

State of Illinois) SS
Belvidere, Illinois)

BELVIDERE CITY COUNCIL
REGULAR MEETING
AGENDA

February 3, 2025

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 January 21, 2025; 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 regular Committee of the Whole – Public Safety and Finance and Personnel of January 27, 2025; as presented.

(9) Unfinished Business:

(A) Ord. #714H – 2nd Reading: An Ordinance Granting A Zoning District Change From SR-4, Single-Family Residential -4 District to GB, General Business District (230 N. Appleton Road).

(B) Res. #2025-1: A Resolution Authorizing Certain Annual Parades For 2025.

(10) New Business: None.

Motions forwarded from Committee of the Whole – Public Safety, Finance & Personnel of January 27, 2025.

Motions of Public Works – Chairman Rory Peterson:

(A) Motion to waive the bidding process to complete emergency repairs to Well#7.

(B) Motion to approve the proposal from Water Well Solutions, in the amount of \$171,034.00, to complete the emergency repairs to Well #7. This work will be paid for from the Water Depreciation account. The current balance in the account is \$1.25 million.

(11) Adjournment:

State of Illinois) SS
Belvidere, Illinois)

BELVIDERE CITY COUNCIL
REGULAR MEETING
MINUTES

Date: January 21, 2025

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, M. McGee, R. Peterson and
C. Stevens.

Absent: W. Frank, M. Freeman, S. Gramkowski and N. Mulhall.

Other staff members in attendance:

Public Works Director Brent Anderson, Budget and Finance Officer Sarah Turnipseed,
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 Erica Bluege.

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

(3) Public Comment: None.

(4) Approval of Minutes:

(A) Approval of minutes of the regular meeting of the Belvidere City Council of
January 6, 2025 as presented.

Motion by Ald. Fleury, 2nd by Ald. Peterson to approve the minutes of the regular
meeting of the Belvidere City Council of January 6, 2025. Aye voice vote carried.
Motion carried.

(5) Public Hearing: None.

(6) Special Messages and Proclamations:

(A) Youth Courage and Service Award – Postponed.

(B) Report from EMS Management & Consultants – Ambulance Billing Review by
Angi Graham.

(C) Report of Growth Dimensions by Pamela Lopez-Fettes.

(D) Report of Ida Public Library by Assistant Director Daisy Mechler.

(7) Approval of Expenditures: General & Special Fund Expenditures: \$3,104,018.87
Water & Sewer Fund Expenditures: \$ 851,245.25

Motion by Ald. Peterson, 2nd by Ald. Albertini to approve the General & Special Fund Expenditures in the amount of \$3,104,018.87. Discussion took place regarding removal of beavers near Appleton Road. Roll Call Vote: 6/0 in favor. Ayes: Albertini, Brereton, Fleury, McGee, Peterson and Stevens. Nays: None. Motion carried.

Motion by Ald. Peterson, 2nd by Ald. McGee to approve the Water & Sewer Fund Expenditures in the amount of \$851,245.25. Discussion took place regarding Well #11. Roll Call Vote: 6/0 in favor. Ayes: Brereton, Fleury, McGee, Peterson, 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 December 2024.
- (B) Monthly Report of Belvidere Fire Department Overtime Pay for December 2024.
- (C) Monthly Report of Community Development Department/Planning Department for December 2024.
- (D) Monthly Report of Building Department Revenues, Residential Building Permits, Commercial Permits and Case Reports for December 2024.
- (E) Monthly General Fund Report for December 2024.
- (F) Monthly Water/Sewer Fund Report December 2024.
- (G) Monthly CD Investments for December 2024.
- (H) Minutes of Planning and Zoning Commission of January 14, 2024.

Let the record show these reports were placed on file.

- (I) Minutes of Committee of the Whole – Building, Planning and Zoning and Public Works of January 13, 2025.

Motion by Ald. Fleury, 2nd by Ald. Peterson to approve the minutes of Committee of the Whole – Building, Planning and Zoning and Public Works of January 13, 2025. Aye voice vote carried. Motion carried.

(9) Unfinished Business: None.

(10) New Business:

- (A) Ord. #714H – 1st Reading: An Ordinance Granting A Zoning District Change From SR-4, Single-Family Residential -4 District to GB, General Business District (230 N. Appleton Road).

Ald. Brereton requested Ord. #714H to be on the agenda at the January 27, 2025 Committee of the Whole Meeting for discussion.

Let the record show Ordinance #714H was placed on file for first reading.

Motions forwarded from Committee of the Whole – Building, Planning and Zoning and Public Works of January 13, 2025.

- (A) Motion to reject all siphon line repair bids. Roll Call Vote: 6/0 in favor. Ayes: Fleury, McGee, Peterson, Stevens, Albertini and Brereton. Nays: None. Motion carried.
- (B) Motion to approve the siphon line repair direct expenses not-to-exceed \$200,000. The equipment, labor and material expenses will be paid for from the Sewer Depreciation Line Item #61-1790. Roll Call Vote: 6/0 in favor. Ayes: McGee, Peterson, Stevens, Albertini, Brereton and Fleury. Nays: None. Motion carried.
- (C) Motion to approve the proposal from Holiday Outdoor Decor, in the amount of \$30,616.20, for the purchase of 75 Christmas decorations. The decorations will be paid for from Public Benefit Line Item #41-5-110-7900. Discussion took place regarding the Christmas decorations and if they were included in the budget. Roll Call Vote: 6/0 in favor: Ayes: Peterson, Stevens, Albertini, Fleury and McGee. Abstaining: Brereton. Nays: None. Motion carried.
- (D) Motion to approve the proposal from William Charles Electric, in the amount of \$18,355, to complete the streetlight service relocation. This work will be paid for from Line Item #01-5-330-6022. Motion by Ald. Brereton to ask Midland States Bank to split the project 50/50. Motion not seconded. Motion failed. Discussion took place regarding there not being an easement where the service line currently exists. Roll Call Vote on the motion to approve the proposal from William Charles Electric, in the amount of \$18,355: 6/0 in favor. Ayes: Stevens, Albertini, Fleury, McGee and Peterson. Abstaining: Brereton. Nays: None. Motion carried.
- (E) Motion to approve the proposal from Core & Main, in the amount of \$33,510.00, for the Sensus Analytics upgrade. This work will be paid for from Water Depreciation Line Item #61-1780. Roll Call Vote: 6/0 in favor.

Belvidere City Council
January 21, 2025

Ayes: Albertini, Brereton, Fleury, McGee, Peterson and Stevens. Nays: None.
Motion carried.

(F) Motion to approve the Intergovernmental Cooperation Agreement Between the City of Rockford and City of Belvidere for Annual City-Wide Pavement Marking (Paint). Roll Call Vote: 6/0 in favor. Ayes: Brereton, Fleury, McGee, Peterson, Stevens and Albertini. Nays: None. Motion carried.

(G) Motion to approve work addendum equaling \$25,146.00 to be paid to Scandrol Construction for additional unforeseen repairs at Station #1. Roll Call Vote: 6/0 in favor. Ayes: Fleury, McGee, Peterson, Stevens, Albertini and Brereton. Nays: None. Motion carried.

(11) Adjournment:

Motion by Ald. Albertini, 2nd by Ald. Peterson to adjourn meeting at 6:41p.m. Aye voice vote carried. Motion carried.

Mayor

Attest:

City Clerk

Minutes
Committee of the Whole
Public Safety and Finance and Personnel
January 27, 2025
6:00 p.m.

Date: January 27, 2025

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

Call to Order – City Clerk Erica Bluege:

Roll Call:

Present: R. Brereton, J. Albertini, M. Fleury, W. Frank, S. Gramkowski,
M. McGee, R. Peterson and C. Stevens.

Absent: M. Freeman and N. Mulhall.

Other staff members in attendance:

Public Works Director Brent Anderson, Budget and Finance Officer Sarah Turnipseed, Community Development Planner Gina DelRose, Police Chief Shane Woody, Fire Chief Shawn Schadle, City Attorney Mike Drella and City Clerk Erica Bluege.

Motion by Ald. Brereton, 2nd by Ald. Fleury to appoint Ald. Albertini as chairman in the absence of Mayor Morris. Aye voice vote carried. Motion carried.

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.

(B) Fire Department – Update.

Fire Chief Shawn Schadle presented an update.

3. Finance & Personnel, Unfinished Business: None.

4. Finance & Personnel, New Business:

(A) Finance Department – Update.

Finance and Budget Director Sarah Turnipseed presented an update.

5. Other, Unfinished Business:

(A) Discussion of Ord: #714H: An Ordinance Granting a Zoning District Change from SR-4, Single-Family Residential -4 District to GB, General Business District (230 N. Appleton Road).

Discussion took place regarding Ord. #714H. Ald. Brereton requested that those in attendance from the public be allowed to speak. Joseph Davis, 1709 Maryland Ct., spoke as an opponent to the ordinance. John Maville, attorney for Joe Hamblock, spoke in favor of the ordinance.

6. Other, New Business:

(A) Res.#2025-1: A Resolution Authorizing Certain Parades For 2025.

Motion by Ald. Fleury, 2nd by Ald. Peterson to approve Res.#2025-1: A Resolution Authorizing Certain Parades for 2025. Aye voice vote carried. Motion carried.

(B) Well #7 Repairs.

Motion by Ald. Peterson, 2nd by Ald. Fleury to approve emergency repairs to Well #7. Discussion took place regarding the location of Well #7 and the remaining balance of the Water Depreciation Account. Aye voice vote carried. Motion carried.

Motion by Ald. Peterson, 2nd by Ald. Gramkowski to waive the bidding process for repairs to Well #7. Aye voice vote carried. Motion carried.

7. Adjournment:

Motion by Ald. Gramkowski, 2nd by Ald. Peterson to adjourn the meeting at 6:30p.m. Aye voice vote carried. Motion carried.

Committee of the Whole
January 27, 2025

_____ Mayor

Attest: _____ City Clerk

ORDINANCE #714H

**AN ORDINANCE GRANTING A ZONING DISTRICT CHANGE
FROM SR-4, SINGLE-FAMILY RESIDENTIAL-4 DISTRICT
TO GB, GENERAL BUSINESS DISTRICT
(230 N. Appleton Road)**

WHEREAS, a written application has been made by Joe Hamblock, 1800 N. Appleton Road, Belvidere, IL 61008 on behalf of the property owner, Peggy Wolf TR, 9562 Lawrenceville Road Garden Prairie, IL 61038 to obtain a zoning district change from the SR-4, Single-family Residential-4 District to the GB, General 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 January 14, 2025 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:

Parts of Southeast Quarter of Section 22, and parts of the Southwest Quarter of Section 23, in Township 44 North, Range 3 East of the Third Principal Meridian, Town of Belvidere, Boone County, Illinois, described as follows:

TRACT A

Beginning at a point in the East line of Section 22, T. 44 N., R. 3 E. of the 3rd P.M., 3.12 chains North of the Southeast corner of said Section 22; thence North 89 degrees 52 minutes 30 seconds West parallel with the South line of Section 22, 347.82 feet to a point in the center line of the New Road (now called Sunset Avenue); thence North along said center line, 113.97 feet to an angle in said road; thence North 28 degrees 59 minutes 30 seconds East along the center line of the New Road, 106.12 feet; thence South 58 degrees 06 minutes 30 seconds East, parallel with the center line of the Rockford and Belvidere Road (now U.S. Highway 20), 393.07 feet; thence North 89 degrees 52 minutes 30 seconds West, parallel with the South line of Section 23, 37.43 feet to the place of the beginning, excepting therefrom the premises conveyed for highway purposes.

TRACT B

Commencing at a point in the East line of Section 22, T. 44 N., R. 3 E. of the 3rd P.M., 3.12 chains North of the Southeast corner of said Section 22; thence South 89 degrees

52 minutes 30 seconds East, parallel with the South line of Section 23, 37.43 feet for the place of beginning; thence North 58 degrees 06 minutes 30 seconds West, parallel with the center line of the Rockford and Belvidere Road (now U.S. Highway 20), 393.07 feet to a point in the center line of the New Road (now called Sunset Avenue); thence North 28 degrees 59 minutes 30 seconds East along said center line, 164.60 feet; thence South 58 degrees 06 minutes 30 seconds East, parallel with and 8 chains distant from the center line of the Rockford and Belvidere Road (now U.S. Highway 20), 666.87 feet; thence North 89 degrees 52 minutes 30 seconds West, parallel with the South line of Section 23, 312.25 feet to the place of beginning, excepting therefrom the premises conveyed for highway purposes.

PINs: 05-22-479-002 and 05-22-479-003

is changed and amended from SR-4, Single-family Residential-4 District to the GB, General 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 _____ day of _____ 2025.

APPROVED by the Mayor of the City of Belvidere this _____ day of _____ 2025.

Clinton Morris, Mayor

ATTEST:

Erica Bluege, City Clerk

Ayes: _____

Nays: _____

Absent: _____

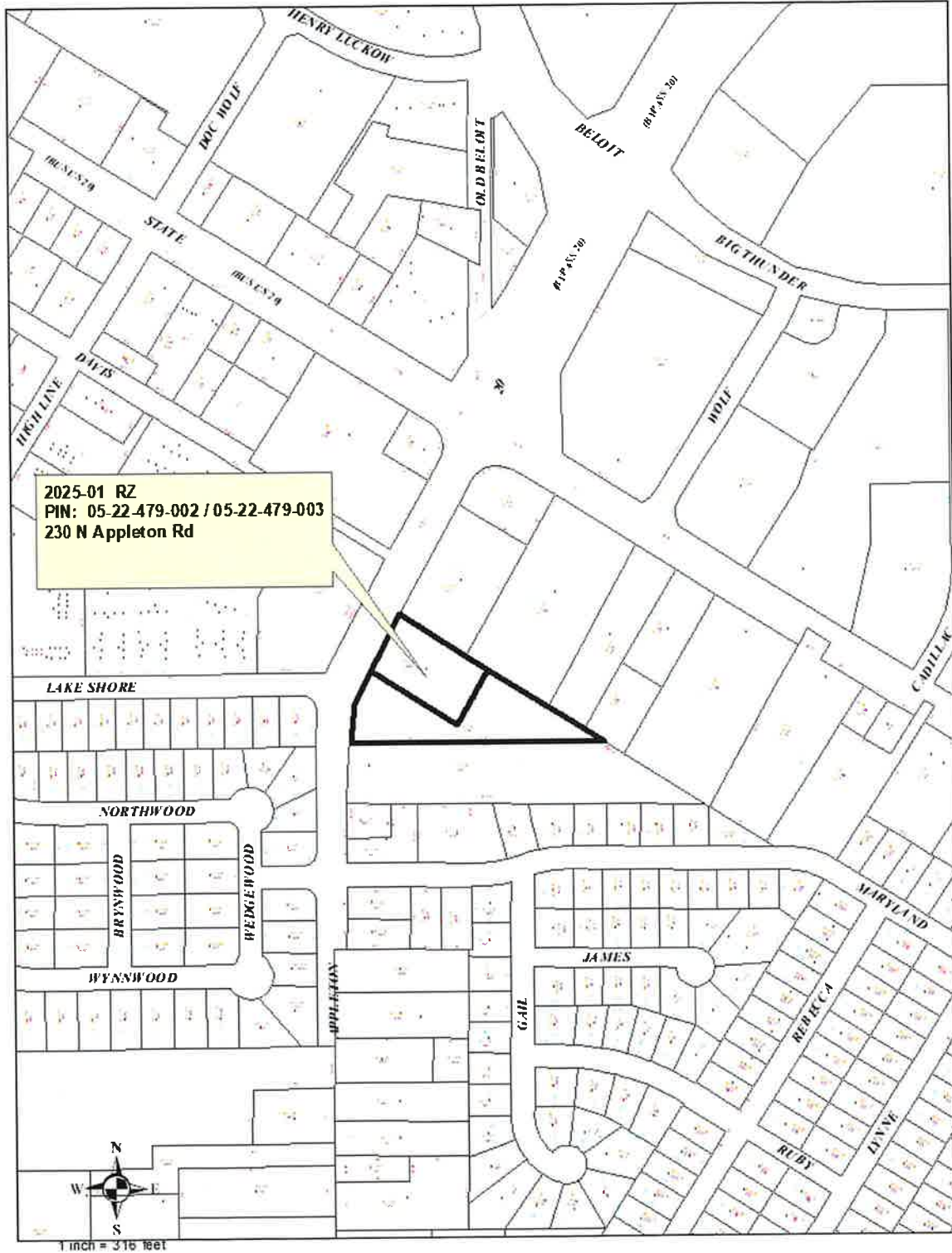
City Council Members Voting Aye:

City Council Members Voting Nay:

Date Published:

Sponsor: _____

ATTACHMENT A



MEMO

DATE: January 14, 2025
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Recommendation for Case 2025-01; Hamblock Ford, 230 N. Appleton Road

REQUEST AND LOCATION:

The applicant, Joe Hamblock, 1800 N. Appleton Road, Belvidere, IL 61008 on behalf of the property owner, Peggy Wolf TR, 9562 Lawrenceville Road Garden Prairie, IL 61038 is requesting a map amendment (rezoning) on approximately 2.5 acres commonly known as 230 N. Appleton Road and the adjacent vacant parcel from the SR-4, Single-family Residential-4 District to the GB, General Business District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. The property is irregular in shape, developed with a single-family residence and large greenspace area. PINs: 05-22-479-002 and 05-22-479-003

RECOMMENDATION:

The Planning and Zoning Commission recommended the approval of case number 2025-01, Hamblock Ford, 230 N. Appleton Road; the motion passed with a (7-0) roll call vote.

Paul Engelman, Chairman
Belvidere Planning and Zoning Commission

CITY OF BELVIDERE

Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

401 WHITNEY BLVD. SUITE 300 BELVIDERE, IL 61008 * PH (815)547-7177 FAX (815)547-0780

January 6, 2025

ADVISORY REPORT

CASE NO: 2025-01

APPLICANT: Hamblock, 230 North Appleton Road (MA)

REQUEST AND LOCATION:

The applicant, Joe Hamblock, 1800 N. Appleton Road, Belvidere, IL 61008 on behalf of the property owner, Peggy Wolf TR, 9562 Lawrenceville Road Garden Prairie, IL 61038 is requesting a map amendment (rezoning) on approximately 2.5 acres commonly known as 230 N. Appleton Road and the adjacent vacant parcel from the SR-4, Single-family Residential-4 District to the GB, General Business District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. The property is irregular in shape, developed with a single-family residence and large greenspace area. PINs: 05-22-479-002 and 05-22-479-003

BACKGROUND:

The two properties were annexed into the City of Belvidere separately in the 1990s. Upon annexation they were classified as single-family residential, like the properties to the west and south. The majority of the nearby property was already established as either commercial (to the north and east) or residential (to the south and west), limiting the amount of new development occurring since the property was annexed. Although new residential development has been limited, the North State Street commercial corridor has experienced significant reinvestment.

The applicant owns and operates the adjacent automobile dealership to the north. In order to expand the business, they are requesting the property be rezoned to General Business. Automotive related businesses such as car sales, car repair, gas stations and drive-through lanes require a special use. The rezoning is the first step towards the business expansion. A special use will need to be approved by the City Council at a later date prior to any such development occurring.

FINDINGS OF FACT:

Per Section 150.903 (D) of the City of Belvidere Zoning Ordinance, the criteria for granting an Amendment of the Official Zoning Map are as follows:

- A. Existing uses and intensities of property within the general area of the property in question.**

Findings:

Subject property: Single-family residence and open space

Adjacent property:

North: Hamblock Ford

South: Open Space

East: Kunes and Advanced Auto Parts

West: U.S. Department of Agriculture Service Center and Wynwood Subdivision

The property is located along North Appleton Road which is developed with non-residential land uses at the larger intersections and residential land use in-between. The property is bordered by automotive related businesses and government offices to the north and east, a mix of single-family and multi-family to the west and single-family residential on the other side of a vacant lot to the south. This area of Appleton Road is the transitional area between residential land uses and the established commercial intersections.

B. The zoning classification of property within the general area of the property in question.

Findings:

Subject property: SR-4, Single-family Residential-4 District

Adjacent property:

North and East: GB, General Business District

South: SR-4, Single-family Residential-4 District

West: NO, Neighborhood Office District and SR-6, Single-family Residential-6 District

The property is located along a section of North Appleton Road that is transitioning from residential to commercial. The North State Street Commercial Corridor located to the north is heavily developed with automobile orientated land uses and to the south is a mix of residential areas and open space. Due to the configuration of the parcel, approximately half of its perimeter abuts property that is zoned commercial and office while the other half abuts residentially zoned property.

C. The suitability of the property in question for the uses permitted under the existing zoning classification.

Findings: The property is suitable for the existing zoning classification (Single-family Residential-4) in its current state with the existing improvements of the subject property and lot configuration.

The SR-4 zoning district requires buildable lots to be 80 feet wide and minimum of 10,000 square feet in size. There is enough road frontage along North Appleton Road to subdivide the property into four residential lots, all having driveways along North Appleton Road. Since North Appleton Road is a primary arterial street, residential driveways accessing it are not ideal. A road with a cul-de-sac could be constructed and 7 buildable lots could be created with drive-ways along the new road. A developer would need to determine if the cost of constructing the new right-of-way and extending utilities in order to develop a seven-lot subdivision would be financially feasible.

By rezoning the subject property to commercial, it allows for a larger scaled development to occur on the approximately 2.5 acres and an extension of the established commercial intersection of North Appleton Road and North State Street.

- D. The trend of development, if any, in the general area of the property in question, including changes (such as the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), if any, that may have taken place since the day the property in question was placed in its present zoning classification and that make the property more appropriate for a different zoning district.**

The subject property has been zoned single-family since it was annexed into the City of Belvidere in the 1990s. Although there have not been any significant changes to nearby infrastructure, redevelopment has occurred since the property was annexed into the City. The most recent nearby residential development was platted in 1997. Since 2005, numerous nearby businesses have undergone façade renovations or redevelopment. Most recently, the City Council approved a special use for the redevelopment of Dodge Lanes bowling alley.

- E. Whether the proposed amendment is consistent with the plans and policies of the Comprehensive Plan adopted by the City**

Findings: The proposed rezoning is not consistent with the plans and policies of the Comprehensive Plan adopted by the City.

The subject property is designated as "Low Density Residential" by the City of Belvidere Comprehensive Plan, adopted May 7, 2024. Low density residential land uses include single-family detached, single-family attached, duplexes, triplexes, and accessory dwelling units. While each of these uses have distinct qualities, they are grouped because they function similarly and seamlessly blend to create cohesive mixed residential areas. Low density residential surrounding commercial corridors and districts should gradually densify into medium density residential to accommodate more housing options.

- F. Whether the proposed Official Zoning Map amendment furthers the purposes of the Zoning Ordinance and the applicable rules and regulations of the State of Illinois and the Federal Emergency Management Agency (FEMA).**

Findings: The proposed Official Zoning Map amendment will further the purposes of this Chapter and the applicable rules and regulations of the State of Illinois and the Federal Emergency Management Agency (FEMA).

The subject property is comprised of two lots, one being developed with a single-family residence and the other vacant. The rezoning will allow for the development of the parcel as an extension to the North State Street commercial corridor. All future development will need to adhere to all applicable codes and ordinances in addition to advised recommendations for development that may be provided by agencies at a later date.

- G. Whether a mistake was made in mapping on the Official Zoning Map or if an area is developing in a manner and purpose different from that for which it is mapped.**

Findings: The two parcels were annexed separately in the 1990s. Upon annexation, they were both designated as single-family residential on the City of Belvidere's Zoning Map.

Although one of the parcels was already developed with a single-family residence at time of annexation and rezoning, the property is adjacent to both commercial and residential land

uses. Redevelopment into commercial or office land uses would not be out of character for North Appleton Road.

SUMMARY:

The planning staff believes that although the property can be developed under the current SR-4 zoning district, the proposed rezoning is also appropriate due to the proximity of the North State Street commercial corridor. The property's north and eastern boundaries abut the commercial corridor and the western boundary abuts North Appleton Road which is a primary arterial road.

The rezoning will allow for the expansion of the commercial area located at the corner of North State Street and Appleton Road. The General Business District requirements will regulate aesthetics of any new construction or expansion and buffering to nearby residences. The City's municipal code will regulate stormwater detention.

RECOMMENDATION:

The Planning staff recommends the approval of case number 2025-01 to rezone approximately 2.5-acres from SR-4, Single-family Residential-4 District to GB, General Business District.

Submitted by:



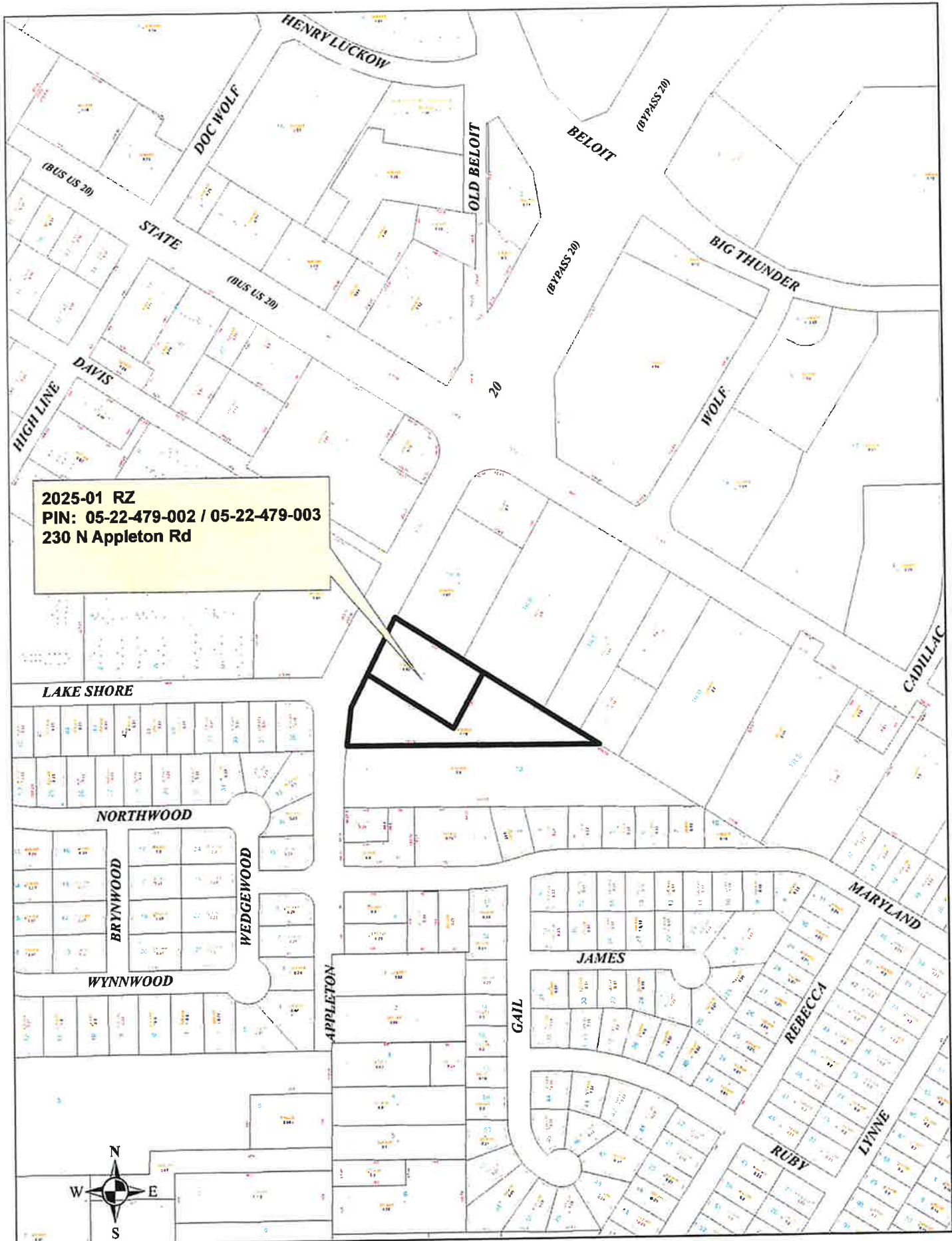
Gina DelRose, Community Development Planner

PLANNING AND ZONING COMMISSION/CITY COUNCIL ACTION

The Planning and Zoning Commission shall make and forward findings of fact as to the whether the proposed map amendment furthers the purposes of the Zoning Ordinances and make a recommendation to the City Council. The City Council shall review the findings and recommendation and may accept or reject the findings and recommendation of the Planning and Zoning Commission in whole or in part; or the City Council may refer the matter back to the Planning and Zoning Commission for further consideration. Any approval shall be considered the approval of a unique request and not be construed as precedent for any other proposed map amendment.

ATTACHMENTS

1. Location Map by Planning Staff.
2. Aerial photo by Planning Staff.
3. Zoning Map by Planning Staff.
4. Boundary Map submitted by the Applicant.
5. Narrative submitted by the Applicant.
6. NRI Report 1783 comments submitted by Heather VanTilburg, Boone County Soil and Water Conservation District dated December 5, 2024.
7. Letter from the Boone County Health Department, Alisen O'Hearn, December 17, 2024.



2025-01 RZ
PIN: 05-22-479-002 / 05-22-479-003
230 N Appleton Rd



1 inch = 316 feet

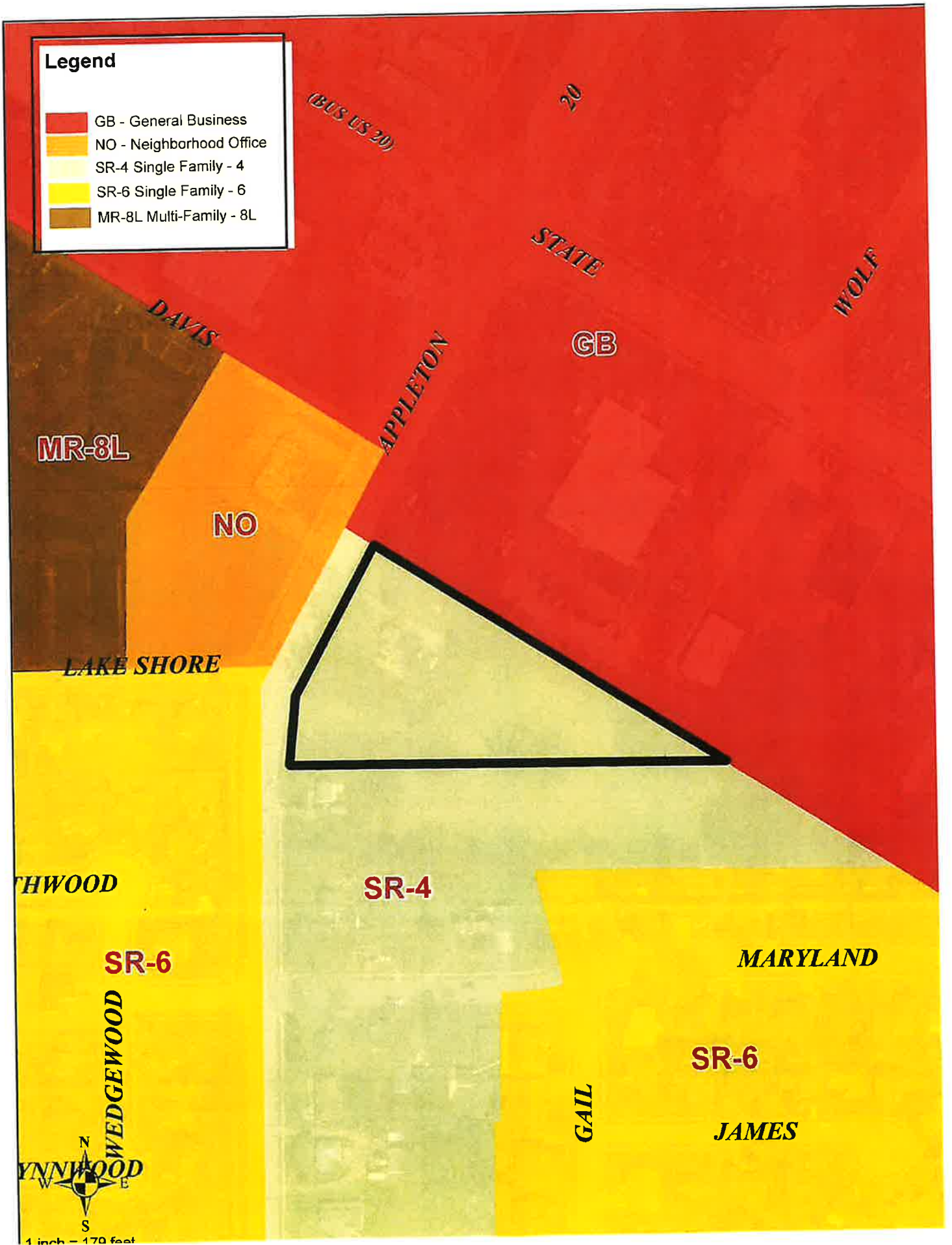


2025-01 RZ
PIN: 05-22-479-002 / 05-22-479-003
230 N Appleton Rd

1 inch = 95 feet

Legend

- GB - General Business
- NO - Neighborhood Office
- SR-4 Single Family - 4
- SR-6 Single Family - 6
- MR-8L Multi-Family - 8L







To: City of Belvidere - Community Development Department

I am writing to request the rezoning of Parcel Identification Numbers 0522479002 and 0522479003 from residential to general business to develop an expansion of our repair facility. This project will bring significant benefits to our community, including job creation, enhanced automotive services, and economic growth.

We are committed to minimizing the impact on neighboring properties by adhering to all city guidelines and incorporating thoughtful design measures.

Thank you for your consideration. I look forward to working together on this exciting opportunity. Please feel free to contact me at 815.262.0356 or joe.hamblock@HamblockFord.com with anything further that you may need.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joe Hamblock', with a long horizontal flourish extending to the right.

Joe Hamblock
Dealer Principal
Hamblock Ford

1800 N State Street, Belvidere, IL 61008



**Boone County
Soil & Water
Conservation District**

211. N. Appleton Road
Belvidere, IL 61008
815-544-3465 x3

05 December 2024

SWCD NRI #: 1783

Belvidere Planning Department
401 Whitney Blvd., Suite 300
Belvidere, IL 61008

Dear Sir/Madam,

A request for a Natural Resource Information Report was submitted. We will supply a written reply to your office as indicated below:

Our review does not apply in this instance.
 Other (see attached)

Location of Site: 230 N. Appleton Rd., Belvidere, IL 61008
PIN(S): 05-22-479-002, 05-22-479-003

Contact	Petitioner	Owner
Joe Hamblock 1800 N State St. Belvidere, IL 61008 (815) 262-0356 Joe.hamblock@hamblockford.com	Same as contact	Peggy Wolf Trust 9562 Lawrenceville Rd Garden Prairie, IL 61008

Request: Zoning Change, SR-4 to GB

Notes, if any: By considering the current zoning, current land use, Geographical Information Systems maps, and requested zoning change, the Boone County Soil and Water Conservation District has determined that the proposed use will have no significant impact on the natural resources on the property or surrounding area, but please see additional comments attached in this letter regarding soils information and best management practices.

Sincerely,

Heather VanTilburg, BCSWCD Resource Conservationist



Boone County Soil & Water Conservation District

211. N. Appleton Road
Belvidere, IL 61008
815-544-3465 x3

the Natural Resource Conservation Service (NRCS), the presence of hydric soils is one third of the requirements needed to meet a jurisdictional wetland. The two other requirements include wetland hydrology and hydrophytic vegetation.

Permeability/Groundwater

Groundwater is water that exists in the pore spaces and fractures in rock and sediment beneath the Earth's surface. It originates as rainfall or snow, and then moves through the soil into the groundwater system. The soil types present near the surface, and their permeability, can have a direct correlation to water quality of shallow groundwater systems. Water quality refers to such things as the temperature, the number of dissolved solids (hardness), and the presence of pollutants. Most pollution of groundwater is the result of biological activity, much of it human. Among the sources of contamination are: failing or inadequate on-site septic systems, broken sewer lines, waste dumps (both industrial and residential), spills, biological waste products, agricultural pollutants such as fertilizers and pesticides, and salt contamination from excess salt applications in the winter. Groundwater contamination can result from a point source where the contaminant plume emanates from one spot, or from a widespread source where the pollution is introduced over a wide area and diffused throughout the groundwater over a broad region. Nonpoint source contaminants are difficult to identify and address. Groundwater contaminant plumes change over time. They grow in length with groundwater flow. They grow in width by diffusion and dispersion. Large plumes pollute large areas and affect many people.

Comments from SWCD:

Best management practices should be implemented at the site during any periods of disturbance to prevent erosion and result in clean discharges from the site. The Illinois Urban Manual is a resource of practices used throughout the State and can be accessed at <http://www.aiswcd.org/iium/>. The concept of these practices can be carried over to good housekeeping measures after development occurs and buildings are occupied to prevent stormwater runoff from becoming contaminated.

When considering what to do with vacant areas of the site, implementation of native plants can provide a variety of benefits. Native plants like grasses and flowers provide critical habitat for many key species like the Rusty Patch Bumble Bee and Monarch Butterflies. These deep-rooted native species are preferred because of their abilities to enhance soil permeability and pollutant filtering and their reduced needs for fertilizer, herbicides, irrigation, and mowing. Unfortunately, loss and degradation due to the development of the land and introductions of invasive species is a serious problem in Illinois.

The proposed land use of this site may lead to soil compaction in the future. Soil compaction occurs when soil particles are pressed together, reducing the pore space between them. This increases the weight of solids per unit volume of soil (bulk



Boone County
Soil & Water
Conservation District

211. N. Appleton Road
Belvidere, IL 61008
815-544-3465 x3

density). Soil compaction occurs in response to pressure (weight per unit area) exerted by field machinery or animals. Other factors affecting compaction include the composition (texture, organic matter, plus clay content and type), soil water content and the number of passes by equipment. The risk for compaction is greatest when soils are wet. A dry soil is much more resistant to compaction than a moist or wet soil. Compaction restricts rooting depth, which reduces the uptake of water and nutrients by plants. It decreases pore size, increases the proportion of water-filled pore space at field moisture, and decreases soil temperature. This affects the activity of soil organisms by decreasing the rate of decomposition of soil organic matter and subsequent release of nutrients. Compaction decreases infiltration and thus increases runoff and the hazard of water erosion. Compaction can be reduced by reducing the number of trips across an area, working with or on the soils when dry, reducing the pressure of equipment, and maintaining organic matter in the soil.

Thank you for taking the SWCD's advisement under consideration. If you have any questions or comments about this report or the findings, please contact the Boone County Soil and Water Conservation District at (815) 544-3465 ext. 3.

The Boone County Soil and Water Conservation District is an equal opportunity employer.
All programs and services are offered without regard to race, color, national origin, religion, sex, age, marital status, or handicap.



Public Health
Prevent. Promote. Protect.

Boone County Health Department

1204 Logan Avenue, Belvidere, Illinois 61008
Main Office 815.544.2951 Clinic 815.544.9730 Fax 815.544.2050
www.boonehealth.org

The mission of the Boone County Health Department is to serve our community by preventing the spread of disease, promoting equitable wellness & protecting the public's health.

December 17, 2024

City of Belvidere

Email: GDelRose@BelvidereIL.gov

Community Development
Gina DelRose
401 Whitney Blvd Suite 300
Belvidere, IL 61008

Re: Case 2025-01 (RZ): Hamblock, 230 N Appleton Road and vacant parcel

Dear City of Belvidere,

We are in receipt of a map amendment (rezoning) on approximately 2.5 acres commonly known as 230 N Appleton Road and the adjacent vacant parcel from the SR-4, Single-family Residential-4 District to the GB, General Business District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map.

At this time, the Boone County Health Department has no comment.

If you have any questions or concerns, please contact us at (815) 544-2951 ext. 2 or at info@boonehealth.org.

Sincerely,

Alisen O'Hearn, LEHP, REHS/RS
Environmental Center Supervisor
Boone County Health Department

Resolution #2025-1

A RESOLUTION AUTHORIZING CERTAIN ANNUAL PARADES FOR 2025

WHEREAS, the City of Belvidere allowed certain organizations to conduct parades on city streets in 2024, and

WHEREAS, the City Council finds it to be in the best interest of the City to allow the same parades in 2025,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BELVIDERE, ILLINOIS AS FOLLOWS:

SECTION 1: That the Mayor and City Council of the City of Belvidere approve the annual parades as set forth in Exhibit A, which is incorporated herein by reference.

SECTION 2: That the Mayor is authorized to approve amendments to the parade routes and the times and dates of the parades.

SECTION 3: The Police, Fire, and Public Works Departments are directed to provide such parade assistance as the Mayor directs.

Ayes:

Nays:

Absent:

Date Approved:

Approved:

Mayor

Attest:

City Clerk

ANNUAL PARADES
EXHIBIT A

EVENT: **GOOD FRIDAY**
SPONSOR: Members of St James Church
ROUTE: Assembles on Church Street right on Main Street right Buchanan Street right on Warren Avenue and ending at Church Street.

EVENT: **MEMORIAL DAY**
SPONSOR: Veteran's Memorial Commission
ROUTE: Assembles at City Lot #5, proceeds to South Main St, heading north and ending at the Boone County Courthouse.
Brief ceremony at Big Thunder Park.

EVENT: **4TH OF JULY/HERITAGE DAY CELEBRATION**
SPONSOR: Heritage Day Committee
ROUTE: Assembles at Harrison St., proceeds to State Street, heading south ending at Logan Ave.

EVENT: **HOMECOMING PARADE**
SPONSOR: Belvidere High School
ROUTE: Assembles at the Community Building and proceeds South on Pearl Street to 6th Street, East on 6th Street to East Avenue to High School.

EVENT: **HOMECOMING PARADE**
SPONSOR: Belvidere North High School
ROUTE: Assembles at the corner of Buchanan Street and Main Street and proceeds north on Main Street ending at West Street.

EVENT: **ANNUAL HALLOWEEN PARADE**
SPONSOR: IOU Club
ROUTE: Assembles on North State Street between Perry and Boone and proceeds to the Community Building.

EVENT: **VETERAN'S DAY PARADE**
SPONSOR: Veteran's Memorial Commission
ROUTE: Assembles at State Street and Lincoln Avenue, March to WWII Memorial in Belvidere Park then to VFW for ceremony.

EVENT: **CHRISTMAS PARADE**
SPONSOR: Belvidere Park District
ROUTE: North of Ida Public Library proceed south on State Street ending at Community Building.

Memo

To: Mayor and City Council
From: Brent Anderson, Director of Public Works
Date: 1/31/2025
Re: Well #7 Repairs

Attached to this memo is the repair estimate for Well #7. The total cost of the repairs is \$171,034.00 and includes new column pipe and pump cable.

In order to complete these repairs, the following motions are needed:

1. Motion to waive the bidding process to complete the emergency repairs to Well #7.
2. Motion to approve the proposal from Water Well Solutions, in the amount of \$171,034.00, to complete the emergency repairs to Well #7. This work will be paid for from the Water Depreciation account. The current balance in the account is \$1.25 million.



1/30/2025

City of Belvidere
 401 Whitney Blvd
 Belvidere, Illinois 61008
 Attention: Chris McElhinney

RE: Well 7 Pump and Motor Replace

Dear Mr. McElhinney,

Water Well Solutions is pleased to submit the following proposal to the city of Belvidere to replace the submersible well pump and motor in Well 7. Our 3-man crew will mobilize to the site; stage new equipment; splice the cable to the new motor; connect the new pump and motor; set new equipment into the well to a total depth estimated at 462'.

During removal and inspections, WWS has determined the motor is shorted to ground and needs to be replaced. The pump has a hole in one of the bowls and needs to be replaced. 18 of the 22 pieces of column pipe were butted and should be replaced. WWS will leave the old column pipe onsite for the city to have the threads re-cut and coating sandblasted and re-coated at a later time, or can scrap as you see fit. No zinc sleeves would be added as the current ones show no signs of usefulness. The check valves were noted as having moderate deterioration and should be changed at this time. The pump cable could be re-used but will not have any warranty or guarantee in its working condition after installation is completed; WWS recommends changing the submersible pump cable at this time because of splices made in the past creating the proper length for the pump and motor setting and would not carry any warranty. The cathodic protection appears to be operating according to manufacturer's design and can be re-used but will not have any warranty or guarantee in its working condition after installation is completed.

The estimated cost associated with the efforts are outlined below:

Pumping Equipment:				
	QTY	Unit	Unit Cost	Estimated Total
Labor:				
Mob/Demob	1	EA	\$300	\$300.00
3-Man Crew w/Service Truck, Trailer, Pump Hoist and Tools, Set Up, Set Equipment	40	HRS	\$645	\$25,800.00
Materials:				
New 460V 2P 150 HP Hitachi Submersible Motor	1	EA	\$33,800	\$33,800.00
New 1,000 GPM @ 510 TDH Pump Group Bowl Assembly	1	EA	\$14,740	\$14,740.00
New 350 MCM Submersible Pump Cable	500	Ft	\$67	\$33,500.00
Reused Cathodic Protection	1	LS	\$0	\$0.00
8" AIS Coated Column Pipe	462	Ft	\$127	\$58,674.00
8" Surge Check Valve	2	EA	\$1,500	\$3,000.00
Tape, Banding, Air Lines and other Misc. Materials	1	LS	\$1,220	\$1,220.00
Total:				\$171,034.00



All work will be performed on a time and material basis at our standard weekday hourly rates, and this quote should be considered as a guideline. All fuel surcharges are included in the Mob/Demob fees.

If you wish to proceed with the scope of work outlined above, please sign below, and return a copy of this proposal. WWS currently has a backlog of work for 10-12 weeks and will not soft schedule a crew without a signed contract but will move this project to As-Soon-As-Possible due to this emergency situation, and will make every effort to mobilize within 5 days of a signed agreement.

After installation is complete, WWS will perform a short pumping test through a waste port approved by the city to plot the flow rates, verified with an orifice or temporary flow meter against 3 different discharge pressure points. After cleaning up the work area, they will demobilize to our shop. Any water tests or sampling are to be completed by a representative of the city at no cost to WWS.

We currently have 8" coated AIS steel pipe and surge check valves in stock. The new pump cable can be delivered to our shop within 3 business days. The new liquid end has a projected 3-day lead time and would not be ordered without a signed contract. The new motor is in stock near the pump manufacturer and would be shipped on the same truck. Sodium hypochlorite will be used for sanitizing/disinfecting equipment being installed in accordance with AWWA standards. The prices in the chart above reflect expedited shipping and handling.

Water Well Solutions values our relationship with you and the City of Belvidere, and we look forward to working with you. As always, please feel free to contact me directly on my cell at 630-488-1982 or via email at tim.hackbarth@wwsg.com.

Sincerely,

Tim Hackbarth

Tim Hackbarth
Senior Project Manager - Water Well Solutions Illinois, LLC.

Signature: _____

Name: _____

Title: _____

Date: _____