

CITY OF BELVIDERE, ILLINOIS

ORDINANCE #700H

AN ORDINANCE GRANTING A ZONING DISTRICT CHANGE FROM SR-6, SINGLE-FAMILY RESIDENTIAL -6 DISTRICT TO CB, CENTRAL BUSINESS DISTRICT (155 E. HURLBUT).

PASSED AND ADOPTED

BY THE CITY COUNCIL

OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 4<sup>TH</sup> DAY OF NOVEMBER 2024.

APPROVED BY THE

MAYOR OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 7<sup>TH</sup> DAY OF NOVEMBER 2024.

Published in Pamphlet Form this 7<sup>th</sup> day of November.

**ORDINANCE #700H**

**AN ORDINANCE GRANTING A ZONING DISTRICT CHANGE  
FROM SR-6, SINGLE-FAMILY RESIDENTIAL-6 DISTRICT  
TO CB, CENTRAL BUSINESS DISTRICT  
(155 E. Hurlbut Avenue)**

**WHEREAS**, a written application has been made by the property owner, T.A.B. Holdings, LLC (c/o Tad Butitta), 2429 S. Alpine Road, Rockford, IL 61108 to obtain a zoning district change from the SR-6, Single-family Residential-6 District to the CB, Central Business 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 October 8, 2024 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:

Parcel I:

The East Eight-five (85) feet of the Southerly Fifty-two (52) feet in width of Lot 4 in Assessor's Survey of Block Three (3) Joel Walker's Addition to Belvidere, Illinois, being a lot having a frontage of Fifty-two (52) feet on Van Buren Street and extending Southwesterly of even width a distance of Eight-five (85) feet situated in Boone County, Illinois. PIN: 05-26-430-023

Parcel II:

Part of Lot 4 in Assessors Survey of Block Three (3) in Joel Walkers Addition to Belvidere, as platted and recorded in the Recorder's Office of Boone County, Illinois in Book 33 of Deeds, Page 52 bounded and described as follows, to-wit: Beginning at the Southwesterly corner of said Lot 4; thence Northwesterly along the Westerly line of said Lot 4, 54 feet to a point in said line, thence Northeasterly and parallel with the Southerly line of Lot 4, 39 feet to a point thence Southeasterly and parallel with the Westerly line of said Lot 4, 54 feet to the Southerly line of said Lot 4; thence Southwesterly along said Southerly line of said Lot 4, 39 feet to the place of beginning. Also all interest of the grantors in that portion of the North and South alley running in the rear of said above described premises as shown by the Plat of said Assessors Survey of Block Three (3) of Joel Walkers Addition to Belvidere, recorded in Book 86 of Deeds, Page 464 Boone County Records; situated in the County of Boone and the State of Illinois. PIN: 05-26-430-022

Parcel III:

The northeasterly 18 feet in even width of Lot 5 of the Plat of Assessor's Survey of Block 3 in Joel Walker's Addition to Belvidere, as platted and recorded in Book 3 of Deeds on page 542; situated in the County of Boone and the State of Illinois. PIN: 05-26-430-027

Parcel IV:

Lot 5 of Assessor's Survey of Block 3, as designated upon Plat of Joel Walker's Addition to the Town (now City) of Belvidere; except the southwesterly 23.6 feet by 28 feet of said lot, situated in the County of Boone and the State of Illinois. PIN: 05-26-430-028

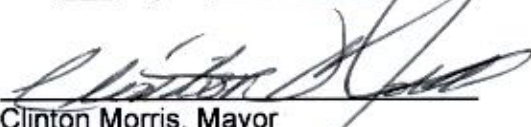
is changed and amended from SR-6, Single-family Residential-6 District to the CB, Central Business District; the Belvidere Official Zoning Map shall be modified to reflect this zoning amendment.

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 4<sup>th</sup> day of November 2024.

**APPROVED** by the Mayor of the City of Belvidere this 7<sup>th</sup> day of November 2024.

  
Clinton Morris, Mayor

**ATTEST:**

  
Erica Bluege, City Clerk

Ayes: 7

Nays: 0

Absent: 3

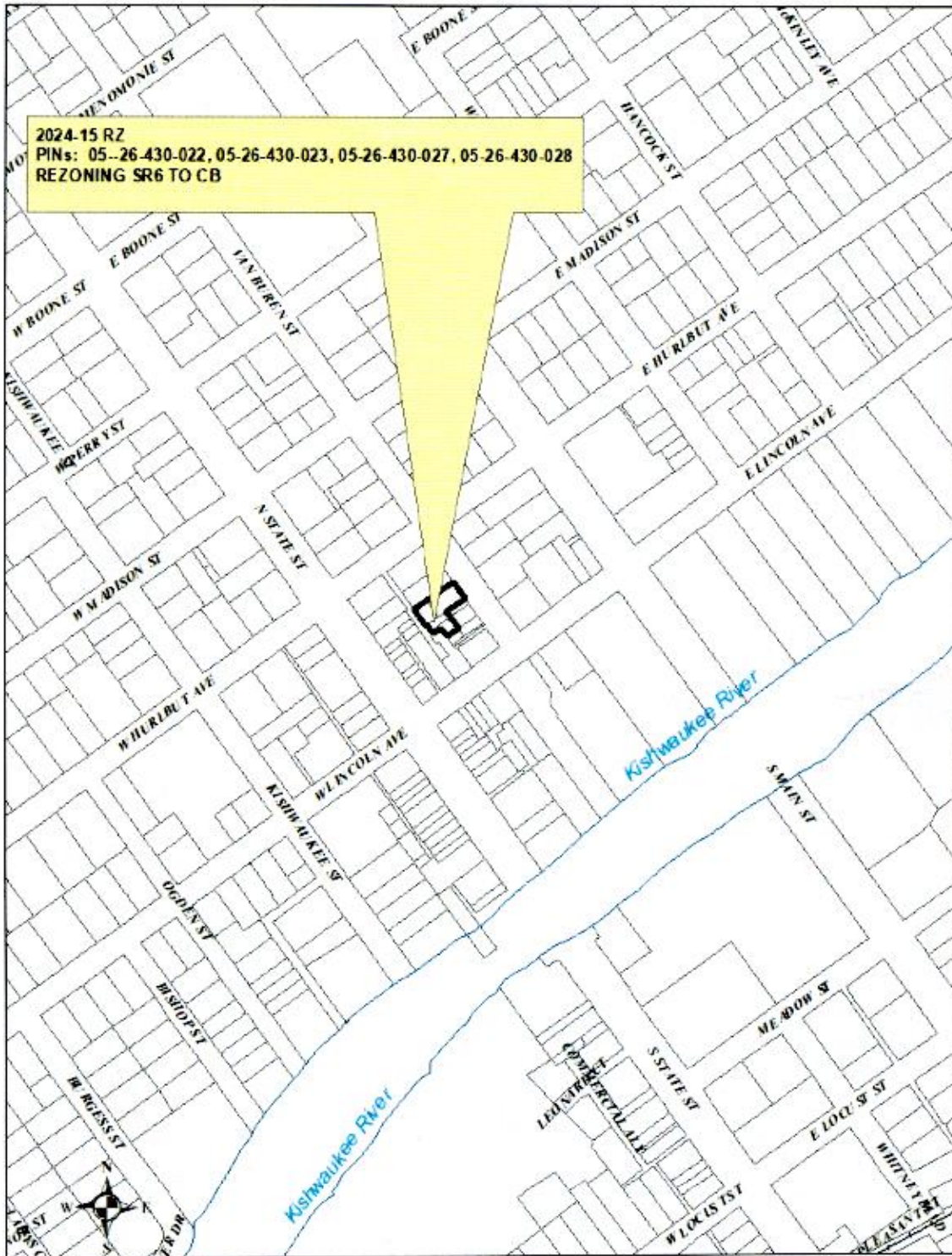
City Council Members Voting Aye: Albertini, Brereton, Frank, Gramkowski, McGee, Peterson and Stevens.

City Council Members Voting Nay: None.

Date Published: November 7, 2024

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

# ATTACHMENT A



**AFFIDAVIT**

STATE OF ILLINOIS     )  
  )  
COUNTY OF BOONE     )

Erica Bluege, first being duly sworn on oath deposes and says as follows:

By authority of the City Council of the City of Belvidere, Illinois, I published Ordinance #700H of the City of Belvidere, Illinois, in pamphlet form on November 7, 2024 and as a convenience for the public; I posted the pamphlet form of Ordinance #700H on the bulletin board in the lobby of Belvidere City Hall at 401 Whitney Blvd., Belvidere, Illinois; said location being readily accessible to the public during business hours of the City Clerk's office.

*Erica Bluege*  
Erica Bluege  
City Clerk

SUBSCRIBED AND SWORN TO BEFORE ME  
this 7<sup>th</sup> day of November, 2024.



*Sarah Turnipseed*  
\_\_\_\_\_  
Notary Public