

CITY OF BELVIDERE, ILLINOIS

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).

PASSED AND ADOPTED

BY THE CITY COUNCIL

OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 3RD DAY OF FEBRUARY 2025.

APPROVED BY THE

MAYOR OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 11TH DAY OF FEBRUARY 2025.

Published in Pamphlet Form this 11th day of February 2025.

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

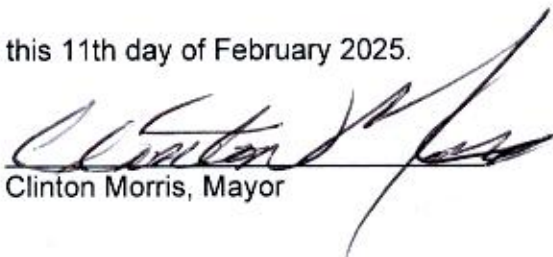
is changed and amended from SR-4, Single-family Residential-4 District to the GB, General Business District; the Belvidere Official Zoning Map shall be modified to reflect this zoning amendment.

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

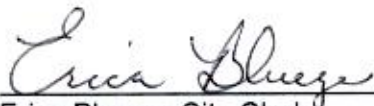
Section 2. This Ordinance shall be in full force and effect from and after its passage, approval and publication in the pamphlet form as provided by law.

PASSED by the City Council of the City of Belvidere this 3rd day of February 2025.

APPROVED by the Mayor of the City of Belvidere this 11th day of February 2025.


Clinton Morris, Mayor

ATTEST:


Erica Bluege, City Clerk

Ayes: 8

Nays: 2

Absent: 0

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

City Council Members Voting Nay: Brereton and Freeman.

Date Published: February 11, 2025

Sponsor: _____

ATTACHMENT A



AFFIDAVIT

STATE OF ILLINOIS)
)
COUNTY OF BOONE)

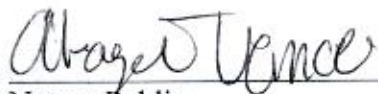
Erica Bluege, first being duly sworn on oath deposes and says as follows:

By authority of the City Council of the City of Belvidere, Illinois, I published Ordinance #714H of the City of Belvidere, Illinois, in pamphlet form on February 11, 2025 and as a convenience for the public; I posted the pamphlet form of Ordinance #714H 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
City Clerk

SUBSCRIBED AND SWORN TO BEFORE ME
this 11th day of February, 2025.



Notary Public

