

BELVIDERE - BOONE COUNTY PLANNING DEPARTMENT

401 Whitney Blvd. Suite 400 - Belvidere, Illinois 61008 PH(815) 544-5271 FAX(815) 547-9214

APPLICATION FOR PLAT OF SUBDIVISION APPROVAL

(BELVIDERE INSTRUCTIONS)

If you have any questions about this application, please call the Planning Department at (815) 544-5271.

NOTE: Applications can be filed at anytime. Applications will not be processed until all of the required information has been submitted. See the attached schedule of meeting dates and deadlines for submittals.

Planning staff only accepts paper copies of the plat with the application for processing. The original plat (illustrated on mylar, vellum or some other reproducible material) remains with the applicant or surveying firm until time to record.

Plats shall be prepared in accordance with the City of Belvidere Subdivision Code, updated as of February 8, 2008. After the final plat is approved by the City Council, the applicant has a sixty (60) day deadline to record the plat with the County Recorder.

To obtain the municipal signatures, the applicant is advised to deliver the original plat as soon as possible after City Council approval and the non-municipal signatures are in place, to the City Clerk's office. Include your name and daytime phone number. The City Clerk contacts the municipal representatives for signatures and the applicant is notified when completed. **The applicant must then pick up the signed plat and have paper copies made.** The copies with the original plat must be delivered to the County Recorder for recording.

Attached to this instruction sheet are the names, addresses, and telephone numbers of the agencies shown on the plat requiring signatures.

City of Belvidere

(Contact people concerning final plat approval signatures)

1. Commonwealth Edison Co.
Michael Fozio
123 Energy Avenue
Rockford, IL 61109
815-218-0807
Michael.fozio@comed.com
2. Frontier Communications
Kalin Hinshaw
112 W. Elm St.
Sycamore, IL 60178
815-895-1515
Kalin.hinshaw@ftr.com
3. Nicor Gas
Matt Erickson
300 W. Terra Cotta Ave.
Crystal Lake, IL 60014
630-388-2969 (office)
630-983-8725 (fax)
mericks@aglresources.com
4. Department of Public Works
401 Whitney Blvd. Suite 200
Belvidere, IL 61008
815-544-9256
5. Mayor and City Clerk
401 Whitney Blvd. Suite 100
Belvidere, IL 61008
815-544-2612
6. Comcast
Michael Owens
4450 Kishwaukee St.
Rockford, IL 61109
224-229-3037

BELVIDERE - BOONE COUNTY PLANNING DEPARTMENT

401 Whitney Blvd. Suite 400 - Belvidere, Illinois 61008 PH(815) 544-5271 FAX(815) 547-9214

APPLICATION FOR PLAT OF SUBDIVISION APPROVAL

(BOONE COUNTY INSTRUCTIONS)

If you have any questions about this application, please call the Planning Department at (815) 544-5271.

NOTE: Applications can be filed at anytime. Applications will not be processed until all of the required information has been submitted. See the attached schedule of meeting dates and deadlines for submittals.

Planning staff only accepts paper copies of the plat with the application for processing. The original plat (illustrated on mylar, vellum or some other reproducible material) remains with the applicant or surveying firm until time to record.

Plats shall be prepared in accordance with the Boone County Subdivision Regulations, updated as of January 9, 2008.

For plats requiring on-site sewage disposal, the project engineer/surveyor must contact the Boone County Soil and Water Conservation District (SWCD), 8101 Appleton Road, Belvidere, IL 61008, (815) 544-2677. Preliminary on-site borings and investigation must be made by the SWCD Soil Scientist prior to the plat being submitted to the Boone County Regional Planning Commission. Preliminary plats must be accompanied with a soil overlay. After the final plat is approved by the County Board, the applicant has a ninety (90) day deadline to record the plat with the County Recorder.

To obtain the County signatures, the applicant is advised to deliver the original plat as soon as possible after County Board approval and non-county signatures have been obtained, to the County Clerk's office. Include your name and daytime phone number. The County Clerk contacts the County representatives for signatures and the applicant is notified when completed. **The applicant must then pick up the signed plat and have paper copies made.** The copies with the original plat must be delivered to the County Recorder for recording.

Attached to this instruction sheet are the names, addresses, and telephone numbers of the agencies on the plat requiring signatures.

Boone County

(Contact people concerning final plat approval signatures)

1. Commonwealth Edison Co.
Michael Fozio
123 Energy Avenue
Rockford, IL 61109
815-218-0807
Michael.fozio@comed.com
2. Frontier Communications
Kalin Hinshaw
112 W. Elm St.
Sycamore, IL 60178
815-895-1515
kalin.hinshaw@ftr.com
3. Northern IL Gas Co.
Matt Erickson
300 W. Terra Cotta Ave.
Crystal Lake, IL 60014
630-388-2969 (office)
630-983-8725 (fax)
mericks@aglresources.com
4. Boone County Highway Department
Richard Lundin
9759 Hwy. Rt. 76
Belvidere, IL 61008
815-544-2066
5. Comcast
Michael Owens
4450 Kishwaukee St.
Rockford, IL 61109
224-229-3037
6. Boone County Health Department
Director
1204 Logan Avenue
Belvidere, IL 61008
815-544-2951

Township Road Commissioners (one of the following signatures is required):

Belvidere Township
Richard Lee
8200 Fairgrounds Rd.
Belvidere, IL 61008
815-544-2029

Bonus Township
Donald Gustafson
9669 Lawrenceville Rd.
Garden Prairie, IL 61038
815-597-2888

Caledonia Township
Norm Pierce
1250 Candlewick Dr. NW
Poplar Grove, IL 61065
815-765-0345

Spring Township
Chad Harbison
7708 Reeds Crossing Road
Belvidere, IL 61008
815-561-0849

Flora Township
Michael Frank
77 Poole Road
Cherry Valley, IL 61016
815-332-4853

Poplar Grove Township
Wayne Wares
12922 Parkway St.
Poplar Grove, IL 61065
815-765-3603

Boone Township
Scott Rogers
240 N. 5th St., P.O. Box 54
Capron, IL 61012
815-529-6169

Manchester Township
William Adams
2827 Rockton Road
Caledonia, IL 61011
815-590-9492

Leroy Township
William Donley
8708 Coon Trail Rd.
Capron, IL 61012
815-737-8749

(Additional contacts concerning Candlewick Lake replat approval signatures)

1. Aqua America
316 S. Main St.
Wauconda, IL 60084
1-877-987-2782
2. Candlewick Lake Association
13400 Hwy Rt. 76
Poplar Grove, IL 61065
815-765-2827

APPLICATION FOR PLAT OF SUBDIVISION APPROVAL

BELVIDERE - BOONE COUNTY PLANNING DEPARTMENT

**Belvidere City Hall
401 Whitney Blvd., Suite 400
Belvidere, Illinois 61008**

FOR OFFICE USE ONLY

____ Preliminary ____ Final ____ Replat

| | | |
|---------------------|------------------------------------|--|
| Case Number _____ | Belvidere PZC Date _____ | Boone County BCPC Date _____ |
| Filing Date _____ | BPZ Date _____ | PZB Date _____ |
| Zone District _____ | CC Date _____ | CB Date _____ |
| | CC Date _____ | |

PLEASE PRINT IN BLACK INK OR TYPE

1) Applicant Name: _____
Mailing Address: _____
_____ Zip: _____
Daytime Phone: _____ Fax: _____ Email: _____

2) Property Owner Name: _____
Mailing Address: _____
_____ Zip: _____
Daytime Phone: _____ Fax: _____

3) Surveyor/Engineer Name: _____
Mailing Address: _____
_____ Zip: _____
Daytime Phone: _____ Fax: _____

4) Attorney Name: _____
Mailing Address: _____
_____ Zip: _____
Daytime Phone: _____ Fax: _____

5) Project Manager: In order to reduce confusion, planning staff requests one contact person be designated to discuss issues concerning this petition.

Name: _____
Mailing Address: _____
_____ Zip: _____
Daytime Phone: _____ Fax: _____ Email: _____

6) Proposed Name of Subdivision: _____

7) Property Location: _____

Parcel Identification Number: _____ Section: _____ Twp: _____
Range: _____ Other (attached) _____ Twp. Name: _____

8) Proposed Use(s): _____ Present Zoning: _____
Proposed Zoning: _____ # of Lots: _____ Area of Parcel: _____

9) Are you proposing deed restrictions? _____ Yes _____ No If yes, please attach copy.

10) For residential subdivisions, indicate total number of proposed:

Single-Family: _____ Two-Family: _____ Multi-Family: _____
Indicate total dwelling units of all Multi-Family : _____

11) Your proposed single-family, multi-family, or mobile home plat must comply with the Land/Cash Ordinance adopted by Belvidere / Boone County. Please indicate when you plan to pay the required fee.

_____ At time of final plat approval.

_____ At time of securing building permit for each residential unit. (Applicant must sign "Exhibit B, Agreement", attached to this application)

12) What type of sewage disposal do you propose? _____

13) List all proposed improvements and utilities. State your intention to install or post a guarantee prior to actual installation.

| | Improvement | Installation | Guarantee |
|----|-------------|--------------|-----------|
| a. | _____ | _____ | _____ |
| b. | _____ | _____ | _____ |
| c. | _____ | _____ | _____ |

14) List other materials submitted with this application.

| | Item | Number |
|----|-------|--------|
| a. | _____ | _____ |
| b. | _____ | _____ |
| c. | _____ | _____ |

NOTE: The "Endangered Species Act" entitles the Illinois Department of Natural Resources (IDNR) to review all platting applications for their impact on endangered or protected species. Illinois law allows thirty (30) days for their response. The Applicant is responsible for contacting the IDNR, via the EcoCAT website at DNR.EcoCAT@illinois.gov.

The "National Historic Preservation Act" entitles the Illinois Historic Preservation Agency to review all platting applications for their impact on cultural or historical resources if the proposed development involves State or Federal funding. Illinois law allows thirty (30) days for their response. The applicant is responsible for contacting the Illinois Historic Preservation Agency at (1-217-782-4836).

DECLARATION

I, the applicant, of the above legally described property on which the plat of subdivision is proposed, has provided answers to the questions herein that are true to the best of my knowledge. I have been granted permission by the property owner(s) of the above legally described property to apply for a plat of subdivision on said property.

By virtue of my application for a plat of subdivision, I do hereby declare that the appropriate appointed and elected officials responsible for the review of my application are given permission to visit and inspect the property proposed for plat of subdivision in order to determine the suitability of the request.

Applicant Signature: _____ Date Signed: _____

Owner(s) Signature: _____ Date Signed: _____
_____ Date Signed: _____

STAFF SIGNATURE: _____ Date Signed: _____

Filing Fee - Amount Paid: _____ Check Number: _____

FILING PROCEDURE

- A. This form, ten (10) full size copies, and one (1) 11" x 17" copy of each page of the plat shall be filed with this application. Reduction must be readable. All plats must be filed in the Planning Department at the time of application submittal.
- B. Submit this form and supporting information accompanied by an application fee (make check payable to the Boone County Treasurer). See the attached fee schedule.
- C. City of Belvidere Applicants must appear before the Belvidere Planning & Zoning Commission, Building, Planning and Zoning Committee, and the Belvidere City Council for preliminary plats. For final plats, Belvidere applicants must appear before the Building, Planning & Zoning Committee, and the City Council.

Boone County Applicants must appear before the Boone County Regional Planning Commission, and the Planning, Zoning and Building Committee for preliminary plats. For final plats, Boone County applicants must appear before the Planning, Zoning and Building Committee and the Boone County Board. Boone County Applicants must also appear before the Joint Planning Commission for preliminary plats on land located within 1.5 miles of Belvidere.

Additional fees for City plats with public improvements.

-Preliminary plat submittals require an Engineering Review fee based on the following:

- 1 - 5 lots: \$375 flat fee
- 6 or more lots: \$75/lot

-Final plat submittals require a 3% inspection fee paid prior to the approval and release of the construction plans by the Director of Public Works. The inspection fee is based on the public improvement construction estimate.

Checks for *subdivision filing fees* for city plats are to be made out to *the Boone County Treasurer* and shall be submitted to the Planning Department. Checks for *City Engineering Review fees* are to be made out to the *City of Belvidere* and shall be submitted to the Public Works Department.

Additional fees for County plats with public improvements.

-Final plat submittals require a 3% inspection fee paid prior to the approval and release of the construction plans by the County Engineer. The inspection fee is based on the public improvement construction estimate.

Checks for *subdivision filing fees* for county plats are to be made out to *the Boone County Treasurer* and shall be submitted to the Planning Department. Checks for *County Inspection fees* are to be made out to the *Boone County Treasurer* and shall be submitted to the County Highway Department.

Boone County Department of Public Health
Plat review procedure

Note that 1"= 100' is the smallest scale acceptable. Also, all paper & mylar plats submitted must be to the same scale, and to the same scale as the soils map.

Also note that any agricultural tile investigations must be completed and the corrective action finished BEFORE a final plat will be signed.

The intended use of all existing buildings, structures, wells, septic tanks etc located on a proposed subdivision plat must be clearly noted on the plat. If demolition is intended, an application for demolition must be submitted to the Boone County Department of Public Health before any demolition work may begin. All such demolition, well / septic tank abandonment shall be completed prior to approval of the final plat.

Preliminary Plat:

The applicant submits the preliminary plat including topographical map of the soil investigation to the same scale. 1 paper copy and 1 mylar copy must be submitted. The fee must be submitted before the review will take place.

Fee: \$35.00 plus \$15.00 per lot

Approval or Denial by the Environmental Director

If approved, the director will sign off on the preliminary plat and both copies (paper and mylar) will be kept at the Health Department. An approval letter will be sent to the applicant & Planning Department.

If denied, a letter will be sent to the applicant & Planning Department. The letter will state why the plat was not approved.

Resubmittal of the plat due to denial (above)

Review fee for adjusted plat \$35.00 + \$15.00 per lot affected by the changes. Note that each amendment will need to be titled "Amendment 1 to Preliminary Plat", "Amendment 2 to Preliminary Plat", etc. This must also be submitted with 1 paper copy and 1 mylar copy with the applicable fee. Both copies of the amended plat (paper & mylar) will be kept at the Health Department.

Final Plat

After approval of the preliminary plat, the applicant submits the final plat & fee. The final plat must be to the same scale as the preliminary plat and soils map (and amended plat(s), if applicable). 1 paper copy and 1 mylar copy must be submitted. The final plat is reviewed and changes, if any, are noted during the review process. Both copies of the final plat (paper & mylar) will be kept at the Health Department.

Fee: \$35.00 plus \$15.00 per lot

□ **Approval or Denial of the final plat by the Environmental Director**

If the final plat does not accurately reflect the approved preliminary plat (or Amended Plat(s), if applicable), the environmental director will reject it. The applicant will be called to pick up the final plat and a letter will be sent detailing the reasons for rejection.

If the final plat accurately reflects the approved preliminary plat (or Amended Plat(s), if applicable), the environmental director will accept it and recommend that the administrator sign the plat. The applicant will be called to bring in a copy of a signature plat to be signed.

BELVIDERE – BOONE COUNTY PLANNING DEPARTMENT

CITY FEES

*Per Ordinance Number 153H

| | | | |
|---|---|------------------|------------------|
| Annexation: | \$500 | | |
| Zoning Change: | | | |
| RH: | \$600 + \$75/acre (or portion thereof) | | |
| SR-3, SR-4, SR-6, TR-7, | \$600 + \$75/acre | " | |
| MR-8S, & MR-8L: | \$600 + \$75/acre | " | |
| CB, GB, PB, NB, NO, & PO: | \$700 + \$75/acre | " | |
| GI, PI, HI, & I: | \$700 + \$75/acre | " | |
| Planned Community Development (Special Use): | \$700 plus subdivision plat fees, if applicable. | | |
| Subdivision Plat: | | | |
| | <u>Preliminary</u> | <u>Final</u> | <u>Replat</u> |
| Residential: | \$500 + \$75/lot | \$500 + \$75/lot | \$500 + \$75/lot |
| Commercial & Industrial: | \$600 + \$75/lot | \$600 + \$75/lot | \$600 + \$75/lot |
| Final Plat Reinstatement/ Extension Fee: | \$50% of Initial Fee | | |
| Special Use: | \$500 when accessory to an established primary use \$700 when establishing a primary use | | |
| Variation: | \$350 | | |
| Text Amendment: | \$500 | | |
| Comprehensive Plan Text or Map Amendment: | \$350 | | |
| Appeal: | \$250 | | |
| Zoning Verification Letter: | \$25 per lot. | | |

BELVIDERE – BOONE COUNTY PLANNING DEPARTMENT

COUNTY FEES

*Per Ordinance Number 12-22

Zoning Change:

| | |
|----------------------|--|
| A-1 & A-2: | \$500 + \$75/acre (or portion thereof) |
| RE, RC, RC2, RTN: | \$600 + \$75/acre “ |
| B-1, B-2, I-1 & I-2: | \$700 + \$75/acre “ |

**Planned Unit Development:
(Special Use)** \$700 plus subdivision plat fees, if applicable.

Subdivision Plat:

| | <u>Preliminary</u> | <u>Final</u> |
|--|--------------------|------------------|
| Residential: | \$500 + \$75/lot | \$500 + \$75/lot |
| Commercial & Industrial: | \$600 + \$75/lot | \$600 + \$75/lot |
| Candlewick Lake Replat: (or similar plat) | ----- | \$300 + \$75/lot |

| | <u>Preliminary</u> | <u>Final</u> |
|--|---------------------------------------|-----------------|
| Health Department Fees: (Per Ordinance Number 03-40) | \$35 + \$15/lot | \$35 + \$15/lot |
| | <u>Adjusted plat review (Replat):</u> | |
| | \$35 + \$15/lot | |

**Final Plat Reinstatement/
Extension Fee:** 50% of Initial Fee

Special Use: \$500 when accessory to an established primary use
\$700 when establishing a primary use

Variation: \$350

Text Amendment: \$500

**Comprehensive Plan
Text or Map Amendment:** \$350

Appeal: \$250

Zoning Verification Letter: \$25 per lot.

Lot of Record Letter: \$25 per lot.

City of Belvidere - Land / Cash Fees for residential annexations after May 1, 2006
 (and some previous annexations without Schedule B)

| Type of Unit | Per Ordinance 609G passed 3/15/04 | | Resolution 916-2006 1/17/2006 | | Ordinance #440G 10/17/2001 | Total |
|---------------------------------|-----------------------------------|------------------------------------|-------------------------------|--------------------|----------------------------|-------|
| | Belvidere Township Park District | Boone County Conservation District | City of Belvidere | Ida Public Library | | |
| Detached - Single Family | | | | | | |
| 2 bedroom | 739.20 | 501.02 | 1,532.49 | 80.00 | 4,365.46 | |
| 3 bedroom | 2,903.20 | 720.11 | 1,532.49 | 80.00 | 7,410.05 | |
| 4 bedroom | 4,094.86 | 934.98 | 1,532.49 | 80.00 | 9,465.33 | |
| 5 bedroom | 3,776.00 | 936.47 | 1,532.49 | 80.00 | 9,152.46 | |
| Attached - Single family | | | | | | |
| 1 bedroom | 251.20 | 296.34 | 1,532.49 | 80.00 | 3,054.78 | |
| 2 bedroom | 686.40 | 494.32 | 1,532.49 | 80.00 | 4,285.71 | |
| 3 bedroom | 1,311.20 | 594.17 | 1,532.49 | 80.00 | 5,311.86 | |
| 4 bedroom | 2,615.20 | 781.22 | 1,532.49 | 80.00 | 7,367.66 | |
| Apartments | | | | | | |
| Efficiency | 16.00 | 436.69 | 1,532.49 | 80.00 | 3,383.68 | |
| 1 bedroom | 16.00 | 436.69 | 1,532.49 | 80.00 | 3,383.68 | |
| 2 bedroom | 700.80 | 475.44 | 1,532.49 | 80.00 | 4,224.23 | |
| 3 bedroom | 1,901.60 | 758.37 | 1,532.49 | 80.00 | 6,562.21 | |
| Mobile Home Park | | | | | | |
| 1 / 2 bedroom | 358.94 | 124.89 | 1,532.49 | 80.00 | 2,876.77 | |
| 3 / 4 bedroom | 685.65 | 150.12 | 1,532.49 | 80.00 | 3,386.37 | |

BOONE COUNTY GOVERNMENT LAND CASH FEE TABLE

Enacted by the Boone County Government. Ordinance 95-24
Amended by the County Board, Ordinance 97-40, 97-53, 99-44, 04-10, 06-23, 07-47

Individual Calculation Per Unit: Land / Cash Fee

Total Fee: Approved October 10, 2007

| | <u>Total Individuals Per Unit</u> | <u>Acres Per Person</u> | <u>Price Per Acre</u> | <u>Fee Per Unit</u> |
|--------------------------------|---|---------------------------------|-------------------------------|-----------------------------|
| Detached Single-Family: | | | | |
| 2-Bedroom | 2.017 | N.A. | 84,313 | 2,084 |
| 3-Bedroom | 2.899 | N.A. | 84,313 | 4,445 |
| 4-Bedroom | 3.764 | N.A. | 84,313 | 6,620 |
| 5-Bedroom | 3.770 | N.A. | 84,313 | 5,674 |
| Attached Single-Family: | | | | |
| 1-Bedroom | 1.193 | N.A. | 84,313 | 855 |
| 2-Bedroom | 1.990 | N.A. | 84,313 | 1,988 |
| 3-Bedroom | 2.392 | N.A. | 84,313 | 2,837 |
| 4-Bedroom | 3.145 | N.A. | 84,313 | 4,378 |
| Apartments: | | | | |
| Efficiency | 1.294 | N.A. | 84,313 | 927 |
| 1-Bedroom | 1.758 | N.A. | 84,313 | 1,273 |
| 2-Bedroom | 1.914 | N.A. | 84,313 | 1,940 |
| 3-Bedroom | 3.053 | N.A. | 84,313 | 3,735 |

Formula:

This page sums the School fees, Park fees, and Conservation fees.

Example: Detached Single-Family 3-Bedroom
Fee Per Unit Schools (\$2,368) +
Fee Per Unit Parks (\$1,833) +
Fee Per Unit Conservation (\$244)
= \$4,445 Total Fee Per Unit

DATE: February 7, 2002
TO: All Applicants submitting Candlewick Lake Replats for Approval
FROM: Planning Staff
RE: Signature Blocks to be added to CandleWick Lake Replats

The Consumers Illinois Water Company and the Candlewick Lake Association have requested that the following signature blocks (certificates) be placed on all Candlewick Lake Replats:

AQUA AMERICA CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF BOONE)

We, Aqua America, by our signatures hereon, acknowledge that we have received a copy of the final replat of lots _____ Section _____ of Candlewick Lake, and we hereby consent to the recording of said plat as prepared.

Consumers Illinois Water Company By: _____

Date: _____

CANDLEWICK LAKE ASSOCIATION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF BOONE)

Approved this _____ day of _____ A.D., 20_____.

President of Candlewick Lake Association

DATE: November 15, 1996
TO: All Applicants Submitting Final Plats for Approval
FROM: Planning Staff
RE: Easement Statements to be Added to Final Plats

Northern Illinois Gas Company has requested that the following easement statement be placed on all final plats:

An easement is hereby reserved for and granted to NORTHERN ILLINOIS GAS COMPANY, its successors and assigns ("NI-Gas") to install, operate, maintain, repair, replace and remove, facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown on this plat marked "Easement", "Common Area or Areas" and streets and alleys, whether public or private, and the property designated in the Declaration of Condominium and/or on this plats "Common Elements," together with the right to install required service connections over and under the surface of each lot and Common Area or Areas to serve improvements thereon, or on adjacent lots, and Common Area or Areas, and to serve the property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstruction shall not be placed over NI-Gas' facilities or in, upon or over the property identified on this plat for utility purposed without the prior written consent of NI-Gas. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have that meaning set forth for such term in Section 605/2(e) of the "Condominium Property Act" (Illinois Compiled Statutes, Ch.765, Sec, 605/2(e)), as amended from time to time.

The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole as a appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

Other utility companies serving the area where you subdivision is located have similar requests.

Please contact each of the utility companies who will serve your subdivision to determine which statements they will require added to your plat.

DATE: January 7, 1998
TO: All Applicants Submitting Final Plats for Approval
FROM: Planning Staff
RE: Easement Statements to be Added to Final Plats

Commonwealth Edison Company has requested that the following statement be placed on all final plats:

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communications service is hereby reserved for and granted to

Commonwealth Edison Company

and

Telephone Company, Grantees,

their respective successors and assigns, jointly and severally, to install, operate, maintain and remove, from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and sounds and signals in, over, under, across, along and upon the surface of the property shown within the dotted lines on the plat and marked "Easement", the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as a "Common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the right to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or an adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over grantees' facilities or in, upon or over the property within the dotted lines marked "Easement" without the prior written consent of grantees. After installation of any such facilities, the grade of the subdivided property shall not altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "*Condominium Property Act*", Chapter 765 ILCS 605/2(e), as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as, "outlots", "common elements", "open space", "open area" "common ground" "parking and common area". The terms "common area or areas" and "Common Elements" includes real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District, or structures such as a pool or retention pond, or mechanical equipment.

Relocation of facilities will be done by Grantees ant cost of Grantor/Lot Owner, upon written request.

Other utility companies serving the area where your subdivision is located have similar requests.

Please contact each of the utility companies who will serve your subdivision to determine which statements they will require added to your plat.

EXHIBIT B
AGREEMENT

The City of Belvidere (the "City") and _____
("Developer") agree as follows:

1. The City has approved or will approve a final plat of subdivision or a final plat of a planned development at the request of developer for the real estate legally described in Exhibit I attached hereto and made a part hereof (the "Land"). Accordingly, pursuant to the City's Subdivision Code, certain cash contributions for park, recreation, conservation, and school lands are immediately due the Developer.
2. Developer has, however, requested that the payment of the aforesaid cash contributions be delayed and that the same become due and payable on a per housing unit basis at time the City issues a building permit for the particular housing unit.
3. In consideration for the City agreeing to delay its receipt of the cash contributions in accordance with Paragraph 2 above, Developer hereby agrees as follows:
 - a. The amount of cash contributions owed shall be calculated based upon Ordinance No. 609G or as provided for in such other future ordinance amending or replacing Ordinance No. 609G which is in effect at the time of the issuance of a building permit: and
 - b. Notwithstanding any present or future law, regulation and/or legal precedent to the contrary, the unit of local government that is the ultimate recipient of the subject cash contributions may expend such contributions for any of the following purposes intended to serve immediate or future needs of the residents and children of the Developer's subdivision or planned unit development: (1) for the acquisition of land; (2) for site improvements such as, by way of example, streets, curbs, gutters, storm water control, and utility extensions; (3) for construction of capital facilities, including, by way of example, new buildings and structures, and the expansion or enhancement of existing buildings and structures; (4) for so-called soft costs directly related to the foregoing items (2) or (3) such as architectural and engineering costs; (5) for any other public purpose.
4. Developer further agrees, as consideration for deferring payment of the fees identified in this agreement, not to challenge such fees as they now exist or amended in the future, including, but not limited to, any court or other action or claim challenging the validity, or amount, or use of such fees.
5. This Agreement constitutes a covenant that is appurtenant to and runs with the Land. Either this Agreement or a memorandum thereof may be recorded against legal title to the Land by either party hereto; provided, however, it shall be a condition of the City's issuance of the first building permit for a

housing unit on the Land that the Developer shall provide satisfactory evidence to the City that this Agreement or a memorandum thereof has been recorded against legal title to the Land.

6. Developer represents and warrants to the City that it is the sole holder of record fee title to the Land.

IN WITNESS THEREOF, the City and the Developer have caused this Agreement to be duly authorized, executed and entered into as of the ____ day of _____, 200__.

City of Belvidere
By Mayor

Developer

City Clerk

EXHIBIT B
AGREEMENT

Boone County (the "County") and _____ ("Developer") agree as follows:

1. The County has approved a final plat of subdivision or a final plat of a planned development at the request of developer for the real estate legally described in Exhibit I attached hereto and made a part hereof (the "Land"). Accordingly, pursuant to the County's Subdivision Code, certain cash contributions for park, recreation, conservation, and school lands immediately due the County from the Developer.
2. Developer has, however, requested that the payment of the aforesaid cash contributions be delayed and that the same become due and payable on a per housing unit basis at time the County issues a building permit for the particular housing unit.
3. In consideration for the County agreeing to delay its receipt of the cash contributions in accordance with Paragraph 2 above, Developer hereby agrees as follows:
 - a. The amount of cash contributions owed shall be calculated based upon Ordinance No. 95-24 or as provided for in such other future ordinance amending or replacing Ordinance No. 95-24 which is in effect at the time of the issuance of a building permit; and
 - b. Notwithstanding any present or future law, regulation and/or legal precedent to the contrary, the unit of local government that is the ultimate recipient of the subject cash contributions may expend such contributions for any of the following purposes intended to serve immediate or future needs of the residents and children of the Developer's subdivision or planned unit development: (1) for the acquisition of land; (2) for site improvements such as, by way of example, streets, curbs, gutters, storm water control, and utility extensions; (3) for construction of capital facilities, including, by way of example, new buildings and structures; and (4) for so-called soft costs directly related to the foregoing items (2) or (3) such as architectural and engineering costs.
4. This Agreement constitutes a covenant that is appurtenant to and runs with the Land. Either this Agreement or a memorandum thereof may be recorded against legal title to the Land by either party hereto; provided, however, it shall be a condition of the County's issuance of the first building permit for a housing unit on the Land that Developer shall provide satisfactory evidence to the County that this Agreement or a memorandum thereof has been recorded against legal title to the Land.
5. Developer represents and warrants to the County that it is the sole holder of record fee title to the Land.

IN WITNESS WHEREOF, the County and the Developer have caused this Agreement to be duly authorized, executed and entered into as of the ____ day of _____, 200__.

Boone County
By Chairman of County Board

Developer

County Clerk

Boone County Soil and Water Conservation District
(815)-544-2677

| | |
|---|---|
| FOR OFFICE USE ONLY | SWCD Application No.: |
| Meets technical standards _____ Does not meet technical standards _____ | |
| Date Application received: _____ | Date all Information received: _____ Reviewed by: _____ |
| Fee Paid: _____ | Check No.: _____ |

| | APPLICANT (Owner/Developer) | Erosion Control Consultant/Engineer |
|-------------------------|-----------------------------|-------------------------------------|
| Name | | |
| Address | | |
| City/State/Zip | | |
| Phone | | |
| Relationship to project | | |

Job site contact person: _____

Contact person phone number: (____) - ____ - ____ Fax number: (____) - ____ - ____

Village/Municipal contact person: _____ Phone #(____) - ____ - ____

Township, range, & section: _____

Proposed land use: _____ Acreage of development: _____

Army Corps application number: _____

Pre-construction meeting date (if known): _____ Construction start date: _____

Total number of phases _____ Phase number _____

The applicant agrees to the following conditions:

1. Submit all required information listed on the following page for each phase of development, regarding the soil erosion and sediment control (SE/SC) plan.
2. Upon submittal of this application, pay the applicable fee, based on the attached fee schedule, in accordance with total acres of disturbance to the original topography and/or vegetation.
3. Notify representatives from the Boone County Soil and Water Conservation District (SWCD), Natural Resources Conservation Service, (NRCS) or the Army Corps of Engineers District of the pre-construction meeting to review implementation of the SE/SC plan.
4. Allow a Boone County SWCD, NRCS or Army Corps of Engineers District representative the right to conduct on-site investigations throughout all active construction phases to determine whether all necessary SE/SC practices have been installed and are functioning properly.
5. Upon commencement of earthwork or construction, document SE/SC site inspections with all information being accurate and complete.
6. Comply with the Boone County SWCD's written and verbal recommendations regarding:
 - A. The SE/SC plan and corrections or changes made thereto.
 - B. Installation and maintenance requirements of the SE/SC practices on-site.
7. If any changes occur to the plans, schedules, etc., the applicant shall be responsible for notifying the Boone County Soil and Water Conservation District.

Upon receipt of all required information, the SE/SC plan will be reviewed within 15 working days and all involved parties will be notified whether or not the plan meets technical standards.

Applicant's Signature: _____ **Date:** _____

Revised August 26, 1997

Site Plan Checklist

The soil erosion and sediment control plan cannot be reviewed until all of the following information is submitted for each upcoming active construction phase:

1. Existing site conditions and natural resources present, including:

- _____ Site boundaries and adjacent lands which accurately identify site location.
- _____ Buildings, roads and utilities.
- _____ Topography, vegetation, drainage patterns, subwatershed delineation, critical erosion areas, and any subsurface drainage tiles.
- _____ Wetland and floodplain delineation.
- _____ Location and identification of soil types.
- _____ Adjacent areas that affect or are affecting the project site, e.g. drainage onto or through the site affecting wetlands, streams, lakes, and drainage areas downstream.
- _____ Vicinity map.
- _____ Show areas where trees and vegetation are to be preserved.
- _____ Map legend, including north arrow and scale on all materials submitted.

2. Final site conditions, including:

- _____ An accurate depiction of post-construction appearance, e.g. roads, buildings, open space.
- _____ Locations, dimensions, cross sections and elevations of all (temporary and permanent) stormwater management facilities (including sediment basins), plus inlet and outlet locations.
- _____ Surface flow direction, including sheet flow and concentrated flow direction.
- _____ Post-construction topography, final contours should be easily distinguished (2 foot contour is preferred) including subwatershed delineations.

3. A complete soil erosion and sediment control plan, including:

- _____ Location and detailed drawings of all permanent and temporary soil erosion and sediment control practices.
- _____ A schedule outlining the installation of the practices with the responsible parties identified.
- _____ Inspection, and maintenance schedules with responsible parties identified.
- _____ Seeding information: rates, species, dates, fertilization, temporary or permanent.
- _____ Location and dimension of all temporary soil and aggregate stockpiles.

4. Locations, dimension & phase timeline of all land disturbing activities, including:

- _____ Designate construction limits, areas that will be disturbed and areas of wetland fill.
- _____ Describe grading and building schedule and phasing timeline.

Narrative Checklist

The soil erosion and sediment control plan cannot be reviewed until all of the following information is submitted for each upcoming active construction phase:

- _____ **Project description** - Briefly describes the nature and purpose of the land disturbing activity, and the area (acres) to be disturbed.
- _____ **Existing site conditions**- A description of the existing topography , vegetation, drainageways, subsurface drain tile, buildings, roads and utilities.
- _____ **Adjacent areas**- A description of neighboring areas such as streams, lakes, residential areas, roads, etc. which might be affected by the land disturbance. Describe any adjacent or neighboring activities that may affect the soil erosion and sediment control plan.
- _____ **Off-site areas**- Will any other areas be disturbed? Describe any off-site land disturbing activities.
- _____ **Soils**- Provide a brief description of the soils on the site at the exposed soil horizon such as soil name, mapping unit, erodibility, permeability, texture, structure and depth to seasonal high groundwater. (this information is available from the local Soil and Water Conservation District).
- _____ **Critical areas**- A description of areas on the site which have potentially serious problems, e.g. steep or long slopes, channels, intermittent streams, and side hill seeps.
- _____ **Soil erosion and sediment control measures**- A description of the methods which will be used to control erosion and sedimentation on the site. Control methods should meet the standards in section 4 of the Illinois Urban Manual.
- _____ **Permanent stabilization**- A brief description including specifications of how the site will be stabilized after construction is completed.
- _____ **Stormwater runoff calculations**- Will the development site cause an increase in peak runoff rates? Will the increase in runoff cause soil erosion or channel degradation downstream? Describe the strategy to control stormwater runoff.
- _____ **Calculations**- Detailed calculations for the design of temporary sediment basins, permanent stormwater detention basins, diversions, channels, etc.. Include pre and post-development runoff.
- _____ **Detail drawings**- Include detail drawings form the Illinois Urban Manual. Any structural practices used that are not referenced to the Illinois Urban Manual or local handbooks should be explained and illustrated with detail drawings.
- _____ **Maintenance** - Provide a schedule of maintenance for all temporary and permanent erosion and sediment control practices to ensure that they perform properly. Identify the parties responsible for maintenance.

Natural Resource Information Report

Boone County Soil and Water Conservation District
211 North Appleton Road, Belvidere, Illinois 61008-1983
815-544-2677 Ext. 3

Owner's Name: _____

Address: _____

Petitioner's Name: _____

Address: _____

Contact Information:

Phone Number(s): () _____

E-Mail Address: _____

If a letter, would you like a copy for your records? **Yes** **or No**

We will send copies via e-mail unless specifically told to mail.

Note: If a report is required the applicant will receive a copy, in addition to the applicant's legal representation, if applicable.

Type of Request:

Change in Zoning from _____ to _____

Subdivision- Attach proposed plat, if available.

Variance (Explain Type) _____

Other (Describe) _____

Legal Description Attached: Yes or No .

If yes, Section _____ and Township _____. Note: Please include a map outlining the exact boundaries of the parcel.

If no, please list the address of the property for the proposed request:

Street/Road Address **Village, Town, or City**

Parcel Identification Number(s), if known

Total Acres

Natural Resource Information Fee Schedule

| | |
|------------------|--|
| 0-5 Acres | \$400.00 |
| 5 or more Acres | \$400.00 plus \$20.00 per acre for each acre over five acres |
| Letter/No Report | \$75.00 |

Note: Unfortunately, we do not accept credit or debit cards at this time. Before the report or letter can be started a payment must be received in full. We are sorry for any inconveniences.

Checks payable to:

Boone County SWCD
 211 North Appleton Road
 Belvidere, IL 61008-1983

I (We) understand the filling of this application allows an authorized representative of the Boone County Soil & Water Conservation District to visit and conduct any necessary on-site investigations on the site described above. Completion of this report may require 30 days as allowed under State Law.

| | | |
|----------------------------------|---------------------------------|------------------------|
| Petitioner's Name Printed | Petitioner's Name Signed | Date of Request |
|----------------------------------|---------------------------------|------------------------|

| | |
|---|-------------------------|
| Approved by the Soil & Water Conservation District Board | Date of Approval |
|---|-------------------------|

This report is issued as a guide in making land use decisions and does not preclude further refinement of soil type boundary lines during more detailed on-site investigations. Interpretations are based on criteria established by the National Soils Handbook (USDA-Natural Resources Conservation Service) and are subject to change by this office and appropriate agencies.