

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION AGENDA
Tuesday, April 14, 2026
City Council Chambers
401 Whitney Boulevard
6:00 pm**

ROLL CALL

Members:

Paul Engelman, CH
Gary Greenhow, VCH
Daniel Druckrey
Carl Gnewuch
Art Hyland
Alissa Maher
Robert Cantrell

Staff:

Gina DelRose, Community Development Planner
Kim Whitt, Administrative Assistant

MINUTES: December 9, 2025

PUBLIC COMMENT:

UNFINISHED BUSINESS:

NEW BUSINESS: None.

2026-01: City of Belvidere (TA): The applicant, City of Belvidere, 401 Whitney Boulevard, Belvidere, IL 61008 is requesting a text amendment to the City of Belvidere Zoning Ordinance (Chapter 150 as amended) pertaining to Section 150.013: Definitions, Section 150.204(A)(3) Dwelling Unit Types, Section 150.204(A)(4) Institutional Residential Development, Section 150.204(A)(5) Mobile Home Subdivision Residential Development, Section 150.204(A)(6) Mobile Home Park Residential Development, Section 150.204(A)(7) Note Regarding Percentage of Green Space and Maximum Density Yield..., Section 150.204(B)(1) Cultivation, Table 150.704(F)(8) Parking Lot Dimensions, Section 150.712(C) Fencing Standards, Maximum Height, Section 150.910 (C) Public Hearing Procedures (Record), Appendix A: City of Belvidere Density and Intensity Standards, 150.902 Amendment of Zoning Regulations and Text Amendments; and to the City of Belvidere Subdivision Ordinance (Chapter 151 as amended) pertaining to Section 151.08 Variances, Section 151.25 Preliminary Plat Submittal, Section 151.60 Improvements and performance bond, Section 151.63 Deferral or waiver or required improvements.

Staff (Approval); PZC (); CC-1 (); CC-2 ()

2026-02: Kullar, 717 N. State Street (SU): The applicant and property owner Gurinder Kullar, 9720 Grimley Street, Huntley, IL 60142 is requesting a special use to permit indoor commercial entertainment. This will allow the additional land use of a bar and video gaming inside the gas station at 717 N. State Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(3)(B)(2) Indoor Commercial Entertainment and 150.904 Special use Review and Approval Procedures) in the NB, Neighborhood Business District on approximately 14,300 square feet. PIN: 05-26-257-001.

Staff (Approval); PZC (); CC-1 (); CC-2 ()

2026-04: Rush Power Systems, LLC, 1014 Irene Road (MA): The applicant and property owner, Rush Power Systems, LLC, 1981 Belford North Drive, Belvidere, IL 61008 is requesting

a map amendment (rezoning) on approximately 13 acres located at 1014 Irene Road, Belvidere IL 61008 from RH, Rural Holding District (pending annexation) to PI, Planned Industrial District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. PIN: 05-32-200-042.

Staff (Approval); PZC (); CC-1 (); CC-2 ()

2026-05: Rush Power Systems, LLC, 1014 Irene Road (SU): The applicant and owner, Rush Power Systems, LLC, 1981 Belford North Drive, Belvidere, IL 61008 is requesting a special use to permit a planned development on approximately 13 acres in the PI, Planned Industrial District at 1014 Irene Road, Belvidere, IL 61008. The planned development will allow for the following departures: Section 150.105(C)(7)(C)(2) allowing for the outdoor storage of trailers, equipment and products as well as the occasional testing of equipment; Section 150.204(3)(B)(1)(A)(1) allowing for more than 20% of a platted lot to be used for cultivation purposes; Table 150.604 allowing for the landscaping to not be placed within the categorized area so long as the total amount of landscaping points for the overall site is being met; Table 150.604 allowing for the street frontage landscaping along the vacant portion of Irene Road to be delayed until development occurs; Table 150.607(C)(2)(B) allowing for the required regular development landscaping and outdoor storage fencing to be utilized to meet the requirements of a .40 bufferyard; Section 150.702(J) allowing for the maximum width of the driveways to be increased from 35 feet to 40 feet and the maximum width of the flares to be increased from 45 feet to 110 feet; Section 150.704(F)(1) allowing for the outdoor storage with area to be on crushed asphalt; Sections 98.22/151.41(E)(2)/151.65(1) allowing for the waiver of installing sidewalks in the public right-of-way; Section 118.132 allowing for grasses and native plantings to exceed 8 inches in height in the undeveloped portions of the property; and 150.904 Special Use Review and Approval Procedures. The planned development is being requested in order to construct a light industrial manufacturing building. PIN: 08-32-200-042.

Staff (Approval); PZC (); CC-1 (); CC-2 ()

OTHER BUSINESS:

DISCUSSION:

Staff report

ADJOURNMENT

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION
Minutes
Tuesday December 9, 2025
City Council Chambers
401 Whitney Boulevard
6:00 pm**

ROLL CALL

Members Present:

Dan Druckrey
Alissa Maher
Gary Greenhow VCH
Paul Engelman, CH
Carl Gnewuch
Bob Cantrell

Staff Present:

Gina DelRose, Community Development Planner

Kimberly Whitt Administrative Assistant

Members Absent:

Art Hyland

Chairman Paul Engelman called the meeting to order at 6:01 p.m.

MINUTES: It was moved and seconded (Maher/Cantrell) to approve the minutes of the October 14, 2025 meeting. The motion carried with a vote 6-0 voice vote.

PUBLIC COMMENT: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

2025-11: Re-Subdivision of Lots 5 and 6 of the Final Plat of Deer Woods II (RP): The applicant is requesting plat approval of the one-lot subdivision named Re-Subdivision of Lots 5 and 6 of the Final Plat of Deer Woods II.

Gina DelRose summarized the staff report date December 1, 2025. The recommendation is for approval of case #2025-11; one-lot subdivision named Re-Subdivision of Lots 5 and 6 of the Final Plat of Deer Woods II, subject to the 5 conditions.

Gina DelRose stated Comcast wanted an additional utility easement for this property. The request was denied due to lack of contiguity.

Carl Gnewuch questioned the previous re plat having an extra driveway.

Gina DelRose explained that the applicant was no longer building an additional garage on the property, so the extra driveway was not necessary.

Paul Engelman asked if there will be any special uses or will the applicant only need building permits for the addition.

Gina DelRose said they would only be required to obtain building permits.

Paul Engelman asked if there are sidewalks in Deer Woods II.

Gina DelRose stated that because sidewalks were not required in Deer Woods I Subdivision, they were also not required in Deer Woods II Subdivision.

It was moved and seconded (Maher/Druckrey) to recommend approval of Case #2025-11, subject to the 5 conditions as presented by staff. The motion carried with a 6-0 roll call vote.

2025-12: Re-Subdivision of Lots 34 and 35 of the Final Plat of Deer Woods II (RP): The applicant is requesting plat approval of the one-lot subdivision named Re-Subdivision of Lots 34 and 35 of the Final Plat of Deer Woods II.

Gina DelRose summarized the staff report date December 1, 2025. The recommendation is for approval of case #2025-12; one-lot subdivision named Re-Subdivision of Lots 34 and 35 of the Final Plat of Deer Woods II, subject to the 5 conditions

Gina DelRose stated that Comcast wanted an additional utility easement for this property. The request was denied due to lack of contiguity and desire to keep utilities out of drainage and conservation areas.

It was moved and seconded (Maher/Druckrey) to recommend approval of Case #2025-12, subject to the 5 conditions as presented by staff. The motion carried with a 6-0 roll call vote.

DISCUSSION:

Staff Report:

Ms. DelRose announced there are currently no cases for the January 13, 2026 meeting.

ADJOURNMENT:

Paul Engelman stated that with no objections the meeting was adjourned.

The meeting adjourned at 6:28 p.m.

Recorded by:

Kimberly Whitt
Administrative Assistant

Reviewed by:

Gina DelRose
Community Development Planner

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

April 3, 2026

ADVISORY REPORT

CASE NO: 2026-01

APPLICANT: City of Belvidere (TA)

REQUEST:

The City of Belvidere, 401 Whitney Boulevard, Belvidere, IL 61008 is requesting a text amendment to the City of Belvidere Zoning Ordinance (Chapter 150 as amended) pertaining to Section 150.013: Definitions, Section 150.204(A)(3) Dwelling Unit Types, Section 150.204(A)(4) Institutional Residential Development, Section 150.204(A)(5) Mobile Home Subdivision Residential Development, Section 150.204(A)(6) Mobile Home Park Residential Development, Section 150.204(A)(7) Note Regarding Percentage of Green Space and Maximum Density Yield, Section 150.204(B)(1) Cultivation, Table 150.704(F)(8) Parking Lot Dimensions, Section 150.712(C) Fencing Standards, Maximum Height, Section 150.910 (C) Public Hearing Procedures (Record), Appendix A: City of Belvidere Density and Intensity Standards, 150.902 Amendment of Zoning Regulations and Text Amendments; and to the City of Belvidere Subdivision Ordinance (Chapter 151 as amended) pertaining to Section 151.08 Variances, Section 151.25 Preliminary Plat Submittal, Section 151.60 Improvements and performance bond, Section 151.63 Deferral or waiver or required improvements.

Specifically, the amendments are in regards to modular dwellings, dwelling types, cultivation equipment, overall parking stall dimensions, fencing standards on through lots, public hearing records, subdivision plat variances, building setback lines, and allowable time frame to complete subdivision improvements.

The methods used to show changes are:

xxxxxxxxxxx = (Standard text) existing text within the zoning code; no changes proposed.

~~xxxxxxxxxxx~~ = (Strike through red text) text that is proposed to be deleted from the zoning code.

xxxxxxxxxxx = (Highlighted and underlined text) new text that is proposed to be inserted into the zoning code.

Zoning Code

§150.013: Definitions

Apartment: See §§150.204(A)(3)(4) G.

Duplex: See §§150.204(A)(3)(2) B.

Mobile home (land use): See §§150.204(A)(3)(2) H.

Mobile Home Park Residential Development: See §§150.204(A)(6)(5).

Mobile Home Subdivision Residential Development: See §§150.204(A)(5)(4).

Modular Dwelling: See §§150.204(A)(3)I.

Multiplex: See §§150.204(A)(3)(2)F.

Single-family detached dwelling unit: See §§150.204(A)(3)(2)A.

Townhouse: See §§150.204(A)(3)(2)E.

Twin house: See §§150.204(A)(3)(2)C.

Two-Flat house: See §§150.204(A)(3)(2)D.

§150.204: Detailed Land Use Descriptions and Regulations

(A) Residential Land Uses ...

- (1) Conventional Residential Development. ...
- (2) Garage Standards for West Hills Neighborhood. ...

- A. Garage Width: ...
- B. Garage Setback: ...

(3) Dwelling Unit Types

- A. Single-Family Detached (site built). ...
 1. Parking Requirements. ...
- B. Duplex. ...
 1. Parking Requirements. ...
- C. Twin-house. ...
 1. Parking Requirements. ...
- D. Two-Flat House. ...
 1. Parking Requirements. ...
- E. Townhouse. ...
 1. Parking Requirements. ...
- F. Multiplex. ...
 1. Parking Requirements. ...
- G. Apartment. ...
 1. Parking Requirements. ...
- H. Mobile Home. ...
 1. Parking Requirements. ...
- I. Modular Dwelling. ...
 1. Parking Requirements. ...

(4) (3) Institutional Residential Development. See §§150.204(C)(6)

(5) (4) Mobile Home Subdivision Residential Development. This land use is a form of residential development which is exclusively reserved for individually sold lots containing mobile home units. Each of the lots and mobile home units must meet the requirements for mobile homes listed in §§150.204(A)(3)(2) H. of this Chapter. Under this development option, approximately 10% of a development's Gross Site Area (GSA) can contain natural resource areas which must be protected (or other permanently protected natural resource areas), without a reduction in Maximum Gross Density (MGD).

A. **Regulations....**

(6) (5) Mobile Home Park Residential Development. This land use is a form of conventional residential development which is exclusively reserved for individually sold or rented air right pads containing mobile home units. Each of the pads and mobile home units must meet the requirements for mobile homes listed in §§150.204(A)(3)(2) H. of this Chapter. Under this development option, approximately 10% of a development's Gross Site Area (GSA) can contain natural resource areas which must be protected (or other permanently protected natural resource areas), without a reduction in Maximum Gross Density (MGD).

B. **Regulations...**

(7) (6) Note Regarding Percentage of Green Space and Maximum Density Yield. ...

§150.204(B) Agricultural Land Use (1) Cultivation

1. **Cultivation.** Cultivation land uses include all operations primarily oriented to the on-site, outdoor raising of plants. This land use includes trees that are raised as a crop to be replaced with more trees after harvesting, such as in nursery or Christmas tree operations. The raising of plants for consumption by farm animals is considered cultivation if said plants are consumed by animals that are located off-site.

A. **Regulations**

1. On platted lots, cultivation areas shall not exceed 20% of the lot's area.
2. Cultivation areas shall not be located within the required front yard or street yard of any platted or developed lot.

B. **Parking Requirements.** One space per employee on the largest work shift. (Note: ~~Agricultural land-uses~~ **Properties that are zoned Rural Holding District** are hereby made exempt from the surfacing requirements of §§150.704(F)(1).)

Table 150.704(F)(8): Parking Lot Dimensions

Table 150.704(F)(8): Parking Layout Dimensions

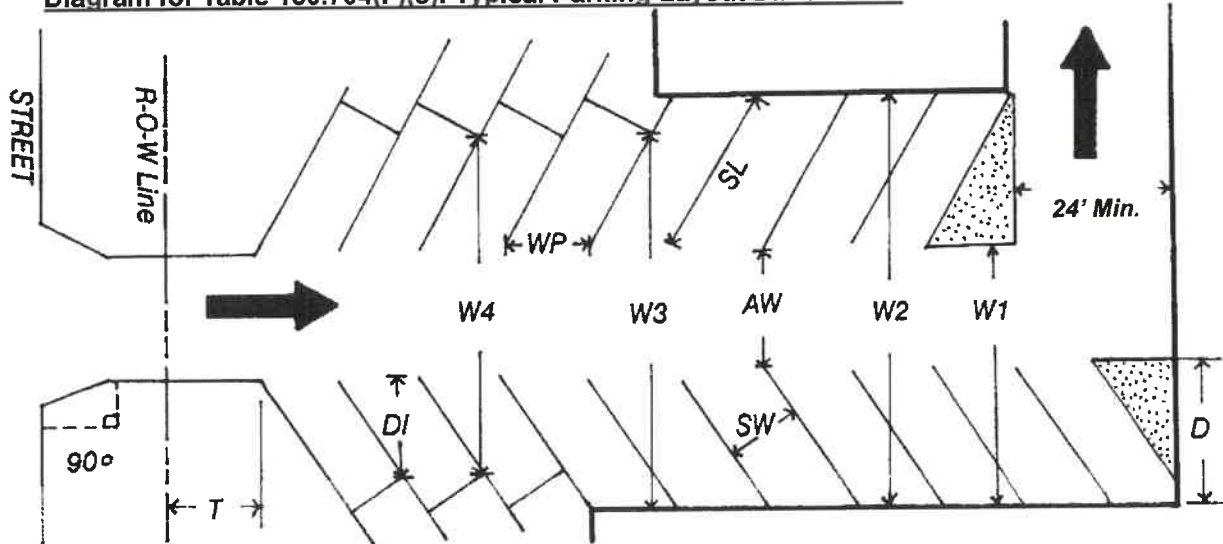
↓ Minimum Permitted Dimensions ↓	↓ Parking Angle in Degrees (°) ↓				
	0° (parallel)	45°	60°	75°	90°
Stall Width at Parking Angle (SW)	10.0'	10.0'	10.0'	10.0'	10.0'
Stall Width Parallel to Aisle (WP)	18.0'	12.7'	10.4'	9.3'	10.9.0'
Overall Stall Depth to Wall (D)	9.0' ¹	17.5' ¹	19.0' ¹	19.5' ¹	18.5' ¹
Overall Stall Depth to Interlock (DI)	-	15.3'	17.5'	18.8'	18.5'
Stall Length (including 1.5' curb overhang) (SL)	18.5'	25.0'	22.0'	20.0'	18.5'
Aisle Width (AW)	12.0' ²	12.0' ²	16.0' ²	23.0' ²	26.0' ²
Throat Length (right-of-way to parking angle) (T)	Refer to requirements in Table 150.704(G)(6).				
Parking Module Width (PMW)					
Wall to Wall (Single-Loaded) (W1)	21.0'	29.5'	35.0'	42.5'	44.5'
Wall to Wall (Double-Loaded) (W2)	30.0'	47.0'	54.0'	62.0'	63.0'
Wall to Interlock (Double-Loaded) (W3)	-	44.8'	52.5'	61.3'	63.0'
Interlock to Interlock (Double-Loaded) (W4)	-	42.6'	51.0'	61.0'	63.0'

¹Parking spaces located behind an enclosed garage and located directly off a thorough aisle shall be at least 30 feet deep.

²This dimension represents (AW) for one-way traffic. For two-way traffic, widen to a minimum (AW) of 26.0 feet.

³ The dimensions shown are the minimum stall dimensions.

Diagram for Table 150.704(F)(8): Typical Parking Layout Dimensions



§150.712 Fencing Standards (C) Standards (3) Maximum Height (A)

(A) Within the side or rear yard of a residentially zoned property the maximum height is seven feet. On through lots, fences located in the yard that abuts a city-dedicated street (not inclusive of those lots along principal arterial roadways (as defined by IDOT’s Functional Highway Classifications) and Newburg Road ~~Grandview Trail east of Cloverdale Way for a distance of 2,470 feet~~) and is not considered its principal frontage shall not exceed five feet in height.

§150.910 Public Hearing Procedures (C)

(C) ~~Record Court Reporter Required. A certified Court Reporter shall record all Public Hearings before the Commission. All public hearings shall be audio recorded. If an applicant or any interested party wish to have a certified court report present, it is the responsibility of the person seeking a transcript Applicant for the relief requested to provide the certified Court Reporter and the cost of the certified court reporter and all transcripts shall be borne by the person requesting the certified court report. Applicant. The Zoning Administrator may, at his discretion, waive the requirement for a Court Reporter. The Zoning Administrator or the Commission may require a certified court report for any public hearing. In such event, the applicant for the relief requested shall bear the cost of the certified court report and the cost of the transcription.~~

**APPENDIX C: LAND USE SUMMARY CHART
Tables of Land Uses (Residential)**

	Rural Holding (RH)	Single-Family Residential (SR-3)	Single-Family Residential (SR-4)	Single-Family Residential (SR-6)	Two-Family Residential (TR-7)	Multi-Family (MR-8S)	Multi-Family (MR-8L)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	General Business (GB)	Central Business (CB)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)	Institutional (I)	Type of Land Use
																		Conventional Dwelling Unit Types (150.204(A)(3)(4))
P	P	P	P	P	P	P	P	P		P								(A) Single-Family Detached 40 acre lot
	P	P	P	P	P	P	P	P		P								(A) Single-Family Detached 15,000 sf lot
		P	P	P	P	P	P	P		P								(A) Single-Family Detached 10,000 sf lot

			P	P	P	P	P									(A) Single-Family Detached 7,000 sf lot
			S	P	P	P	S		S							(B/C) Duplex/Twin House
			S	S	S	S	S		S							(D) Two-Flat
					P	P	S		S							(E) Townhouse
					P	P	S		S							(F) Multiplex
					S	P	S		S		S					(G) Apartment 3-4
						S										(G) Apartment 5-8
				S												(H) Mobile Home
	P	P	P	P	P	P										(I) Modular Dwelling
											P					150.204.H.1 (J) Residential Units Above 1 st Floor (or greater depending on district regulations)
					S											Mobile Home Subdivision or Park (150.204(A)(5) and (6)(4) and (5))

Subdivision Code

Sec. 151.08. Variances. (c)

- (a) ...
- (b) ...
- (c) A petition for any such variance should ~~shall~~ be submitted in writing by the subdivider at the time when the preliminary plat is filed for the consideration of the commission, but in no event shall the petition be submitted later than City Council’s consideration of final plat approval. The petition shall state fully the grounds for the application and all of the facts relied on by the petitioner.

§Sec. 151.25. Preliminary plat submittal. B. Features 4.

- (b) *Features.* The preliminary plat shall show the following:
 - (1) ...
 - (2) ...
 - (3)
 - (4) The location and width of all existing and proposed streets and easements, alleys and other public ways, and proposed street rights-of-way ~~and building setback lines.~~

Sec. 151.60. Improvements and performance bond. (e) Failure to complete improvement

- (a) *Completion of improvements. ...*
- (b) *Performance bond...*
- (c) *Temporary improvements. ...*
- (d) *Costs of improvements. ...*
- (e) *Failure to complete improvement.* If the improvements are not completed within the **required two-year time period from the plat's approval** ~~specified by the city council in the motion or resolution approving the plat~~, the approval shall be deemed to have expired, **unless another time frame is approved by the city council or the city council extends such time, in which case, the approval shall be deemed to have expired at the end of such time.** In those cases where a performance bond has been posted and required improvements have not been installed within terms of such performance bond, the city council may thereupon declare the bond to be in default and require that all the improvements be installed regardless of the extent of the building development at the time the bond is declared to be in fault. Bond shall include letters of credit and escrows, where appropriate.
- (f) *Acceptance improvements. ...*

Sec. 151.63. Deferral or waiver of required improvements. (a)

- (a) **Upon a petition for variance in accordance with Section 151.08,** the city council may defer or waive at the time of final approval, subject to appropriate conditions, the provision of any or all such improvements as, in its judgment, are not required in the interests of the public health, safety and general welfare, or which are inappropriate because of inadequacy or lack of connecting facilities.
- (b) ...

BACKGROUND AND SUMMARY OF FINDINGS:

The proposed text amendments are in regards to 8 different topics. The first being types of dwelling units. Although modular dwellings are defined in the Detailed Land Use Descriptions and Regulations section of the Belvidere Zoning Ordinance, unlike all of the other listed dwelling types, they are not cross referenced in the Definitions section (150.013) of the zoning ordinance. When cross referencing the types of dwelling units listed in the Definition section with those listed in the Detailed Land Use Descriptions and Regulations section, a typo in the numbering system became apparent. #3 Dwelling Unit Types is being proposed in order to correctly identify the 9 types of dwelling units listed in the zoning ordinance. By creating #3 Dwelling Unit Types, correlating code sections need to be updated. This renumbering also carried over to the cross references found in the residential portion of Appendix C: Land Use Summary Chart.

Section 150.204(B)(1)(B) regulates parking requirements for cultivation land uses. Like other land uses, one parking space per employee on the largest work shift is required. However, agricultural land uses are exempted from the surface requirements, allowing vehicles to park on gravel or greenspace instead. The Agricultural Land Use section of the zoning ordinance

encompasses cultivation, husbandry, intensive agriculture, agricultural services, on-site agricultural retail, selective cutting and clear cutting. Some of these land uses are also permitted in other zoning districts where parking on gravel or greenspace would not be in-line with developmental regulations of adjacent properties or future land uses on the subject property. In order to alleviate potential conflicts with future site development, planning staff is recommending that the parking surface exemption is changed from Agricultural Land Uses to properties within the Rural Holding District. The Rural Holding District is primarily used for entities offering passive and active recreation, open space preservation and agricultural production. If more intense development would occur on these properties, a map amendment would be required and new development regulations would be enforceable.

Table 150.704(F)(8): Parking Lot Dimensions was amended previously to reflect larger parking stall sizes and wider drive aisle widths. This update was due to changing trends and to be more in-line with guidelines adopted by other transportation departments. Since the previous amendment, the question has been asked whether or not the 18.5-foot stall depth included the overhang portion of a parking space or not. The overhang portion would be the part of the vehicle that extends past the parking block or curb. In order to avoid confusion in regards to parking stall design, the word "overall" is being added to the stall depths to show that the 18.5 feet includes the overhang portion of a parking stall.

Through lots are lots that have public right-of-way on two opposing sides (front and rear) while corner lots have public right-of-way on two adjacent sides (front and side). Due to line of site requirements and other safety concerns, fences along the public right-of-way can not exceed four feet while fences along interior lot lines can be up to seven feet in height. The Zoning Ordinance currently exempts portions of Farmington Fields Subdivision from this requirement, allowing the rear portion of a thorough lot to have fencing up to five feet. Due to a recent variance request, this section of the zoning ordinance was reviewed and it was found that the description of the exempted portion of Farmington Fields Subdivision was not correct. In addition to the incorrect description, staff questioned why other properties that abutted larger thoroughfares were not given the same consideration. Roadways with heavy truck traffic, higher speed limits and elevated pavement create the same privacy and safety concerns. In order to create a more consistent fence code, staff is recommending that rights-of-way that are considered principal arterial roadways (as defined by IDOT's Functional Highway Classifications) and Newburg Road which is extremely similar in nature be allowed to enjoy the additional one-foot fence height.

Section 150.910 is in regards to the use of court reporters at public hearings. The amended language is more consistent with the Planning Department's current practice for the recording of public hearings. Although a voice recording is taken by the Department, it is not referenced in the text. Staff also does not require the use of a court reporter unless there is anticipation of further action being taken. The proposed language clarifies the enforcement of the use of a court reporter and who burdens the cost of said reporter.

Variances allowed within the Subdivision Ordinance are not the same as variances allowed within the Zoning Ordinance. Section 151.63 of the Subdivision Code references the use of variances while Section 151.08 regulates variances which could be extended lengths for cul-de-sacs, waiver of sidewalks, etc. Right now, the code requires that all variances be part of the preliminary plat process. While this requirement makes things easier by allowing discussions to occur early on in the process, depending on the time delay between final platting and preliminary platting or unanticipated issues arising during the development process, sometimes designs need to be updated and desired variances come to light after the preliminary plat. The

proposed language allows for variances to be requested at time of final platting. If a variance is desired after the property has been final platted than a new final plat will need to be applied for in which the variance would be requested at that time.

Removing the requirement of showing building setback lines on plats is being proposed in order to alleviate confusion. When building setback lines are shown on the plat but then changes to the zoning ordinance or zoning map are enacted, it can create conflicting development regulations. When designing the layout of a development, does one adhere to the setbacks shown on the plat like they would with any other plat restriction or do they adhere to the setbacks of the zoning ordinance like they would with any other development layout. This amendment allows the zoning ordinance requirements to be the enforceable setbacks. The zoning ordinance can change in accordance with development trends, desired aesthetics and variances can be requested for those properties with hardships.

Section 151.60 regulates public improvements and performance bonds. The way the code currently reads is that the city council shall approve separate from the final plat a time limit for completing public improvements. The proposed language would set a two-year time period automatically linked to the approval of the final plat. This prevents the need to track various approvals and time periods. However, staff recognizes that unanticipated issues can arise or that certain developments will immediately be known to need additional time for completion of said improvements, therefore, the proposed language provides for the ability to ask for longer than the standards two-year time frame.

Based upon this information, planning staff recommends approval of case **2026-01**.

Submitted by:

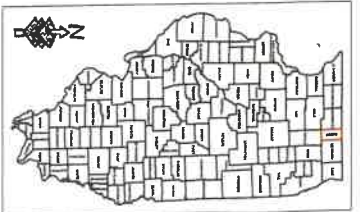
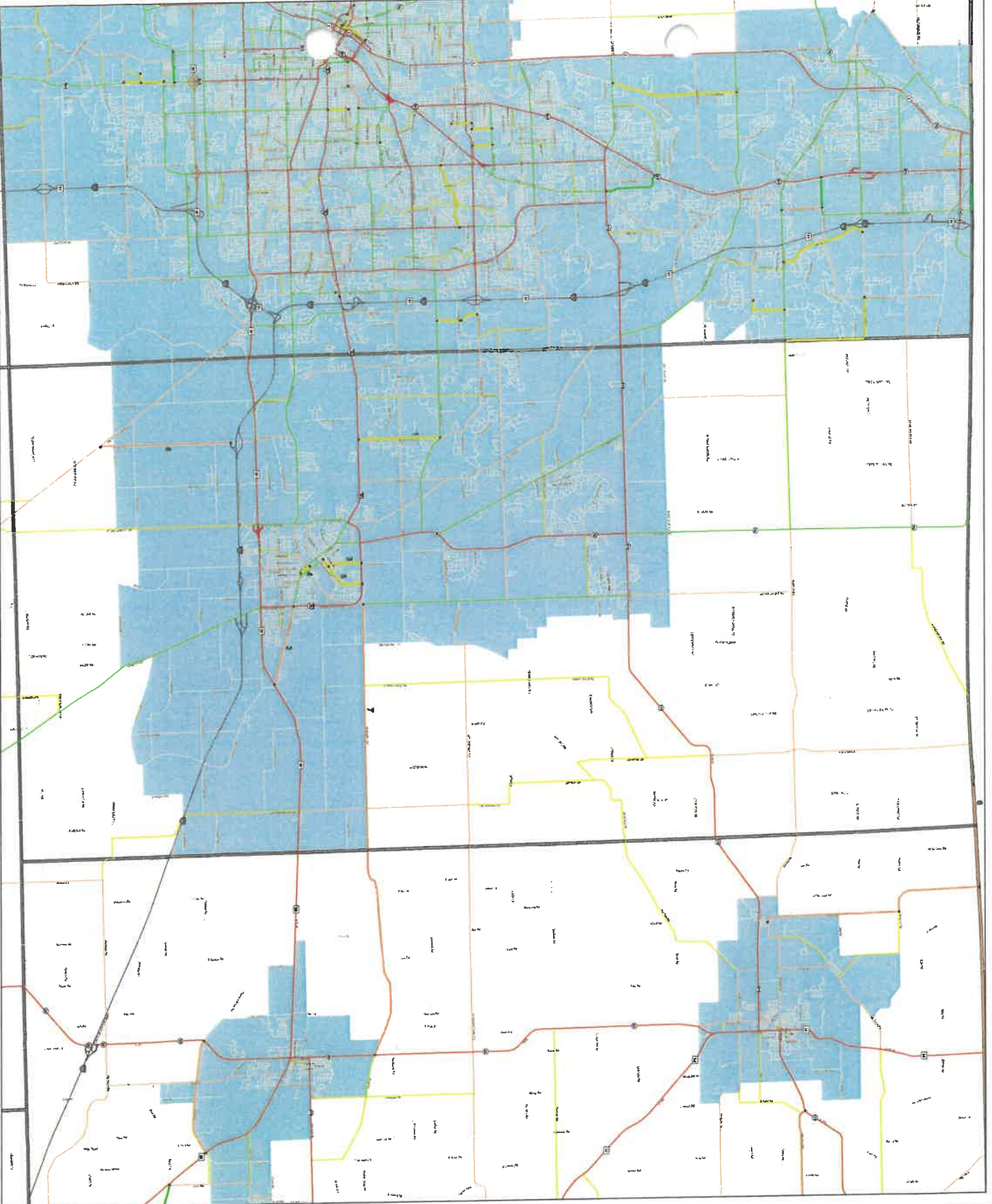


Gina DelRose,
Community Development Planner

Attachments

1. IDOT's Functional Highway Classifications.

BOONE COUNTY - Functional Classification Updates



Legend

- 1 Interstate
- 2 Freeway or Expressway
- 3 Other Principal Arterial
- 4 Minor Arterial
- 5 Major Collector
- 6 Minor Collector
- 7 Local Road or Street
- Urban Areas

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

April 3, 2026

ADVISORY REPORT

CASE NO: 2026-02

APPLICANT: Kullar, 717 North State Street (SU)

REQUEST AND LOCATION:

The applicant and property owner, Gurinder Kullar, 9720 Grimley Street, Huntley, IL 60142 is requesting a special use to permit indoor commercial entertainment. This will allow the additional land use of a bar and video gaming inside the gas station at 717 N. State Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(3)(B)(2) Indoor Commercial Entertainment and 150.904 Special use Review and Approval Procedures) in the NB, Neighborhood Business District on approximately 14,300 square feet. PIN: 05-26-257-001.

EXISTING LAND USE ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: Citgo Gas Station

All Adjacent property: Residential

CURRENT ZONING ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: NB, Neighborhood Business District

All Adjacent property: SR-6, Single-family Residential-6 District

COMPREHENSIVE PLAN:

Subject property: Commercial

All Adjacent property: Low Density Residential

BACKGROUND:

The subject property is less than a half-acre in size and is part of the Original Town of Belvidere. It was developed with a gas station in the mid-1950s. In 2009, the applicant petitioned for and was granted a zoning district change to Neighborhood Business District and a special use for a planned development in order to bring the existing gas station into compliance so that a 340 square-foot addition could be constructed. The planned development allowed for the use of a gas station, parking within the required setbacks, increased lot coverage and reducing the rear yard setback to 8 feet. Since 2009, an additional building was constructed that impeded a parking stall.

Since the building was not originally designed for such a land use, it does not currently meet certain codes and ordinances such as the health department's requirements for on-site

consumption and the Illinois Plumbing Code. Due to the additional land use which is desired in order to bring in more customers, staff recommends that the building and parking area be brought up to compliance with all codes such as the American with Disabilities Act requirements for bathrooms, entrances, parking, etc. and the Belvidere Fire Department's regulations for room openings, door clearances and aisle widths. The applicant was advised to contact an architect to ensure that any site plan submitted actually meets all applicable codes and ordinances.

The 120 square feet of gaming area shown on the site plan is approximately 15% of the total building space. The gaming area will need to be separated from the convenience store portion of the gas station by a solid barrier. In order to prevent the primary use of property from becoming a bar or other similar land use, all indoor commercial entertainment activities are restricted to the 17-foot by 7-foot area shown on the site plan.

There have been 11 other indoor commercial entertainment special uses approved within a half mile of the property. Six of the establishments are in operation, three have closed and two never opened.

The Zoning Ordinance was updated in 2006 requiring a special use for Indoor Commercial Entertainment. Bars and taverns that were in existence prior to that date have been considered "grandfathered" for the bar use. In 2013, Illinois State Law allowed municipalities to determine that video gaming would be permitted within their jurisdiction. The State limits the number of machines to six per establishment and every establishment must have a liquor license that allows for the pouring of alcohol (except for those that qualify as a truck stop). In 2013, Belvidere voted to allow video gaming and in 2023, the City Council voted to increase the limit the number of gaming establishments to 50. The applicant is aware that granting the special use does not guarantee them a license.

TREND OF DEVELOPMENT:

The subject property is located along North State Street in an area that is predominantly residential. There are nearby institutional and commercial land uses that have existed within the neighborhood for decades. There have been minimal changes in nearby land 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 special use is being requested so that an existing gas station may expand its offerings to include video gaming machines. The gas station has existed in its current location since the 1950s and staff is unaware of any negative situations occurring due to the gas station. Allowing the gas station to expand will not only allow the owner to better serve his customers but the special use process also allows staff the opportunity to modify the site to better suit traffic patterns, safety and accessibility as well. Requirements found within the Neighborhood Business District restricts hours of operations which will lessen potential negative impacts that the video gaming machines could have on surrounding properties.

- 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, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to Notice of Public Hearing by the City.

The subject property is designated as “Commercial” by the City of Belvidere Comprehensive Plan, adopted May 7, 2024. Commercial land uses include service businesses, restaurants, entertainment, office buildings, healthcare facilities, and other similar uses. Smaller scale commercial uses provide the community with a variety of everyday goods and services at convenient locations, typically along the City’s major roads such as Logan Avenue and State Street. The proposed indoor commercial entertainment land use meets the intent of the Comprehensive Plan.

- 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 section of North State Street where the subject property is located is an established neighborhood comprised mainly of residential and institutional land uses. Although there are some commercial land uses nearby, North State Street does not transition to a commercial corridor for another two blocks. The reduction of convenience store offerings and addition of video gaming machines will create a significant change to the interior layout of the building. The video gaming machines and alcohol consumption area will be restricted to a portion of the building and be required to have a barrier preventing access to underage customers. In addition, staff has the opportunity to modify the parking area and bathrooms in order to improve their ability to service the public.

- 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.

The predominately commercial portion of North State Street does not begin until the 1000 block. The property is currently zoned Neighborhood Business rather than a more intense commercial district in order to be more compatible with the adjacent residential land uses. Conditions of approval placed on the special use are intended to keep the indoor commercial entertainment land uses at an intensity that is compatible with surrounding properties while still providing a mix of land uses available to the public.

- 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 already developed with a gas station that is served with municipal utilities.

F. Findings: The potential public benefits of the proposed special use outweigh 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 use of the property is changing. By bringing the subject property into compliance with all applicable codes and ordinances, it not only allows the property but the businesses operating on-site to better serve customers and to better reflect the design guidelines of the neighborhood

SUMMARY OF FINDINGS:

The special use is being requested so that an existing gas station may expand its offerings to include video gaming machines. The gas station has existed in its current location since the 1950s and staff is unaware of any negative situations occurring due to the gas station. Allowing the gas station to expand will not only allow the owner to better serve his customers but the special use process also allows staff the opportunity to modify the site to better suit traffic patterns, safety and accessibility as well. Requirements found within the Neighborhood Business District restricts hours of operations which will lessen potential negative impacts that the video gaming machines could have on surrounding properties.

The section of North State Street where the subject property is located is an established neighborhood comprised mainly of residential and institutional land uses. Although there are some commercial land uses nearby, North State Street does not transition to a commercial corridor for another two blocks. The reduction of convenience store offerings and addition of video gaming machines will create a significant change to the interior layout of the building. The video gaming machines and alcohol consumption area will be restricted to a portion of the building and be required to have a barrier preventing access to underage customers.

Conditions of approval placed on the special use are intended to keep the indoor commercial entertainment land uses at an intensity that is compatible with surrounding properties while still providing a mix of land uses available to the public. By bringing the subject property into compliance with all applicable codes and ordinances, it not only allows the property but the businesses operating on-site to better serve customers and to better reflect the design guidelines of the neighborhood

RECOMMENDATION:

Planning staff recommends the **approval** of case number **2026-02** subject to the following conditions:

1. The special use shall be developed in substantial conformance with the site plan submitted with the application unless otherwise noted.
2. Indoor commercial entertainment land uses such as alcohol consumption and video gaming may only operate within the designated gaming machine area shown on the site plan.

3. The gaming area shall have a solid wall-like barrier, a minimum of four-feet in height and only be accessible by a designated entrance.
4. The indoor commercial entertainment land use shall be limited to a maximum of five video game machines or the 17'x7' designated area, whichever is less.
5. A curbed landscape island shall be installed at the southwest corner of the property, identical in size to the existing curbed landscape island located at the northwest corner of the property in order to ensure proper setback of parking for site distance along North State Street and to define the drive aisle for the three new parking stalls shown along the southerly property line.
6. A total of six parking stalls shall be striped in compliance with the Belvidere Zoning Ordinance. There shall be no obstructions to these parking stalls such as raised concrete or damaged asphalt.
7. Compliance with the requirements of the Boone County Health Department. A food service permit for the property is required for the on-site consumption of alcohol.
8. Architectural stamped drawings showing compliance with building codes, fire codes, health codes, ADA codes, etc. shall be submitted for review and approval prior to the issuance of any permits. The drawings must demonstrate but are not limited to: distances between interior finished walls and all equipment within the facility and must demonstrate compliant egress widths and travel paths in all affected corridors.
9. Prior to the installation and operation of the video gaming machines, all conditions of approval must be met and/or installed to the satisfaction of city staff.
10. The special use shall be in compliance with all other applicable codes and ordinances.

Submitted by:


Gina DelRose,
Community Development Planner

PLANNING AND ZONING COMMISSION/CITY COUNCIL ACTION

The Planning and Zoning Commission shall make and forward findings of fact as to the compliance of the proposed planned development with the standards and make a recommendation to the City Council. The City Council shall review the findings and recommendation and may accept or reject the findings and recommendation of the Planning and Zoning Commission in whole or in part; or the City Council may refer the matter back to the Planning and Zoning Commission for further consideration. Any approval shall be considered the approval of a unique request and not be construed as precedent for any other proposed planned development.

ATTACHMENTS:

1. Location Map by Planning Staff.
2. Aerial Photo by Planning Staff.
3. Narrative Submitted by the Applicant.
4. Site Plans Submitted by the Applicant.
5. NRI submitted by the Boone County Soil and Water Conservation District, Heather VanTilburg, March 4, 2026.
6. Letter submitted by the Boone County Health Department, Alison O'Hearn, March 18, 2026.
7. Member submitted by the Belvidere Public Works Department, Brent Anderson, March 17, 2026.
8. Letter submitted by the Belvidere Fire Department, Lee Revels.

HARRISON

MARSHALL

HANCOCK

MACOMB

WEBSTER

2026-02 SU
717 N. State St.
Kullar

MAIN

VAN BUREN

JACKSON

BOONE

MENOMONIE

STATE

BAKER

KISHWAUKEE

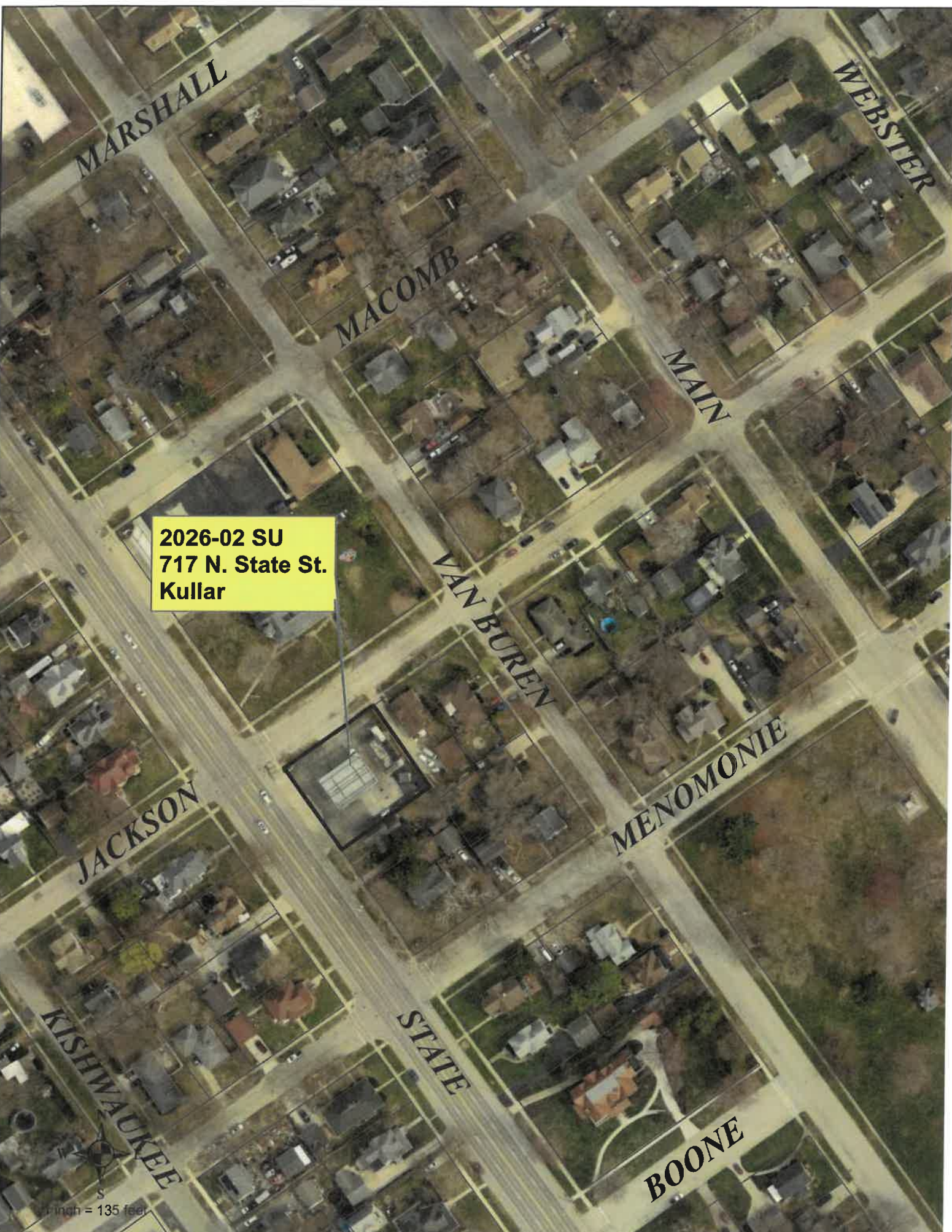
PERRY



1 inch = 211 feet

KISHWAU

MADISON



2026-02 SU
717 N. State St.
Kullar

Dear Chairman and Members of the Board,

My name is Gurinder Kullar, and I am the owner of Ricky Petroleum Inc. I have proudly owned and operated this station since 2003. Over the years, I have made significant improvements to the property, including building upgrades and exterior renovations completed in October 2009, to ensure the location remains clean, attractive, and welcoming to the community.

In addition, we are currently making further improvements to the property to ensure full compliance with all applicable regulations. We are constructing two restrooms and updating the facilities to meet ADA compliance standards.

We are also addressing additional items required for compliance, including relocating certain items to a shed located on the south side of the building. The ice machine will also be relocated next to the building to allow for additional parking space.

I am respectfully applying for a Special Use Permit to allow gaming at my establishment. Like many small businesses, we are currently facing financial challenges, and adding gaming machines would greatly help support and sustain my business.

I sincerely appreciate the Board's time and consideration of my application. I am committed to operating responsibly, maintaining full compliance with all regulations, and continuing to build a positive relationship with the community. I am confident that this addition will not cause any issues and will be managed professionally.

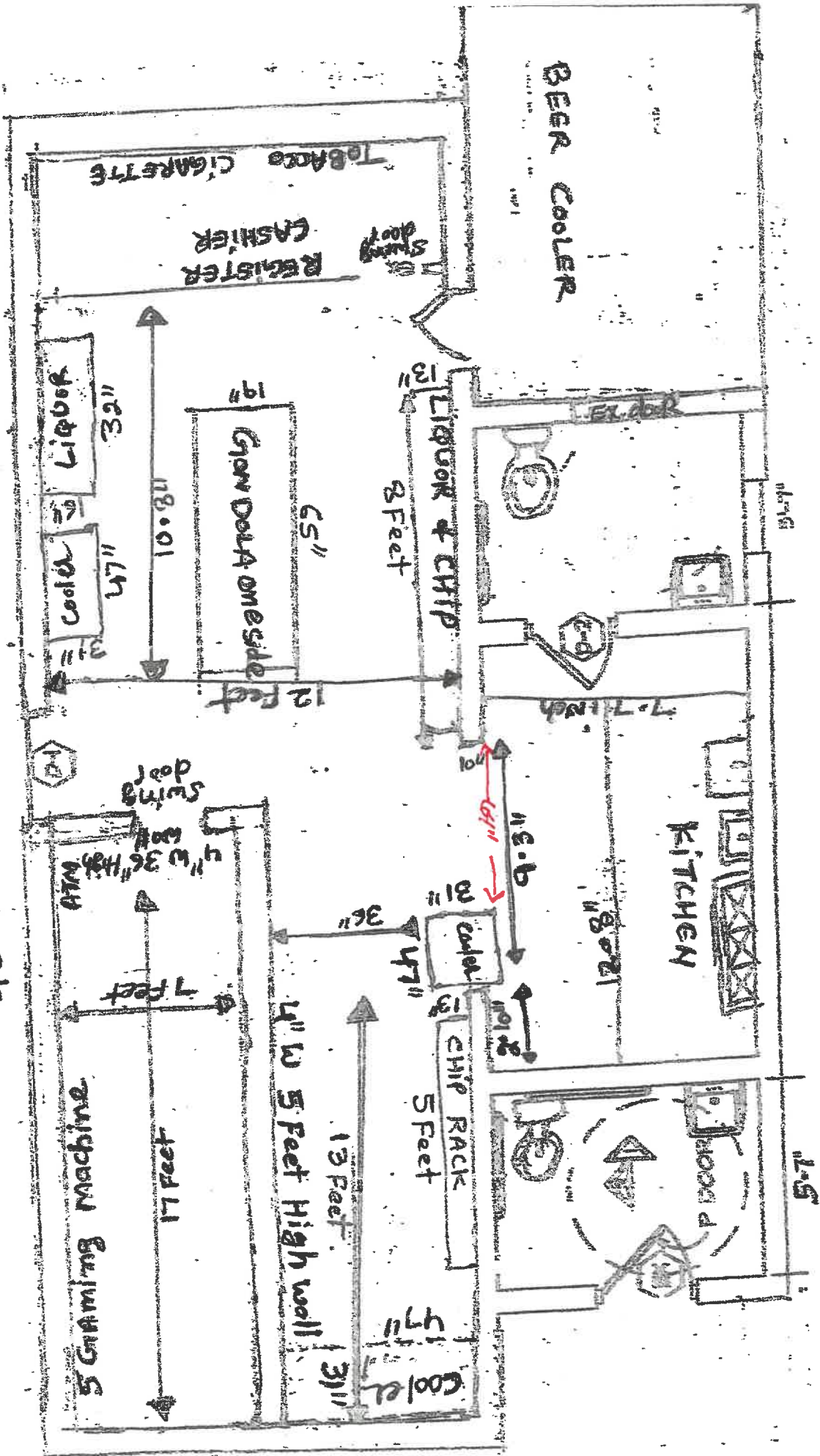
Thank you for your consideration.

Sincerely,

Gurinder Kullar

Owner, Ricky Petroleum Inc.

40.6"



AFTER

JACKSON

STATE



1 inch = 34 feet

March 4, 2026

SWCD NRI #: 1813

Belvidere Planning Department
 401 Whitney Blvd., Suite 300
 Belvidere, IL 61008

Dear Sir/Madam,

A request for a Natural Resource Information Report was submitted. We will supply a written reply to your office as indicated below:

Our review does not apply in this instance.
 Other (see attached)

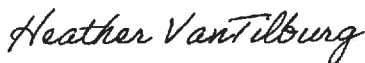
Location of Site: 717 N. State St., Belvidere, IL 61008
PIN(S): 05-26-257-001

Contact	Petitioner	Owner
Gurinder Kullar (815) 814-4082	Same as contact	Same as contact
717 N. State St Belvidere, IL 61008		

Request: Special Use for gaming inside existing structure

Notes, if any: By considering the current zoning, current land use, Geographical Information Systems maps, and requested special use permit, the Boone County Soil and Water Conservation District has determined that the proposed use will have no significant impact on the natural resources on the property or surrounding area.

Sincerely,



Heather VanTilburg, Resource Conservationist
 Boone County SWCD



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.

March 18, 2026

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

Email: GDelRose@BelvidereIL.gov

Re: Case: 2026-02; Kullar (DBA Citgo), 717 N. State Street

Dear City of Belvidere,

We are in receipt of a special use permit for an indoor commercial entertainment facility at 717 N. State Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(3)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the NB, Neighbor Business District on approximately 14,300 square feet. PIN: 05-26-257-001

If any changes to the kitchen and/or food handling operations are anticipated, prior to changes of the establishment a to-scale plan and a food application must be submitted to the Boone County Health Department for review. The plan review fee would be determined when menu information is submitted. Below is the county code explaining this further.

Sec. 30-35. Submission and review of plans; permits.

- a) *Generally*, whenever a food service establishment or retail food store is constructed or extensively remodeled and whenever an existing structure is converted to use as a food service establishment, properly prepared plans and specifications for such construction, remodeling, or conversion shall be submitted to the regulatory authority for review and approval before construction, remodeling, or conversion is begun. The plans and specifications shall indicate the proposed layout, arrangement, mechanical plans, construction materials of work areas, and the type and model of proposed fixed equipment and facilities.

Re: **Case: 2026-02; Kullar (DBA Citgo), 717 N. State Street**

Date: March 18, 2026

Page: 2 of 2

Permit required. Any business or organization desiring to operate as a food service establishment or retail food establishment must have a current food service permit.

b) *Plans, inspection and approval.* Before issuing a food service permit to a new establishment, plans must be submitted to and approved by the health authority. Plans submitted for review must be accompanied by the appropriate plan review fee as listed in section 38-31.

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
Director of Infrastructure
Boone County Health Department

Memo

To: Gina DelRose, Community Development Planner

From: Brent Anderson, Director of Public Works

Date: 3/17/2026

Re: Case #2026-02; 717 North State Street

Having reviewed the above referenced case, public works would offer the following comments:

1. A curbed landscape island shall be installed at the southwest corner of the property, identical in size to the existing curbed landscape island located at the northwest corner of the property in order to ensure proper setback of parking for site distance along North State Street and to define the drive aisle for the three new parking stalls shown along the southerly property line.



Belvidere Fire Department

123 S. State St.
Belvidere, IL 61008

Phone: (815) 544-2242
Fax: (815) 544-8739

Inspector Mark Beck
mbeck@belviderefire.com

Inspector Jeff Vaughan
jvaughan@belviderefire.com

Inspector Lee Revels
fi@belviderefire.com

City of Belvidere

Community Development Department

Gina DelRose

401 Whitney Blvd, Suite 300

Belvidere, IL 61008

Email: GDelRose@BelvidereIL.gov

Re: Case No. 2026-02 – Kullar (DBA Citgo)
717 N. State Street

Based on the submitted application for a Special Use Permit to allow indoor commercial entertainment, I recommend that the Belvidere Planning and Zoning Commission approve the request, subject to the following condition:

- **Stamped Architectural Drawings Required:**

Submit accurate, scaled architectural drawings that clearly indicate distances between interior finished walls and all equipment within the facility. The drawings must demonstrate compliant egress widths and travel paths in all affected corridors. The hand-drawn plans provided do not appear to account for the thickness of finished walls and therefore cannot be verified for code compliance.

Architectural drawings will be reviewed upon receipt. Updated comments will be provided to the Belvidere Planning and Zoning Commission at that time.

If you have any questions regarding Fire Department comments, please contact the Fire Department Inspection Bureau at 815-218-7565.

Respectfully,
Inspector Lee Revels
Belvidere Fire Department
lrevels@belviderefire.com
815-218-7565

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

April 6, 2026

ADVISORY REPORT

CASE NO: 2026-04 **APPLICANT:** Rush Power Systems, LLC, 1014 Irene Road (MA)

REQUEST AND LOCATION:

The applicant and owner, Rush Power Systems, LLC, 1981 Belford North Drive, Belvidere, IL 61008 is requesting a map amendment (rezoning) on approximately 13 acres located at 1014 Irene Road, Belvidere IL 61008 from RH, Rural Holding District (pending annexation) to PI, Planned Industrial District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. The subject property is irregular in shape and is in agricultural production. PIN: 05-32-200-042.

BACKGROUND:

As properties annex into the city they are automatically rezoned to Rural Holding. A rezoning must occur to place them in their proper designation whether it is residential, commercial, or industrial. Since the property was previously zoned Light Industrial District in the county and the other nearby properties that have annexed into the city are zoned Planned Industrial, the applicant is requesting rezoning to the Planned Industrial District. This will allow them to construct a new industrial building and outdoor storage area (subject to a special use for a planned development).

Rush Power Systems is currently located two blocks to the north. Their current location does not provide the ability to expand to meet their needs so they acquired the subject property in 2025. In addition to the map amendment, the applicant is also requesting a special use for a planned development with deviations primarily focused around the outdoor storage aspect of the business. The property is expected to be developed in two phases, providing adequate room to expand in the future.

FINDINGS OF FACT:

Per Section 150.903 (D) of the City of Belvidere Zoning Ordinance, the criteria for granting an Amendment of the Official Zoning Map are as follows:

A. Existing uses and intensities of property within the general area of the property in question.

Findings:

Subject property: Agricultural Production

Adjacent property:

North: Airo Tool & Manufacturing, Northwest Gutters Inc.

South: Railroad, General Mills

West: Agricultural Production, Nucor

East: Tanner Industries, Inc.

The subject property is part of Lots 12 and 13 of Belford Industrial Park which was originally platted in 1974. It is one of the last undeveloped lots in the subdivision. The railroad runs along the southern boundary of the subdivision and the city recently annexed land to the east of the property to permit the expansion of Tanner Industries and to the south of the railroad for the development of distribution centers. The area is a mix of Belvidere and unincorporated Boone County with property owners requesting annexation to allow for new development or to gain access to municipal water and sewer.

B. The zoning classification of property within the general area of the property in question.

Findings:

Subject property: RH, Rural Holding (pending Annexation)

Adjacent property:

North: I-1, Light Industrial District (Boone County)

South and East: PI, Planned Industrial District

West: PI, Planned Industrial District and I-1, Light Industrial (Boone County)

The Belford Industrial Park was originally platted and developed under the jurisdiction of Boone County. The park, similar to most properties near Newburg Road is zoned I-1, Light Industrial. As properties annex into the City of Belvidere for water and sewer services, they are rezoned to PI, Planned Industrial.

C. The suitability of the property in question for the uses permitted under the existing zoning classification.

Findings: The existing zoning classification (Rural Holding District) is not suitable for the intended use of the property.

While the existing use on the subject property is suitable for Rural Holding District, the intended future use of the property and those properties adjacent to it are not. Rural Holding calls for large lots with minimal lot coverage. Permitted uses tend to be residential or recreational in nature with some commercial uses allowed by special use.

The Belford Industrial Park was developed under Boone County's jurisdiction in 1974. By rezoning the subject property to a more compatible district, the site will be more consistent with neighboring properties.

D. The trend of development, if any, in the general area of the property in question, including changes (such as the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), if any, that may have taken place since the day the property in question was placed in its present zoning classification and that make the property more appropriate for a different zoning district.

Findings: The subject property will be placed into the default Rural Holding District zoning classification upon approval of an annexation with the city, however, the anticipated improvements and land uses as noted in the narrative and the catalyst for the annexation are at a greater intensity than the “rural community character” that the Rural Holding District encourages. The proximity of the railroad, Grant Highway and the Irene Road interchange encourages the continued commercial and industrial development in the area.

E. Whether the proposed amendment is consistent with the plans and policies of the Comprehensive Plan adopted by the City

Findings: The proposed rezoning is consistent with the plans and policies of the Comprehensive Plan adopted by the City.

The subject property is designated as “Light Industrial” by the City of Belvidere Comprehensive Plan, adopted May 7, 2024. The Light Industrial map category encourages low-intensity manufacturing, processing, storage, and distribution of goods and materials. Light industrial facilities can also include research and development land uses. Operations within light industrial uses typically have minimal noise and waste issues that require mitigation.

The applicant wishes to rezone to planned industrial which is similar to the light industrial county zoning the property previously enjoyed. As properties within the industrial park annex into the city they have rezoned to planned industrial while the more intense industrial land uses have developed south of the railroad tracks.

F. Whether the proposed Official Zoning Map amendment furthers the purposes of the Zoning Ordinance and the applicable rules and regulations of the State of Illinois and the Federal Emergency Management Agency (FEMA).

Findings: The proposed Official Zoning Map amendment will further the purposes of this Chapter and the applicable rules and regulations of the State of Illinois and the Federal Emergency Management Agency (FEMA).

The rezoning will help bring the property in line with the City of Belvidere’s regulations. All future development will be required to adhere to all applicable codes and ordinances in addition to advised recommendations for development that may be provided by agencies at a later date.

G. Whether a mistake was made in mapping on the Official Zoning Map or if an area is developing in a manner and purpose different from that for which it is mapped.

Findings: Properties are automatically zoned Rural Holding District upon annexation. This zoning district acts as a holding place until the property can be properly rezoned to an industrial, commercial or residential district.

SUMMARY:

The planning staff believes that the proposed rezoning for the subject site is not more intense than the other developed uses or anticipated uses in the general area. The redevelopment of the subject property continues the industrial growth in the subdivision and along Irene Road.

2026-04; Rush Power Systems LLC, 1014 Irene Road (MA)

The Planned Industrial District requirements will regulate lot coverage, landscaping and aesthetics of new construction and expansions. These regulations will lessen any negative impacts the rezoning may cause to the area.

RECOMMENDATION:

The Planning staff recommends the approval of case number 2026-04 to rezone approximately 13 acres (1014 Irene Road) from RH, Rural Holding District (pending annexation) to PI, Planned Industrial District

Submitted by:



Gina DelRose, Community Development Planner

PLANNING AND ZONING COMMISSION/CITY COUNCIL ACTION

The Planning and Zoning Commission shall make and forward findings of fact as to the whether the proposed map amendment furthers the purposes of the Zoning Ordinances and make a recommendation to the City Council. The City Council shall review the findings and recommendation and may accept or reject the findings and recommendation of the Planning and Zoning Commission in whole or in part; or the City Council may refer the matter back to the Planning and Zoning Commission for further consideration. Any approval shall be considered the approval of a unique request and not be construed as precedent for any other proposed map amendment.

ATTACHMENTS

1. Location Map by Planning Staff.
2. Aerial photo by Planning Staff.
3. Zoning Maps by Planning Staff.
4. Boundary Survey/Site Plan submitted by the Applicant.
5. Narrative submitted by the Applicant.
6. Letter from the Boone County Health Department, Alisen O'Hearn, March 24, 2026.

ANDERSON FOREST

HICKORY

DISTILLERY

SPARROW

BOZ

RIVER-RUN

2026-04 RZ
1014 Irene Rd
Rush Power Systems, LLC

RIVERVIEW

WHEATLAND

SPRUCE BLUFF

EASTWOOD

GREENSPIRE

NEWBURG

GENES-FORD

ROYAL

FRANCIS

MARY

LANDMARK

REVLON

BELVIDERE

LINDY

INDUSTRIAL

MORREIM

CROSSLINK

IPSEN

US ROUTE 20

20

RAMP

RAMP

RAMP

190

190

RAMP

190

190

CHRYSLER

IRENE

TOWN-HALL



1 inch = 1,686 feet

IRENE

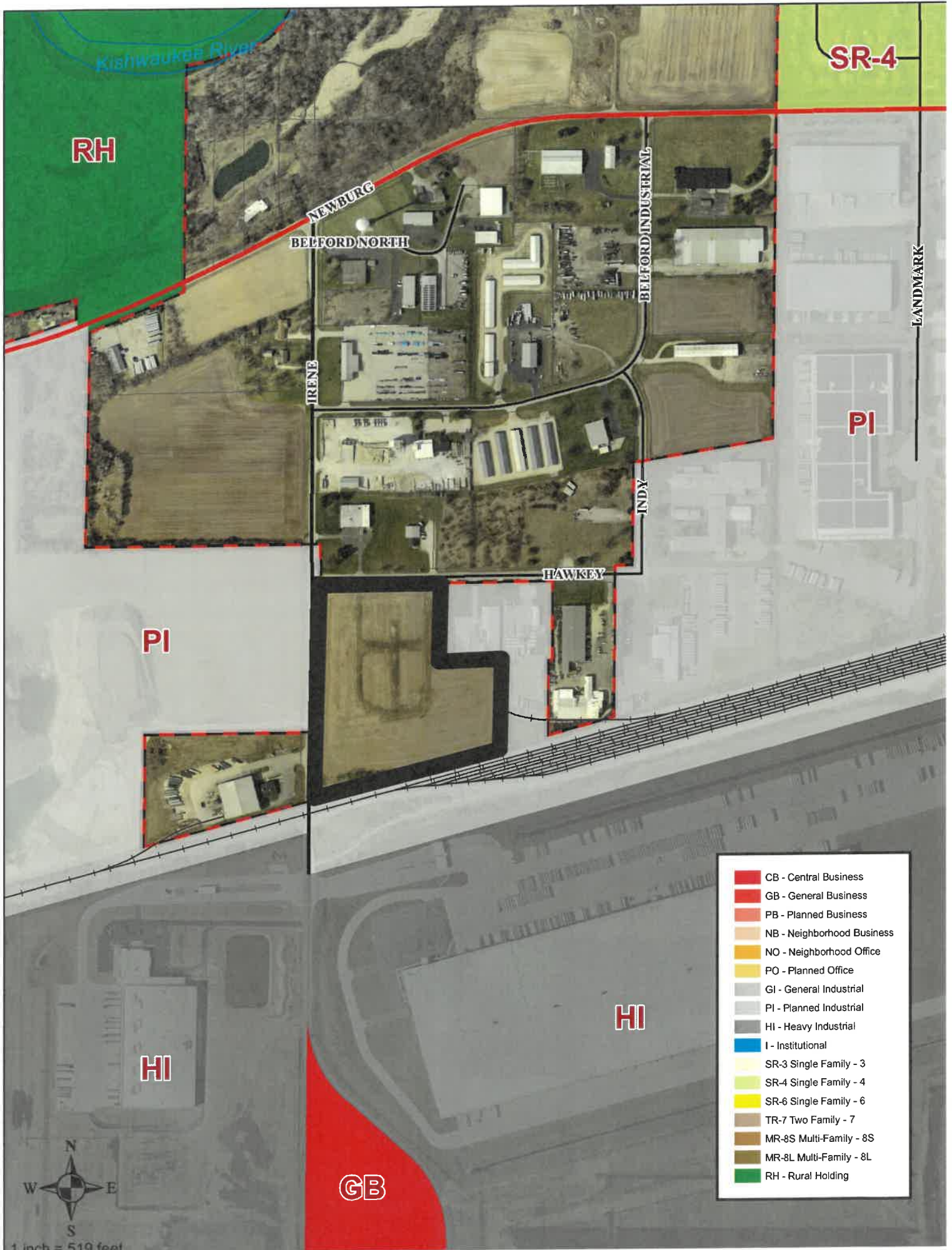
HAWKEY

2026-04 RZ
1014 Irene Rd
Rush Power Systems, LLC



1 inch = 211 feet





RH

SR-4

NEWBURG

BELFORD NORTH

BELFORD INDUSTRIAL

LANDMARK

IRENE

PI

PI

HAWKEY

HI

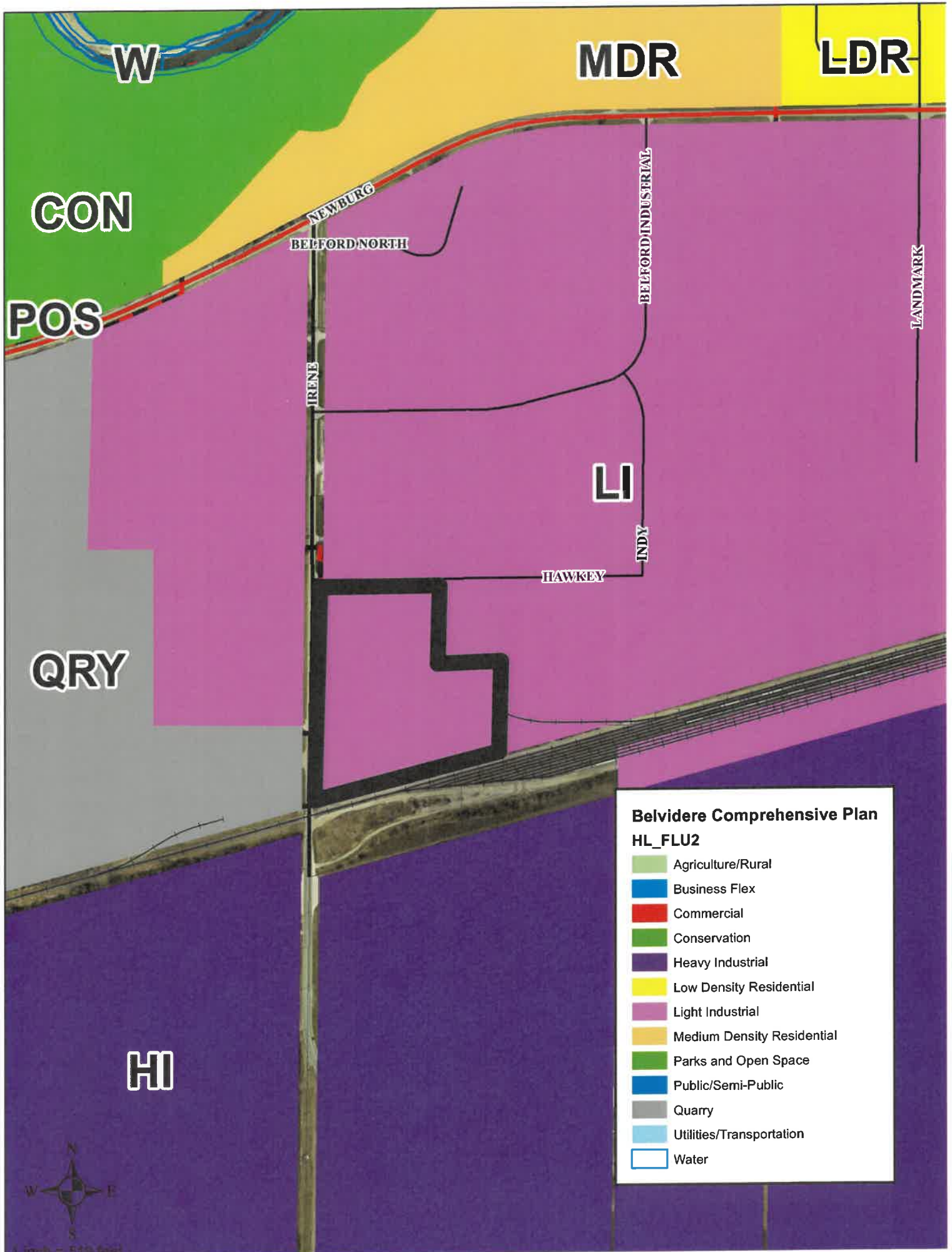
HI

GB

- CB - Central Business
- GB - General Business
- PB - Planned Business
- NB - Neighborhood Business
- NO - Neighborhood Office
- PO - Planned Office
- GI - General Industrial
- PI - Planned Industrial
- HI - Heavy Industrial
- I - Institutional
- SR-3 Single Family - 3
- SR-4 Single Family - 4
- SR-6 Single Family - 6
- TR-7 Two Family - 7
- MR-8S Multi-Family - 8S
- MR-8L Multi-Family - 8L
- RH - Rural Holding



1 inch = 519 feet



W

MDR

LDR

CON

NEWBURG

BELFORD NORTH

BELFORD INDUSTRIAL

LANDMARK

POS

IRENE

LI

INDY

HAWKEY

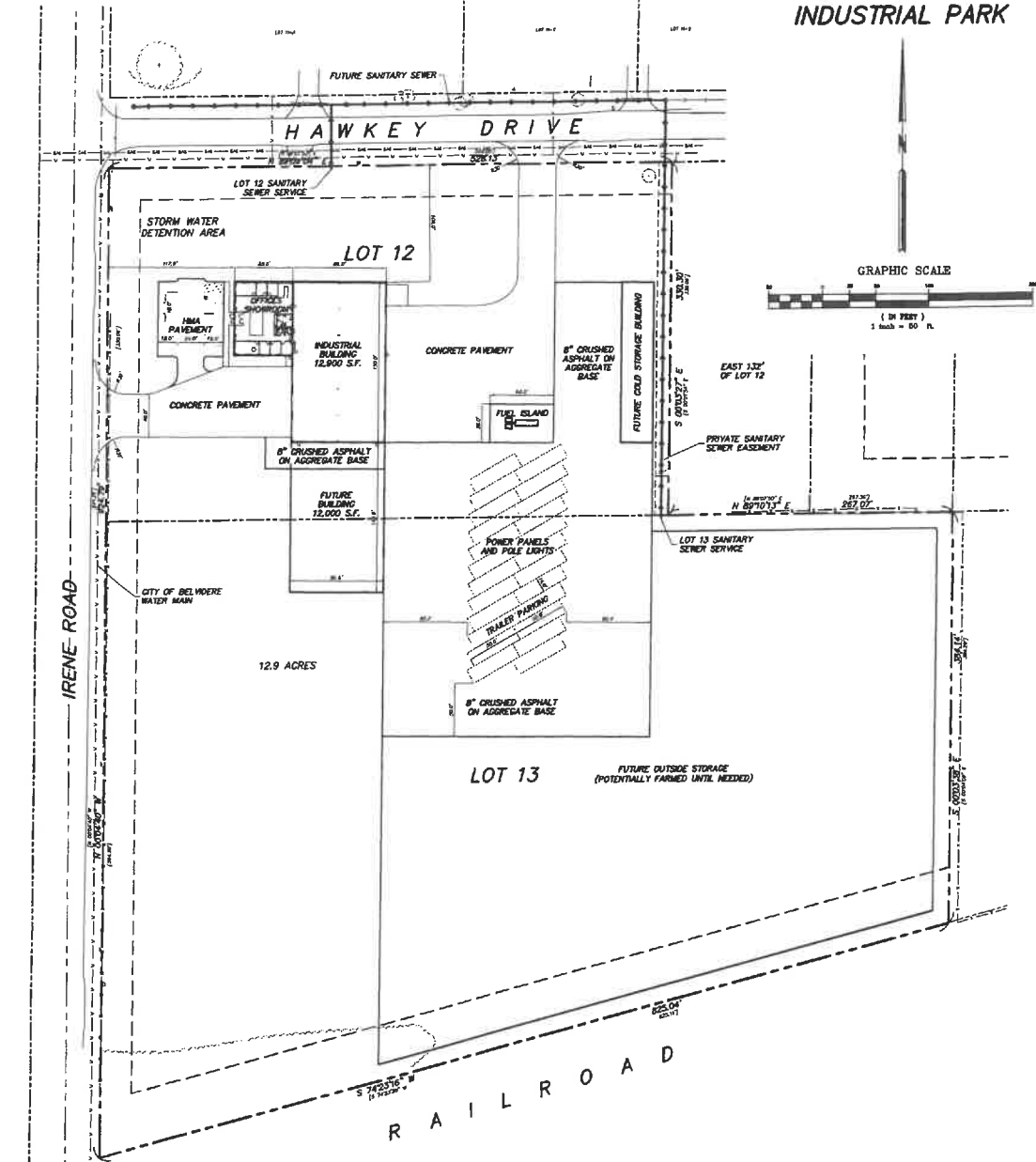
QRY

HI



1 inch = 500 feet

PLAT OF BELFORD INDUSTRIAL PARK



P:\Projects\2010\Belford Industrial Park\2010\20100820\20100820.dwg, 20100820, 20100820, 11:08:00 AM, 2010

LOT 13 AND PART OF LOT 12 PLAT OF BELFORD INDUSTRIAL PARK		SHEET NO. _____ TOTAL SHEETS _____
REVISIONS _____ _____ _____ _____	R.K. JOHNSON & ASSOCIATES, INC. CONSULTING CIVIL ENGINEERS - LAND SURVEYORS 1515 WINDSOR ROAD LOVES PARK, ILLINOIS 61111 (815) 433-5097 - www.rkjohannes.com ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 194-004934	DRAWN BY _____ CHECKED BY _____ DATE _____ PROJECT NO. _____ SHEET NO. _____

To: The Mayor and City Council
of the City of Belvidere
Boone County, Illinois.

From: Attorney Natalie Hyser Barber on behalf of Owner Applicant

Re: Narrative for Zoning Application for Boone County PIN: 05-32-200-042

Applicant respectfully requests that the City grant its Zoning Application for a Planned Industrial (PI).

Applicant understands that the Property will be automatically zoned as RH Rural Holding and desires that the Property be re-zoned to the 'Planned Industrial' (PI) zoning district upon annexation to the City with approval of Planned Development so that Applicant can relocate and expand its operations with the immediate construction of a handsome building. The Applicant seeks to partner with the City to provide great aesthetic value and set the example for professional visual standards for the area and expand the City's economic base.

Applicant contends that its re-zoning request is in compliance with the standards and conditions imposed in Public Act 102-1123 and conditions imposed under any other state and/or federal statutes and regulations in addition to those specified herein, including consideration of the substantive due process requirements of the Illinois Constitution, sometimes referred to as the LaSalle/Sinclair factors. The existing uses and zoning of nearby property comports with the re-zoning. Surrounding property values would not be diminished. Applicant's re-zoning of PI request supports and does not detract from the health, safety, morals or general welfare of the public. The public will gain through job creation, extension of tax base, extension of utilities, and the chance to partner with a multi-million-dollar company. Without the re-zoning, the Applicant would not be able to move forward with the project. The Property is well suited for the re-zoning in connection with the industrial nature of the trend of development in the area. The Property is currently sitting vacant, and Applicant's development of the property will avoid blight which can only benefit the community. The re-zoning to PI is in harmony with an orderly development of the area. The community is in need of such a development.



2025-01
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.

March 24, 2026

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

Email: GDelRose@BelvidereIL.gov

Re: Case: 2026-04 (RZ) & 2026-05 (SU); Rush Powers, 1014 Irene Road

Dear City of Belvidere,

We are in receipt of a map amendment (rezoning) at 1014 Irene Road, Belvidere, IL 61008 within the RH, Rural Holding District, to PI, Planned Industrial District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map; pending annexation to the City of Belvidere.

The Boone County Health Department (BCHD) has no further comment at this time in regards to the rezoning.

Additionally, we are in receipt of a special use to permit a planned development at 1014 Irene Road, Belvidere, IL 61008 within the PI, Planned Industrial District, pursuant to the Belvidere Zoning Ordinance Section 150.105(C)(7) (C) (2), Section 150.204(3)(B)(1)(A)(1), Table 150.604, Section 150.702(J), Section 150.704(F)(1), Section 98.22/151.41(E)(2)/151.65(1), and Section 118.132, and Section 150.904 Special Use Review and Approval Procedures. PIN: 05-32-200-042.

BCHD has been notified of the annexation and connection to both public water and sewer. BCHD does not have records indicating if there are any wells and/or septic system components on this property, that may or may not be impacted by the Special Use Permit. If any wells, septic systems, or similar components are identified, they must be properly abandoned in accordance with the Illinois Private Sewage Code and Illinois Water Well Construction Code, as adopted by Boone County Code. The applicant would need to complete that process with oversight from BCHD.

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
Director of Infrastructure
Boone County Health Department

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

April 6, 2026

ADVISORY REPORT

CASE NO: 2026-05

APPLICANT: Rush Power Systems, LLC (SU)

REQUEST AND LOCATION:

The applicant and property owner, Rush Power Systems, LLC, 1981 Belford North Drive, Belvidere, IL 61008 is requesting a special use to permit a planned development on approximately 13 acres in the PI, Planned Industrial District (pending rezoning) at 1014 Irene Road, Belvidere, IL 61008. The planned development will allow for the following departures: Section 150.105(C)(7)(C)(2) allowing for the outdoor storage of trailers, equipment and products as well as the occasional testing of equipment; Section 150.204(3)(B)(1)(A)(1) allowing for more than 20% of a platted lot to be used for cultivation purposes; Table 150.604 allowing for the landscaping to not be placed within the categorized area so long as the total amount of landscaping points for the overall site is being met; Table 150.604 allowing for the street frontage landscaping along the vacant portion of Irene Road to be delayed until development occurs; Table 150.607(C)(2)(B) allowing for the required regular development landscaping and outdoor storage fencing to be utilized to meet the requirements of a .40 bufferyard; Section 150.702(J) allowing for the maximum width of the driveways to be increased from 35 feet to 40 feet and the maximum width of the flares to be increased from 45 feet to 110 feet; Section 150.704(F)(1) allowing for the outdoor storage with area to be on crushed asphalt; Sections 98.22/151.41(E)(2)/151.65(1) allowing for the waiver of installing sidewalks in the public right-of-way; Section 118.132 allowing for grasses and native plantings to exceed 8 inches in height in the undeveloped portions of the property; and 150.904 Special Use Review and Approval Procedures. The planned development is being requested in order to construct a light industrial manufacturing building. The property is irregular in shape and currently in agricultural production. PIN: 08-32-200-042.

EXISTING LAND USE ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: Vacant/Row Crop Production

Adjacent property:

North: Airo Tool & Manufacturing, Northwest Gutters Inc.

South: Railroad, General Mills

West: Agricultural Production, Nucor

East: Tanner Industries, Inc.

CURRENT ZONING ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: PI, Planned Industrial District (pending rezoning)

Adjacent property:

North: I-1, Light Industrial District (Boone County)

South and East: PI, Planned Industrial District

West: PI, Planned Industrial District and I-1, Light Industrial (Boone County)

COMPREHENSIVE PLAN ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: Light Industrial

Adjacent property:

North and East: Light Industrial

South: Heavy Industrial

West: Light Industrial and Quarry

BACKGROUND:

The property is comprised of portions of Lots 12 and 13 of Belford Industrial Park which was platted in 1974. The property is the largest parcel in the subdivision and meets the lot size and configuration requirements of the Belvidere Zoning Ordinance. Although there are 10 requested deviations, the majority of them deal with screening of outdoor storage and vehicle access.

Outdoor storage is not an uncommon land use within the Belford Industrial Park. The property to the east has outdoor storage and the railroad runs along the southern property line. Although several requested deviations are in regards to landscaping and bufferyard requirements, those areas of the property visible from the public right-of-way will be adequately screened from view. Testing of equipment outside may occur in the outdoor storage area. This is not anticipated to create high levels of noise or cause a disturbance to the neighborhood.

The requests for wider driveways and flares stems from the anticipated truck traffic. Several industrial developments have had similar requests in order to accommodate turning movements. Belford Industrial Park is developed with a wide range of driveway and flare widths.

Like most undeveloped properties, the subject property is currently in row crop production. Since the immediate development of the property will only utilize the northern half of the property, the applicant is requesting the ability to maintain cultivation practices and the use of native plantings on the southern half of the property. This will prevent the need to regrade and seed the property as expansions are developed later on while providing low maintenance aquifer recharge areas.

The last deviation is in regards to sidewalks. At the time of platting, sidewalks were not required. None of the properties in Belford Industrial Park or along Irene Road have sidewalks. They are also not contiguous to residential areas. A functionality of a sidewalk on the subject property is questionable since there is no connectivity.

TREND OF DEVELOPMENT:

The property is located at the southeast corner of Hawkey Drive and Irene Road. There have been two new distributions centers constructed on Irene Road and several industrial businesses have relocated to or expanded on Hawkey Drive.

FLEXIBLE DEVELOPMENT STANDARDS:

According to Section 150.907 (B) (1) A. of the City of Belvidere Zoning Ordinance, new and alternative standards may be approved for a development by the city. The applicant is requesting the following standards specific to this project.

Zoning Ordinance:

- **Article I, Section 150.105(C)(7)(C)(2) allowing for the outdoor storage of trailers, equipment and products as well as the occasional testing of equipment**

The applicant is requesting that approximately 55,000 square feet be utilized for outdoor storage with the ability to increase the storage area to the south and east in the future. Items being stored outside would be related to the business located on-site.

- **Article I, Section 150.204(3)(B)(1)(A)(1) allowing for more than 20% of a platted lot to be used for cultivation purposes**

On platted lots, cultivation areas shall not exceed 20% of the lot's area.

The property is currently being cultivated and the applicant is requesting the ability to continue cultivation on the southern portion of the property until it is developed.

- **Article I, Table 150.604 allowing for the landscaping to not be placed within the categorized area so long as the total amount of landscaping points for the overall site is being met**

Due to anticipated future expansions of both the buildings and outdoor storage area, the applicant is requesting the ability to congregate the landscaping along the right-of-way to provide adequate screening to the development while preventing the need to relocate it in the future.

- **Article I, Table 150.604 allowing for the street frontage landscaping along the vacant portion of Irene Road to be delayed until development occurs**

Since a significant portion of the southern portion of the property will not be developed immediately, the applicant is requesting to delay the required street frontage landscaping since there will not be anything to screen and such landscaping may hinder secondary access of construction vehicles.

- **Article I, Table 150.607(C)(2)(B) allowing for the required regular development landscaping and outdoor storage fencing to be utilized to meet the requirements of a .40 bufferyard**

In addition to the standard development landscaping requirements, the Belvidere Zoning Ordinance requires fencing for outdoor storage areas and bufferyard fencing and landscaping for outdoor storage areas. In order to not be redundant and potentially create a difficulty for future expansions, the applicant is requesting to install one fence and to utilize the required development landscaping as the bufferyard landscaping which is designed in such a way to meet the required number of points.

- **Article I, Section 150.702(J) Width of Driveways**

The applicant is requesting that the allowable width of the driveway be increased from 35 feet to 40 feet in order to accommodate the anticipated levels truck traffic and their turning movements.

- **Article I, Section 150.702(J) Width of Driveways**

The applicant is requesting that the allowable maximum flare of the driveway be increased from 5 feet to 35 feet, for a total width of 110 feet. This is being requested due to the anticipated levels of truck traffic and their turning movements.

- **Article I, Section 150.704(F)(1) allowing for the outdoor storage with area to be on crushed asphalt**

The Zoning Ordinance states that areas used for off-street parking and traffic circulation areas shall be paved with a hard, all-weather surface. The outdoor storage regulations of the Zoning Ordinance do not specify the same requirement. The applicant is requesting the use of crushed asphalt for the outdoor storage area which may include vehicle circulation areas at times.

Subdivision Ordinance:

- **Article I, Sections 151.41 Design Requirements (E)(2) Surface Improvements and 151.65(1) Issuance of Occupancy Permit and Section 98.22 New Building Sidewalk Requirements.**

The applicant is requesting to waive the sidewalk requirements for the property due to the lack of sidewalks on all the other lots within the Belford Industrial Park.

- **Article I, Section 118.132 allowing for grasses and native plantings to exceed 8 inches in height in the undeveloped portions of the property**

The applicant is requesting to use native plantings and conservation methods on the portion of the property being developed at a later date.

FINDINGS OF FACT:

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

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

The majority of the requested deviations are related to the outdoor storage area. The outdoor storage area will be securely fenced in and screened from the view of passing vehicles. By allowing the rearranging of landscaping points and fencing, the intent of the zoning ordinance is still being met.

When the subdivision was platted, sidewalks were not required. The applicant is requesting to waive the requirement to install sidewalks due to the lack of connectivity.

The majority of the lots within the Belford Industrial Park were developed under the County's codes and ordinances which differ in terms of parking, storage and landscaping. The deviations are not any less than county requirements.

- B. Findings:** The requested Planned Development, 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, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to Notice of Public Hearing by the City.

The subject property is designated as "Light Industrial" by the City of Belvidere Comprehensive Plan, adopted May 7, 2024. The Light Industrial map category encourages low-intensity manufacturing, processing, storage, and distribution of goods and materials. Light industrial facilities can also include research and development land uses. Operations within light industrial uses typically have minimal noise and waste issues that require mitigation. The planned development is for a manufacturing facility which will test and store finished products outside. Although noise levels are anticipated to be within the permitted range, references to the ability to test equipment outside is found within the annexation agreement.

- C. Findings:** The Planned Development 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 added width of the access drive and flares is to accommodate the anticipated truck traffic. The Belford Industrial Park is developed with a wide range of driveway widths and flare widths designed to meet the needs of the individual businesses located there.

The outdoor storage land use is not uncommon within the subdivision. Although the reallocation of landscaping points is being requested, screening from the public rights of way is still being met.

The property is currently in row crop production, as is the property west of Irene Road. The continued use of cultivation and native plantings will not only aide in groundwater recharge, it will allow for better maintenance of the unused portion of the property.

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

2026-05, Rush Power Systems, LLC, 1014 Irene Road (SU)

Once the property is developed there will only be five vacant lots within the 36 lot development along with the three vacant lots across Irene Road. The area is comprised of a mix of offices, manufacturing, repair and storage.

The applicant currently owns a property within the subdivision and is looking to relocate to a larger lot in order to expand.

- E. Findings:** The proposed Planned Development 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.

As part of the development process, utilities and adequate public infrastructure will be constructed.

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

Staff does not anticipate the requested screening of the outdoor storage area and configuration of access drives to create an adverse impact on the neighborhood. The majority of the subdivision was developed under the County's codes and ordinances which differ from the city's. Expanding businesses support the growth of economic development in the community.

SUMMARY OF FINDINGS:

The majority of the requested deviations are related to the outdoor storage area. The outdoor storage area will be securely fenced in and screened from the view of passing vehicles. By allowing the rearranging of landscaping points and fencing, the intent of the zoning ordinance is still being met. The majority of the lots within the Belford Industrial Park were developed under the County's codes and ordinances which differ in terms of parking, storage and landscaping. The deviations are not any less than county requirements.

The added width of the access drive and flares is to accommodate the anticipated truck traffic. The Belford Industrial Park is developed with a wide range of driveway widths and flare widths designed to meet the needs of the individual businesses located there.

When the subdivision was platted, sidewalks were not required. The applicant is requesting to waive the requirement to install sidewalks due to the lack of connectivity. Once the property is developed there will only be five vacant lots within the 36 lot development along with the three vacant lots across Irene Road. The area is comprised of a mix of offices, manufacturing, repair and storage.

The property is currently in row crop production, as is the property west of Irene Road. The continued use of cultivation and native plantings will not only aide in groundwater recharge, it will allow for better maintenance of the unused portion of the property.

The applicant currently owns a property within the subdivision and is looking to relocate to a larger lot in order to expand. Staff does not anticipate the requested screening of the outdoor storage area and configuration of access drives to create an adverse impact on the

neighborhood. The majority of the subdivision was developed under the County's codes and ordinances which differ from the city's. Expanding businesses support the growth of economic development in the community.

RECOMMENDATION:

Planning staff recommends the **approval** of case number **2026-05** subject to the following conditions:

1. The Planned Development shall be developed in substantial conformance with the site plan dated March, 2026.
2. The Planned Development shall be developed in substantial conformance with the landscape plan dated 3/13/2026.
3. 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.
4. The planned development is granting only the following flexible standards: Section 150.105(C)(7)(C)(2) allowing for the outdoor storage of trailers, equipment and products as well as the occasional testing of equipment; Section 150.204(3)(B)(1)(A)(1) allowing for more than 20% of a platted lot to be used for cultivation purposes; Table 150.604 allowing for the landscaping to not be placed within the categorized area so long as the total amount of landscaping points for the overall site is being met; Table 150.604 allowing for the street frontage landscaping along the vacant portion of Irene Road to be delayed until development occurs; Table 150.607(C)(2)(B) allowing for the required regular development landscaping and outdoor storage fencing to be utilized to meet the requirements of a .40 bufferyard; Section 150.702(J) allowing for the maximum width of the driveways to be increased from 35 feet to 40 feet and the maximum width of the flares to be increased from 45 feet to 110 feet; Section 150.704(F)(1) allowing for the outdoor storage with area to be on crushed asphalt; 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.

Submitted by:



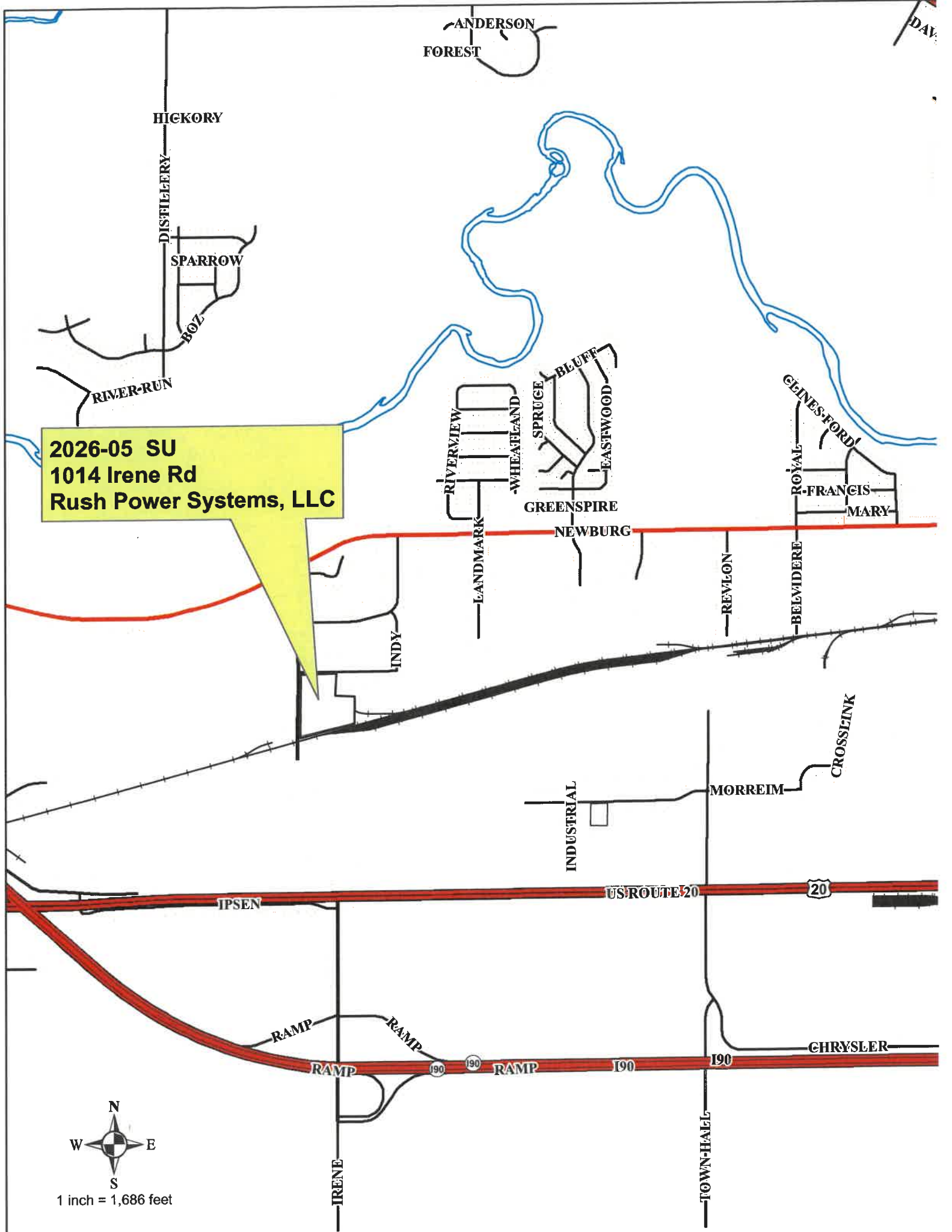
Gina DelRose,
Community Development Planner

PLANNING AND ZONING COMMISSION/CITY COUNCIL ACTION

The Planning and Zoning Commission shall make and forward findings of fact as to the compliance of the proposed planned development with the standards and make a recommendation to the City Council. The City Council shall review the findings and recommendation and may accept or reject the findings and recommendation of the Planning and Zoning Commission in whole or in part; or the City Council may refer the matter back to the Planning and Zoning Commission for further consideration. Any approval shall be considered the approval of a unique request and not be construed as precedent for any other proposed planned development.

ATTACHMENTS:

1. Location Map by Planning Staff.
2. Aerial Photo by Planning Staff.
3. Requested Deviations with Justification Submitted by the Applicant.
4. Narrative submitted by the Applicant.
5. Site Plan Submitted by the Applicant.
6. Landscaping Plan Submitted by the Applicant.
7. Letter submitted by the Boone County Health Department, Alisen O'Hearn, March 24, 2026.
8. E-mail submitted by the Belvidere Fire Department, Shawn Schadle, March 25, 2026.



2026-05 SU
1014 Irene Rd
Rush Power Systems, LLC



1 inch = 1,686 feet

IRENE

**2026-05 SU
1014 Irene Rd
Rush Power Systems, LLC**

HAWKEY



1 inch = 211 feet

7 SPECIAL USE (PUD) & ZONING (PI) MODIFICATIONS

That the sidewalk(s) requirement of Section 151.41(e)(2), 151.65(1) of the City of Belvidere Subdivision Code and Section 98-22 of the Municipal Code shall be waived.

That Owner(s) may delay street frontage landscaping required by Section 150.604(2) along that portion of Lot 13 adjacent to Irene Road until development of that Lot. The City and Owner(s) agree that the landscaping does is not required to be placed within its categorized area so long as the total amount of landscaping points for the overall site is met. The landscaping planted along the rights-of-way adjacent to the outdoor storage area may be used to meet the required bufferyard landscaping points. Landscaping shall be installed in substantial compliance with the Landscape plan approved by the Planned Development Special Use. That outdoor storage, as defined and regulated in Section 150.204(E)(2) of final product shall be allowable on areas identified for outdoor storage. All outdoor storage shall be at ground level only and no racking systems or elevated storage shall be permitted.

That outdoor storage, as defined and regulated in Section 150.204(E)(2) of final product shall be allowed only on that portion identified for outdoor storage. All outdoor storage shall be at ground level only and no racking systems or elevated storage shall be permitted.

That crushed asphalt shall be allowed for outdoor storage area(s).

That Owner(s) shall prevent any leaching or spilling of any fuels or other liquids or materials which may be detrimental to the environment though the use of appropriate catch basins as necessary.

That the occasional outdoor testing of power equipment shall be allowed. Owner(s) shall comply with the City of Belvidere Municipal Code pertaining to nuisance and noise standards.

That Owner(s) shall be permitted to exceed the 20% lot area restriction set forth in Section 150.04(B)(1) with respect to Lot 13 only. Upon issuance of a building permit for a primary use on Lot 13, cultivation shall cease and crops removed in a timely manner and before any construction. Owner(s), or its employees and agents, shall only operate machinery, including but not limited to, planters, pickers, fertilizer spreaders, tractors or combines, between the hours of 8:00 a.m. and 8:00 p.m. Cultivation shall not occur within any platted right-of-way or any easement area benefiting the City of Belvidere. Further, cultivation shall not occur within five (5) feet of any lot line. Owner(s) agree to indemnify, defend and hold the City, its officials and employees harmless from any claim or damage of any kind or nature, whether property damage, personal injury or death that occurs as a result of Owner(s) or its agents or employees' activities related to the permissive cultivation under this Agreement. Owner(s) shall, immediately, upon demand by the City, repair any damage to any City property or structures caused by Owner(s) activities permitted under this Agreement, including but not limited to City streets, water or sewer systems and appurtenances thereto. Owner(s) shall promptly repair any damage to any private property caused by Owner(s) activities permitted under this Agreement. This Section is specific to the City of Belvidere and Rush Power Systems LLC and pertains only to Lot 13. This Section permitting Cultivation on Lot 13 shall not run with the land and may not be assigned by either Party hereto. Upon the sale or transfer of Lot 13 (excepting a transfer to a wholly owned subsidiary or sister company of Rush Power Systems LLC the cultivation permissions under this Section shall terminate and any

cultivated crops shall be promptly removed and Lot 13 restored to a condition suitable for Planned Industrial development.

That the driveway may exceed 35 feet (150.702(j)) but not to exceed 40 feet in width and driveway flares not to exceed 110 feet.

That Owner(s) may install and maintain native prairie plantings, reasonably acceptable to the City's Public Works Director, on Lot 13. All such plantings shall be maintained as reasonably required by the Public Works Director. Sections 118-132 and 118-134 of the City's Municipal Code shall not apply to Lot 13

To: The Mayor and City Council
of the City of Belvidere
Boone County, Illinois.

From: Attorney Natalie Hyser Barber on behalf of Owner Applicant

Re: Narrative for Special Use Application for Boone County PIN: 05-32-200-042

Applicant respectfully requests that the City grant its Special Use Application for a Planned Development to include the following deviations.

That the sidewalk(s) requirement of Section 151.41(e)(2), 151.65(1) of the City of Belvidere Subdivision Code and Section 98-22 of the Municipal Code shall be waived.

That Owner(s) may delay street frontage landscaping required by Section 150.604(2) along that portion of Lot 13 adjacent to Irene Road until development of that Lot. The City and Owner(s) agree that the landscaping does is not required to be placed within its categorized area so long as the total amount of landscaping points for the overall site is met. The landscaping planted along the rights-of-way adjacent to the outdoor storage area may be used to meet the required bufferyard landscaping points. Landscaping shall be installed in substantial compliance with the Landscape plan approved by the Planned Development Special Use. That outdoor storage, as defined and regulated in Section 150.204(E)(2) of final product shall be allowable on areas identified for outdoor storage. All outdoor storage shall be at ground level only and no racking systems or elevated storage shall be permitted.

That outdoor storage, as defined and regulated in Section 150.204(E)(2) of final product shall be allowed only on that portion identified for outdoor storage. All outdoor storage shall be at ground level only and no racking systems or elevated storage shall be permitted.

That crushed asphalt shall be allowed for outdoor storage area(s).
That Owner(s) shall prevent any leaching or spilling of any fuels or other liquids or materials which may be detrimental to the environment though the use of appropriate catch basins as necessary.

That the occasional outdoor testing of power equipment shall be allowed. Owner(s) shall comply with the City of Belvidere Municipal Code pertaining to nuisance and noise standards.

That Owner(s) shall be permitted to exceed the 20% lot area restriction set forth in Section 150.04(B)(1) with respect to Lot 13 only. Upon issuance of a building permit for a primary use on Lot 13, cultivation shall cease and crops

removed in a timely manner and before any construction. Owner(s), or its employees and agents, shall only operate machinery, including but not limited to, planters, pickers, fertilizer spreaders, tractors or combines, between the hours of 8:00 a.m. and 8:00 p.m. Cultivation shall not occur within any platted right-of-way or any easement area benefiting the City of Belvidere. Further, cultivation shall not occur within five (5) feet of any lot line. Owner(s) agree to indemnify, defend and hold the City, its officials and employees harmless from any claim or damage of any kind or nature, whether property damage, personal injury or death that occurs as a result of Owner(s) or its agents or employees' activities related to the permissive cultivation under this Agreement. Owner(s) shall, immediately, upon demand by the City, repair any damage to any City property or structures caused by Owner(s) activities permitted under this Agreement, including but not limited to City streets, water or sewer systems and appurtenances thereto. Owner(s) shall promptly repair any damage to any private property caused by Owner(s) activities permitted under this Agreement. This Section is specific to the City of Belvidere and Rush Power Systems LLC and pertains only to Lot 13. This Section permitting Cultivation on Lot 13 shall not run with the land and may not be assigned by either Party hereto. Upon the sale or transfer of Lot 13 (excepting a transfer to a wholly owned subsidiary or sister company of Rush Power Systems LLC the cultivation permissions under this Section shall terminate and any cultivated crops shall be promptly removed and Lot 13 restored to a condition suitable for Planned Industrial development.

That the driveway may exceed 35 feet (150.702(j)) but not to exceed 40 feet in width and driveway flares not to exceed 110 feet.

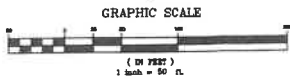
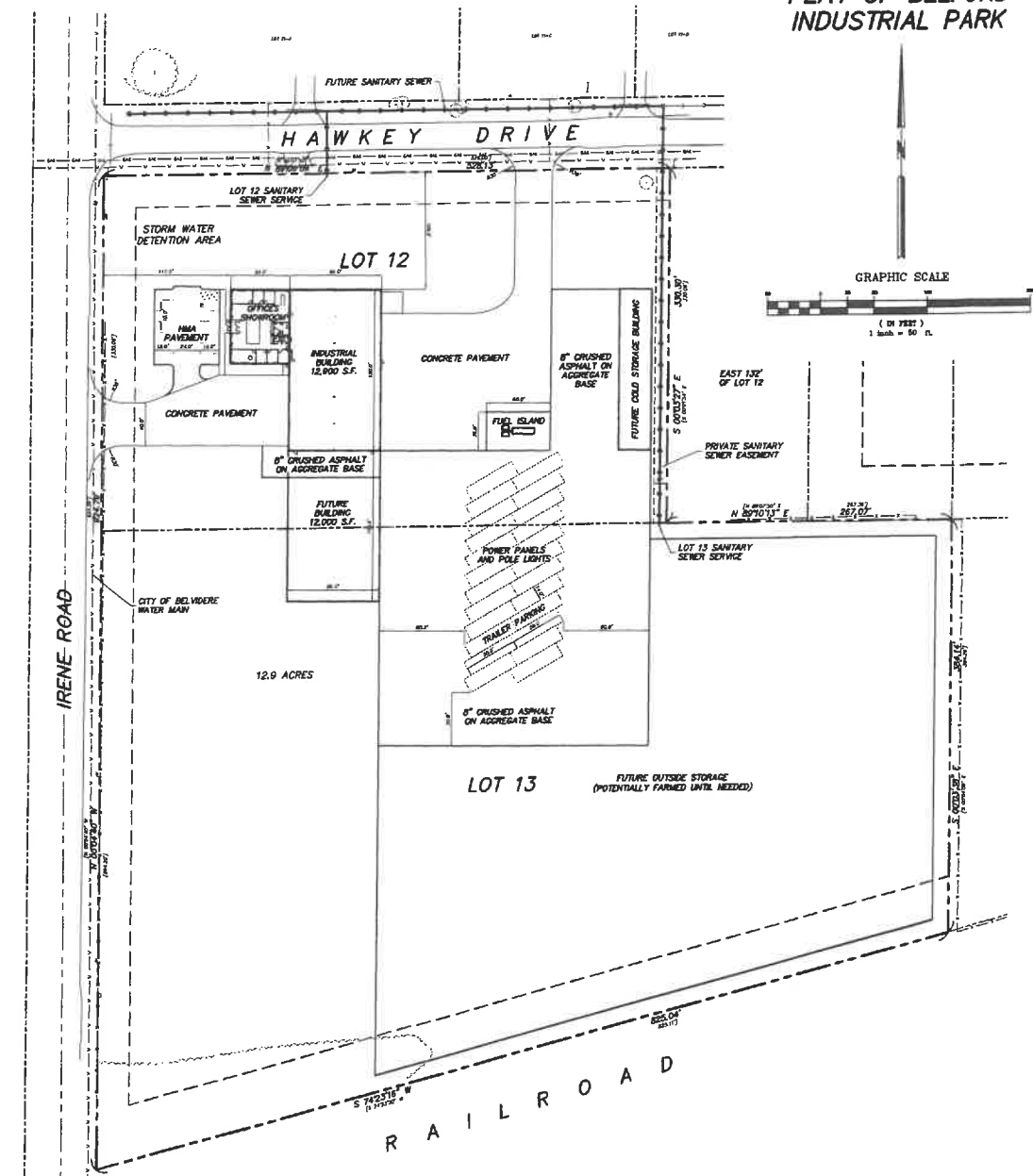
That Owner(s) may install and maintain native prairie plantings, reasonably acceptable to the City's Public Works Director, on Lot 13. All such plantings shall be maintained as reasonably required by the Public Works Director. Sections 118-132 and 118-134 of the City's Municipal Code shall not apply to Lot 13.

Applicant contends that its request for special use is in compliance with the standards and conditions imposed in Public Act 102-1123 and conditions imposed under any other state and/or federal statutes and regulations in addition to those specified herein. including consideration of the substantive due process requirements of the Illinois Constitution, sometimes referred to as the LaSalle/Sinclair factors. The existing uses and zoning of nearby property comports with the above listed deviations. Surrounding property values would not be diminished. Applicant's deviations support and do not detract from the health, safety, morals or general welfare of the public. The public will gain through job creation, extension of tax base, extension of utilities, and the chance to partner with a multi-million dollar company. Without the deviations, the Applicant would not be able to move forward

with the project. The Property is well suited for the deviations in connection with the industrial nature of the trend of development in the area. The Property is currently sitting vacant, and Applicant's development of the property will avoid blight which can only benefit the community. The deviations are in harmony with an orderly development of the area. The community is in need of such a development.

F:\WPFILES\RE\C\2026\Rush (Annex)\Rush Special Use Narrative.docx

PLAT OF BELFORD INDUSTRIAL PARK



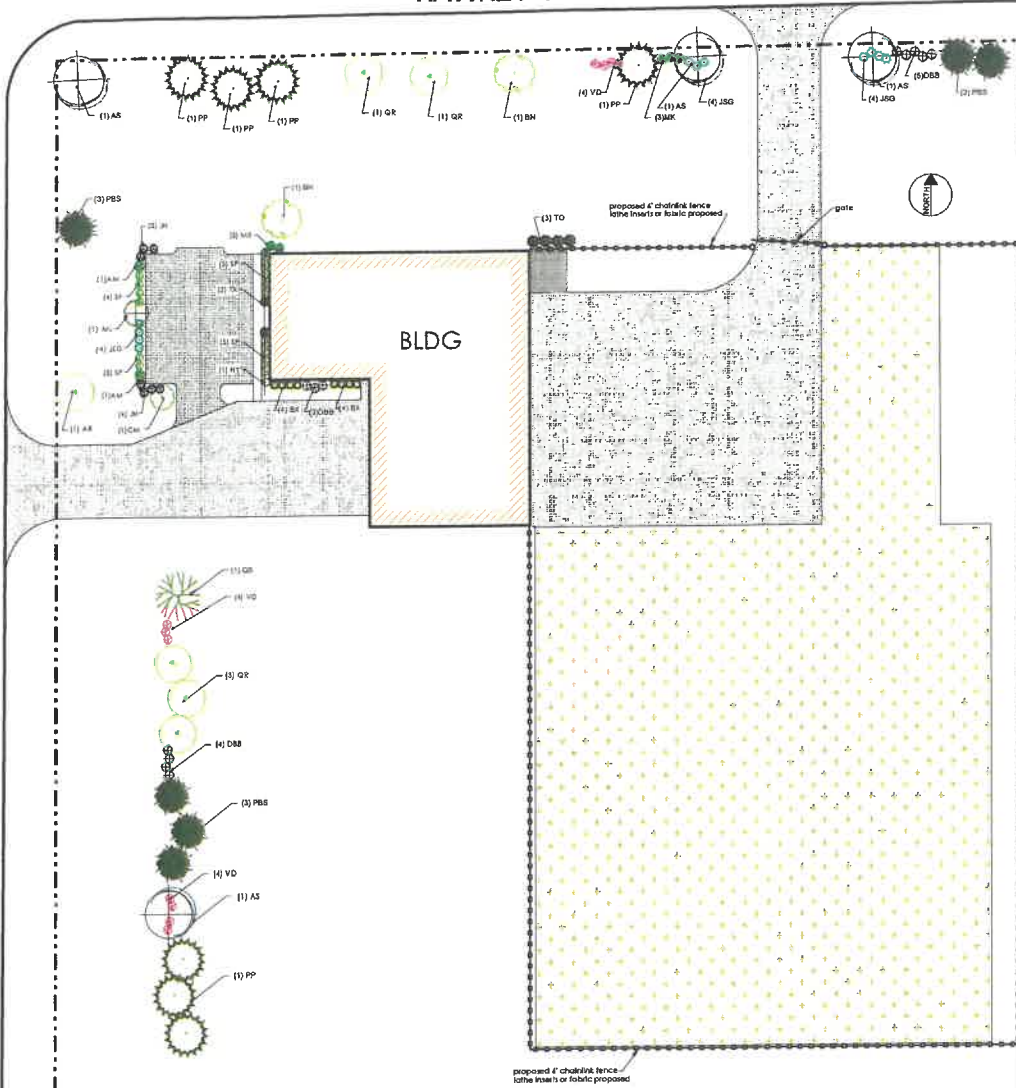
March, 2026

<p>LOT 13 AND PART OF LOT 12 PLAT OF BELFORD INDUSTRIAL PARK</p>		<p>DRAWN BY: CHECKED BY: DESIGNED BY: DATE:</p>
<p>REVISIONS</p>	<p>R.K. JOHNSON & ASSOCIATES, INC. CONSULTING CIVIL ENGINEERS - LAND SURVEYORS 1515 WINDSOR ROAD, LOVES PARK, ILLINOIS 61111 (815) 633-5097 - www.rkjohnsonepcia.com ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-00994</p>	

Vertical text on the left margin, likely a project or file number.

HAWKEY DRIVE

IRENE ROAD



LANDSCAPE REQUIREMENTS

Code	Categories	Amount		Total PTS
A	150.604.A.1 Foundation Linear Footage	560	40PTS/100LF	224
B	150.604.A.2 Street Frontage Linear Footage	1040	40PTS/100LF	416
C	150.604.A.3 Area Of Paved Area	122500	60PTS/10,000SF	735
D	150.604.A.4 Developed Lot- Area Of Building	16100	10PTS/1000SF	161

150.605 Protection Natural Resource Area	n/a	Required	1534
150.606 Reforestation Requirement	n/a	Supplied Points	1537
150.607 Required Bufferyards	n/a		

Count PLANTING SCHEDULE (other than foundation)

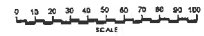
Count	Planting Schedule	PTS each	TOT PTS
9	Climate Trees 2"	75	675
2	Shade Trees 2"	30	60
10	Evergreen Trees 6"	40	400
0	Medium Evergreen 4"	20	0
7	Evergreen Shrubs 18"	5	35
0	Deciduous Shrubs 18"	1	0
21	Large Deciduous Shrub 36"	5	105
	Total		1275

PLANTING SCHEDULE Foundation

Count	Planting Schedule	PTS each	TOT PTS
0	Climate Trees 2"	75	0
1	Shade Trees 2"	30	30
0	Evergreen Trees 6"	40	0
3	Medium Evergreen 4"	20	60
2	Low Deciduous Tree 6"	10	20
21	Evergreen Shrubs 18"	5	105
17	Deciduous Shrubs 18"	1	17
6	Large Deciduous Shrub 36"	5	30
	Total @ Foundation		262

LANDSCAPE PLAN

16K Development
Landmark Development
Lot 9 Landmark Industrial Park
Belvidere, IL.



PLANT SCHEDULE

KEY	QNTY	SIZE	BOTANICAL NAME	COMMON NAME
AS	4	2"	Acer s.	sugar maple
AR	1	2"	Acer rubrum	red maple
QS	5	2"	Quercus rubrum	red oak
BN	2	8'	Betula nigra	river birch
ML	1	2"	Malus	crab apple
PP	7	6"	Picea glauca	black hills spruce
PPS	5	6"	Picea pungens	spruce
CM	1	6"	Cornus mas	cornelian cherry
TO	4	5'	Thuja Occidentalis	Arborvitae
TM	2	5G	Taxus media	denal yew
BX	8	15"	Boxwood	boxwood, wintergreen
JSG	7	18"	Juniperus chinensis	sea green juniper
JH	7	18"	Juniperus horiz.	hughes juniper
AM	2	30"	Aronia mel	black chokeberry
DBB	12	30"	Euonymus alatus compact	dwarf burning bush
VD	11	36"	Viburnum denatum	arrowwood viburnum
MK	3	36"	Syringia sp	lilac
HY	1	20"	Hydrangia msl.	all summer hydrangia
SP	16	18"	Spirea japonica	mix varieties



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.

March 24, 2026

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

Email: GDelRose@BelvidereIL.gov

Re: Case: 2026-04 (RZ) & 2026-05 (SU); Rush Powers, 1014 Irene Road

Dear City of Belvidere,

We are in receipt of a map amendment (rezoning) at 1014 Irene Road, Belvidere, IL 61008 within the RH, Rural Holding District, to PI, Planned Industrial District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map; pending annexation to the City of Belvidere.

The Boone County Health Department (BCHD) has no further comment at this time in regards to the rezoning.

Additionally, we are in receipt of a special use to permit a planned development at 1014 Irene Road, Belvidere, IL 61008 within the PI, Planned Industrial District, pursuant to the Belvidere Zoning Ordinance Section 150.105(C)(7) (C) (2), Section 150.204(3)(B)(1)(A)(1), Table 150.604, Section 150.702(J), Section 150.704(F)(1), Section 98.22/151.41(E)(2)/151.65(1), and Section 118.132, and Section 150.904 Special Use Review and Approval Procedures. PIN: 05-32-200-042.

BCHD has been notified of the annexation and connection to both public water and sewer. BCHD does not have records indicating if there are any wells and/or septic system components on this property, that may or may not be impacted by the Special Use Permit. If any wells, septic systems, or similar components are identified, they must be properly abandoned in accordance with the Illinois Private Sewage Code and Illinois Water Well Construction Code, as adopted by Boone County Code. The applicant would need to complete that process with oversight from BCHD.

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
Director of Infrastructure
Boone County Health Department

Gina DelRose

From: Shawn Schadle
Sent: Wednesday, March 25, 2026 10:36 AM
To: Gina DelRose
Cc: Nic Thornton; Lee Revels; Clint Morris
Subject: Waiving sidewalk requirement

This message originated from an **External Source**. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Hi Gina,

We've had a couple recent projects come through, and I wanted to formally state that I generally cannot support waiving sidewalk requirements for developers.

Sidewalks are important for life safety, ADA accessibility, and overall usability of commercial areas, including routine employee use. Granting waivers creates long-term gaps in infrastructure that are difficult and costly to correct later.

Unless there is a compelling justification to forgo this requirement, I do not support approving these waivers.

Please let me know if I should attend the public meetings to address this.

Thank you,

Shawn

Shawn Schadle
Fire Chief
City of Belvidere
(815) 298-1361

--

The information contained in this transmission may contain privileged and confidential information, including patient information protected by federal and state privacy laws. It is intended only for the use of the person(s) named above. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution, or duplication of this communication is strictly prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.

BELVIDERE

Community Development Department

Planning Department

401 Whitney Boulevard, Suite 300, Belvidere, Illinois, 61008 (815) 547-7177 FAX (815) 547-0789

March 2026 Monthly Report

Number	Project	Description	Processed
0	Cases: March	None	
4	Cases: April	Code Clean Up, TA	3/10/2026
		717 N. State Street, SU	3/6/2026
		1014 Irene Road, RZ	3/23/2026
		1014 Irene Road, SU	3/23/2026
0	Annexation: March	None	
1	Annexation: April	1014 Irene Road	3/23/2026
0	Temporary Uses	None	
1	Site Plans (New/Revised)	366 W. Chrysler Drive	3/9/2026
0	Final Inspection	None	
0	Downtown Overlay Review	None	
1	Prepared Zoning Verification Letters	1211 W. Locust Street	3/2/2026
1	Issued Address Letters	1014 Irene Road	3/30/2026
	Belvidere Historic Preservation Commission	The Commission discussed dates for upcoming fundraisers and a Friends of Preservation event.	
	Heritage Days	A kick-off planning meeting was held. Staff continues to work on advertisement, sponsors, scheduling events and answering questions.	
	Hometown Christmas	None	
	Scanned Plats: E-mail, Print and/or Burn		
0	Recorder's Office		
0	Other Department		
0	General Public		

Planning Department Current Duties

- Close out completed planning case files
- Respond to all FOIA requests
- Work with 911, Fire Department and Post Office to verify all addresses in the City
- Assist organizations with requested data
- Meetings, emails and phone calls with developers regarding potential development
- Phone calls/walk-ins for questions regarding zoning, floodplain, development, etc.
- Prepare minutes, agendas and packets for various committees, commissions and boards
- Prepare deposits and purchase orders for bill payments
- Attend ribbon cuttings and ground breakings
- DCEO Webinars
- U of I Extension Webinars