

State of Illinois) SS
Belvidere, Illinois)

BELVIDERE CITY COUNCIL
REGULAR MEETING
AGENDA

March 4, 2024

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

(1) Roll Call:

(2) Pledge of Allegiance:
Invocation:

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

(4) Approval of Minutes:

(A) Approval of Minutes of the regular meeting of the Belvidere City Council of February 19, 2024; 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 the special meeting of the Committee of the Whole – Budget Retreat of February 17, 2024; as presented.

(B) Approval of Minutes of the regular Committee of the Whole – Public Safety and Finance and Personnel of February 26, 2024; as presented.

(9) Unfinished Business:

(A) Ord. #661H – 2nd Reading: An Ordinance Granting a Special Use to Allow Indoor Commercial Entertainment with the GB, General Business District (1217 Logan Avenue).

(B) Ord. #662H – 2nd Reading: An Ordinance Granting a Special Use to Allow-In-Vehicle Sales or Service as an Accessory Use Within the CB, Central Business District (600 South State Street).

(C) Ord. #663H – 2nd Reading: An Ordinance Granting a Special Use to Allow a Planned Development Within the HI, Heavy Industrial District (1245 Irene Road).

(10) New Business:

(A) Ord. #664H – 1st Reading: An Ordinance Amending Section 114-231 and Appendix A of the Belvidere Municipal Code to Modify Water and Sewer Rates.

Motions forwarded from Committee of the Whole – Public Safety, Finance & Personnel of February 26, 2024.

Motions of Public Safety – Chairman Matt Fleury:

- (A) Motion to purchase 68 dual band radios and associated equipment from Rock River Service for \$584,847.84. The AFG Grant will cover \$526,363.06 of the radio expenditure and the remaining balance of \$58,484.78 will be shared as stated in the Memorandum of Understanding including City of Belvidere Fire Department, Boone County Fire District #1, Boone County Fire District #2 and North Boone Fire District #3. City of Belvidere share will be \$12,069.10.
- (B) Motion to approve the Special Olympic Athlete’s parade permit request from Belvidere Township Park District for May 2, 2024.
- (C) Motion to approve the Belvidere Area Chamber of Commerce street closure request for 2024 Buchanan Street Markets as outlined in their letter January 22, 2024.
- (D) Motion to approve the street closure request for State Street from Lincoln Avenue to 1st Street, as well as Logan Avenue between State and Main Street on Wednesday, October 23, 2024, between 3:00p.m. and 7:30p.m.

Motions of Building – Chairman Natalie Mulhall:

- (E) Motion to authorize waiving the building and zoning fees for Habitat for Humanity project at 1115 Garfield Avenue.

(11) Adjournment:

State of Illinois) SS
Belvidere, Illinois)

BELVIDERE CITY COUNCIL
REGULAR MEETING
MINUTES

Date: February 19, 2024

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

Call to order by Mayor Morris.

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

Absent: M. Freeman.

Other staff members in attendance:

Public Works Director Brent Anderson, Fire Chief Shawn Schadle, Police Chief Shane
Woody, Director of Buildings Kip Countryman, Community Development Planner Gina
DelRose, 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:

(A) Jeff Peters spoke concerning Police Department car accident involving Squad
#18, Fire Department use of fire truck for purchases at Wal-Mart and Public
Works location of new well house and lighting concerns in Farmington Fields.

(B) Police Chief Shane Woody spoke regarding car accident involving Squad #18.

(C) Fire Chief Shawn Schadle spoke regarding use of fire truck for purchases at Wal-
Mart.

(D) Public Works Director Brent Anderson spoke regarding location of new well
house and lighting concerns in Farmington Fields.

(E) Community Development Planner Gina DelRose reported the Comprehensive
Plan Open House will be February 26th from 4pm to 6pm with a joint City
Council and Planning Commission meeting on February 26th at 6pm.

(F) Ald. Wendy Frank spoke concerning video gaming locations/density.

Belvidere City Council
February 19, 2024

(4) Approval of Minutes:

- (A) Approval of minutes of the regular meeting of the Belvidere City Council of February 5, 2024; as presented.

Motion by Ald. Fleury, 2nd by Ald. Albertini to approve the minutes of the regular meeting of the Belvidere City Council of February 5, 2024. Aye voice vote carried. Motion carried.

(5) Public Hearing: None.

(6) Special Messages and Proclamations: None.

- (7) Approval of Expenditures: General & Special Fund Expenditures: \$2,496,939.68
Water & Sewer Fund Expenditures: \$ 527,076.10

Motion by Ald. Mulhall, 2nd by Ald. McGee to approve the General & Special Fund Expenditures in the amount of \$2,496,939.68. Roll Call Vote: 9/0 in favor. Ayes: Albertini, Brereton, Fleury, Frank, Gramkowski, McGee, Mulhall, Snow and Stevens. Nays: None. Motion carried.

Motion by Ald. McGee, 2nd by Ald. Albertini to approve the Water & Sewer Fund Expenditures in the amount of \$527,076.10. Roll Call Vote: 9/0 in favor. Ayes: Brereton, Fleury, Frank, Gramkowski, McGee, Mulhall, Snow, Stevens and Albertini. Nays: None. Motion carried.

(8) Committee Reports and Minutes of City Officers:

- (A) Monthly Report of Belvidere Police Department Overtime Pay for January 2024.
- (B) Monthly Report of Belvidere Fire Department Overtime Pay for January 2024.
- (C) Monthly Report of Community Development Department/Planning Department for January 2024.
- (D) Monthly Report of Building Department Revenues, Residential Building Permits for January 2024.
- (E) Monthly General Fund Report for January 2024.
- (F) Monthly Water/Sewer Fund Report January 2024.
- (G) Monthly CD Investments for January 2024.
- (H) Minutes of Planning and Zoning Commission February 13, 2024.

Let the record show these reports were placed on file.

Belvidere City Council
February 19, 2024

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

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

(9) Unfinished Business:

- (A) Ord. #657H – 2nd Reading: An Ordinance Authorizing the Sale of Certain Personal Property (Fire Dept. Jacob's Ladder).

Motion by Ald. Snow, 2nd by Ald. Albertini to pass Ord. #657H. Roll Call Vote: 9/0 in favor. Ayes: Fleury, Frank, Gramkowski, McGee, Mulhall, Snow, Stevens, Albertini and Brereton. Nays: None. Motion carried.

- (B) Ord. #658H – 2nd Reading: An Ordinance Amending Sections 106-300, 106-301, 106-302 and 106-303 of the City of Belvidere Municipal Code Pertaining to the Local Motor Fuel Tax to Impose the Tax Upon the Use of Fuel Not Purchased at Retail for Certain Vehicles.

Motion by Ald. McGee, 2nd by Ald. Stevens to pass Ord. #658H. Discussion took place on who will be affected by proposed tax and identifying who will need to pay the tax. Roll Call Vote: 9/0 in favor. Ayes: Frank, Gramkowski, McGee, Mulhall, Snow, Stevens, Albertini, Brereton and Fleury. Nays: None. Motion carried.

- (C) Ord. #659H – 2nd Reading: An Ordinance Authorizing Execution of a Recapture Agreement Between the City of Belvidere and Scannell Properties #554 LLC and Establishing Recapture for the Construction of Water Mains at Irene Road and North of US Route 20 in the City of Belvidere, Illinois.

Motion by Ald. Frank, 2nd by Ald. Mulhall to pass Ord. #659H. Roll Call Vote: 9/0 in favor. Ayes: Gramkowski, McGee, Mulhall, Snow, Stevens, Albertini, Brereton, Fleury and Frank. Nays: None. Motion carried.

- (D) Ord. #660H – 2nd Reading: An Ordinance Amending Section 110-91, Stop Streets, of the City of Belvidere Municipal Code to Add Union Avenue at West 6th Street as a Two-Way Stop Intersection and Repealing Ordinance #655H.

Motion by Ald. Albertini, 2nd by Ald. Gramkowski to pass Ord. #660H. Wendy Vespucci spoke from the audience concerning safety at the intersection of Union Ave. and West 6th Street. Discussion took place regarding placing a speed trailer at the intersection. Roll Call Vote: 9/0 in favor. Ayes: McGee, Mulhall, Snow, Stevens, Albertini, Brereton, Fleury, Frank and Gramkowski. Nays: None. Motion carried.

Belvidere City Council
February 19, 2024

(10) New Business:

- (A) Ord. #661H – 1st Reading: An Ordinance Granting a Special Use to Allow Indoor Commercial Entertainment with the GB, General Business District (1217 Logan Avenue).
- (B) Ord. #662H – 1st Reading: An Ordinance Granting a Special Use to Allow-In-Vehicle Sales or Service as an Accessory Use Within the CB, Central Business District (600 South State Street).
- (C) Ord. #663H – 1st Reading: An Ordinance Granting a Special Use to Allow a Planned Development Within the HI, Heavy Industrial District (1245 Irene Road).

Let the record show Ordinance #661H, #662H and #663H were placed on file for first reading.

- (D) Res. #2024-3 – A Resolution Authorizing the Execution of An IEPA Loan Agreement for Well #11.

Motion by Ald. Frank, 2nd by Ald. Albertini to adopt Resolution #2024-3. Roll Call Vote: 9/0 in favor. Ayes: Mulhall, Snow, Stevens, Albertini, Brereton, Fleury, Frank, Gramkowski and McGee. Nays: None. Motion carried.

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

- (A) Motion to approve the expenditures to enact a school zone on the roads surrounding Washington Academy including additional signage and crosswalks as defined in the memo dated February 6, 2024, from Public Works Director Brent Anderson. Motion by Ald. Snow, 2nd by Ald. Stevens to postpone motion until the Committee of the Whole Meeting of March 11, 2024. Roll Call Vote: 9/0 in favor. Ayes: Snow, Stevens, Albertini, Brereton, Fleury, Frank, Gramkowski, McGee and Mulhall. Nays: None. Motion carried.
- (B) Motion to direct Public Works Director Brent Anderson to send a letter to the Belvidere School District 100 requesting to share the expenses for the proposed school zone. Roll Call Vote: 9/0 in favor. Ayes: Stevens, Albertini, Brereton, Fleury, Frank, Gramkowski, McGee, Mulhall and Snow. Nays: None. Motion carried.

Belvidere City Council
February 19, 2024

(C) Motion to reduce the original letter-of-credit in the amount of 1,242,313.00 be reduced to \$310,578.25. The reduced amount represents 25% of the original amount, which must remain in place until all of the public improvements have been completed and accepted by the city. Roll Call Vote: 9/0 in favor. Ayes: Albertini, Brereton, Fleury, Frank, Gramkowski, McGee, Mulhall, Snow and Stevens. Nays: None. Motion carried.

(D) Motion to approve the proposal from LAI, Ltd., in the amount of \$120,104.00 for furnishing two Moyno-type sludge pumps with grinders and control panels at the WWTP. This equipment will be paid for from Line Item #61-1790 Plant Depreciation. Roll Call Vote: 9/0 in favor. Ayes: Brereton, Fleury, Frank, Gramkowski, McGee, Mulhall, Snow, Stevens and Albertini. Nays: None. Motion carried.

(E) Motion to authorize the purchase of (1) 2024 Dodge Durango, equipment and upfitting at a cost not-to-exceed \$67,830.00 with payment coming from insurance in the amount of \$23,629.00 and payment from DUI Equipment Fund in the amount of \$44,201.00. Roll Call Vote: 9/0 in favor. Ayes: Fleury, Frank, Gramkowski, McGee, Mulhall, Snow, Stevens, Albertini and Brereton. Nays: None. Motion carried.

(11) Adjournment:

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

Mayor

Attest: _____
City Clerk

City of Belvidere
Committee of the Whole
Special Meeting Budget Retreat
Minutes

Date: February 17, 2024

Convened in the Rivers Edge Recreation Center, 1151 W. Locust Street, Belvidere, Illinois at 8:00a.m.

Call to Order – Mayor Clinton Morris.

Roll Call:

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

Absent: R. Brereton.

Other staff members in attendance:

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

Public Comment:

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

Public Forum: None.

Budget Retreat:

1. FY 25 Budget Presentation and Discussion:

- (A) Public Works Director Brent Anderson led presentation and discussion of Public Works Department proposed FY 25 Budget.
- (B) Police Chief Shane Woody led presentation and discussion of Police Department proposed FY25 Budget.
- (C) Fire Chief Shawn Schadle led presentation and discussion of Fire Department's FY 25 proposed budget.
- (D) Director of Buildings Kip Countryman led presentation and discussion of Community Development Department proposed FY 25 Budget.

Ald. Frank left meeting at 12:12p.m.

2. Adjournment:

Motion by Ald. Snow, 2nd by Ald. Fleury to adjourn at 12:20p.m. Aye voice vote carried.
Motion carried.

_____ Mayor

Attest: _____ City Clerk

Minutes
Committee of the Whole
Public Safety and Finance and Personnel
February 26, 2024
6:00 p.m.

Date: February 26, 2024

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

Call to Order – City Clerk Sarah Turnipseed:

Roll Call:

Present: Albertini, Brereton, Fleury, Frank, Freeman, Gramkowski, McGee, Mulhall, Snow and Stevens.

Absent: None.

Other staff members in attendance:

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

Motion by Ald. Snow, 2nd by Ald. Albertini to elect Ald. Freeman to chair the meeting of February 26, 2024. Aye voice vote carried. Abstain: Brereton. Motion carried.

Public Comment: Ron Underwood spoke concerning letter sent out by MC Squared Energy Services regarding electric aggregation.

Jeff Peters spoke concerning Belvidere Fire Dept.'s request for purchase of radios; Farmington Field's lighting, graffiti and vandalism; and letter sent out by MC Squared Energy Services regarding electric aggregation.

Sandra Gramkowski congratulated the Belvidere Fury Hockey Club on their 2023-24 season.

Public Forum:

Nik Davis with Houseal Lavigne Associated led presentation and discussion regarding the draft Belvidere Comprehensive Plan.

Recess at 6:54p.m.

Reconvened at 7:03p.m.

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.

(B) Fire Department – Update.

Fire Chief Shawn Schadle presented an update.

(C) Fire Department – AFG Grant Radio Procurement.

Motion by Ald. Stevens, 2nd by Ald. Mulhall to purchase 68 dual band radios and associated equipment from Rock River Service for \$584,847.84. The AFG Grant will cover \$526,363.06 of the radio expenditure and the remaining balance of \$58,484.78 will be shared as stated in the Memorandum of Understanding including City of Belvidere Fire Department, Boone County Fire District #1, Boone County Fire District #2 and North Boone Fire District #3. City of Belvidere share will be \$12,069.10. Discussion took place concerning features, performance and cost of radios. Aye voice vote carried. Motion carried.

(D) Special Olympics Athlete Parade Request.

Motion by Ald. Fleury, 2nd by Ald. Snow to approve the Special Olympic Athlete's parade permit request from Belvidere Township Park District for May 2, 2024. Aye voice vote carried. Motion carried.

(E) Belvidere Area Chamber of Commerce Street Closure Requests for Buchanan Street Markets.

Motion by Ald. Snow, 2nd by Ald. Fleury to approve the Belvidere Area Chamber of Commerce street closure request for 2024 Buchanan Street Markets as outlined in their letter January 22, 2024. Aye voice vote carried. Motion carried.

(F) Belvidere Area Chamber of Commerce Street Closure Request – Trick or Treat Event.

Motion by Ald. Fleury, 2nd by Ald. Mulhall to approve the street closure request for State Street from Lincoln Avenue to 1st Street, as well as Logan Avenue between State and Main Street on Wednesday, October 23, 2024, between 3:00p.m. and 7:30p.m. Aye voice vote carried. Motion carried.

(G) Belvidere Area Chamber of Commerce Street Closure Request – Hometown Christmas.

Motion by Ald. Albertini, 2nd by Ald. Mulhall to approve the street closure request from the Belvidere Area Chamber of Commerce for State Street from Lincoln Avenue to 1st Street, as well as Logan Avenue between State and Main Street and 1st Street from State to Garfield Avenue on Friday, December 6, 2024, between 3:00pm and 9:30pm for Hometown Christmas. Aye voice vote carried. Motion carried.

3. Other:

(A) HFH – Waiving Building and Zoning Fees for 1115 Garfield Ave.

Motion by Ald. Mulhall, 2nd by Ald. Albertini to authorize waiving the building and zoning fees for Habitat for Humanity project at 1115 Garfield Avenue. Discussion took place including Attorney Henry Repay from the audience on behalf of Habitat for Humanity regarding delay of project and waiving fees. Aye voice vote carried. Motion carried.

(B) Water & Sewer Rate Review.

Motion by Ald. Mulhall, 2nd by Ald. McGee to approve a water rate increase of \$0.15/HCF effective April 1, 2024. Discussion took place concerning a water rate increase. Aye voice vote carried. Nays: Brereton, Freeman and Gramkowski. Motion carried.

Motion by Ald. Stevens, 2nd by Ald. McGee to approve a sewer rate increase of \$0.20/HCF effective May 1, 2024. Discussion took place concerning a sewer rate increase. Aye voice vote carried. Nays: Brereton, Freeman and Gramkowski. Motion carried.

(C) Electric Aggregation Discussion.

Informational discussion took place regarding letter mailed to residents from MC Squared Energy Service concerning electric aggregation.

4. Finance & Personnel, Unfinished Business: None.

5. Finance & Personnel, New Business:

(A) Finance Department – Update.

Budget and Finance Office Shannon Hansen presented update.

(B) FY 25 General Fund Budget Presentation and Discussion.

Motion by Ald. Mulhall, 2nd by Ald. Frank to postpone FY25 General Fund Budget Presentation and Discussion to Committee of the Whole Meeting of March 11, 2024. Aye voice vote carried. Motion carried.

6. Adjournment:

Motion by Ald. Snow, 2nd by Ald. Frank to adjourn meeting at 7:59p.m. Aye voice carried. Motion carried.

_____ Mayor

Attest: _____ City Clerk

ORDINANCE NO. 661H

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

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

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

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

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

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

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

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

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

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

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

is hereby approved, subject to the following conditions:

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

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

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

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

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

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

PASSED by the City Council of the City of Belvidere this ____ day of _____, 2024.

APPROVED by the Mayor of the City of Belvidere this ____ day of _____, 2024.

Clint Morris, Mayor

ATTEST:

Sarah Turnipseed, City Clerk

Ayes: ____ Nays: ____ Absent: ____

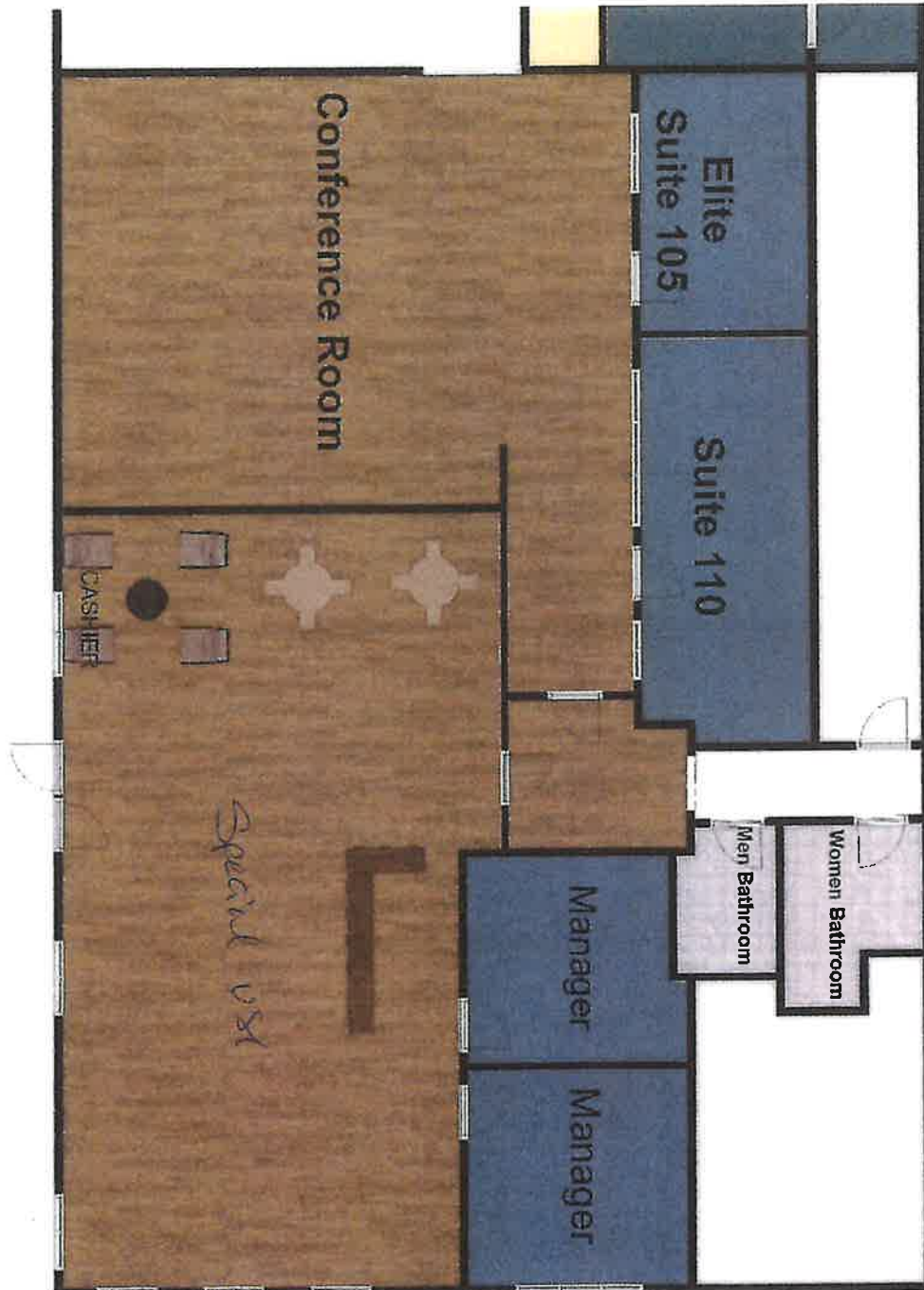
City Council Members Voting Aye: ____

City Council Members Voting Nay: ____

Date Published:

Sponsor: _____

ATTACHMENT B



ORDINANCE NO. 662H

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

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

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

WHEREAS, The applicant, State Permits, 319 Elaines Court, Dodgeville, WI 53533 on behalf of the property owner, Midland States Bank, 11670 Gravius Road, St. Louis, MO 63126 is requesting a special use to permit in-vehicle sales or service as an accessory use; and

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

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

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

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

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

Section 2. That a Special Use in the CB, Central District to allow for in-vehicle sales or service as an accessory use on the property depicted in Attachment A and legally described as:

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

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

is hereby approved, subject to the following conditions:

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

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

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

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

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

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

PASSED by the City Council of the City of Belvidere this ____ day of _____, 2024.

APPROVED by the Mayor of the City of Belvidere this ____ day of _____, 2024.

Clint Morris, Mayor

ATTEST:

Sarah Turnipseed, City Clerk

Ayes: ____ Nays: ____ Absent: ____

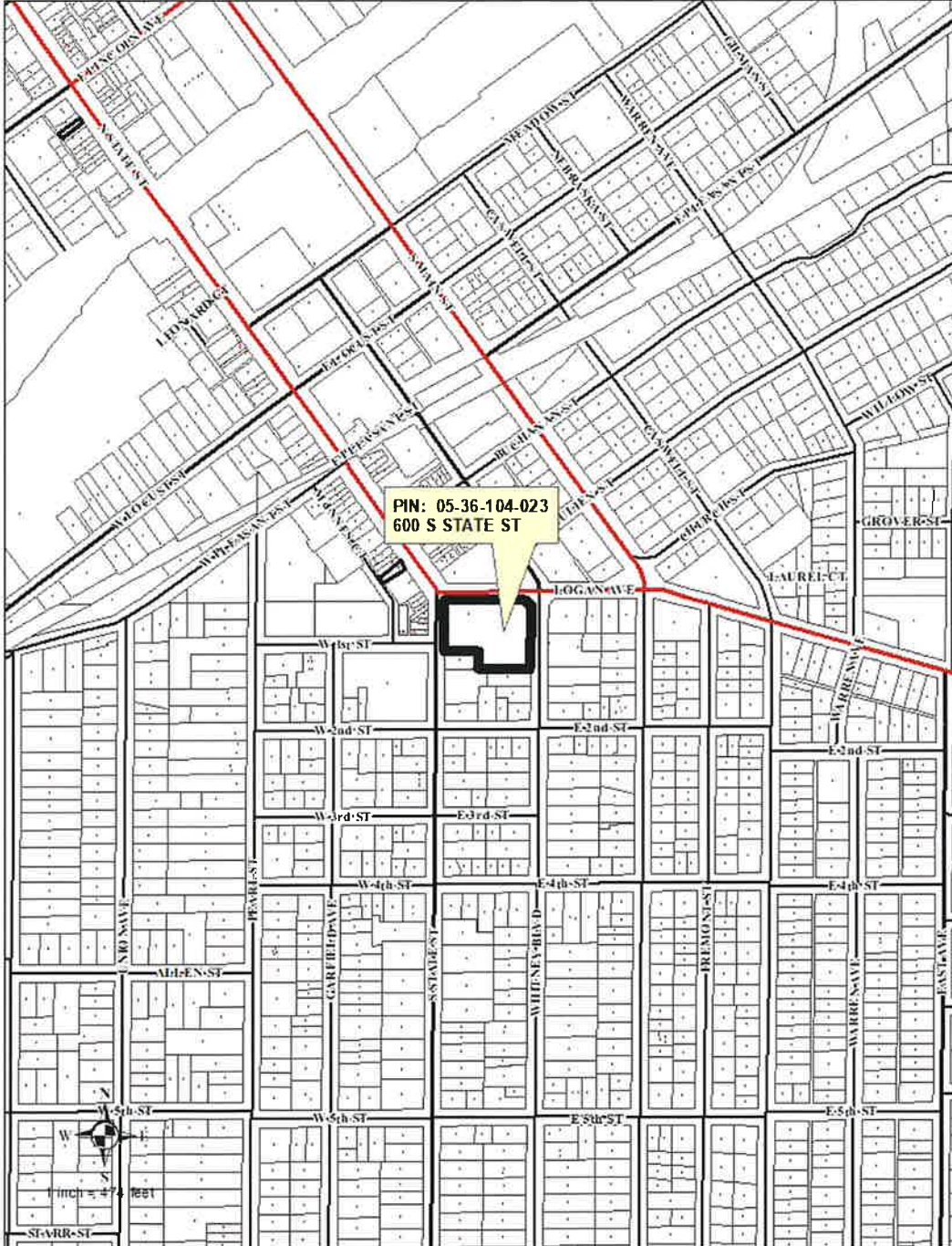
City Council Members Voting Aye: __

City Council Members Voting Nay: __

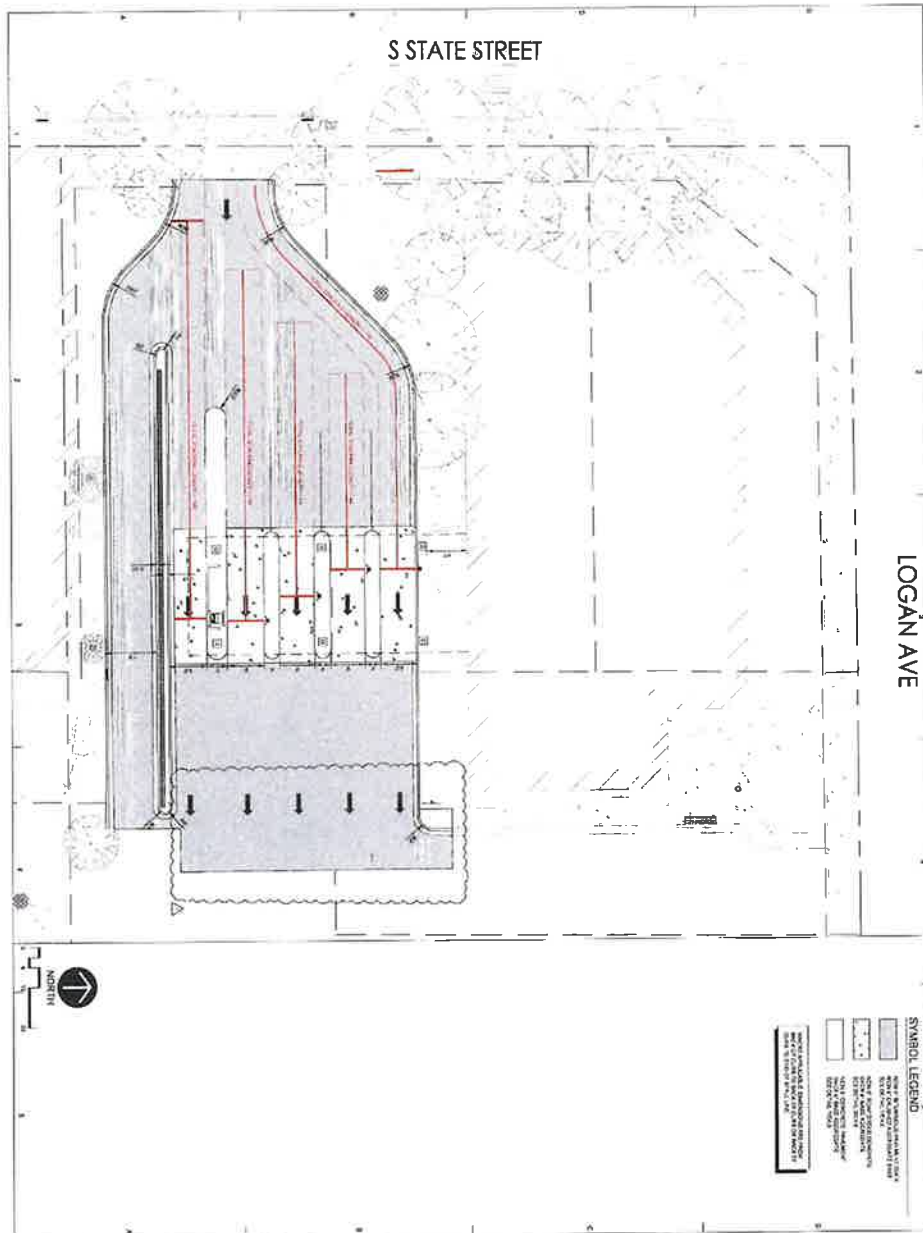
Date Published:

Sponsor: _____

ATTACHMENT A



ATTACHMENT B



NO.	DATE	DESCRIPTION	BY	CHECKED

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

DATE: 08/14/2018
 TIME: 10:00 AM
 PROJECT: BELVIDERE BRANCH
 SHEET: C2.0



DO NOT REPRODUCE
 OR ALTER THIS DRAWING
 WITHOUT THE WRITTEN
 PERMISSION OF THE
 ENGINEER OF RECORD
 DATE: 08/14/2018

ORDINANCE NO. 663H

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

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

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

WHEREAS, The applicant and property owner, Alliance Development Corp., 1510 N. Country Club Parkway, PO Box 1015, Elkhorn, WI 53121 is requesting a special use to permit a planned development to construct a distribution center; and

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

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

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

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

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

Section 2. That a Special Use in the HI, Heavy Industrial District for a planned development on the property depicted in Attachment A and legally described as:

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

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

Is hereby approved, subject to the following conditions:

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

Section 3. That the premises shall be used in accordance with and subject to the applicable provisions of the Zoning Ordinance of the City of Belvidere and shall not be

used except as may otherwise be expressly authorized by the applicable law and the special use.

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

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

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

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

PASSED by the City Council of the City of Belvidere this ____ day of _____, 2024.

APPROVED by the Mayor of the City of Belvidere this ____ day of _____, 2024.

Clinton Morris, Mayor

ATTEST:

Sarah Turnipseed, City Clerk

Ayes: ____ Nays: ____ Absent: ____

City Council Members Voting Aye: __

City Council Members Voting Nay: __

Date Published:

Sponsor: _____

ATTACHMENT A



ATTACHMENT B



This rendering is provided for illustrative purposes only. It is an artistic representation and may not indicate exact dimensions or materials to be used in the actual construction of the project.

MRS – Belvidere, IL

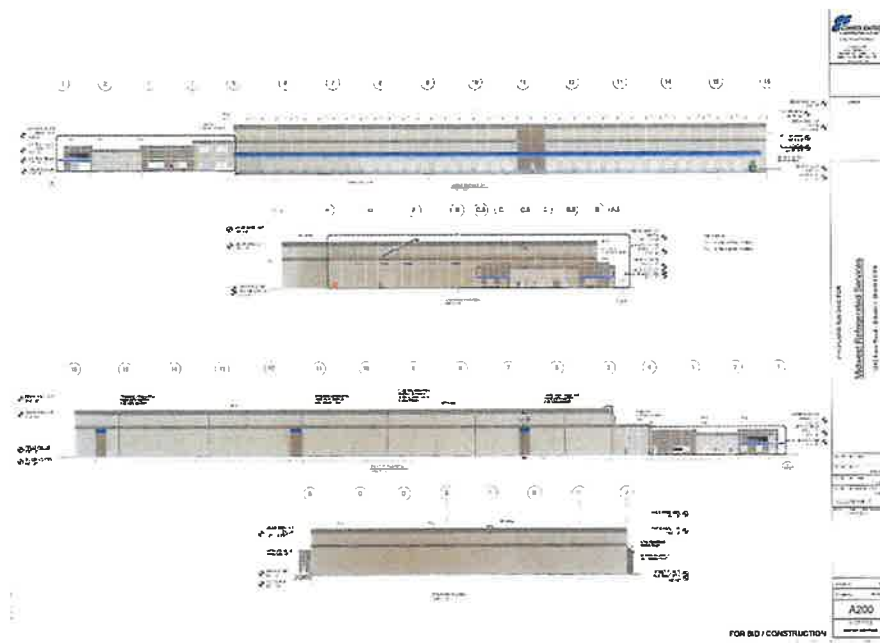
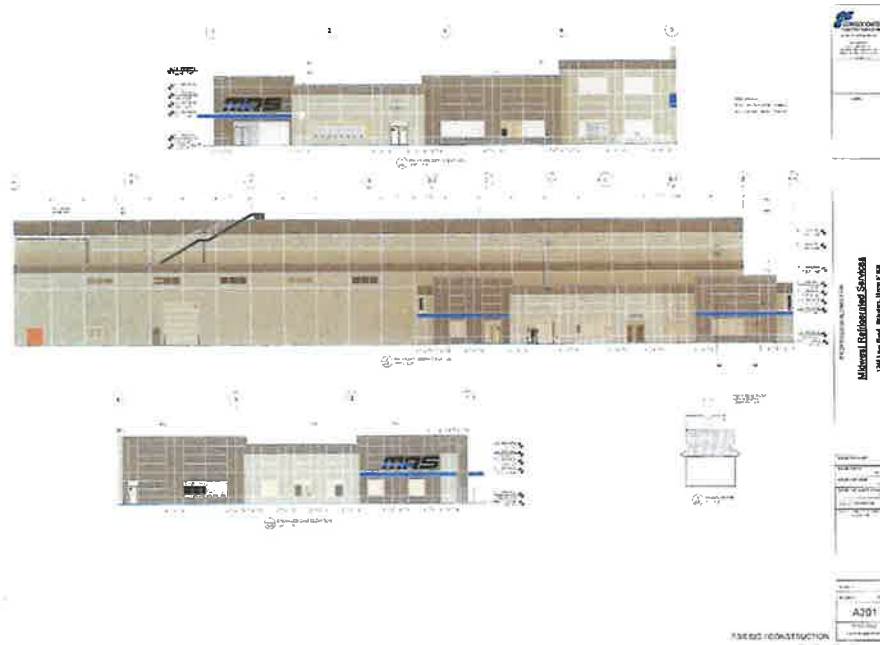
Northeast view of Office



This rendering is provided for illustrative purposes only. It is an artistic representation and may not indicate exact dimensions or materials to be used in the actual construction of the project.

MRS – Belvidere, IL

Northwest view of Office



Ordinance #664H
AN ORDINANCE AMENDING
SECTION 114-231 AND APPENDIX A
OF THE BELVIDERE MUNICIPAL CODE
TO MODIFY WATER AND SEWER RATES

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

SECTION 1: Section 114-231 is amended to read as follows:

Sec. 114-231. Rate inside city limits.

The water service rate to be charged each user located within the city limits for all water service is \$1.72 per 100 cubic feet.

SECTION 2: That portion of Appendix A of the City of Belvidere Municipal Code identifying fees for section 114-231 is amended to read as set forth in the attached Exhibit A, which is incorporated herein by this reference.

SECTION 3: That portion of Appendix A of the City of Belvidere Municipal Code identifying fees for section 114-352(b)(2) is amended to read as set forth in the attached Exhibit A, which is incorporated herein by this reference.

SECTION 4: 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 5: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6: This Ordinance shall be effective upon its passage, approval and publication in pamphlet form (which publication is hereby authorized) as provided by law.

Ayes: .

Nays: .

Absent: .

Passed:

Approved:

Mayor Clinton Morris

ATTEST: _____
City Clerk Sarah Turnipseed

(SEAL)

EXHIBIT A

114-231	Water Rates (per 100 cubic feet)	Public Works	\$1.72
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<u>114-354</u>	Sanitary Sewer Charges	Public Works	
	(b)(1) Basic User Charge	Public Works	6.50/bi-mo + sewer meter maint. charge.
	Annual <u>sewer flow meter</u> maintenance charge	Public Works	700.00
	(b)(2) Basic user rate plus debt service	Public Works	<u>\$2.96/100 cu. Ft.</u>