

CITY OF BELVIDERE, ILLINOIS

ORDINANCE #708H

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW A PLANNED DEVELOPMENT WITHIN THE SR-3,  
SINGLE-FAMILY RESIDENTIAL-3 DISTRICT (707/5098 TUNEBERG)

PASSED AND ADOPTED

BY THE CITY COUNCIL

OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 2<sup>nd</sup> DAY OF DECEMBER 2024.

APPROVED BY THE

MAYOR OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 5<sup>th</sup> Day of December 2024.

Published in Pamphlet Form this 5<sup>th</sup> day of December 2024.

**ORDINANCE NO. 708H**

**AN ORDINANCE GRANTING A SPECIAL USE  
TO ALLOW A PLANNED DEVELOPMENT  
WITHIN THE SR-3, SINGLE-FAMILY RESIDENTIAL-3 DISTRICT  
(707/5098 Tuneberg)**

**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, Jacob Addis, 3301 Business Route 20, Belvidere, IL 61008 on behalf of the property owners Dan and Amanda Clinton, 5098 Tuneberg Parkway, Belvidere, IL 61008 has petitioned the City for a Special Use to permit a planned development at 707/5098 Tuneberg; 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 November 12, 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 SR-3, Single-family Residential-3 District for a planned development on the property depicted in Attachment A and legally described as:

Lots Five (5) and Six (6) as designated upon Final Plat of Deer Woods II, being a Subdivision of part of the Southeast Quarter (1/4) of Section 17 and part of the Northeast Quarter (1/4) of Section 20, Township 44 North, Range 3 East of the Third Principal Meridian, according to the Plat thereof recorded October 25, 2005 in Plat index file envelope 334-B as Document No. 2005R12514 in the Recorder's Office of Boone County, Illinois situated in the County of Boone and State of Illinois. PINs: 05-17-401-005 and 05-17-452-001

is hereby approved, subject to the following conditions:

1. The Planned Development shall be developed in substantial conformance with the site plan and building elevations dated 9/24/24 unless otherwise noted. (Attachment B)
2. A full final site plan shall be submitted to staff (building, public works, 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: Sections 150.105(B)(1)(C)(2) Attached/Detached garage in aggregate from 900 square feet to 2,073 square feet; 150.105(B)(1)(C)(2) Private Residential Recreational Facility from 900 square feet to 4,564 square feet; 150.204(H) Accessory Land Uses located between a principal building and a street frontage on the same lot; 150.105(B)(1)(F)(2)(G) Maximum Height of an Accessory Structure from 20 feet to 22 feet and 150.406(B) allowing a special use to increase the height of an accessory structure.

**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.

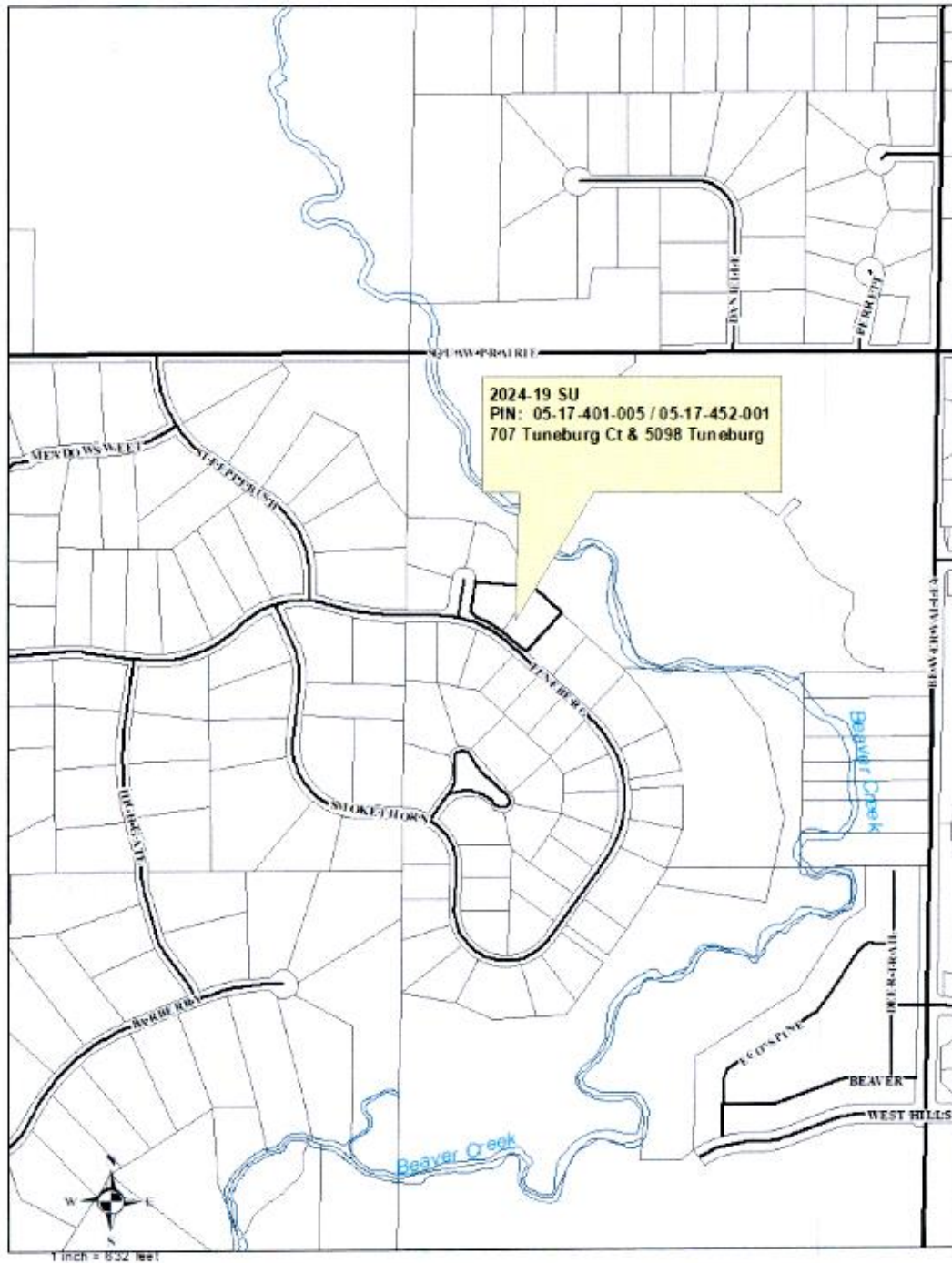
**Section 4.** That acceptance of any of the benefits of this Special Use shall be deemed acceptance of all the terms and conditions set forth herein.

**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



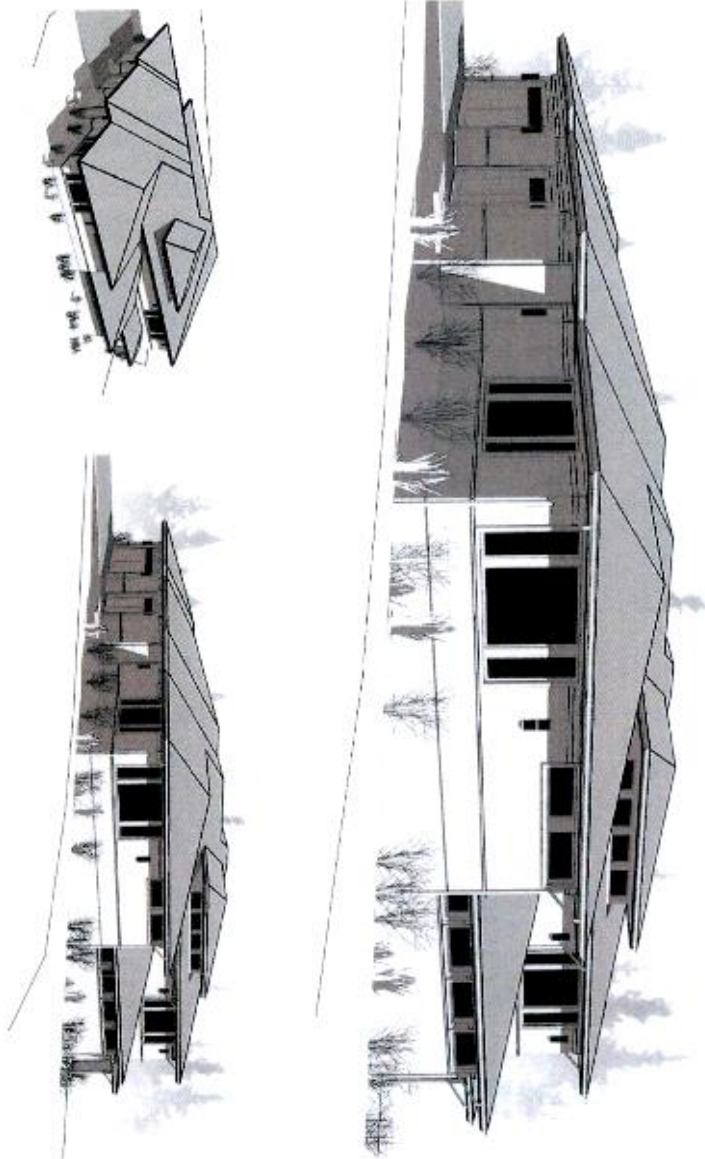
# ATTACHMENT A



## ATTACHMENT B

# Clinton Sport Court

707 Tuneburg Court | Belvidere, Illinois 61008



**ADDIS**

## Clinton Sport Court

707 Tuneburg Court | Belvidere, Illinois 61008

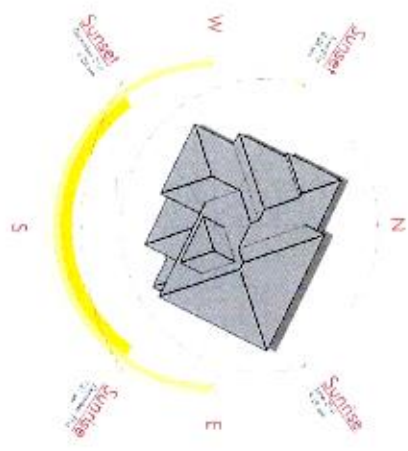
24-478  
02/1/21  
Carter

**DD-1**

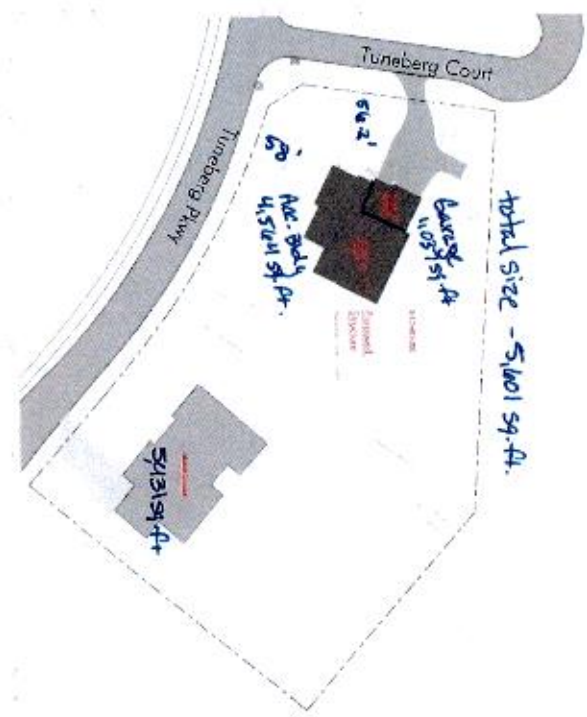
Site Plan Notes

Zoning Notes

2 Solar Path Analysis



1 Architectural Site Plan

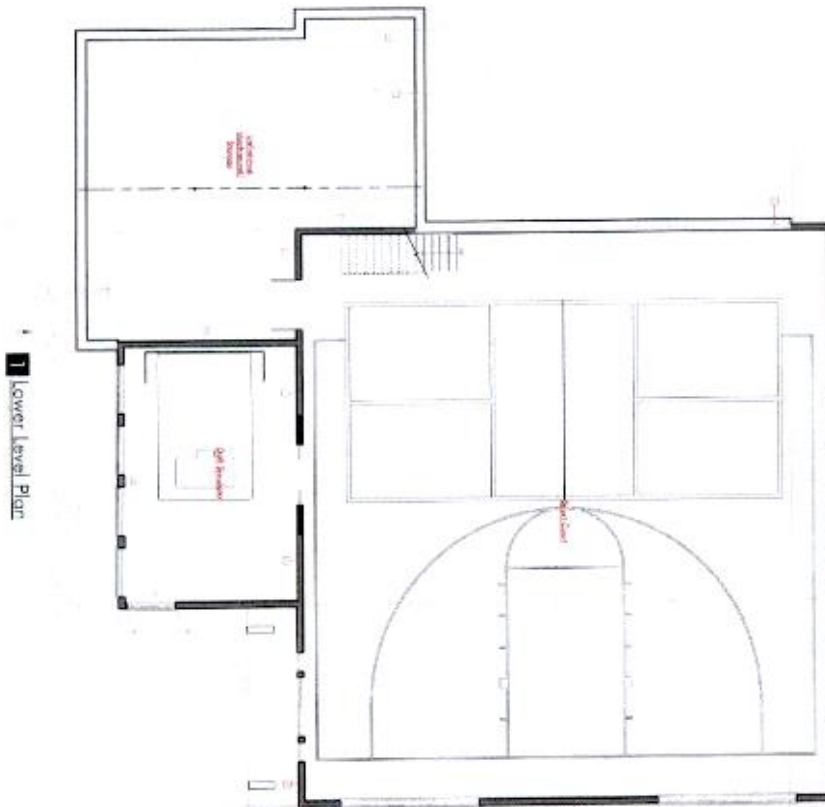


DD-2

**Clinton Sport Court**

207 Tuneberg Court | Belvidere, Illinois 61008

A  
O  
D  
S



1 Lower Level Plan

**DD-3** 2-14-26 9:24:24  
Lower Level Plan  
A.D.D.S.  
**Clinton Sport Court**  
707 Tunberg Court | Bolingbrook, Illinois 61008





1 First Floor Plan

**ADDIS**

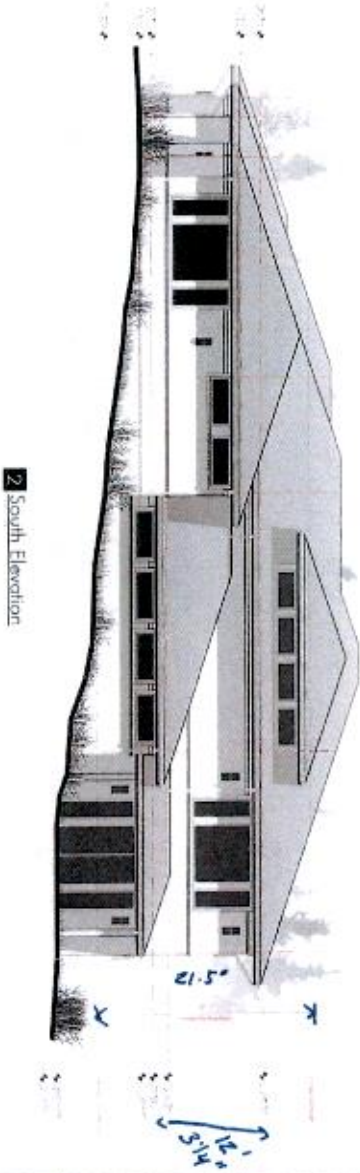
# Clinton Sport Court

707 Turrell Court | Belvidere, Illinois 61008

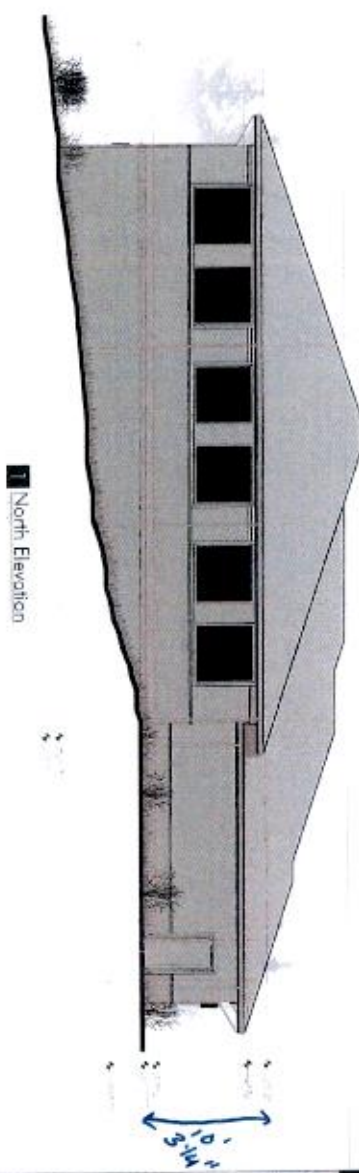
24-036  
0-24-04

First Floor Plan

DD-4



2 South Elevation



1 North Elevation

**DD-5** 21-426 9.21.24  
Entire Elevation  
Date Issued: 9/21/24  
Scale: As Shown  
707 Tunberg Court | Belvidere, Illinois 61008

# Clinton Sport Court

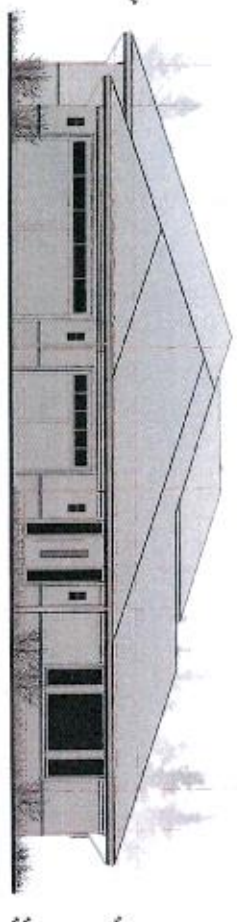
ADDIS ARCHITECTS

Exterior Elevation Notes

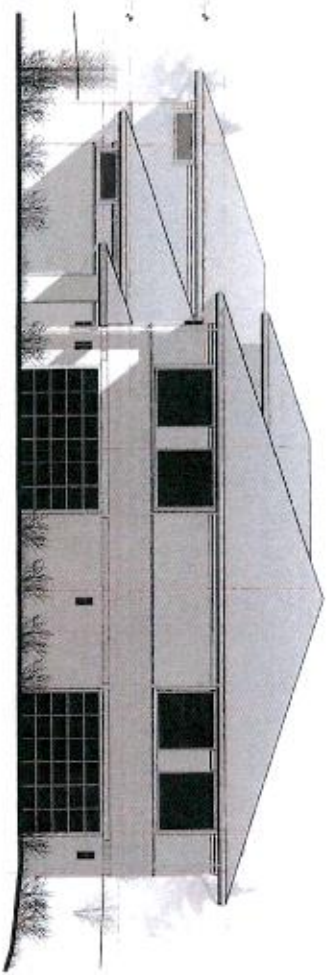
Facade Calculations

Area	1,234 sq. ft.
Perimeter	156 ft.
Volume	12,345 cu. ft.
Weight	1,234 lbs.
Cost	\$12,345

1 West Elevation



2 East Elevation



# Clinton Sport Court

707 Tunberry Court | Belvidere, Illinois 61008

Exterior Elevation

24-026

02/24/24

DD-6

**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 #707H of the City of Belvidere, Illinois, in pamphlet form on December 5, 2024 and as a convenience for the public; I posted the pamphlet form of Ordinance #707H 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 5<sup>th</sup> day of December, 2024.

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

