

State of Illinois) SS  
Belvidere, Illinois)

BELVIDERE CITY COUNCIL  
REGULAR MEETING  
AGENDA

February 6, 2023

Convened in the Council Chambers, 401 Whitney Blvd, Belvidere IL at 7:00 p.m.

(1) Roll Call:

(2) Pledge of Allegiance:  
Invocation:

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

(4) Approval of Minutes:

(A) Approval of Minutes of the regular meeting of the Belvidere City Council of January 17, 2023; as presented.

(5) Public Hearing: None.

(6) Special Messages and Proclamations:

(7) Approval of Expenditures: None.

(8) Committee Reports and Minutes of City Officers:

(A) Approval of Minutes of Committee of the Whole – Public Safety, Finance & Personnel of January 23, 2023; as presented.

(9) Unfinished Business:

(A) Ord. #607H – 2<sup>nd</sup> Reading: An Ordinance Granting a Zoning District Change from GI, General Industrial District to HI, Heavy Industrial District (SW South Appleton Road and the Railroad Tracks).

(B) Ord. #608H – 2<sup>nd</sup> Reading: An Ordinance Approving a Preliminary Plat Titled Crosslink Business Park No. 2 Subdivision.

(C) Ord. #609H – 2<sup>nd</sup> Reading: An Ordinance Granting a Special Use to Allow a Planned Development within the HI, Heavy Industrial District (Crosslink Business Park No. 2 Subdivision).

(D) Ord. #610H – 2<sup>nd</sup> Reading: An Ordinance Granting a Special Use to Allow Daycare Center (3+Children) within the PO, Planned Office District (2170 Pearl Street).

(E) Ord. #611H – 2<sup>nd</sup> Reading: An Ordinance Approving a Final Plat Titled Final Plat 2 of Belvidere Retail Subdivision, A Replat of Lots, 3, 4, 5 and Outlot A of Belvidere Retail Subdivision.

(F) Ord. #612H – 2<sup>nd</sup> Reading: An Ordinance Granting a Special Use to Allow a Planned Development within the PB, Planned Business District (1874 Crystal Parkway).

(10) New Business:

(A) Ord. #613H – 1<sup>st</sup> Reading: An Ordinance Amending Section 10-80 Renewal of Liquor License of the City of Belvidere Municipal Code.

(B) Res. #2023-2 – A Resolution Releasing Certain Executive Session Minutes Pursuant to 5ILCS 120/1 Et. Seq.

Motions forwarded from Committee of the Whole – Public Safety, Finance & Personnel of January 23, 2023.

Motions of Public Safety – Chairman Clayton Stevens:

(A) Motion to approve a 5-year agreement with Metro Paramedic Services Inc. to provide ambulance services as outlined in the January 4, 2023 proposal at an approximate annual cost of \$1,659,733.00 per year and total cost not to exceed \$8,298,665.00 for the term of the 5-year agreement. City staff shall negotiate the final Paramedic Service Agreement for final approval of the City Council.

(11) Adjournment:

State of Illinois) SS  
Belvidere, Illinois)

BELVIDERE CITY COUNCIL  
REGULAR MEETING  
MINUTES

Date: January 17, 2023

Convened in the Belvidere Council Chambers, 401 Whitney Blvd, Belvidere Illinois  
at 7:00 p.m.

Call to order by Mayor Morris.

(1) Roll Call: Present: M. Fleury, W. Frank, N. Mulhall, T. Porter  
S. Prather, D. Snow and C. Stevens.

Absent: R. Brereton, M. Freeman and M. McGee.

Other staff members in attendance:

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

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

(3) Public Comment:           1) Mayor Morris recognized Evelyn Milich 100<sup>th</sup> Birthday.  
  2) Mayor Morris commented that Mel Brown passed away.  
  3) Mayor Morris reminded council of Growth Dimension's  
  Graduation Party for Winter 2023 FastTrac  
  Entrepreneur's at Belvidere Chamber on January 18<sup>th</sup>.

(4) Approval of Minutes:

(A) Approval of minutes of the regular meeting of the Belvidere City Council of  
January 3, 2023; as presented.

Motion by Ald. Mulhall, 2<sup>nd</sup> by Ald. Fleury to approve the minutes of the regular meeting  
of the Belvidere City Council of January 3, 2023. Aye voice vote carried. Motion  
carried.

(5) Public Hearing: None.

(6) Special Messages and Proclamations:

- (A) Report of Growth Dimension by Business Enterprise Manager Heather Wick.
- (B) Report of IDA Public Library by Director Mindy Long.

(7) Approval of Expenditures: General & Special Fund Expenditures: \$2,068,372.37  
Water & Sewer Fund Expenditures: \$ 598,780.65

Motion by Ald. Prather, 2<sup>nd</sup> by Ald. Stevens to approve the General & Special Fund Expenditures in the amount of \$2,068,372.37. Discussion took place concerning expenses. Roll Call Vote: 7/0 in favor. Ayes: Fleury, Frank, Mulhall, Porter, Prather, Snow and Stevens. Nays: None. Motion carried.

Motion by Ald. Fleury, 2<sup>nd</sup> by Ald. Porter to approve the Water & Sewer Fund Expenditures in the amount of \$598,780.65. Roll Call Vote: 7/0 in favor. Ayes: Frank, Mulhall, Porter, Prather, Snow, Stevens and Fleury. Nays: None. Motion carried.

(8) Committee Reports and Minutes of City Officers:

- (A) Monthly Report of Belvidere Police Department Overtime Pay for December 2022.
- (B) Monthly Report of Belvidere Fire Department Overtime Pay for December 2022.
- (C) Monthly Report of Community Development Department/Planning Department for December 2022.
- (D) Monthly Report of Building Department Revenues, Residential Building Permits, Commercial Permits and Case Reports for December 2022.
- (E) Yearly Report of Building Department Revenues, Residential Building Permits and Case Reports for CY 2022.
- (F) Monthly General Fund Report for December 2022.
- (G) Monthly Water/Sewer Fund Report December 2022.
- (H) Monthly CD Investments for December 2022.
- (I) Minutes of Planning and Zoning Commission of January 10, 2023.

Let the record show these reports were placed on file.

- (J) Minutes of Committee of the Whole – Building, Planning and Zoning and Public Works of January 9, 2023.

Motion by Ald. Frank, 2<sup>nd</sup> by Ald. Porter to approve the minutes of Committee of the Whole – Building, Planning and Zoning and Public Works of January 9, 2023. Aye voice vote carried. Motion carried.

(9) Unfinished Business: None.

(10) New Business:

- (A) Res. #2023-1 – A Resolution Authorizing Execution of a Letter of Credit with Midland States Bank Guaranteeing Payment to Philadelphia Insurance Company.

Motion by Ald. Snow, 2<sup>nd</sup> by Ald. Stevens to adopt Res. #2023-1. Roll Call Vote: 7/0 in favor. Ayes: Mulhall, Porter, Prather, Snow, Stevens, Fleury and Frank. Nays: None. Motion carried.

- (B) Ord. #607H – 1<sup>st</sup> Reading: An Ordinance Granting a Zoning District Change from GI, General Industrial District to HI, Heavy Industrial District (SW South Appleton Road and the Railroad Tracks).
- (C) Ord. #608H – 1<sup>st</sup> Reading: An Ordinance Approving a Preliminary Plat Titled Crosslink Business Park No. 2 Subdivision.
- (D) Ord. #609H – 1<sup>st</sup> Reading: An Ordinance Granting a Special Use to Allow a Planned Development within the HI, Heavy Industrial District (Crosslink Business Park No. 2 Subdivision).
- (E) Ord. #610H – 1<sup>st</sup> Reading: An Ordinance Granting a Special Use to Allow Daycare Center (3+Children) within the PO, Planned Office District (2170 Pearl Street).
- (F) Ord. #611H – 1<sup>st</sup> Reading: An Ordinance Approving a Final Plat Titled Final Plat 2 of Belvidere Retail Subdivision, A Replat of Lots, 3, 4, 5 and Outlot A of Belvidere Retail Subdivision.
- (G) Ord. #612H – 1<sup>st</sup> Reading: An Ordinance Granting a Special Use to Allow a Planned Development within the PB, Planned Business District (1874 Crystal Parkway).

Let the record show that Ordinances #607H, #608H, #609H, #610H, #611H and #612H were placed on file for first reading.

Motions forwarded from Committee of the Whole – Building, Planning and Zoning and Public Works of January 9, 2023.

- (A) Motion to approve the proposal from William Charles Electric, in the amount of \$13,615.00, to complete the North State Street street light repairs. This work will be paid for from Line Item #01-5-330-6022. Roll Call Vote: 7/0 in favor. Ayes: Porter, Prather, Snow, Stevens, Fleury, Frank and Mulhall. Nays: None. Motion carried.

(B) Motion to approve the purchase of Hach Sensors for the WWTP aeration tanks from USA Bluebook, in the amount of \$36,640.00. Roll Call Vote: 7/0 in favor. Ayes: Prather, Snow, Stevens, Fleury, Frank, Mulhall and Porter. Nays: None. Motion carried.

(C) Motion to approve the proposal from Concentric Integration, in the amount of \$3,500.00, for the SCADA programming of new sensors. The sensors and SCADA programming will be paid for from the Sewer Depreciation Fund #61-1790. Roll Call Vote: 7/0 in favor. Ayes: Snow, Stevens, Fleury, Frank, Mulhall, Porter and Prather. Nays: None. Motion carried.

(D) Motion to approval of the change order request from V3 Companies for the Brownfields Grant Project, at a cost not-to exceed \$14,100. This work will be paid for from Capital Funds. Roll Call Vote: 7/0 in favor. Ayes: Stevens, Fleury, Frank, Mulhall, Porter, Prather and Snow. Nays: None. Motion carried.

(11) Other:

Motion by Ald. Prather, 2<sup>nd</sup> by Ald. Porter to move into executive session at 7:31p.m. to Review Executive Session Minutes pursuant to 2(c)(21) of the Open Meeting Act. Roll Call Vote: 7/0 in favor. Ayes: Fleury, Frank, Mulhall, Porter, Prather, Snow and Stevens. Nays: None. Motion carried.

Motion by Ald. Prather, 2<sup>nd</sup> by Ald. Snow to move out of Executive Session at 7:37p.m. Roll Call Vote: 7/0 in favor. Ayes: Frank, Mulhall, Porter, Prather, Snow, Stevens and Fleury. Nays: None. Motion carried.

(12) Adjournment:

Motion by Ald. Frank, 2<sup>nd</sup> by Ald. Porter to adjourn meeting at 7:38p.m. Aye voice vote carried. Motion carried.

\_\_\_\_\_  
Mayor

Attest:

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

Minutes  
Committee of the Whole  
Public Safety and Finance and Personnel  
January 23, 2023  
6:00 p.m.

Date: January 23, 2023

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

Call to Order – Mayor Clinton Morris:

Roll Call:

Present: R. Brereton, M. Fleury, W. Frank, M. Freeman, M. McGee,  
T. Porter, S. Prather, D. Snow and C. Stevens.

Absent: N. Mulhall.

Other staff members in attendance:

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

Public Comment: None.

Public Forum: None.

Reports of Officers, Boards, and Special Committees:

1. Public Safety, Unfinished Business: None.

2. Public Safety, New Business:

(A) Police Department – Update.

Police Chief Shane Woody presented an update. Discussion took place concerning update.

(B) Fire Department – Update.

Fire Chief Shawn Schadle presented an update. Discussion took place concerning update.

(C) Ambulance Service Proposal Results.

Fire Chief Shawn Schadle presented Ambulance Service Proposal Results. Discussion took place concerning results including District #2 Fire Chief Brian Kunce from the audience. Motion by Ald. Snow, 2<sup>nd</sup> by Ald. Prather to forward to the City Council a 5-year agreement with Metro Paramedic Services Inc. to provide ambulance services as outlined in the January 4, 2023 proposal at an approximate annual cost of \$1,659,733.00 per year and total cost not to exceed \$8,298,665.00 for the term of the 5-year agreement. City staff shall negotiate the final Paramedic Service Agreement for final approval of the City Council. Further discussion took place concerning ambulance service. Roll Call Vote: 9/0 in favor. Ayes: Brereton, Fleury, Frank, Freeman, McGee, Porter, Prather, Snow and Stevens. Nays: None. Motion carried.

Director of Buildings Kip Countryman left meeting at 7:30p.m.

3. Finance & Personnel, Unfinished Business: None.

4. Finance & Personnel, New Business:

(A) Finance Department – Update.

No update.

(B) FY 24 – Fire Budget

Fire Chief Shawn Schadle presented the FY 2024 – Fire Budget. Discussion took place concerning budget.

(C) FY 24- Police Budget

Police Chief Shane Woody presented the FY 2024- Police Budget. Discussion took place concerning budget.

5. Other:

(A) Liquor License Renewal.

Motion by Ald. Prather, 2<sup>nd</sup> by Ald. Stevens to forward Ordinance Amending Section 10-80 Renewal of Liquor License of the City of Belvidere Municipal Code. Roll Call Vote: 9/0 in favor. Ayes: Fleury, Frank, Freeman, McGee, Porter, Prather, Snow, Stevens and Brereton. Nays: None. Motion carried.

(B) Resolution – Release of Certain Executive Session Minutes Pursuant to 5ILCS 120/1 Et. Seq.



Motion by Ald. Snow, 2<sup>nd</sup> by Ald. Prather to forward to City Council Resolution 2023-2. A Resolution to Release Certain Executive Session Minutes Pursuant to 5ILCS 120/1 Et. Seq. Roll Call Vote: 9/0 in favor. Ayes: Frank, Freeman, McGee, Porter, Prather, Snow Stevens, Brereton and Fleury. Nays: None. Motion carried.

6. Adjournment:

Motion by Ald. Porter 2<sup>nd</sup> by Ald. McGee to adjourn meeting at 8:30p.m. Aye voice carried. Motion carried.

\_\_\_\_\_ Mayor

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

**ORDINANCE #607H**

**AN ORDINANCE GRANTING A ZONING DISTRICT CHANGE  
FROM GI, GENERAL INDUSTRIAL DISTRICT  
TO HI, HEAVY INDUSTRIAL DISTRICT  
(SW South Appleton Road and the Railroad Tracks)**

**WHEREAS**, a written application has been made by the applicant, William Hupperich (Manhard Consulting, Ltd), 1 Overlook Point, Suite 290, Lincolnshire, Illinois 60069 on behalf of the property owner, Dieter W. Kempf (Karl Kempf Trust 052206), 8520 N. Springfield Avenue, Skokie, IL 60076 to obtain a zoning district change from GI, General Industrial District to HI, Heavy Industrial District pursuant to applicable provisions of the Zoning Ordinance (Chapter 150 of the Belvidere Municipal Code) of the City of Belvidere, Illinois; and,

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

**WHEREAS**, after due notice the Planning and Zoning Commission held a public hearing on January 10, 2023 to consider the zoning map amendment and has transmitted its findings of fact and recommendation on the matter to the City Council; and,

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

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

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

PART OF THE EAST HALF OF SECTION 34, TOWNSHIP 44, NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS TO -WIT: BEGINNING AT A POINT WHICH IS 265.0 FEET PERPENDICULARLY DISTANT WEST FROM THE EAST LINE OF SAID SECTION AND 1143.34 FEET SOUTH FROM THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, THENCE NORTH 00 DEGREES 53' 56" EAST, PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, 1143.34 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE NORTH 01 DEGREES 00', 18" EAST, PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION, 150.00 FEET; THENCE NORTH 90 DEGREES 00' 00" EAST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION, 100.0 FEET TO A POINT DISTANT 50.0 FEET WESTERLY MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF THE MOST EASTERLY TRACK OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY AS NOW LOCATED; THENCE NORTH 00 DEGREES 59' 49" EAST, PARALLEL WITH THE CENTERLINE OF SAID TRACK, 231.23 FEET; THENCE NORTH 05 DEGREES 06' 13" WEST, 226.62 FEET; THENCE NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 725.3 FEET AND WHOSE CENTER LIES TO THE WEST TO POINT DISTANT 207.5 FEET SOUTHERLY MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF THE MAIN TRACK OF THE GALENA AND CHICAGO UNION RAILROAD COMPANY (NOW THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY AS SAID MAIN

TRACT CENTERLINE WAS ORIGINALLY LOCATED AND ESTABLISHED ACROSS SAID SECTION 34 THE CHORD ACROSS THE LAST DESCRIBED CIRCULAR CURVE COURSE BEARS NORTH 34 DEGREES 30' 27" WEST, 712.20 FEET; THENCE SOUTH 84 DEGREES 07' 03" WEST, PARALLEL WITH SAID ORIGINAL MAIN TRACT CENTERLINE 757.85 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND CONVEYED TO THE ELECTRIC STONE COMPANY BY DEED RECORDED IN BOOK 65, PAGE 452; THENCE SOUTH 01 REGRESS 00' 18" WEST, ALONG THE EAST LINE OF SAID TRACT, 264.0 FEET TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTH 84 DEGREES 07' 03" WEST, 166.21 FEET; THENCE SOUTH 01 DEGREES 01' 33" WEST 834.79 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE NORTH 89 DEGREES 58' 42" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, 70.0 FEET; THENCE SOUTH 10 DEGREES 45' 41" WEST, 80.78 FEET; THENCE SOUTH 36 DEGREES 13' 29" EAST, 652.08 FEET; THENCE SOUTH 45 DEGREES 55'12" EAST, 169.09 FEET; THENCE SOUTH 71 DEGREES 22' 40" EAST, 188.17 FEET; THENCE SOUTH 50 DEGREES 56' 08" EAST, 400.35 FEET; THENCE SOUTH 73 DEGREES 19' 09" EAST, 280.33; THENCE SOUTH 64 DEGREES 31' 47" EAST, 64.65 FEET TO THE POINT OF BEGINNING SITUATED IN THE CITY OF BELVIDERE, COUNTY OF BOONE.

SUBJECT TO A CERTAIN EASEMENT LEGALLY DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOONE COUNTY, ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHICH IS 265.0 FEET PERPENDICULARLY DISTANT WEST FROM THE EAST LINE OF SAID SECTION 34 AND DISTANCE 1143.34 FEET SOUTH FROM THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE NORTH 00 DEGREES 53'56" EAST, PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34; 1143.34 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 34; THENCE NORTH 01 DEGREES 00' 18" EAST, PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, 150.0 FEET; THENCE NORTH 90 DEGREES 00' 00" EAST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 34, 100.0 FEET TO A POINT DISTANT 50.0 FEET WESTERLY MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MOST EASTERLY TRACK OF THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY, AS SAID TRACK IS NOW LOCATED, THENCE NORTH 00 DEGREES 59' 49" EAST, PARALLEL WITH THE CENTER LINE OF SAID TRACK 64.0 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE SOUTH 89 DEGREES 00' 11" EAST, 165.02 FEET; THENCE NORTH 01 DEGREES 00' 18" EAST, 45.00 FEET; THENCE NORTH 89 DEGREES 00' 11" WEST, 165.03 FEET; THENCE SOUTH 00 DEGREES 59' 49" WEST, 45.00 FEET TO THE POINT OF BEGINNING. PIN: 05-34-200-027.

is changed and amended from GI, General Industrial District to the HI, Heavy Industrial District; the Belvidere Official Zoning Map shall be modified to reflect this zoning amendment.

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

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

**PASSED** by the City Council of the City of Belvidere this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

**APPROVED** by the Mayor of the City of Belvidere this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

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

**ATTEST:**

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

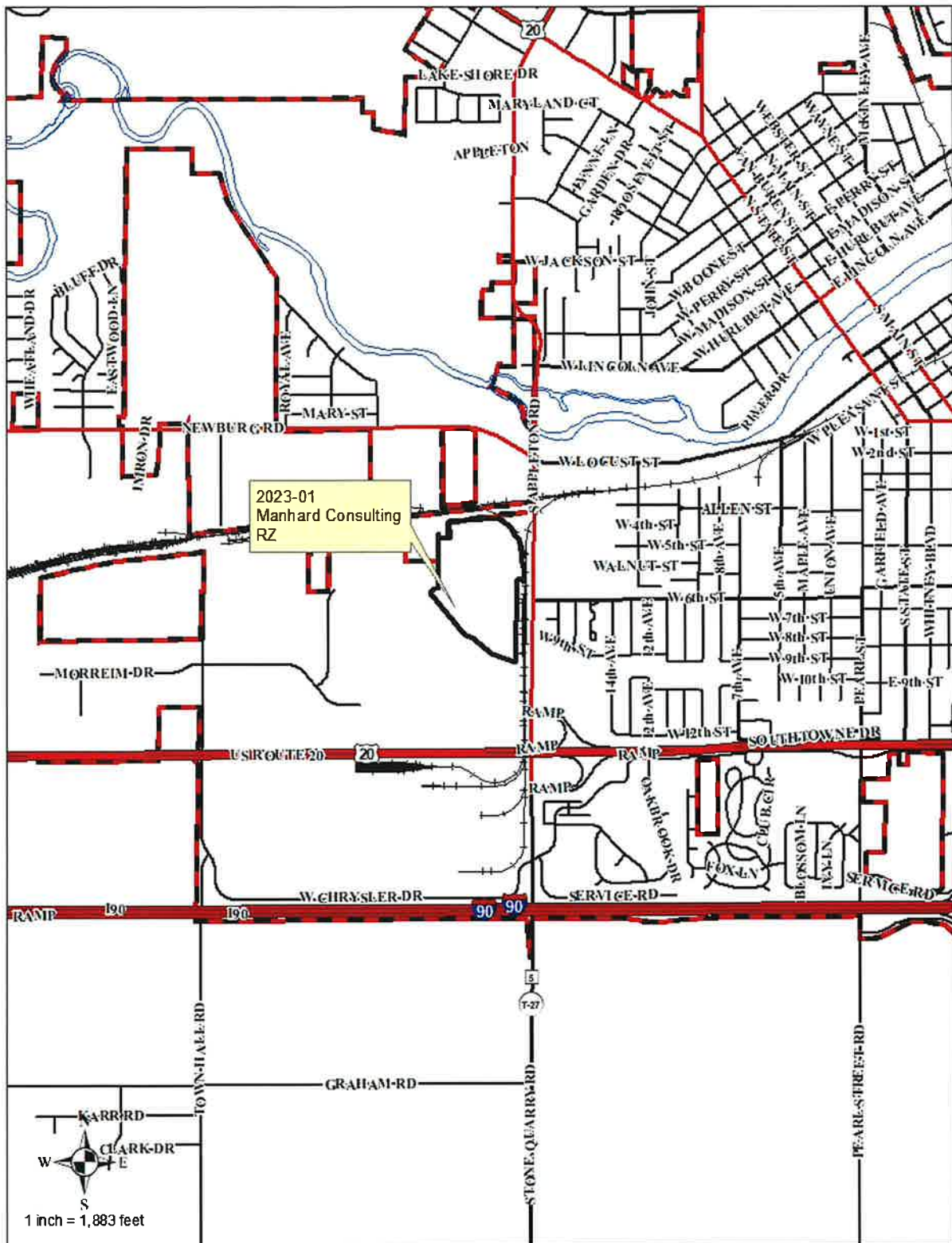
Ayes: \_\_\_\_\_ Nays: \_\_\_\_\_ Absent: \_\_\_\_\_

City Council Members Voting Aye:

City Council Members Voting Nay:

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

# ATTACHMENT A



**ORDINANCE NO. 608H**

**AN ORDINANCE APPROVING  
A PRELIMINARY PLAT TITLED  
CROSSLINK BUSINESS PARK NO. 2 SUBDIVISION**

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

**WHEREAS**, the applicant, William Hupperich (Manhard Consulting, Ltd), 1 Overlook Point, Suite 290, Lincolnshire, Illinois 60069 on behalf of the owners (described in the attached subdivision plat [hereof referenced as Attachment A]), has petitioned the City of Belvidere for approval of the preliminary plat titled Crosslink Business Park No. 2 Subdivision.

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

**Section 1.** That the attached Preliminary Plat titled Crosslink Business Park No. 2 Subdivision be, and is hereby approved, subject to the following conditions:

1. The word "proposed" shall replace "hereby dedicated" for Crosslink Parkway.
2. A Plat of Vacation for the portions of Morriem Drive and Crosslink Parkway being vacated shall be recorded.
3. The building setback lines shall be removed.
4. A note stating that there will be no direct vehicle access to Grant Highway/U.S. Route 20 shall be added to the plat.
5. "Storm sewer easement and non-buildable, non-fillable storm water detention easement" shall be noted in Outlot B.
6. Reference to the existing 40' sanitary sewer and drainage easement document shall be shown on the plat
7. Per Section 151.25.b.10 of the Belvidere Subdivision Code and 765 ILCS 205/1, a subsurface drainage study and a topographic survey and drainage profile shall be completed and submitted for review.
8. Per Section 151.25.b.15.d of the Belvidere Subdivision Code, a property owner endorsement signature block is required.
9. Per Section 151.40.d of the Belvidere Subdivision Code, existing monuments shall be shown or called out on existing boundaries, boundary corners and section corners.
10. Easements shall be shown for the proposed detention ponds that are shown on the engineering plans.

11. Prior to approval of the Final Plat for this subdivision, the developer shall pay all normal, customary and standard permit, inspection, tap-on, connection, recapture, basin and other fees that are required by the City at the time of Final Plat submittal.
12. Ownership and maintenance responsibility of the detention areas must be included in the final plats.
13. The plat shall be in compliance with all applicable codes, ordinances, and agreements

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

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

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

**PASSED** by the City Council of the City of Belvidere this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**APPROVED** by the Mayor of the City of Belvidere this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

**ATTEST:**

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

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

City Council Members Voting Aye:

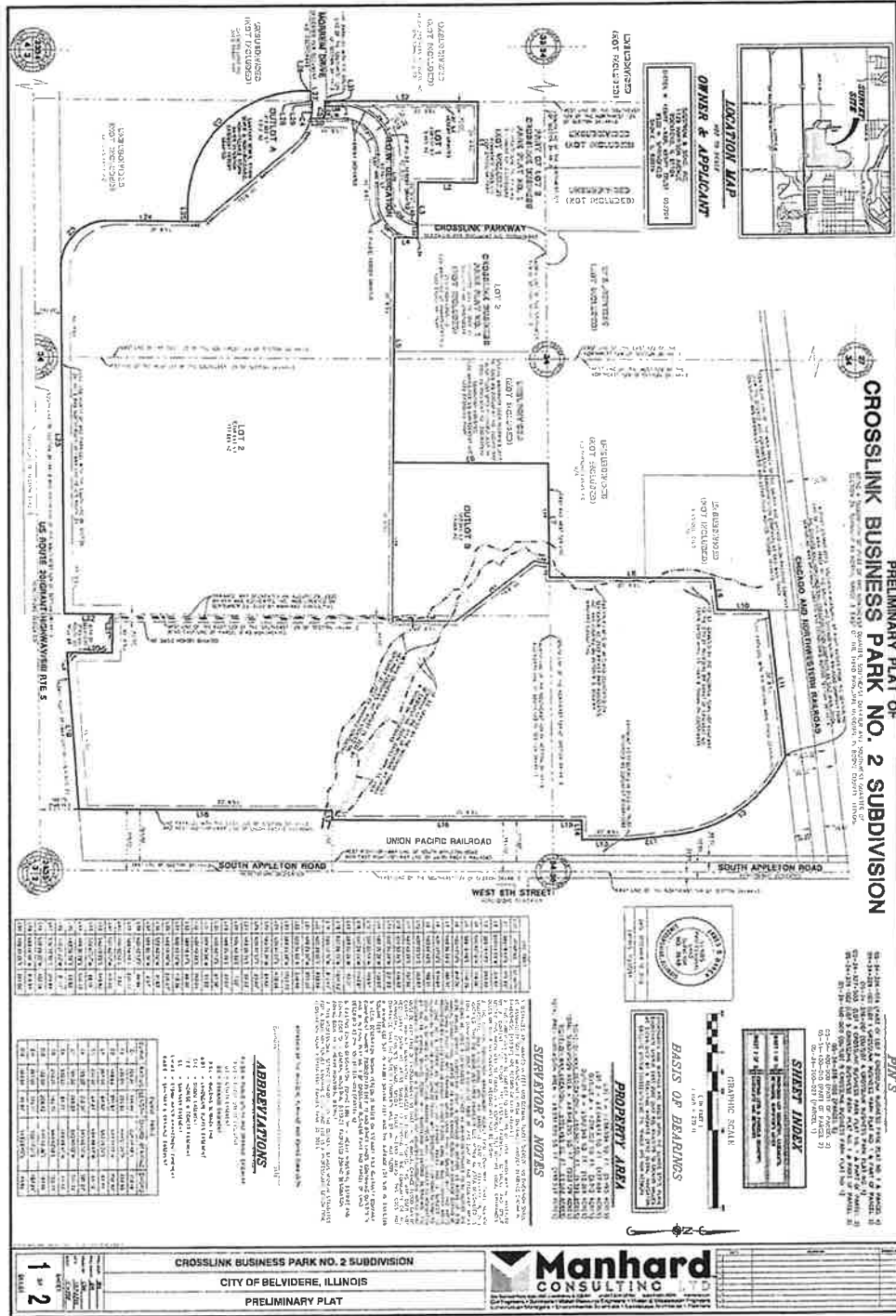
City Council Members Voting Nay:

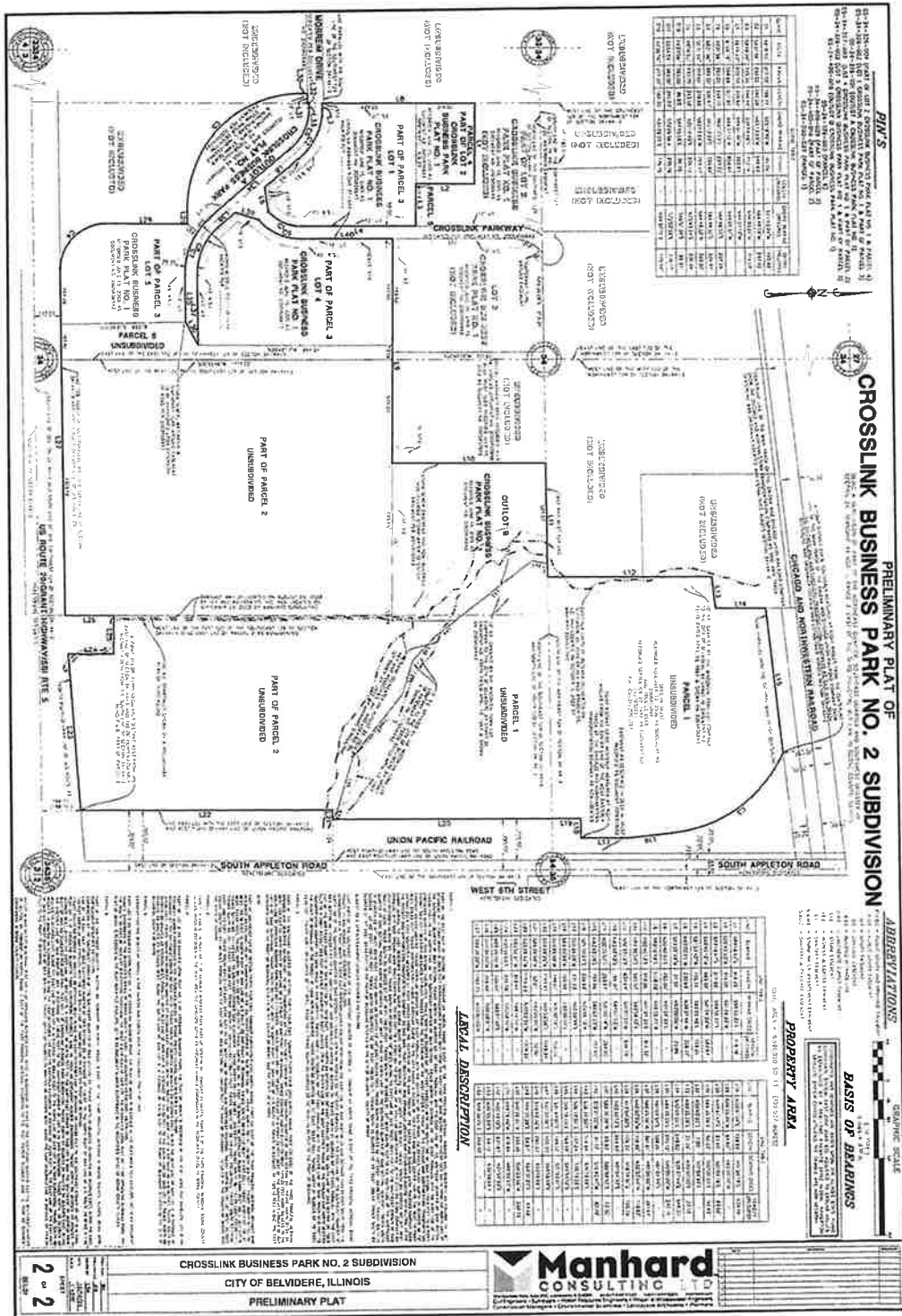
Date Published:

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



# ATTACHMENT A





**ORDINANCE NO. 609H**

**AN ORDINANCE GRANTING A SPECIAL USE  
TO ALLOW A PLANNED DEVELOPMENT  
WITHIN THE HI, HEAVY INDUSTRIAL DISTRICT  
(Crosslink Business Park No 2. Subdivision)**

**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, William Hupperich (Manhard Consulting, LTD), 1 Overlook Point, #290, Lincolnshire, IL 60069 on behalf of property owners, Dieter W. Kempf (Karl Kempf Trust 052206), 8520 N. Springfield Avenue, Skokie, IL 60076 and Sjostrom & Sons, Inc, 1129 Harrison Avenue, Rockford, IL 61104 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 January 10, 2023 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:

PARCEL 1:  
PART OF THE EAST HALF OF SECTION 34, TOWNSHIP 44, NORTH, RANGE 3  
EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS  
FOLLOWS TO -WIT: BEGINNING AT A POINT WHICH IS 265.0 FEET

PERPENDICULARLY DISTANT WEST FROM THE EAST LINE OF SAID SECTION AND 1143.34 FEET SOUTH FROM THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, THENCE NORTH 00 DEGREES 53' 56" EAST, PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, 1143.34 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE NORTH 01 DEGREES 00', 18" EAST, PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION, 150.00 FEET; THENCE NORTH 90 DEGREES 00' 00" EAST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION, 100.0 FEET TO A POINT DISTANT 50.0 FEET WESTERLY MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF THE MOST EASTERLY TRACK OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY AS NOW LOCATED; THENCE NORTH 00 DEGREES 59' 49" EAST, PARALLEL WITH THE CENTERLINE OF SAID TRACK, 231.23 FEET; THENCE NORTH 05 DEGREES 06' 13" WEST, 226.62 FEET; THENCE NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 725.3 FEET AND WHOSE CENTER LIES TO THE WEST TO POINT DISTANT 207.5 FEET SOUTHERLY MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF THE MAIN TRACK OF THE GALENA AND CHICAGO UNION RAILROAD COMPANY (NOW THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY AS SAID MAIN TRACT CENTERLINE WAS ORIGINALLY LOCATED AND ESTABLISHED ACROSS SAID SECTION 34 THE CHORD ACROSS THE LAST DESCRIBED CIRCULAR CURVE COURSE BEARS NORTH 34 DEGREES 30' 27" WEST, 712.20 FEET; THENCE SOUTH 84 DEGREES 07' 03" WEST, PARALLEL WITH SAID ORIGINAL MAIN TRACT CENTERLINE 757.85 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND CONVEYED TO THE ELECTRIC STONE COMPANY BY DEED RECORDED IN BOOK 65, PAGE 452; THENCE SOUTH 01 REGRESS 00' 18" WEST, ALONG THE EAST LINE OF SAID TRACT, 264.0 FEET TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTH 84 DEGREES 07' 03" WEST, 166.21 FEET; THENCE SOUTH 01 DEGREES 01' 33" WEST 834.79 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE NORTH 89 DEGREES 58' 42" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, 70.0 FEET; THENCE SOUTH 10 DEGREES 45' 41" WEST, 80.78 FEET; THENCE SOUTH 36 DEGREES 13' 29" EAST, 652.08 FEET; THENCE SOUTH 45 DEGREES 55' 12" EAST, 169.09 FEET; THENCE SOUTH 71 DEGREES 22' 40" EAST, 188.17 FEET; THENCE SOUTH 50 DEGREES 56' 08" EAST, 400.35 FEET; THENCE SOUTH 73 DEGREES 19' 09" EAST, 280.33; THENCE SOUTH 64 DEGREES 31' 47" EAST, 64.65 FEET TO THE POINT OF BEGINNING SITUATED IN THE CITY OF BELVIDERE, COUNTY OF BOONE.

SUBJECT TO A CERTAIN EASEMENT LEGALLY DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOONE COUNTY, ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHICH IS 265.0 FEET PERPENDICULARLY DISTANT WEST FROM THE EAST LINE OF SAID SECTION 34 AND DISTANCE 1143.34 FEET SOUTH FROM THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE NORTH 00 DEGREES 53' 56" EAST, PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34; 1143.34 FEET TO

THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 34; THENCE NORTH 01 DEGREES 00' 18" EAST, PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, 150.0 FEET; THENCE NORTH 90 DEGREES 00' 00" EAST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 34, 100.0 FEET TO A POINT DISTANT 50.0 FEET WESTERLY MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MOST EASTERLY TRACK OF THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY, AS SAID TRACK IS NOW LOCATED, THENCE NORTH 00 DEGREES 59' 49" EAST, PARALLEL WITH THE CENTER LINE OF SAID TRACK 64.0 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE SOUTH 89 DEGREES 00' 11" EAST, 165.02 FEET; THENCE NORTH 01 DEGREES 00' 18" EAST, 45.00 FEET; THENCE NORTH 89 DEGREES 00' 11" WEST, 165.03 FEET; THENCE SOUTH 00 DEGREES 59' 49" WEST, 45.00 FEET TO THE POINT OF BEGINNING. PIN: 05-34-200-027

**PARCEL 2:**

PART OF THE SOUTHEAST QUARTER OF SECTION THIRTY-FOUR (34), TOWNSHIP FORTY- FOUR (44) NORTH, RANGE THREE (3) EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE NORTH 0°-53'-56" WEST, 133 FEET TO NORTH RIGHT OF WAY LINE OF U.S ROUTE 20 AND POINT OF BEGINNING; THENCE CONTINUE NORTH 0°-53'-56" WEST, 1712.22 FEET MORE OR LESS TO THE SOUTH LINE OF CROSSLINK BUSINESS PARK PLAT NO 1 EXTENDED; THENCE SOUTH 88°-55'-27" EAST, 1325.05 TO A POINT 30 FEET WEST OF THE SOUTHEAST CORNER OF OUT LOT B OF SAID SUBDIVISION, THENCE SOUTH 00°-58'-21" WEST TO NORTH RIGHT OF WAY LINE OF U.S ROUTE 20 THENCE A DISTANCE OF 1326.12 FEET ALONG THE LAST DESCRIBED LINE TO THE POINT OF BEGINNING. SITUATED IN THE COUNTY OF BOONE AND THE STATE OF ILLINOIS. PIN: 05-34-400-009

**ALSO**

PART OF SOUTHEAST 1/4 OF SECTION THIRTY-FOUR (34), TOWNSHIP FORTY-FOUR (44) NORTH, RANGE THREE (3) EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE NORTH 89°-01'-39" WEST 315 FEET; THENCE NORTH 0°-53'-56" WEST, 198.76 FEET TO NORTH RIGHT OF WAY LINE OF U.S ROUTE 20 AND POINT OF BEGINNING; THENCE SOUTH 86°-16'-52" WEST, 813.47 FEET; THENCE NORTH 00°-58'-21" WEST, 233.59 FEET; THENCE NORTH 89°-01'-39" WEST, 200 FEET; THENCE NORTH 00°-58'-21" EAST, TO SOUTH LINE CROSSLINK BUSINESS PARK PLAT NO 1, OUT LOT B; THENCE SOUTH 88°-55'- 27" EAST, TO SOUTHEAST CORNER SAID SUBDIVISION; THENCE NORTH 00°-53'-56" WEST, 332.73 FEET; THENCE SOUTH 36°-13'-29" EAST, 137.24 FEET; THENCE SOUTH 45°-55'-12" EAST, 169.09 FEET; THENCE SOUTH 71°-22'-40" EAST, 188.17 FEET; THENCE SOUTH 50°-56'-08" EAST, 400.35 FEET; THENCE SOUTH 73°-19'09" EAST, 280.33 FEET; THENCE SOUTH 64°-31'-27" EAST, 64.65 FEET TO THE WEST LINE OF CHICAGO AND NORTHWEST RAILROAD; THENCE NORTH 90°-00'-00" WEST, 50 FEET; THENCE SOUTH 00°-53'-56" WEST,

PARALLEL WITH THE EAST LINE OF SAID SECTION 34, 1304.24 FEET TO POINT OF BEGINNING. SITUATED IN THE COUNTY OF BOONE AND THE STATE OF ILLINOIS. PIN: 05-34-400-010

**PARCEL 3:**

LOTS 1, 4 AND 5 IN PLAT NO. 1 OF CROSSED BUSINESS PARK PART OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 3 OF THE THIRD PRINCIPAL MERIDIAN, BOONE COUNTY, ILLINOIS, WHICH IS RECORDED IN THE PLAT INDEX FILE ENVELOPE 321-B AS DOCUMENT NUMBER 2005R06643 IN THE RECORDER'S OFFICE OF BOONE COUNTY. PINs: 05-34-376-002; 05-34-327-003; and 05-34-326-002

**PARCEL 4:**

PART OF LOT 2 AS DESIGNATED UPON PLAT NO. 1 OF CROSSLINK BUSINESS PARK, THE PLAT OF WHICH IS RECORDED IN THE PLAT INDEX FILE ENVELOPE 321-B AS DOCUMENT NUMBER 2005R06643 IN THE RECORDER'S OFFICE OF BOONE COUNTY, ILLINOIS, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, THENCE NORTH 01 DEGREES 04 MINUTES 33 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 314.00 FEET; THENCE SOUTH 88 DEGREES 55 MINUTES 27 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 416.18 FEET; THENCE SOUTH 01 DEGREES 04 MINUTES 33 SECONDS WEST, PARALLEL WITH WEST LINE OF SAID LOT 2, A DISTANCE OF 314.00 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE NORTH 88 DEGREES 55 MINUTES 27 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 416.18 FEET TO THE POINT OF BEGINNING SITUATED IN THE CITY OF BELVIDERE, COUNTY OF BOONE. PIN: 05-34-326-004

**PARCEL 5:**

EASEMENT FOR THE BENEFIT OF PARCEL 4 FOR INGRESS AND EGRESS OVER THE FOLLOWING TRACT OF LAND: PART LOT 2 AS DESIGNATED UPON PLAT NO. 1 OF CROSSLINK BUSINESS PARK, THE PLAT OF WHICH IS RECORDED IN THE PLAT INDEX FILE ENVELOPE 321-B AS DOCUMENT NUMBER 2005R06643 IN THE RECORDER'S OFFICE OF BOONE COUNTY, ILLINOIS, AND DESCRIBED AS FOLLOWS: AS FOLLOWS: THE SOUTH 30 FEET OF SAID LOT 2 EXCEPTING THEREFROM THE WEST 416.18 FEET OF SAID LOT; AS DESIGNATED UPON PLAT NO. 1 OF CROSSLINK BUSINESS PARK, THE PLAT OF WHICH IS RECORDED IN THE PLAT INDEX FILE ENVELOPE 321-B AS DOCUMENT NUMBER 2005R06643 IN THE RECORDER'S OFFICE OF BOONE COUNTY, ILLINOIS.

**PARCEL 6:**

PART OF THE SOUTHWEST QUARTER, SECTION 34, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN IN BOONE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE NORTH 00 DEGREES 35 MINUTES 46 SECONDS EAST, ALONG THE EAST LINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 133.02' TO THE NORTH RIGHT

OF WAY LINE OF U.S. ROUTE 20 BEING A LINE 133 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 34 AND THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 35 MINUTES 39 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 183.80 FEET TO THE SOUTHEAST CORNER OF LOT 5 IN FINAL PLAT NO. 1 OF CROSSLINK BUSINESS PARK SUBDIVISION RECORDED JUNE 15, 2005 AS DOCUMENT NUMBER 2005R06643; THENCE NORTH 00 DEGREES 24 MINUTES 21 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 5, A DISTANCE OF 653.18 FEET TO THE NORTHEAST CORNER OF SAID LOT 5 AND THE SOUTHEAST OF MORREIM DRIVE RIGHT OF WAY AS DEDICATED PER SAID FINAL PLAT NO. 1 OF CROSSLINK BUSINESS PARK SUBDIVISION; THENCE NORTH 61 DEGREES 04 MINUTES 54 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID RIGHT OF WAY, A DISTANCE OF 138.26 FEET TO THE SOUTHEAST CORNER OF LOT 4 IN SAID SUBDIVISION; THENCE NORTH 00 DEGREES 40 MINUTES 12 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 994.34 FEET TO THE NORTH LINE OF SAID LOT 4 IN SAID SUBDIVISION; THENCE SOUTH 89 DEGREES 19 MINUTES 48 SECONDS EAST, ALONG THE LAST DESCRIBED LINE AND ITS EASTERLY EXTENSION, A DISTANCE OF 73.59 FEET TO THE EAST LINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 00 DEGREES 35 MINUTES 46 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 1712.22 FEET TO THE POINT OF BEGINNING.  
PIN: 05-34-376-003

OUTLOT A AND OUTLOT B IN FINAL PLAT NO. 1 OF CROSSLINK BUSINESS PARK, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 2005, AS DOCUMENT 2005R06643, IN BOONE COUNTY, ILLINOIS. PINs: 05-34-376-001 and 05-34-400-008  
CONTAINING 8,691,820 SQUARE FEET, (199.537 ACRES) MORE OR LESS.

Is hereby approved, subject to the following conditions:

1. The Planned Development shall be developed in substantial conformance with the site plan dated 11/14/2022 unless otherwise noted. (Attachment B)
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. Comments made by Hampton, Lenzini and Renwick, Inc. shall be addressed in the revised plans.
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 125 feet; Section 150.105(C)(9)(G)(2)(E) allowing for the maximum auxiliary building height to be increased from 45 feet to 60 feet; Section 150.702(J) allowing for the maximum width of the driveway to be increased from 35 feet to 87 feet; Section 150.702(J) allowing for the maximum flare of the driveway to be increased from 5 feet to 45 feet; Section 150.704(F)(8) allowing for the minimum width

of parking stalls to be reduced from 10 feet to nine feet; Section 150.704(F)(8) allowing for the minimum width of a two-way drive aisle to be decreased from 26 feet to 24 feet; Section 150.707(E)(1) allowing the maximum luminaire height to be increased from 30 feet to 35 feet; 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 150.1003 allowing for the maximum height of a directional sign to be increased from five feet to 8.5 feet; Section 151.41(B)(8) allowing for the reduction of the minimum centerline radius of a horizontal curve from 300 feet to 160 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 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 \_\_\_\_\_, 2023.

**APPROVED** by the Mayor of the City of Belvidere this \_\_\_\_ day of \_\_\_\_\_, 2023.

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

**ATTEST:**

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

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

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

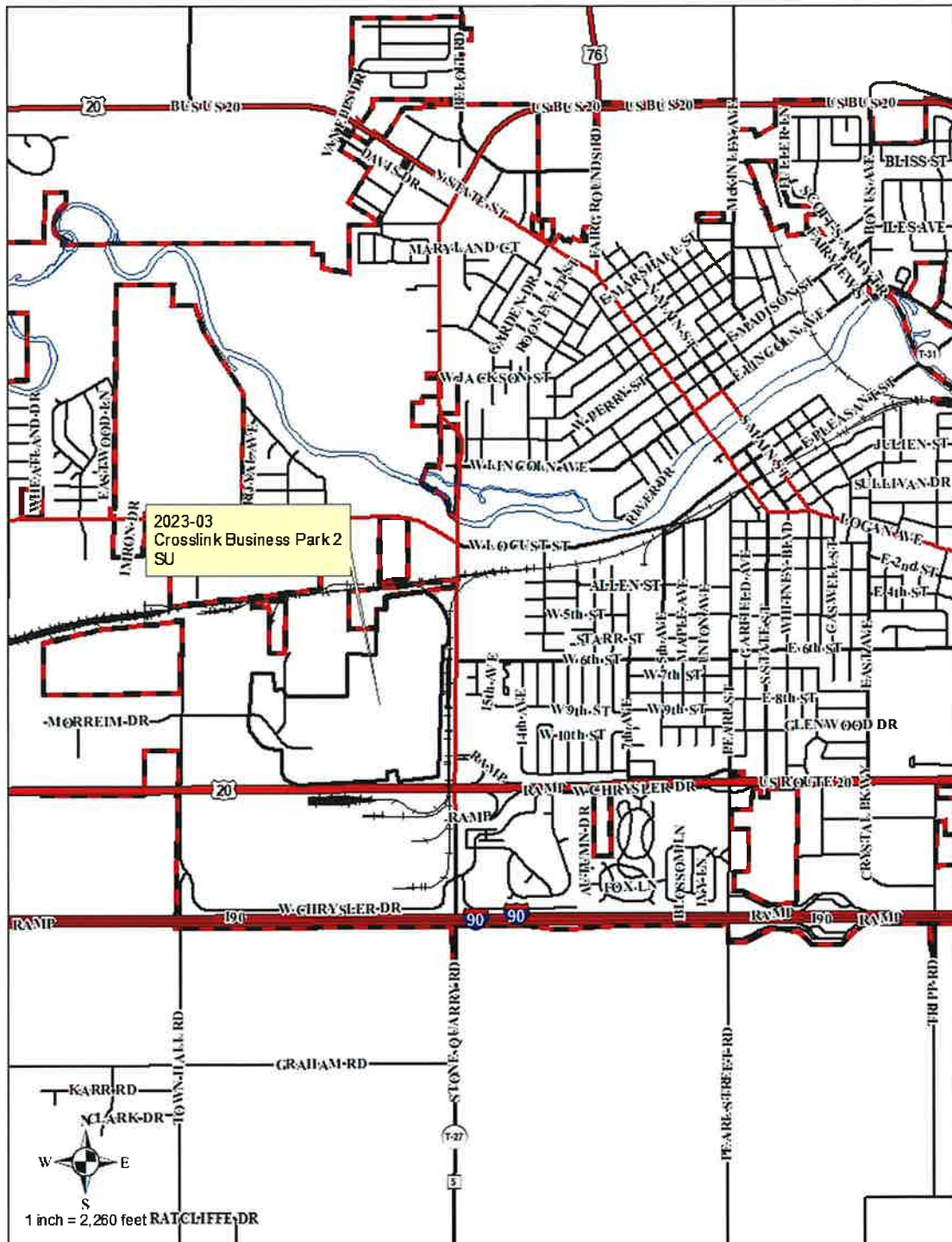


City Council Members Voting Nay: \_\_\_

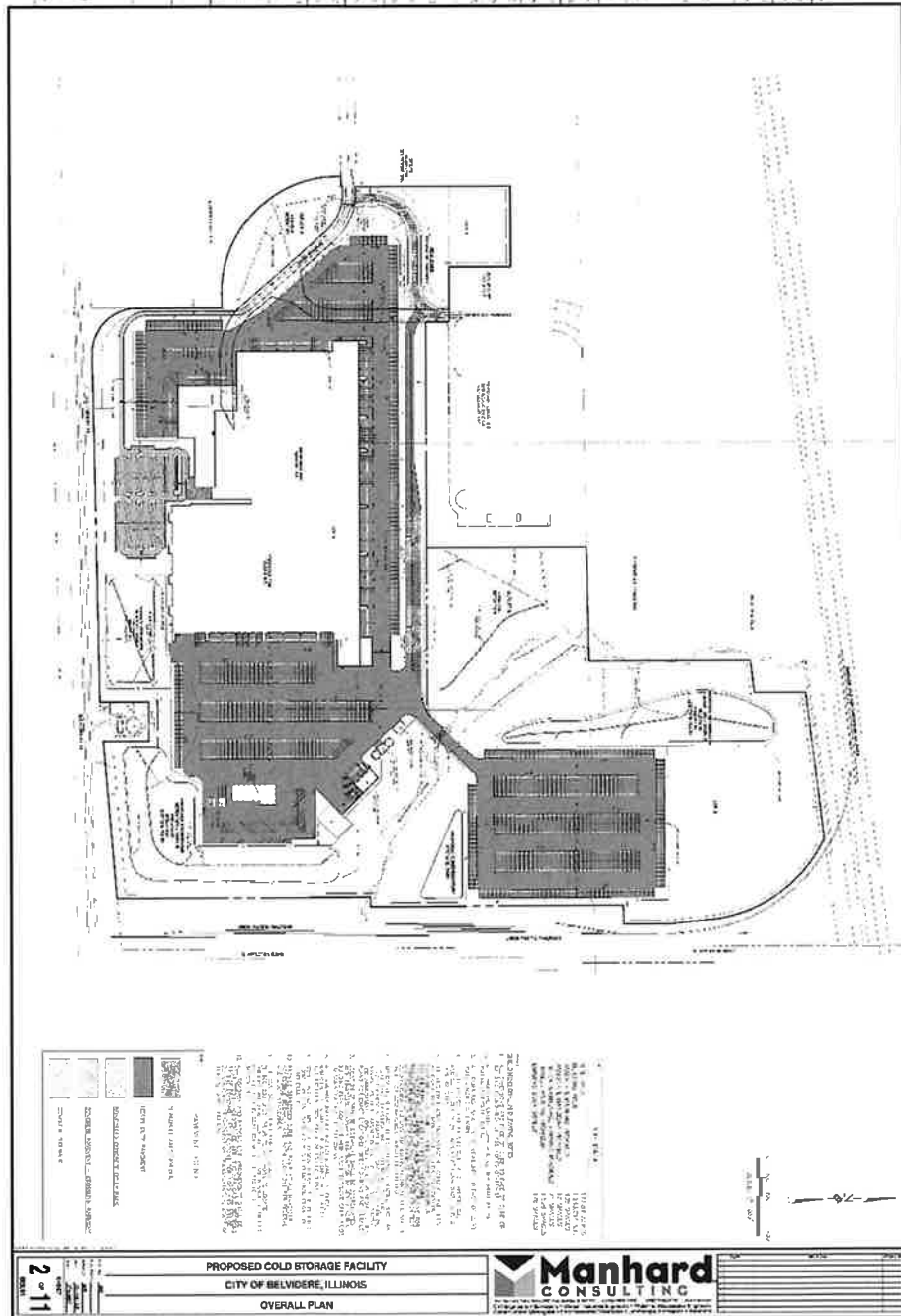
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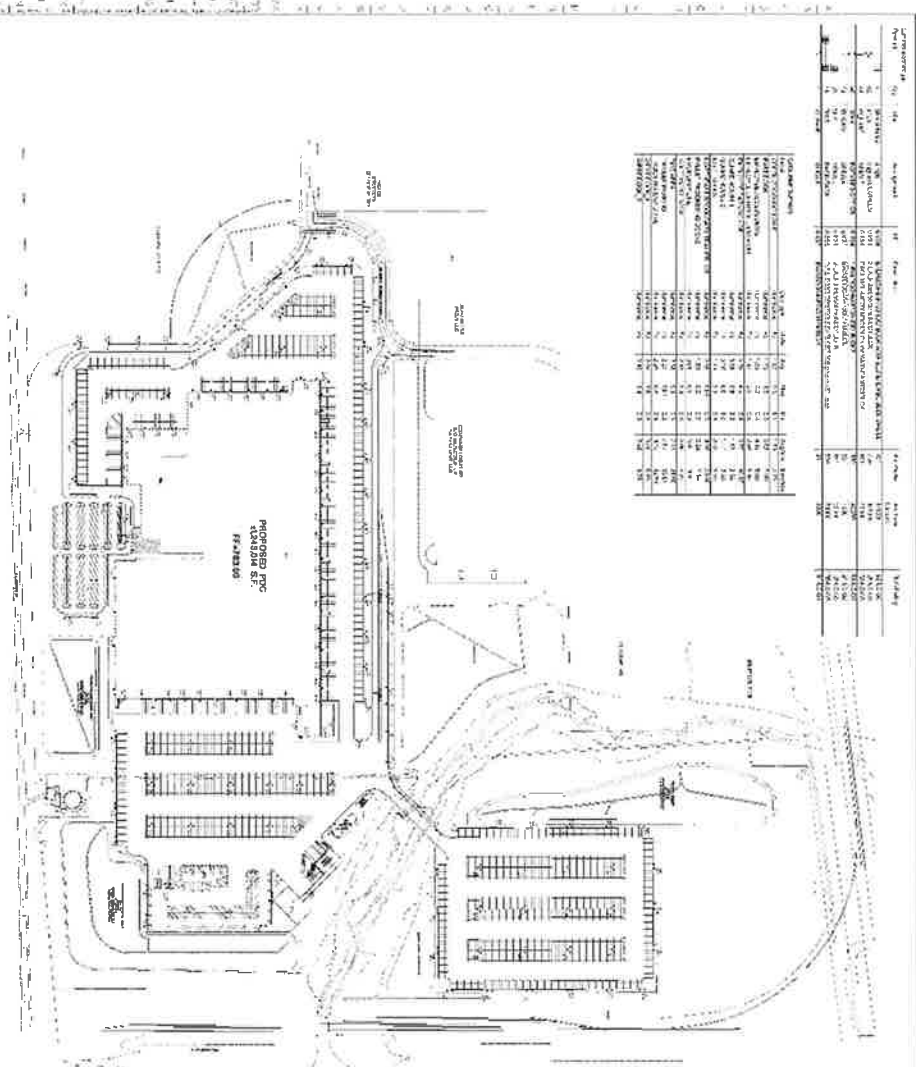
Sponsor: \_\_\_\_\_

### ATTACHMENT A



### ATTACHMENT B





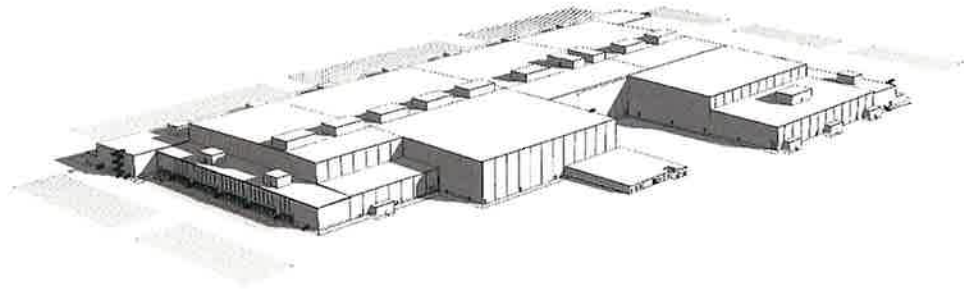
**Site Area Summary**

Category	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
Site Area	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000
Building Area	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000
Parking Area	800,000	800,000	800,000	800,000	800,000	800,000	800,000	800,000	800,000	800,000	800,000	800,000	800,000	800,000	800,000
Other Area	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000
Lighting Area	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000

**PROPOSED COLD STORAGE FACILITY**  
**CITY OF BELVIDERE, ILLINOIS**  
**LIGHTING PLAN - OVERALL**



**1 of 8**  
 Scale: 1" = 100'

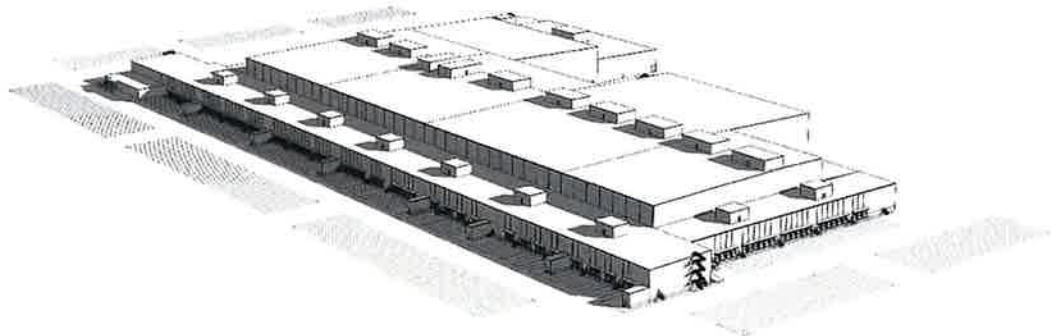


**LEO A DALY**

730 South Dearborn Street, Suite 1000  
Chicago, IL 60605-2405  
Tel: 312.332.2741 Fax: 312.332.4540

PERISHABLE DISTRIBUTION CENTER 01-HCPDC  
BELVIDERE, IL

AERIAL VIEW  
DATE: 12/07/22



**LEO A DALY**

730 South Dearborn Street, Suite 1000  
Chicago, IL 60605-2405  
Tel: 312.332.2741 Fax: 312.332.4540

PERISHABLE DISTRIBUTION CENTER 01-HCPDC  
BELVIDERE, IL

AERIAL VIEW  
DATE: 12/07/22

**ORDINANCE NO. 610H**

**AN ORDINANCE GRANTING A SPECIAL USE  
TO ALLOW DAYCARE CENTER (3+ CHILDREN)  
WITHIN THE PO, PLANNED OFFICE DISTRICT  
(2170 Pearl 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, Orland Kids Academy, LLC, 555 W. Kinzie Street #4002, Chicago, IL 60654 on behalf of the property owner, The Board of Trustees of the University of Illinois, PO Box 4595, Oakbrook, IL 60522 is requesting a special use to allow a daycare center at 2170 Pearl Street; 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 January 10, 2023 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 PO, Planned Office District to allow for a daycare center on the property depicted in Attachment A and legally described as:

PART OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 43 NORTH,  
RANGE 3, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE COUNTY OF  
BOONE, STATE OF ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS, TO  
WIT:

COMMENCING AT THE NORTHWEST CORNER SAID QUARTER SECTION; THENCE SOUTH 00°00'00" EAST, ALONG THE WEST LINE OF SAID QUARTER SECTION, 1,218.72 FEET TO THE NORTHWEST CORNER OF THE PERMANENT EASEMENT CONVEYED BY HENRY AND MADELINE BARTHOLOMEW, HUSBAND AND WIFE, TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION DATED JULY 17, 1957 AND RECORDED IN BOOK 115 OF DEEDS ON PAGE 323 IN THE RECORDER'S OFFICE OF BOONE COUNTY, ILLINOIS, SAID POINT BEING THE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED PARCEL; THENCE SOUTH 89°48'46" EAST, ALONG THE NORTH LINE OF SAID PERMANENT EASEMENT, 59.73 FEET TO THE NORTHEAST CORNER OF SAID PERMANENT EASEMENT; THENCE SOUTH 90°00'00" EAST, ALONG THE NORTH LINE OF PREMISES CONVEYED BY LEROY F. FITZ AND RUTH M. FITZ TO THE BELVIDERE NATIONAL BANK AND TRUST CO., AS TRUSTEE UNDER TRUST NO. 306 BY WARRANTY DEED DATED MAY 14, 1970, AND RECORDED MAY 25, 1970, AS DOCUMENT NO. 16665 IN SAID RECORDER'S OFFICE, 334.57 FEET TO THE NORTHEAST CORNER OF SAID PREMISES SO CONVEYED BY LEROY F. FITZ AND RUTH M. FITZ TO THE BELVIDERE NATIONAL BANK AND TRUST CO. AS AFORESAID; THENCE NORTH 00°00'00" WEST, PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION, 245.89 FEET; THENCE NORTH 90°00'00" WEST, PARALLEL WITH THE NORTH LINE OF SAID PREMISES SO CONVEYED BY LEROY F. FITZ AND RUTH M. FITZ TO THE BELVIDERE NATIONAL BANK AND TRUST CO. AS AFORESAID, 394.30 FEET TO THE WEST LINE OF SAID QUARTER SECTION; THENCE SOUTH 00°00'00" EAST ALONG THE WEST LINE OF SAID QUARTER SECTION, 245.69 FEET TO THE POINT OF BEGINNING. PIN: 07-01-102-004

is hereby approved, subject to the following conditions:

1. Substantial compliance with the site plan submitted. (Attachment B).
2. The outdoor play area shall be separated from all vehicle traffic circulation areas by fence.
3. A fire alarm that includes an emergency voice/alarm communication system shall be installed.

**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 \_\_\_\_\_, 2023.

**APPROVED** by the Mayor of the City of Belvidere this \_\_\_\_ day of \_\_\_\_\_, 2023.

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

**ATTEST:**

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

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

City Council Members Voting Aye: \_\_

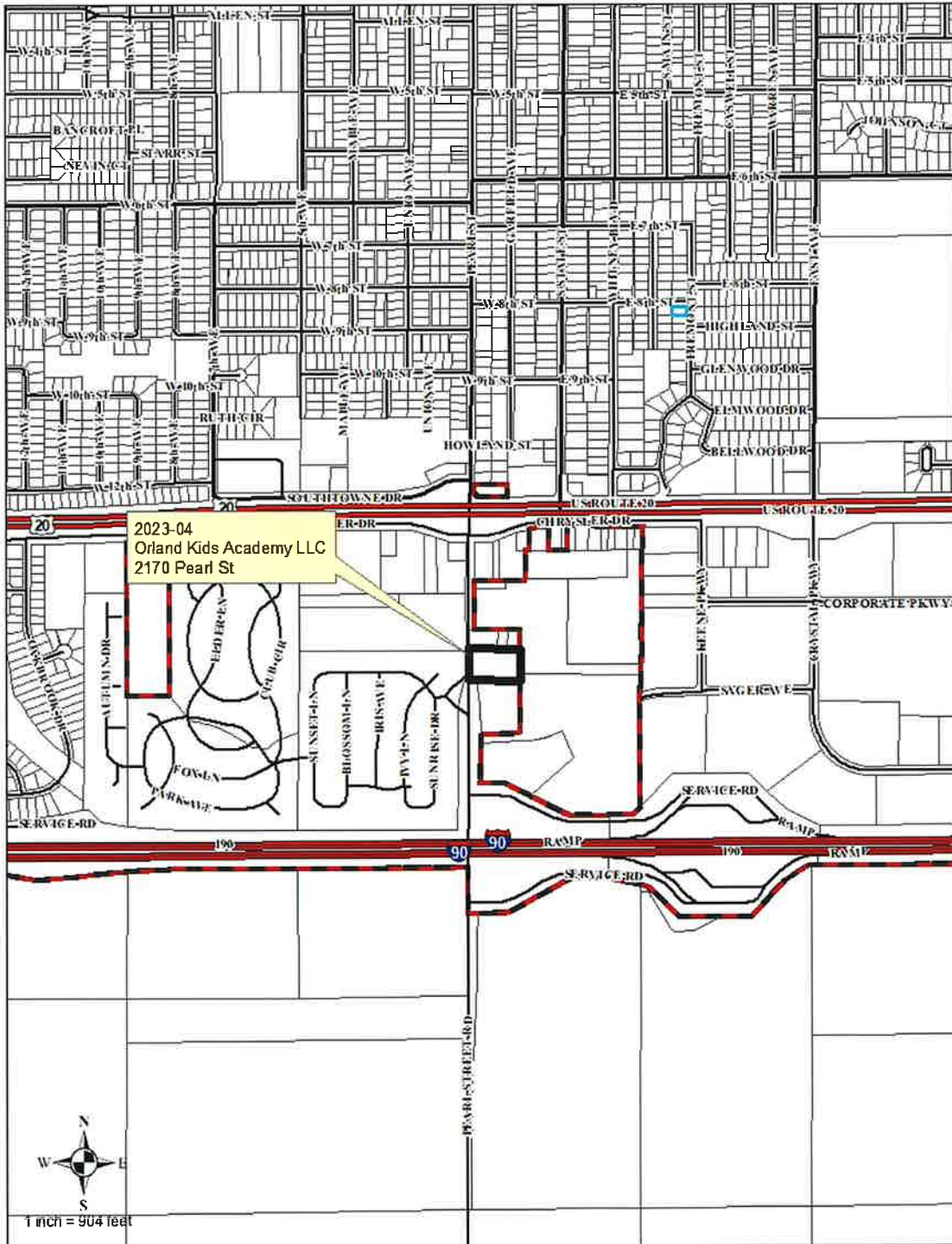
City Council Members Voting Nay: \_\_

Date Published:

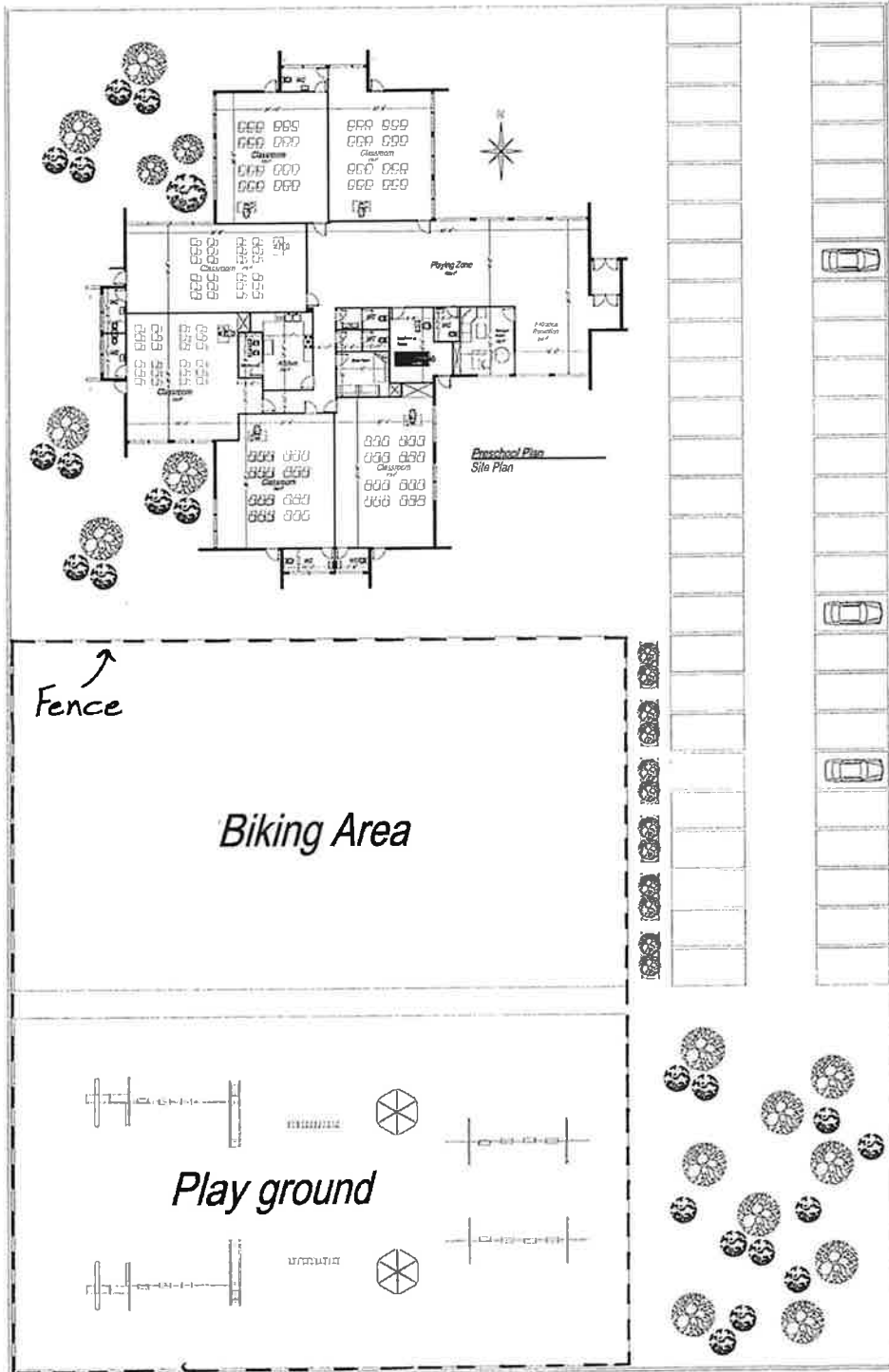
Sponsor: \_\_\_\_\_



### ATTACHMENT A



### ATTACHMENT B



**ORDINANCE NO. 611H**

**AN ORDINANCE APPROVING  
A FINAL PLAT TITLED  
FINAL PLAT 2 OF BELVIDERE RETAIL SUBDIVISION,  
A REPLAT OF LOTS 3, 4,5 AND OUTLOT A  
OF BELVIDERE RETAIL SUBDIVISION**

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

**WHEREAS**, the property owner, Belvidere Retail, LLC, 5277 Trillium Blvd, Hoffman Estates, IL 60192 has petitioned the City of Belvidere for approval of the final plat titled Final Plat 2 of Belvidere Retail Subdivision, a replat of Lots 3, 4, 5 and Outlot A of Belvidere Retail Subdivision.

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

**Section 1.** That the attached Final Plat titled Final Plat 2 of Belvidere Retail Subdivision, a replat of Lots 3, 4, 5 and Outlot A of Belvidere Retail Subdivision be, and is hereby approved, subject to the following conditions:

1. The replat shall be titled "Final Plat 2 of Belvidere Retail Subdivision, a replat of Lots 3, 4, 5 and Outlot A of Belvidere Retail Subdivision". All references to the plat title shall be updated.
2. The dates for the certificate blocks on Page 2 shall be updated to "2023" instead of "2022".
3. A cross-access easement will need to be provided for the right-in right-out access from Genoa Road across the front of Lots 3 and 4 in accordance with the site plan submitted for the development of Lot 3.
4. Frontier shall be listed as a grantee for the easement provisions on sheet 2.
5. "See Detail A" is noted on Lot 2 but there is no Detail A. Either Detail A shall be shown on the plat or the reference shall be removed.
6. When existing easements are referenced, the document number creating said easements shall be noted.
7. The plat shall be in compliance with all applicable codes, ordinances, and agreements

**Section 2.** That the Mayor and City Clerk are hereby authorized and directed to execute the plat upon presentment of a proper guarantee for the construction of the

required subdivision improvements and payment of the construction inspection fee in accordance with the Belvidere Subdivision Ordinance.

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

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

**PASSED** by the City Council of the City of Belvidere this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**APPROVED** by the Mayor of the City of Belvidere this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

**ATTEST:**

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

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

City Council Members Voting Aye:

City Council Members Voting Nay:

Date Published:

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





**ORDINANCE NO. 612H**

**AN ORDINANCE GRANTING A SPECIAL USE  
TO ALLOW A PLANNED DEVELOPMENT  
WITHIN THE PB, PLANNED BUSINESS DISTRICT  
(1874 Crystal Parkway)**

**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, Heartland Leaf, LLC, 200 Sheridan Road, Highland Park, IL 60035 on behalf of the property owner, Belvidere Retail, LLC, 5277 Trillium Blvd, Hoffman Estates, IL 60192 is requesting a special use to permit a planned development to construct a cannabis dispensary; 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 January 10, 2023 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 PB, Planned Business District for a planned development on the property depicted in Attachment A and legally described as:

Lot 3 of the proposed Belvidere Retail Subdivision Replat (available for review at the Community Development Department, 401 Whitney Boulevard, Suite 300, Belvidere, IL 61008 during regular business hours). PIN: 08-06-152-004 and Part of PIN: 08-06-152-003

Is hereby approved, subject to the following conditions:

1. The Planned Development shall be developed in substantial conformance with the site plan dated November 4, 2022 unless otherwise noted. (Attachment B)
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. In addition to the cross-access easement provided on the final plat for the private driveway on Lots 3, 4 and 5, a cross-access easement will need to be provided for the right-in right-out access from Genoa Road on those same lots.
4. The southerly entrance to Lot 3 shall be removed.
5. The planned development is granting only the following flexible standards: Sections 150.105(C)(4)(B)(2) allowing for an Adult-use Cannabis Dispensing Organization; 150.105(C)(4)(G)(2)(C) allowing for the minimum setback for an accessory structure to be reduced from three feet to zero feet; 150.105(C)(4)(G)(2)(C) allowing for the minimum pavement setback to be reduced from five feet to zero feet; 150.702(J) allowing for the maximum width of the driveway to be increased from 35 feet to 42 feet; 150.702(J) allowing for the maximum flare of the driveway to be increased from 5 feet to 21 feet; 150.704(F)(8) allowing for the minimum width of parking stalls to be reduced from 10 feet to nine feet; 150.704(F)(8) allowing for the minimum width of a two-way drive aisle to be decreased from 26 feet to 25 feet; 150.707(E)(3)(A) allowing for lighting levels greater than 0.50 foot-candles at the property line (3.5 foot-candles); Table 150.1007(A)(1) allowing for the maximum square-footage of a freestanding sign to be increased from 150 square feet to 300 square feet; Table 150.1007(B)(1) allowing for the maximum allowed wall signage to be increased from 300 square feet to 600 square feet on the front and rear walls; 150.1010 allowing for off-site signage (on southeast side of 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 \_\_\_\_\_, 2023.

**APPROVED** by the Mayor of the City of Belvidere this \_\_\_\_ day of \_\_\_\_\_, 2023.

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

**ATTEST:**

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

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

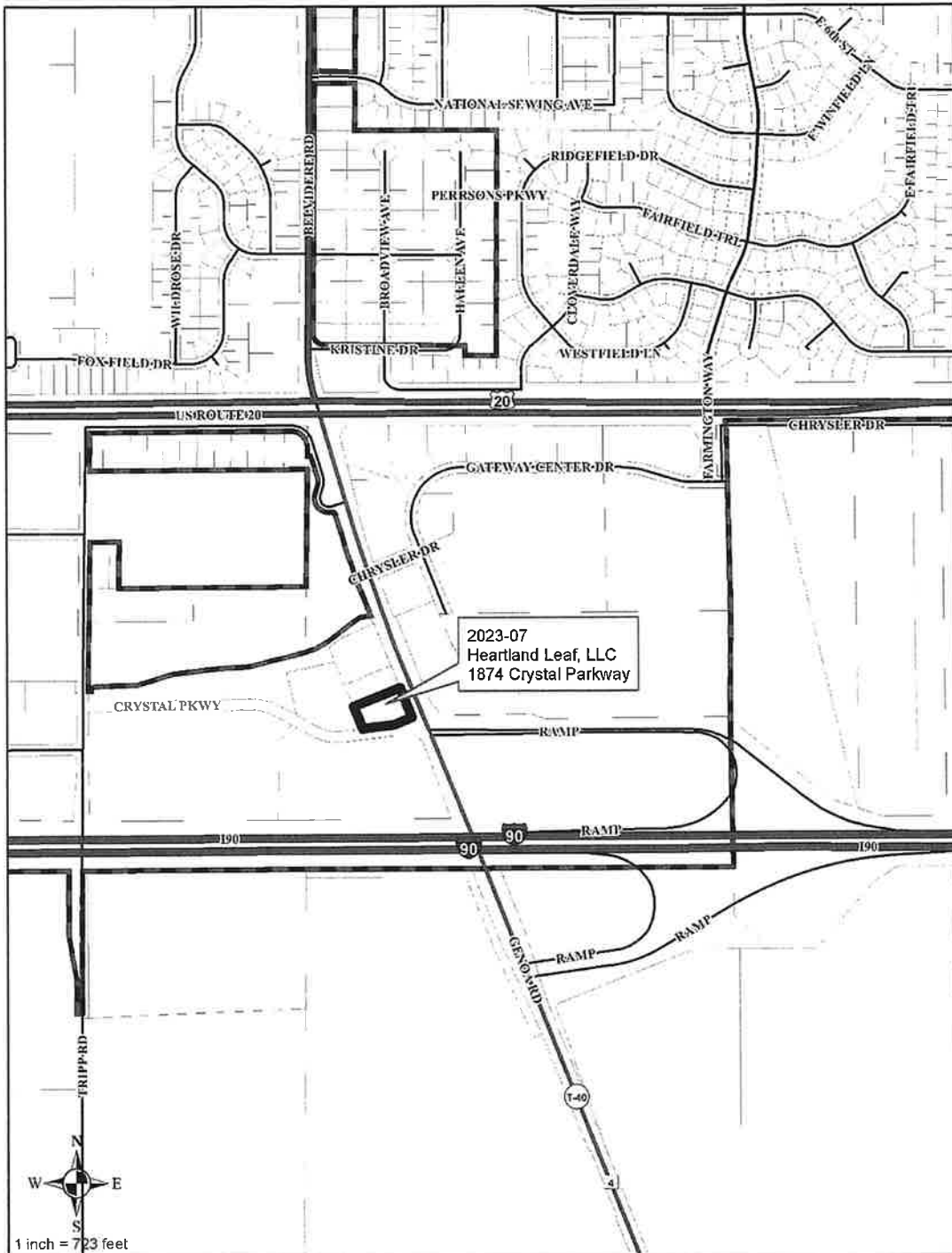
City Council Members Voting Aye: \_\_

City Council Members Voting Nay: \_\_

Date Published:

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

ATTACHMENT A





ORDINANCE #613H  
AN ORDINANCE AMENDING SECTION 10-80  
RENEWAL OF LICENSE OF THE  
CITY OF BELVIDERE MUNICIPAL CODE

NOW, THEREFORE, be it ordained by the City Council of the City of Belvidere, Boone County, Illinois, as follows:

- Section 1: Section 10-80 of the City of Belvidere Municipal Code is amended to read as set forth in the attached Exhibit A which is incorporated herein by this reference.
- Section 2: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.
- Section 3: This Ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as required by law.

Ayes: .  
Nays: .  
Absent: .

Approved:

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

Attest:

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

Passed:  
Approved:  
Published:

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**Sec. 10-80. Renewal of license.**

- (a) Any licensee seeking renewal of his liquor license shall make application to the liquor control commissioner upon forms provided by the City Clerk, ~~and shall provide the same information and documentation under oath as required for original applications.~~ The liquor control commissioner, in his sole discretion, may waive the requirement for any item or document if he believes such requirement is unnecessary in determining qualifications of the licensee or premises. He may also, in his sole discretion, accept an affidavit in lieu of documentation.
- (b) Completed applications for renewal of license shall be submitted to the liquor control commissioner on or before ~~April 1~~ March 15 of each year. Failure to submit a completed application for renewal (including all required documentation) prior to April 1 shall constitute grounds for delay of renewal of the license and an additional 50 percent shall be added to the annual renewal fee. Failure to submit a completed application for renewal before May 1 may be treated by the liquor control commissioner as the forfeiture of the license and as the submission of an original license application by a non-licensee.

J:\Draft Ordinances\Sec.\_10\_80.\_\_\_\_Renewal\_of\_license..docx

**RESOLUTION #2023-2**

**RELEASE OF CERTAIN EXECUTIVE  
SESSION MINUTES PURSUANT TO 5 ILCS 120/1 Et. Seq.**

WHEREAS, the Corporate Authorities of the City of Belvidere have met, from time to time, in executive session for purposes authorized by the Illinois Open Meetings Act (5 ILCS 120/1 et seq.) (Hereinafter the Act); and

WHEREAS, pursuant to the Act, the Mayor and City Council have met in closed session to review the minutes of all closed sessions to determine if it is necessary to protect the public interest, or the privacy of any individual, by keeping said minutes confidential; and

WHEREAS, the Mayor and City Council determined that a need for confidentiality still exists as to the executive session minutes identified on the attached Schedule A; and

WHEREAS, the Mayor and City Council determined that the minutes of the meetings listed on the attached Schedule B no longer require confidential treatment and should be made available for public inspection.

**IT IS THEREFORE RESOLVED BY THE MAYOR AND CITY COUNCIL FOR THE CITY OF BELVIDERE AS FOLLOWS:**

Section 1: The Executive Session minutes from those meetings set forth on Schedule B, attached hereto and incorporated herein are hereby released. The City Clerk is hereby authorized to make said minutes available for public inspection and copying in accordance with the standing procedures of the office of the City Clerk.

Section 2: The City Clerk is also authorized and directed to destroy the verbatim record, if any, of the executive sessions identified in Schedule B for destruction, but only in compliance with Section 2.06 of the Open Meetings Act (5 ILCS 120/2.06).

Ayes:  
Nays:  
Absent:

Date Approved:

By: \_\_\_\_\_  
Mayor

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

## **SCHEDULE A**

October 19, 2020  
October 26, 2020  
August 3, 2020  
August 2, 2021  
January 24, 2022  
May 16, 2022  
September 6, 2022

## **SCHEDULE B**

October 11, 2021  
January 10, 2022  
May 2, 2022  
June 6, 2022  
August 15, 2022  
August 8, 2022  
August 1, 2022  
September 19, 2022  
October 17, 2022  
November 14, 2022