b>		(48,360)	(19,979.84)	(219,534.58)	4,332	
Change in Accounts Receivable (YTD)		(4,390)		(4,390.37)		
<b>Ending Cash &amp; Investments</b>		220,437	(19,979.84)	49,262.97	262,682	

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

**Sewer Department**

Line Item	Account #	Actual FY 23	Month of January	Actual FY 24	Budget FY 24	75% of Budget
<b>Beginning Cash &amp; Investments</b>		649,934		555,395.78	400,598	
Grants	61-4-820-4150	0	0.00	0.00	0	0%
Sewer Consumption	61-4-820-4500	2,656,966	221,197.89	2,280,418.19	2,489,404	92%
Dep on Agr - Westhills	61-4-820-4521	13,946	1,313.00	6,565.00	10,000	0%
Meters Sold	61-4-820-4530	158,854	875.00	38,161.50	97,250	39%
Other Services	61-4-820-4590	40,214	3,686.40	38,460.80	53,000	73%
WWT Interest	61-4-820-4600	10,145	790.59	10,483.16	0	#DIV/0!
Miscellaneous Revenues	61-4-820-4900	18,914	0.00	11,127.67	0	0%
Expense Reimbursement	61-4-820-4940	0	0.00	16,264.42	0	0%
Operating Transfers-In	61-4-820-9998	0	0.00	0.00	0	0%
<b>Total Sewer Department Revenues</b>		2,899,039	227,862.88	2,401,480.74	2,649,654	91%
Salaries - Regular - FT	61-5-820-5010	633,645	73,813.88	544,435.17	686,691	79%
Overtime	61-5-820-5040	58,146	4,707.25	64,454.01	55,000	117%
FICA WWTP	61-5-820-5079	51,860	5,994.95	43,572.24	56,712	77%
IMRF	61-5-820-5120	48,042	2,623.80	26,784.96	44,430	60%
Group Health Insurance	61-5-820-5130	213,508	32,606.62	218,527.88	242,263	90%
Dental Claims	61-5-820-5131	0	0.00	0.00	0	#DIV/0!
Uniform Allowance	61-5-820-5140	18,513	1,756.74	14,244.85	20,600	69%
Travel	61-5-820-5151	0	0.00	0.00	0	#DIV/0!
Rep & Maint - Infrastruc.	61-5-820-6000	0	0.00	0.00	0	#DIV/0!
Rep & Maint - Lift Stations	61-5-820-6005	24,979	13,377.36	97,931.68	25,000	392%
Rep & Maint - Buildings	61-5-820-6010	83,944	5,198.76	88,376.03	90,000	98%
Rep & Maint - Equipment	61-5-820-6020	57,682	12,773.05	127,489.53	0	#DIV/0!
Rep & Maint - Vehicles	61-5-820-6030	11,137	26.35	3,120.00	28,000	11%
Rep & Maint - Contractual	61-5-820-6040	30,056	2,484.80	47,976.14	50,000	96%
Other Professional Serv	61-5-820-6190	66,213	8,862.61	82,283.61	73,500	112%
NARP Watershed	61-5-820-6195	34,232	0.00	17,116.00	18,000	95%
Telephone	61-5-820-6200	7,577	735.46	5,974.93	12,200	49%
Postage	61-5-820-6210	14,781	1,626.23	13,804.08	17,000	81%
Utilities	61-5-820-6300	173,119	24,526.90	179,008.46	200,000	90%
Office Equip Rental/Maint	61-5-820-6410	7,460	326.91	5,379.57	9,000	60%
Liability Insurance	61-5-820-6800	136,049	0.00	138,099.07	140,000	99%
Lab Expense	61-5-820-6812	51,713	5,885.59	54,116.63	50,000	108%
Sludge Disposal	61-5-820-6814	16,893	333.05	15,625.98	15,000	104%
Maintenance Supplies	61-5-820-7010	313	0.00	274.49	0	#DIV/0!
Office Supplies	61-5-820-7020	26,416	94.47	9,803.16	12,000	82%
Gas & Oil	61-5-820-7030	20,776	623.42	9,944.78	25,000	40%
Operating Supplies	61-5-820-7040	27,093	11,949.40	30,615.80	20,000	153%
Chemicals	61-5-820-7050	105,922	11,045.92	72,122.22	58,000	124%
Meters	61-5-820-7060	100,821	4,178.57	82,769.51	20,000	414%
Bad Debt Expense	61-5-820-7850	1,053	0.00	595.52	2,000	30%
Miscellaneous Expenses	61-5-820-7900	2,909	0.00	924.29	2,000	46%
Disaster Relief	61-5-820-7905	0	0.00	0.00	0	#DIV/0!
Equipment	61-5-820-8200	0	0.00	0.00	0	0%
Operating Transfer Out	61-5-820-9999	0	0.00	0.00	0	0%
Depreciation Set Aside		255,000	21,250.00	191,250.00	255,000	75%
Bond Pmt Set Aside		123,000	10,250.00	92,250.00	123,000	75%
		2,402,852	257,052.09	2,278,870.59	2,350,396	97%



### Sewer Department

#### Collection System Expenses

Salaries - Regular - FT	61-5-830-5010	369,618	38,406.01	266,951.63	375,223	71%
Overtime	61-5-830-5040	42,033	8,232.63	32,106.59	30,000	107%
FICA Sewer	61-5-830-5079	31,491	3,567.77	23,299.32	31,000	75%
IMRF	61-5-830-5120	29,024	1,581.19	14,257.21	24,286	59%
Group Health Insurance	61-5-830-5130	134,440	0.00	94,578.70	140,629	67%
Uniform Allowance	61-5-830-5140	6,306	446.38	10,932.02	6,600	166%
Rep & Maint - Infrastructure	61-5-830-6000	15,914	9,303.39	19,153.39	35,000	55%
Rep & Maint - Equipment	61-5-830-6020	12,857	0.00	1,387.01	14,000	10%
Rep & Maint - Vehicles	61-5-830-6030	7,677	63.00	8,945.63	20,000	45%
Telephone	61-5-830-6200	2,758	211.30	1,784.77	0	#DIV/0!
Office Equip Rent/Maint	61-5-830-6410	16,518	65.99	825.23	30,000	3%
Gas & Oil	61-5-830-7030	11,227	1,237.56	8,713.68	12,000	73%
Operating Supplies	61-5-830-7040	55,327	3,358.18	38,383.72	23,000	167%

### Sewer Department

	Account #	Actual FY 23	Month of January	Actual FY 24	Budget FY 24	75% of Budget
Misc. Expense	61-5-830-7900	3,083	0.00	678.61	1,500	45%
Equipment	61-5-830-8200	0	0.00	0.00	0	0%
<b>Total Sewer Department Expenses</b>		<b>3,138,055</b>	<b>323,525.49</b>	<b>2,800,868.10</b>	<b>3,093,634</b>	<b>91%</b>
<b>NET SEWER DEPARTMENT</b>		<b>(90,135)</b>	<b>(95,662.61)</b>	<b>(399,387.36)</b>	<b>(443,980)</b>	
Change in Accounts Receivable		(4,403)		(4,402.85)	0.00	
<b>Ending Cash &amp; Investments</b>		<b>555,396</b>		<b>151,605.57</b>	<b>(43,382)</b>	

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

<b>Beginning Cash &amp; Investments</b>		<b>39,451</b>		<b>41,741.72</b>	<b>39,451</b>	
Additional reserves		0	0.00	0.00	0	0%
Interest Income		2,291	172.29	2,312.31	0	0%
Transfer Out: Bond Payment		0	0.00	0.00	0	0%
<b>Ending Cash &amp; Investments</b>		<b>41,742</b>	<b>172.29</b>	<b>44,054.03</b>	<b>39,451</b>	

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

<b>Beginning Cash &amp; Investments</b>		<b>2,882,401</b>		<b>3,184,126.54</b>	<b>3,669,140</b>	
<b>Sources</b>						
Interest Income		20,288	1,534.18	20,590.63	12,000	172%
Connection Fees	61-4-810-4510	151,508	1,987.00	25,968.00	50,000	52%
Deposits on Agreement	61-4-810-4520	3,345	55.00	281,978.20	2,000	14099%
Connection Fees	61-4-820-4510	306,257	4,410.00	52,848.00	65,000	81%
Deposits on Agreement	61-4-820-4520	3,891	25.00	2,851.00	2,000	143%
Connection Fee Set-Aside		0	0.00	0.00	0	0%
<b>TOTAL Sources</b>		<b>485,289</b>	<b>8,011.18</b>	<b>384,235.83</b>	<b>131,000</b>	<b>293%</b>
<b>Uses</b>						
Construction in Progress - Water (1790)		9,320	0.00	753,194.14	0	0%
Construction in Progress - Sewer (1790)		78,737	6,592.83	511,662.71	0	0%
Equipment & Vehicles (1750)		95,506	0.00	0.00	0	0%
Recapture Refunds		0	0.00	0.00	0	0%
Land (1710)		0	0.00	0.00	0	0%
Loan to Depreciation Fund		0	0.00	0.00	0	0%
<b>TOTAL Uses</b>		<b>183,563</b>	<b>6,593</b>	<b>1,264,856.85</b>	<b>0</b>	<b>0%</b>
<b>Ending Cash &amp; Investments</b>		<b>3,184,127</b>		<b>2,303,505.52</b>	<b>3,800,140</b>	

Line Item	Account #	Actual FY 23	Month of January	Actual FY 24	Budget FY 24	75% of Budget
<b>Depreciation Funding - was 04-09 and 06-08</b>						
<b>Beginning Cash &amp; Investments</b>		1,418,567		1,974,570.37	(148,156)	
<b>Sources</b>						
Interest Income		16,394	1,240.09	16,643.61	10,200	163%
Loan Funds		0	0.00	0.00	0	0%
Grant		0	0.00	0.00	0	0%
Miscellaneous		0	0.00	0.00	0	0%
Depreciation set aside - Water (for Plant)		295,000	23,750.00	213,750.00	285,000	75%
Depreciation set aside - Water (for System)		0	0.00	0.00	0	0%
Depreciation set aside - Sewer (for System)		255,000	21,250.00	191,250.00	255,000	75%
Depreciation set aside - Sewer (for Repl)		0	0.00	0.00	0	0%
Loan From Connection Fees		0	0.00	0.00	0	0%
<b>TOTAL Sources</b>		<b>566,394</b>	<b>46,240.09</b>	<b>421,643.61</b>	<b>550,200</b>	<b>77%</b>
<b>Uses</b>						
Construction in Progress - Water (1790)		56,224	0.00	319,725.56	0	#DIV/0!
Construction in Progress - Sewer (1790)		0	0.00	0.00	1,400,000	0%
Equipment & Vehicles (1750 & 1760)		0	0.00	292,108.00	325,000	90%
Buildings		0	0.00	0.00	0	0%
Transfer Out - Connection Fees Loan Payn		0	0.00	0.00	0	0%
Transfer Out- City Hall Roof		0	0.00	0.00	0	0%
<b>TOTAL Uses</b>		<b>56,224</b>	<b>0.00</b>	<b>611,833.56</b>	<b>1,725,000</b>	<b>35%</b>
<b>Ending Cash &amp; Investments</b>		1,928,737		1,784,380.42	(1,322,956)	

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

<b>Beginning Cash &amp; Investments</b>		58,419		121,865.14	58,943	
<b>Sources</b>						
Interest Income		2,322	208.89	2,803.58	300	935%
Bond Proceeds	61-4-110-4901	0	0.00	0.00	0	0%
Operating Transfers-In	61-4-110-9998	0	0.00	0.00	0	0%
Bond Pmt Set Aside		123,000	10,250.00	92,250.00	123,000	75%
<b>TOTAL Sources</b>		<b>125,322</b>	<b>10,458.89</b>	<b>95,053.58</b>	<b>123,300</b>	<b>77%</b>
<b>Uses</b>						
Debt Service - Principal	61-5-110-8910	54,624	0.00	109,598.62	110,279	99%
Interest Expense	61-5-110-8920	7,251	0.00	14,153.04	13,472	105%
Fiscal Charges	61-5-110-8930	0	0.00	0.00	0	0%
Bond Issuance Costs	61-5-110-9031	0	0.00	0.00	0	0%
<b>TOTAL Uses</b>		<b>61,876</b>	<b>0.00</b>	<b>123,751.66</b>	<b>123,751</b>	<b>100%</b>
<b>Ending Cash &amp; Investments</b>		121,865		93,167.06	58,492	

City of Belvidere's CD INVESTMENTS AS OF :

01/31/24

Fund #	Where	Dated	Maturity	Rate	Amount	Term	Interest Due	Maturity Value
01								
General								
Fund								
Acct#								
01-1150	Byron Bank	11/3/23	11/3/24	0.53%	23130	366	5,826.53	1,112,609.41
	Stillman Bank	12/5/23	12/5/24	0.52%	6301548	366	5,409.53	1,042,861.25
	Byron Bank	11/18/23	11/18/24	0.53%	25320	366	6,086.29	1,162,212.22
	Byron Bank	5/19/23	3/20/24	0.44%	25954	306	3,692.34	1,016,167.64
	Stillman Bank	10/5/23	10/5/24	0.53%	25634	366	5,516.96	1,043,608.95
ARPA	Stillman Bank	8/29/23	2/29/24	0.53%	6301259	184	2,494.46	945,018.04
General Fund Total					6,293,451.40		21,014.69	
MFT								
Fund	Byron	3/30/23	2/28/24	0.30%	25930	335	1,386.02	504,766.07
Acct #								
10-1150								
61								
Water	Byron	5/9/23	3/10/24	0.44%	25952	306	3,355.54	923,474.69
Sewer	Byron	11/30/23	11/30/24	0.53%	23707	366	2,172.10	414,774.46
Acct#	Stillman Bank	8/29/22	8/29/24	0.32%	6300240	731	6,665.25	1,063,193.66
61-1150								
Water/Sewer Total					2,389,249.92		12,192.88	
<b>Total</b>					<b>9,186,081.37</b>		33,207.57	

Midland States Bank	0.00
FirstMid	0.00
First National Bank	0.00
Stillman Bank	4,074,595.70
Byron Bank	5,111,485.67
	<u>9,186,081.37</u>

FirstMid Money Markets (2.79%)	13,709,871.26
Midland States Bank Sweep Accts (4.2%)	4,106,881.99
IMET (Illinois Metropolitan Investment Fund)	2,501,275.80
Illinois Funds	5,106,205.60

**CITY OF BELVIDERE  
PLANNING AND ZONING COMMISSION**

**Minutes**

**Tuesday, February 13, 2024  
City Council Chambers  
401 Whitney Boulevard  
6:00 pm**

**ROLL CALL**

**Members Present:**

Alissa Maher  
Paul Engelman, VC  
Dan Druckrey  
Art Hyland  
William Bieber  
Carl Gnewuch, CH  
Bob Cantrell

**Staff Present:**

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

**Members Absent:**

The meeting was called to order at 6:02 p.m.

**MINUTES:** It was moved and seconded (Druckrey/Cantrell) to approve the minutes of the October 10, 2023 meeting and the July 24, 2023 special meeting. The motion carried with a voice vote.

**PUBLIC COMMENT:** None

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

**2024-01: Elite (SU):** Application of Lit Thounsavath, 1217 Logan Avenue, Belvidere, IL 61008 on behalf of the property owner, George Sabino, 15 Sunset Boulevard #1203, Beaufort, SC 29907 for a special use to permit indoor commercial entertainment. The special use includes a bar and video gaming at 1217 Logan Avenue, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the GB, General Business District. PIN: 05-36-230-009.

**PUBLIC HEARING FOR CASE 2024-01 OPENED : 6:02 PM**

Ms. Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on January 25, 2024 and notifications were sent by certified mail to property owners within 250 feet of the subject property on January 24, 2024. Ms. DelRose summarized the staff report dated February 7, 2024 and stated the recommendation is for approval of case #2024-01 for special use to permit Indoor Commercial Entertainment in the GB, General Business District at 1217 Logan Ave., Belvidere, IL 61008 subject to 6 conditions.

Commission raised concern for the number of slot facilities in a 1,000 ft radius. Discussion was had as to how the commission could prevent future concentration of such facilities.

No further questions from commission.

Mr. Lit Thounsavath, owner of Elite Contracting and the building at 1217 Logan Ave, was sworn in at 6:15 pm. Mr. Thounsavath explained he wanted to create a new business to help support the building.

The commission asked the nature of Elite Contracting.

Mr. Thounsavath explained Elite is a roofing, siding and gutters company.

There were no further questions from commission or staff for Mr. Thounsavath.

Ms. Mary Gifford, Concordia Lanes owner was sworn in 6:18 pm. Ms. Gifford expressed her concern for a similar business being next door.

There were no further questions or testimony from the audience for Case #2024-01.

**PUBLIC HEARING FOR CASE 2024-01 CLOSED: 6:22 PM**

It was moved and seconded (Engleman/Maher) to approve the findings of fact as presented by staff. The motion carried with a unanimous voice vote.

It was moved and seconded (Maher/Engleman) to recommend approval of Case 2024-01. Subject to 6 conditions as presented by staff, the motion carried with a 7-0 roll call vote.

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

**2024-02: Midland States Bank (SU):** Application of State Permits, 319 Elaines Court, Dodgeville, WI 53533 on behalf of the property owner, Midland States Bank, 11670 Gravius Road, St. Louis, MO 63126 for a special use to permit in-vehicle sales or service as an accessory use. Specifically, drive-through lanes at 600 S. State Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(6)(C)(2) In-vehicle sales or service and 150.904 Special use Review and Approval Procedures) in the CB, Central Business District. PIN: 05-36-104-023.

**PUBLIC HEARING FOR CASE 2024-02 OPENED : 6:31 PM**

Ms. Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on January 25, 2024 and notifications were sent by certified mail to property owners within 250 feet of the subject property on January 24, 2024. Ms. DelRose summarized the staff report dated February 6, 2024 and stated the recommendation is for approval of case #2024-02 for special use to permit in-vehicle sales or service as an accessory use. Specifically, drive-through lanes in the CB,

Central Business District at 600 S. State St., Belvidere, IL 61008 subject to 3 conditions.

No questions for staff.

Ms. Julia Weigard, representing Midlands Bank was sworn in at 6:35.

Ms. Weigard explained that concerns of the Belvidere Fire Department are being met.

The Commission questioned the banks intentions for Logan Ave. drive thru.

Ms Weigard said after new drive thru is completed, the bank will put the Logan Ave. building up for sale.

Mr. Jim Hursh was sworn in.

Mr. Jim Hursh wanted to let the commission know, the area the drive through is going to go, will be a good thing. Many people use this area to cut through the parking lot to avoid the stop light at State St. and Logan Ave.

No further questions or comments for the applicant.

**PUBLIC HEARING FOR CASE 2024-02 CLOSED: 6:43 PM**

It was moved and seconded (Maher/Druckrey) to approve the findings of fact as presented by staff. The motion carried with a unanimous voice vote.

It was moved and seconded (Cantrell/Maher) to recommend approval of Case 2024-01. Subject to 3 conditions as presented by staff, the motion carried with a 7-0 roll call vote.

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

**2024-03: Alliance Development (SU):** Application of property owner, Alliance Development Corp., 1510 N. Country Club Parkway, PO Box 1015, Elkhorn, WI 53121 for a special use to permit a planned development in the HI, Heavy Industrial District at 1245 Irene Road, Belvidere, IL 61008. The planned development will allow for the following departures: Section 150.105(C)(9)(G)(2)(E) allowing for the maximum primary building height to be increased from 45 feet to 90 feet; Section 150.105(C)(9)(B)(2) allowing for non-building mounted solar installations for export of energy for use by a Public Utility; Section 150.105(C)(9)(G)(2)(C) allowing for the minimum pavement setback to be reduced from five feet to zero feet in order to allow for cross-access drives; Table 150.604 allowing for the required building foundation landscaping to be installed elsewhere on the subject property; Section 150.702(J) allowing for the maximum width of the combined three

driveways with flares to be increased from 45 feet to 275 feet; Section 150.707(E)(1) allowing the maximum luminaire height to be increased from 30 feet to 50 feet; Section 150.716(C)(1) allowing for the waiver of screening mechanical equipment; Section 150.1003 allowing for the maximum size of direction signs to be increased from 3 square feet to 100 square feet; Section 150.1003 allowing for the maximum size of a logo on a directional sign to be increased from 1 square-foot to 35 square feet; Section 150.1006 allowing for the maximum height of a directional sign to be increased from five feet to 8.5 feet; Sections 98.22/151.41(E)(2)/151.65(1) allowing for the waiver of installing sidewalks in the public right-of-way; Section 118.132 allowing for grasses and native plantings to exceed 8 inches in height in the undeveloped portions of the property; and 150.904 Special Use Review and Approval Procedures. The planned development is being requested in order to construct a distribution center. PIN: 08-32-400-007.

#### **PUBLIC HEARING FOR CASE 2024-03 OPENED : 6:44 PM**

Ms. Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on January 25, 2024 and notifications were sent by certified mail to property owners within 250 feet of the subject property on January 24, 2024. Ms. DelRose summarized the staff report dated February 6, 2024 and stated the recommendation is for approval of case #2024-03 for special use to permit a planned development on approximately 85 acres in the HI, Heavy Industrial District at 1245 Irene Road, Belvidere, IL 61008 subject to 3 conditions.

Question was raised by the commission regarding the lighting possibly effecting the houses on the south side of Route 20. Ms. Delrose stated the lighting is not anticipate to effect them.

Mr. Jim Hursh 7:02 pm representing Alliance Development Corp. was sworn in.

Commission questioned the area span of the solar panels. Mr. Hursh explained they do not know the exact span at this time. The span will be determined after the building is completed.

No further questions or discussion.

#### **PUBLIC HEARING FOR CASE 2024-03 CLOSED: 7:05 PM**

It was moved and seconded (Druckrey/Hyland) to approve the findings of fact as presented by staff. The motion carried with a unanimous voice vote.

It was moved and seconded (Maher/Cantrell) to recommend approval of Case 2024-03. Subject to 3 conditions as presented by staff, the motion carried with a 7-0 roll call vote.

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

**OTHER BUSINESS:**

Ms. DelRose discussed the upcoming joint Planning Zoning Commission and City Council meeting for the Comprehensive Plan. The meeting is scheduled for Monday February 26, 2024. 4 pm to 6 pm is public meeting. 6:00 pm is meeting for Planning Zoning Commission and City Council.

**Staff Report:**

**ADJOURNMENT:**

Motion to adjourn meeting was moved and seconded (Druckrey/Cantrell). The motion carried with a voice vote.

The meeting adjourned at 7:18 p.m.

**Recorded by:**

\_\_\_\_\_  
Kimberly Whitt  
Administrative Assistant

**Reviewed by:**

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



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

Date: February 12, 2024

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

Call to Order – Mayor Clinton Morris.

Roll Call:

Present: J. Albertini, R. Brereton, M. Fleury, W. Frank,  
S. Gramkowski, M. McGee, N. Mulhall and  
D. Snow.

Absent: M. Freeman and C. Stevens.

Other staff members in attendance:  
Community Development Planner Gina DelRose, Director of Buildings Kip Countryman,  
Public Works Director Brent Anderson, Budget and Finance Officer Shannon Hansen,  
Fire Chief Shawn Schadle, Police Chief Shane Woody, City Attorney Mike Drella and  
City Clerk Sarah Turnipseed.

Public Comment:

Executive Director of Growth Dimensions Pam Lopez Fettes  
requested \$55,000.00 contribution in economic investment for  
Growth Dimensions from the City of Belvidere in 2024.

Public Forum: None.

Reports of Officers, Boards and Special Committees:

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

2. Building, Planning & Zoning, New Business:

(A) Building Department - Update.

Director of Buildings Kip Countryman presented an update.

(B) Planning & Zoning Department - Update.

Community Development Planner Gina DeRose presented an update.

3. Public Works, Unfinished Business: None.

4. Public Works, New Business:

(A) Public Works Department – Update.

Public Works Director Brent Anderson presented an update.

(B) Washington Academy Safety Review.

Discussion took place concerning Washington Academy Safety Review including enforcement, cost of fines and safety. Motion by Ald. Albertini, 2<sup>nd</sup> by Ald. Snow to approve the expenditures to enact a school zone on the roads surrounding Washington Academy including additional signage and crosswalks as defined in the Memo dated February 6, 2024, from Public Works Director Brent Anderson. Aye voice vote carried. Motion carried.

Further discussion took place concerning cost of enacting a school zone on the roads surrounding Washington Academy. Motion by Ald. Snow, 2<sup>nd</sup> by Ald. Albertini to direct Public Works Director Brent Anderson to send a letter to the Belvidere School District 100 requesting to share the expenses for the proposed school zone. Aye voice vote carried. Motion carried.

(C) Request for Letter-of-Credit Reduction – Crosslink Business Park No 2 Subdivision.

Motion by Ald. McGee, 2<sup>nd</sup> by Ald. Gramkowski to reduce the original letter-of-credit in the amount of 1,242,313.00 be reduced to \$310, 578.25. The reduced amount represents 25% of the original amount, which must remain in place until all of the public improvements have been completed and accepted by the city. Discussion took place regarding construction completed to date. Aye voice vote carried. Motion carried.

(D) WWTP Sludge Pump Replacement.

Motion by Ald. Frank, 2<sup>nd</sup> by Ald. McGee to approve the proposal from LAI, Ltd., in the amount of \$120,104.00 for furnishing two Moyno-type sludge pumps with grinders and control panels at the WWTP. This equipment will be paid for from Line Item #61-1790 Plant Depreciation. Discussion took place regarding age of sludge pumps, cost of installation and status of remaining sludge pumps. Aye voice vote carried. Motion carried.

(E) Well #11 Drilling – IEPA Loan Agreement L174188.

Motion by Ald. Snow, 2<sup>nd</sup> by Ald. Fleury to approve IEPA Loan Agreement L174188 and authorize the Mayor to sign the agreement. Discussion took place regarding Loan Agreement and timeline for project. Aye voice vote carried. Motion carried.

5. Other:

(A) Police – Request to Purchase a 2024 Dodge Durango.

Motion by Ald. Albertini, 2<sup>nd</sup> by Ald. McGee to authorize the purchase of (1) 2024 Dodge Durango, equipment and upfitting at a cost not-to-exceed \$67,830.00 with payment coming from insurance in the amount of \$23,629.00 and payment from DUI Equipment Fund in the amount of \$44,201.00. Discussion took place on police department shortage of vehicles and recovering additional money from insurance. Aye voice vote carried. Motion carried.

(B) Executive Session to discuss Collective Bargaining Matters pursuant to Section 2(c)(2) of the Open Meeting Act.

Motion by Ald. Mulhall, 2<sup>nd</sup> by Ald. Gramkowski to go into Executive Session at 7:00p.m. to discuss Collective Bargaining Matters pursuant to Section 2(c)(2) of the Open Meetings Act. Roll Call Vote: 8/0 in favor. Ayes: Albertini, Brereton, Fleury, Frank, Gramkowski, McGee, Mulhall and Snow. Nays: None. Motion carried.

Motion by Ald. Gramkowski, 2<sup>nd</sup> by Ald. Albertini to come out of Executive Session at 7:17p.m. Roll Call Vote: 8/0 in favor. Ayes: Brereton, Fleury, Frank, Gramkowski, McGee, Mulhall, Snow and Albertini. Nays: None. Motion carried.

6. Adjournment:

Motion by Ald. Mulhall, 2<sup>nd</sup> by Ald. Albertini to adjourn at 7:18p.m. Aye voice vote carried. Motion carried.

\_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
City Clerk

ORDINANCE #657H

AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN PERSONAL PROPERTY  
(FIRE DEPT. JACOB'S LADDER)

WHEREAS, the City of Belvidere Fire Department is in possession of certain exercise equipment commonly known as a Jacob's Ladder; and

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

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

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

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

**SECTION 2:** The Mayor, or his designee, is authorized and directed to sell the equipment by any reasonable means, including but not limited to an internet auction site, other auction methods, direct sale to an individual or trade in for new equipment.

**SECTION 3:** 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 4:** All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 5:** This Ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as required by law which publication is hereby authorized.

Ayes:.

Nays: .

Absent:.

APPROVED:

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Mayor Clinton Morris

(SEAL)

ATTEST: \_\_\_\_\_  
City Clerk Sarah Turnipseed

Passed:  
Approved:  
Published:

J:\Draft Ordinances\2024 surplus Jabobs ladder.doc

ORDINANCE #658H  
AN ORDINANCE AMENDING SECTIONS 106-300, 106-301, 106-302 AND  
106-303 OF THE CITY OF BELVIDERE MUNICIPAL CODE PERTAINING TO THE  
LOCAL MOTOR FUEL TAX TO IMPOSE  
THE TAX UPON THE USE OF FUEL NOT PURCHASED  
AT RETAIL FOR CERTAIN VEHICLES

WHEREAS, in 2018 by Ordinance 405H, the Corporate Authorities adopted the City of Belvidere Local Motor Fuel Tax (LMFT) imposing a tax upon the purchase, at retail, of motor fuel within the City of Belvidere; and

WHEREAS, multiple large fleet operators and manufacturers purchase motor fuel in bulk for use in their vehicles operated within the City of Belvidere or manufactured in the City of Belvidere; and

WHEREAS, these operators and manufacturers have avoided the LMFT by purchasing their fuel in bulk and not at retail despite having significant impact upon the City's roads and services.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Belvidere as follows:

**SECTION 1:** Sections 106-300, 106-301, 106-302 and 106-303 of the City of Belvidere Municipal Code are amended to read as set forth in the attached Exhibit A which is incorporated herein by this reference.

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

**SECTION 3:** All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 4:** This Ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as required by law which publication is hereby authorized.

Voting Aye:   
Voting Nay:   
Absent:

APPROVED:

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

ATTEST:

\_\_\_\_\_  
City Clerk Sarah Turnipseed

(SEAL)

Passed:

Approved:

Published:

EXHIBIT A



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## **Sec. 106-300. Definitions.**

The following words, terms and phrases, when used in this article shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*City* means the City of Belvidere, Boone County Illinois.

*Department* means the budget officer or finance director of the city or such other city department or individual as assigned by the mayor.

*Motor fuel* means any volatile and inflammable liquid or gas produced, blended or compounded for the purpose of or which is suitable for operating any combustion engine or a vehicle, or which is used in propelling a vehicle. "Vehicle fuel" includes, but is not limited to, gasoline, gasohol, diesel fuel, ethanol, motor benzol, motor benzene, propane gas fuel, kerosene and "special fuel" as defined in the Illinois Motor Fuel Tax Law, as amended [ILCS Ch. 35, Act 505 § 1.13], and blends thereof.

*Person* means any individual, firm, trust, estate, partnership, association, corporation, limited liability company, joint venture, joint stock company, receiver, trustee, conservator, legal representative, or other legally recognized entity.

*Retail vehicle fuel dealer* means any person who is engaged in the business of selling motor fuel in the city to a purchaser for the purchaser's use or consumption, and not for resale in any form.

*Sale, resale, or purchase* means any transfer of ownership or title or both, any exchange or any barter, whether conditional or otherwise, in any manner or by any means whatsoever for consideration.

*Sale at retail* means any sale to a person for that person's use or consumption and not for resale to another.

*Use* means the exercise of any right to or power over vehicle fuel incident to the ownership thereof, including, but not limited to, the receipt of vehicle fuel by any person into a fuel supply tank of a vehicle. A user of motor fuel means any person using or causing to be used the motor fuel as described herein and in section 106-301.

*Vehicle* means any machine or device in, upon or by which any person or property is or may be transported or drawn upon a rail, street, road highway or otherwise upon land, in or upon water, or through the air. "Vehicle" includes, but is not limited to, motor vehicles as defined in the Illinois Vehicle Code, automobiles, trucks, buses, trains, motorcycles, boats, and aircraft.

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**Sec. 106-301. Local motor fuel tax imposed.**

- (a) A local motor fuel tax is hereby imposed upon the privilege of purchasing or using each gallon of motor fuel, or fraction thereof, purchased in a sale at retail or used within the corporate limits of the city, at the rate of two cents per gallon. The ultimate incidence of and liability for payment of the tax is to be borne by the retail purchaser or user of motor fuel. Nothing in this chapter shall be construed to impose a tax upon the occupations of persons engaged in the retail sale of vehicle fuel. It shall be the duty of every retail vehicle fuel dealer to secure the tax from the purchaser at the time the retail vehicle fuel dealer collects the purchase price for the motor fuel and to pay over the tax to the city through the department.
- (b) In the event motor fuel is dispensed in a unit of measure other than the gallon, the tax shall be imposed at the same ratio to one cent as the unit is to the gallon. The tax shall be paid in addition to any and all other taxes and charges.
- (c) It shall be presumed that all sales and uses of motor fuel in the city are subject to the local motor fuel tax until the contrary is established, by clear and convincing evidence. The burden of proving that a sale or use is not taxable under this article shall be upon the retail vehicle fuel dealer, purchaser or user so claiming.
- (d) The local motor fuel tax imposed by this article shall not be applicable to the privilege of purchasing or using vehicle fuel when such fuel is purchased or used, as the case may be, by the federal government, or any of its instrumentalities.
- (e) Use of motor fuel shall be deemed to occur only at the place within the City of Belvidere where the motor fuel is transferred into a motor vehicle, subject to registration and licensing under the Illinois Vehicle Code or which could be registered and titled under the Illinois Vehicle Code, by which it is to be consumed. To the extent that a person has paid the tax imposed by this Article on the retail purchase of motor fuel, such person shall be exempt from the payment of and liability for said tax on the use of such fuel.

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**Sec. 106-302. Collection and remittance of local motor fuel tax.**

- (a) The local motor fuel tax shall be collected by each retail vehicle fuel dealer, who shall have the duty to collect the local motor fuel tax from the purchaser of the motor fuel, and thereafter remit such local motor fuel tax to the city.
- (b) If any retail vehicle fuel dealer fails to collect the local motor fuel tax, such retail vehicle fuel dealer shall remain liable for the local motor fuel tax not collected and shall pay the amount of the local motor fuel tax due to the city in accordance with this article.
- (c) On the 20<sup>th</sup> day of each calendar month the retail vehicle fuel dealer or each user, as described in Section 106-301 shall transmit a report of sale or use of all vehicle fuel in the previous month, on forms to be created and approved by the department, together with a sum of money equal to the amount of the local motor fuel tax owing for the applicable month. A retail vehicle fuel dealer may retain one percent of the total sum of motor fuel tax owed for the applicable month as a credit to reimburse the retail vehicle fuel dealer for the time and expense incurred in connection with collecting and remitting the local motor fuel tax.
- (d) Failure by the retail vehicle fuel dealer to file sales and use tax returns with the Illinois Department of Revenue shall not relieve the retail vehicle fuel dealer from the responsibility to pay the local motor fuel tax to the city. The Department may require each retail vehicle fuel dealer and each user to file with the Department copies of the corresponding sales and use tax returns submitted to the Illinois Department of Revenue. The Department may require each user of motor fuel to file copies of invoices or paid receipts representing the user's purchase of motor fuel used in the City under this Article.
- (e) Late or unpaid payments of the local motor fuel tax shall, in addition to penalties as set forth in this article or in Section 1-9 of the City of Belvidere Municipal Code, be subject to interest at the rate of one and one-half percent per month or each fraction thereof. Further, a retail vehicle fuel dealer will not be entitled to the one percent credit set forth in subsection (c) above if a payment is late or unpaid.

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**Sec. 106-303. Registration.**

Each retail vehicle fuel dealer shall register as a retail vehicle fuel dealer with the upon forms created and approved by the department. Each person who maintains or operates an above ground storage tank or below ground storage tank for the dispensing of motor fuel, not at retail, into a motor vehicle subject to registration under the Illinois Vehicle Code, or which could be registered under the Illinois Vehicle Code, shall register as a vehicle fuel dispenser upon forms created and approved by the department.

ORDINANCE #659H  
AN ORDINANCE AUTHORIZING EXECUTION  
OF A RECAPTURE AGREEMENT  
BETWEEN THE CITY OF BELVIDERE AND  
SCANNELL PROPERTIES #554 LLC AND  
ESTABLISHING  
RECAPTURE FOR THE CONSTRUCTION OF WATER  
MAINS AT IRENE ROAD AND NORTH OF US ROUTE 20  
IN THE CITY OF BELVIDERE, ILLINOIS

WHEREAS, Scannell Properties #554 LLC (Scannell), on behalf of the City of Belvidere (the City) constructed, or caused to be constructed, certain improvements (the Improvements) consisting of extension of the City's Water System in connection with the development of the Kelly Farms subdivision north of U.S. Route 20 and East of Irene Road which included oversizing of water mains to service contiguous land west of Irene Road; and

WHEREAS, the total cost of constructing the Improvements was \$614,112.00. The amount subject to recapture due to the oversize of the mains is \$121,566.08 (the Recapture Amount); and

WHEREAS, the oversized water main will benefit parcels fronting on the West side of Irene Road from the south right of way line of the Union Pacific Railroad extending south along Irene Road a distance of 794.29 feet as shown on the attached Exhibit A (the Benefited Properties).

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:** The Recapture Agreement between the City and Scannell, attached hereto as Exhibit B, is approved. The Mayor and Clerk are authorized to execute and attest the Recapture Agreement.

**SECTION 3:** The Corporate Authorities find that the properties identified in Exhibit A, which is attached hereto and incorporated herein, have benefited or will benefit from the Improvements. These properties may be referred to as the Benefited Properties. In the event any of the Benefited Properties are sub-divided or split in the future, each new property shall also be considered a Benefited Property. The Benefited Properties shall pay a Recapture Fee for a proportionate share of constructing the Improvements.

**SECTION 4:** The Corporate Authorities find that the most equitable method of assessing the Recapture Amount is on a "front foot" basis based upon each of the Benefited Properties' linear frontage upon Irene Road. The front foot recapture fee (the Recapture Fee) shall, as of the date of this Ordinance, be \$153.05 per linear foot of frontage upon Irene Road as described in the Recitals and Exhibit A. The Recapture Fee shall be adjusted annually in accordance with the

Recapture Agreement.

**SECTION 5:** The City of Belvidere shall collect, and each Benefitted Property shall pay to the City of Belvidere, the applicable Recapture Fee upon the earliest to occur of: 1) prior to approval of any plat of subdivision or planned unit development; 2) prior to issuance of any building permit by the City of Belvidere for any structure on the Benefitted Property; or 3) prior to any connection to the City's water system. The owner(s) of any Benefitted Property may pre-pay the Recapture Fee without penalty if they so choose. The Corporate Authorities may modify the payment obligations of the Recapture Fee set forth in this Ordinance through the approval of any annexation agreement or development agreement adopted and approved by the Corporate Authorities without amending this Ordinance, but only in accordance with the Recapture Agreement.

**SECTION 6:** In the event a Recapture Fee is not paid when due and owing, any of the above approvals may, at the option of the City of Belvidere, be deemed void. Further, the Recapture Fee shall become a lien upon the Property and the City may proceed to collect the Recapture Fee by an action at equity or law against the then current owners of the relevant Benefitted Property.

**SECTION 7:** 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 8:** All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 9:** This Ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as required by law which publication is hereby authorized.

Voting Aye:  
Voting Nay:  
Abstain:  
Absent:

APPROVED:

---

Mayor Clinton Morris

ATTEST:

---

City Clerk Sarah Turnipseed

(SEAL)

Passed:  
Approved:  
Published:

EXHIBIT A

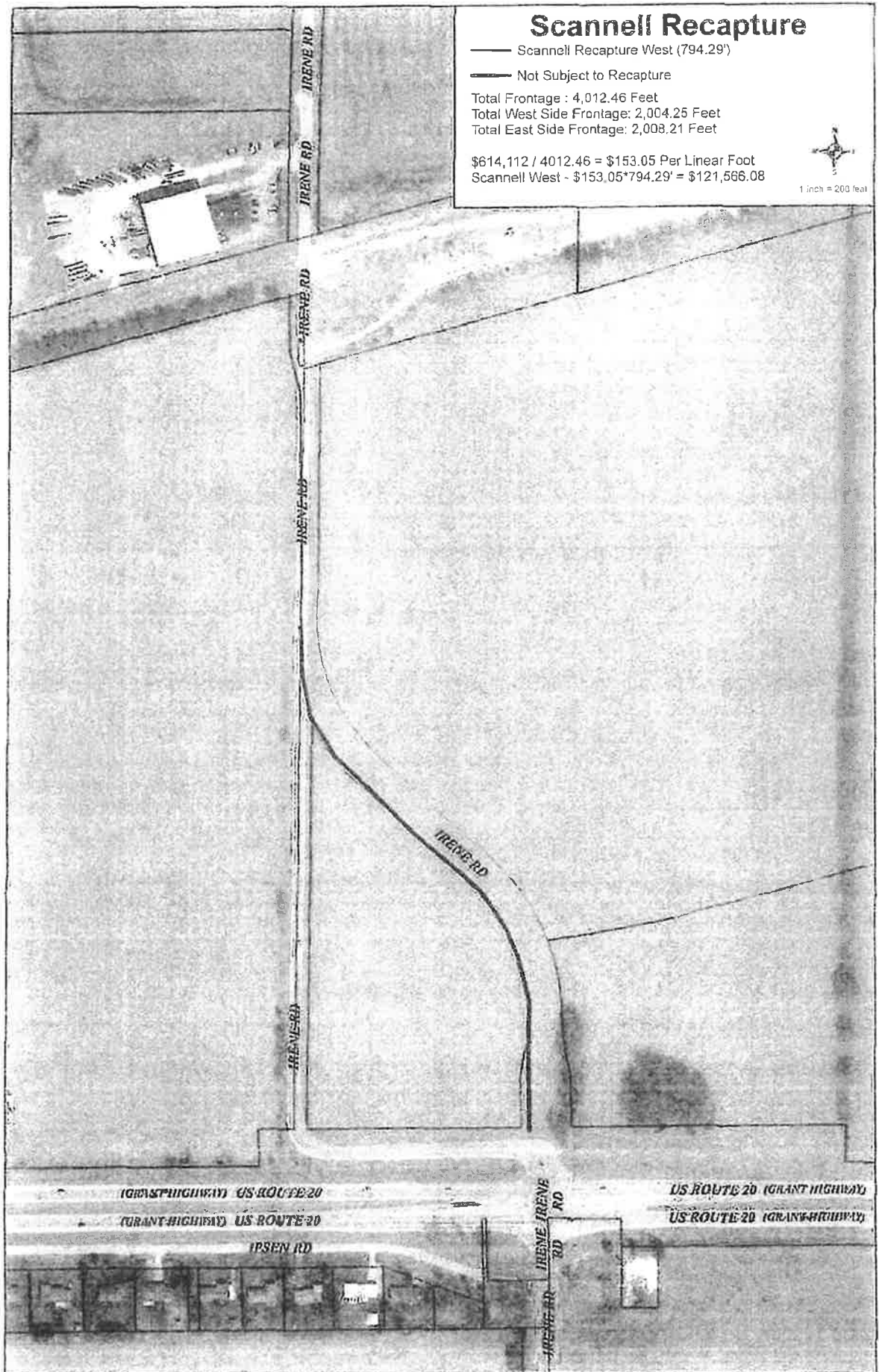




EXHIBIT B

**SCANNELL PROPERTIES #554, LLC**  
**RECAPTURE AGREEMENT**

WATER EXTENSION  
IRENE ROAD AND US Route 20

THIS RECAPTURE AGREEMENT (this "Agreement") is made and entered into this day of January, 2024, by and between the City of Belvidere, a municipal corporation of the State of Illinois, Boone County, ("City") and Scannell Properties #554, LLC, an Indiana limited liability company (hereinafter "Owner" or "Developer").

**RECITALS**

A. Developer and City entered into that certain Annexation Agreement on or about May 2, 2022 (the "Annexation Agreement"), which was recorded in the Official Records of the Boone County Clerk and Recorder on May 26, 2022 as Instrument Number 2022R03066; and

B. Pursuant to the Annexation Agreement, and the City of Belvidere Municipal Code, Developer constructed and dedicated, or will dedicate, to the City potable water utilities (the "Utilities") which will benefit other properties (collectively, the "Benefited Properties") in proximity to the Owner's property; and

C. The Benefited Properties are the parcels fronting the West side of Irene Road from the south right of way line of the Union Pacific Railroad extending south along Irene Road a distance of 794.29 feet as shown in the attached Exhibit A, which is incorporated herein by this reference; and

D. Owner agreed to construct and has constructed the Utilities to the City's specifications to serve the Benefited Properties if the City agreed to recapture an equitable portion of the cost of such construction from the Benefited Properties; and

E. The City agrees that Owner is entitled to recapture a portion of the cost of constructing the Utilities that is allocable to the Benefited Properties from the Recapture Fees that are paid from time to time by the owners or developers of the Benefited Properties.

NOW, THEREFORE, in consideration of mutual promises and agreements contained herein, the City and Developer agree as follows:

1. Recitals: The foregoing recitals are incorporated herein by this reference.
2. Recapturable Improvements: The Recapturable Improvements are the Utilities. Owner represents and warrants that it has fully completed and paid for all costs of the Utilities in accordance with the Annexation Agreement, the approved Plat of Subdivision, and the approved

construction plans for the Utilities. The City and Owner agree that the total cost of constructing the Utilities is \$614,112.00.

3. Recapture Fees: The City and Owner agree that the entire amount subject to recapture is \$121,566.08 (the "Recapture Fees"), which represents that portion of the total construction cost of the Utilities that benefits the Benefited Properties.

4. The Benefited Properties shall pay the recapture fee based upon their frontage upon that portion of Irene Road lying 794.29 feet south of the Union Pacific Railroad as shown on Exhibit A at the rate of \$153.05 per linear foot.

5. The City will use its best efforts to collect the Recapture Fees provided herein from each parcel of the Benefited Properties at the time they seek to connect to the City's potable water system, or earlier at the City's discretion based upon the applicable parcel's frontage upon that portion of Irene Road subject to recapture as set forth above. The City shall not be liable to Developer if the City is, for any reason, unable to collect said costs. The City's responsibility to reimburse Developer shall be limited to payments from funds actually collected from Benefited Property owners and as such the City's obligations under this Agreement are non-recourse to the City's other general and special funds.

6. Developer agrees to indemnify, defend and hold harmless, the City, its officials, officers, employees and agents, in both their official and individual capacities, from and against any claim, demand, liability and/or litigation arising out of, or in any way related to, this Agreement or the City's collection of the Recapture Fees contemplated herein, from any third party, except to the extent of the City's negligence or willful misconduct.

7. Either party may enforce this Agreement by any action or proceeding at law or in equity. The parties agree that any action relating to this Agreement shall be brought in the 17<sup>th</sup> Judicial Circuit, Boone County, Illinois, and both parties submit to jurisdiction and venue in that Court. This Agreement shall be construed under Illinois law without regard to conflicts of law provisions.

8. This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute one and the same Agreement.

*[Remainder of page intentionally left blank; signature page follows.]*

WHEREFORE, the parties hereto have set their hands this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

CITY:

City of Belvidere,  
an Illinois municipal corporation

By: \_\_\_\_\_  
Mayor Clinton Morris

DEVELOPER:

Scannell Properties #554, LLC,  
an Indiana limited liability company

By:   
Marc D. Pflieger, Manager

ATTEST:

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

ORDINANCE #660H  
AN ORDINANCE AMENDING SECTION 110-91, STOP STREETS,  
OF THE CITY OF BELVIDERE MUNICIPAL CODE  
TO ADD UNION AVENUE AT WEST 6<sup>th</sup> STREET  
AS A TWO-WAY STOP INTERSECTION  
AND REPEALING ORDINANCE #655H

WHEREAS, the Corporate Authorities adopted Ordinance #655H on December 18, 2023 modifying the then existing two-way stop intersection by which Union Ave. traffic stopped at West 6<sup>th</sup> Street making the intersection a four-way stop intersection; and

WHEREAS, the Corporate Authorities now find that such action was not advisable and wish to repeal Ordinance #655H and re-establish a two-way stop intersection by which traffic on Union Ave. will stop at West 6<sup>th</sup> Street.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Belvidere as follows:

**SECTION 1:** The foregoing recitals are incorporated herein.

**SECTION 2:** Ordinance #655H adopted December 18, 2023 is hereby repealed.

**SECTION 3:** Section 110-91, Stop Streets, of the City of Belvidere Municipal Code is hereby amended to add the intersection of Union Avenue and West 6<sup>th</sup> Street as a two-way stop intersection by which traffic on Union Ave. will stop at the intersection of West 6<sup>th</sup> Street:

Union Ave.	West 6 <sup>th</sup> St.	Both	
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Any conflicting provision for the intersection of Union Ave. and West 6<sup>th</sup> Street contained in Section 110-91 is repealed and shall be deleted.

**SECTION 4:** The Official Traffic Regulation Map shall be amended in conformance with this Ordinance. The Director of Public Works shall remove and add signage in compliance with the Manual on Uniform Traffic Control Devices necessary to carry out the intent of this ordinance.

**SECTION 5:** 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 6:** All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 7:** This Ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as required by law which publication is hereby authorized.

Voting Aye:  
Voting Nay: .  
Absent: .

APPROVED:

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

ATTEST:

\_\_\_\_\_  
City Clerk Sarah Turnipseed

(SEAL)

Passed:  
Approved:  
Published

**ORDINANCE NO. 661H**

**AN ORDINANCE GRANTING A SPECIAL USE  
TO ALLOW INDOOR COMMERCIAL ENTERTAINMENT  
WITHIN THE GB, GENERAL BUSINESS DISTRICT  
(1217 Logan Avenue)**

**WHEREAS**, The City of Belvidere has adopted Chapter 150, Zoning Ordinance in accordance with the provisions of Illinois Compiled Statutes to regulate the use of land and to specify the minimum requirements for improvements on land in the City of Belvidere; and

**WHEREAS**, Special Uses are certain municipal or private uses that due to their physical or operational characteristics may pose a threat to the value, use and enjoyment of adjoining property; are reviewed on a case by case basis; and are permitted only by permission of the Belvidere City Council; and,

**WHEREAS**, The applicant, Lit Thounsavath, 1217 Logan Avenue, Belvidere, IL 61008 on behalf of the property owner, George Sabino, 15 Sunset Boulevard #1203, Beaufort, SC 29907 is requesting a special use to permit indoor commercial entertainment at 1217 Logan Avenue; and

**WHEREAS**, after due notice by publication pursuant to the Illinois State Statutes, the City of Belvidere Planning and Zoning Commission held a public hearing on February 13, 2024 concerning the proposed Special Use; and,

**WHEREAS**, the City of Belvidere Planning and Zoning Commission having examined the application and having considered the evidence, both oral and documentary and being fully advised about the premises did make findings of fact and a recommendation; and,

**WHEREAS**, the corporate authorities of the City considered the findings of fact and concur with the recommendation of the Planning and Zoning Commission,

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

**Section 1.** The foregoing recitals are incorporated herein by this reference.

**Section 2.** That a Special Use in the GB, General Business District to allow for indoor commercial entertainment on the property depicted in Attachment A and legally described as:

The Easterly 125 feet of Lot One (1) of Concordia Heights Subdivision, being a Subdivision of part of the Northeast Quarter (1/4) of Section 36, Township 44 North, Range 3 East of the Third Principal Meridian, as platted and recorded in the Recorder's Office of Boone County, Illinois in Book 4 of Plats on pages 24 and 25; situated in the County of Boone and State of Illinois. Tax I.D. No.: 05-36-230-009

is hereby approved, subject to the following conditions:

1. Open alcohol is prohibited outside the premises unless otherwise permitted.
2. Indoor commercial entertainment land uses are only permitted within the area designated "special use" on the site plan. Attachment B.
3. A wall and a closable door shall be installed to separate the special use area from the rest of the building.
4. The parking lot shall be striped with in substantial compliance with the parking lot site plan. The parking lot shall meet ADA requirements.
5. Exit signage and an exit door approved by the Belvidere Fire Department shall be installed and a fire extinguisher layout and fire alarm information shall be submitted to the Belvidere Fire Department.
6. Compliance with all other applicable codes and ordinances including but not limited to the Boone County Health Department and the Belvidere Building Department (including plumbing).

**Section 3.** That the premises shall be used in accordance with and subject to the applicable provisions of the Zoning Ordinance of the City of Belvidere and shall not be used except as may otherwise be expressly authorized by the applicable law and the special use.

**Section 4.** That acceptance of any of the benefits of this Special Use shall be deemed acceptance of all the terms and conditions set forth herein.

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

**Section 6.** If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

**Section 7.** This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

**PASSED** by the City Council of the City of Belvidere this \_\_\_\_ day of \_\_\_\_\_, 2024.

**APPROVED** by the Mayor of the City of Belvidere this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Clint Morris, Mayor

**ATTEST:**

\_\_\_\_\_  
Sarah Turnipseed, City Clerk

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

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

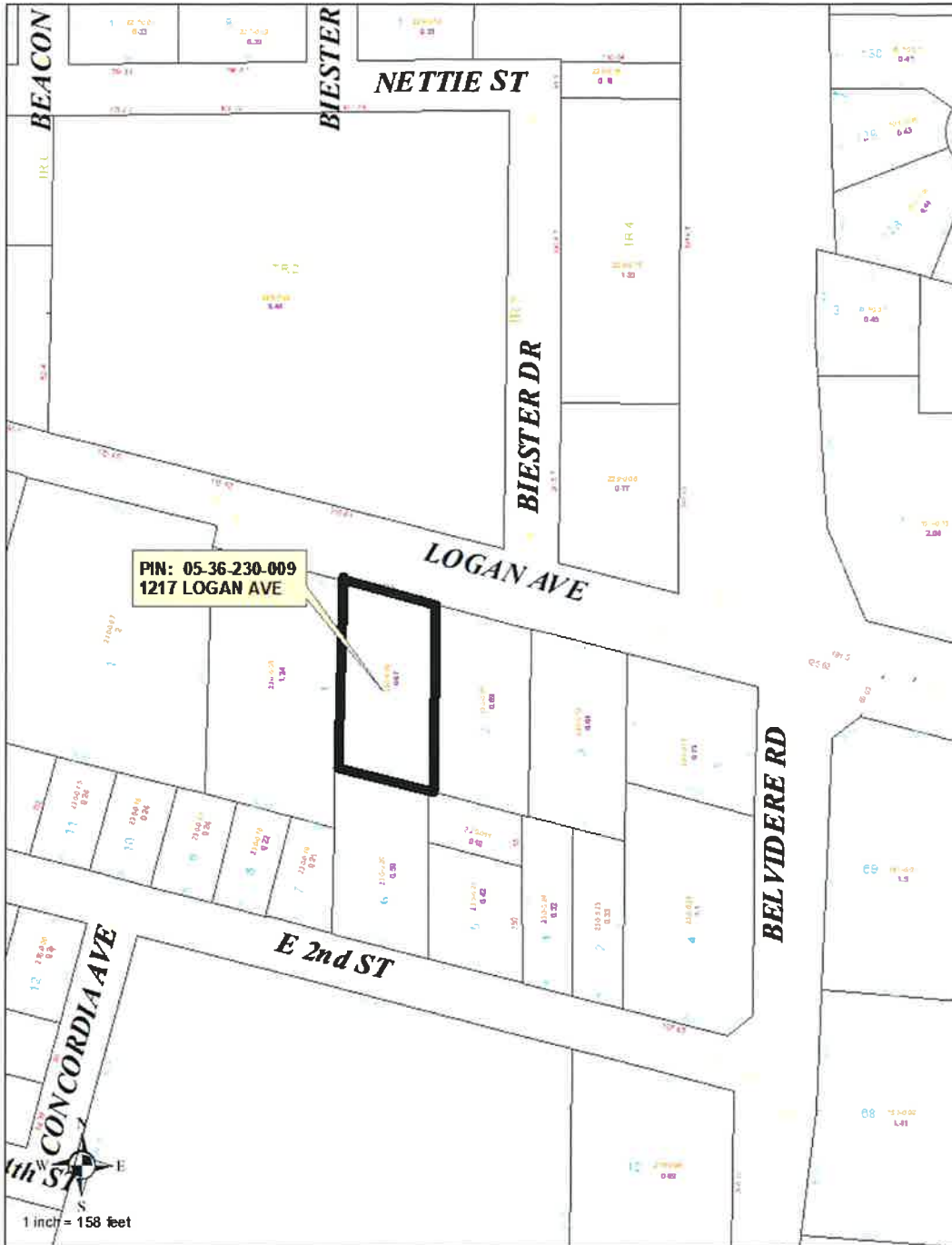
City Council Members Voting Nay: \_\_\_\_\_

Date Published: \_\_\_\_\_

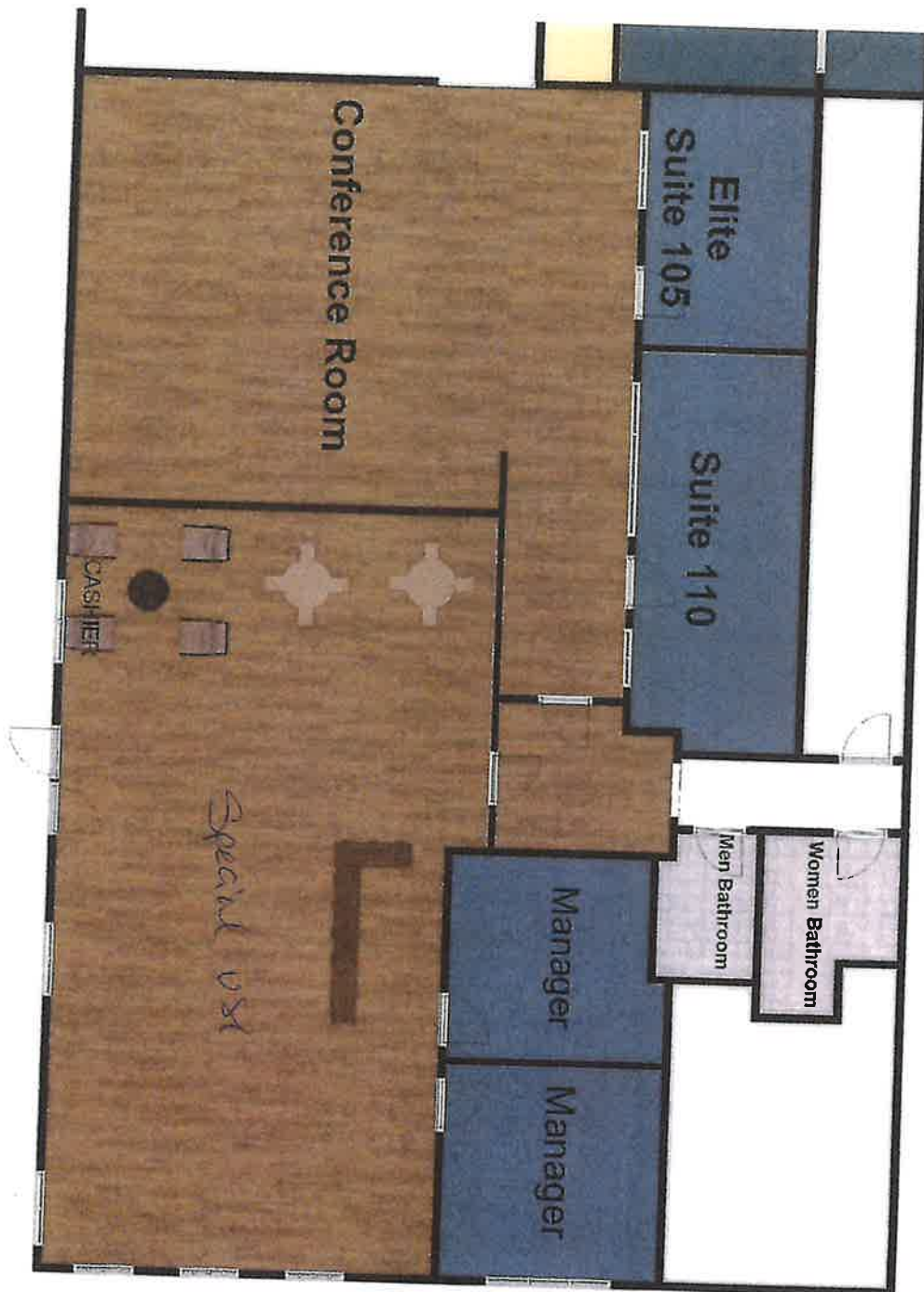
Sponsor: \_\_\_\_\_



ATTACHMENT A



ATTACHMENT B



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

February 7, 2024

**ADVISORY REPORT**

**CASE NO:** 2024-01

**APPLICANT:** Elite, 1217 Logan Avenue

**REQUEST AND LOCATION:**

The applicant, Lit Thounsavath, 1217 Logan Avenue, Belvidere, IL 61008 on behalf of the property owner, George Sabino, 15 Sunset Boulevard #1203, Beaufort, SC 29907 is requesting a special use to permit indoor commercial entertainment. The special use includes a bar and video gaming at 1217 Logan Avenue, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the GB, General Business District on less than 1 acre. The property is developed with a 6,000 square-foot building and large paved are. PIN: 05-36-230-009.

**EXISTING LAND USE:**

**Subject property:** Elite Contracting Group and Office Space

**Adjacent property:**

**North:** Boone County Government Offices

**South:** Residential

**West:** Concordia Lanes Bowling Alley

**East:** Multi-tenant Commercial Building

**CURRENT ZONING:**

**Subject property:** GB, General Business District

**Adjacent property:**

**North, East and West:** GB, General Business District

**South:** SR-6, Single-family Residential-6 District

**COMPREHENSIVE PLAN:**

**Subject property:** General Business

**Adjacent property:**

**North, East and West:** General Business

**South:** Single-family

**BACKGROUND:**

The property is the eastern portion of Lot 1 of Concordia Heights Subdivision which was platted in 1956. The current 6,000 square-foot building was constructed in the late 1970s. Even though the property has been reconfigured from the originally platted Lot 1, it still meets the

minimum lot size and width requirements of the General Business District. However, it appears that the established pavement setbacks and lot coverage exceed what is permitted and were most likely established prior to the adoption of the current zoning ordinance.

The building is comprised of a garage/storage area, offices, a conference room, showroom and shared restrooms. Culligan Water Systems recently occupied the entire building, Elite Contracting Group now occupies the majority of the building. At least one office space is leased to a similar type company and the applicant wishes to convert the showroom and possibly the conference room into a bar with video gaming and an event space. All three uses are considered indoor commercial entertainment which requires a special use.

Even though there is a large paved area, there are only five striped parking spaces. If the entire 6,000 square-foot building was used for office space, a minimum of 20 parking spaces would be needed. When broken down by land uses and occupancy loads the following parking spaces are required:

Bar with video gaming-	15 spaces
Event Space-	9 spaces
Office-	12 spaces
Total Required Parking Spaces-	36 spaces
10% shared parking reduction-	32 spaces

Without using what appears to be vehicle storage area, it appears that 23 parking spaces can be striped on the property. However, this number may be reduced in order to meet ADA compliance.

If the event space is utilized as office space instead, it reduces the required number of parking spaces from 32 to 27 spaces which is more in-line with what is possible.

In order to keep the office land uses separate from the indoor commercial entertainment land uses, a wall with a closable door will need to be constructed. Included are requirements from the Belvidere Fire Department and Boone County Health Department to bring the building up to code for the new land uses. Other upgrades such as building and plumbing codes may be required as well.

The Zoning Ordinance was updated in 2006 requiring a special use for Indoor Commercial Entertainment. Bars and taverns that were in existence prior to that date have been considered "grandfathered" for the bar use. In 2013, Illinois State Law allowed municipalities to determine that video gaming would be permitted within their jurisdiction. The State limits the number of machines to six per establishment and every establishment must have a liquor license that allows for the pouring of alcohol (except for those that qualify as a truck stop). In 2013, Belvidere voted to allow video gaming and in 2023, the City Council voted to increase the limit the number of gaming establishments to from 40 to 50. The applicant is aware that granting the special use does not guarantee them a license.

**TREND OF DEVELOPMENT:**

Logan Avenue is a mix of residential, commercial and governmental land uses. The City recently reconstructed Logan Avenue which increased the functionality of the sidewalks. This will hopefully encourage more traffic, both vehicle and pedestrian to patronize the businesses located along Logan Avenue.

**FINDINGS OF FACT:**

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

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

The eastern and western adjacent properties both received special uses in 2014 to allow for indoor commercial entertainment. Both contain bars with video gaming in addition to the bowling alley to the west. The bar with video gaming to the east is a separate tenant space and detached from the other tenants in the building.

Although the applicant intends to operate the business in a manner that would not conflict with the existing office uses and parking lot improvements, by granting the special use for indoor commercial entertainment, more intense land uses could occupy the proper without proper conditions of approval regarding land use separation and parking requirements. With property conditions of approval in addition to the size and location of the special use, staff does not anticipate a danger to the public health or general welfare.

- B. **Findings: The proposed special use, both its general use independent of its location and in its specific location, will be in harmony with the purposes, goals, objectives, policies, and standards of the City of Belvidere Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to Notice of Public Hearing by the City.**

The Comprehensive Plan shows the property and most adjacent properties as general business. Food establishments, bars/taverns and arcades are considered appropriate uses in the general business category. The general business district encourages indoor commercial, office, institutional, and controlled outdoor display land uses, with moderate landscaping and signage.

- C. **Findings: The special use will not in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to Notice of Public Hearing by the City or governmental agency having jurisdiction to guide development.**

The indoor commercial entertainment land use will not be noticeable from the outside except for potential signage and increased vehicle traffic. There are numerous special uses for indoor commercial entertainment approved throughout Belvidere, five being within 1,000 feet of the property.

Logan Avenue can accommodate an increase in traffic, however, the current parking lot does not provide for enough parking spaces. There is room to add the required striped

parking spaces and the special use is not anticipated to negatively impact the accessibility of nearby properties.

- D. **Findings:** The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property, and maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

The planning staff is not aware of any business that chose not to locate or expand due to video gaming. The property is adjacent to a variety of businesses and limited mixed residential. The special use conditions limit the amount of space the special use can occupy, therefore, planning staff does not anticipate that this special use will deter redevelopment of nearby properties.

- E. **Findings:** The proposed special use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvement facilities, utilities or services provided by public agencies servicing the subject property.

The subject property is already developed with a gas station and convenience store that is served with municipal utilities.

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

With the proper conditions of approval, there do not appear to be any public benefits or adverse impacts related to the special use request. Although there are residences nearby, two adjacent properties already contain a bar with video gaming; it is not a unique business. Staff is not aware, however, of any negative impacts the other bars and video gaming have created.

#### **SUMMARY OF FINDINGS:**

Although the applicant intends to operate the business in a manner that would not conflict with the existing office uses and parking lot improvements, by granting the special use for indoor commercial entertainment, more intense land uses could occupy the property without proper conditions of approval regarding land use separation and parking requirements. With proper conditions of approval in addition to the size and location of the special use, staff does not anticipate a danger to the public health or general welfare.

The indoor commercial entertainment land use will not be noticeable from the outside except for potential signage and increased vehicle traffic. There are numerous special uses for indoor commercial entertainment approved throughout Belvidere, five being within 1,000 feet of the property.

Logan Avenue can accommodate an increase in traffic, however, the current parking lot does not provide for enough parking spaces. There is room to add the required striped parking spaces and the special use is not anticipated to negatively impact the accessibility of nearby properties.

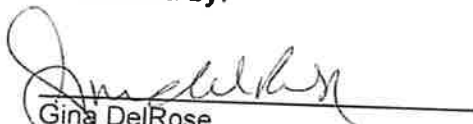
With the proper conditions of approval, there do not appear to be any public benefits or adverse impacts related to the special use request. Although there are residences nearby, two adjacent properties already contain a bar with video gaming; it is not a unique business. Staff is not aware, however, of any negative impacts the other bars and video gaming have created.

**RECOMMENDATION:**

The planning staff recommends the **approval** of case number **2024-01** for a special use at 1217 Logan Avenue Road subject to the following conditions:

1. Open alcohol is prohibited outside the premises unless otherwise permitted.
2. Indoor commercial entertainment land uses are only permitted within the area designated "special use" on the site plan.
3. A wall and a closable door shall be installed to separate the special use area from the rest of the building.
4. The parking lot shall be striped with in substantial compliance with the parking lot site plan. The parking lot shall meet ADA requirements.
5. Exit signage and an exit door approved by the Belvidere Fire Department shall be installed and a fire extinguisher layout and fire alarm information shall be submitted to the Belvidere Fire Department.
6. Compliance with all other applicable codes and ordinances including but not limited to the Boone County Health Department and the Belvidere Building Department (including plumbing).

**Submitted by:**

  
Gina DelRose  
Community Development Planner

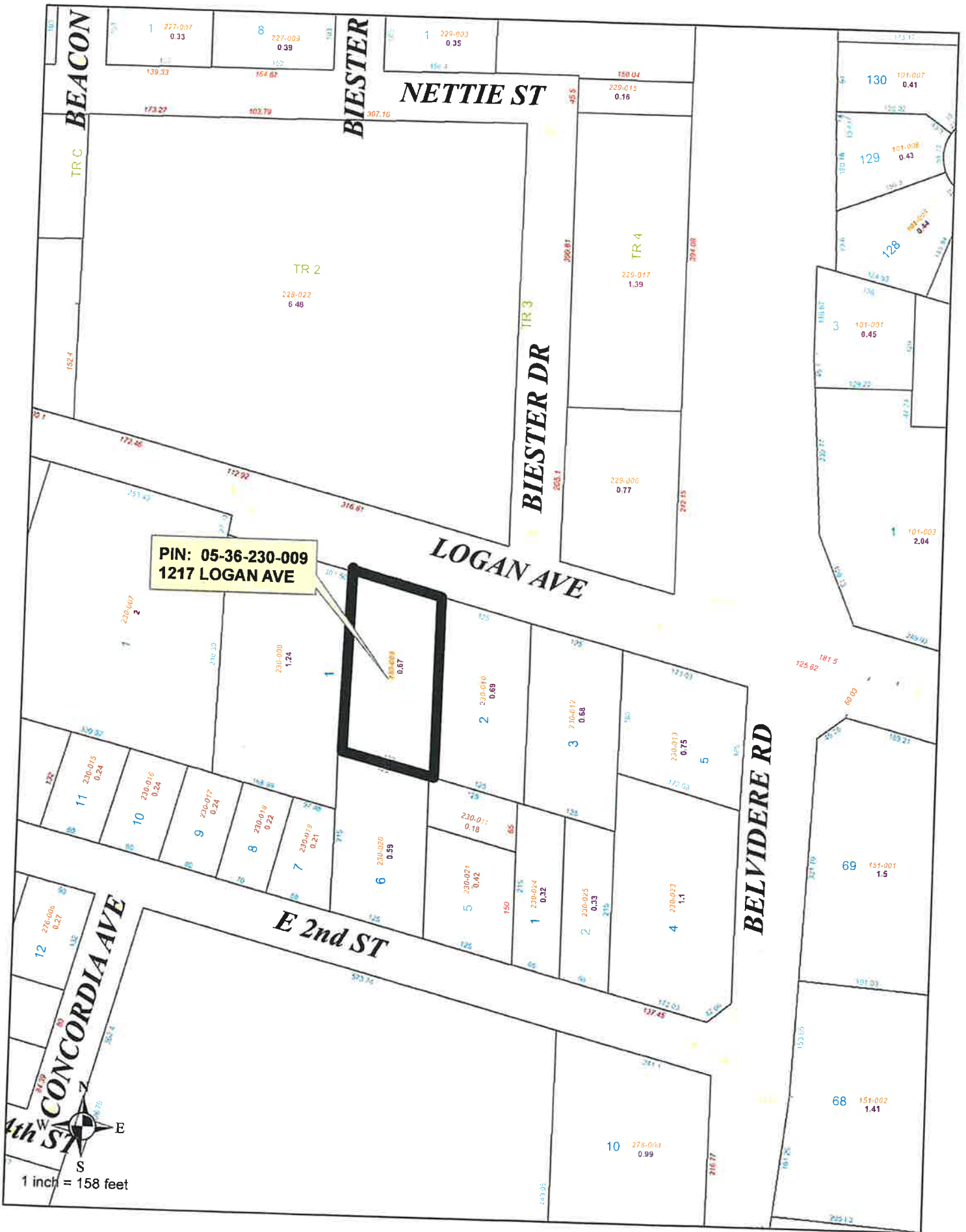
**Review and Recommendation by the Planning and Zoning Commission.** The Planning and Zoning Commission shall review the application, adopt findings of fact, and make a recommendation to the City Council.

**Review and Action by the City Council.** The City Council shall consider the Planning and Zoning Commission's recommendation regarding the proposed special use. The City Council may approve or deny the special use as originally proposed, may approve the proposed special use with modifications or may remand the matter back to the Planning and Zoning Commission for further discussion or hearing. The City Council's approval of the requested special use shall be considered the approval of a unique request, and shall not be construed as precedent for any other proposed special use.

**ATTACHMENTS**

1. Location Map by Planning Staff.
2. Aerial Photo with by Planning Staff.
3. Site plan submitted by Applicant.
4. Parking lot striping plan
5. Letter submitted by the Boone County Soil and Water Conservation District, Teagan Duffy, January 11, 2024.
6. Letter submitted by the Belvidere Fire Department, Matthew Wittig, January 17, 2024.
7. E-mail submitted by the Belvidere Fire Department, Mark Beck, January 25, 2024.
8. Letter submitted by the Boone County Health Department, Alisen O'Hearn, January 25, 2024.
9. Letter submitted by the Belvidere Fire Department, Matthew Wittig, January 29, 2024.





1 inch = 158 feet

LOGAN AVE

PIN: 05-36-230-009  
1217 LOGAN AVE



1229

1235

230-010

0.69

125

125

125

301.53

1.24

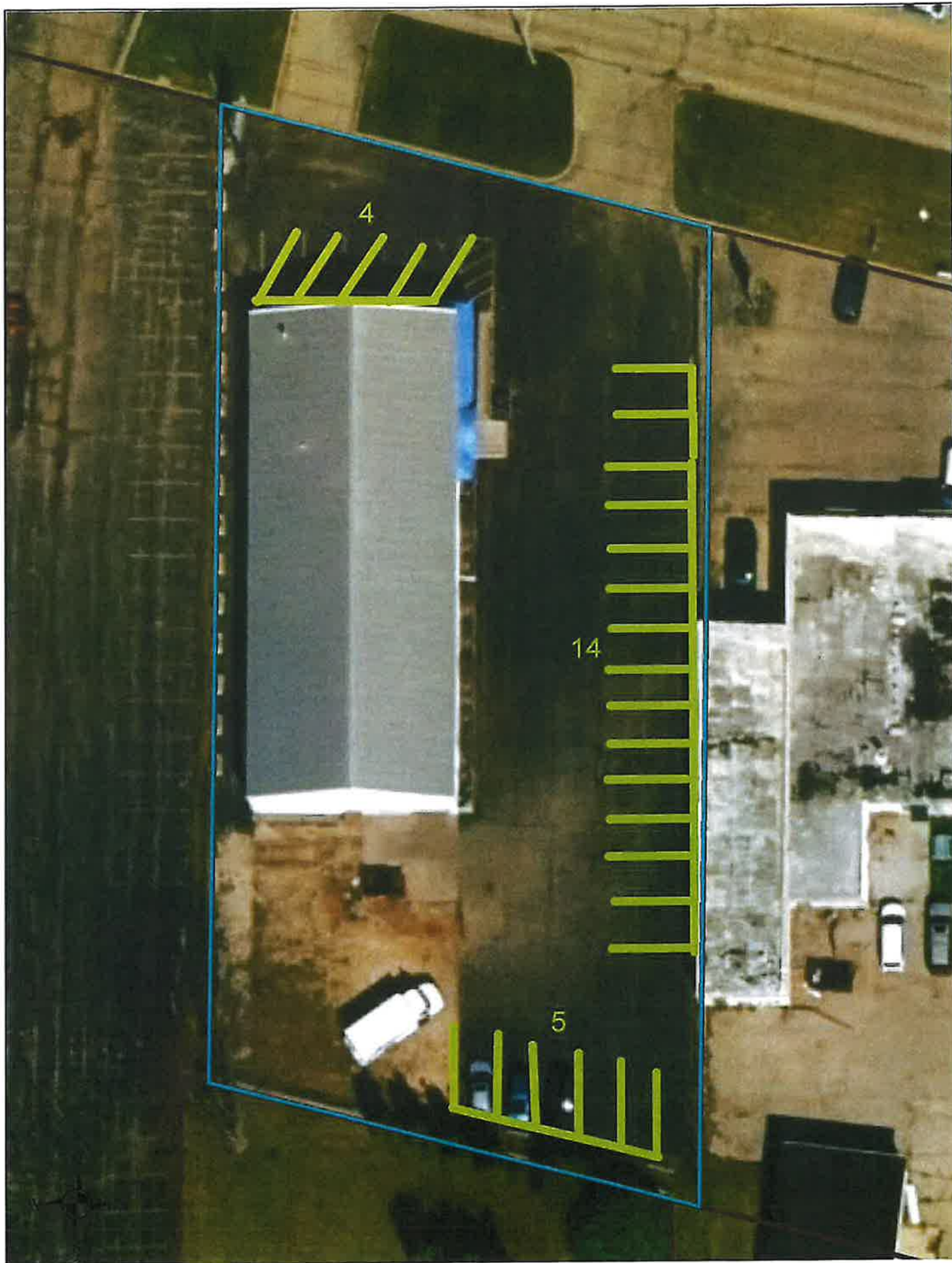
1

125

125

40 feet







**Boone County  
Soil & Water  
Conservation District**

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

11 January 2024

**SWCD NRI #: 1747**

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:** 1217 Logan Ave. Belvidere, IL 61008  
**PIN(S):** 05-36-230-009

Contact	Petitioner	Owner
Lit Thounsavanth 1217 Logan Ave. Belvidere, IL 61008 (630) 745-8447 Kthoun22elite@gmail.com	Same as Contact	Same as Contact

**Request:** Special use for gaming/slots

**Notes, if any:** By considering the current zoning, current land use, Geographical Information Systems maps, and requested special use permit, 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. Please see the attached document for further comments and soils information.

Sincerely,

Teagan Duffy  
Boone County Soil & Water  
Conservation District



## BELVIDERE FIRE DEPARTMENT

123 S. State St.  
Belvidere, IL 61008

Phone: (815) 544-2242

Fax: (815) 544-2278

January 17, 2024

1217 Logan Ave  
Belvidere, IL 61008  
815-999-9947

Re: Occupant Load

To All

The following is the proposed calculated occupancy load for 1217 Logan Ave, Belvidere, IL 61008.

Special Use Bar Area:	44
Conference Room:	28
Business Area (3 Adjoining Offices)	6
Business Area (2 Bar Office)	4

Please note that the special use bar area and the conference room **cannot** be added together to increase the occupancy load for the special use bar area.

All building modifications need to be submitted and approved by the City of Belvidere Building Department. If modifications are made, a new occupancy load will need to be calculated for the business.

If you have any questions, please feel free to contact me.

Thank You,

*Matthew Wittig*

Matthew Wittig  
Fire Inspector  
Belvidere Fire Department  
123 S State St  
Belvidere, IL 61008  
815-218-7565  
fi@belviderefire.com

## Gina Delrose

---

**From:** Mark Beck <mbeck@belviderefire.com>  
**Sent:** Thursday, January 25, 2024 10:25 AM  
**To:** Gina Delrose  
**Subject:** Re: Case 2024-01

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,

The business would need to provide fire extinguisher layout, exit signage, and a fire alarm may be potentially required. Would need to know what materials are being stored in the back half of the building and quantities.

Mark

On Wed, Jan 24, 2024 at 10:49 AM Gina Delrose <[gdelrose@belvidereil.gov](mailto:gdelrose@belvidereil.gov)> wrote:

Hello Everyone-

Please see the request for comments regarding Case 2024-01.

*Gina DelRose*

Community Development Planner

City of Belvidere

401 Whitney Boulevard, 61008

(o) 815-547-7177

(f) 815-547-0789

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



**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.*

January 25, 2024

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

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

Re: Case: 2024-01; Elite, 1217 Logan Avenue

Dear City of Belvidere,

We are in receipt of a special use to permit indoor commercial entertainment. The Special use includes a bar and video gaming at 1217 Logan Avenue, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the GB, General Business District on less than 1 acre. PIN: 05-36-230-009.

If prepared or temperature-controlled foods are served, prior to operation of the establishment a to-scale plan and a food application must be submitted to the Boone County Health Department for review. The plan review fee would be determined when menu information is submitted. Below is the county code explaining this further.

**Sec. 30-35. Submission and review of plans; permits.**

- a) *Generally*, whenever a food service establishment or retail food store is constructed or extensively remodeled and whenever an existing structure is converted to use as a food service establishment, properly prepared plans and specifications for such construction, remodeling, or conversion shall be submitted to the regulatory authority for review and approval before construction, remodeling, or conversion is begun. The plans and specifications shall indicate the proposed layout, arrangement, mechanical plans, construction materials of work areas, and the type and model of proposed fixed equipment and facilities.
- b) *Permit required*. Any business or organization desiring to operate as a food service establishment or retail food establishment must have a current food service permit.



RE: Case: Case: 2024-01; Elite, 1217 Logan Avenue

Date: January 25, 2024

Page: 2 of 3

- c) *Plans, inspection and approval.* Before issuing a food service permit to a new establishment, plans must be submitted to and approved by the health authority. Plans submitted for review must be accompanied by the appropriate plan review fee as listed in section 38-31.

*Food establishment classifications.* All food service establishments or retail food establishments shall be categorized according to their type of operation, size of operation, and risk category of the food prepared and/or served and shall obtain a permit for the class of operation as hereinafter defined. The listing of various types of operation is not intended to be all inclusive, but typical and not limited to those mentioned. If a food establishment is not specifically listed, it shall be classified according to the class to which it most closely resembles.

- 1) *Category I High Risk Facility:* is a food establishment that presents a high relative risk of causing foodborne illness based on the large number of food handling operations typically implicated in foodborne outbreaks and/or type of population served by the facility. The following criteria shall be used to classify facilities as Category I High Risk facilities:
  - a. whenever cooling of potentially hazardous foods occurs as part of the food handling operations at the facility;
  - b. when potentially hazardous foods are prepared hot or cold and held hot or cold for more than 12 hours before serving;
  - c. if potentially hazardous foods which have been previously cooked and cooled must be reheated;
  - d. when potentially hazardous foods are prepared for off-premises service for which time-temperature requirements during transportation, holding and service are relevant;
  - e. whenever complex preparation of foods, or extensive handling of raw ingredients with hand contact for ready to eat foods, occurs as a part of the food handling operations at the facility;
  - f. if vacuum packaging and/or other forms of reduced oxygen packaging are performed at the retail level; or
  - g. whenever serving immunocompromised individuals, where these individuals compromise the majority of the consuming population.
  
- 2) *Category I High Risk Multi-Department Facility:* is a food establishment that presents a high relative risk of causing foodborne illness based on the large number of food handling operations typically implicated in foodborne outbreaks. These facilities have the same criteria as Category I High Risk facilities, and have 3 or more departments within their facilities which need inspection including but not limited to main grocery, bakery, deli, meat and seafood departments.

RE: Case: Case: 2024-01; Elite, 1217 Logan Avenue  
Date: January 25, 2024  
Page: 3 of 3

- 3) *Category II Medium Risk Facility*: is a food establishment that presents a medium risk of causing foodborne illness based upon a few food handling operations typically implicated in foodborne illness outbreaks. The following criteria shall be used to classify facilities as Category II Medium Risk facilities:
  - a. if hot or cold foods are not maintained at that temperature for more than 12 hours and are restricted to same day service;
  - b. if preparing foods for service from raw ingredients uses only minimal assembly; and
  - c. foods served at an establishment that require complex preparation (whether canned, frozen, or fresh prepared) are obtained from an approved food processing plant, (high risk) food service establishments or retail food stores.
  
- 4) *Category III Low Risk Facility*: is a food establishment that presents a low relative risk of causing foodborne illness based on few or no food handling operations typically implicated in foodborne illness outbreaks. The following criteria shall be used to classify facilities as Category III Low Risk facilities:
  - a. only prepackaged foods are available or served in the facility, and any potentially hazardous foods available are commercially pre-packaged in an approved food processing plant;
  - b. only limited preparation of non-potentially hazardous foods and beverages, such as snack foods and carbonated beverages occurs at the facility; or
  - c. only beverages (alcoholic and non-alcoholic) are served at the facility.

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

Sincerely,



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

AT



# BELVIDERE FIRE DEPARTMENT

123 S. State St.  
Belvidere, IL 61008

Phone: (815) 544-2242

Fax: (815) 544-2278

January 29, 2024

City of Belvidere

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

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

Re: Case: 2024-01; Elite, 1217 Logan Ave

Dear City of Belvidere,

We are in receipt of a special use to permit for a planned development in the GB, General Business District at 1217 Logan Ave, Belvidere, IL 61008. The following are comments/concerns:

- An exit door needs to be added.
  - IFC 2015 Section 1006 Number of exits & exit access doorways: 1006.2.1 Egress based on occupant load and common path of egress travel distance. Two exits or exit access doorways from any space shall be provided where the design occupant load or the common path of egress travel distance exceeds the values listed in Table 1006.2.1.

(RE) TABLE 1006.2.1  
SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

OCCUPANCY	MAXIMUM OCCUPANT LOAD OF SPACE	MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (feet)		
		Without Sprinkler System (feet)		With Sprinkler System (feet)
		Occupant Load		
		OL ≤ 30	OL > 30	
A <sup>a</sup> , B, M	49	75	75	75 <sup>c</sup>
D	49	100	75	100 <sup>d</sup>
F	49	75	75	100 <sup>e</sup>
H-1, H-2, H-3	1	NP	NP	25 <sup>f</sup>
H-4, H-5	10	NP	NP	75 <sup>f</sup>
I-1, I-2 <sup>g</sup> , I-4	10	NP	NP	75 <sup>f</sup>
I-3	10	NP	NP	100 <sup>f</sup>
R-1	10	NP	NP	75 <sup>f</sup>
R-2	10	NP	NP	125 <sup>f</sup>
R-3	10	NP	NP	125 <sup>f</sup>
R-4	10	75	75	125 <sup>f</sup>
S <sup>h</sup>	20	100	75	100 <sup>i</sup>
T	49	100	75	25 <sup>j</sup>

<sup>a</sup> For SI, 1 foot = 304.8 mm.  
<sup>b</sup> NP = Not Permitted.  
<sup>c</sup> Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.2.1.1 or 903.2.1.2. See Section 903 for occupancies where automatic sprinkler systems are permitted in accordance with Section 903.2.1.2.  
<sup>d</sup> Group II occupancies equipped throughout with an automatic sprinkler system in accordance with Section 903.2.2.  
<sup>e</sup> For a maximum space used for assembly purposes having fixed seating, see Section 1029.4.  
<sup>f</sup> For the travel distance limitations in Group I-2, see Section 107.1 of the International Building Code.  
<sup>g</sup> The length of common path of egress travel distance in a Group R-3 occupancy located in a mixed occupancy building or within a Group R-3 or R-4 sleeping living facility.  
<sup>h</sup> The length of common path of egress travel distance in a Group S-2 open parking garage shall be not more than 100 feet.  
<sup>i</sup> For SI, 1 foot = 304.8 mm.  
<sup>j</sup> For SI, 1 foot = 304.8 mm.

**\*\*\* See attached illustration for recommended location of exit door. \*\*\***

- All Exits will require illuminated exit signage.
- Fire Extinguishers shall be rated as 2-A or greater for gaming areas, offices, and conference room, and be placed by exits and means of egress.



## **BELVIDERE FIRE DEPARTMENT**

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

Phone: (815) 544-2242

Fax: (815) 544-2278

- Fire Extinguishers shall be rated as 10-B or 20-B for the shop area.
- Extinguishers with a rating of 10-B shall be placed every 30 feet and extinguishers with a rating of 20-B placed every 50 feet.
- Smoke Detectors and CO alarms need to be installed throughout the building.
- Walls constructed to the full interior height to separate gaming area from the rest of the building. (Highlighted on attached drawing).
- Lock Box added for Emergency access.
  - IFC 2015 Section 506 Key Boxes: 506.1 Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for lifesaving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037 and shall contain keys to gain necessary access as required by the fire code official.

If you have any questions or concerns, please contact us at 815-544-2242 or at [fi@belviderefire.com](mailto:fi@belviderefire.com)

Thank you,

*Matthew Wittig*

Matthew Wittig  
Fire Inspector  
Belvidere Fire Department  
123 S State St  
Belvidere IL 61008  
815-544-2242 Station  
815-218-7565 Work Cell (Mon thru Fri between 8-4)



- █ Exit Sign
- █ Exit Door
- █ Height of Wall Construction

## MEMO

**DATE:** February 14, 2024

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

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

**SUBJECT:** Findings of Fact for Case: 2024-01; Elite, 1217 Logan Avenue

### **REQUEST AND LOCATION:**

The applicant, Lit Thounsavath, 1217 Logan Avenue, Belvidere, IL 61008 on behalf of the property owner, George Sabino, 15 Sunset Boulevard #1203, Beaufort, SC 29907 is requesting a special use to permit indoor commercial entertainment. The special use includes a bar and video gaming at 1217 Logan Avenue, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the GB, General Business District on less than 1 acre. The property is developed with a 6,000 square-foot building and large paved are. PIN: 05-36-230-009.

### **FINDINGS OF FACT:**

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

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

The eastern and western adjacent properties both received special uses in 2014 to allow for indoor commercial entertainment. Both contain bars with video gaming in addition to the bowling alley to the west. The bar with video gaming to the east is a separate tenant space and detached from the other tenants in the building.

Although the applicant intends to operate the business in a manner that would not conflict with the existing office uses and parking lot improvements, by granting the special use for indoor commercial entertainment, more intense land uses could occupy the proper without proper conditions of approval regarding land use separation and parking requirements. With property conditions of approval in addition to the size and location of the special use, staff does not anticipate a danger to the public health or general welfare.

- B. Findings: The proposed special use, both its general use independent of its location and in its specific location, will be in harmony with the purposes, goals, objectives, policies, and standards of the City of Belvidere Comprehensive Plan, this Chapter, and any other plan, program, or**

**ordinance adopted, or under consideration pursuant to Notice of Public Hearing by the City.**

The Comprehensive Plan shows the property and most adjacent properties as general business. Food establishments, bars/taverns and arcades are considered appropriate uses in the general business category. The general business district encourages indoor commercial, office, institutional, and controlled outdoor display land uses, with moderate landscaping and signage.

- C. Findings: The special use will not in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to Notice of Public Hearing by the City or governmental agency having jurisdiction to guide development.**

The indoor commercial entertainment land use will not be noticeable from the outside except for potential signage and increased vehicle traffic. There are numerous special uses for indoor commercial entertainment approved throughout Belvidere, five being within 1,000 feet of the property.

Logan Avenue can accommodate an increase in traffic, however, the current parking lot does not provide for enough parking spaces. There is room to add the required striped parking spaces and the special use is not anticipated to negatively impact the accessibility of nearby properties.

- D. Findings: The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property, and maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.**

The planning staff is not aware of any business that chose not to locate or expand due to video gaming. The property is adjacent to a variety of businesses and limited mixed residential. The special use conditions limit the amount of space the special use can occupy, therefore, planning staff does not anticipate that this special use will deter redevelopment of nearby properties.

- E. Findings: The proposed special use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvement facilities, utilities or services provided by public agencies servicing the subject property.**

The subject property is already developed with a gas station and convenience store that is served with municipal utilities.

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

With the proper conditions of approval, there do not appear to be any public benefits or adverse impacts related to the special use request. Although there are residences nearby, two adjacent properties already contain a bar with video gaming; it is not a unique business. Staff is not aware, however, of any negative impacts the other bars and video gaming have created.

**The motion to adopt the Findings of Fact as presented by staff for case 2024-01 for a special use to permit indoor commercial entertainment at 1217 Logan Avenue carried with a (7-0) roll call vote.**

---

Carl Gnewuch, Chairman  
Belvidere Planning and Zoning Commission



## MEMO

**DATE:** February 14, 2024  
**TO:** Mayor and Members of the City Council  
**FROM:** City of Belvidere Planning and Zoning Commission  
**SUBJECT:** Recommendation for Case: 2024-01, Elite, 1217 Logan Avenue

### **REQUEST AND LOCATION:**

The applicant, Lit Thounsavath, 1217 Logan Avenue, Belvidere, IL 61008 on behalf of the property owner, George Sabino, 15 Sunset Boulevard #1203, Beaufort, SC 29907 is requesting a special use to permit indoor commercial entertainment. The special use includes a bar and video gaming at 1217 Logan Avenue, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the GB, General Business District on less than 1 acre. The property is developed with a 6,000 square-foot building and large paved are. PIN: 05-36-230-009.

### **RECOMMENDATION:**

The planning and zoning commission recommended the **approval** of case number **2024-01** for a special use for indoor commercial entertainment at 1217 Logan Avenue subject to the following conditions:

1. Open alcohol is prohibited outside the premises unless otherwise permitted.
2. Indoor commercial entertainment land uses are only permitted within the area designated "special use" on the site plan.
3. A wall and a closable door shall be installed to separate the special use area from the rest of the building.
4. The parking lot shall be striped with in substantial compliance with the parking lot site plan. The parking lot shall meet ADA requirements.
5. Exit signage and an exit door approved by the Belvidere Fire Department shall be installed and a fire extinguisher layout and fire alarm information shall be submitted to the Belvidere Fire Department.
6. Compliance with all other applicable codes and ordinances including but not limited to the Boone County Health Department and the Belvidere Building Department (including plumbing).

**Motion to approve case 2024-01; Elite, 1217 Logan Avenue subject to the condition as presented carried with a (7-0) roll call vote.**

---

Carl Gnewuch, Chairman  
Belvidere Planning and Zoning Commission

**ORDINANCE NO. 662H**

**AN ORDINANCE GRANTING A SPECIAL USE  
TO ALLOW IN-VEHICLE SALES OR SERVICE AS AN ACCESSORY USE  
WITHIN THE CB, CENTRAL BUSINESS DISTRICT  
(600 South State Street)**

**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, State Permits, 319 Elaines Court, Dodgeville, WI 53533 on behalf of the property owner, Midland States Bank, 11670 Gravius Road, St. Louis, MO 63126 is requesting a special use to permit in-vehicle sales or service as an accessory use; 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 February 13, 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 CB, Central District to allow for in-vehicle sales or service as an accessory use on the property depicted in Attachment A and legally described as:

PART OF BLOCK TWO (2) AND SIX (6) AS DESIGNATED UPON COHOON AND ALLEN'S ADDITION TO BELVIDERE, THE PLAT OF WHICH BEING RECORDED IN BOOK O OF PLATS ON PAGE 524 AND 525 IN THE

RECORDER'S OFFICE OF BOONE COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT; BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 2 AS AFORESAID; THENCE NORTH 88 DEGREES 58 MINUTES 52 SECONDS EAST, ALONG THE NORTH LINE OF SAID BLOCK 2, A DISTANCE OF 310.90 FEET TO A POINT WHICH BEARS SOUTH 88 DEGREES 58 MINUTES 52 SECONDS WEST, 20.00 FEET FROM THE NORTHEAST CORNER OF SAID BLOCK 2; THENCE SOUTH 45 DEGREES 29 MINUTES 16 SECONDS EAST, 28.02 FEET TO A POINT IN THE EAST LINE OF SAID BLOCK 2 WHICH BEARS SOUTH 00 DEGREES 02 MINUTES 36 SECONDS WEST, 20.00 FEET FROM THE NORTHEAST CORNER OF SAID BLOCK 2; THENCE SOUTH 00 DEGREES 02 MINUTES 36 SECONDS WEST, ALONG THE EAST LINE OF SAID BLOCKS 2 AND 6 AS AFORESAID, 245.00 FEET TO THE NORTHEAST CORNER OF LOT 3 OF SAID BLOCK 6; THENCE SOUTH 89 DEGREES 01 MINUTES 32 SECONDS WEST, ALONG THE NORTH LINE OF LOTS 3 AND 7 OF SAID BLOCK 6, A DISTANCE OF 198.35 FEET TO THE WEST LINE OF THE EAST 2 RODS OF LOT 6 OF SAID BLOCK 6; THENCE NORTH 00 DEGREES 01 MINUTES 18 SECONDS EAST, ALONG THE WEST LINE OF THE EAST 2 RODS OF LOT 6 OF SAID BLOCK 6, A DISTANCE OF 66.21 FEET TO THE SOUTH LINE OF LOT 10 OF SAID BLOCK 6; THENCE SOUTH 89 DEGREES 00 MINUTES 55 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 10 OF BLOCK 6, A DISTANCE OF 132.37 FEET TO THE WEST LINE OF SAID BLOCK 6; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID BLOCKS 6 AND 2 AS AFORESAID, 198.55 FEET TO THE POINT OF BEGINNING. SITUATED IN PART OF SECTION 36, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF BELVIDERE, BOONE COUNTY, ILLINOIS. SAID PARCEL CONTAINS 78,230 SQUARE FEET OR 1.796 ACRES MORE OR LESS. PIN: 05-36-104-023.

is hereby approved, subject to the following conditions:

1. Substantial compliance with the submitted site plan dated 10/17/23 except for revisions required by the City. Attachment B.
2. A stamped site plan shall be submitted for review by the appropriate staff before building permits may be issued. This includes lot layout, landscaping and a photometrics plan.
3. Compliance with all applicable codes and ordinances.

**Section 3.** That the premises shall be used in accordance with and subject to the applicable provisions of the Zoning Ordinance of the City of Belvidere and shall not be used except as may otherwise be expressly authorized by the applicable law and the special use.

**Section 4.** That acceptance of any of the benefits of this Special Use shall be deemed acceptance of all the terms and conditions set forth herein.

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

**Section 6.** If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

**Section 7.** This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

**PASSED** by the City Council of the City of Belvidere this \_\_\_\_ day of \_\_\_\_\_, 2024.

**APPROVED** by the Mayor of the City of Belvidere this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Clint Morris, Mayor

**ATTEST:**

\_\_\_\_\_  
Sarah Turnipseed, City Clerk

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

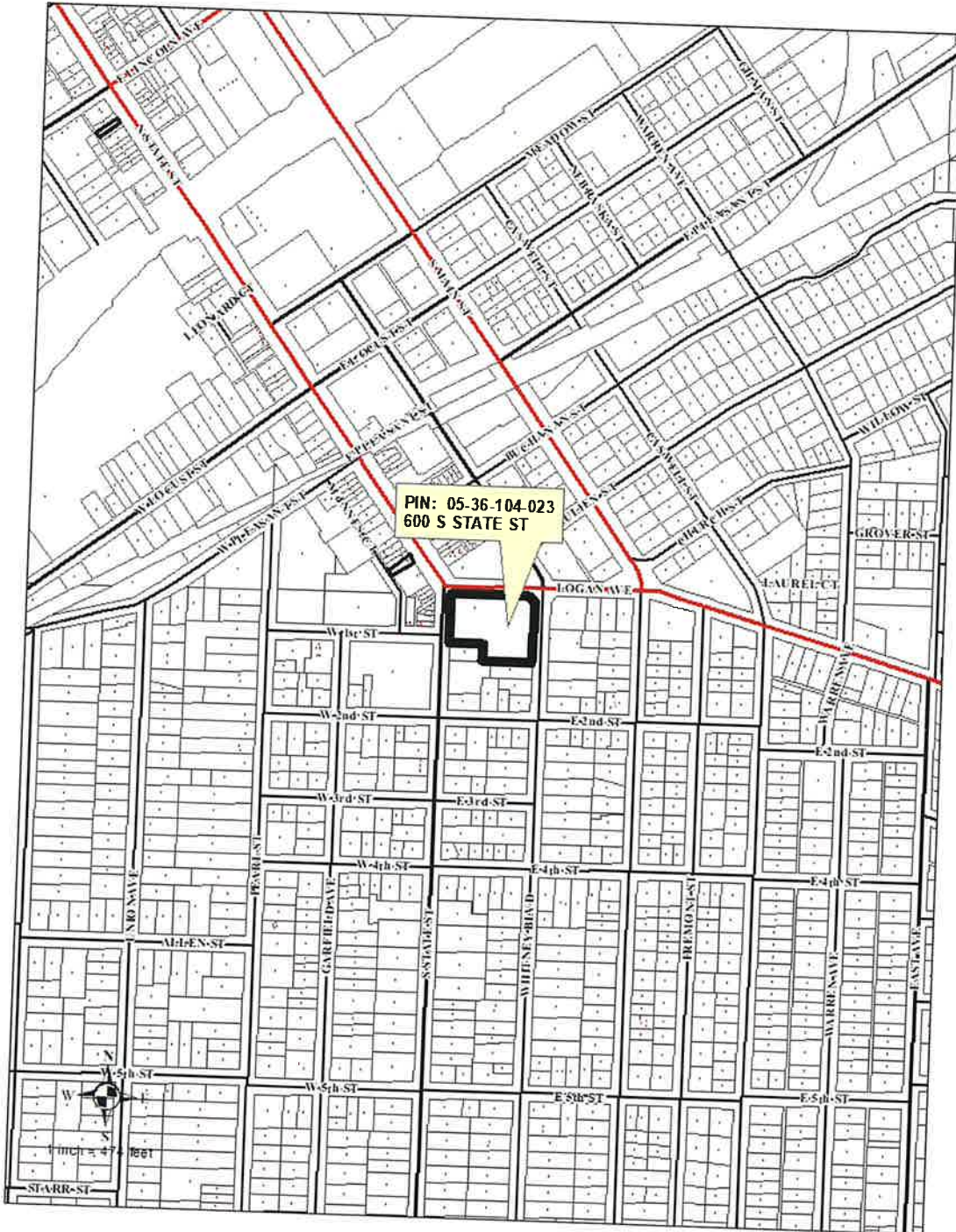
City Council Members Voting Aye: \_\_

City Council Members Voting Nay: \_\_

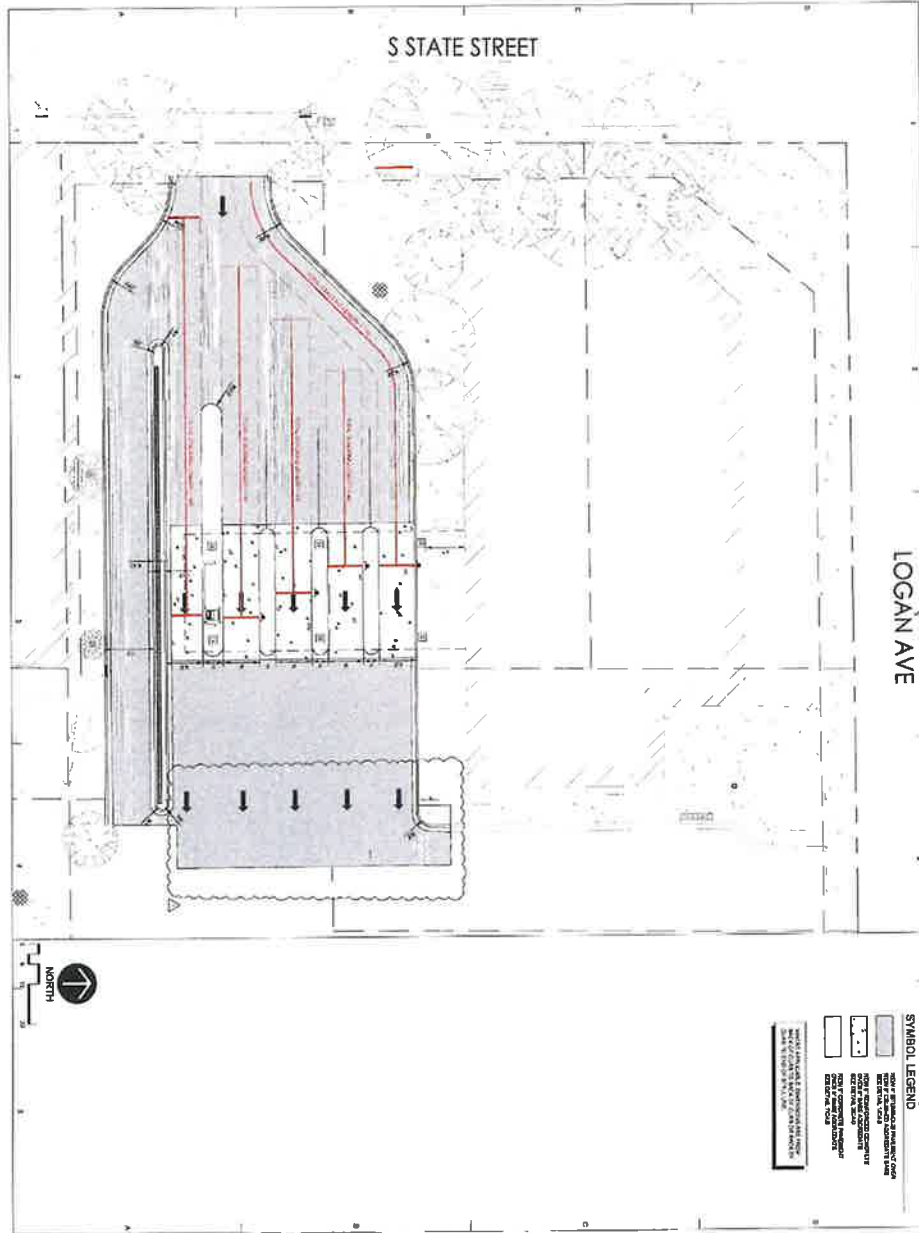
Date Published:

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

### ATTACHMENT A



ATTACHMENT B



**SYMBOL LEGEND**

	EXISTING BUILDING AREA
	PROPOSED BUILDING AREA
	EXISTING PARKING AREA
	PROPOSED PARKING AREA
	EXISTING LANDSCAPE
	PROPOSED LANDSCAPE

Project Name	MIDLAND STATES BANK
Address	BELVIDERE BRANCH 600 S STATE STREET BELVIDERE, IL 61008
Scale	C2.0
Author	
Checker	
Designer	
Engineer	
Architect	
City Engineer	
City Clerk	
City Council	
City Manager	
City Attorney	
City Auditor	
City Treasurer	
City Collector	
City Clerk	
City Council	
City Manager	
City Attorney	
City Auditor	
City Treasurer	
City Collector	

**MIDLAND STATES BANK**  
BELVIDERE BRANCH  
600 S STATE STREET  
BELVIDERE, IL 61008

**NEWGROUNDS**  
ARCHITECTS  
1000 S. STATE STREET  
BELVIDERE, IL 61008  
TEL: 815.338.1111  
WWW.NEWGROUNDSARCHITECTS.COM

**CONSULTANTS**  
1000 S. STATE STREET  
BELVIDERE, IL 61008  
TEL: 815.338.1111  
WWW.NEWGROUNDSARCHITECTS.COM

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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

February 6, 2023

## ADVISORY REPORT

**CASE NO:** 2024-02

**APPLICANT:** Midland States Bank, 600 S. State Street

### REQUEST AND LOCATION:

The applicant, State Permits, 319 Elaines Court, Dodgeville, WI 53533 on behalf of the property owner, Midland States Bank, 11670 Gravius Road, St. Louis, MO 63126 is requesting a special use to permit in-vehicle sales or service as an accessory use. Specifically, drive-through lanes at 600 S. State Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(6)(C)(2) In-vehicle sales or service and 150.904 Special use Review and Approval Procedures) in the CB, Central Business District on approximately 2 acres. PIN: 05-36-104-023. The property is developed with a three-story building comprised of the bank and office spaces with a large parking area.

### EXISTING LAND USE:

**Subject property:** Midland States Bank and Offices

**North:** Tobin, Ramon & Barber Law Office and Chapko & Shah Modern Dentistry

**South:** Coach's Corner and Import Only

**East:** Belvidere Funeral Home and Automotive Solutions

**West:** Mixed-use Buildings

### CURRENT ZONING:

**Subject property:** Central Business District

**All Adjacent Properties:** Central Business District

### COMPREHENSIVE PLAN:

**Subject property:** Central Mixed Use

**All Adjacent Properties:** Central Mixed Use

### BACKGROUND:

The special use is for the ability to have accessory drive through lanes and is not related to the property itself. The property exceeds the minimum lot size and required on-site parking regulations of the Central Business District. Like most downtowns, Belvidere's is pedestrian

orientated, meaning that on-site parking is not required and that automobile centric land uses are discouraged or prohibited.

Drive-through lanes are permitted as an accessory land use to a non-automobile centric business, such as a bank. Most properties within the Central Business District cannot accommodate drive-through lanes due to the square-footage of the property, amount of road frontage and/or the scale of the building compared to the size of the property.

The bank building was constructed in the early 1990s and has onsite parking to the south and east. The drive-through lanes will be located where the south parking lot is. They will be replacing the small bank building and seven drive-through lanes 500 feet to the east on Logan Avenue that the bank no longer wishes to utilize. In order to accommodate the drive-through lanes, the full access off of South State Street that leads to the eastern parking lot will be narrowed to an entrance only access point, requiring all traffic leaving the property to utilize the existing exits onto Logan Avenue and Whitney Boulevard. This change should create minimal impacts to the overall traffic circulation patterns within the property.

Two out of the five drive-through lanes do not meet the required 100 feet of queuing lane. However, the most common land use for drive-through lanes are restaurants which rarely have more than two lanes. Since the bank will have five lanes, it allows for waiting vehicles to disperse more, reducing the need for such queuing lane length. While the length of the drive-through lanes are not a concern, the site plan and canopy design will need to be revised in order to allow fire department vehicles adequate access to the property.

**TREND OF DEVELOPMENT:**

The subject property is located along the southern edge of the City's downtown area. The majority of the downtown area is comprised of older mixed-use buildings that encompasses the entire property, leaving little room for additions or remodeling. Although tenants may change in the buildings, there is very little redevelopment.

**FINDINGS OF FACT:**

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

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

The property is one of the few in the downtown area that has adequate room to accommodate drive-through lanes without requiring the demolition of a historic structure. The queuing vehicles will be facing the eastern parking lot, not South State Street, reducing the potential negative impact that headlights could create. The planning staff does not foresee any negative impacts.

- B. **Findings: The proposed special use, both its general use independent of its location and in its specific location, will be in harmony with the purposes, goals, objectives, policies, and standards of the City of Belvidere Comprehensive Plan, Section 150.904 of the Belvidere Zoning Ordinance and any other plan, program, or ordinance adopted, or under consideration pursuant to Notice of Public Hearing by the City.**



The Comprehensive Plan designates the subject property as Central Mixed Use; the current zoning is Central Business. The entire downtown area is designated as Central Mixed Use. The downtown area should be a mix of retail, services, residential, recreation and entertainment that operate during the day and night and that are compatible uses. Financial institutions are encouraged in the mix of land uses and drive through lanes are a common accessory to such institutions.

- C. Findings:** The special use will not in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to Notice of Public Hearing by the City or governmental agency having jurisdiction to guide development.

The subject is bounded by South State Street, Logan Avenue and Whitney Boulevard, allowing for adequate ingress/egress to the building and parking area. Although, narrowing the South State Street access point and restricting it to an entrance only is a change to the current vehicle circulation patterns, the property still meets parking regulations. Meeting the requirements of the Belvidere Fire Department is not anticipated to significantly change the site plan.

The special use for in-vehicle sales and service will not lessen the property's level of compliance with the Comprehensive Plan; the site will be required to be in conformance with the requirements of the City of Belvidere's Zoning Ordinance.

- D. Findings:** The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property, maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

The addition of the drive through lanes is replacing the loss of the Midland States Bank building and drive through lanes located to the east along Logan Avenue. The drive lanes are not requiring a building to be demolished and are not significantly changing the established building setbacks or parking lot layout of the property. Since the property is bounded on three sides by public roads, the only property to be impacted is the restaurant to the south which is currently buffered by landscaping.

- E. Findings:** The proposed Special Use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvement facilities, utilities or services provided by public agencies servicing the subject property.

The subject property is served with proper utilities.

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

The planning staff does not anticipate any potential adverse impacts of the drive-through lane. The drive-through lane (and headlights) will be facing east, away from the public right-of-way and large store front windows.

**SUMMARY OF FINDINGS:**

The property is one of the few in the downtown area that has adequate room to accommodate drive-through lanes without requiring the demolition of a historic structure. The queuing vehicles will be facing the eastern parking lot, not South State Street, reducing the potential negative impact that headlights could create. The planning staff does not foresee any negative impacts.

The subject is bounded by South State Street, Logan Avenue and Whitney Boulevard, allowing for adequate ingress/egress to the building and parking area. Although, narrowing the South State Street access point and restricting it to an entrance only is a change to the current vehicle circulation patterns, the property still meets parking regulations. Meeting the requirements of the Belvidere Fire Department is not anticipated to significantly change the site plan.

The addition of the drive through lanes is replacing the loss of the Midland States Bank building and drive through lanes located to the east along Logan Avenue. The drive lanes are not requiring a building to be demolished and are not significantly changing the established building setbacks or parking lot layout of the property. Since the property is bounded on three sides by public roads, the only property to be impacted is the restaurant to the south which is currently buffered by landscaping. The planning staff does not anticipate any potential adverse impacts of the drive-through lane.

**RECOMMENDATION:**

The planning staff recommends the **approval** of case number **2024-02** for a special use for accessory in-vehicle sales and service at 600 S. State Street subject to the following conditions:

1. Substantial compliance with the submitted site plan dated 10/17/23 except for revisions required by the City.
2. A stamped site plan shall be submitted for review by the appropriate staff before building permits may be issued. This includes lot layout, landscaping and a photometrics plan.
3. Compliance with all applicable codes and ordinances.

**Submitted by:**

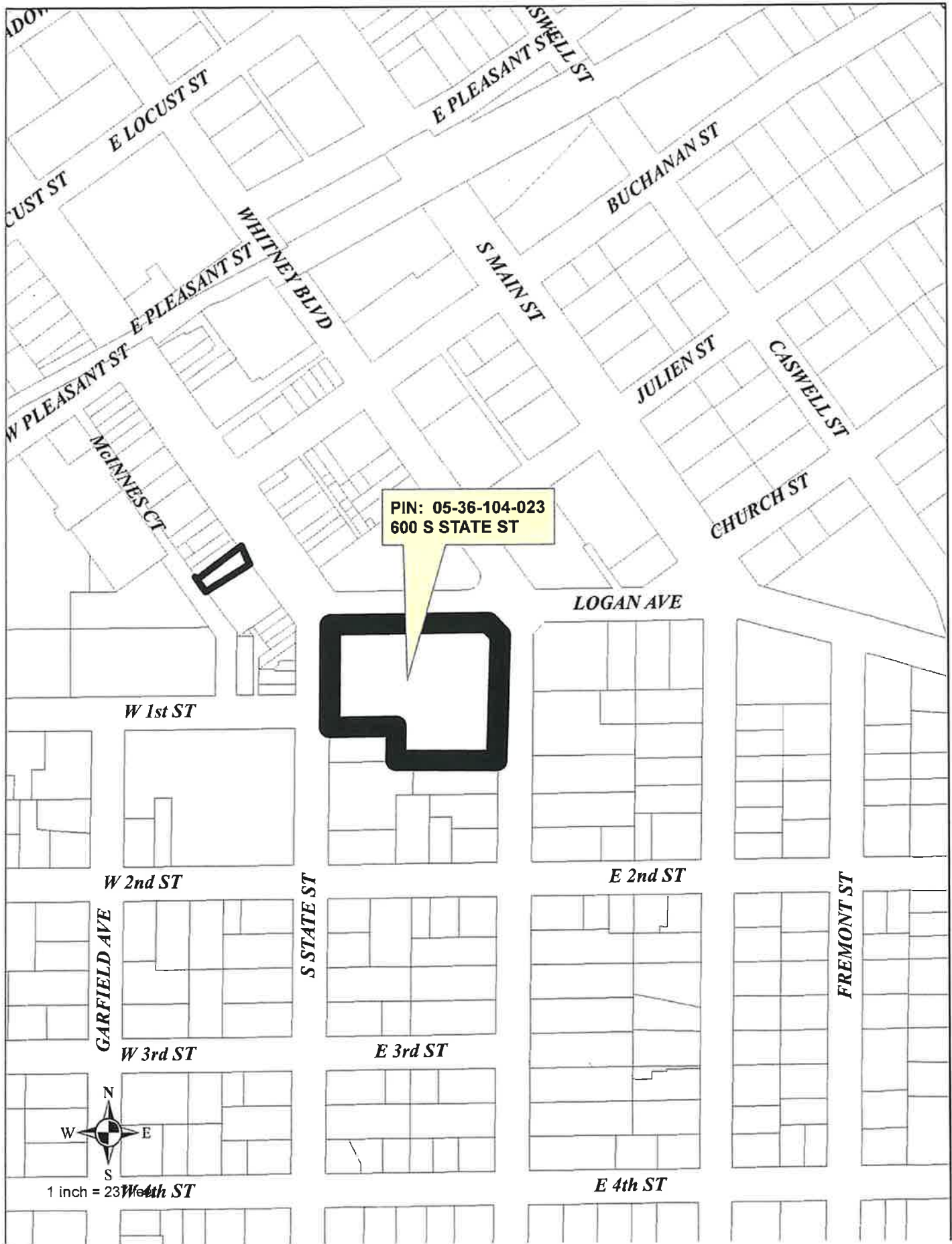
  
Gina DelRose, Community Development Planner

**Review and Recommendation by the Planning and Zoning Commission.** The Planning and Zoning Commission shall review the application, adopt findings of fact, and make a recommendation to the City Council.

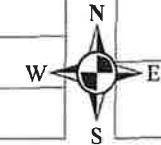
**Review and Action by the City Council.** The City Council shall consider the Planning and Zoning Commission's recommendation regarding the proposed special use. The City Council may approve or deny the special use as originally proposed, may approve the proposed special use with modifications or may remand the matter back to the Planning and Zoning Commission for further discussion or hearing. The City Council's approval of the requested special use shall be considered the approval of a unique request, and shall not be construed as precedent for any other proposed special use.

**ATTACHMENTS**

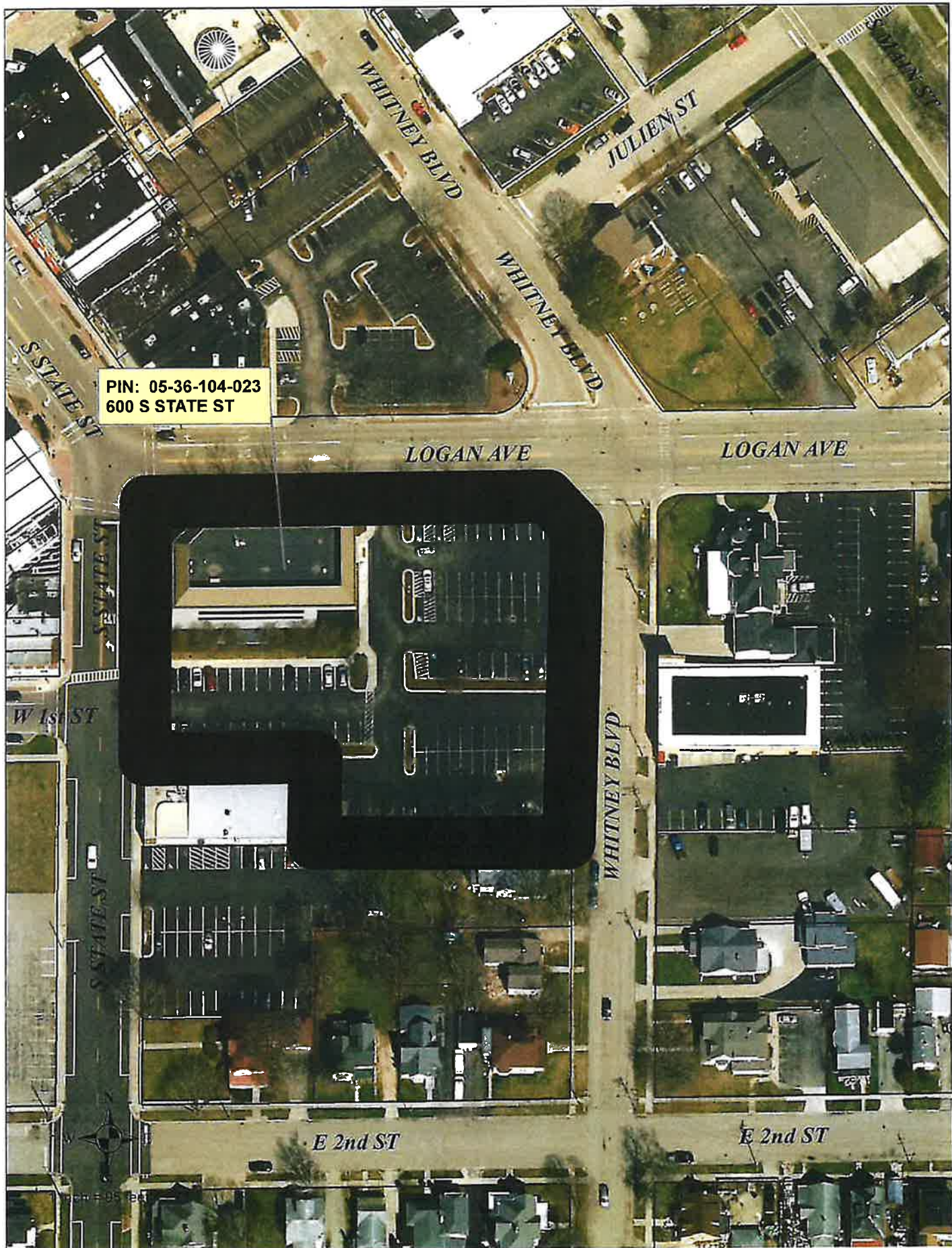
1. Location Map by Planning Staff.
2. Aerial photo by Planning Staff.
3. Narrative submitted by Applicant.
4. Site plan submitted by Applicant.
5. Elevation submitted by Applicant
6. Letter submitted by Teagan Duffy, Boone County Soil and Water District dated January 11, 2024.
7. Letter submitted by Alisen O'Hearn, Boone County Health Department dated January 24, 2024.
8. E-mail submitted by Mark Beck, Belvidere Fire Department, January 25, 2024.



PIN: 05-36-104-023  
600 S STATE ST



1 inch = 23 feet



PIN: 05-36-104-023  
600 S STATE ST

LOGAN AVE

LOGAN AVE

WHITNEY BLVD

E 2nd ST

E 2nd ST

Midland State Bank  
600 S. State Street  
Belvidere, IL 61008

To Whom It May Concern:

We are proposing what is currently parking spaces on the south side of the branch to be turned into a 5 lane drive thru facility with an additional by-pass lane. While utilizing the existing curb cut off of State Street, the 24' wide entry opens up into 6 lanes.

Lane 1, the most northern lane and closest to the building, will be the most used lane, is served by pneumatic tube, and has a stacking length of 110'.

Lane 2, just south on lane 1, is served by pneumatic tube which sits on a 4' wide concrete island, and has a stacking length of 49'.

Lane 3, just south of lane 2, is served by pneumatic tube which sits on a 4' wide concrete island, and has a stacking length of 69'.

Lane 4, just south of lane 3, is served by pneumatic tube which sits on a 4' wide concrete island, and has a stacking length of 88'.

Lane 5, just south of lane 4, is served by an ATM which sits on a 5' wide concrete island, and has a stacking length of 100'.

Just south of lane 5 is an island with a retaining wall

Lane 6, just south of the retaining wall, is a 13' wide by-pass lane.

(See attached drive thru exhibit)

It is anticipated that cars will stack in lane 1 and then move to other lanes as they become available.

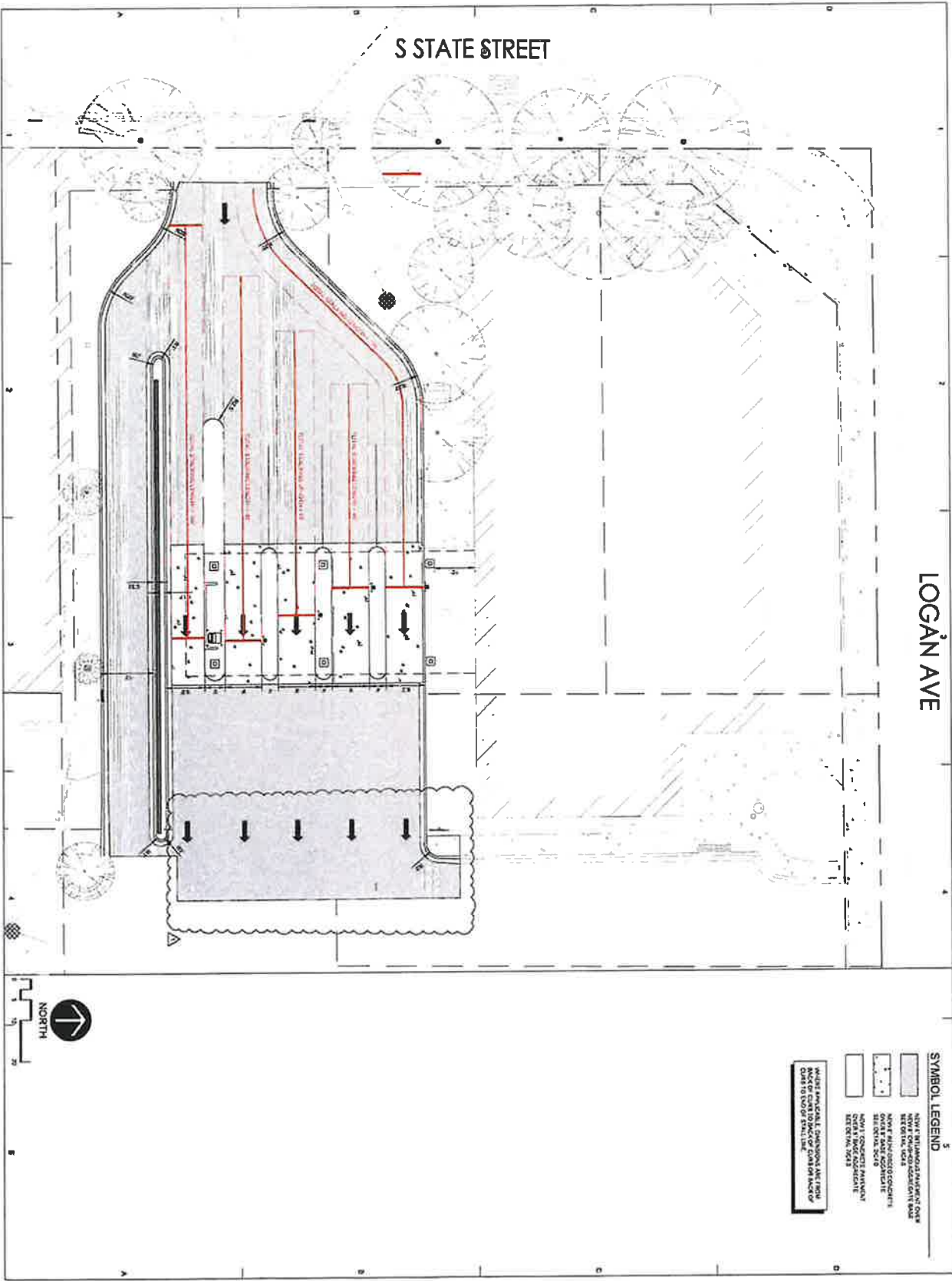
All drive thru traffic then exits onto an existing drive east of the building which serves the parking for the building.

There will be a new 10' wide window on the south side of the building which will give employees of the bank visual access of the drive thru traffic.

The 5 northern lanes will also be covered by a new 29'-8"W x 70'-4"L canopy with a clearance height of 12'.

This new drive thru facility will be replacing Midland's facility off of Logan Avenue. That location currently has 7 lanes and sees about 180 cars a day. The new facility will also have the same hours of Monday-Thursday 8:00am-5:30pm, Friday 8:00am-6:00pm, Saturday 8:00am-12:00pm

**Jessica Martin**  
Project Engineer  
407-716-8657







LOGAN AVE

S STATE STREET



**SYMBOL LEGEND**

-  NEW 7' MINIMUM ELEVATION OVER RECORD GRADE
-  DRIVE AREA
-  ASPHALT PAVING OVER 4" BASE COURSE
-  CONCRETE PAVING OVER 4" BASE COURSE

INDICATE FINISHED ELEVATIONS AND TYPICAL FINISH GRADES FOR DRIVE AND SIDEWALKS.



**NEWGROUND**  
ARCHITECT

100 N. LEXINGTON AVE. SUITE 200  
CHICAGO, IL 60610  
TEL: 312.467.1000  
WWW.NEUGROUND.COM



**DAVID J. SMITH**  
PROFESSIONAL ENGINEER  
STATE OF ILLINOIS  
LICENSE NO. 001234567

**MIDLAND STATES BANK**

BELVIDERE BRANCH  
600 S STATE STREET  
BELVIDERE, IL 61008

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	05/15/2018
2	REVISION	05/15/2018
3	REVISION	05/15/2018
4	REVISION	05/15/2018
5	REVISION	05/15/2018
6	REVISION	05/15/2018
7	REVISION	05/15/2018
8	REVISION	05/15/2018
9	REVISION	05/15/2018
10	REVISION	05/15/2018

**C2.0**







**Boone County  
Soil & Water  
Conservation District**

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

11 January 2024

**SWCD NRI #: 1746**

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:** 600 S State St. Belvidere, IL 61008  
**PIN(S):** 05-36-104-023

Contact	Petitioner	Owner
State Permit – Nina Berg 319 Elaines Ct. Dodgeville, WI 53533  (608) 407-9087 <a href="mailto:nina@permit.com">nina@permit.com</a>	Same as Contact	Midland States Bank 600 S Street Belvidere, IL 61008

**Request:** Variance for drive-up canopy

**Notes, if any:** By considering the current zoning, current land use, Geographical Information Systems maps, and requested variance permit, 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. Please see the attached document for further comments and soils information.

Sincerely,

Teagan Duffy  
Boone County Soil & Water  
Conservation District



**Public Health**  
Prevent. Promote. Protect.

## Boone County Health Department

1204 Logan Avenue, Belvidere, Illinois 61008  
Main Office 815.544.2951 Clinic 815.544.9730 Fax 815.544.2050  
[www.boonehealth.org](http://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.*

January 24, 2024

City of Belvidere

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

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

**Re:** Case: 2024-02; Midland States Bank, 600 S. State Street

Dear City of Belvidere,

We are in receipt of special use to permit in-vehicle sales or service as an accessory use. Specifically, drive-through lanes at 600 S State Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(6)(C)(2) In vehicle sales or service and 150.904 Special Use Review and Approval Procedures) in the CB, Central Business District on approximately 2 acres. PIN: 05-36-104-0223

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

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

Sincerely,

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

## Gina Delrose

---

**From:** Mark Beck <mbeck@belviderefire.com>  
**Sent:** Thursday, January 25, 2024 10:33 AM  
**To:** Gina Delrose  
**Subject:** Re: Case 2024-02

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,

Concerns with the layout. The 13' wide pass thru lane is not wide enough for the fire vehicles. Required minimum is 20'. Suggest to remove the retaining wall and strip the lane giving a wider pass thru lane for the fire vehicle. Second concern is the height of the canopy. If the above option is accepted then the canopy is very close to our minimum clearance height of our vehicles. Would be comfortable with more clearance room.

Mark

On Wed, Jan 24, 2024 at 11:25 AM Gina Delrose <[gdelrose@belvidereil.gov](mailto:gdelrose@belvidereil.gov)> wrote:

Hello-

Please see the request for comments for Case 2024-02.

Thank you

*Gina DelRose*

Community Development Planner

City of Belvidere

401 Whitney Boulevard, 61008

(o) 815-547-7177

(f) 815-547-0789

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

## MEMO

**DATE:** February 14, 2024  
**TO:** Mayor and Members of the City Council  
**FROM:** City of Belvidere Planning and Zoning Commission  
**SUBJECT:** Findings of Fact for Case: 2024-02; Midland States Bank, 600 S. State St.

### **REQUEST AND LOCATION:**

The applicant, State Permits, 319 Elaines Court, Dodgeville, WI 53533 on behalf of the property owner, Midland States Bank, 11670 Gravius Road, St. Louis, MO 63126 is requesting a special use to permit in-vehicle sales or service as an accessory use. Specifically, drive-through lanes at 600 S. State Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(6)(C)(2) In-vehicle sales or service and 150.904 Special use Review and Approval Procedures) in the CB, Central Business District on approximately 2 acres. PIN: 05-36-104-023. The property is developed with a three-story building comprised of the bank and office spaces with a large parking area.

### **FINDINGS OF FACT:**

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

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

The property is one of the few in the downtown area that has adequate room to accommodate drive-through lanes without requiring the demolition of a historic structure. The queuing vehicles will be facing the eastern parking lot, not South State Street, reducing the potential negative impact that headlights could create. The planning staff does not foresee any negative impacts.

- B. Findings: The proposed special use, both its general use independent of its location and in its specific location, will be in harmony with the purposes, goals, objectives, policies, and standards of the City of Belvidere Comprehensive Plan, Section 150.904 of the Belvidere Zoning Ordinance and any other plan, program, or ordinance adopted, or under consideration pursuant to Notice of Public Hearing by the City.**

The Comprehensive Plan designates the subject property as Central Mixed Use; the current zoning is Central Business. The entire downtown area is designated as Central Mixed Use. The downtown area should be a mix of retail, services, residential, recreation and entertainment that operate during the day and night and that are compatible uses. Financial institutions are encouraged in the mix of land uses and drive through lanes are a common accessory to such institutions.

- C. Findings: The special use will not in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as**

they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to Notice of Public Hearing by the City or governmental agency having jurisdiction to guide development.

The subject is bounded by South State Street, Logan Avenue and Whitney Boulevard, allowing for adequate ingress/egress to the building and parking area. Although, narrowing the South State Street access point and restricting it to an entrance only is a change to the current vehicle circulation patterns, the property still meets parking regulations. Meeting the requirements of the Belvidere Fire Department is not anticipated to significantly change the site plan.

The special use for in-vehicle sales and service will not lessen the property's level of compliance with the Comprehensive Plan; the site will be required to be in conformance with the requirements of the City of Belvidere's Zoning Ordinance.

- D. Findings:** The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property, maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

The addition of the drive through lanes is replacing the loss of the Midland States Bank building and drive through lanes located to the east along Logan Avenue. The drive lanes are not requiring a building to be demolished and are not significantly changing the established building setbacks or parking lot layout of the property. Since the property is bounded on three sides by public roads, the only property to be impacted is the restaurant to the south which is currently buffered by landscaping.

- E. Findings:** The proposed Special Use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvement facilities, utilities or services provided by public agencies servicing the subject property.

The subject property is served with proper utilities.

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

The planning staff does not anticipate any potential adverse impacts of the drive-through lane. The drive-through lane (and headlights) will be facing east, away from the public right-of-way and large store front windows.

**The motion to adopt the Findings of Fact as presented by staff for case 2024-02 for a special use to permit in-vehicle sales or service as an accessory use at 600 South State Street carried with a unanimous voice vote.**

---

Carl Gnewuch, Chairman  
Belvidere Planning and Zoning Commission

**MEMO**

**DATE:** February 14, 2024  
**TO:** Mayor and Members of the City Council  
**FROM:** City of Belvidere Planning and Zoning Commission  
**SUBJECT:** Recommendation for Case: 2024-02, Midland States Bank, 600 S. State Street

**REQUEST AND LOCATION:**

The applicant, State Permits, 319 Elaines Court, Dodgeville, WI 53533 on behalf of the property owner, Midland States Bank, 11670 Gravius Road, St. Louis, MO 63126 is requesting a special use to permit in-vehicle sales or service as an accessory use. Specifically, drive-through lanes at 600 S. State Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(6)(C)(2) In-vehicle sales or service and 150.904 Special use Review and Approval Procedures) in the CB, Central Business District on approximately 2 acres. PIN: 05-36-104-023. The property is developed with a three-story building comprised of the bank and office spaces with a large parking area.

**RECOMMENDATION:**

The planning and zoning commission recommended the **approval** of case number **2024-02** for a special use for in-vehicle sales or service as an accessory use at 600 S. State Street subject to the following conditions:

1. Substantial compliance with the submitted site plan dated 10/17/23 except for revisions required by the City.
2. A stamped site plan shall be submitted for review by the appropriate staff before building permits may be issued. This includes lot layout, landscaping and a photometrics plan.
3. Compliance with all applicable codes and ordinances.

**Motion to approve case 2024-02; Midland States Bank, 600 South State Street subject to the conditions as presented carried with a (7-0) roll call vote.**

---

Carl Gnewuch, Chairman  
Belvidere Planning and Zoning Commission

**ORDINANCE NO. 663H**

**AN ORDINANCE GRANTING A SPECIAL USE  
TO ALLOW A PLANNED DEVELOPMENT  
WITHIN THE HI, HEAVY INDUSTRIAL DISTRICT  
(1245 Irene Road)**

**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 and property owner, Alliance Development Corp., 1510 N. Country Club Parkway, PO Box 1015, Elkhorn, WI 53121 is requesting a special use to permit a planned development to construct a distribution center; 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 February 13, 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 HI, Heavy Industrial District for a planned development on the property depicted in Attachment A and legally described as:

Part of the Southeast quarter of Section 32, Township 44 North, Range 3 East of the third principal Meridian, Boone County, Illinois, bounded and described as follows: Commencing at the Southwest corner of the Southeast quarter of said section 32; thence North 00 degrees 15 minutes 56 seconds East along the West line of said Southeast quarter, a distance of 130.00 feet to the point of beginning of the hereinafter described tract of land; thence continuing North 00 degrees 15



minutes 56 seconds East along said West line, a distance of 1563.47 feet (1507.42 feet deeded) to a point on the Southerly right-of-way line of a railroad designated Union Pacific Railroad (formerly the Chicago and Northwestern Railroad); thence North 75 degrees 03 minutes 18 seconds East along said Southerly right-of-way line. A distance of 2066.96 feet (2074.86 feet deeded) to the East Line of the West-half of the East-half of said Southeast quarter; thence South 00 degrees 32 minutes 02 seconds West along said East line a distance of 1994.31 feet (1929.53 feet deeded); thence South 89 degrees 38 minutes 44 seconds West. Parallel with the Northerly right-of-way line of a public road designated U.S. Route 20, a distance of 84.06 feet; thence South 00 degrees 21 minutes 16 seconds East, perpendicular with the last described course, a distance of 90.00 feet to a point on the Northerly right-of-way line of U.S. Route 20; thence South 89 degrees 38 minutes 44 seconds West along said Northerly right-a-way line, a distance of 1902.25 feet (1901.7 feet deeded) to the point of beginning. All situated in the County of Boone and the State of Illinois. PIN: 05-32-400-007.

Is hereby approved, subject to the following conditions:

1. The Planned Development (and future expansions) shall be developed in substantial conformance with the site plan dated 11/1/2023 and building elevations dated 12/28/23 unless otherwise noted.
2. A full final site plan shall be submitted to staff (building, public works, police, 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: Section 150.105(C)(9)(G)(2)(E) allowing for the maximum primary building height to be increased from 45 feet to 90 feet; Section 150.105(C)(9)(B)(2) allowing for non-building mounted solar installations for export of energy for use by a Public Utility; Section 150.105(C)(9)(G)(2)(C) allowing for the minimum pavement setback to be reduced from five feet to zero feet in order to allow for cross-access drives; Table 150.604 allowing for the required building foundation landscaping to be installed elsewhere on the subject property; Section 150.702(J) allowing for the maximum width of the combined three driveways with flares to be increased from 45 feet to 275 feet; Section 150.707(E)(1) allowing the maximum luminaire height to be increased from 30 feet to 50 feet; Section 150.716(C)(1) allowing for the waiver of screening mechanical equipment; Section 150.1003 allowing for the maximum size of direction signs to be increased from 3 square feet to 100 square feet; Section 150.1003 allowing for the maximum size of a logo on a directional sign to be increased form 1 square-foot to 35 square feet; Section 150.1006 allowing for the maximum height of a directional sign to be increased from five feet to 8.5 feet; Sections 98.22/151.41(E)(2)/151.65(1) allowing for the waiver of installing sidewalks in the public right-of-way; and Section 118.132 allowing for grasses and native plantings to exceed 8 inches in height in the undeveloped portions of the property.

**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:**

\_\_\_\_\_  
Sarah Turnipseed, City Clerk

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

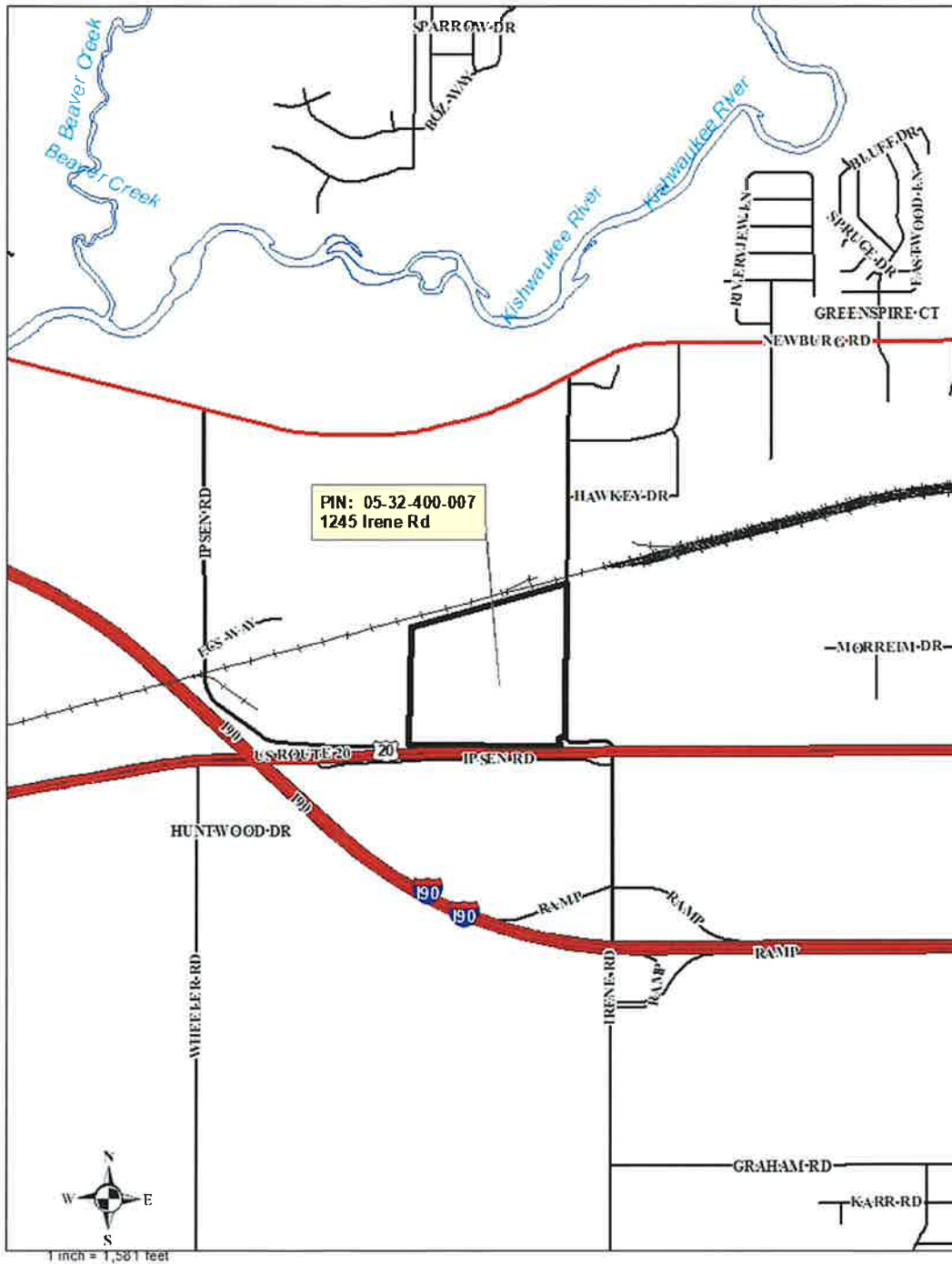
City Council Members Voting Aye: \_\_

City Council Members Voting Nay: \_\_

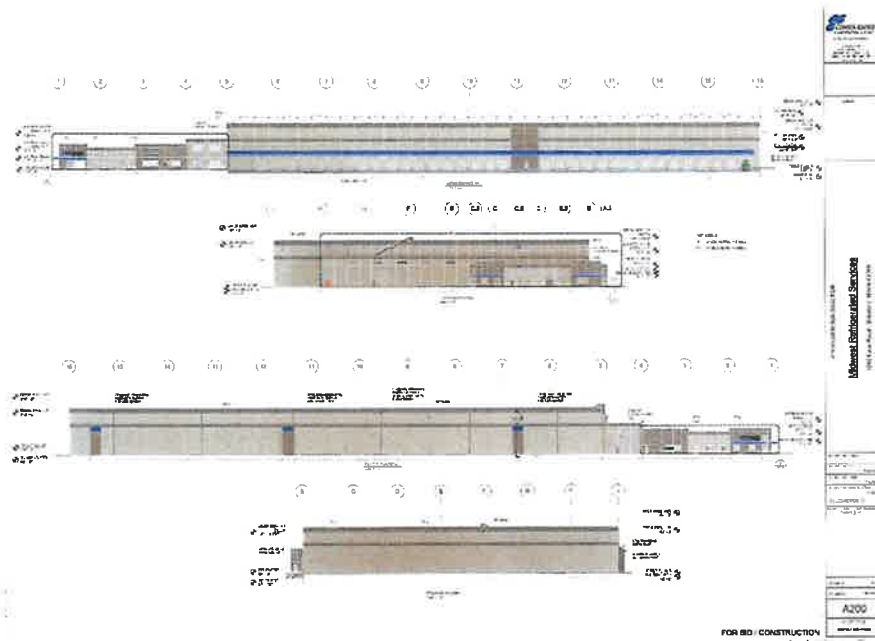
Date Published:

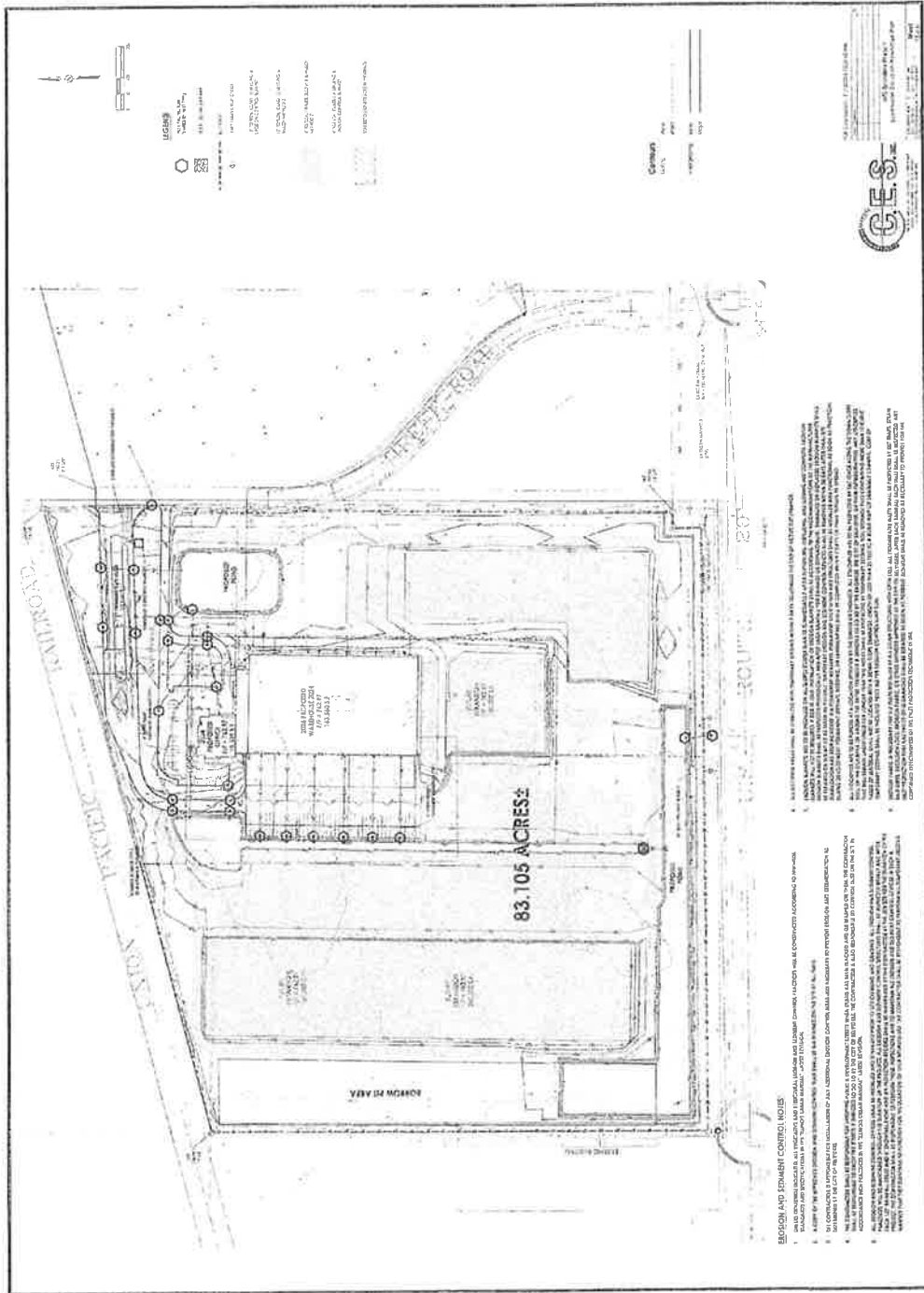
Sponsor: \_\_\_\_\_

### ATTACHMENT A



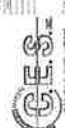






**EXPLANATION AND EXHIBIT NOTES:**

1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



Scale: 1" = 100'  
Date: 11/11/11  
Project: 11-11-11

**CITY OF BELVIDERE**

*Community Development*



**BUILDING DEPARTMENT**

**PLANNING DEPARTMENT**

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

February 6, 2024

**ADVISORY REPORT**

**CASE NO:** 2024-03

**APPLICANT:** Alliance Development Corp. 1245 Irene Road

**REQUEST AND LOCATION:**

The applicant and property owner, Alliance Development Corp., 1510 N. Country Club Parkway, PO Box 1015, Elkhorn, WI 53121 is requesting a special use to permit a planned development on approximately 85 acres in the HI, Heavy Industrial District at 1245 Irene Road, Belvidere, IL 61008. The planned development will allow for the following departures: Section 150.105(C)(9)(G)(2)(E) allowing for the maximum primary building height to be increased from 45 feet to 90 feet; Section 150.105(C)(9)(B)(2) allowing for non-building mounted solar installations for export of energy for use by a Public Utility; Section 150.105(C)(9)(G)(2)(C) allowing for the minimum pavement setback to be reduced from five feet to zero feet in order to allow for cross-access drives; Table 150.604 allowing for the required building foundation landscaping to be installed elsewhere on the subject property; Section 150.702(J) allowing for the maximum width of the combined three driveways with flares to be increased from 45 feet to 275 feet; Section 150.707(E)(1) allowing the maximum luminaire height to be increased from 30 feet to 50 feet; Section 150.716(C)(1) allowing for the waiver of screening mechanical equipment; Section 150.1003 allowing for the maximum size of direction signs to be increased from 3 square feet to 100 square feet; Section 150.1003 allowing for the maximum size of a logo on a directional sign to be increased from 1 square-foot to 35 square feet; Section 150.1006 allowing for the maximum height of a directional sign to be increased from five feet to 8.5 feet; Sections 98.22/151.41(E)(2)/151.65(1) allowing for the waiver of installing sidewalks in the public right-of-way; Section 118.132 allowing for grasses and native plantings to exceed 8 inches in height in the undeveloped portions of the property; and 150.904 Special Use Review and Approval Procedures. The planned development is being requested in order to construct a distribution center. PIN: 08-32-400-007.

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

**Subject property:** Vacant/Row Crop Production and farmstead

**Adjacent property:**

**North:** Railroad Tracks and Dredging Quarry

**South:** Grant Highway and Residential (County)

**West:** Industrial (County)

**East:** General Mills Distribution and Vacant/Row Crop Production

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

**Subject property:** HI, Heavy Industrial District

**Adjacent property:**

**North:** PI, Planned Industrial District

**South:** R-1, Single Family Residential District (County)

**West:** I-1, Light Industrial District (County)

**East:** HI, Heavy Industrial District and GB, General Business District

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

**Subject property:** Planned Industrial

**Adjacent property:**

**North, West and East:** Planned Industrial

**South:** Planned Mixed Use IV and Planned Mixed Use VI

**BACKGROUND:**

The property was annexed into the City of Belvidere and rezoned to the Heavy Industrial District in October of 2023. The planned development will occur on one lot, approximately 85 acres in size. The first phase of the planned development is an approximately 179,000 square-foot building with the possibility to expand up to an additional 120,000 square feet. The second phase would be a building up to approximately 406,000 square feet. Similar departures have been granted to the Walmart cold storage distribution center and a variance to increase the allowable width for driveways was granted for the General Mills dry storage distribution center.

The distribution center land use is outright permitted in the Heavy Industrial District. The planned development is for the 12 requested deviations relating to the site design. Two of the deviations are for the building design (total height and screening of mechanicals); one of the deviations is for ground mounted solar arrays; two of the deviations are in regards to the design of the pavement and ingress/egress points; two of the deviations are in regards to landscaping; one deviation is in regards to exterior lighting; three deviations are in regards to signage and one deviation is in regards to the right-of-way design.

The applicant is requesting that the highest part of the building be up to 90 feet tall. Due to the design of the building, most mechanicals will penthouse units, reducing the need to fully screen. The height and scale of the building will not be out of character for the area due to the recent trend of distribution centers locating along US Route 20 and the Stellantis assembly plant.

In order to help off-set utility costs, the applicant is requesting to the ability to install ground mounted solar panels. Roof-mounted solar panels, which are outright permitted due to the lack of visibility, are becoming popular especially on the larger industrial buildings. Ground mounted solar arrays still required a special use in order minimize potential negative impacts due to location, panel design and layout.

Due to the anticipated amount of semi-truck traffic and the desire to keep it separate from passenger vehicle traffic, the applicant is requesting a curb cut up to 275 feet wide. This width includes flares that exceed the allowable five feet in width as well. The layout allows for three separate drive aisles with adequate queuing lengths designed for semi-trucks. The driveway will be located along Irene Road, opposite a similar sized driveway utilized by General Mills. This will create a defacto intersection that may be controlled by traffic lights in the future. However, since the driveways are privately owned, the cost of any signalization would be the responsibility of the private property owners. The applicant is also requesting the ability to have zero-foot



pavement setbacks to accommodate cross-access easements in the future, if the property is ever subdivided.

While the landscaping installed throughout the property will follow the minimum amount of points required, the applicant is requesting to be able to relocate the required building foundation landscaping. Building foundation landscaping shall be installed within 10 feet of a building and can not be comprised of tall/climax trees. Due to the size of the building, tall/climax trees would be more noticeable and therefore lessen the visual impact of the building better. In an effort to deter pests from getting near the building, which will be storing large amounts of perishable items, the applicant is requesting that landscaping be installed further than 10 feet away from the building as well. In addition to relocating landscaping, the applicant is requesting to allow for native plants to be installed on the unused portion of the property to exceed 8 inches in height. This low maintenance vegetation is more appropriate than turf grass for the large amount of unused property.

The additional twenty feet in height for light fixtures will reduce the number of light fixtures needed and accommodate security cameras. The taller fixtures will illuminate a wider area, allowing for them to be spaced out further. This will reduce the amount of fixtures semi-trucks will need to navigate around while also providing ample light for safety and security.

The three sign deviations are all in regards to directional signage and not wall mounted or freestanding advertising signage. Due to the anticipated amount of the semi-trucks entering and exiting the development, the signage is catered more towards a semi-truck's height and line of sight versus a passenger vehicle's needs. The majority of the signage will be internal and not visible from the public right-of-way.

In 2022, as part of the Kelly Farms Subdivision, Irene Road was re-aligned to accommodate increased semi-truck traffic. As part of this subdivision and road re-alignment, the requirement for sidewalks was waived. Portions of the property that abut Irene Road are outside the limits of the Kelly Farms Subdivision and therefore, need a separate waiver for sidewalks. The sidewalks along US Route 20 shall be waived as well. This request was anticipated and addressed within the recently approved annexation agreement.

**TREND OF DEVELOPMENT:**

The property is located approximately one-mile west of the Stellantis assembly plant and one-half mile north of the Irene Road interchange. It is bounded by the railroad tracks, Irene Road, US Highway 20 and an older industrial building. The 1.3 million square-foot General Mills dry storage distribution center recently received a certificate of occupancy and the 1.2 million square-foot Walmart cold storage distribution center is currently under construction. Both distribution centers are located along US Highway 20 to the east of the subject property.

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**FLEXIBLE DEVELOPMENT STANDARDS:**

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

**Zoning Ordinance:**

- **Article I, Section 150.105(C)(9) Heavy Industrial (G)(2)(E) Maximum Building Height**

**45 Feet or greater with Special Use permit, except for buildings that house mechanical equipment that requires up to an additional 10 feet for clearance. This additional height cannot occupy more than 50% of the building.**

The applicant is requesting that portions of the primary building be as tall as 90 feet in order to accommodate office space, warehouse space and a penthouse roof space that would contain the mechanicals and refrigeration equipment.

- **Section 150.105(C)(9)(B)(2) non-building mounted solar installations for export of energy for use by a Public Utility;**

The applicant is requesting the ability to install a ground mounted solar array to help off-set the cost of utilities on the subject property.

- **Section 150.105(C)(9)(G)(2)(C) Minimum Paved Surface Setbacks**

**5 Feet from side or rear; 5 feet from street; (driveways established prior to adoption date of this ordinance are exempted)**

In case the property is subdivided in the future, the deviation will allow for cross access drives to be constructed or for existing drive aisles to be converted into cross access drives. This will allow for proper vehicle circulation.

- **Table 150.604 Landscaping Requirements for Regular Development allowing for the required building foundation landscaping to be installed elsewhere on the subject property;**

**e) Building Foundation**

**Types of Landscaping: Climax trees and tall trees shall not be used to meet this requirement.**

**Placement of Landscaping: Located so that at maturity the plant's drip line is located within 10' of building foundation.**

The applicant is requesting that tall and climax trees be eligible to meet the required points for building foundation plantings and that said plantings be further than 10 feet from the building. This will allow for more perimeter screening which will better screen the building than bushes and small trees. It will also prevent plants that could attract pests from being installed to close to the building.

- **Article I, Section 150.702(J) Width of Driveways**

**All access drives shall have a minimum width of 12 feet for one-and two-family dwellings. For all other land uses, access drives accommodating one-way traffic shall have a minimum width of 14 feet and drives accommodating two-way traffic shall have a minimum width of 26 feet. All access drives shall have a maximum width of 30 feet for all residential uses, and 35 feet for all non-residential uses, as measured at the right-of-way line. Access drives may be flared between the right-of-way line and the roadway up to a maximum of five additional feet in either direction.**

The applicant is requesting that the allowable width of the driveway be increased from 45 feet with flares to 275 feet with flares in order to accommodate the anticipated levels of semi-truck traffic and their turning movements and separate said traffic from passenger vehicle traffic.

- **Article I, Section 150.707 Exterior Lighting Standards (E)(1) Maximum Luminaire Height**

**The maximum permitted luminaire height shall be 30 feet in all nonresidential zoning districts, and 25 feet in all residential districts. The height of both the pole and base shall be considered in the measurement of the luminaire height.**

The applicant is requesting to increase the maximum height of the freestanding light poles from 30 feet to 50 feet in order to accommodate safety factors such as CCTV cameras and to allow the light fixtures to illuminate a larger area, therefore, reducing the number of fixtures needed while ensuring that the development is adequately illuminated for drivers and employees.

- **Section 150.716(C)(1) allowing for the waiver of screening mechanical equipment;**

**Mechanical equipment, refuse containers, and any permitted outdoor storage shall be fully concealed from on-site and off-site ground level views, with materials identical to those used on the building exterior. However, painted or stained gates may be used as approved through the site plan review process.**

Due to the majority of the mechanicals and refrigeration units being within penthouses, the applicant is requesting that the traditional screening methods be waived.

- **Article I, Section 150.1003 Definitions**

**Directional sign (on-site): Signs of three-square feet or less, that do not exceed five feet in height, and are intended to facilitate the movement of vehicles and pedestrians on private property. A direction sign marking a vehicle entrance or exit may include a commercial message or logo of one square-foot or less pertaining to an establishment located on the site, but is limited in number to one per entrance and one per exit. A "Drive Thru" sign of three-square feet or less placed adjacent to or directly over the drive though lane shall be treated as a directional sign; otherwise, the sign will count as a freestanding or building sign (whichever is applicable).**

The applicant is requesting that the maximum size for directional signs be increased from 3 square feet to 100 square feet. This is being requested due to the length of the access drives and need for drivers to enter the correct lanes as soon as possible in order to keep semi-truck and passenger vehicle traffic safely segregated.

- **Article I, Section 150.1003 Definitions**

**Directional sign (on-site): Signs of three-square feet or less, that do not exceed five feet in height, and are intended to facilitate the movement of vehicles and pedestrians on private property. A direction sign marking a vehicle entrance or exit may include a commercial message or logo of one square-foot or less pertaining to an establishment located on the site, but is limited in number to one per entrance and one per exit. A "Drive Thru" sign of three-square feet or less placed adjacent to or**

**directly over the drive though lane shall be treated as a directional sign; otherwise, the sign will count as a freestanding or building sign (whichever is applicable).**

The applicant is requesting that the maximum size for logos on directional signs be increased from one square-foot to 35 square feet. This is being requested so that logos and text will be proportional to the requested increased sign size.

- **Article I, Section 150.1003 Definitions**

**Directional sign (on-site): Signs of three-square feet or less, that do not exceed five feet in height, and are intended to facilitate the movement of vehicles and pedestrians on private property. A direction sign marking a vehicle entrance or exit may include a commercial message or logo of one square-foot or less pertaining to an establishment located on the site, but is limited in number to one per entrance and one per exit. A "Drive Thru" sign of three-square feet or less placed adjacent to or directly over the drive though lane shall be treated as a directional sign; otherwise, the sign will count as a freestanding or building sign (whichever is applicable).**

The applicant is requesting that the maximum height for directional signs be increased from five square feet to 8.5 square feet. This is being requested due to the requested increase in the size of the sign and also so that it is more visible to semi-truck drivers.

**Subdivision Ordinance:**

- **Article I, Sections 151.41 Design Requirements (E)(2) Surface Improvements and 151.65(1) Issuance of Occupancy Permit and Section 98.22 New Building Sidewalk Requirements.**

The applicant is requesting to waive the sidewalk requirements for along Irene Road and US Route 20. Sidewalk waivers were anticipated and previously addressed within the approved annexation agreement for the subject property.

**Property Maintenance Code:**

- **Section 118.132 Unlawful Height**

**It shall be unlawful for anyone to permit any weeds, grass or plants, or underbrush other than trees, bushes, flowers or other ornamental plants to grow to a height exceeding eight inches anywhere in the city. Any such plants or underbrush or weeds exceeding such height are declared to be a nuisance.**

The applicant is requesting to utilize native plants instead of turf grass on the undeveloped portion of the property.

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**FINDINGS OF FACT:**

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

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

The distribution center land use is outright permitted, the planned development is only for the building and site designs and right-of-way improvements needed to meet the distribution center's logistical and maintenance needs. The increased height is to allow for maximized storage space and it will also help buffer some of the noise created by the mechanical units located on the roof. The solar panels and landscaping will aid in the maintenance and cost of the development. The signage, lighting and parking lot designs are catered more towards semi-trucks than passenger vehicles since they will be the primary user of the property. The right-of-way improvements mirror what was approved east of Irene Road.

- 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 city is in the process of adopting a new Comprehensive Plan, however, the current Plan adopted in 1999 shows the property as primarily "Planned Industrial". The planned industrial category encourages high-quality indoor manufacturing, assembly and storage uses with generous landscaping and signage. The planned development is for a distribution center which occurs indoors. The required landscaping will be pushed more to the perimeter of the property to aid with aesthetics and screening. Most directional signage will be internal and not visible from outside of the development. The development was laid out to allow for expansions in the future that won't impact landscaping, vehicle circulation or setbacks.

- 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 the scale of the development is considerable, it is smaller than the Stellantis assembly plant and Walmart distribution center to the east and comparable to the General Mills distribution across Irene Road. The majority of the deviations are relatively minor or needed for safer semi-truck movements or easier maintenance of the property. The deviation that would cause the greatest impact would be the overall height of the building. The building will have staggered rooflines, making the total height and bulk of the building less imposing, especially since the expansion calls for a second building instead of one large building.

- 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 property is bordered to the north by railroad tracks and a quarry, significantly impacting the possibility of redevelopment to the north. To the east is a newly platted industrial park

with a large distribution center on one lot. To the west is approximately 65 acres of land enclosed by the railroad, I-90, US Route 20 and the subject property. These 65 acres are partially developed with older industrial uses and can be redeveloped in the future. The residential neighborhood to the south will most likely be redeveloped along with future development centered around the Irene Road interchange.

- 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.

As part of the subdivision and development process, utilities and adequate public infrastructure will be constructed.

- 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.

Distribution centers are becoming more prevalent due to the national trend of online shopping, heightened by recent global events. The location's proximity to the Irene Road interchange and other large-scale buildings makes it favorable for the planned development.

#### **SUMMARY OF FINDINGS:**

The distribution center land use is outright permitted, the planned development is only for the building and site designs and right-of-way improvements needed to meet the distribution center's logistical and maintenance needs. The increased height is to allow for maximized storage space and it will also help buffer some of the noise created by the mechanical units located on the roof. The solar panels and landscaping will aid in the maintenance and cost of the development. The signage, lighting and parking lot designs are catered more towards semi-trucks than passenger vehicles since they will be the primary user of the property. The right-of-way improvements mirror what was approved east of Irene Road.

Although the scale of the development is considerable, it is smaller than the Stellantis assembly plant and Walmart distribution center to the east and comparable to the General Mills distribution center across Irene Road. The majority of the deviations are relatively minor or needed for safer semi-truck movements or easier maintenance of the property. The deviation that would cause the greatest impact would be the overall height of the building. The building will have staggered rooflines, making the total height and bulk of the building less imposing, especially since the expansion calls for a second building instead of one large building.

The property is bordered to the north by railroad tracks and a quarry, significantly impacting the possibility of redevelopment to the north. To the east is a newly platted industrial park with a large distribution center on one lot. To the west is approximately 65 acres of land enclosed by the railroad, I-90, US Route 20 and the subject property. These 65 acres are partially developed with older industrial uses and can be redeveloped in the future. The residential neighborhood to the south will most likely be redeveloped along with future development centered around the Irene Road interchange.

Distribution centers are becoming more prevalent due to the national trend of online shopping, heightened by recent global events. The location's proximity to the Irene Road interchange and other large-scale buildings makes it favorable for the planned development.

**RECOMMENDATION:**

Planning staff recommends the **approval** of case number **2024-03** subject to the following conditions:

1. The Planned Development (and future expansions) shall be developed in substantial conformance with the site plan dated 11/1/2023 and building elevations dated 12/28/23 unless otherwise noted.
2. A full final site plan shall be submitted to staff (building, public works, police, 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: Section 150.105(C)(9)(G)(2)(E) allowing for the maximum primary building height to be increased from 45 feet to 90 feet; Section 150.105(C)(9)(B)(2) allowing for non-building mounted solar installations for export of energy for use by a Public Utility; Section 150.105(C)(9)(G)(2)(C) allowing for the minimum pavement setback to be reduced from five feet to zero feet in order to allow for cross-access drives; Table 150.604 allowing for the required building foundation landscaping to be installed elsewhere on the subject property; Section 150.702(J) allowing for the maximum width of the combined three driveways with flares to be increased from 45 feet to 275 feet; Section 150.707(E)(1) allowing the maximum luminaire height to be increased from 30 feet to 50 feet; Section 150.716(C)(1) allowing for the waiver of screening mechanical equipment; Section 150.1003 allowing for the maximum size of direction signs to be increased from 3 square feet to 100 square feet; Section 150.1003 allowing for the maximum size of a logo on a directional sign to be increased from 1 square-foot to 35 square feet; Section 150.1006 allowing for the maximum height of a directional sign to be increased from five feet to 8.5 feet; Sections 98.22/151.41(E)(2)/151.65(1) allowing for the waiver of installing sidewalks in the public right-of-way; and Section 118.132 allowing for grasses and native plantings to exceed 8 inches in height in the undeveloped portions of the property.

**Submitted by:**

  
Gina DelRose,  
Community Development Planner

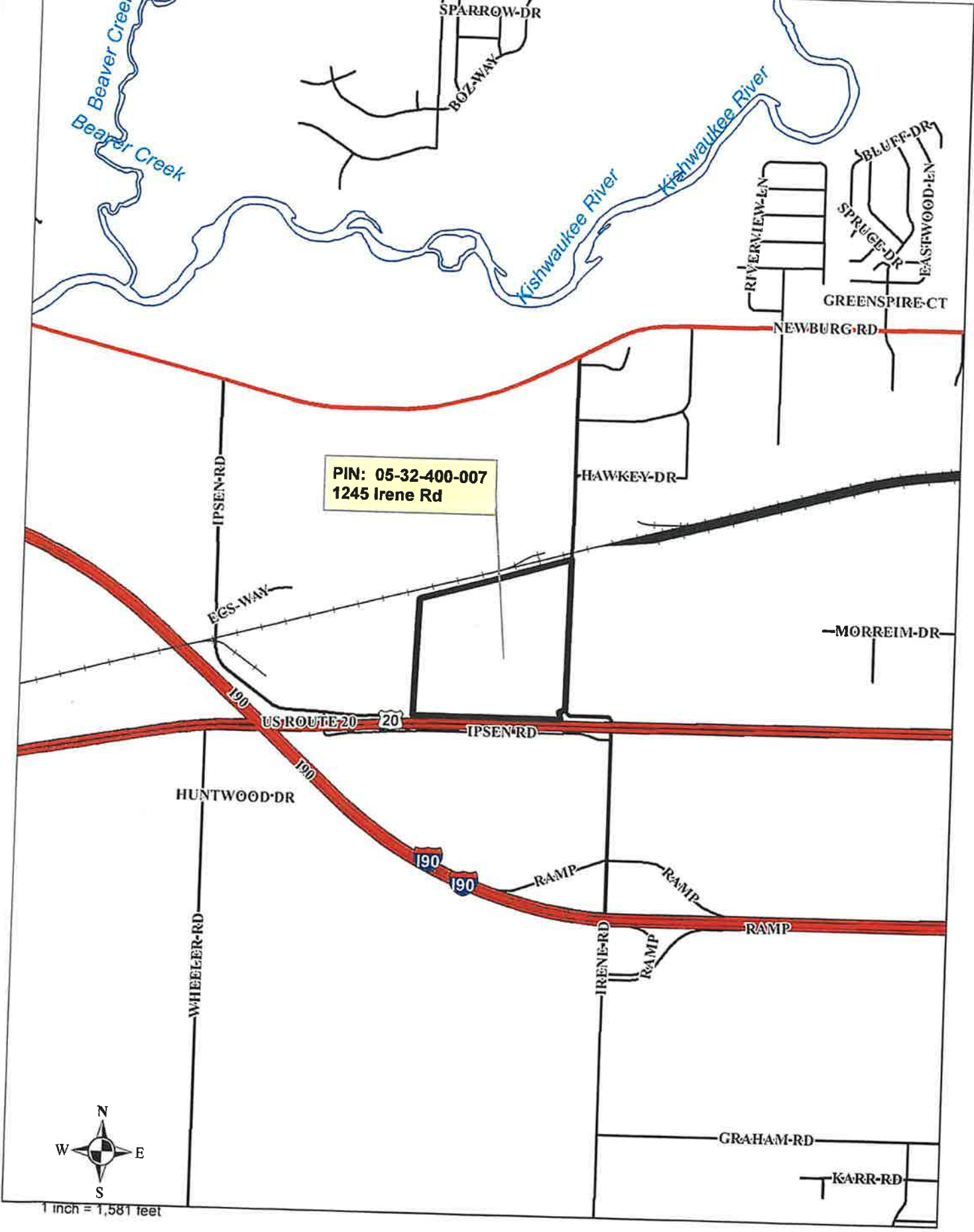
**PLANNING AND ZONING COMMISSION/CITY COUNCIL ACTION**

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 Justification Submitted by the Applicant.
4. Building Elevations Submitted by the Applicant.
5. Site Plan Submitted by the Applicant.
6. NRI Report 1734 opinion submitted by the Boone County Soil and Water Conservation District, Teagan Duffy.
7. Letter from the Boone County Health Department, Alisen O'Hearn, dated January 25, 2024.





PIN: 05-32-400-007  
1245 Irene Rd



1 inch = 1,581 feet

**PIN: 05-32-400-007**  
**1245 Irene Rd**

**400-007**  
**83.1**

(GRANT HIGHWAY)

US ROUTE 20

(GRANT HIGHWAY)

(GRANT HIGHWAY)

(GRANT HIGHWAY)

TESSEN RD



1 inch = 316 feet



List of Requested Code Variances  
Project Midwest Refrigerated Services  
City of Belvidere

1. **Article I, Sections 151.41 Design Requirements (E)(2) Surface Improvements and 151.65(1) Issuance of Occupancy permit and Section 98.22 New Building Sidewalk Requirements.**  
Waiver from providing sidewalks in public right of way for streets abutting property.

*As no public sidewalks presently exist in the public rights of ways in the vicinity of the subject property a waiver is requested from providing public sidewalk in the abutting rights of ways.*

2. **Article I Section 150.105 (C)(9) Heavy Industrial (G)(2)(E) Maximum Building Height.**  
The applicant needs an increase in the maximum building height of the main building from 45 feet to 90 feet and an increase in the maximum allowable height for all the buildings built in all phases of development.

*The proposed cold storage building requires various tiers of building heights for office space warehouse space and penthouse roof to house mechanical and refrigeration equipment.*

3. **Section 150.702 (J) Width of Driveways.**

Increase the allowable width from 35 feet to 275 feet which would include flares.

*Due to the anticipated tractor trailer turning movements and developer queuing requirements the increase in allowable driveway width is necessary for trucks to enter and exit the proposed facility. The 275' will consist of 3 entrances and exits including flares. There will not be a continuous 275' opening. The plan allows for separate semi tractor trailer traffic, employee traffic and visitor traffic.*

4. **Article I Section 150.105 (C)(9) Heavy Industrial (G)(2)(E) Maximum Building Height**  
Waive the requirement for screening rooftop mechanicals.

*The proposed mechanicals are penthouse units already enclosed by design.*

5. **Section 150.604 Landscaping.**

Due to Holloway Ground Mounted Solar Panel System with the ability to return power to the grid. Landscape stone will be located underneath the solar panels.

*Applicant will plant pollinators beneath the solar panels in the event the City of Belvidere does not approve the use of gravel or stone. Applicant prefers stone to minimize maintenance.*

6. **Section 150.604 Landscaping.**

Need a waiver for foundation plantings as required by code due to food safety issues.



*Regulations in the industry require there not be such plantings in the area. Applicant will relocate the plantings elsewhere to meet the required foundation points.*

**7. Section 150.604 Landscaping.**

As for landscape plantings would need an allowance for native plantings that grow above 8 inches in height.

*The intent is to keep the unused area natural looking and not create a high cost of maintenance as the area develops.*

**8. Appendix B City of Belvidere Bulk Regulations.**

This project will require a drive access easement for the future phases of the development location to be determined.

*Therefore, the applicant is requesting a 0' setback for pavement. This will allow for smoother development of future phases. This request only for cross access drive for interior lot lines.*

**9. Section 150.707 (E) Luminaire Height.**

From 30' to 50'

*Due to the size and scale of the proposed development, and in comparison to the neighboring developments, the additional pole heights with the required fencing and landscape screening would not be noticeable. For security reasons the taller pole heights are necessary for CCTV camera mounting and for photometrics purposes so that light can spread to a wider area and ensure there are no spots of low light emittance or "hot spots".*

**10. Article I, Section 150.103 Signage.**

Directional signage on site.

The applicant is requesting the maximum size of directional signs be increased from three square feet to 100 square feet. This is being requested due to the length of the access drives and the need for drivers to enter the correct lanes as soon as possible in order to keep semi-truck and passenger vehicle traffic safely segregated.

**11. Article I, Section 150.1003 Signage.**

Logos

The applicant is requesting that the maximum size for logos on directional signs be increased from one square foot to 35 square feet. This is being requested so that logos and text will be proportional to the requested increased size of the signs.

**12. Article I, Section 150.1003**

Sign Height

*The applicant requests that the maximum height for directional signs be increased from 5 square feet to 8.5 square feet. This request is due to the requested increase in the size of the signs and so the signs will be more visible to semi-truck drivers.*

Respectfully submitted,

---

Mike Pokel, President  
Midwest Refrigerated Services, Inc.

### SUMMARY OF PLANNED USE

The applicant is asking for a Special Use for a Planned Unit Development to operate a cold storage facility. This also requires the applicant to request a zoning change to Heavy Industrial. Along with these requests there are certain variations from the code that are needed.

The applicant intends to build an approximately 200,000 square foot cold storage building. Due to the nature of the business and semi tractor trailer traffic there are several variations being requested. The variations requests are attached hereto as Exhibit A.

The existing uses and zoning of nearby property make this an ideal spot for this project consisting of a cold storage facility. Furthermore, it would seem that the addition of the Irene Rd. interchange with Interstate 90 was completed with this type of project in mind.

If this project is allowed it is anticipated that it would not diminish surrounding property values and would promote the health, safety, morals, and general welfare of the public. This project will bring needed jobs to the area and fits nicely in with the General Mills project directly across Irene Rd.

The relative gain to the public by allowing this project far outweighs any hardships imposed upon any of the other individual property owners in the area. Again, the project will provide jobs and help promote the continued food supply chain in the area.

The property in question is very suitable for the project being proposed as it fits in nicely with already existing uses of surrounding properties. The road infrastructure is or will be in place to accept and allow for heavy semi tractor trailer traffic.

The proposed project falls in line with the long-term plans of both the county of Boone and City of Belvidere. The easy access to Interstate 39/90 and Illinois State highway 20 make this an ideal spot for this project.





## MRS - Belvidere, IL

Northeast view of Office



This rendering is provided for illustrative purposes only. It is an artistic representation and may not indicate each incidental item necessary to complete the work.



## MRS – Belvidere, IL

Northwest view of Office



This rendering is provided for illustrative purposes only. It is an artistic representation and may not indicate each incidental item necessary to complete the work.







Consolidated Construction Co. Inc.  
 Building Community  
 1245 Irene Road - Belvidere, Illinois 61008  
 Phone: 815.231.1234  
 Fax: 815.231.1235  
 Email: info@consolidatedco.com

PROPOSED BUILDING FOR:  
 Midwest Refrigerated Services  
 1245 Irene Road - Belvidere, Illinois 61008

DATE: 10/15/2014  
 DRAWN BY: J. B. [unreadable]  
 CHECKED BY: [unreadable]

SCALE: AS SHOWN

PROJECT NO: 14-0107

DATE: 10/15/2014

PROJECT NO: 14-0107

DATE: 10/15/2014

PROJECT NO: 14-0107

DATE: 10/15/2014

PROJECT NO: 14-0107

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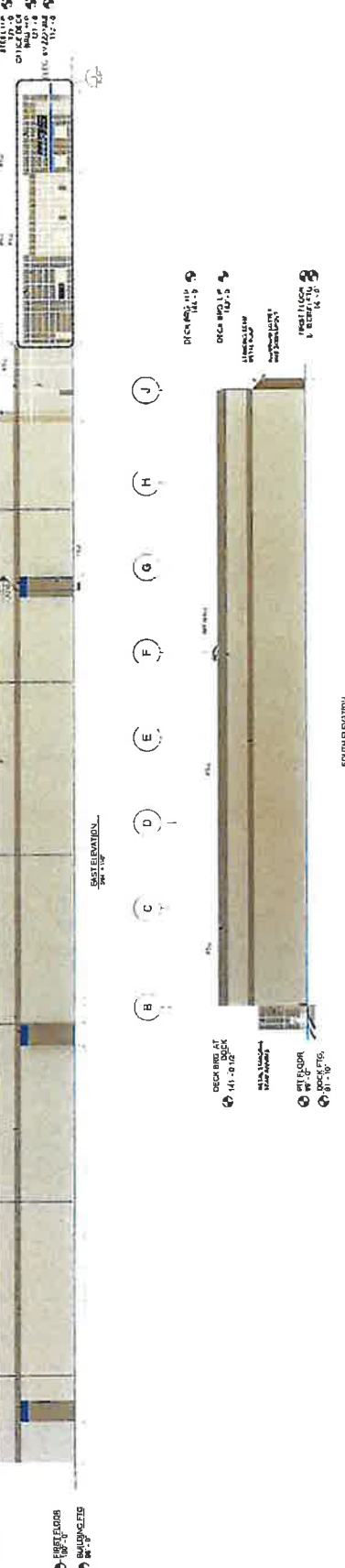
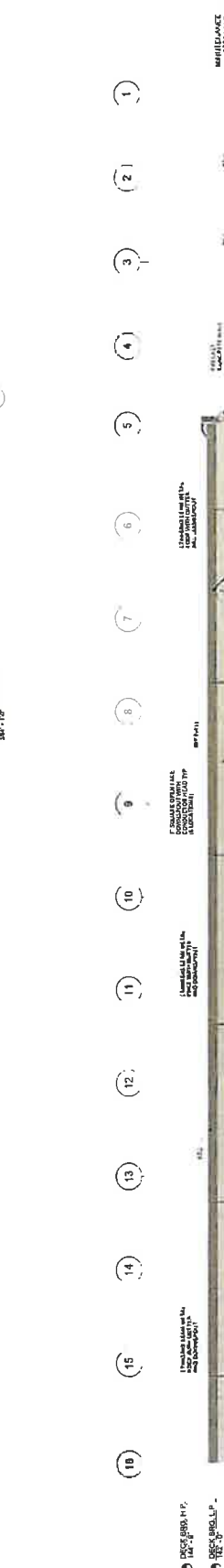
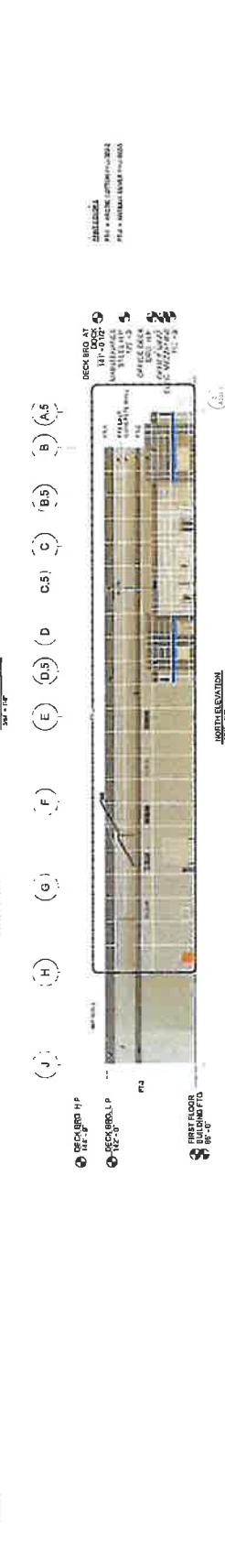
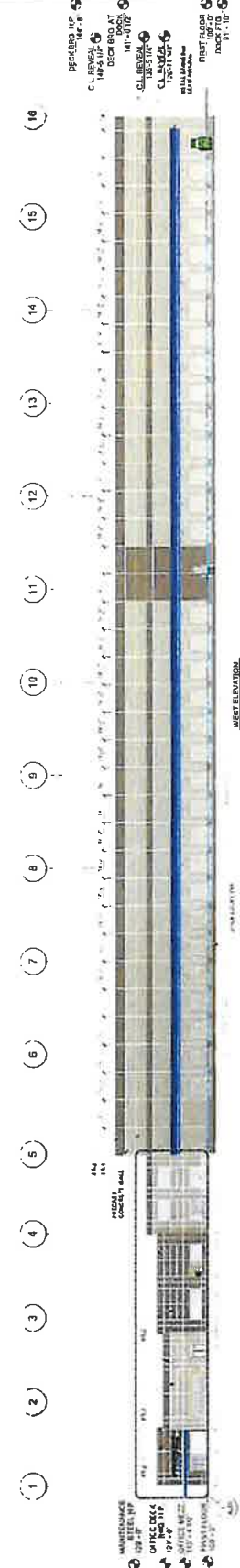
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PROJECT NO: 14-0107

DATE: 10/15/2014

PROJECT NO: 14-0107

DATE: 10/15/2014



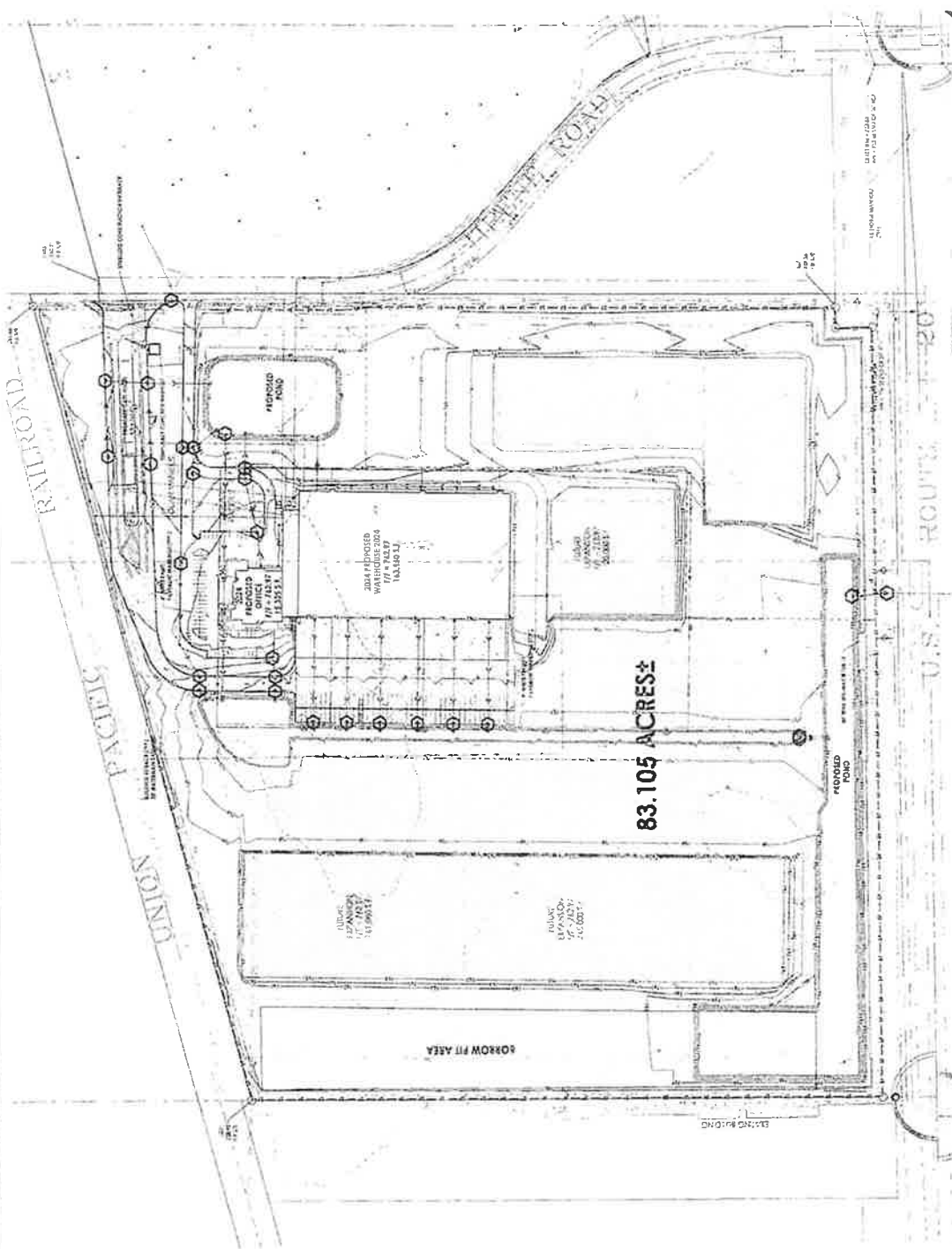
FOR BID / CONSTRUCTION

A200 SHEET TITLE REFRIGERATED SERVICES

DATE: 10/15/2014

PROJECT NO: 14-0107

DATE: 10/15/2014

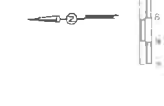


83.105 ACRES ±

**EROSION AND SEDIMENT CONTROL NOTES:**

1. UNLESS OTHERWISE SPECIFIED, ALL VEGETATION AND EXISTING EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION TO PREVENT EROSION AND SEDIMENTATION FROM OCCURRING ON THE CONSTRUCTION SITE.
2. A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE JOB AT ALL TIMES.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE COST OF ANY REPAIRS TO THE EROSION AND SEDIMENT CONTROL MEASURES.
4. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF JAY, OREGON, EROSION AND SEDIMENT CONTROL MEASURES MANUAL, LATEST EDITION.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF JAY, OREGON, EROSION AND SEDIMENT CONTROL MEASURES MANUAL, LATEST EDITION.

6. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION TO PREVENT EROSION AND SEDIMENTATION FROM OCCURRING ON THE CONSTRUCTION SITE.
7. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION TO PREVENT EROSION AND SEDIMENTATION FROM OCCURRING ON THE CONSTRUCTION SITE.
8. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF JAY, OREGON, EROSION AND SEDIMENT CONTROL MEASURES MANUAL, LATEST EDITION.
9. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF JAY, OREGON, EROSION AND SEDIMENT CONTROL MEASURES MANUAL, LATEST EDITION.
10. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF JAY, OREGON, EROSION AND SEDIMENT CONTROL MEASURES MANUAL, LATEST EDITION.



**LEGEND**

- PROPOSED POND
- PROPOSED ROAD
- PROPOSED UTILITY
- PROPOSED ACCESS
- PROPOSED EROSION AND SEDIMENT CONTROL MEASURES
- PROPOSED EROSION AND SEDIMENT CONTROL MEASURES
- PROPOSED EROSION AND SEDIMENT CONTROL MEASURES
- PROPOSED EROSION AND SEDIMENT CONTROL MEASURES
- PROPOSED EROSION AND SEDIMENT CONTROL MEASURES
- PROPOSED EROSION AND SEDIMENT CONTROL MEASURES

Contours  
 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'

PA 00000000 - 11/02/2013 10:31 AM

**GEOS, INC.**  
 1000 W. 10th Street, Suite 100  
 Portland, Oregon 97201  
 Phone: 503.255.1234  
 Fax: 503.255.1235  
 Email: info@geosinc.com

Project: 1000 W. 10th Street  
 Drawing: 1000 W. 10th Street  
 Date: 11/02/2013  
 Scale: 1" = 100'

## Opinion of the Boone County SWCD Board

Alliance Development Corp. (Michel Pokel) has submitted a request for a Natural Resource Information Report as part of an application for a zoning change from Rural Holding to Heavy Industrial. This parcel involves approximately 85.57 acres, located in section 32 of township 44N in range 3E. The parcel identification numbers are 05-32-400-007.

The Boone County Soil & Water Conservation District Board has a

- Favorable
- Unfavorable
- Other: \_\_\_\_\_

opinion of the proposed land use change. The Board concerns are stated below. More detailed information is presented throughout the various sections of this document.

Signature of Board Chairman:

Michael A. Frank on 9-6-2023

### Board Concerns:

The board has an unfavorable opinion due to the permanent displacement of prime farmland that is necessary for the implementation of this project. Please see additional recommendations in the Boone County SWCD comments section of this report.



**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

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

January 25, 2024

City of Belvidere

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

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

**Re:** Case: 2024-03; Alliance Development Corp, 1245 Irene Rd

Dear City of Belvidere,

We are in receipt of special use to permit a planned development on approximately 85 acres in the HI, Heavy Industrial District at 1245 Irene Road, Belvidere, IL 61008. The planned development will allow for the following departures: Section 150.105(C)(9)(G)(2)(E) allowing for the maximum primary building height to be increased from 45 feet to 90 feet; Section 150.105(C)(9)(B)(2) allowing for non-building mounted solar installations for export of energy for use by a Public Utility; Section 150.105(C)(9)(G)(2)(C) allowing for the minimum pavement setback to be reduced from five feet to zero feet in order to allow for cross-access drives; Table 150.604 allowing for the required building foundation landscaping to be installed elsewhere on the subject property; Section 150.702(J) allowing for the maximum width of the combined three driveways with flares to be increased from 45 feet to 275 feet; Section 150.707(E)(1) allowing the maximum luminaire height to be increased from 30 feet to 50 feet; Section 150.716(C)(1) allowing for the waiver of screening mechanical equipment; Section 150.1003 allowing for the maximum size of a logo on a directional sign to be increased from 1 square-foot to 35 square feet; Section 150.1006 allowing for the maximum height of a directional sign to be increased from five feet to 8.5 feet; Sections 98.22/151.41(E)(2)/151.65(1) allowing for the waiver of installing sidewalks in the public right-of-way; Section 118.132 allowing for grasses and native plantings to exceed 8 inches in height in the undeveloped portions of the property; and 150.904 Special Use Review and Approval Procedures.

The planned development is being requested in order to construct a distribution center. PIN: 08-32-400-007.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Alisen O'Hearn".

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

## MEMO

**DATE:** February 14, 2024  
**TO:** Mayor and Members of the City Council  
**FROM:** City of Belvidere Planning and Zoning Commission  
**SUBJECT:** Findings of Fact for Case: 2024-03; Alliance Development, 1245 Irene Road

### **REQUEST AND LOCATION:**

The applicant and property owner, Alliance Development Corp., 1510 N. Country Club Parkway, PO Box 1015, Elkhorn, WI 53121 is requesting a special use to permit a planned development on approximately 85 acres in the HI, Heavy Industrial District at 1245 Irene Road, Belvidere, IL 61008. The planned development will allow for the following departures: Section 150.105(C)(9)(G)(2)(E) allowing for the maximum primary building height to be increased from 45 feet to 90 feet; Section 150.105(C)(9)(B)(2) allowing for non-building mounted solar installations for export of energy for use by a Public Utility; Section 150.105(C)(9)(G)(2)(C) allowing for the minimum pavement setback to be reduced from five feet to zero feet in order to allow for cross-access drives; Table 150.604 allowing for the required building foundation landscaping to be installed elsewhere on the subject property; Section 150.702(J) allowing for the maximum width of the combined three driveways with flares to be increased from 45 feet to 275 feet; Section 150.707(E)(1) allowing the maximum luminaire height to be increased from 30 feet to 50 feet; Section 150.716(C)(1) allowing for the waiver of screening mechanical equipment; Section 150.1003 allowing for the maximum size of direction signs to be increased from 3 square feet to 100 square feet; Section 150.1003 allowing for the maximum size of a logo on a directional sign to be increased from 1 square-foot to 35 square feet; Section 150.1006 allowing for the maximum height of a directional sign to be increased from five feet to 8.5 feet; Sections 98.22/151.41(E)(2)/151.65(1) allowing for the waiver of installing sidewalks in the public right-of-way; Section 118.132 allowing for grasses and native plantings to exceed 8 inches in height in the undeveloped portions of the property; and 150.904 Special Use Review and Approval Procedures. The planned development is being requested in order to construct a distribution center. PIN: 08-32-400-007.

### **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(C)(9) Heavy Industrial (G)(2)(E) Maximum Building Height**

**45 Feet or greater with Special Use permit, except for buildings that house mechanical equipment that requires up to an additional 10 feet for clearance. This additional height cannot occupy more than 50% of the building.**

The applicant is requesting that portions of the primary building be as tall as 90 feet in order to accommodate office space, warehouse space and a penthouse roof space that would contain the mechanicals and refrigeration equipment.

- **Section 150.105(C)(9)(B)(2) non-building mounted solar installations for export of energy for use by a Public Utility;**

The applicant is requesting the ability to install a ground mounted solar array to help off-set the cost of utilities on the subject property.

- **Section 150.105(C)(9)(G)(2)(C) Minimum Paved Surface Setbacks**

**5 Feet from side or rear; 5 feet from street; (driveways established prior to adoption date of this ordinance are exempted)**

In case the property is subdivided in the future, the deviation will allow for cross access drives to be constructed or for existing drive aisles to be converted into cross access drives. This will allow for proper vehicle circulation.

- **Table 150.604 Landscaping Requirements for Regular Development allowing for the required building foundation landscaping to be installed elsewhere on the subject property;**

**e) Building Foundation**

**Types of Landscaping:** Climax trees and tall trees shall not be used to meet this requirement.

**Placement of Landscaping:** Located so that at maturity the plant's drip line is located within 10' of building foundation.

The applicant is requesting that tall and climax trees be eligible to meet the required points for building foundation plantings and that said plantings be further than 10 feet from the building. This will allow for more perimeter screening which will better screen the building than bushes and small trees. It will also prevent plants that could attract pests from being installed to close to the building.

- **Article I, Section 150.702(J) Width of Driveways**

**All access drives shall have a minimum width of 12 feet for one-and two-family dwellings. For all other land uses, access drives accommodating one-way traffic shall have a minimum width of 14 feet and drives accommodating two-way traffic shall have a minimum width of 26 feet. All access drives shall have a maximum width of 30 feet for all residential uses, and 35 feet for all non-residential uses, as measured at the right-of-way line. Access drives may be flared between the right-of-way line and the roadway up to a maximum of five additional feet in either direction.**

The applicant is requesting that the allowable width of the driveway be increased from 45 feet with flares to 275 feet with flares in order to accommodate the anticipated levels of semi-truck traffic and their turning movements and separate said traffic from passenger vehicle traffic.

- **Article I, Section 150.707 Exterior Lighting Standards (E)(1) Maximum Luminaire Height**



**The maximum permitted luminaire height shall be 30 feet in all nonresidential zoning districts, and 25 feet in all residential districts. The height of both the pole and base shall be considered in the measurement of the luminaire height.**

The applicant is requesting to increase the maximum height of the freestanding light poles from 30 feet to 50 feet in order to accommodate safety factors such as CCTV cameras and to allow the light fixtures to illuminate a larger area, therefore; reducing the number of fixtures needed while ensuring that the development is adequately illuminated for drivers and employees.

- **Section 150.716(C)(1) allowing for the waiver of screening mechanical equipment;**

**Mechanical equipment, refuse containers, and any permitted outdoor storage shall be fully concealed from on-site and off-site ground level views, with materials identical to those used on the building exterior. However, painted or stained gates may be used as approved through the site plan review process.**

Due to the majority of the mechanicals and refrigeration units being within penthouses, the applicant is requesting that the traditional screening methods be waived.

- **Article I, Section 150.1003 Definitions**

**Directional sign (on-site): Signs of three-square feet or less, that do not exceed five feet in height, and are intended to facilitate the movement of vehicles and pedestrians on private property. A direction sign marking a vehicle entrance or exit may include a commercial message or logo of one square-foot or less pertaining to an establishment located on the site, but is limited in number to one per entrance and one per exit. A "Drive Thru" sign of three-square feet or less placed adjacent to or directly over the drive though lane shall be treated as a directional sign; otherwise, the sign will count as a freestanding or building sign (whichever is applicable).**

The applicant is requesting that the maximum size for directional signs be increased from 3 square feet to 100 square feet. This is being requested due to the length of the access drives and need for drivers to enter the correct lanes as soon as possible in order to keep semi-truck and passenger vehicle traffic safely segregated.

- **Article I, Section 150.1003 Definitions**

**Directional sign (on-site): Signs of three-square feet or less, that do not exceed five feet in height, and are intended to facilitate the movement of vehicles and pedestrians on private property. A direction sign marking a vehicle entrance or exit may include a commercial message or logo of one square-foot or less pertaining to an establishment located on the site, but is limited in number to one per entrance and one per exit. A "Drive Thru" sign of three-square feet or less placed adjacent to or directly over the drive though lane shall be treated as a directional sign; otherwise, the sign will count as a freestanding or building sign (whichever is applicable).**

The applicant is requesting that the maximum size for logos on directional signs be increased from one square-foot to 35 square feet. This is being requested so that logos and text will be proportional to the requested increased sign size.

• **Article I, Section 150.1003 Definitions**

**Directional sign (on-site): Signs of three-square feet or less, that do not exceed five feet in height, and are intended to facilitate the movement of vehicles and pedestrians on private property. A direction sign marking a vehicle entrance or exit may include a commercial message or logo of one square-foot or less pertaining to an establishment located on the site, but is limited in number to one per entrance and one per exit. A “Drive Thru” sign of three-square feet or less placed adjacent to or directly over the drive though lane shall be treated as a directional sign; otherwise, the sign will count as a freestanding or building sign (whichever is applicable).**

The applicant is requesting that the maximum height for directional signs be increased from five square feet to 8.5 square feet. This is being requested due to the requested increase in the size of the sign and also so that it is more visible to semi-truck drivers.

**Subdivision Ordinance:**

- **Article I, Sections 151.41 Design Requirements (E)(2) Surface Improvements and 151.65(1) Issuance of Occupancy Permit and Section 98.22 New Building Sidewalk Requirements.**

The applicant is requesting to waive the sidewalk requirements for along Irene Road and US Route 20. Sidewalk waivers were anticipated and previously addressed within the approved annexation agreement for the subject property.

**Property Maintenance Code:**

- **Section 118.132 Unlawful Height**

**It shall be unlawful for anyone to permit any weeds, grass or plants, or underbrush other than trees, bushes, flowers or other ornamental plants to grow to a height exceeding eight inches anywhere in the city. Any such plants or underbrush or weeds exceeding such height are declared to be a nuisance.**

The applicant is requesting to utilize native plants instead of turf grass on the undeveloped portion of the property.

---

**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.**

The distribution center land use is outright permitted, the planned development is only for the building and site designs and right-of-way improvements needed to meet the distribution center’s logistical and maintenance needs. The increased height is to allow for maximized storage space and it will also help buffer some of the noise created by the mechanical units located on the roof. The solar panels and landscaping will aid in the maintenance and cost of the development. The signage, lighting and parking lot designs are catered more towards

semi-trucks than passenger vehicles since they will be the primary user of the property. The right-of-way improvements mirror what was approved east of Irene Road.

- 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 city is in the process of adopting a new Comprehensive Plan, however, the current Plan adopted in 1999 shows the property as primarily "Planned Industrial". The planned industrial category encourages high-quality indoor manufacturing, assembly and storage uses with generous landscaping and signage. The planned development is for a distribution center which occurs indoors. The required landscaping will be pushed more to the perimeter of the property to aid with aesthetics and screening. Most directional signage will be internal and not visible from outside of the development. The development was laid out to allow for expansions in the future that won't impact landscaping, vehicle circulation or setbacks.

- 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 the scale of the development is considerable, it is smaller than the Stellantis assembly plant and Walmart distribution center to the east and comparable to the General Mills distribution across Irene Road. The majority of the deviations are relatively minor or needed for safer semi-truck movements or easier maintenance of the property. The deviation that would cause the greatest impact would be the overall height of the building. The building will have staggered rooflines, making the total height and bulk of the building less imposing, especially since the expansion calls for a second building instead of one large building.

- 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 property is bordered to the north by railroad tracks and a quarry, significantly impacting the possibility of redevelopment to the north. To the east is a newly platted industrial park with a large distribution center on one lot. To the west is approximately 65 acres of land enclosed by the railroad, I-90, US Route 20 and the subject property. These 65 acres are partially developed with older industrial uses and can be redeveloped in the future. The residential neighborhood to the south will most likely be redeveloped along with future development centered around the Irene Road interchange.

- 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.

As part of the subdivision and development process, utilities and adequate public infrastructure will be constructed.

- 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.

Distribution centers are becoming more prevalent due to the national trend of online shopping, heightened by recent global events. The location's proximity to the Irene Road interchange and other large-scale buildings makes it favorable for the planned development.

**The motion to adopt the Findings of Fact as presented by staff for case 2024-03 for a special use to permit a planned development at 1215 Irene Road carried with a voice vote.**

---

Carl Gnewuch, Chairman  
Belvidere Planning and Zoning Commission

## MEMO

**DATE:** February 14, 2024  
**TO:** Mayor and Members of the City Council  
**FROM:** City of Belvidere Planning and Zoning Commission  
**SUBJECT:** Recommendation for Case: 2024-03; Alliance Development, 1245 Irene Road

### **REQUEST AND LOCATION:**

The applicant and property owner, Alliance Development Corp., 1510 N. Country Club Parkway, PO Box 1015, Elkhorn, WI 53121 is requesting a special use to permit a planned development on approximately 85 acres in the HI, Heavy Industrial District at 1245 Irene Road, Belvidere, IL 61008. The planned development will allow for the following departures: Section 150.105(C)(9)(G)(2)(E) allowing for the maximum primary building height to be increased from 45 feet to 90 feet; Section 150.105(C)(9)(B)(2) allowing for non-building mounted solar installations for export of energy for use by a Public Utility; Section 150.105(C)(9)(G)(2)(C) allowing for the minimum pavement setback to be reduced from five feet to zero feet in order to allow for cross-access drives; Table 150.604 allowing for the required building foundation landscaping to be installed elsewhere on the subject property; Section 150.702(J) allowing for the maximum width of the combined three driveways with flares to be increased from 45 feet to 275 feet; Section 150.707(E)(1) allowing the maximum luminaire height to be increased from 30 feet to 50 feet; Section 150.716(C)(1) allowing for the waiver of screening mechanical equipment; Section 150.1003 allowing for the maximum size of direction signs to be increased from 3 square feet to 100 square feet; Section 150.1003 allowing for the maximum size of a logo on a directional sign to be increased from 1 square-foot to 35 square feet; Section 150.1006 allowing for the maximum height of a directional sign to be increased from five feet to 8.5 feet; Sections 98.22/151.41(E)(2)/151.65(1) allowing for the waiver of installing sidewalks in the public right-of-way; Section 118.132 allowing for grasses and native plantings to exceed 8 inches in height in the undeveloped portions of the property; and 150.904 Special Use Review and Approval Procedures. The planned development is being requested in order to construct a distribution center. PIN: 08-32-400-007.

### **RECOMMENDATION:**

The planning and zoning commission recommended the **approval** of case number **2024-03** for a special use to permit a planned development at 1245 Irene Road subject to the following conditions:

1. The Planned Development (and future expansions) shall be developed in substantial conformance with the site plan dated 11/1/2023 and building elevations dated 12/28/23 unless otherwise noted.
2. A full final site plan shall be submitted to staff (building, public works, police, 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: Section 150.105(C)(9)(G)(2)(E) allowing for the maximum primary building height to be increased from 45 feet to 90 feet; Section 150.105(C)(9)(B)(2) allowing for non-building mounted solar

installations for export of energy for use by a Public Utility; Section 150.105(C)(9)(G)(2)(C) allowing for the minimum pavement setback to be reduced from five feet to zero feet in order to allow for cross-access drives; Table 150.604 allowing for the required building foundation landscaping to be installed elsewhere on the subject property; Section 150.702(J) allowing for the maximum width of the combined three driveways with flares to be increased from 45 feet to 275 feet; Section 150.707(E)(1) allowing the maximum luminaire height to be increased from 30 feet to 50 feet; Section 150.716(C)(1) allowing for the waiver of screening mechanical equipment; Section 150.1003 allowing for the maximum size of direction signs to be increased from 3 square feet to 100 square feet; Section 150.1003 allowing for the maximum size of a logo on a directional sign to be increased form 1 square-foot to 35 square feet; Section 150.1006 allowing for the maximum height of a directional sign to be increased from five feet to 8.5 feet; Sections 98.22/151.41(E)(2)/151.65(1) allowing for the waiver of installing sidewalks in the public right-of-way; and Section 118.132 allowing for grasses and native plantings to exceed 8 inches in height in the undeveloped portions of the property.

**Motion to approve case 2024-03; Alliance Development subject to the conditions as presented carried with a (7-0) roll call vote.**

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Carl Gnewuch, Chairman  
Belvidere Planning and Zoning Commission

**RESOLUTION #2024-3  
A RESOLUTION AUTHORIZING  
THE EXECUTION OF AN IEPA  
LOAN AGREEMENT FOR  
WELL #11**

IT IS THEREFORE RESOLVED, by the Mayor and City Council of the City of Belvidere as follows:

- 1) The Corporate Authorities of the City of Belvidere hereby approve the Illinois Environmental Protection Agency (IEPA) Loan Agreement for Well #11 design engineering, construction and construction engineering attached hereto as Exhibit A.
- 2) The Mayor is hereby authorized to execute and City Clerk Sarah Turnipseed is authorized to attest the IEPA Loan Agreement and to execute such other documents necessary to effectuate the IEPA loan for Well #11.

Approved:

\_\_\_\_\_  
Mayor

Attest:

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

Ayes:  
Nays:  
Absent:  
Approved:

**LENDER:**

Illinois Environmental Protection Agency  
Bureau of Water  
Infrastructure Financial Assistance Section  
P.O. Box 19276  
1021 North Grand Avenue, East  
Springfield, IL 62794-9276

**RECIPIENT:**

City of Belvidere  
401 Whitney Blvd  
Belvidere, IL 61008

FEIN: 366005792

**COPY**

**TERMS OF THE LOAN**

			<u>Estimated Dates</u>
Loan amount:	\$1,478,842.14	Construction start:	2/26/2024
Annual fixed loan rate:	1.81%	Construction complete:	12/23/2024
Term:	20 years	Initiation of operation:	12/23/2024
Repayments:	Semi-Annual	Initiation of repayment period:	12/23/2024
		First repayment due:	6/23/2025
		Final repayment due:	12/23/2044

**LOAN OFFER AND ACCEPTANCE**

**Offer by the State of Illinois Environmental Protection Agency**

The Director (herein called the "Director") of the Illinois Environmental Protection Agency (herein called the "Agency") pursuant to the Environmental Protection Act, hereby offers to make a loan from the Water Revolving Fund, up to and not exceeding the above specified amount, at the fixed loan rate and repayment period given above, for the support of the efforts contained in the Project Description, herein. This Loan Offer is subject to all applicable State and Federal statutory and regulatory provisions, Standard and Special Loan Conditions, Procedures For Issuing Loans From the Public Water Supply Loan Program (35 Ill. Adm. Code 662) and the terms specified in the Letter of Transmittal, attached hereto and included herein by reference.

	Director	John J. Kim	1/23/24
Agency Signature	Title	Name	Date

**This offer must be accepted on or before 2/26/2024.**

Acceptance on behalf of the Borrower

Authorized Representative (Signature)	Date
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Name and Title of Authorized Representative (Type or Print)



PROJECT DESCRIPTION

The City will be decommissioning two wells contaminated with perfluorooctanoic acid (PFOA), a PFAS chemical. A new Well No. 11 and wellhouse will be constructed to replace these wells as a source of safe drinking water. This work is covered by IEPA Permit Number 0127-FY2023.

	TOTAL	ELIGIBLE
Design Engineering - Strand Assoc. Inc.	\$34,850.00	\$34,850.00
Construction Engineering - Strand Assoc. Inc.	\$22,450.00	\$22,450.00
Construction - Midwest Well Services, Inc	\$1,380,138.00	\$1,380,138.00
Contingency	\$41,404.14	\$41,404.14
<b>TOTAL</b>	<b>\$1,478,842.14</b>	<b>\$1,478,842.14</b>

The loan amount is \$1,478,842.14.

FUNDING SOURCES

In accordance with the Procedures for Issuing Loans from the Public Water Supply Loan Program Title 35 Ill. Adm. Code 662.250 (Loan Rules), \$1,478,842.14 of the loan amount will be forgiven by the State of Illinois (State) pursuant to principal forgiveness provisions contained in the Loan Rules.

This loan is receiving BIL (Bipartisan Infrastructure Law) funding.

SPECIAL CONDITIONS

None

STANDARD CONDITIONS

Please see Attachment A.

## Attachment A

Loan Recipient: City of Belvidere  
L174188

### Loan Agreement – Standard Conditions Illinois EPA Public Water Supply Loan Program

#### 1. PROJECT SCHEDULE

For the purposes of this agreement, the start date will be the date the agreement is executed by the loan recipient and the complete date will be the date of final repayment. Any obligation of the State of Illinois and the Agency to make any disbursement of loan funds shall terminate unless this project work is initiated and completed in accordance with the schedule contained in the Loan Agreement.

#### 2. AVAILABILITY OF APPROPRIATIONS; SUFFICIENCY OF FUNDS

This Loan Agreement is contingent upon and subject to the availability of sufficient funds. The Agency may terminate or suspend this Loan Agreement, in whole or in part, without penalty or further disbursements being required, if (i) sufficient State funds have not been appropriated to the Agency or sufficient Federal funds have not been made available to the Agency by the Federal funding source, (ii) the Governor or the Agency reserves appropriated funds, or (iii) the Governor or the Agency determines that appropriated funds or Federal funds may not be available for payment. The Agency shall provide notice, in writing, to the loan recipient of any such funding failure and its election to terminate or suspend this Loan Agreement as soon as practicable. Any suspension or termination pursuant to this Section will be effective upon the loan recipient's receipt of notice. Should the Agency terminate or suspend this Loan Agreement as described above, the loan recipient shall still be required to repay to the Agency in accordance with this Loan Agreement the total amount of loan disbursements made by the Agency.

#### 3. DISBURSEMENTS

Disbursement requests for project work will be processed based on costs incurred, subject to the appropriation of funds by the Illinois General Assembly. Such disbursement requests shall be submitted quarterly and will be monitored for compliance with applicable state and federal laws and regulations, including Section 705/4(b)(2) of the Illinois Grant Funds Recovery Act (30 ILCS 705), and shall constitute quarterly reports as required therein by describing the progress of the project and the expenditure of the loan funds related thereto. Any loan funds remaining unexpended in the project account after all application loan conditions have been satisfied and a final loan amendment has been executed shall be returned to the State within forty-five (45) days of the execution date on the final loan amendment. If the loan recipient reimburses their contractor(s) prior to requesting funds from Illinois EPA, the Loan Recipient shall request as quickly as possible, but in no event later than dictated by Section 5 of the submitted Tax Compliance Certificate and Agreement, reimbursement from the Agency.

#### 4. REPAYMENT SCHEDULE – Nature of Obligations, Fixed Loan Rate, Interest, Loan Support, Principal Payments and Principal Forgiveness.

a) In accordance with Ill. Adm. Code 662.210, the fixed rate is comprised of interest and loan support, both of which are established annually. The term "interest" is used in this Loan Agreement as well as future correspondence, repayment schedules, etc. to reflect both interest and loan support.

b) This Loan Agreement has been issued and entered into pursuant to an authorizing ordinance of the loan recipient. The recipient recites that it has taken all required actions to enter into the Loan Agreement and has complied with all provisions of law in that regard.

c) By this Loan Agreement, the loan recipient agrees to repay to the Agency (or, upon notice by the Agency to the loan recipient, the Agency's assignee) the principal amount of the loan with interest on the outstanding and unpaid principal amount of the loan from time to time until repaid in full, all as provided in this Loan Agreement.

d) For purposes of determining the repayment amount, the principal amount of the loan shall be the total amount of loan disbursements made by the Agency under this Loan Agreement, plus interest treated as principal as provided in paragraph (g) below, less the amount of principal forgiveness as may be defined in the special condition(s) of this loan agreement. The amount financed shall not exceed the amount identified in the approved authorizing ordinance.

e) The final principal amount will be determined by the Agency after a final disbursement request and project review have been made to ensure all applicable loan conditions have been satisfied.

f) Simple interest on each loan disbursement will begin on the day after the date of the issuance of a warrant by the Comptroller of the State of Illinois.

g) Interest and principal on the loan will be due on the dates and in the amounts as set forth in repayment schedules provided for in this paragraph. Upon the initiation of the loan repayment period, the Agency shall establish and notify the loan recipient of an interim repayment schedule in accordance with the terms of this loan. After the Agency conducts the final review of the costs of the project to establish the final principal amount, the Agency shall establish and notify the loan recipient of a final repayment schedule. For purposes of calculating the repayment schedules, the Agency shall consider principal of the loan to consist of all unrepaid disbursements plus all unrepaid interest accrued on these disbursements at the time the schedule period begins. Each of these repayment schedules shall provide for repayment installments consisting of principal plus simple interest on the unpaid principal balance. The installment repayment amount may change when the interim repayment schedule is replaced by the final repayment schedule.

h) Interest on each loan disbursement shall be calculated on the basis of the total number of days from the date the interest begins to accrue to the beginning of the repayment period and will be calculated on a daily basis using a 365 day year. All interest due on the principal of the loan during the repayment period is calculated on a periodic basis.

i) The Loan Agreement shall be subject to prepayment at any time in whole or in part, at the option of the loan recipient, by payment of the outstanding principal plus accrued and unrepaid interest on that principal accrued to the date of prepayment.

5. MODIFIED OR SUBSEQUENT ORDINANCES

The ordinance authorizing entry into this Loan Agreement or dedicating the source of revenue shall not be amended or superseded substantively or materially without the prior written consent of the Agency.

6. DBE REPORTING REQUIREMENTS

The loan recipient is required to comply with the Disadvantaged Business Enterprise (DBE) reporting requirements as established and mandated by federal law and implemented in federal code: 40 CFR Part 33. Compliance with the code will necessarily involve satisfaction of the six (6) good faith efforts as set forth in the federal DBE program, and will require the use of the particular contract specifications and language for advertising of the project. More information and guidance on the DBE requirements is available on the IEPA web site.

7. COMPLIANCE WITH ACT AND REGULATIONS

The Agency shall not make any payments under this loan offer if the construction project has been completed and is being operated in violation of any of the provisions of the Safe Drinking Water Act, Environmental Protection Act (415 ILCS 5/1 et seq.) or Public Water Supply Regulations of Illinois (Title 35: Subtitle F: Chapter I: Pollution Control Board Regulations and Chapter II: Agency Regulations) adopted thereunder.

8. CONSTRUCTION COMPLETION

The loan recipient shall notify the Agency's Infrastructure Financial Assistance Section's (IFAS) Post Construction Unit in writing within 30 days from the construction completion date and shall submit the final change order, along with the contractor's final costs. In addition, a completed "Certificate Regarding O & M" (available on the Agency website) shall be sent to the Agency's IFAS Post Construction Unit.

9. OPERATION AND MAINTENANCE OF THE PROJECT

The Agency shall not approve the final loan closing for the project unless the loan recipient has certified that the training and operation and maintenance documents have been provided in accordance with 35 Ill. Adm. Code 662.460.

10. FLOOD INSURANCE

Evidence must be provided that flood insurance has been acquired on eligible structures constructed under this Loan Agreement as soon as structures are insurable.

11. DELINQUENT LOAN REPAYMENTS

a) In the event that a repayment is not made by a loan recipient according to the loan schedule of repayment, the loan recipient shall notify the Agency in writing within 15 days after the repayment due date in accordance with 35 Ill. Adm. Code 662.510 Delinquent Loan Repayments.

b) After the receipt of this notification, the Agency shall confirm in writing the acceptability of the loan recipient's response or take appropriate action.

c) In the event that the loan recipient fails to comply with the above requirements, the Agency shall promptly issue a notice of delinquency which requires a written response within 15 days.

d) Failure to take appropriate action shall cause the Agency to pursue the collection of the amounts past due, the outstanding loan balance and the costs thereby incurred, either pursuant to the Illinois State Collection Act of 1986 (30 ILCS 210) or by any other reasonable means as may be provided by law.

12. SINGLE AUDIT ACT

Federal funds from Capitalization Grants for the Drinking Water State Revolving Fund (i.e. see Catalogue of Federal and Domestic Assistance number 66.468), which the Agency receives from the U.S. Environmental Protection Agency, may be used for this loan. Receipt of federal funds may require an annual audit which conforms to the Single Audit Act and O.M.B. Circular A-133. If a Single Audit is required, all loans from both the Drinking Water and Wastewater State Revolving Fund receiving federal funds must be audited and included in the audit report. The Agency will notify the recipient of any federal funds disbursed during the recipient's fiscal year.

13. SUBCONTRACTS UNDER CONSTRUCTION CONTRACTS

The award or execution of all subcontracts by a prime contractor and the procurement and negotiation procedures used by such prime contractor in awarding or executing such subcontracts shall comply with:

- a) All provisions of federal, State and local law.
- b) All provisions of 35 Ill. Adm. Code 662 with respect to fraud and other unlawful or corrupt practices.
- c) All provisions of 35 Ill. Adm. Code 662 with respect to access to facilities, records and audit of records.

14. REQUIREMENTS OF BOND ORDINANCE

If the dedicated source of revenue is pledged in a subordinate position to an existing revenue bond ordinance, the covenants regarding coverage and reserve shall be in accordance with 35 Ill. Adm. Code 662.350(a)(9)(C).

15. RECORDS RETENTION

The loan recipient agrees to establish and maintain the books and other financial records pertaining to this project in accordance with Generally Accepted Accounting Principles as issued by the Governmental Accounting Standards Board (GASB), including standards relating to the reporting of infrastructure assets per GASB Statement No. 34. The loan recipient shall maintain all books and records pertaining to this project for a period not less than 3 years from the date of the final loan closing. All records pertaining to the issuance of bonds and the repayment of this loan shall be maintained for a period not less than 3 years from the final repayment date.

The loan recipient agrees to permit the Agency or its designated representatives, including the Illinois Auditor General and the Illinois Attorney General, to inspect and audit the books and financial records pertaining to the project and the expenditure of the loan funds related thereto.

16. CONTINUING DISCLOSURE

The recipient covenants and agrees that, if at any time the Agency shall notify the recipient that the recipient is deemed to be an "obligated person" for purposes of Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934 (the "Rule"), the recipient shall promptly execute an undertaking in form acceptable to the Agency in compliance with the Rule in which the recipient shall agree, among other things, to provide annual financial information (as defined in the Rule) with respect to the recipient to all required information repositories for so long as the recipient shall be deemed an obligated person. The recipient shall be deemed to be an obligated person at any time the aggregate principal amount of one or more of the recipient's outstanding loans with the Agency, which are pledged to secure bonds issued on behalf of the Agency, exceeds a percentage (currently 20%) of the aggregate principal amount of all loans of the Agency pledged to secure such bonds.

17. WAGE RATE REQUIREMENTS

The loan recipient is required to comply with Wage Rate requirements established in rules issued by the U.S. Department of Labor to implement the Davis-Bacon Wage Act and other related acts (29 CFR Parts 1, 3 and 5). These rules require a number of specific actions by the federal funding recipient (the IEPA), the sub-recipient (the loan recipient) and the contractor, including payroll record certification and reporting as required. More information and guidance on the Davis-Bacon Wage Act requirements are available on the IEPA web site.

18. USE OF AMERICAN IRON AND STEEL

The loan recipient will be required to comply with the "Use of American Iron and Steel" requirements as contained in Section 436 (a) - (f) of H.R. 3547, the "Consolidated Appropriations Act, 2014".

19. REPORTING REQUIREMENTS

The loan recipient will be required to comply with the volume and frequency of reporting requirements that may be required by the federal or State funding authority.

20. ADDITIONAL COMPLIANCE ITEMS

The loan recipient, prime contractor(s) and subcontractor(s) shall comply with applicable federal funding certifications, non-discrimination statutes, regulations and environmental standards, including but not limited to the following:

- a) The Americans with Disabilities Act of 1990, as amended, and 42 USC 12101
- b) New Restrictions on Lobbying at 40 CFR, Part 34
- c) Immigration and Naturalization Service Employment Eligibility Rules, (I-9 Forms)
- d) False Claims Act - Prompt referral to USEPA's Inspector General of any credible evidence of a false claim or criminal or civil violation of laws pertaining to fraud, conflict of interest, bribery, gratuity, or similar misconduct involving funds under this loan (Loan Recipient Only)
- e) The Coastal Zone Management Act of 1972, 16 U.S.C. 1451 (Loan Recipient Only)
- f) Section 504 of the Rehabilitation Act of 1973 - Prohibits exclusion and employment discrimination based on a disability.
- g) Title VI of the Civil Rights Acts of 1964 - Prohibits discrimination or exclusion based on race, color, or national origin.
- h) Archaeological and Historic Preservation Act, Pub. L. 113-287 and 54 U.S.C. 312501-312508
- i) Native American Graves Protection and Repatriation Act (NAGPRA), Pub. L. 101-601 and 25 U.S.C. 3001-3013

CERTIFICATION

By accepting this loan offer, the loan recipient certifies under oath that all information in the loan agreement and the related loan application is true and correct to the best of the loan recipient's knowledge, information and belief, and that the loan funds shall be used only for the purposes described in the loan agreement. This offer of loan funds is conditioned upon such certification.

22. FISCAL SUSTAINABILITY PLAN REQUIREMENTS

The loan recipient shall comply with the Fiscal Sustainability Plan (FSP) requirement contained in Section 603(d)(1)(E) of the Federal Water Pollution Control Act by submitting a certification that they have developed and implemented a FSP. This provision applies to all loans for which the borrower submitted a loan application on or after October 1, 2014. The Agency will send the loan recipient a FSP Development Certification form prior to final loan closing which shall be submitted and returned as directed. This condition only applies to loans issued from the Water Pollution Control Loan Program. This condition does not apply to Public Water Supply loans.

23. SIGNAGE REQUIREMENT

- a. The loan recipient shall meet a signage requirement by posting a sign at the project site or making an equivalent public notification such as a newspaper or newsletter publication; utility bill insert; or online posting for the project duration. After the signage requirement is met, documentation must be submitted to the IEPA using the Public Notification/Signage Requirement Certificate of Completion. Guidance is available on the IEPA website.
- b. The loan recipient shall meet a BIL (Bipartisan Infrastructure Law) signage requirement by posting a sign at the project site for the project duration. After the signage requirement is met, documentation must be submitted to the IEPA using the Public Notification/Signage Requirement Certificate of Completion. Guidance is available on the IEPA website.

24. ILLINOIS WORKS JOBS PROGRAM ACT (30 ILCS 559/20-1 et seq)

For loans with an estimated total project cost of \$500,000 or more, the loan recipient will be required to comply with the Illinois Works Apprenticeship Initiative (30 ILCS 559/20-20 to 20-25) and all applicable administrative rules. The "estimated total project cost" is a good faith approximation of the costs of an entire project being paid for in whole or in part by appropriated capital funds to construct a public work. The goal of the Illinois Apprenticeship Initiative is that apprentices will perform either 10% of the total labor hours actually worked in each prevailing wage classification or 10% of the estimated labor hours in each prevailing wage classification whichever is less. Loan recipients will be permitted to seek a waiver or reduction of this goal in certain circumstances pursuant to 30 ILCS 559/20-20 (b). The loan recipient must ensure compliance for the life of the entire project, including the term of the loan and after the term ends, if applicable, and will be required to report on and certify its compliance.

- a. The loan recipient will shall submit to IEPA an IL Works Apprenticeship Initiative Budget Supplement form within 90 days of executing the loan agreement. The form is available at: <https://www2.illinois.gov/dceo/WorkforceDevelopment/Pages/IllinoisWorksJobsProgramAct.aspx>.
- b. Compliance includes submitting quarterly reporting of apprenticeship goals until the project is complete even if the project extends beyond the original term of the loan agreement. Quarterly reports must be submitted to the Agency within 20 days after a quarter ends. Quarterly reports shall be submitted using the reporting form available at the website listed in 24a. (above).
- c. All State contracts and grant agreements funding State contracts shall include a requirement that the contractor and subcontractor shall, upon reasonable notice, appear before and respond to requests for information from the Illinois Works Review Panel.

