

CITY OF BELVIDERE, ILLINOIS

ORDINANCE #729H

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW OUTDOOR STORAGE WITHIN THE GI, GENERAL INDUSTRIAL DISTRICT (845 E. JACKSON STREET).

PASSED AND ADOPTED

BY THE CITY COUNCIL

OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 7<sup>TH</sup> DAY OF JULY 2025.

APPROVED BY THE

MAYOR OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 8<sup>TH</sup> DAY OF JULY 2025.

Published in Pamphlet Form this 8<sup>th</sup> day of July 2025.

**ORDINANCE NO. 729H**

**AN ORDINANCE GRANTING A SPECIAL USE  
TO ALLOW OUTDOOR STORAGE  
WITHIN THE GI, GENERAL INDUSTRIAL DISTRICT  
(845 E. Jackson 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 and property owner, Conin Contractor Services, Inc., 1800 Doc Wolf Drive, PO Box 1022, Belvidere, IL 61008 is requesting a special use to allow outdoor storage at 845 E. Jackson 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 June 10, 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 GI, General Industrial District to allow for outdoor storage on the property depicted in Attachment A and legally described as:

Part of the Northwest Quarter (1/4) of Section 25, Township 44 North, Range 3 East of the Third Principal Meridian, bounded and described as follows, to-wit: beginning at a point in the Easterly line of Blaine Street 538.8 feet (measured along said Easterly street line) Northerly from the Northerly line of Madison Street; thence North 71 degrees 10 minutes 26 seconds East, 237.04 feet to the Westerly line of Chicago and Northwestern Railway Co. right-of-

way; thence North 19 degrees 57 minutes 20 seconds West (along the Westerly line of the Chicago and Northwestern Railway Co. right-of-way), 402.60 feet to the Southerly line of East Jackson Street; thence South 89 degrees 10 minutes 40 seconds West along the Southerly line of East Jackson Street, 240.90 feet to the Easterly line of Blaine Street; thence South 18 degrees 49 minutes 34 seconds East along the Easterly line of Blaine Street, 476.98 feet to the place of beginning, excepting therefrom the following: part of the Northwest Quarter (1/4) of Section 25 Township 44 North, Range 3 East of the third Principal Meridian, bounded and described as follows, to-wit: beginning at a point in the Easterly line of Blaine Street 538.8 feet (measured along said Easterly Street line) Northerly from the Northerly line of Madison Street; thence North 71 degrees 10 minutes 26 seconds East, 237.04 feet to the Westerly line of the Chicago and Northwestern Railway Co. right-of-way; thence North 19 degrees 57 minutes 20 seconds West (along the Westerly line of the Chicago and Northwestern Railway Co. right-of-way), 138.59 feet; thence South 71 degrees 10 minutes 26 seconds West 234.31 feet to a point in the Easterly line of Blaine Street which is 138.56 feet Northwesterly from the Point of Beginning; thence South 18 degrees 49 minutes 34 seconds East along the Easterly line of Blaine Street, 138.56 feet to the place of beginning; subject to an easement for purposes of ingress and egress over and across the Easterly 20.0 feet thereof (the Westerly line of said easement being 20.0 feet perpendicularly distant Westerly from and parallel with the Easterly line of the above described tract situated in County of Boone and the State of Illinois. PIN: 05-25-104-007

is hereby approved, subject to the following condition:

1. Substantial compliance with the site plan submitted unless otherwise noted. (Attachment B)
2. Outdoor storage piles shall not exceed 10 feet in height, 150 feet in width and 250 feet in length. Stackable products shall not be stacked in excess of 10 feet in height, 80 feet in width and 250 feet in length.
3. The concrete containers proposed on the south end of the property shall be set back from the property line 1.5 times the height of the containers.

**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.

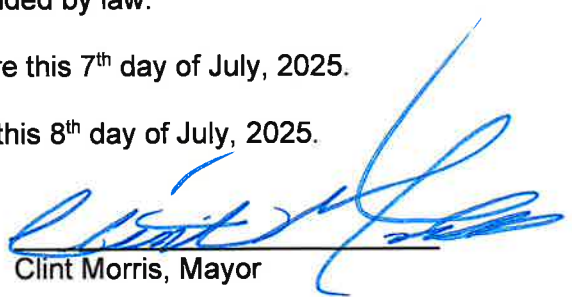
**Section 5.** All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**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 7<sup>th</sup> day of July, 2025.

**APPROVED** by the Mayor of the City of Belvidere this 8<sup>th</sup> day of July, 2025.

  
Clint Morris, Mayor

**ATTEST:**

  
Erica Bluege, City Clerk

Ayes: 10   Nays: 0   Absent: 0

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

City Council Members Voting Nay:   None.

Date Published:   July 8, 2025

2025-06 SU  
845 E JACKSON  
Jose L Aguilar

WITBECK DR  
RUSSELL RD  
CONLIN CT  
BLISS ST  
HARRISON ST  
JACKSON ST  
Kishwaukee River  
1 inch = 600 feet



## 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 #729H of the City of Belvidere, Illinois, in pamphlet form on July 8, 2025 and as a convenience for the public; I posted the pamphlet form of Ordinance #729H 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 8th day of July, 2025.

  
Notary Public