

**CITY OF BELVIDERE, ILLINOIS**

**ORDINANCE #715H**

**AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW A MURAL WITHIN THE CB, CENTRAL BUSINESS DISTRICT (323 SOUTH STATE STREET).**

**PASSED AND ADOPTED**

**BY THE CITY COUNCIL**

**OF THE CITY OF**

**BELVIDERE, ILLINOIS**

**ON THE 3<sup>RD</sup> DAY OF MARCH.**

**APPROVED BY THE**

**MAYOR OF THE CITY OF**

**BELVIDERE, ILLINOIS**

**ON THE 6<sup>TH</sup> DAY OF MARCH 2025.**

**Published in Pamphlet Form this 6<sup>th</sup> day of March 2025.**

**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.

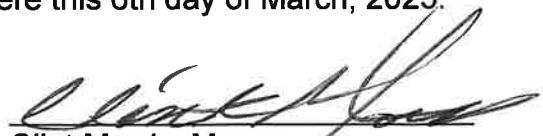
**Section 5.** All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**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 3rd day of March, 2025.

**APPROVED** by the Mayor of the City of Belvidere this 6th day of March, 2025.

  
Clint Morris, Mayor

**ATTEST:**

  
Erica Bluege, City Clerk

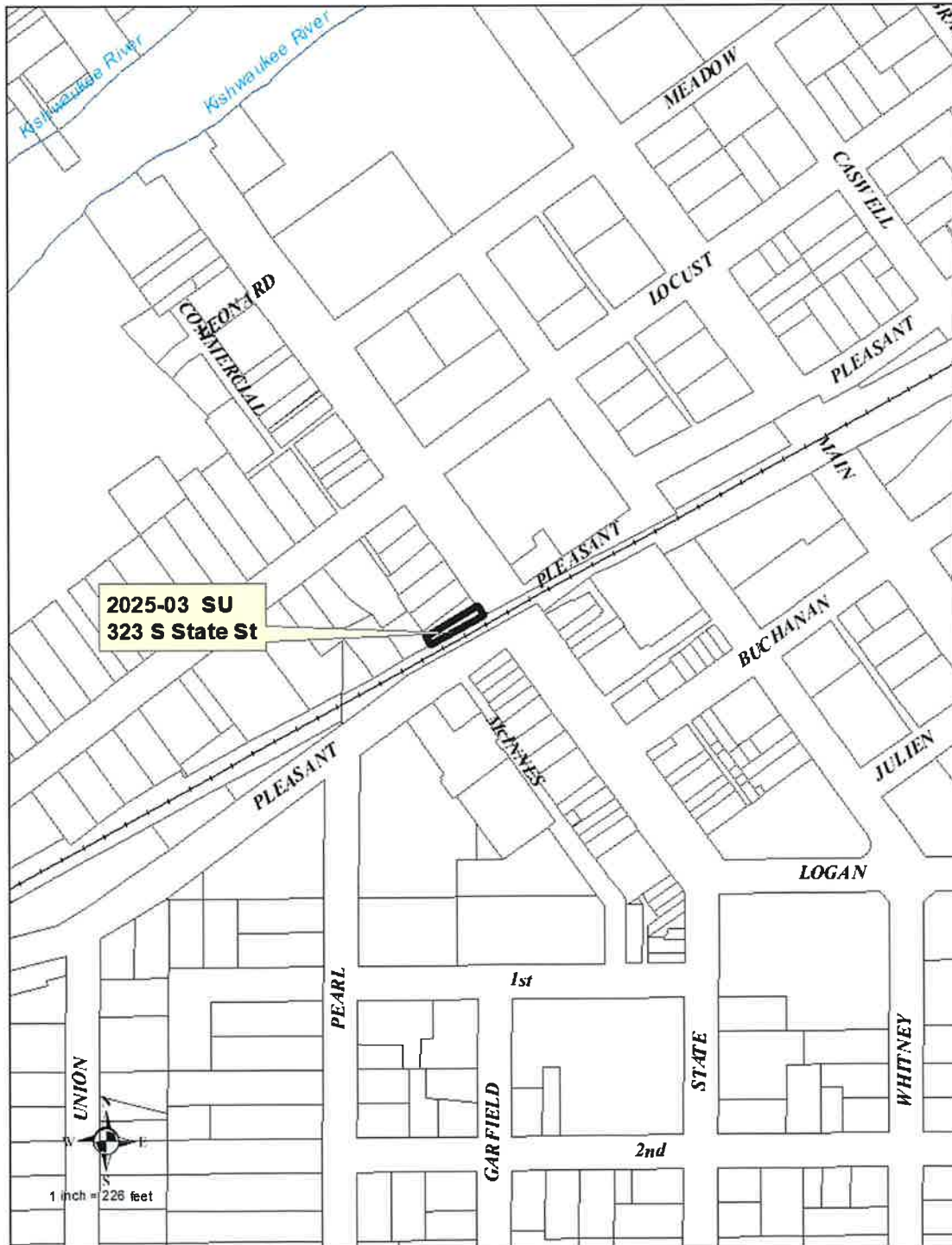
**Ayes: 9   Nays: 0   Absent: 1**

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

**City Council Members Voting Nay: None.**

**Date Published: March 6, 2025**

## 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.





**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 #715H of the City of Belvidere, Illinois, in pamphlet form on March 6, 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 6th day of March, 2025.



Notary Public

