

State of Illinois) SS
Belvidere, Illinois)

BELVIDERE CITY COUNCIL
REGULAR MEETING
AGENDA

March 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 February 17, 2025; as presented.

(5) Public Hearing: None.

(6) Special Messages and Proclamations:

(A) Growth Dimensions.

(7) Approval of Expenditures: None.

(8) Committee Reports and Minutes of City Officers:

(A) Approval of Minutes of the Special Meeting of Committee of the Whole – Budget Retreat of February 15, 2025.

(B) Approval of Minutes of the regular Committee of the Whole – Public Safety and Finance and Personnel of February 24, 2025.

(9) Unfinished Business:

(A) Ord. #715H – 2nd Reading: An Ordinance Granting a Special Use to Allow a Mural within the CB, Central Business District (323 South State Street).

(10) New Business:

- (A) Ord. #716H – 1st Reading: An Ordinance Authorizing the Sale of Certain Personal Property (Fire Department Vehicle).

Motions forwarded from Committee of the Whole – Public Safety, Finance & Personnel of February 24, 2025.

Motions of Public Safety – Chairman Matthew Fleury:

- (A) Motion to authorize the purchase of replacement bulletproof glass for the armored SWAT vehicle from SWATMOD at a cost of \$12,492.00 to be paid from the Federal Asset Forfeiture Account.
- (B) Motion to approve the Belvidere Area Chamber of Commerce street closure request of Buchanan Street from State Street to Main Street, as well as Whitney Boulevard from the west Municipal parking lot entrance to the lot west of Buchanan Street Pub on May 30th, June 20th and July 25th, 2025, between 4:00p.m. and 9:30p.m. for Buchanan Street Markets.
- (C) Motion to approve the Belvidere Area Chamber of Commerce street closure request of State Street from Lincoln Avenue to 1st Street, as well as Logan Avenue between State and Main Street on October 29, 2025, between 3:00p.m. and 7:30p.m. for Downtown Trick or Treat.
- (D) Motion to approve the Belvidere Area Chamber of Commerce street closure request of State Street from Lincoln Avenue to 1st Street, as well as Logan Avenue from State Street to Main Street and 1st Street from State Street to Garfield Avenue on Friday December 5th, 2025, between 3:00p.m. and 9:30p.m. for Hometown Christmas.

Motions of Finance & Personnel – Chairwoman Wendy Frank:

- (E) Motion to retain Zukowski, Rogers, Flood & McArdle with respect to Landmark Development litigation.

(11) Adjournment:

State of Illinois) SS
Belvidere, Illinois)

BELVIDERE CITY COUNCIL
REGULAR MEETING
MINUTES

Date: February 17, 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, W. Frank, M. Freeman,
S. Gramkowski, M. McGee, R. Peterson and C. Stevens.

Absent: 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
February 3, 2025 as presented.

Motion by Ald. Peterson, 2nd by Ald. Fleury to approve the minutes of the regular
meeting of the Belvidere City Council of February 3, 2025. Aye voice vote carried.
Motion carried.

(5) Public Hearing: None.

(6) Special Messages and Proclamations: None.

- (7) Approval of Expenditures: General & Special Fund Expenditures: \$1,689,456.17
Water & Sewer Fund Expenditures: \$ 562,373.85

Motion by Ald. Gramkowski, 2nd by Ald. Peterson to approve the General & Special Fund Expenditures in the amount of \$1,689,456.17. Discussion took place about the Stellantis re-opening ad that appeared in the Boone County Shopper and Boone County Journal and whether or not it was proper use of tax payer money. Motion by Ald. Brereton, 2nd by Ald. Freeman to remove those two ads from the expenditures. Roll call vote to remove those two ads: 2/7 in favor. Ayes: Brereton and Freeman. Nays: Fleury, Frank, Gramkowski, McGee, Peterson and Stevens. Abstain: Albertini. Motion failed. Roll call vote to approve the General & Special Fund Expenditures in the amount of \$1,689,456.17: 8/9 in favor: Ayes: Fleury, Frank, Gramkowski, McGee, Peterson and Stevens. Nays: Freeman. Abstain: Brereton and Albertini. Motion carried.

Motion by Ald. Frank, 2nd by Ald. Peterson to approve the Water & Sewer Fund Expenditures in the amount of \$562,373.85. Roll call vote: 9/0 in favor. Ayes: Fleury, Frank, Freeman, Gramkowski, McGee, Peterson, Stevens, Albertini and Brereton. 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 February 10, 2025.

Motion by Ald. Albertini, 2nd by Ald. Peterson to approve the minutes of Committee of the Whole – Building, Planning and Zoning and Public Works of February 10, 2025. Aye voice vote carried. Motion carried.

- (9) Unfinished Business: None.

(10) New Business:

- (A) Ord. #715H – 1st Reading: An Ordinance Granting a Special Use to Allow a Mural within the CB, Central Business District (323 South State Street).

Let the record show Ordinance #715H was placed on file for first reading.

- (B) Res. #2025-2: A Resolution Changing the Appointment of IMRF Authorized Agent.

Motion by Ald. Gramkowski, 2nd by Ald. Peterson to approve Res. #2025-2. Roll call vote: 9/0 in favor. Ayes: Frank, Freeman, Gramkowski, McGee, Peterson, Stevens, Albertini, Brereton and Fleury. Nays: None. Motion carried.

- (C) Res. #2025-3: A Resolution Authorizing the Mayor to Enter into a Contract for the Purchase of Electricity from the Lowest Cost of Electricity Provider for the Purposes of Street Lighting and Commercial Accounts through the Northern Illinois Municipal Electric Collaborative Bid Process.

Motion by Ald. Peterson, 2nd by Ald. Albertini to approve Res. #2025-3. Roll call vote: 9/0 in favor. Ayes: Freeman, Gramkowski, McGee, Peterson, Stevens, Albertini, Brereton, Fleury and Frank. Nays: None. Motion carried.

Motions forwarded from Committee of the Whole – Building, Planning and Zoning and Public Works of February 10, 2025.

- (A) Motion to approve the Irene Road portion of Kelly Farms Subdivision original bond (#14249122) in the amount of \$1,454,070.00 be reduced to \$700,000.00. The reduced amount must remain in place until all of the public improvements have been completed and accepted by the City. Roll call vote: 9/0 in favor. Ayes: Gramkowski, McGee, Peterson, Stevens, Albertini, Brereton, Fleury, Frank and Freeman. Nays: None. Motion carried.

- (B) Motion to accept the IEPA GIGO Grant in the sum of \$742,952.00 and authorize the Mayor or his designee to execute all documents necessary to receive the grant funding including, but not limited to, the grant agreement. Discussion took place regarding concerns about the grant if it involves Federal funds due to the spending freezes being imposed by the Federal Government. Roll call vote: 9/0 in favor. Ayes: McGee, Peterson, Stevens, Albertini, Brereton, Fleury, Frank, Freeman and Gramkowski. Nays: None. Motion carried.

(C) Motion to approve the proposal from CES, Inc. to complete the design engineering and bidding documents for all the Allen Street Regional Retention and Infiltration Basin Project, in the amount of \$58,750.00, contingent on the receipt of a fully-executed Grant agreement with the IEPA. This work will be paid for from Capital Funds. Roll call vote: 9/0 in favor. Ayes: Peterson, Stevens, Albertini, Brereton, Fleury, Frank, Freeman, Gramkowski, and McGee. Nays: None. Motion carried.

(11) Adjournment:

Motion by Ald. Peterson, 2nd by Ald. Gramkowski to adjourn meeting at 6:37p.m. Aye voice vote carried. Motion carried.

Mayor

Attest:

City Clerk

City of Belvidere
Committee of the Whole
Special Meeting Budget Retreat
Minutes

Date: February 15, 2025

Convened in the Belvidere Council Chambers, 401 Whitney Blvd., Belvidere IL at 8:30a.m.

Call to Order – Mayor Clinton Morris.

Roll Call:

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

Absent: R. Brereton, M. Fleury, M. Freeman and N. Mulhall.

Other staff members in attendance:

Director of Buildings Kip Countryman, Public Works Director Brent Anderson, Budget and Finance Officer Sarah Turnipseed, Fire Chief Shawn Schadle, Police Chief Shane Woody, City Attorney Mike Drella and City Clerk Erica Bluege.

Public Comment: None.

Public Forum: None.

Budget Retreat:

1. FY 26 Budget Presentation and Discussion:
 - (A) Budget and Finance Officer Sarah Turnipseed led presentation of proposed FY 26 Budget.
 - (B) Director of Buildings Kip Countryman led presentation and discussion of Community Development Department Proposed FY 26 Budget.
 - (C) Police Chief Shane Woody led presentation and discussion of Police Department proposed FY 26 Budget.
 - (D) Fire Chief Shawn Schadle led presentation and discussion of Fire Department's FY 26 proposed budget.
 - (E) Public Works Director Brent Anderson led presentation and discussion of Public Works Department proposed FY 26 Budget.

2. Adjournment:

Motion by Ald. Peterson, 2nd by Ald. Albertini to adjourn at 11:34p.m. Aye voice vote carried.
Motion carried.

_____ Mayor

Attest: _____ City Clerk

Minutes
Committee of the Whole
Public Safety and Finance and Personnel
February 24, 2025
6:00 p.m.

Date: February 24, 2025

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

Call to Order – Mayor Clinton Morris:

Roll Call:

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

Absent: R. Brereton, M. Freeman and N. Mulhall.

Other staff members in attendance:

Public Works Director Brent Anderson, Budget and Finance Officer Sarah Turnipseed, Director of Buildings Kip Countryman, Police Chief Shane Woody, Fire Chief Shawn Schadle, City Attorney Mike Drella and City Clerk Erica Bluege.

Public Comment: None.

Public Forum:

(A) Presentation of Badge by Police Chief Woody to Police Officer Lara-Parra in recognition of completing his probationary period.

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.

(C) Replacement of bullet proof windshield on armored vehicle.

Motion by Ald. Fleury, 2nd by Ald. Peterson to authorize the purchase of replacement bulletproof glass for the armored SWAT vehicle from SWATMOD at a cost of \$12,492.00 to be paid from the Federal Asset Forfeiture Account. Discussion took place regarding the balance of the Federal Asset Forfeiture Account. Aye voice vote carried. Motion carried.

(D) Sale of Fire Department Vehicle.

Motion by Ald. Peterson, 2nd by Ald. Fleury to authorize the sale of the 2012 Dodge Durango (VIN: 1C4RDJAG1CC253351) by any legal means. Aye voice vote carried. Motion carried.

(E) Belvidere Area Chamber of Commerce Street Closure Requests for Buchanan Street Markets.

Motion by Ald. Stevens, 2nd by Ald. Peterson to approve the Belvidere Area Chamber of Commerce street closure request of Buchanan Street from State Street to Main Street, as well as Whitney Boulevard from the west Municipal parking lot entrance to the lot west of Buchanan Street Pub on May 30th, June 20th and July 25th, 2025, between 4:00p.m. and 9:30p.m. for Buchanan Street Markets. Discussion took place regarding the use of barricades. Aye voice vote carried. Motion carried.

(F) Belvidere Area Chamber of Commerce Street Closure Request – Trick or Treat Event.

Motion by Ald. Stevens, 2nd by Ald. Gramkowski to approve the Belvidere Area Chamber of Commerce street closure request of State Street from Lincoln Avenue to 1st Street, as well as Logan Avenue between State and Main Street on October 29, 2025, between 3:00p.m. and 7:30p.m. for Downtown Trick or Treat. Aye voice vote carried. Motion carried.

(G) Belvidere Area Chamber of Commerce Street Closure Request – Hometown Christmas.

Motion by Ald. Peterson, 2nd by Ald. Gramkowski to approve the Belvidere Area Chamber of Commerce street closure request of State Street from Lincoln Avenue to 1st Street, as well as Logan Avenue from State Street to Main Street and 1st Street from State Street to Garfield Avenue on Friday December 5th, 2025, between 3:00p.m. and 9:30p.m. for Hometown Christmas. Aye voice vote carried. Motion carried.

3. Finance & Personnel, Unfinished Business: None.

4. Finance & Personnel, New Business:

(A) Finance Department – Update.

Finance and Budget Director Sarah Turnipseed presented an update.

(B) FY26 Budget Discussion.

Discussion took place regarding FY26 Budget. No action taken.

5. Other, Unfinished Business: None.

6. Other, New Business:

(A) Deer Hills I and II / Deer Woods II Pre-Annexation Agreements.

Motion by Ald. Peterson, 2nd by Ald. Stevens to approve the proposed Annexation Agreement template for the annexation agreement renewals for Deer Hills I and II as well as Deer Woods II. For those that execute petitions to annex and annexation agreements prior to 7/1/2025 the agreement may waive the FPD2 fee. The individual annexation agreements will be brought directly to Council for first reading upon execution of the annexation agreement and petitions to annex by lot owners. Discussion took place regarding the annexation agreement renewals and the FPD2 fees. Aye voice vote carried. Motion carried.

(B) Executive Session pursuant to Section 2(c)(1) of the Open Meetings Act to consider appointment, employment and compensation of specific employees or legal counsel for the public body.

Motion by Ald. Frank, 2nd by Ald. Peterson to go into Executive Session at 7:13p.m. pursuant to Section 2(c)(1) of the Open Meetings Act to consider appointment, employment and compensation of a specific employee or legal counsel for the public body. Roll call vote: 7/0 in favor. Ayes: Albertini, Fleury, Frank, Gramkowski, McGee, Peterson and Stevens. Nays: None.

Motion by Ald. McGee, 2nd by Ald. Peterson to come out of Executive Session at 7:48p.m. Roll call vote: 7/0 in favor. Ayes: Fleury, Frank, Gramkowski, McGee, Peterson, Stevens and Albertini. Nays: None. Motion carried.

(C) Appointment of outside counsel for litigation.

Motion by Ald. Gramkowski, 2nd by Ald. Peterson to retain Zukowski, Rogers, Flood & McArdle with respect to Landmark Development litigation. Aye voice vote carried. Motion carried.

7. Adjournment:

Motion by Ald. Gramkowski, 2nd by Ald. Peterson to adjourn the meeting at 7:49p.m. Aye voice vote carried. Motion carried.

_____ Mayor

Attest: _____ City Clerk

ORDINANCE NO. 715H

**AN ORDINANCE GRANTING A SPECIAL USE
TO ALLOW A MURAL
WITHIN THE CB, CENTRAL BUSINESS DISTRICT
(323 South State Street)**

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, Boone County Arts Council, PO Box 311, Belvidere, IL 61008 on behalf of the property owners, Jeffrey and Deborah Carlson, 1540 Whitney Boulevard, Belvidere, IL 61008 is requesting a special use to allow a mural at 323 South State Street; 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 11, 2025 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 CB, Central Business District to allow for a mural on the property depicted in Attachment A and legally described as:

All that part of the premises hereinafter described falling Southwesterly of the Southwesterly line of State Street and Northeasterly of a line 115 feet perpendicularly distant Southwesterly from and parallel to the Southwesterly line of State Street; Part of Block 2 and part of Lots 1 and 6 in Block 4 of Aaron Whitney's Addition to the Town (now City) of Belvidere, the Plat of which Addition is recorded in Book "C" of Deeds on page 271 in the Recorder's Office of Boone County, Illinois and part of Lots 2, 6, 11 and 12 of Joel Walker's Second Addition to Belvidere, the Plat of which Addition is recorded in Book "C" of Deeds, on page 226, in said Recorder's Office, all bounded and described as follow to wit: Beginning at a point in the Northeasterly line of said Lot 8 in Block 4 of Aaron Whitney's Addition distance 5.97 feet Northwesterly from the most Easterly corner of said lot, said point of beginning being 22.5 feet perpendicularly distant Northwest of the center line of the main track of the Chicago and North Westerly Railway Company, running Northeasterly and Southwesterly across said lots; thence Northwesterly, along the Northeasterly line of said Lot 8 a distance 24.03 feet to a point 30 feet Northwesterly, measured along said lot line, from the most Easterly corner of said Lot 8; thence Southwesterly 248.79 feet in a direct line to a point in the Southwesterly line of Lot 1 in Block 4 of said Aaron Whitney's Addition distance 60 feet, measured along said line, Northwesterly from the most Southerly corner of said Lot 1; thence Southeasterly, along the Southwesterly line of said Lot 1, a distance of 2.32 feet to a point 40 feet perpendicularly distance Northwest of the center line of the main track of the Chicago and North Western Railway Company running Northeasterly and Southwesterly across said lots; thence Southwesterly, along a line 40 feet perpendicularly distant Northwest of and parallel with the center line of said main track, 134.73 feet to its intersection with the Southwesterly line of Lot 2 of said Joel Walker's Second Addition; thence Northwesterly along the line between Lots 2 and 6 of said Joel Walker's Second Addition, 55.33 feet to the most Northerly corner of said Lot 6; thence Southwesterly, along the Northwesterly line of said Lot 6, to the most Westerly corner of said Lot 6; thence Southeasterly, along the Southwesterly line of said Lot 6, a distance of 36.1 feet to its intersection with a line 40 feet perpendicularly distant Northwest of and parallel with the center line of the main tract of the aforesaid Railway Company; thence Southwesterly, parallel with the main tract, 142 feet; thence Southeasterly, at right angles from the previous course, 17.5 feet; thence Northeasterly,

parallel with the center line of said main tract, 662.82 feet to the point of beginning, situated in the County of Boone, in the State of Illinois. PIN: 05-25-353-012

is hereby approved, subject to the following conditions:

1. The mural shall be maintained by the Boone County Arts Council and Property Owner according to Belvidere's Zoning Ordinance requirements. If the mural shall fall into disrepair, then it shall be removed from the subject property.
2. The mural shall be in substantial conformance with the narrative provided by the applicant. (Attachment B)

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 ____ day of _____, 2025.

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

Clint Morris, Mayor

ATTEST:

Erica Bluege, City Clerk

Ayes: _____ Nays: _____ Absent: _____

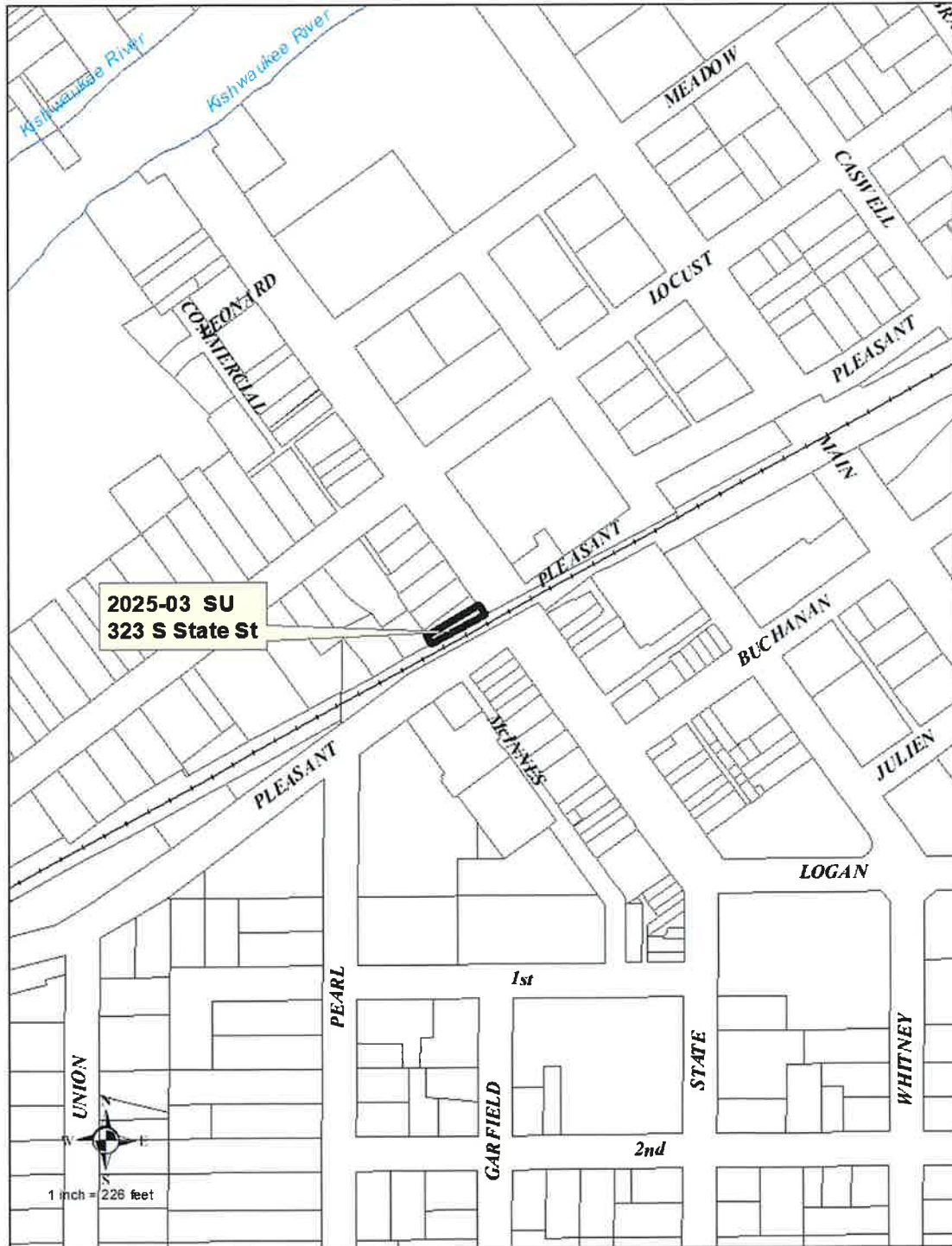
City Council Members Voting Aye: _____

City Council Members Voting Nay: _____

Date Published:

Sponsor: _____

ATTACHMENT A



ATTACHMENT B

January 13, 2025

Gina Del Rose
Community Development Planner
City of Belvidere
401 Whitney Blvd.,
Belvidere IL 61008

Boone County Arts Council mural proposal for 323 S. State St. Belvidere

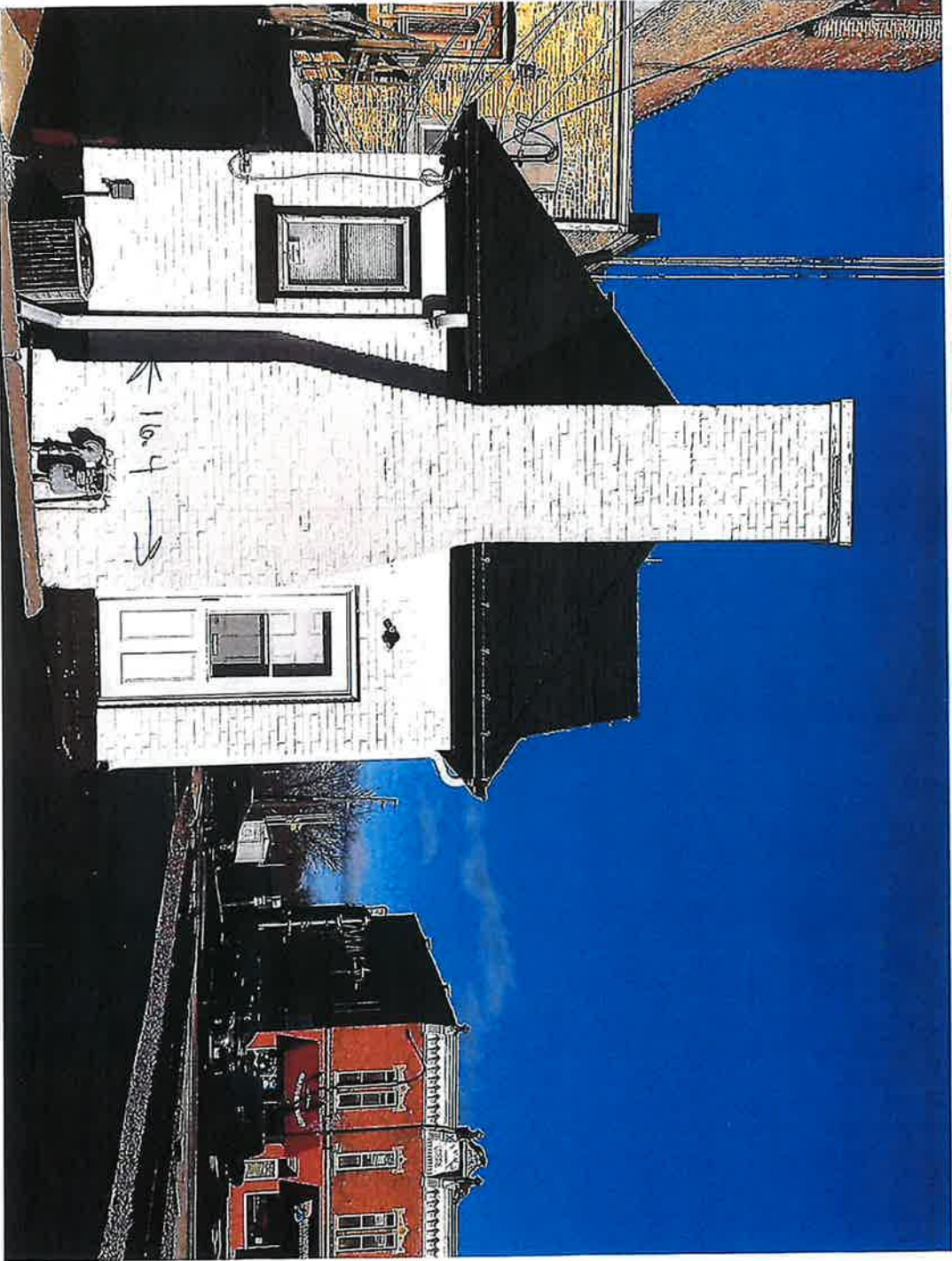
Proposed Mural to Honor Railroad Heritage at Historic O.H. Wright & Company

The O.H. Wright & Company building, a former lumber yard established in 1889 at 323 S. State Street, is set to gain a striking new feature: a mural that bridges the past and present of our community.

The mural, envisioned as the front of a train emerging from the back of the building, will pay homage to the area's deep connection to the railroad industry. With the proposed rail line expansion and the building's proximity to the tracks, the artwork will resonate as a powerful symbol of progress and history intertwined.

Renowned local artist Troy Yunk has been commissioned for the project, bringing his exceptional talent and passion for the region to this transformative piece. He plans to paint the mural directly onto the historic brick façade, ensuring the art integrates seamlessly into the building's character.

This project promises to be more than just a visual asset; it's a celebration of our shared history and a nod to the enduring role of the railroad in shaping our community.



MEMO

DATE: February 12, 2025
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Recommendation for Case: 2025-03; Boone Co. Arts Council, 323 S. State St.

REQUEST AND LOCATION:

The Boone County Arts Council, PO Box 311, Belvidere, IL 61008 on behalf of the property owners, Jeffrey and Deborah Carlson, 1540 Whitney Boulevard, Belvidere, IL 61008, is requesting a special use to paint a mural at 323 South State Street within the CB, Central Business District (Belvidere Zoning Ordinance Sections 150.1012(A)(1) and 150.904 Special Use Review and Approval Procedures). The proposed mural will be railroad themed and painted on the western wall, along the chimney. The subject property is 1,940 square feet, irregular in shape and developed with a real estate office and small parking area. PIN: 05-25-353-012.

RECOMMENDATION:

The planning and zoning commission recommended the **approval** of case number **2025-03** for a special use for a mural at 323 South State Street subject to the following conditions:

1. The mural shall be maintained by the Boone County Arts Council and Property Owner according to Belvidere's Zoning Ordinance requirements. If the mural shall fall into disrepair, then it shall be removed from the subject property.
2. The mural shall be in substantial conformance with the narrative provided by the applicant.

Motion to approve case 2025-03; Boone County Arts Council, 323 South State Street subject to the conditions as presented carried with a (6-0) roll call vote.

Paul Engelman, Chairman
Belvidere Planning and Zoning Commission

MEMO

DATE: February 12, 2025
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Findings of Fact for Case: 2025-03; Boone Co. Arts Council, 323 South State St.

REQUEST AND LOCATION:

The Boone County Arts Council, PO Box 311, Belvidere, IL 61008 on behalf of the property owners, Jeffrey and Deborah Carlson, 1540 Whitney Boulevard, Belvidere, IL 61008, is requesting a special use to paint a mural at 323 South State Street within the CB, Central Business District (Belvidere Zoning Ordinance Sections 150.1012(A)(1) and 150.904 Special Use Review and Approval Procedures). The proposed mural will be railroad themed and painted on the western wall, along the chimney. The subject property is 1,940 square feet, irregular in shape and developed with a real estate office and small parking area. PIN: 05-25-353-012.

FINDINGS OF FACT:

Per Section 150.904 (G) of the City of Belvidere Zoning Ordinance, the criteria for granting a Special Use Permit are as follows:

- A. Findings: The establishment, maintenance, or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

The subject property is located on South State Street, just north of the railroad tracks. Since 2006, City Council has approved murals on three nearby properties. The murals depict the County's nine townships, the former train depot, architects Jeanne Gang and Frank Lloyd Wright and the Sister Cities Association of Belvidere. There are several other murals located throughout the City's downtown area. The addition of another mural, with a railroad theme, would not be out of character. Murals act as landmarks, giving properties an identifying aspect. The mural will highlight Belvidere's long history with the railroad and contribute to Belvidere as the "City of Murals".

- B. Findings: The proposed special use, both its general use independent of its location and in its specific location, will be in harmony with the purposes, goals, objectives, policies, and standards of the City of Belvidere Comprehensive Plan, Section 150.904 of the Belvidere Zoning Ordinance and any other plan, program, or ordinance adopted, or under consideration pursuant to Notice of Public Hearing by the City.**

The Comprehensive Plan shows the property and the surrounding areas as Commercial. The building's use as office space falls under this land use category; the murals are not changing the use in any way. The mural will be painted on the chimney of the building where the brick has already been painted and not cover any windows, doorways or architectural features. It will allow for the downtown building to be included in Belvidere's mural collection.

- C. Findings: The special use will not in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby**

property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to Notice of Public Hearing by the City or governmental agency having jurisdiction to guide development.

The subject property is located in downtown Belvidere. The location is surrounded by institutional uses, residential, commercial and mixed-use buildings along with several murals nearby. The City of Belvidere's Comprehensive Plan designates this property as commercial, which calls for service businesses, restaurants, entertainment, office buildings, healthcare facilities and other similar land uses. Public art can become part of the streetscape and bring patrons to the downtown area. The requested special use for murals does not lessen the property's level of compliance with the Comprehensive Plan; the site will be required to be in conformance with the requirements of the City of Belvidere's Zoning Ordinance.

- D. **Findings:** The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property, and maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

Staff is not aware of any negative impacts created by the installation of other nearby murals. The murals do not alter the commercial, institutional or residential land uses permitted Downtown. The mural will help to tie-in the property with the rest of the downtown area, it will also honor the City's longstanding history with the railroad.

- E. **Findings:** The proposed Special Use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvement facilities, utilities or services provided by public agencies servicing the subject property.

The subject property is served with proper facilities and utilities.

- F. **Findings:** The potential public benefits of the proposed special use outweighs any and all potential adverse impacts of the proposed special use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

The mural will be railroad themed. The mural will be painted onto the chimney of the building where the brick is already painted and will not cover any architectural features. In addition to the requirements of this Special Use, compliance with the City of Belvidere's Zoning Ordinance is required.

The motion to adopt the Findings of Fact as presented by staff for case 2025-03 for a special use to permit a mural at 323 South State Street carried with a (6-0) 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)547-0789

February 4, 2025

ADVISORY REPORT

CASE NO: 2025-03

APPLICANT: Boone County Arts Council

REQUEST AND LOCATION:

The Boone County Arts Council, PO Box 311, Belvidere, IL 61008 on behalf of the property owners, Jeffrey and Deborah Carlson, 1540 Whitney Boulevard, Belvidere, IL 61008, is requesting a special use to paint a mural at 323 South State Street within the CB, Central Business District (Belvidere Zoning Ordinance Sections 150.1012(A)(1) and 150.904 Special Use Review and Approval Procedures). The proposed mural will be railroad themed and painted on the western wall, along the chimney. The subject property is 1,940 square feet, irregular in shape and developed with a real estate office and small parking area. PIN: 05-25-353-012.

EXISTING LAND USE:

Subject property: Berkshire Hathaway Home Services Starck Real Estate

North: Berkshire Hathaway Home Services Starck Real Estate

South: Fantasy Bound Ink and Olivo Gaming and Bar

East: Hub Plaza

West: Parking Area

CURRENT ZONING:

Subject property: CB, Central Business District

All Adjacent Property: CB, Central Business District

COMPREHENSIVE PLAN:

Subject property: Commercial

All Adjacent Property: Commercial

BACKGROUND:

Belvidere has a long history with the railroad. The Belvidere Subdivision of the Galena Chicago Union Railroad was constructed in 1852, just five years after Belvidere was incorporated as a town in 1847. The mural will be painted on the chimney of the O.H. Wright & Company Building which was a former lumber yard established in 1889. The building was originally built one-foot onto the railroad property. This allowed business transactions to occur without staff needing to leave the building or exit the train. In 1971 the building was moved approximately 10 feet in order to avoid potential obstructions with the railroad.

2025-03; Boone County Arts Council, 323 South State Street (Mural)

The mural will not cover any architectural features or openings. The chimney is 16.4 feet at its widest point and is visible to those traveling eastbound along West Pleasant Street. Most newer murals are painted onto panels that are affixed to the brick walls. This allows for easier maintenance and repairs. However, since the building is already painted white, there is already the anticipation of maintenance in regards to the painted brick. Maintaining the mural will require similar effort.

TREND OF DEVELOPMENT:

The subject property is located downtown in an area of established mixed-use, commercial and institutional uses.

FINDINGS OF FACT:

Per Section 150.904 (G) of the City of Belvidere Zoning Ordinance, the criteria for granting a Special Use Permit are as follows:

- A. Findings: The establishment, maintenance, or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

The subject property is located on South State Street, just north of the railroad tracks. Since 2006, City Council has approved murals on three nearby properties. The murals depict the County's nine townships, the former train depot, architects Jeanne Gang and Frank Lloyd Wright and the Sister Cities Association of Belvidere. There are several other murals located throughout the City's downtown area. The addition of another mural, with a railroad theme, would not be out of character. Murals act as landmarks, giving properties an identifying aspect. The mural will highlight Belvidere's long history with the railroad and contribute to Belvidere as the "City of Murals".

- B. Findings: The proposed special use, both its general use independent of its location and in its specific location, will be in harmony with the purposes, goals, objectives, policies, and standards of the City of Belvidere Comprehensive Plan, Section 150.904 of the Belvidere Zoning Ordinance and any other plan, program, or ordinance adopted, or under consideration pursuant to Notice of Public Hearing by the City.**

The Comprehensive Plan shows the property and the surrounding areas as Commercial. The building's use as office space falls under this land use category; the murals are not changing the use in any way. The mural will be painted on the chimney of the building where the brick has already been painted and not cover any windows, doorways or architectural features. It will allow for the downtown building to be included in Belvidere's mural collection.

- C. Findings: The special use will not in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to Notice of Public Hearing by the City or governmental agency having jurisdiction to guide development.**

The subject property is located in downtown Belvidere. The location is surrounded by institutional uses, residential, commercial and mixed-use buildings along with several murals nearby. The City of Belvidere's Comprehensive Plan designates this property as commercial, which calls for service businesses, restaurants, entertainment, office buildings, healthcare facilities and other similar land uses. Public art can become part of the streetscape and bring patrons to the downtown area. The requested special use for murals does not lessen the property's level of compliance with the Comprehensive Plan; the site will be required to be in conformance with the requirements of the City of Belvidere's Zoning Ordinance.

- D. Findings:** The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property, and maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

Staff is not aware of any negative impacts created by the installation of other nearby murals. The murals do not alter the commercial, institutional or residential land uses permitted Downtown. The mural will help to tie-in the property with the rest of the downtown area, it will also honor the City's longstanding history with the railroad.

- E. Findings:** The proposed Special Use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvement facilities, utilities or services provided by public agencies servicing the subject property.

The subject property is served with proper facilities and utilities.

- F. Findings:** The potential public benefits of the proposed special use outweighs any and all potential adverse impacts of the proposed special use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

The mural will be railroad themed. The mural will be painted onto the chimney of the building where the brick is already painted and will not cover any architectural features. In addition to the requirements of this Special Use, compliance with the City of Belvidere's Zoning Ordinance is required.

SUMMARY OF FINDINGS:

The subject property is located on South State Street, just north of the railroad tracks. Since 2006, City Council has approved murals on three nearby properties. The murals depict the County's nine townships, the former train depot, architects Jeanne Gang and Frank Lloyd Wright and the Sister Cities Association of Belvidere. There are several other murals located throughout the City's downtown area. The addition of another mural, with a railroad theme, would not be out of character. Murals act as landmarks, giving properties an identifying aspect. The mural will highlight Belvidere's long history with the railroad and contribute to Belvidere as the "City of Murals".

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2025-03; Boone County Arts Council, 323 South State Street (Mural)

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RECOMMENDATION:

Planning staff recommends the **approval** of case number **2025-03**; Boone County Arts Council (Murals) special use subject to the following conditions:

1. The mural shall be maintained by the Boone County Arts Council and Property Owner according to Belvidere's Zoning Ordinance requirements. If the mural shall fall into disrepair, then it shall be removed from the subject property.
2. The mural shall be in substantial conformance with the narrative provided by the applicant.

Submitted by:

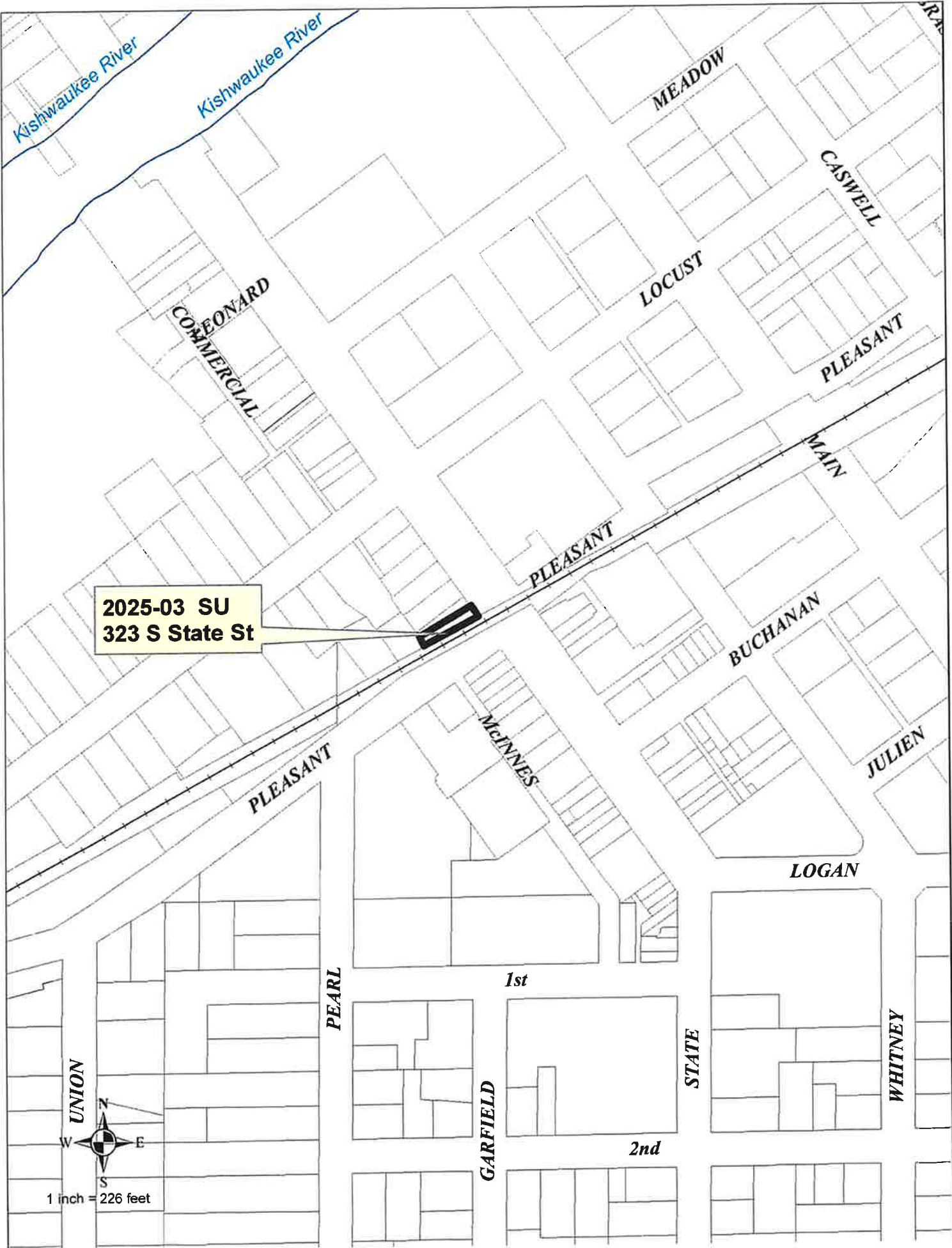

Gina DelRose
Community Development Planner

Review and Recommendation by the Planning and Zoning Commission. The Planning and Zoning Commission shall review the application, adopt findings of fact, and make a recommendation to the City Council.

Review and Action by the City Council. The City Council shall consider the Planning and Zoning Commission's recommendation regarding the proposed special use. The City Council may approve or deny the special use as originally proposed, may approve the proposed special use with modifications or may remand the matter back to the Planning and Zoning Commission for further discussion or hearing. The City Council's approval of the requested special use shall be considered the approval of a unique request, and shall not be construed as precedent for any other proposed special use.

ATTACHMENTS

1. Location Map by Planning Staff.
2. Aerial photo by Planning Staff.
3. Narrative submitted by the Applicant.
4. Placement of the Mural.
5. Example Images
6. Letter submitted by Alisen O'Hearn, Boone County Health Department, January 24, 2025.



2025-03 SU
323 S State St

UNION
W E
S
1 inch = 226 feet

2025-03 SU
323 S State St

401



January 13, 2025

Gina Del Rose

Community Development Planner

City of Belvidere

401 Whitney Blvd.,

Belvidere IL 61008

Boone County Arts Council mural proposal for 323 S. State St. Belvidere

Proposed Mural to Honor Railroad Heritage at Historic O.H. Wright & Company

The O.H. Wright & Company building, a former lumber yard established in 1889 at 323 S. State Street, is set to gain a striking new feature: a mural that bridges the past and present of our community.

The mural, envisioned as the front of a train emerging from the back of the building, will pay homage to the area's deep connection to the railroad industry. With the proposed rail line expansion and the building's proximity to the tracks, the artwork will resonate as a powerful symbol of progress and history intertwined.

Renowned local artist Troy Yunk has been commissioned for the project, bringing his exceptional talent and passion for the region to this transformative piece. He plans to paint the mural directly onto the historic brick façade, ensuring the art integrates seamlessly into the building's character.

This project promises to be more than just a visual asset; it's a celebration of our shared history and a nod to the enduring role of the railroad in shaping our community.



2:14



images.search.yahoo.com









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.

January 24, 2025

City of Belvidere

Email: GDelRose@BelvidereIL.gov

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

Re: Case 2025-03: Boone County Arts Council, 323 S State St

Dear City of Belvidere,

We are in receipt of a special use request to paint a mural at 323 South State Street within the CB, Central Business District (Belvidere Zoning Ordinance Sections 150.1012(A)(1) and 150.904 Special Use Review and Approval Procedures). The proposed mural will be railroad themed and painted on the western wall, along the chimney. PIN: 05-25-353-012

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

ORDINANCE #716H

AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN PERSONAL PROPERTY
(FIRE DEPARTMENT VEHICLE)

WHEREAS, the City of Belvidere Police Department is in possession of certain used vehicles, described in Exhibit A that are no longer needed or useful; and

WHEREAS, the Vehicles constitutes surplus personal property within the meaning of 65 ILCS 5/11-76-4; and

WHEREAS, the Corporate Authorities of the City find that the previously referenced Vehicles are no longer necessary or useful to or in the best interest of the City.

NOW THEREFORE IT IS ORDAINED by the CITY COUNCIL of the City of Belvidere, Boone County Illinois, as follows:

SECTION 1: The foregoing recitals are incorporated herein as if fully set forth.

SECTION 2: The Mayor, or his designee, is authorized and directed to sell the Vehicles identified in Exhibit A by any means authorized, including but not limited to an internet auction site, other auction methods, direct sale, or trade in for new vehicles.

SECTION 4: 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 5: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6: This Ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as required by law which publication is hereby authorized.

Ayes: .

Nay: .

Absent: .

APPROVED:

Mayor Clinton Morris

ATTEST: _____
City Clerk

(SEAL)

Passed:
Approved:
Published:

EXHIBIT A

- 1) 2012 Dodge Durango VIN: 1C4RDJAG1CC253571.