

CITY OF BELVIDERE, ILLINOIS

ORDINANCE #645H

AN ORDINANCE GRANTING A ZONING DISTRICT CHANGE FROM RH, RURAL HOLDING DISTRICT TO HI,
HEAVY INDUSTRIAL DISTRICT
(1686 US ROUTE 20)

PASSED AND ADOPTED

BY THE CITY COUNCIL

OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 2ND DAY OF OCTOBER 2023.

APPROVED BY THE

MAYOR OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 5TH DAY OF OCTOBER, 2023.

Published in Pamphlet Form this 5th day of October 2023.

ORDINANCE #645H

**AN ORDINANCE GRANTING A ZONING DISTRICT CHANGE
FROM RH, RURAL HOLDING DISTRICT
TO HI, HEAVY INDUSTRIAL DISTRICT
(1686 US Route 20)**

WHEREAS, a written application has been made by the applicant, Alliance Development Corp, 1510 N. Country Club Parkway, PO Box 1015, Elkhorn, WI 53121 on behalf of the property owner, Donald Busch, 6677 Logan Avenue, Belvidere, IL 61008 to obtain a zoning district change from RH, Rural Holding District to HI, Heavy Industrial 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 September 12, 2023 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:

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.

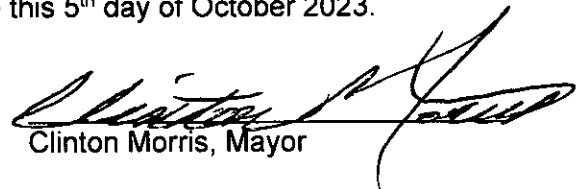
is changed and amended from RH, Rural Holding District to the HI, Heavy Industrial District; the Belvidere Official Zoning Map shall be modified to reflect this zoning amendment.

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

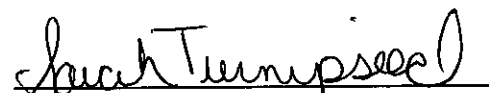
Section 2. This Ordinance shall be in full force and effect from and after its passage, approval and publication in the pamphlet form as provided by law.

PASSED by the City Council of the City of Belvidere this 2nd day of October 2023.

APPROVED by the Mayor of the City of Belvidere this 5th day of October 2023.


Clinton Morris, Mayor

ATTEST:


Sarah Turnipseed, City Clerk

Ayes: 9

Nays: 0

Absent: 1

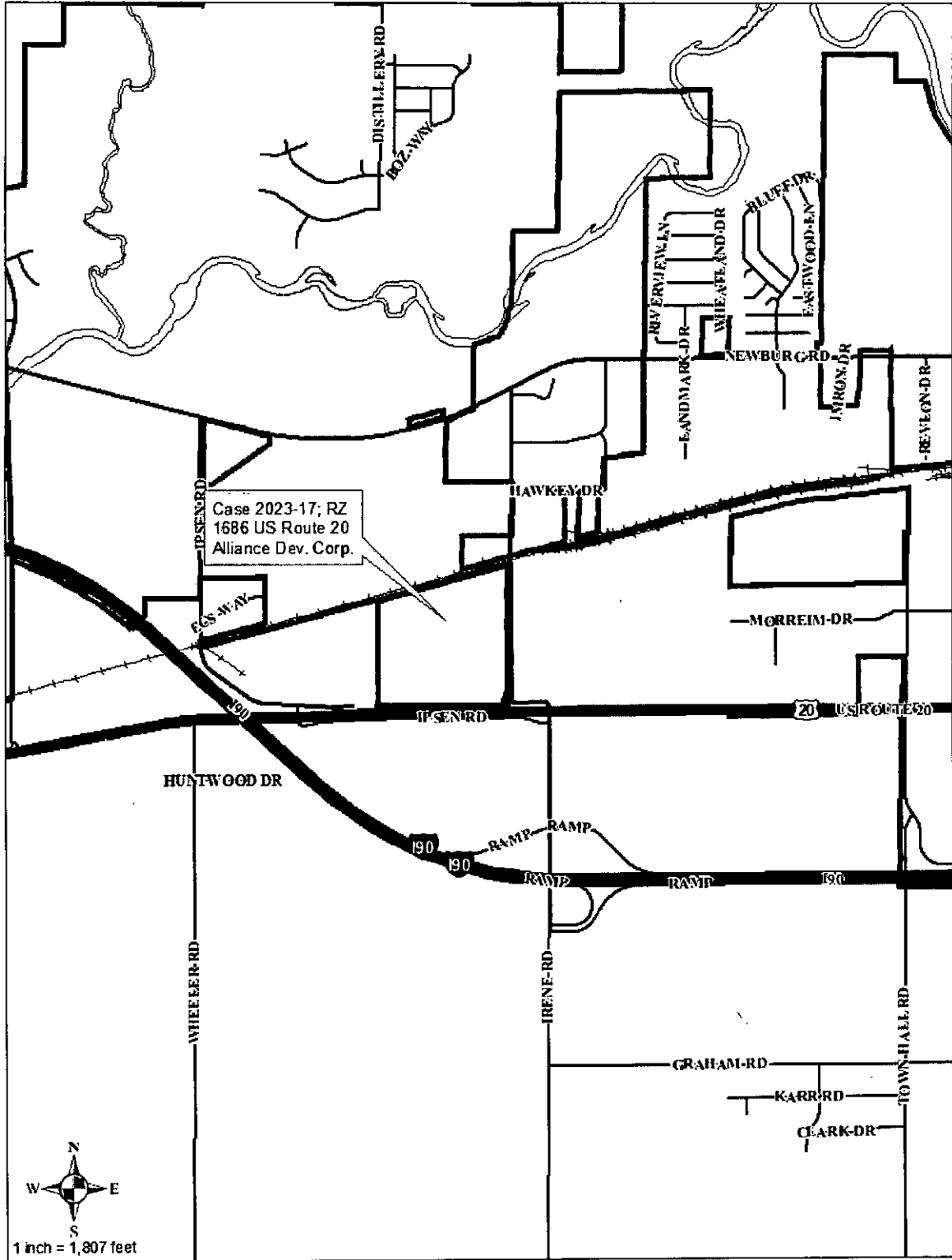
City Council Members Voting Aye: Mulhall, Snow, Albertini, Brereton, Fleury, Frank, Freeman Gramkowski and McGee.

City Council Members Voting Nay: None.

Date Published: October 5, 2023

Sponsor: Ald. Snow.

ATTACHMENT A



AFFIDAVIT

STATE OF ILLINOIS)
)
COUNTY OF BOONE)

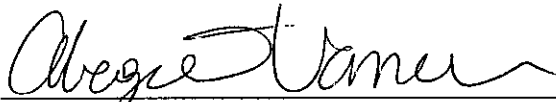
Sarah Turnipseed, first being duly sworn on oath deposes and says as follows:

By authority of the City Council of the City of Belvidere, Illinois, I published Ordinance #645H of the City of Belvidere, Illinois, in pamphlet form on October 5, 2023, and as a convenience for the public; I posted the pamphlet form of Ordinance #645H 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.



Sarah Turnipseed
City Clerk

SUBSCRIBED AND SWORN TO BEFORE ME
this 5th day of Oct, 2023.



Notary Public

