

CITY OF BELVIDERE, ILLINOIS

ORDINANCE #663H

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW A PLANNED DEVELOPMENT WITHIN THE HI,  
HEAVY INDUSTRIAL DISTRICT  
(1245 IRENE ROAD)

PASSED AND ADOPTED

BY THE CITY COUNCIL

OF THE CITY OF

BELVIDERE, ILLINOIS

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

APPROVED BY THE

MAYOR OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 5<sup>TH</sup> DAY OF MARCH, 2024.

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

**ORDINANCE NO. 663H**

**AN ORDINANCE GRANTING A SPECIAL USE  
TO ALLOW A PLANNED DEVELOPMENT  
WITHIN THE HI, HEAVY INDUSTRIAL DISTRICT  
(1245 Irene Road)**

**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 and property owner, Alliance Development Corp., 1510 N. Country Club Parkway, PO Box 1015, Elkhorn, WI 53121 is requesting a special use to permit a planned development to construct a distribution center; 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 February 13, 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 HI, Heavy Industrial District for a planned development on the property depicted in Attachment A and 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 hereby approved, subject to the following conditions:

1. The Planned Development (and future expansions) shall be developed in substantial conformance with the site plan dated 11/1/2023 and building elevations dated 12/28/23 unless otherwise noted.
2. A full final site plan shall be submitted to staff (building, public works, police, 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: Section 150.105(C)(9)(G)(2)(E) allowing for the maximum primary building height to be increased from 45 feet to 90 feet; Section 150.105(C)(9)(B)(2) allowing for non-building mounted solar installations for export of energy for use by a Public Utility; Section 150.105(C)(9)(G)(2)(C) allowing for the minimum pavement setback to be reduced from five feet to zero feet in order to allow for cross-access drives; Table 150.604 allowing for the required building foundation landscaping to be installed elsewhere on the subject property; Section 150.702(J) allowing for the maximum width of the combined three driveways with flares to be increased from 45 feet to 275 feet; Section 150.707(E)(1) allowing the maximum luminaire height to be increased from 30 feet to 50 feet; Section 150.716(C)(1) allowing for the waiver of screening mechanical equipment; Section 150.1003 allowing for the maximum size of direction signs to be increased from 3 square feet to 100 square feet; Section 150.1003 allowing for the maximum size of a logo on a directional sign to be increased form 1 square-foot to 35 square feet; Section 150.1006 allowing for the maximum height of a directional sign to be increased from five feet to 8.5 feet; Sections 98.22/151.41(E)(2)/151.65(1) allowing for the waiver of installing sidewalks in the public right-of-way; and Section 118.132 allowing for grasses and native plantings to exceed 8 inches in height in the undeveloped portions of the property.

**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.

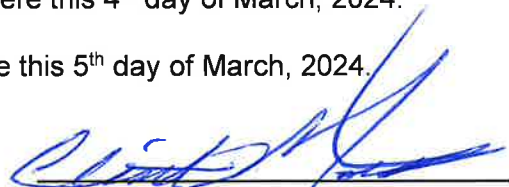
**Section 5.** All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**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 invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

**Section 7.** This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

**PASSED** by the City Council of the City of Belvidere this 4<sup>th</sup> day of March, 2024.

**APPROVED** by the Mayor of the City of Belvidere this 5<sup>th</sup> day of March, 2024.

  
\_\_\_\_\_  
Clinton Morris, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Sarah Turnipseed, City Clerk

Ayes: 8 Nays: 0 Absent: 2

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

City Council Members Voting Nay: None.

City Council Members Absent: Brereton and Mulhall.

Date Published: March 5, 2024

Sponsor: Ald. Snow

ATTACHMENT A



ATTACHMENT B



This rendering is provided for illustrative purposes only. It is an artistic representation and may not indicate exact details or measurements appropriate for work.

**MRS - Belvidere, IL**

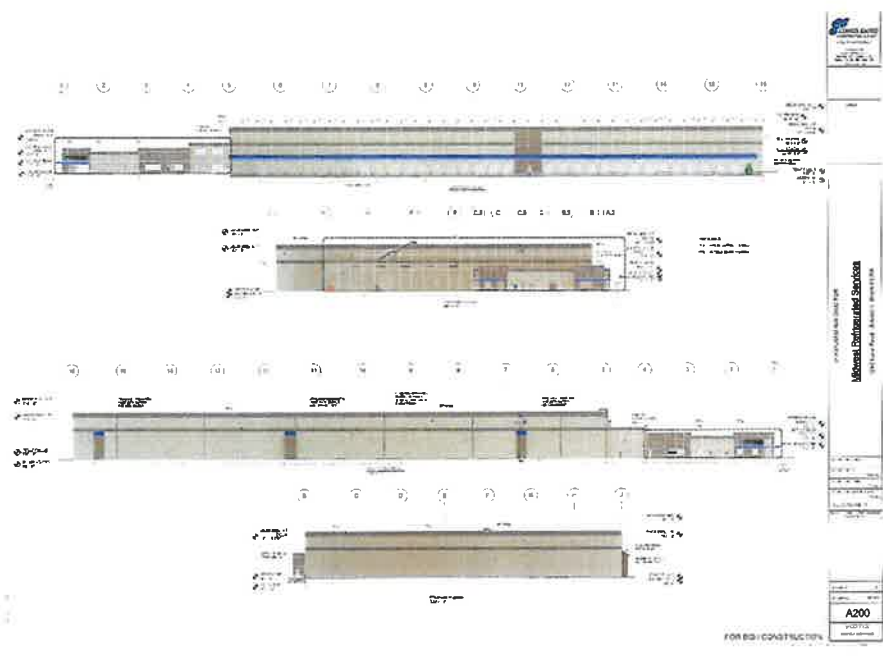
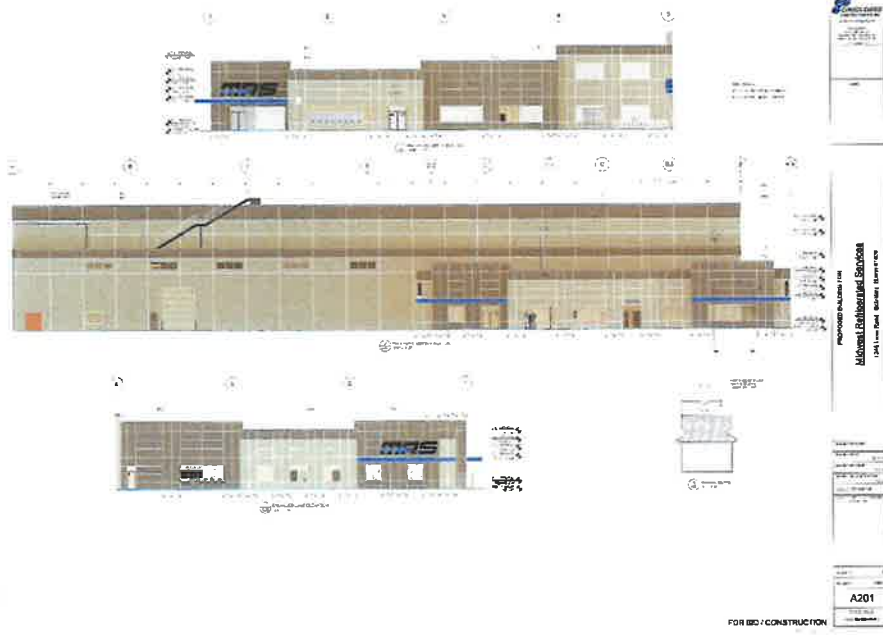
Northeast view of Office



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**MRS - Belvidere, IL**

Northwest view of Office







**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 #663H of the City of Belvidere, Illinois, in pamphlet form on March 5, 2024, and as a convenience for the public; I posted the pamphlet form of Ordinance #663H 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 5<sup>th</sup> day of March, 2024.



Notary Public

