

State of Illinois) SS
Belvidere, Illinois)

BELVIDERE CITY COUNCIL
REGULAR MEETING
AGENDA

May 4, 2026

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

(1) Roll Call:

(2) Pledge of Allegiance:
Invocation:

(3) Public Comment: (Please register with the City Clerk):

(4) Approval of Minutes:

(A) Approval of Minutes of the regular meeting of the Belvidere City Council of April 20, 2026; as presented.

(5) Public Hearing:

(A) Annexation Agreement relating to real property generally located at the South East corner of Hawkey Dr. and Irene Rd. in Boone County, Illinois.

(6) Special Messages and Proclamations:

(7) Approval of Expenditures: None.

(8) Committee Reports and Minutes of City Officers:

(A) Approval of Minutes of the regular Committee of the Whole – Public Safety and Finance and Personnel of April 27 2026; as presented.

(9) Unfinished Business:

- (A) Ord. #755H – 2nd Reading: An Ordinance Authorizing the Execution of an Annexation Agreement Between the City of Belvidere and Rush Power Systems LLC.
- (B) Ord. #756H – 2nd Reading: An Ordinance Annexing Certain Territory Lying Generally at the Southeast Corner of Hawkey Drive and Irene Road to the City of Belvidere, Boone County, Illinois.
- (C) Ord. #757H – 2nd Reading: An Ordinance Amending Section 110-91, Stop Streets, of the City of Belvidere Municipal Code to Make the Intersection of 5th Avenue and West 6th Street a Four Way Stop Intersection.
- (D) Ord. #758H – 2nd Reading: An Ordinance Amending Sections 110-91, Stop Streets and 110-92, Yield Intersections, of the City of Belvidere Municipal Code to Change the Intersection of East 5th Street and Caswell Street from a Yield Intersection to a Two Way Stop Intersection.
- (E) Ord. #759H – 2nd Reading: An Ordinance Authorizing the Sale of Certain Personal Property (Fire Department Jet Ski).
- (F) Ord. #760H – 2nd Reading: An Ordinance Amending Chapters 150, Zoning Ordinance and 151 Subdivisions Ordinance, of the Municipal Code.
- (G) Ord. #761H – 2nd Reading: An Ordinance Granting a Special Use Indoor Commercial Entertainment (Bar with Video Gaming) within the NB, Neighborhood Business District (717 North State Street).
- (H) Ord. #762H – 2nd Reading: An Ordinance Granting a Zoning District Change from RH, Rural Holding District to PI, Planned Industrial District (1014 Irene Road).
- (I) Ord. #763H – 2nd Reading: An Ordinance Granting a Special Use for a Planned Development within the PI, Planned Industrial District (1014 Irene Road).

(10) New Business:

- (A) Ord. #764H – 1st Reading: An Ordinance Amending Appendix A of the Belvidere Municipal Code to Modify Sewer Rates.
- (B) Res. #2026-14: A Resolution Authorizing the Execution of the Third Amendment to the EMS Staffing and Ambulance Agreement Between the City of Belvidere and Metro Paramedic Services, Inc.

- (C) Res. #2026-15: A Resolution Appropriating the Sum of \$1,300,000.00 of MFT Funds for the Purpose of Maintaining Streets and Highways Under the Applicable Provisions of the Illinois Highway Code.

Motions forwarded from Committee of the Whole – Public Safety, Finance & Personnel of April 27, 2026.

Motions of Public Safety - Chairman Rory Peterson.

- (A) Motion to approve the carryover of unused vacation/holiday time for Austin Smaha in the amount of 15.5 hours.
- (B) Motion to authorize the purchase of 4 Glock model 45 handguns, Aimpoint red dot sights and tac lights from Kiesler Police Supply in the amount of \$3,989.21, to be paid for from the sale of previously issued Glock model 21 handguns and accessories.
- (C) Motion to authorize the purchase of forty-four Safari land Protech IMPAC P1 Vest Plates in the amount of \$21,996.00, to be paid from the Belvidere Police Department Capital Fund line item.
- (D) Motion to approve the expenditure of \$37,841.60 from the Belvidere Police Department Capital fund line item and authorize the Mayor to sign the Master Service Agreement for Lexipol's Policy Management Solution.
- (E) Motion to approve the purchase of the fill station portion of the breathing air system for Station 2 in the amount of \$16,545.00, to be purchased with Capital Funds.
- (F) Motion to approve the Corpus Christi Parade Request from St. James Catholic Church, to be held on June 7, 2026.
- (G) Motion to approve the Block Party Request from Boone County Arts Council to close Pleasant Street from South State Street to Whitney Boulevard on September 19, 2026, from 10:00am to 2:00pm.
- (H) Motion to approve the Block Party Request to close North Valley Ridge Drive from 4417 North Valley Ridge Drive to 4386 North Valley Ridge Drive on September 12, 2026, from 6:30p.m. to 9:30p.m.

Motions of Finance – Chairwoman Wendy Frank.

- (I) Motion to accept a \$2,500 grant from Walmart and to transfer \$1,000 from the Heritage Days line-item to the Belvidere Police Department and to transfer \$1,000 from the Heritage Days line-item to the Belvidere Fire Department. The use of the donations were not specified.

Motions of Public Works – Chairman Sandra Gramkowski.

- (J) Motion to approve an agreement with Hampton, Lenzini & Renwick, in the amount not-to-exceed \$2,099,853.00, for the Phase I engineering and environmental review of the Appleton Road Grade Separation Project. This work will be paid for from \$2,082,848.70 in grant funds and \$17,004.30 from Capital Fund Line Item #41-5-110-8025.
- (K) Motion to approve the proposal from Hampton, Lenzini & Renwick, in an amount not-to-exceed \$4,000.00, to complete the FRA CRISI grant application for the Appleton Road Grade Separation Project. This work will be paid for from Line Item #41-5-110-8025.
- (L) Motion to approve the low bid from Lawn Maintenance Services, in the amount of \$27,990.00, for the 2026 Landscape Maintenance Program. This work will be paid for from Street Department Line Items #01-5-310-6002 and #01-5-310-6826.
- (M) Motion to approve the low bid from Minnihhan’s Tree Services, in the amount of \$54,600.00, for tree work from May 1, 2026 to April 30, 2027, for the City of Belvidere. This work will be paid for from Forestry Funds.
- (N) Motion to approve the low bid from Globe Construction in the amount of \$219,800.00, for the City’s annual sidewalk program. The unit prices are \$12.50/sf for removal and replacement of 4” sidewalk and \$13.00/sf for removal and replacement of 6” sidewalk. This work will be paid for from Line Item #01-5-310-6003 and Line Item #41-5-110-7900.

(11) Other: None.

(12) Adjournment:

State of Illinois) SS
Belvidere, Illinois)

BELVIDERE CITY COUNCIL
REGULAR MEETING
MINUTES

Date: April 20, 2026

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

Call to order by Mayor Morris.

(1) Roll Call: Present: J. Albertini, R. Brereton, M. Fleury, W. Frank, M. McGee,
C. Montalbano, R. Peterson and C. Stevens.

Absent: S. Gramkowski

Other staff members in attendance:

Public Works Director Brent Anderson, Assistant Public Works Director Jordan Keck,
Budget and Finance Officer Sarah Turnipseed, Community Development Planner Gina
DelRose, Police Chief Shane Woody, Fire Chief Shawn Schadle, City Attorney Mike
Drella, City Treasurer Mary Volkey and City Clerk Erica Bluege.

(2) Pledge of Allegiance:
Invocation: Mayor Morris.

(3) Public Comment:

(A) Neeley Erickson from Northwest Illinois Alliance of Realtors spoke as an
opponent to proposed Ordinance #754H.

(4) Approval of Minutes:

(A) Approval of minutes of the regular meeting of the Belvidere City Council of
April 13, 2026, as presented.

Motion by Ald. Hoiness, 2nd by Ald. Montalbano to approve the minutes of the regular
meeting of the Belvidere City Council of April 13, 2026. Aye voice vote carried.
Motion carried.

(5) Public Hearing: None.

(6) Special Messages and Proclamations:

(A) Ida Public Library Director Mindy Long presented an update.

(7) Approval of Expenditures: General & Special Fund Expenditures: \$2,529,263.54
Water & Sewer Fund Expenditures: \$ 776,936.94

Motion by Ald. Stevens, 2nd by Ald. Peterson to approve the General & Special Fund Expenditures in the amount of \$2,529,263.54. Discussion took place regarding the payment to Cummins and the repairs they did on Fire Engine 102. Roll call vote: 9/0 in favor. Ayes: Albertini, Brereton, Fleury, Frank, Hoiness, McGee, Montalbano, Peterson and Stevens. Nays: None. Motion carried.

Motion by Ald. Frank, 2nd by Ald. Hoiness to approve the Water & Sewer Fund Expenditures in the amount of \$776,936.94. Roll call vote: 9/0 in favor. Ayes: Brereton, Fleury, Frank, Hoiness, McGee, Montalbano, Peterson, Stevens and Albertini. Nays: None. Motion carried.

(8) Committee Reports and Minutes of City Officers:

- (A) Monthly Report of Belvidere Police Department Overtime Pay for March 2026.
- (B) Monthly Report of Belvidere Fire Department Overtime Pay for March 2026.
- (C) Monthly Report of Community Development Department/Planning Department for March 2026.
- (D) Monthly Report of Building Department Revenues, Residential Building Permits, Commercial Permits and Case Reports for March 2026.
- (E) Monthly Financial Report for March 2026.
- (F) Monthly General Fund Report for March 2026.
- (G) Monthly Water/Sewer Report for March 2026.
- (H) Donation Report for March 2026.
- (I) Minutes of Planning and Zoning Commission April 14, 2026.

Let the record show these reports were placed on file.

- (J) Minutes of Committee of the Whole – Building, Planning and Zoning and Public Works of April 13, 2026.

Motion by Ald. Fleury, 2nd by Ald. Hoiness to approve the minutes of Committee of the Whole – Building, Planning and Zoning and Public Works of April 13, 2026. Aye voice vote carried. Motion carried.

(9) Unfinished Business:

- (A) Ord. #754H – 2nd Reading: An Ordinance Adopting a New Section 46-54, Inspection of Non-Residential and Multi-Family Structures, of the City of Belvidere Municipal Code.

Motion by Ald. Stevens, 2nd by Ald. Peterson to pass Ord. #754H. Discussion took place regarding the reasons for the Ordinance. Discussion took place about including additional language to help clarify the Ordinance. Motion by Ald. Peterson, 2nd by Ald. Stevens to amend the Ordinance to insert “Any inspection relating to multi-family residential structures shall limit the scope of such inspection to the common areas of such structure as well as any mechanical or utility spaces not devoted solely to an individual tenant.” Discussion took place about removing “relating to multi-planning structures” from the amended motion. Discussion took place regarding the purpose of the Ordinance and the spaces it does and does not allow inspections to take place. Roll call vote on amendment: 9/0 in favor. Ayes: Fleury, Frank, Hoiness, McGee, Montalbano, Peterson, Stevens, Albertini and Brereton. Nays: None. Motion carried. Motion by Ald. Brereton to refer Ordinance 754H back to Committee. Motion not seconded. Motion fails. Roll call vote on Ordinance 754H, as amended: 8/1 in favor. Aye: Frank, Hoiness, McGee, Montalbano, Peterson, Stevens, Albertini and Fleury. Nays: Brereton. Motion carried.

(10) New Business:

- (A) Ord. #755H – 1st Reading: An Ordinance Authorizing the Execution of an Annexation Agreement Between the City of Belvidere and Rush Power Systems LLC.
- (B) Ord. #756H – 1st Reading: An Ordinance Annexing Certain Territory Lying Generally at the Southeast Corner of Hawkey Drive and Irene Road to the City of Belvidere, Boone County, Illinois.
- (C) Ord. #757H – 1st Reading: An Ordinance Amending Section 110-91, Stop Streets, of the City of Belvidere Municipal Code to Make the Intersection of 5th Avenue and West 6th Street a Four Way Stop Intersection.
- (D) Ord. #758H – 1st Reading: An Ordinance Amending Sections 110-91, Stop Streets and 110-92, Yield Intersections, of the City of Belvidere Municipal Code to Change the Intersection of East 5th Street and Caswell Street from a Yield Intersection to a Two Way Stop Intersection.
- (E) Ord. #759H – 1st Reading: An Ordinance Authorizing the Sale of Certain Personal Property (Fire Department Jet Ski).
- (F) Ord. #760H – 1st Reading: An Ordinance Amending Chapters 150, Zoning Ordinance and 151 Subdivisions Ordinance, of the Municipal Code.

- (G) Ord. #761H – 1st Reading: An Ordinance Granting a Special Use Indoor Commercial Entertainment (Bar with Video Gaming) within the NB, Neighborhood Business District (717 North State Street).
- (H) Ord. #762H – 1st Reading: An Ordinance Granting a Zoning District Change from RH, Rural Holding District to PI, Planned Industrial District (1014 Irene Road).
- (I) Ord. #763H – 1st Reading: An Ordinance Granting a Special Use for a Planned Development within the PI, Planned Industrial District (1014 Irene Road).

Let the record show Ordinances #755H, #756H, #757H, #758H, #759H, #760H, #761H, #762H and #763H were placed on file for first reading.

- (J) Res. #2026-10: A Resolution of the City of Belvidere in Support of the Illinois America250 Commemoration.

Motion by Ald. Peterson, 2nd by Ald. Fleury to adopt Res. #2026-10. Roll call vote: 9/0 in favor. Ayes; Hoiness, McGee, Montalbano, Peterson, Stevens, Albertini, Brereton, Fleury and Frank. Nays: None. Motion carried.

- (K) Res. #2026-11: A Resolution Authorizing the Execution of an Independent Contractor Agreement for Electrical Inspection Services.

Motion by Ald. Hoiness, 2nd by Ald. Stevens to adopt Res. #2026-11. Roll call vote: 9/0 in favor. Ayes: McGee, Montalbano, Peterson, Stevens, Albertini, Brereton, Fleury, Frank and Hoiness. Nays: None. Motion carried.

- (L) Res. #2026-12: A Resolution Authorizing the Mayor to Execute an Independent Contractor Agreement for Plumbing Inspection Services.

Motion by Ald. Montalbano, 2nd by Ald. Stevens to adopt Res. #2026-12. Roll call vote: 9/0 in favor. Ayes: Montalbano, Peterson, Stevens, Albertini, Brereton, Fleury, Frank, Hoiness and McGee. Nays: None. Motion carried.

- (M) Res. #2026-13: A Resolution Authorizing the Execution of the State Line Narcotics Team Interagency Agreement.

Motion by Ald. McGee, 2nd by Ald. Peterson to adopt Res. #2026-13. Roll call vote: 9/0 in favor. Ayes: Peterson, Stevens, Albertini, Brereton, Fleury, Frank, Hoiness, McGee and Montalbano. Nays: None. Motion carried.

- (A) Motion to approve the 2026 Outdoor Warning Siren System annual preventative maintenance agreement with Braniff Communications in the amount of \$7,110.00. Roll call vote: 9/0 in favor. Ayes: Stevens, Albertini, Brereton, Fleury, Frank, Hoiness, McGee, Montalbano and Peterson. Nays: None. Motion carried.
- (B) Motion to approve the proposal from CES, Inc. in an amount not-to-exceed \$310,500.00, to complete the design engineering for the 5th Avenue Storm Sewer Overflow and Reconstruction Project. This work will be paid for from Capital Funds. Discussion took place regarding the project. Roll call vote: 9/0 in favor. Ayes: Albertini, Brereton, Fleury, Frank, Hoiness, McGee, Montalbano, Peterson and Stevens. Nays: None. Motion carried.
- (C) Motion to approve the purchase of 4 trees from J Carlson Growers in the amount of \$1,035.00, 11 trees from Breezy Hill Nursery in the amount of \$2,335.00 and 10 trees from St. Aubin Nursery in the amount of \$2,980.00. Total cost of the trees is \$6,350.00 and will be paid for from the Forestry Grant. Roll call vote: 9/0 in favor. Ayes: Brereton, Fleury, Frank, Hoiness, McGee, Montalbano, Peterson, Stevens and Albertini. Nays: None. Motion carried.
- (D) Motion to enter into an agreement with Corrpro for the 2026 Protection Maintenance Program at a cost of \$4,100.00. This work will be paid for from Water Line Item #61-5-810-6040. Roll call vote: 9/0 in favor. Ayes: Fleury, Frank, Hoiness, McGee, Montalbano, Peterson, Stevens, Albertini and Brereton. Nays: None. Motion carried.
- (E) Motion to approve Change Order #2, in the amount of \$7,813.80, for the Well #11 Facility Construction Project. Roll call vote: 9/0 in favor. Ayes: Frank, Hoiness, McGee, Montalbano, Peterson, Stevens, Albertini, Brereton and Fleury. Nays: None. Motion carried.
- (F) Motion to approve the Special Olympics Athlete Victory Parade Request from Belvidere Park District to be held on May 14, 2026. Roll call vote: 9/0 in favor. Ayes: Hoiness, McGee, Montalbano, Peterson, Stevens, Albertini, Brereton, Fleury and Frank. Nays: None. Motion carried.

(11) Adjournment:

Motion by Ald. Montalbano, 2nd by Ald. Hoiness to adjourn meeting at 7:02p.m. Aye voice vote carried. Motion carried.

Belvidere City Council
April 20, 2026

Mayor

Attest:

City Clerk

LEGAL NOTICES

**NOTICE OF PUBLIC
HEARING
ON ANNEXATION
AGREEMENT
BELVIDERE CITY
COUNCIL
BELVIDERE, ILLINOIS**

On, May 4, 2026 at 6:00 P.M., a public hearing will be held by the Mayor and City Council of the City of Belvidere, in the City Council Chambers, 401 Whitney Boulevard, Belvidere, Illinois, for the purpose of considering and hearing testimony as to an ordinance authorizing an Annexation Agreement relating to real property gen-

erally located at the South East corner of Hawkey Dr. and Irene Rd. in Boone County Illinois and legally described as follows:

Part of Lot 12 and part of Lot 13 as designated upon the Plat of Belford Industrial Park being a subdivision of part of the East 1/2 of Section 32 and the West 1/2 of Section 33, Township 44 North, Range 3 East of the Third Principal Meridian, the Plat of which subdivision is recorded in Book 12 of Plats on Pages 30 and 31, as document number 74-738 in the Recorder's Office of Boone County, Illinois bounded and described as follows, to-wit: Beginning at the southwest corner of said Lot 13; thence North 00 degrees 04 minutes 40 seconds West, along the west line of said Lots 13 and 12,

a distance of 924.26 feet to the northwest corner of said Lot 12; thence North 89 degrees 07 minutes 50 seconds East, along the north line of said Lot 12, a distance of 528.00 feet; thence South 00 degrees 01 minutes 54 seconds East, 330.06 feet to its intersection with the north line of said Lot 13; thence North 89 degrees 07 minutes 50 seconds East, along the north line of said Lot 13, a distance of 267.36 feet; thence South 00 degrees 04 minutes 09 seconds East, 384.26 feet to its intersection with the south line of said Lot 13; thence South 74 degrees 23 minutes 30 seconds West, along the south line of said Lot 13, a distance of 825.11 feet to the point of beginning; situated in the County of Boone and the State of Illinois. Containing 12.934 Acres.

PIN: 05-32-200-042

The proposed Annexation Agreement is available for review in the City Clerk's office 401 Whitney Blvd. Belvidere Illinois.

By order of the Corporate Authorities of the City of Belvidere, Boone County, Illinois.

Dated: April 8, 2026 Erica Bluege, City Clerk

(Published in the
Belvidere Republican
April 16, 2026)

484793

Minutes
Committee of the Whole
Public Safety and Finance and Personnel
April 27, 2026
6:00 p.m.

Date: April 27, 2026

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

Call to Order – Mayor Clinton Morris:

Roll Call:

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

Absent: None.

Other staff members in attendance:

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

Public Comment:

Mayor Morris reminded City Council about the Urban Forestry Meeting to take place on April 30, 2026 at 5:00pm.

Mayor Morris and Public Works Director Brent Anderson gave an update on repairs to Well #5 and Well #7.

Mayor Morris thanked the American Legion for the family friendly event that was held last weekend.

Public Forum: None.

Reports of Officers, Boards, and Special Committees:

1. Public Safety, Unfinished Business: None.
2. Public Safety, New Business:

(A) Police Department – Update.

Police Chief Shane Woody presented an update.

(B) Vacation Carryover Request.

Motion by Ald. Fleury, 2nd by Ald. Peterson to approve the carryover of unused vacation/holiday time for Austin Smaha in the amount of 15.5 hours. Aye voice vote carried. Motion carried.

(C) Firearm Equipment Purchase.

Motion by Ald. Peterson, 2nd by Ald. Gramkowski to authorize the purchase of 4 Glock model 45 handguns, Aimpoint red dot sights and tac lights from Kiesler Police Supply in the amount of \$3,989.21, to be paid for from the sale of previously issued Glock model 21 handguns and accessories. Discussion took place regarding Kiesler having the lowest quote and the ability to obtain the model firearm being purchased. Aye voice vote carried. Motion carried.

(D) Authorization to Purchase Protech IMPAC P1 Vest Plates.

Motion by Ald. Stevens, 2nd by Ald. Montalbano to authorize the purchase of forty-four Safari land Protech IMPAC P1 Vest Plates in the amount of \$21,996.00, to be paid from the Belvidere Police Department Capital Fund line item. Discussion took place regarding the resale value of the old plates and the plan for the plates currently being used. Aye voice vote carried. Motion carried.

(E) Lexipol Master Service Agreement.

Motion by Ald. Montalbano, 2nd by Ald. Stevens to approve the expenditure of \$37,841.60 from the Belvidere Police Department Capital fund line item and authorize the Mayor to sign the Master Service Agreement for Lexipol's Policy Management Solution. Discussion took place regarding the annual cost and the length of the contract. Discussion took place regarding the Police Department's current practice of policy management and how having the service will be a benefit to the department. Aye voice vote carried. Motion carried.

(F) Fire Department – Update.

Fire Chief Shawn Schadle presented an update.

(G) Third Amendment to EMS Staffing and Ambulance Vehicles Agreement.

Motion by Ald. Peterson, 2nd by Ald. Stevens to approve the Third Amendment to the EMS Staffing and Ambulance Vehicles Agreement with the Metro Paramedic Services, Inc., and authorize the Mayor to execute the agreement on behalf of the City. Aye voice vote carried. Motion carried.

(H) Request to Purchase SCBA Fill Station for Station 2.

Motion by Ald. Montalbano, 2nd by Ald. Frank to approve the purchase of the fill station portion of the breathing air system for Station 2 in the amount of \$16,545.00, to be purchased with Capital Funds. Discussion took place regarding the need for the purchase. Discussion took place regarding the Firefighter's 2% Fund allocating to pay for the more expensive part of the fill station in the amount of \$40,000.00. Aye voice vote carried. Motion carried.

(I) St. James Catholic Church Corpus Christi Parade Request.

Motion by Ald. Albertini, 2nd by Ald. Stevens to approve the Corpus Christi Parade Request from St. James Catholic Church, to be held on June 7, 2026. Aye voice vote carried. Motion carried.

(J) Block Party Request – Boone County Arts Council.

Motion by Ald. McGee, 2nd by Ald. Peterson to approve the Block Party Request from Boone County Arts Council to close Pleasant Street from South State Street to Whitney Boulevard on September 19, 2026, from 10:00am to 2:00pm. Aye voice vote carried. Motion carried.

(K) Block Party Request – Cloverdale Way.

Discussion took place regarding there being a scrivener error on the agenda and that the Block Party Request is for North Valley Ridge Drive, as stated on the application included in the packet.

Motion by Ald. Peterson, 2nd by Ald. McGee to approve the Block Party Request to close North Valley Ridge Drive from 4417 North Valley Ridge Drive to 4386 North Valley Ridge Drive on September 12, 2026, from 6:30p.m. to 9:30p.m. Discussion took place regarding the street being located in the Deer Hills Subdivision. Aye voice vote carried. Motion carried.

3. Finance & Personnel, Unfinished Business: None.

4. Finance & Personnel, New Business:

(A) Finance Department – Update.

Budget and Finance Director Sarah Turnipseed presented an update.

5. Other, Unfinished Business: None.

6. Other, New Business:

(A) Walmart SparkGood Grant.

Motion by Ald. Peterson, 2nd by Ald. Montalbano to accept a \$2,500 grant from Walmart and to transfer \$1,000 from the Heritage Days line-item to the Belvidere Police Department and to transfer \$1,000 from the Heritage Days line-item to the Belvidere Fire Department. The use of the donations were not specified. Discussion took place regarding the remaining \$500 being donated to Heritage Days. Aye voice vote carried. Motion carried.

(B) Water & Sewer Rate Review – Sewer Rate Increase.

Motion by Ald. Peterson, 2nd by Ald. Stevens to approve an increase of \$0.52 to the sewer rate, effective May 1, 2026. Discussion took place regarding 1985 being the last time the Waste Water Treatment Plant had a major update. Discussion took place regarding how the revenue from the increase will be accounted for internally. Aye voice vote carried. Motion carried.

(C) Appleton Road Grade Separation Project – Preliminary Engineering and Environmental Review.

Motion by Ald. Peterson, 2nd by Ald. Stevens to approve an agreement with Hampton, Lenzini & Renwick, in the amount not-to-exceed \$2,099,853.00, for the Phase I engineering and environmental review of the Appleton Road Grade Separation Project. This work will be paid for from \$2,082,848.70 in grant funds and \$17,004.30 from Capital Fund Line Item #41-5-110-8025. Aye voice vote carried. Motion carried.

(D) U.S. Dept of Transportation Notice of Funding Opportunity: Consolidated Rail Infrastructure and Safety Improvements Program (CRISI).

Motion by Ald. Montalbano, 2nd by Ald. Stevens to approve the proposal from Hampton, Lenzini & Renwick, in an amount not-to-exceed \$4,000.00, to complete the FRA CRISI

grant application for the Appleton Road Grade Separation Project. This work will be paid for from Line Item #41-5-110-8025. Discussion took place regarding future grants that may be available to help fund the project. Aye voice vote carried. Motion carried.

(E) Resolution for Maintenance Under the Illinois Highway Code.

Motion by Ald. Albertini, 2nd by Ald. Fleury to forward to City Council a Resolution to appropriate the sum of \$1,300,000.00 of MFT Funds for the purpose of maintaining streets and highways under the applicable provisions of the Illinois Highway Code. Aye voice vote carried. Motion carried.

(F) 2026 Landscape Maintenance Bid Tabulation.

Motion by Ald. Albertini, 2nd by Ald. Peterson to approve the low bid from Lawn Maintenance Services, in the amount of \$27,990.00, for the 2026 Landscape Maintenance Program. This work will be paid for from Street Department Line Items #01-5-310-6002 and #01-5-310-6826. Discussion took place regarding the landscape maintenance being for the streetscapes located downtown. Aye voice vote carried. Motion carried.

(G) 2026 Tree Program Bid Tabulation.

Motion by Ald. McGee, 2nd by Ald. Stevens to approve the low bid from Minnihhan's Tree Services, in the amount of \$54,600.00, for tree work from May 1, 2026 to April 30, 2027 for the City of Belvidere. This work will be paid for from Forestry Funds. Aye voice vote carried. Motion carried.

(H) 2026 Sidewalk Replacement Program.

Motion by Ald. Frank, 2nd by Ald. Peterson to approve the low bid from Globe Construction in the amount of \$219,800.00, for the City's annual sidewalk program. The unit prices are \$12.50/sf for removal and replacement of 4" sidewalk and \$13.00/sf for removal and replacement of 6" sidewalk. This work will be paid for from Line Item #01-5-310-6003 and Line Item #41-5-110-7900. Aye voice vote carried. Motion carried.

7. Adjournment:

Motion by Ald. Albertini, 2nd by Ald. Montalbano to adjourn the meeting at 7:08p.m. Aye voice vote carried. Motion carried.

_____ Mayor

Attest: _____ City Clerk

ORDINANCE #755H

AN ORDINANCE AUTHORIZING THE EXECUTION OF AN
ANNEXATION AGREEMENT BETWEEN THE
CITY OF BELVIDERE AND RUSH POWER SYSTEMS LLC

- WHEREAS, The City of Belvidere (the City) is authorized to enter into annexation agreements for properties that are both contiguous and non-contiguous to the City of Belvidere; and
- WHEREAS, Rush Power Systems LLC is the owner (the Owner) of record with respect to certain territory (the Territory) that is legally described in the Annexation Agreement (the Agreement) which is incorporated herein by this reference; and
- WHEREAS, the Owner is ready, willing and able to enter into the Annexation Agreement and to perform its obligations as required under the Annexation Agreement and this Ordinance; and
- WHEREAS, the statutory procedures provided in Sections 11-15.1-1 et seq. of the Illinois Municipal Code, as amended, for the execution of said Annexation Agreement have been fully complied with; and
- WHEREAS, it is in the best interest of the City of Belvidere, Boone County, Illinois to enter into an Annexation Agreement pertaining to the annexation of the Territory; and
- WHEREAS, The Corporate Authorities desire to approve the Annexation Agreement and authorize its execution pursuant to the City's home rule powers.

NOW, THEREFORE, be it ordained by the City Council of the City of Belvidere, Boone County, Illinois, as follows:

- Section 1: The foregoing recitals are incorporated herein by this reference.
- Section 2: The Mayor is hereby authorized and directed to execute, and the City Clerk is directed to attest, the Annexation Agreement between the City of Belvidere and the Owner, a copy of which is attached hereto as Exhibit A and incorporated herein. The Clerk is directed to file and record this Ordinance and the Annexation Agreement, as required by statute.
- Section 3: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.
- Section 4: All prior ordinances or parts of ordinances to the extent that they are inconsistent with the provisions of this Ordinance, are hereby repealed.

Section 5: This Ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as required by law.

Passed by the City Council of the City of Belvidere, Illinois this day of May, 2026

Approved:

Clinton Morris, Mayor

Attest:

Erica Bluege, City Clerk

Ayes: .
Nays: .
Absent: .

Date Passed:
Date Approved:
Date Published:

ANNEXATION AGREEMENT

This Agreement is made and entered into May 4 2026, by and between the City of Belvidere, an Illinois Municipal Corporation located in Boone County, Illinois (The "City") and Rush Power Systems, LLC ("Owner(s)).

WITNESSETH:

Whereas, The Owner(s) are holders of the title to parcel(s) of property located in unincorporated Boone County, which property is legally described upon Exhibit "A" attached hereto and as shown on the Annexation Plat as Exhibit "B" attached hereto and referred to herein as "the Property;" and

Whereas, Owner(s) and the City (hereinafter collectively referred to as "Parties" and individually referred to as "Party") desire to enter into this Agreement pursuant to the provisions of Section 11-15.1-1 Et Seq., of the Illinois Municipal Code (65 ILCS 5/11-15.1-1 Et Seq.) in accordance with the terms and conditions hereinafter set forth; and

Whereas, as of the date of this Agreement, the Property is contiguous to the corporate limits of the City and can be annexed to the City in accordance with currently applicable statutes and ordinances; and

Whereas, the Owner(s) have executed all petitions and other documents that are necessary to accomplish the annexation of the Property to the City and have caused the same to be filed with the City; and

Whereas, a proposed Annexation Agreement, in substance and form the same as this Agreement, was submitted to the City by Owner(s) and Developer and a public hearing of the Mayor and City Council of the City of Belvidere was convened and properly conducted on May

4, 2026, to consider the petition for approval of this Annexation Agreement and said public hearing was held pursuant to notice as provided by statute; and

Whereas, all notices, publications, procedures, public hearings and other matters attendant to the consideration and approval of the execution of this Agreement have been given, made, held and performed by the City as required by Section 65 ILCS 5/7-1-8 and Section 65 ILCS 5/11-15.1-1 et seq. of the Illinois Municipal Code and all other applicable state statutes and all applicable ordinances, regulations and procedures of the City; and

Whereas, the Owner(s) of the Property recognize the rapid industrial growth impacting the City of Belvidere and wish to take advantage of that growth by having an industrial zoned property ready for future development; and

Whereas, the Owner(s) of the Property desire to annex the Property to the City and provide for industrial zoning to allow them to marshal the Property for future Industrial Development; and

Whereas, the Belvidere Municipal Code provides that the Property will automatically be zoned as RH Rural Holding District zoning upon annexation to the City; and

Whereas, the Owner(s) desires that the Property be re-zoned the 'Planned Industrial' (PI) zoning district upon annexation to the City with approval of Planned Development as set forth in Exhibits K and L; and

Whereas, the City acknowledges that such zoning and use of the Property would be compatible with the planning and zoning objectives of the City; and,

Whereas, the Mayor and City Council of the City of Belvidere have, by a vote of two-thirds of the corporate authorities now holding office, directed the Mayor to execute, and the City Clerk to attest, this agreement on behalf of the City; and

Whereas, the City has determined that the annexation of the Property to the City on the terms and conditions hereinafter set forth serves the best interests of the City, will extend the corporate limits and jurisdiction of the City, will permit orderly growth, planning and development of the City, will increase the tax base of the City, and will promote and enhance the general welfare of the City; and

Whereas, Owner(s) acknowledge the right of the City to approve or deny any annexation to the City and the City's right to cause an annexation agreement to contain provisions more restrictive and/or less restrictive than the Ordinances of the Belvidere Municipal Code.

Now, Therefore, in consideration of the mutual covenants herein made and pursuant to the provisions of section 11-15.1-1 et seq. of the Illinois Municipal Code (65 ILCS 5/11-15.1-1) Owner(s), and City hereby agree as follows:

1. Recitals. The foregoing recitals are incorporated herein as if fully set forth.
2. Annexation. Subject to the provisions of Section 65 ILCS 5/7-1-8, as amended, the Parties respectively agree to do all things necessary or appropriate to cause the Property to be duly and validly annexed to the City. Promptly after this Agreement is fully executed, the City Council shall adopt an ordinance annexing the Property subject to the terms and conditions set forth in this Agreement.
3. City Zoning. Upon annexation, Owner(s) agrees that the Property will automatically be zoned as RH Rural Holding District classification pursuant to the Belvidere Municipal Code. Upon annexation, the City will cause the Property to be re-zoned to the Planned Industrial (PI) zoning district. The City agrees to approve a Planned Development as set forth in Exhibits K and L. Further, Owner(s) agrees that the following conditions and covenants shall apply to the Property and shall be made a part of all final plats and run with the land:

A. No sexually oriented business will operate on the Property, including but not limited to, adult arcades, bookstores, video stores, cabaret, motels, motions picture theaters, theaters, etc.

B. No stone quarries, gravel quarries, stone crushing, gravel crushing, concrete batch plant, and asphalt ready mix batch plants shall operate on the Property.

4. Sanitary Sewer Service. The City will allow Owner(s) to extend and connect to the City-operated sanitary sewer system according to the preliminary design plan and specifications shown on the attached Exhibit D which is incorporated herein. Prior to commencing construction, Owner(s) will submit final engineering plans for review and approval by the City's Department of Public Works (Public Works) and the Illinois Environmental Agency (IEPA). If necessary, the City shall execute IEPA permits for the extension of municipal utilities, after submittal of the final engineering plans to Public Works with the understanding that the execution of said applications shall not be considered as approval of the final engineering plans. Owner(s) shall not commence construction until the final engineering plans are approved by Public Works and all other relevant agencies. Prior to commencing construction, Owner(s) shall pay all normal, customary and standard permit, inspection, tap-on, connection, recapture, basin, and other fees as required by City ordinance, resolution or policy. Owner(s) further agrees that, prior to any final plat approval, Owner(s) shall cause the Property to be disconnected from the Boone County Sanitary District, if necessary. The City shall not be obligated to issue any final plat until said disconnection is obtained.

5. Water Service. The City will allow Owner(s) to extend and connect to the City-operated water main system according to the preliminary design plan and specifications shown on the attached Exhibit F which is incorporated herein. Prior to commencing construction, Owner(s)

will submit final engineering plans for review and approval by the City's Department of Public Works (Public Works) and the Illinois Environmental Agency (IEPA). If necessary, the City shall execute IEPA permits for the extension of municipal utilities, after submittal of the final engineering plans to Public Works with the understanding that the execution of said applications shall not be considered as approval of the final engineering plans. Owner(s) shall not commence construction until the final engineering plans are approved by Public Works and all other relevant agencies. Prior to commencing construction, Owner(s) shall pay all normal, customary and standard permit, inspection, tap-on, connection, recapture, basin, and other fees as required by City ordinance, resolution or policy. Owner(s) shall do all steps necessary to disconnect the Property from any other unit of local government providing water service.

6. Signage. Owner(s) shall not erect, construct or allow another to erect or construct any sign of any nature at any location on the Property except as permitted by the Belvidere Municipal Code and this Agreement.

7. Plats of Subdivision. Except as otherwise set forth herein, Owner(s) agrees that all construction on the Property will be in accordance with the Belvidere Municipal Code, including but not limited to the City's Building Codes, Subdivision Codes and Zoning Codes, as amended and in effect at the time of issuance of building permit or other relevant permit. The Owner(s) shall be allowed to seek final plat approval (provided the Final Plat comports with the Preliminary Plat) for those portions of the Property, and shall not be required to submit a Final Plat of the Property as one unit, but may submit for approval in accordance with the ordinances of the City and in conformance with the phasing plan as approved by the City. Approval of this Annexation Agreement shall not be construed or interpreted as an approval of any Preliminary Plat or the Final Plat of Subdivision.

A. The Owner(s) further agrees that no lot lines in the Plat of Subdivision will be within any one-hundred year flood plain boundary, as determined by the most recent F.E.M.A. Flood Boundary and Floodway Map, as amended, and as authorized by the City of Belvidere. No structure or building shall be constructed within such one-hundred year flood plain without specific written consent of the City.

B. Owner(s) agrees that the any future subdivision of the Property will be developed as a Planned Development as set forth in the City of Belvidere Municipal Code. Upon future subdivision, any structure construction or development upon the Property shall only occur in conformance with a Planned Unit Development to be submitted to the City by Owner(s) and only after approval by the City. The Property shall not be divided or combined utilizing a Plat Act Affidavit (765 ILCS 205/1(b)). The zoning deviations identified in this Agreement shall be permitted by the City as a part of any future Planned Development.

C. Owner(s) agrees that, notwithstanding anything else in this Agreement, and notwithstanding any prior approval of any preliminary plat, the City Council may deny any final plat approval if it determines that the proposed development would be contrary to the public health or welfare.

D. Except as otherwise provided in this Agreement, Owner(s) shall construct and complete all Public Improvements required by this Agreement, those bonded and required by the City's subdivision control ordinance and any other public improvements, including, but not limited to, sidewalks, streets, street lighting, and sewer and water mains, within eighteen (18) months of approval of a final plat of subdivision or planned development, or if none, within eighteen (18) months of the execution of this Agreement. At such time as Owner(s) believes that all public improvements are ready to be dedicated to the City, or that portion of public improvements within

any final plat, representatives of the City and Owner(s) shall meet and inspect the public improvements to be dedicated and shall create a punch list of those items to be completed or corrected prior to acceptance of the public improvements by the City. These punch list items shall be completed within sixty (60) days from the date of the inspection. If all public improvements are not completed within the eighteen-month period, or the punch list items are not completed to the City's satisfaction within sixty days of the inspection, the City may deny any future building permits for any property within the Annexed Property and/or withhold approval of any additional final plat until such time as the Public Improvements are completed and accepted by the City. This remedy is cumulative, in addition to, and distinct from any other remedy the City may have, including but not limited to, remedies under any bond or letter of credit and the remedies contained in Section 16 of this Agreement

8. Drainage. Owner(s) shall provide detention and storm water management as required by the City's Zoning and Subdivision Control Ordinances and any other Federal, State or local law or regulation.

9. Off-Site Improvements. All off-site improvements shall comply with the Belvidere Municipal Code, including but not limited to the Subdivision Ordinance and any other directives from the City and shall be constructed in accordance with the specifications and preliminary design plan shown on the attached Exhibit "I" which is incorporated herein and any approved final plat. Prior to commencing construction, Owner(s) shall submit final engineering plans for review and approval to the Department of Public Works and, if abutting a state road, to the Illinois Department of Transportation or any other government agency having jurisdiction and control over said road. Owner(s) shall not commence construction until final engineering plans are approved by Public Works and all other applicable agencies.

10. Fees.

A. As a condition of this Agreement, Owner(s) agrees to pay and/or donate, or cause to be paid and/or donated cash contributions as set forth on Exhibit J which is incorporated herein by reference. Owner(s) agrees that the public entity receiving a cash payment and/or donation as identified on Exhibit J may use the cash and/or donation for any public purpose. Owner(s) further agrees that the cash payment and /or donation represents a voluntary payment and/or donation, which is contractual in nature and is an agreed upon condition of annexation and this Agreement. Owner(s), its successors and assigns therefore waive any defenses with respect to these fees, and any other fees identified in this Agreement, and further agrees not to challenge these fees at a later date. Owner(s) agrees that, while these fees are agreed to as a part of a contractual obligation to induce the City to execute this Agreement, the fees may also serve to offset the proposed development's impact on the applicable entity, that the impact is uniquely and directly attributable to the proposed development and that the amount of the payment and/or donation is appropriate given the anticipated impact of the development.

B. Owner(s), and on behalf of their successors and assigns hereby irrevocably bind themselves to refrain from making any claim or demand, or to commence, cause or permit to be prosecuted any action in law or equity against any person or entity on account of any payment or donation described in this Agreement.

11. Legal, Engineering, and Planning Costs. Owner(s) agrees to reimburse the City for reasonable attorneys' fees, planning consultants, engineering consultant's fees and costs and any other professional costs incurred by the City in connection with the annexation, Annexation Agreement, zoning, platting and development of the Property including, but not limited to the time of in-house staff. Similarly, Owner(s) agrees to pay the City's costs of enforcing this agreement

or any applicable zoning ordinance or other City ordinance or code with respect to the development of the Property, including but not limited to the City's reasonable attorneys' fees, consultants' fees and other professional costs incurred in said enforcement.

12. No Partnership: The City does not, in any way or for any purpose, become a partner, employer, principal, agent or joint venturer of or with the Owner.

13. Indemnification: The Parties agree that the Owner(s) shall indemnify, defend and hold the City harmless from any damages, claims, or causes of action which are in any way related to their activities in developing the Property, excepting those negligent or intentional acts of the City. These indemnities are not intended, and shall not limit, modify or circumvent the Illinois Governmental and Governmental Tort Immunities Act. Further, Owner(s) shall maintain comprehensive liability insurance, of types and amounts, reasonably acceptable to the City with an insurance carrier with a bests rating of A or better. Owner(s) shall cause the City to be named as an additional insured on such insurance policy at no cost to the City.

14. Maintenance:

A. Winter Maintenance. Until the streets in any platted phase of the Property are accepted by the City, the City shall have no obligation to keep them plowed of ice and snow. It is agreed that for any platted phase that shall be or is likely to be occupied, in whole or in part, between November 15 and April 30 of the following year, the City, will remove ice and snow from paved road surfaces (dedicated right of way not yet accepted by the City) within such phases, under the same terms and conditions it maintains other rights of way, and the Owner(s) shall reimburse the City for the cost of said removal at the City's then current labor and equipment rates which shall be provided by the Public Work's Department. Owner(s) agree to indemnify, defend and hold the City harmless from any claims for damage (either to the person or to property) arising out

of such maintenance, accepting any claims solely arising from willful or wanton actions by the City. Reimbursement shall be made within 30 days of demand.

B. General Maintenance. Until the streets in any platted phase of the Property are dedicated to and accepted by the City, it shall be the responsibility of the Owner(s)/Builder and/or Developer to regularly remove all rubbish, refuse, building materials, mud soil and other debris, from the streets, police and remove all construction debris blown offsite on adjoining property, and leave the streets in a clean state, free of any such refuse, building materials, mud, soil or other debris, at the end of construction activities on each day. All property and premises shall be maintained in a clean, safe and sanitary condition free of the accumulation of any debris, rubbish, discarded building materials and other items. Building materials to be used in the construction of a building may be stored upon the lot upon which the building is to be erected. However, the building materials shall only be stored in a safe, clean and orderly manner. The Owner(s)/Builder and/or Developer shall place the entire property, including but not limited to any lot under construction, in a safe, clean and orderly manner at the end of each construction day. If, in the City's discretion, the developer, Owner(s) and/or builder fails to comply with this Section, the City may withhold future building permits, anywhere in the City, for the entity holding title to the property which is not in compliance and/or the City may issue a stop work order upon the property in question until such time as this Section is complied with. The City may, in its sole discretion, remedy a violation of this section by cleaning streets and/or removing debris, at the Owner(s) cost. The cost of said abatement shall be a lien on the Property. The remedies contained in this Section are in addition to and not exclusive of any other remedy the City may have under this Agreement or at law or in equity.

15. Ordinances. The Owner shall abide by all ordinances, resolutions, regulations, policies and laws of the City, including but not limited to, the City's subdivision code and zoning code, in effect at the execution of this Agreement and as may be subsequently amended. Owner(s) agrees to dedicate or deed to the City public improvements as requested by the Public Works Director.

16. Remedies. Either party may enforce this Agreement by any action or proceeding at law or in equity, and may exercise any remedy at law or in equity. The parties agree that any action relating to this Agreement shall be brought in the Circuit Court for the 17th Judicial Circuit Boone County, Illinois and both parties submit to jurisdiction and venue in that Court. Notwithstanding the foregoing, before any failure of either party to this Agreement to perform its obligations under this agreement shall be deemed to be a breach of this Agreement, the party claiming such failure shall notify, in writing, the party alleged to have failed to perform of the alleged failure and shall demand performance. No breach of this Agreement may be found to have occurred if performance has commenced to the satisfaction of the complaining party within thirty (30) days of receipt of such notice. Notwithstanding the foregoing, if the Owner(s) does not pay any fee or cost provided in this Agreement, the City may withhold the issuance of building permits until payment is received, or if the appropriate deposit is not deposited, withhold approval of any annexation, plat of subdivision, or special use until said deposit is delivered.

17. Amendment. The parties agree that this Agreement, and any exhibits attached hereto, may be amended only by the mutual consent of the parties, by adoption of a resolution by the City approving said amendment as provided by law, and the execution of said amendment by the parties or their successors in interest. Provisions which vary the standard terms of this

Agreement are located in Exhibit "K" which is incorporated herein and shall contain a separate signature of the parties.

18. Costs, Expenses, and Fees. The Owner(s) shall pay the current annexation fees authorized in the Belvidere Municipal Code to the City, which have been or shall be incurred as a result of the petitioner's request herein at time of filing Owner(s)' petition for Annexation. Also, prior to annexation, the Owner(s) shall pay to the City any amount due a fire protection district pursuant to 70 ILCS 705/20, as amended. Owner(s) shall pay the entire amount which may be due a fire protection district prior to annexation regardless of when the monies may actually become due to the fire protection district.

19. Severability. If any provision, covenant, agreement or portion of this Agreement or its application to any person, entity or property is held invalid, such invalidity shall not affect the application or validity of any other provisions, covenants or portions of this Agreement, and to that end all provisions, covenants or portions of this Agreement are declared to be severable.

20. Addresses for Notices. All notices and other communications in connection with this agreement shall be in writing, and any notice, communication or payment hereunder shall be deemed delivered to the addresses thereof two (2) days after deposit in any main or branch United States Post Office, certified or registered mail, postage prepaid, or one (1) day after deposit thereof with any nationally known and reputable overnight courier service, delivery charges prepaid, or on the date of delivery, if personally delivered, or transmitted by facsimile with confirmation of transmittal, in any case, addressed to the parties respectively as follows:

If to Owner: Rush Power Systems LLC
 1981 Belford North Dr.
 Belvidere, IL 61008

With a Copy to: Natalie Hyser Barber
 Tobin, Ramon & Barber

530 S. State Street
Belvidere, IL 61008

If to City: City Clerk
City of Belvidere
401 Whitney Blvd.
Belvidere, Illinois 61008

With Copy to: City Attorney
City of Belvidere
401 Whitney Blvd.
Belvidere, Illinois 61008

By notice complying with the requirement of this paragraph, each party shall have the right to change the address or addressee for all further notices, other communications and payment to such party; provided, however, that no notice of a change of address, addressee or both shall be effective until actually received.

21. Entire Agreement. This Agreement supersedes all prior agreements, negotiations and exhibits and is a full integration of the entire agreement of the parties.

22. Survival. The provisions contained herein shall survive the annexation of the property and shall not be merged or expunged by the annexation of the property or any part hereof to the City.

23. Successors and Assigns. This agreement shall run with the land and shall be binding upon and inure to the benefit of the parties hereto, their successors in title and their respective successors, grantees, lessees, and assigns, and upon successor corporate authorities of the City and successor municipalities. Owner(s) agree to record this Agreement at the Boone County Records office immediately upon its execution.

24. Term of Agreement. This agreement shall be binding upon the Parties and their respective successors and assigns for the term of thirty years, commencing as of the date hereof,

and for such further term as may hereinafter be authorized by statute or by ordinance of the City. The Parties acknowledge and agree that the thirty-year term is in derogation of state law as applied to non-home rule units and that the thirty-year term is being agreed upon pursuant to the City's powers as a home rule unit of government. In the event that a court of competent jurisdiction rules that the City lacks authority for a greater than twenty-year annexation agreement then the statutory term of twenty years shall be applied.

25. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

26. Disconnection. If the property fails to become annexed to the City for any reason or if the property is annexed into another municipality, the City shall have the right to immediately, without notice, disconnect the sanitary sewer service and the water service permitted under this agreement. Failure of the City to promptly disconnect such service does not constitute a waiver of this provision. Furthermore, Owner(s), and on behalf of their successors and assigns, agrees to refrain from making any claim or demand, or to commence, cause or permit to be prosecuted any action in law or equity against the City on account of disconnection pursuant to this section.

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IN WITNESS WHEREOF, the parties hereto have executed this agreement on the date first above written.

CITY:
City of Belvidere,
an Illinois Municipal Corporation

By: _____
Mayor Clinton Morris

ATTEST:

City Clerk

OWNERS:
Rush Power Systems LLC.

By: _____
Mark C. Rush III, Its Manager

Subscribed and Sworn to
before me this _____ day.
of _____, _____.

Notary Public

EXHIBIT LIST

A) LEGAL DESCRIPTION

B) ANNEXATION PLAT

C) **SITE PLAN & LANDSCAPE PLAN**

D) PRELIMINARY SEWER DESIGN PLAN

E) SEWER FEES

F) PRELIMINARY WATER DESIGN PLAN

G) WATER FEES

H) PRELIMINARY PLAT

I) OFF-SITE ROAD IMPROVEMENTS

J) EXACTION FEE SCHEDULE

K) ADDENDUM OF MODIFICATIONS TO STANDARD AGREEMENT

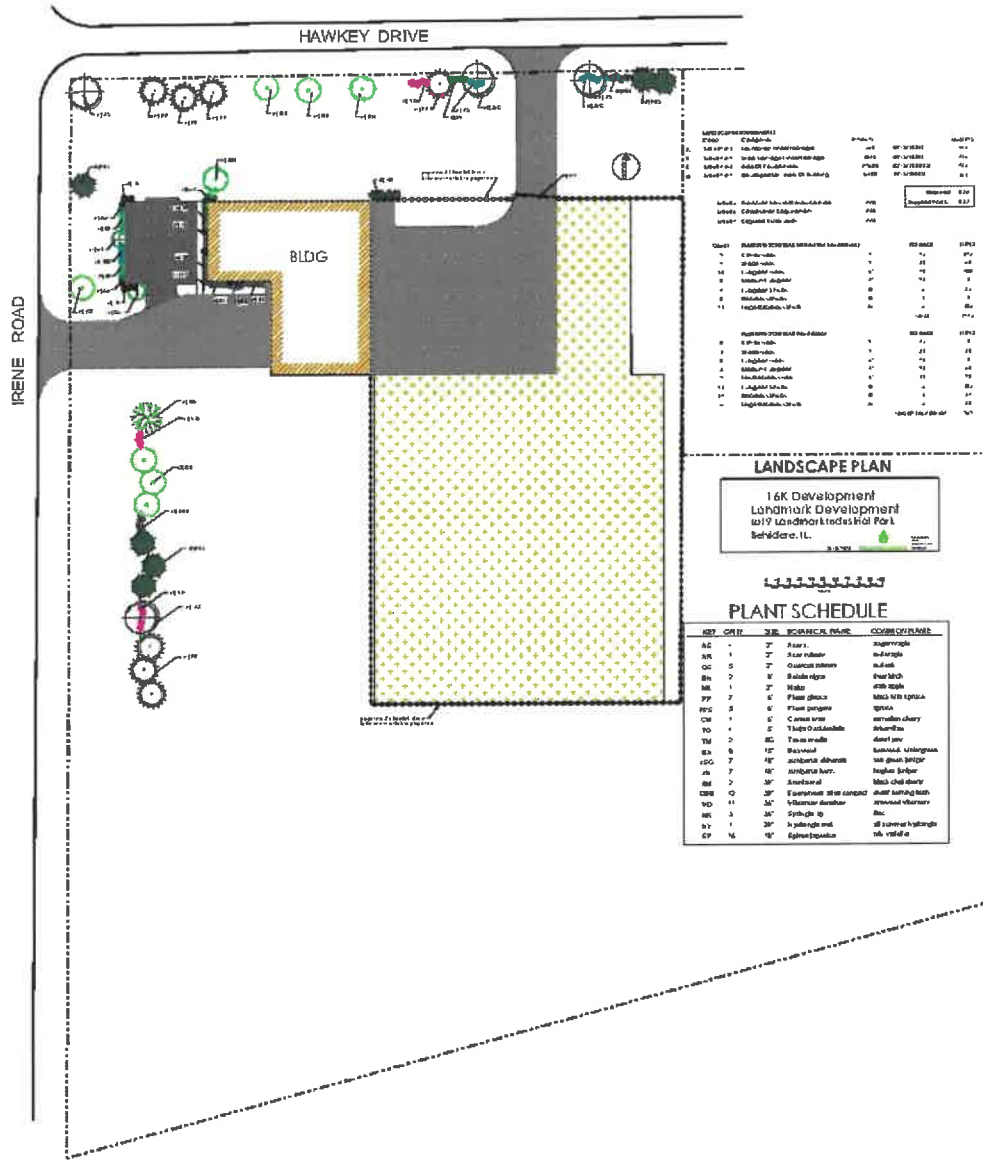
L) **ZONING**

EXHIBIT A
LEGAL DESCRIPTION
AND PLAT OF ANNEXATION

Part of Lot 12 and part of Lot 13 as designated upon the Plat of Belford Industrial Park being a subdivision of part of the East 1/2 of Section 32 and the West 1/2 of Section 33, Township 44 North, Range 3 East of the Third Principal Meridian, the Plat of which subdivision is recorded in Book 12 of Plats on Pages 30 and 31, as document number 74-738 in the Recorder's Office of Boone County, Illinois bounded and described as follows, to-wit: Beginning at the southwest corner of said Lot 13; thence North 00 degrees 04 minutes 40 seconds West, along the west line of said Lots 13 and 12, a distance of 924.26 feet to the northwest corner of said Lot 12; thence North 89 degrees 07 minutes 50 seconds East, along the north line of said Lot 12, a distance of 528.00 feet; thence South 00 degrees 01 minutes 54 seconds East, 330.06 feet to its intersection with the north line of said Lot 13; thence North 89 degrees 07 minutes 50 seconds East, along the north line of said Lot 13, a distance of 267.36 feet; thence South 00 degrees 04 minutes 09 seconds East, 384.26 feet to its intersection with the south line of said Lot 13; thence South 74 degrees 23 minutes 30 seconds West, along the south line of said Lot 13, a distance of 825.11 feet to the point of beginning; situated in the County of Boone and the State of Illinois. Containing 12.934 Acres.

PIN: 05-32-200-042

EXHIBIT C SITE PLAN



LANDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	QTY	UNIT	REMARKS
L1	1.0' x 1.0' x 1.0' (300)	10	PLANT	
L2	1.0' x 1.0' x 1.0' (300)	10	PLANT	
L3	1.0' x 1.0' x 1.0' (300)	10	PLANT	
L4	1.0' x 1.0' x 1.0' (300)	10	PLANT	
L5	1.0' x 1.0' x 1.0' (300)	10	PLANT	
L6	1.0' x 1.0' x 1.0' (300)	10	PLANT	
L7	1.0' x 1.0' x 1.0' (300)	10	PLANT	
L8	1.0' x 1.0' x 1.0' (300)	10	PLANT	
L9	1.0' x 1.0' x 1.0' (300)	10	PLANT	
L10	1.0' x 1.0' x 1.0' (300)	10	PLANT	
L11	1.0' x 1.0' x 1.0' (300)	10	PLANT	
L12	1.0' x 1.0' x 1.0' (300)	10	PLANT	
L13	1.0' x 1.0' x 1.0' (300)	10	PLANT	
L14	1.0' x 1.0' x 1.0' (300)	10	PLANT	
L15	1.0' x 1.0' x 1.0' (300)	10	PLANT	
L16	1.0' x 1.0' x 1.0' (300)	10	PLANT	
L17	1.0' x 1.0' x 1.0' (300)	10	PLANT	
L18	1.0' x 1.0' x 1.0' (300)	10	PLANT	
L19	1.0' x 1.0' x 1.0' (300)	10	PLANT	
L20	1.0' x 1.0' x 1.0' (300)	10	PLANT	

LANDSCAPE PLAN

16K Development
Landscape Development
1017 Landmark Industrial Park
Belvidere, IL

PLANT SCHEDULE

SYMBOL	QTY	DESCRIPTION	COMMON NAME
AC	2'	Acacia	Acacia
AR	2'	Aster	Aster
CC	2'	Cornus	Cornus
ML	2'	Mulberry	Mulberry
PP	2'	Plum	Plum
PC	2'	Prunella	Prunella
CR	2'	Cornus	Cornus
TD	2'	Taxus	Taxus
TM	2'	Taxus	Taxus
BA	2'	Baccharis	Baccharis
CO	2'	Cornus	Cornus
JA	2'	Jasminum	Jasminum
BE	2'	Berberis	Berberis
ES	2'	Erythronium	Erythronium
VP	2'	Viburnum	Viburnum
HE	2'	Hebe	Hebe
HY	2'	Hydrangea	Hydrangea
EP	2'	Equisetum	Equisetum

EXHIBIT D

PRELIMINARY SEWER PLAN

- 1) Prior to, or in conjunction with, any development or construction of a structure on the Property, Owner(s) shall extend sanitary sewer to the southeast corner of Hawkeye Drive and Irene Road Boone County, Illinois, at Owner(s)' expense, in accordance with State Law, the City of Belvidere Municipal Code and the reasonable requirements of the City of Belvidere Public Works Department, including but not limited to, sizing requirements sufficient to allow use by future users and appropriate connections for Lot 12 as shown on Exhibit B. Prior to commencing construction of any portion of the Sanitary Sewer extension, Owner(s) shall provide to the City for the City's review and approval preliminary and final engineering plans for the sanitary sewer extension. Construction of the sanitary sewer extension shall not commence prior to City approval of the preliminary and final engineering plans. Upon completion, and approval by City, Owner(s) shall dedicate to the City the sanitary sewer main and an easement reasonably required for its maintenance and replacement.
- 2) Prior to issuance of any building permit, Owners(s) shall also dedicate a 12-foot utility easement from the newly constructed sewer main, as set forth above, southerly across the purported Lot 12 as shown on Exhibit B to the purported Lot 13 as shown on Exhibit B for the benefit of Lot 13. The easement shall allow for the construction, operation and maintenance of utilities to service the purported Lot 13 in the future and shall benefit lot 13. Owner(s) shall grant any necessary temporary construction easements to install said utilities at the time of their construction. As a part of constructing the sanitary sewer main identified in the first paragraph of this Exhibit, Owner(s) shall install a connection stub and clean out at the northerly limit of the utility easement herein described for purposes of connecting sanitary sewer for the purported Lot 13 in the future.
- 3) Upon acceptance of the sanitary sewer main described in paragraph 1 above, the City agrees to enter into a mutually acceptable recapture agreement by which Owner(s) may recover up to 50% of the cost of the sanitary sewer main. The recapture will only burden the properties north of and adjacent to the sanitary sewer main as extended by Owner(s).

EXHIBIT E
SEWER FEES

Owner shall pay the applicable recapture fees, and other fees of general applicability at the rate then in effect at the time of issuance of any building permit.

EXHIBIT F
PRELIMINARY WATER DESIGN PLAN

NOT APPLICABLE

EXHIBIT G

WATER FEES

Owner shall pay applicable recapture fees, and other fees of general applicability at the rate then in effect at the time of issuance of any building permit.

EXHIBIT H
PRELIMINARY PLAT
NOT APPLICABLE

EXHIBIT I

OFFSITE IMPROVEMENTS

Other than Sanitary Sewer extensions provided for above, no offsite improvements are anticipated for the development of the Property as provided for within this Agreement. If offsite improvements become necessary to develop the Property, Owner(s) shall be solely responsible for the entire cost of design, engineering and construction of such offsite improvements. Owner(s) will dedicate such offsite improvements to the City of Belvidere, or its designee, upon request.

EXHIBIT J

EXACTION FEE SCHEDULE

The fees identified in this Exhibit, as well as other fees identified in this Agreement, represent the fees in effect at the time of annexation. The Parties agree that the Owner, its assigns and successors shall pay the identified fees at the time of final plat approval at the then current rates, or, if the City agrees, at the time of building permit at the then current rates. Owner further agrees that the cash payment and /or donation represents a voluntary payment and/or donation, which is contractual in nature and is an agreed upon condition of annexation and this Agreement. Owner, its successors and assigns therefore waive any defenses with respect to these fees, and any other fees identified in this Agreement, and further agrees not to challenge these fees at a later date. Owner agrees that, while these fees are agreed to as a part of a contractual obligation to induce the City to execute this Agreement, the fees may also serve to offset the proposed development's impact on the applicable entity, that the impact is uniquely and directly attributable to the proposed development and that the amount of the payment and/or donation is appropriate given the anticipated impact of the development. The City agrees that the Land Cash Fees imposed pursuant to paragraphs 6, 7 and 8 below shall be waived with the exception of any portion of the Property developed as residential.

- 1) Tornado Siren Planning and Capital Improvements: \$50.00 per acre
- 2) Bike Path Planning and Capital Improvements: \$50.00 per acre
- 3) Well Site/Reservoir Planning and Improvements: \$50.00 per acre
- 4) Sewer System Planning and Expansion: \$50.00 per acre
- 5) Three Percent Inspection Fee: Three Percent of value of public improvements payable prior to release of final plat
- 6) Police Fire and Public Works: See attached Schedule
- 7) Land/Cash Fees, including School, Park District Conservation District, Police, Fire and Public Works Fees Pursuant to the attached schedules.
- 8) IDA Public Library: \$80.00 per lot (per unit in multi-family).
- 9) Storm Water Basin Fee: \$80.00 per acre
- 10) Other Basin Fees:
- 11) Owner also agrees to pay such other fees, of general applicability, as set by City ordinance or policy, including but not limited to, building permit fees, connection fees, Fire Inspection Fees etc.
- 12) Owner agrees to pay, upon annexation, any applicable recapture previously adopted by the City or as set forth in this Agreement.

**CITY OF BELVIDERE
PARK IMPACT FEE FORMULA**

6.25 Acres per 1,000 population
0.00625 Acres Per Person

Land Value Per Acre \$120,000.00

Housing Type:	People Per Unit	Acres Per Person	Acres Per unit	Value of Land	Fee
Apartments					
1 Bedroom	1.758	0.00625	0.010988	\$120,000.00	\$1,318.50
2 Bedroom	1.914	0.00625	0.011963	\$120,000.00	\$1,435.50
3 Bedroom	3.053	0.00625	0.019081	\$120,000.00	\$2,289.75
Single Family Attached					
1 Bedroom	1.193	0.00625	0.007456	\$120,000.00	\$894.75
2 Bedroom	1.990	0.00625	0.012438	\$120,000.00	\$1,492.50
3 Bedroom	2.392	0.00625	0.014950	\$120,000.00	\$1,794.00
4 Bedroom	3.145	0.00625	0.019656	\$120,000.00	\$2,358.75
Single Family Detached					
2 Bedroom	2.017	0.00625	0.012606	\$120,000.00	\$1,512.75
3 Bedroom	2.899	0.00625	0.018119	\$120,000.00	\$2,174.25
4 Bedroom	3.764	0.00625	0.023525	\$120,000.00	\$2,823.00
5 Bedroom	3.770	0.00625	0.023563	\$120,000.00	\$2,827.50

BELVIDERE SCHOOL DONATION FORMULA

	Acres/School	Max. Students	Acres/Student
Elementary School	16	600	0.026667
Junior High 7th & 8th	30	900	0.033
High School	70	1500	0.047

	Acres/School	\$/Acre	\$ per student
Elementary	0.026667	\$120,000.00	\$3,200.00
Junior High	0.033	\$120,000.00	\$4,000.00
High School	0.047	\$120,000.00	\$5,600.00

STUDENT RATIO/UNIT

	1 Bed. \$/Student	Apartment Student/Apt.	Fee
Elementary	\$3,200.00	0.002	\$6.40
Junior High	\$4,000.00	0.001	\$4.00
High School	\$5,600.00	0.001	\$5.60
TOTAL			\$16.00

	2 Bed Apartment \$/Student	Student/Apt.	Fee
Elementary	\$3,200.00	0.086	\$275.20
Junior High	\$4,000.00	0.042	\$168.00
High School	\$5,600.00	0.046	\$257.60
TOTAL			\$700.80

	3 Bed Apartment \$/Student	Student/Apt.	Fee
Elementary	\$3,200.00	0.234	\$748.80
Junior High	\$4,000.00	0.123	\$492.00
High School	\$5,600.00	0.118	\$660.80
TOTAL			\$1,901.60

	1 Bed S.F. Attached \$/Student	Student/Apt.	Fee
Elementary	\$3,200.00	0.014	\$44.80
Junior High	\$4,000.00	0.018	\$72.00
High School	\$5,600.00	0.024	\$134.40
TOTAL			\$251.20

	2 Bed S.F. Attached \$/Student	Student/Apt.	Fee
Elementary	\$3,200.00	0.088	\$281.60
Junior High	\$4,000.00	0.048	\$192.00
High School	\$5,600.00	0.038	\$212.80
TOTAL			\$686.40

	3 Bed S.F. Attached \$/Student	Student/Apt.	Fee
Elementary	\$3,200.00	0.234	\$748.80
Junior High	\$4,000.00	0.058	\$232.00
High School	\$5,600.00	0.059	\$330.40
TOTAL			\$1,311.20

	4 Bed. S.F. Attached \$/Student	Student/Apt.	Fee
Elementary	\$3,200.00	0.322	\$1,030.40
Junior High	\$4,000.00	0.154	\$616.00
High School	\$5,600.00	0.173	\$968.80
Total			\$2,615.20

	2 Bed S.F. Detached \$/Student	Student/Apt.	Fee
Elementary	\$3,200.00	0.136	\$435.20
Junior High	\$4,000.00	0.048	\$192.00
High School	\$5,600.00	0.020	\$112.00
TOTAL			\$739.20

	3 Bed S.F. Detached \$/Student	Student/Apt.	Fee
Elementary	\$3,200.00	0.369	\$1,180.80
Junior High	\$4,000.00	0.173	\$692.00
High School	\$5,600.00	0.184	\$1,030.40
TOTAL			\$2,903.20

	4 Bed. S.F. Detached \$/Student	Student/Apt.	Fee
Elementary	\$1,673.33	0.530	\$886.86
Junior High	\$4,000.00	0.298	\$1,192.00
High School	\$5,600.00	0.360	\$2,016.00
TOTAL			\$4,094.86

	5 Bed. S.F. Detached \$/Student	Student/Apt.	Fee
Elementary	\$3,200.00	0.345	\$1,104.00
Junior High	\$4,000.00	0.248	\$992.00
High School	\$5,600.00	0.300	\$1,680.00
TOTAL			\$3,776.00

**CITY OF BELVIDERE
CONSERVATION DISTRICT IMPACT FEES**

12 Acres per 1,000 population
0.012 Acres Per Person

Land Value Per Acre \$20,700.00

Housing Type:	People Per Unit	Acres Per Person	Acres Per unit	Value of Land	Fee
Apartments					
1 Bedroom	1.758	0.012	0.021096	\$20,700.00	\$436.69
2 Bedroom	1.914	0.012	0.022968	\$20,700.00	\$475.44
3 Bedroom	3.053	0.012	0.036636	\$20,700.00	\$758.37
Single Family Attached					
1 Bedroom	1.193	0.012	0.014316	\$20,700.00	\$296.34
2 Bedroom	1.99	0.012	0.02388	\$20,700.00	\$494.32
3 Bedroom	2.392	0.012	0.028704	\$20,700.00	\$594.17
4 Bedroom	3.145	0.012	0.03774	\$20,700.00	\$781.22
Single Family Detached					
2 Bedroom	2.017	0.012	0.024204	\$20,700.00	\$501.02
3 Bedroom	2.899	0.012	0.034788	\$20,700.00	\$720.11
4 Bedroom	3.764	0.012	0.045168	\$20,700.00	\$934.98
5 Bedroom	3.77	0.012	0.04524	\$20,700.00	\$936.47

CURRENT

POLICE FIRE PUBLIC WORKS
ANNEXATION IMPACT FEES

The following impact fees shall be assessed on a per dwelling unit (DU) basis in all Annexations resulting in the subdivision of land. Fees are based upon the cost of operating each department divided by total population and multiplied by the anticipated impact of the development. Fees shall be paid by the Owner, or his successor prior to approval of any final plat or no later than 19 years after execution of the Annexation Agreement, whichever is earlier. Alternatively, the City and Owner may agree that these fees may be paid at the Police, Fire and Public Works impact fees may be paid at the time a building permit is issued at the then current impact fee rate plus 10%.

POPULATION 23532
Persons per dwelling 2.932

RESIDENTIAL DEVELOPMENT

I. POLICE

General Operations \$4,856,651.00
Capital Funds \$373,214.00
Building Fund \$750,000.00
PSB Expenses \$538,772.00
sub total \$6,518,637.00

Total Expenditures / Population = Cost Per Person
\$6,518,637.00 / 23532 = \$277.01

CPP x PPD **POLICE IMPACT FEE**
\$812.20 per du

II FIRE

General Operations \$3,172,653.00
Capital Funds \$575,000.00
Building Fund \$2,000,000.00
sub total \$5,747,653.00

Total Expenditures / Population = Cost Per Person
5,747,653.00 / 23,532.00 = 244.25

CPP X PPD **FIRE IMPACT FEE**
\$716.14 per du

III PUBLIC WORKS

General Operations \$166,627.00
Streets \$1,280,275.00
Street Lighting \$226,198.00
MFT Expenditures \$809,832.00
Capital Funds \$214,000.00
sub total \$2,696,932.00

Total Expenditures / Population = Cost Per Person
\$2,696,932.00 / \$23,532.00 = \$114.61

CPP x PPD **PUBLIC WORKS IMPACT FEE**
\$336.03 per due

TOTAL RESIDENTIAL IMPACT FEE **\$1,864.36 per du** plus 10% admin Fee if paid at Building permit

COMMERCIAL DEVELOPMENT

Commercial Development Impact Fees are assessed on a per unit basis (i.e., a commercial development with 5 individual stores will pay 5 impact fees. A commercial development in the form of a 4 unit strip mall all under one roof would pay 4 impact fees. For purposes of assessing Commercial Impact Fees, it is assumed that each unit will have the same impact as a single residential unit.

Fees shall be paid by the Owner, or his successor, prior to approval of any final plat or no later than 19 years after execution of the Annexation Agreement, whichever is earlier. Alternatively, the City and Owner may agree that the the Police, Fire and Public Works impact fees may be paid at the time a building permit is issued at the then current impact fee rate plus 10%.

I. POLICE \$812.20

II. FIRE \$716.14

III. PUBLIC WORKS \$336.03

TOTAL COMMERCIAL FEE **\$1,864.36 per unit** plus 10% admin Fee if paid at Building permit

EXHIBIT K

MODIFICATIONS TO STANDARD AGREEMENT

GENERAL MODIFICATIONS

1. The City and Owner(s) agree that Water recapture fees in the amount of \$261,317.73 (the Recapture Fee) are owed as a condition of annexation and of connecting to the City's potable water system pursuant to Ordinance 675H. Notwithstanding any other provision in this Agreement, the parties agree that Owner(s) shall pay the Recapture Fee prior to issuance of any final certificate of occupancy for the Property. The City may deny any certificate of occupancy or any other permit or license until the Recapture Fee is paid in full.

2. The City and Owner(s) agree to enter into a mutually acceptable recapture agreement, or the City may adopt a recapture ordinance, to recapture ½ of the cost of sanitary sewer main extension described in Exhibit D. The benefited property subject to recapture pursuant to such recapture agreement shall be the property immediately north of the Property (PIN 05-32-277-0010).

SPECIAL USE (PUD) & ZONING (PI) MODIFICATIONS

3. The City and Owner(s) agree 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.

4. The City and Owner(s) agree 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 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.

5. The City and Owner(s) agree that outdoor storage, as defined and regulated in Section 150.204(E)(2) of final product shall be allowed only on that portion of Exhibits C and L identified for outdoor storage. All outdoor storage shall be at ground level only and no racking systems or elevated storage shall be permitted. The City and Owner(s) agree that crushed asphalt shall be allowed for outdoor storage area(s). 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.

6. The City and Owner(s) agree 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.

7. The Parties agree that section 150.105(C)(7) allows Cultivation in the Planned Industrial District but limits the area of Cultivation to 20% of an applicable lot. 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.

8. The City and Owner(s) agree that the may exceed 35 feet (150.702(j)) but not to exceed 40 feet in width and driveway flares not to exceed 110 feet.

9. The City and Owner(s) agree 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 so long as Owner(s) comply with this Section K(9).

REMAINDER OF PAGE INTENTIONALLY BLANK

City: City of Belvidere,
an Illinois Municipal Corporation

by: _____
Mayor

ATTEST:

City Clerk

OWNERS: Rush Power Systems, LLC

By: _____
Mark C. Rush III, Its Manager

Subscribed and Sworn to
before me this _____ day,
of _____, _____.

Notary Public

EXHIBIT L
PLANNED UNIT DEVELOPMENT

ORDINANCE NO. 763H

**AN ORDINANCE GRANTING A SPECIAL USE
FOR A PLANNED DEVELOPMENT
WITHIN THE PI, PLANNED INDUSTRIAL DISTRICT
(1014 Irene Road)**

WHEREAS, The City of Belvidere has adopted Chapter 150, Zoning Ordinance in accordance with the provisions of Illinois Compiled Statutes to regulate the use of land and to specify the minimum requirements for improvements on land in the City of Belvidere; and

WHEREAS, Special Uses are certain municipal or private uses that due to their physical or operational characteristics may pose a threat to the value, use and enjoyment of adjoining property; are reviewed on a case by case basis; and are permitted only by permission of the Belvidere City Council; and,

WHEREAS, The applicant and property owner, Rush Power Systems, LLC, 1981 Belford North Drive, Belvidere, IL 61008 is requesting a special use for a planned development for the development of an industrial building and outdoor storage area; and

WHEREAS, after due notice by publication pursuant to the Illinois State Statutes, the City of Belvidere Planning and Zoning Commission held a public hearing on April 14, 2026 concerning the proposed Special Use; and,

WHEREAS, the City of Belvidere Planning and Zoning Commission having examined the application and having considered the evidence, both oral and documentary and being fully advised about the premises did make findings of fact and a recommendation; and,

WHEREAS, the corporate authorities of the City considered the findings of fact and concur with the recommendation of the Planning and Zoning Commission,

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BELVIDERE, BOONE COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. The foregoing recitals are incorporated herein by this reference.

Section 2. That a Special Use in the PI, Planned Industrial District for a planned development on the property depicted in Attachment A and legally described as:

Part of Lot 12 and part of Lot 13 as designated upon the Plat of Belford Industrial Park being a subdivision of part of the East 1/2 of Section 32 and the West 1/2 of Section 33, Township 44 North, Range 3 East of the Third Principal Meridian, the Plat of which subdivision is recorded in Book 12 of Plats on Pages 30 and 31, as document number 74-738 in the Recorder's Office of Boone County, Illinois

bounded and described as follows, to-wit: Beginning at the southwest corner of said Lot 13; thence North 00 degrees 04 minutes 40 seconds West, along the west line of said Lots 13 and 12, a distance of 924.26 feet to the northwest corner of said Lot 12; thence North 89 degrees 07 minutes 50 seconds East, along the north line of said Lot 12, a distance of 528.00 feet; thence South 00 degrees 01 minutes 54 seconds East, 330.06 feet to its intersection with the north line of said Lot 13; thence North 89 degrees 07 minutes 50 seconds East, along the north line of said Lot 13, a distance of 267.36 feet; thence South 00 degrees 04 minutes 09 seconds East, 384.26 feet to its intersection with the south line of said Lot 13; thence South 74 degrees 23 minutes 30 seconds West, along the south line of said Lot 13, a distance of 825.11 feet to the point of beginning; situated in the County of Boone and the State of Illinois. Containing 12.934 Acres. PIN: 05-32-200-042.

Is hereby approved, 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.

Section 3. That the premises shall be used in accordance with and subject to the applicable provisions of the Zoning Ordinance of the City of Belvidere and shall not be used except as may otherwise be expressly authorized by the applicable law and the special use.

Section 4. That acceptance of any of the benefits of this Special Use shall be deemed acceptance of all the terms and conditions set forth herein.

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

Section 6. If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

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

PASSED by the City Council of the City of Belvidere this ____ day of _____, 2026.

APPROVED by the Mayor of the City of Belvidere this ____ day of _____, 2026.

Clinton Morris, Mayor

ATTEST:

Erica Bluege, City Clerk

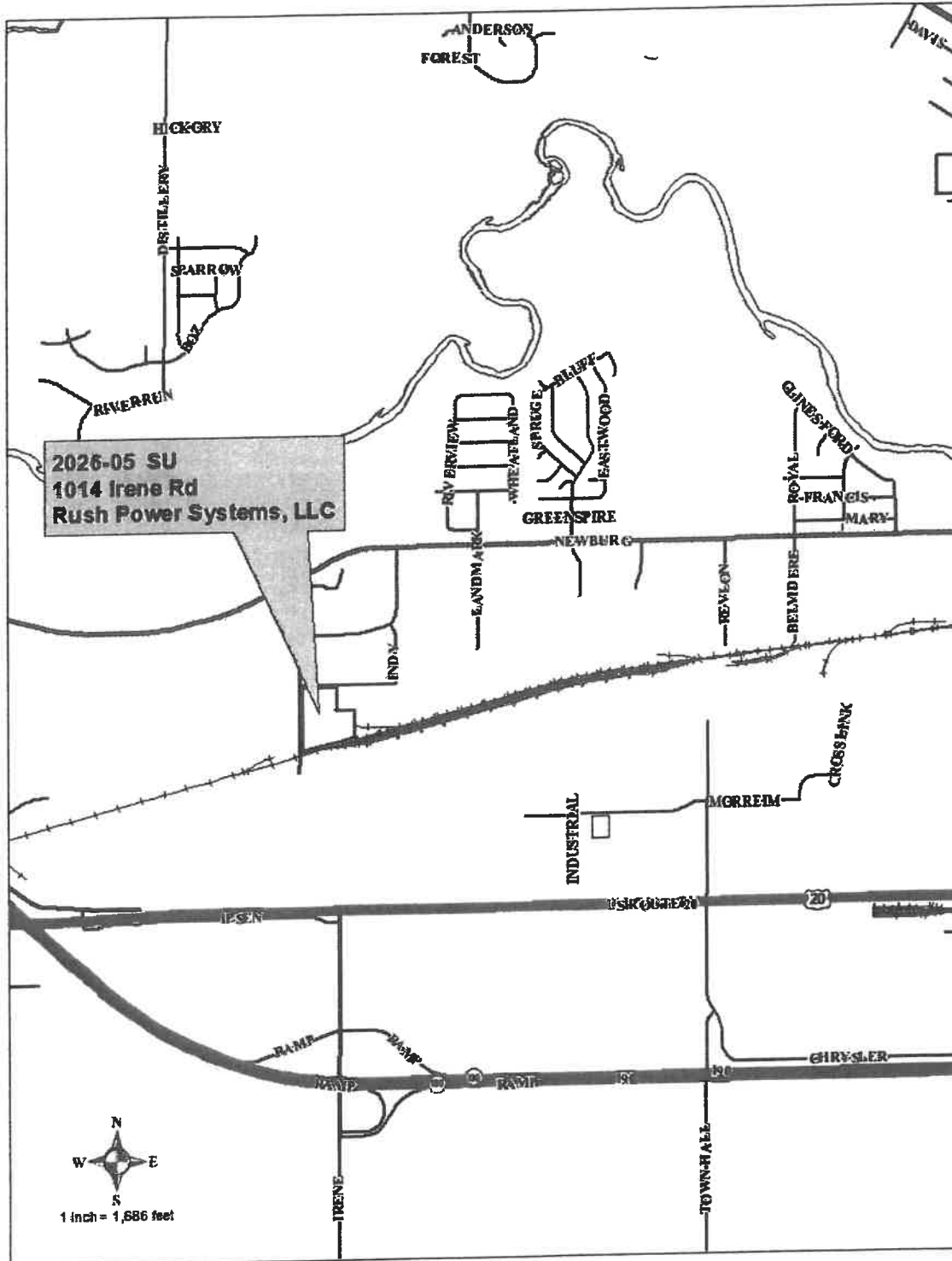
Ayes: ____ Nays: ____ Absent: ____

City Council Members Voting Aye: __

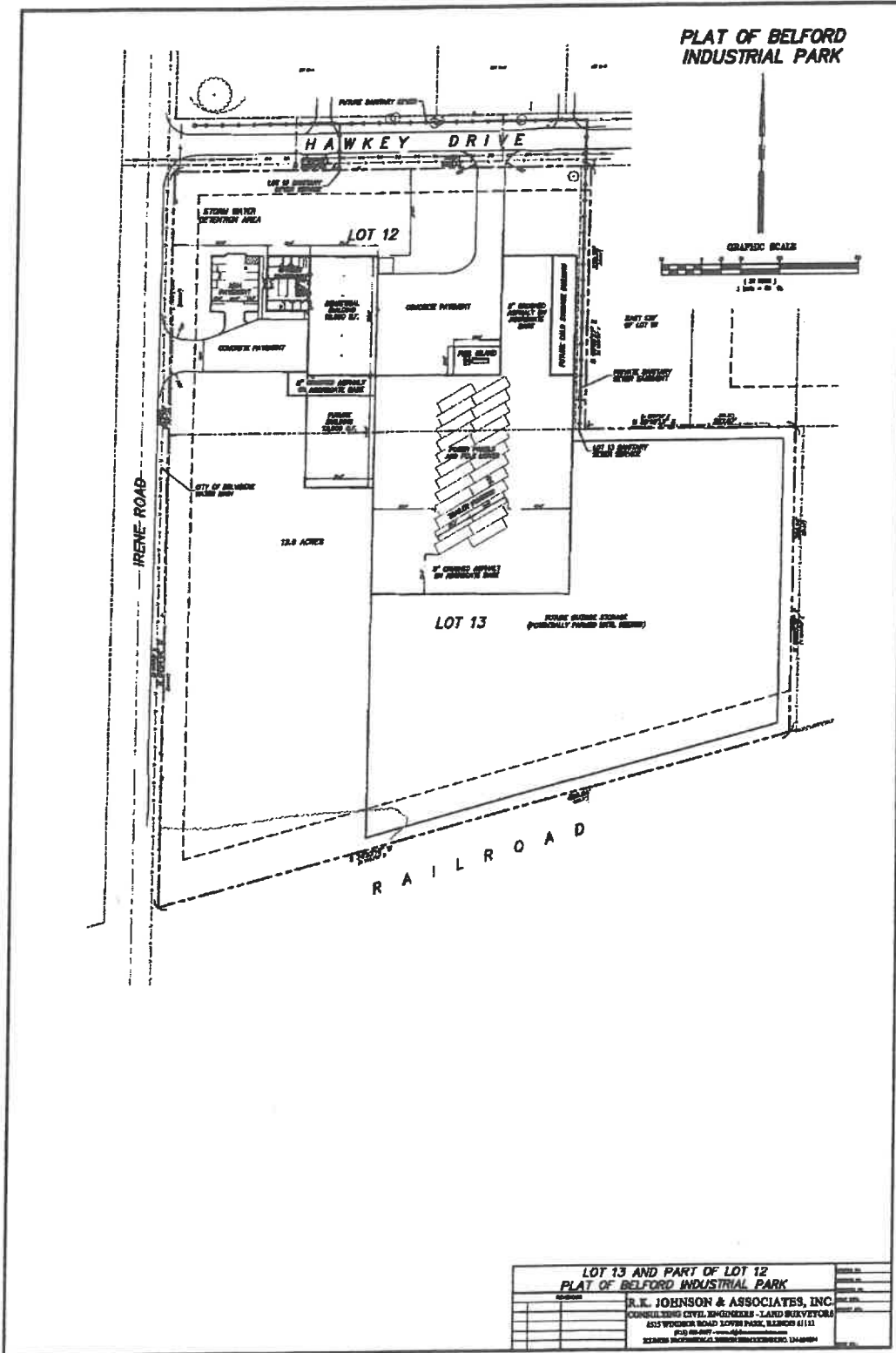
City Council Members Voting Nay: __

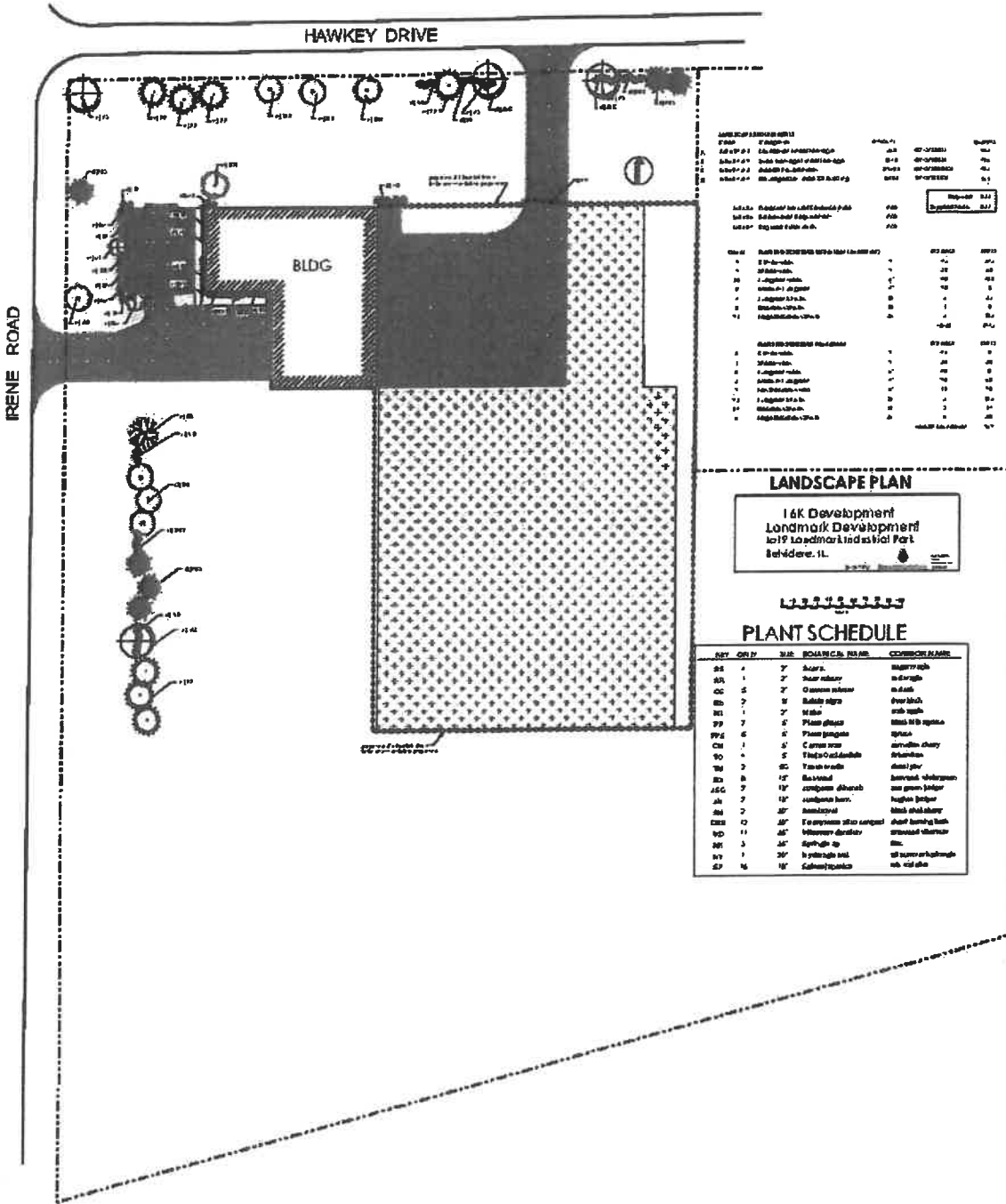
Date Published:

ATTACHMENT A



ATTACHMENT B





NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
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LANDSCAPE PLAN
1.6K Development
Landmark Development
1919 Landmark Industrial Park
Bellevue, IL

PLANT SCHEDULE

NO.	QTY	SIZE	BOTANICAL NAME	COMMON NAME
01	1	2"	Scorpa	Scorpa
02	1	2"	Scorpa	Scorpa
03	5	2"	Opuntia	Opuntia
04	2	8"	Salix	Salix
05	1	2"	Scorpa	Scorpa
06	7	5"	Phlox	Phlox
07	6	5"	Phlox	Phlox
08	1	5"	Campanula	Campanula
09	4	5"	Phlox	Phlox
10	2	8"	Phlox	Phlox
11	8	12"	Salix	Salix
12	2	12"	Salix	Salix
13	2	12"	Salix	Salix
14	11	12"	Salix	Salix
15	3	12"	Salix	Salix
16	1	12"	Salix	Salix
17	1	12"	Salix	Salix
18	1	12"	Salix	Salix

ORDINANCE #756H
AN ORDINANCE ANNEXING CERTAIN TERRITORY
LYING GENERALLY AT THE SOUTHEAST CORNER
OF HAWKEY DRIVE AND IRENE ROAD
TO THE CITY OF BELVIDERE, BOONE COUNTY, ILLINOIS

WHEREAS, written petitions signed by the legal owners of record of all land within the territory described in the attached Exhibit A (the Territory) and depicted upon the Annexation Plat attached as Exhibit B, has been filed with the City Clerk of the City of Belvidere, Boone County, Illinois, (the City) requesting that said Territory be annexed to the City of Belvidere; and

WHEREAS, no eligible electors reside in the Territory; and

WHEREAS, the Territory is not within the corporate limits of any municipality and the Territory is contiguous to the City; and

WHEREAS, section 7-1-8 of the Illinois Municipal Code (65 ILCS 5/7-1-8) authorize municipalities to annex contiguous territory upon the written petition signed by the owners of record and at least 51% of the electors residing in the territory; and

WHEREAS, legal notices regarding the annexation of the Territory have been sent to all public bodies required to receive such notice by State statute; and

WHEREAS, all petitions, documents and other legal requirements are in full compliance with the statutes of the State of Illinois; and

WHEREAS, the Territory is contiguous to Ward 1 of the City of Belvidere; and

WHEREAS, it is in the best interest of the City that the Territory be annexed.

NOW THEREFORE, be it ordained by the Mayor and City Council of the City of

SECTION 1: The foregoing recitals are incorporated herein by this reference.

SECTION 2: The Territory described in the attached Exhibit A and depicted upon the Annexation Plat attached as Exhibit B, which are incorporated herein by this reference, is hereby annexed to the City of Belvidere, Boone County, Illinois.

SECTION 4: The annexed Territory is hereby incorporated into and made a part of Ward 1 of the City of Belvidere and the boundaries of Ward 1 shall be adjusted accordingly.

SECTION 5: The City Clerk of the City of Belvidere is hereby directed to immediately record, with the Recorder of Deeds for Boone County, Illinois, and file with the Boone County Clerk, a certified copy of this Ordinance, together with the accurate map of the Territory annexed and appended to the Ordinance as Exhibit B. The City Clerk shall also file the affidavit of

service of the notices required by 65 ILCS 5/7-7-1 with the Boone County Recorder. The City Clerk shall also file a copy of this Ordinance with all other applicable agencies including but not limited to the Illinois Department of Revenue and the U.S. Postal Service.

SECTION 6: That all maps, journals and other records of the City be changed accordingly.

SECTION 7: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION 8: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION : This Ordinance shall be in full force and effect immediately upon its passage and approval.

Passed by the City Council of the City of Belvidere, Illinois this day of May, 2026.

Approved:

Clinton Morris, Mayor

Attest:

Erica Bluege, City Clerk

Ayes:

Nays:

Absent:

Date Passed:

Date Approved:

Date Published:

Prepared By / Return To:
Michael S. Drella
City Attorney
City of Belvidere
401 Whitney Blvd
Belvidere, Illinois 61008

EXHIBIT A

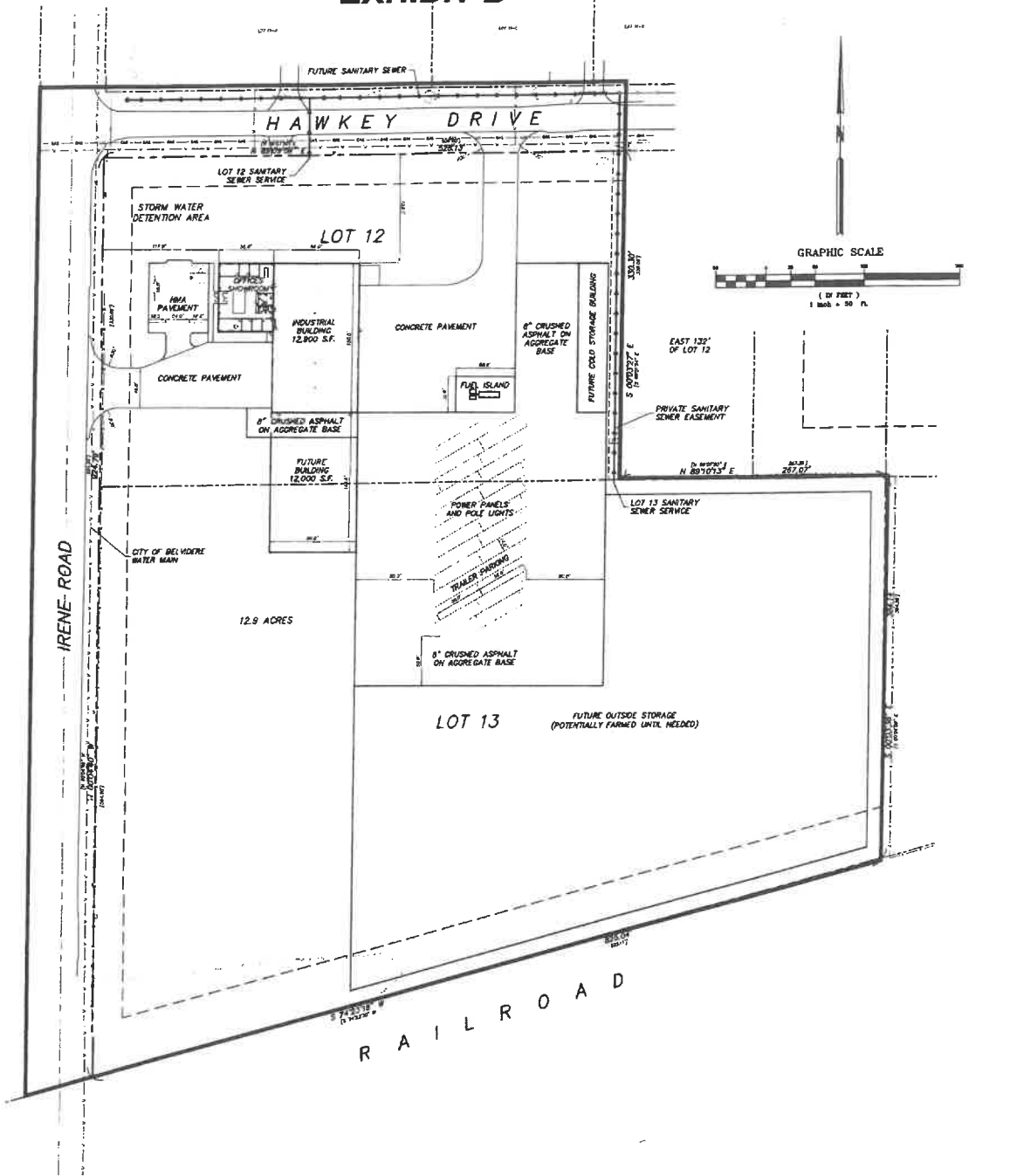
ANNEXATION LEGAL

Part of Lot 12 and part of Lot 13 as designated upon the Plat of Belford Industrial Park being a subdivision of part of the East 1/2 of Section 32 and the West 1/2 of Section 33, Township 44 North, Range 3 East of the Third Principal Meridian, the Plat of which subdivision is recorded in Book 12 of Plats on Pages 30 and 31, as document number 74-738 in the Recorder's Office of Boone County, Illinois bounded and described as follows, to-wit: Beginning at the southwest corner of said Lot 13; thence North 00 degrees 04 minutes 40 seconds West, along the west line of said Lots 13 and 12, a distance of 924.26 feet to the northwest corner of said Lot 12; thence North 89 degrees 07 minutes 50 seconds East, along the north line of said Lot 12, a distance of 528.00 feet; thence South 00 degrees 01 minutes 54 seconds East, 330.06 feet to its intersection with the north line of said Lot 13; thence North 89 degrees 07 minutes 50 seconds East, along the north line of said Lot 13, a distance of 267.36 feet; thence South 00 degrees 04 minutes 09 seconds East, 384.26 feet to its intersection with the south line of said Lot 13; thence South 74 degrees 23 minutes 30 seconds West, along the south line of said Lot 13, a distance of 825.11 feet to the point of beginning; situated in the County of Boone and the State of Illinois. Containing 12.934 Acres.

PIN: 05-32-200-042

EXHIBIT B

PLAT OF ANNEXATION



ORDINANCE #757H
 AN ORDINANCE AMENDING SECTION 110-91, STOP STREETS,
 OF THE CITY OF BELVIDERE MUNICIPAL CODE
 TO MAKE THE INTERSECTION OF 5th AVENUE
 AND WEST 6th STREET A FOUR WAY STOP INTERSECTION

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Belvidere as follows:

SECTION 1: Section 110-91, Stop Streets, of the City of Belvidere Municipal Code is hereby amended to make the intersection of 5th Avenue and West 6th Street a four way stop intersection as follows:

Street	Intersection	Direction	Ord. No.
5 th Avenue	West 6 th Street	ALL 4 Way	

SECTION 2: The Official Traffic Regulation Map shall be amended in conformance with this Ordinance.

SECTION 3: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

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

SECTION 5: This Ordinance shall be in full force and effect from and after its passage and 10 days after its publication in pamphlet form as required by law which publication is hereby authorized.

Voting Aye:
 Voting Nay:
 Absent: .

APPROVED:

Mayor Clinton Morris

ATTEST:

City Clerk Erica Bluege

(SEAL)

**Passed:
Approved:
Published:**

ORDINANCE #758H
 AN ORDINANCE AMENDING SECTIONS 110-91, STOP STREETS AND 110-92,
 YIELD INTERSECTIONS,
 OF THE CITY OF BELVIDERE MUNICIPAL CODE
 TO CHANGE THE INTERSECTION OF EAST 5th STREET
 AND CASWELL STREET FROM A YIELD INTERSECTION TO
 A TWO WAY STOP INTERSECTION

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Belvidere as follows:

SECTION 1: Section 110-91, Stop Streets, of the City of Belvidere Municipal Code is hereby amended to make the intersection of 5th Street and Caswell Street a four way stop intersection as follows:

Street	Intersection	Direction	Ord. No.
East 5 th Street	Caswell Street	2 Way on 5 th Street	

SECTION 2: Section 110-92 of the City of Belvidere Municipal Code is amended to remove reference to a yield intersection at East 5th Street and Caswell Street.

SECTION 3: The Official Traffic Regulation Map shall be amended in conformance with this Ordinance.

SECTION 4: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

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

SECTION 6: This Ordinance shall be in full force and effect from and after its passage and 10 days after its publication in pamphlet form as required by law which publication is hereby authorized.

Voting Aye:
 Voting Nay:
 Absent: .

APPROVED:

Mayor Clinton Morris

ATTEST:

City Clerk Erica Bluege

(SEAL)

Passed:
Approved:
Published:

ORDINANCE #759H

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

WHEREAS, the City of Belvidere Fire Department is in possession of a 2003 Kawasaki Jet Ski, described in Exhibit A that is no longer needed or useful; and

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

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

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

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

SECTION 2: The Mayor, or his designee, is authorized and directed to sell the Jet Ski identified in Exhibit A by any means authorized by State Statute as well as any commercially reasonable manner, including, but not limited to, sale through an internet auction site or trade in.

SECTION 3: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

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

SECTION 5: This Ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as required by law which publication is hereby authorized.

Ayes:
Nays: .
Absent: .

APPROVED:

Mayor Clinton Morris

(SEAL)

ATTEST: _____
City Clerk Erica Bluege

Passed:
Approved:
Published:

EXHIBIT A

- 1) 2003 Kawasaki Jet Ski (VIN: KAW20401J2030000)

ORDINANCE # 760H

**AN ORDINANCE AMENDING
CHAPTERS 150, ZONING ORDINANCE and 151 SUBDIVISIONS ORDINANCE,
OF THE MUNICIPAL CODE**

(Sections 150.013: Definitions, 150.204(A)(3) Dwelling Unit Types, 150.204(A)(4) Institutional Residential Development, 150.204(A)(5) Mobile Home Subdivision Residential Development, 150.204(A)(6) Mobile Home Park Residential Development, 150.204(A)(7) Note Regarding Percentage of Green Space and Maximum Density Yield, 150.204(B)(1) Cultivation, Table 150.704(F)(8) Parking Lot Dimensions, 150.712(C) Fencing Standards, Maximum Height, 150.910 (C) Public Hearing Procedures (Record), Appendix A: City of Belvidere Density and Intensity Standards, Section 151.08 Variances, 151.25 Preliminary Plat Submittal, 151.60 Improvements and performance bond and 151.63 Deferral or waiver or required improvements.)

WHEREAS, the City of Belvidere has adopted Chapters 150 (Zoning Ordinance) and 151 (Subdivisions Ordinance) of the Belvidere Municipal Code pursuant to the Illinois Compiled Statutes to establish and set forth regulations pertaining to the use and development of land, buildings and structures in the City; and,

WHEREAS, it is necessary and desirable to periodically amend the Zoning Ordinance and Subdivisions Ordinance in response to changes in technology, business and development practices, community standards and to improve administration and enforcement procedures; and,

WHEREAS, after due notice, the Planning and Zoning Commission held a public hearing to consider amendments of the Zoning Ordinance and Subdivisions Ordinance on April 14, 2026 and has transmitted its recommendation on the matter to the City Council; and,

WHEREAS, the City Council has considered the Planning and Zoning Commission's recommendation.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BELVIDERE, BOONE COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. That Section 150.013: Definitions, be and is hereby amended, to read as follows:

§150.013: Definitions

Apartment: See §§150.204(A)(3) G.

Duplex: See §§150.204(A)(3)B.

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

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

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

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

Multiplex: See §§150.204(A)(3)F.

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

Townhouse: See §§150.204(A)(3)E.

Twin house: See §§150.204(A)(3)C.

Two-Flat house: See §§150.204(A)(3)D.

Section 2. That Section 150.204: Detailed Land Use Descriptions and Regulations, be and is hereby amended, to read as follows:

§150.204(A): Detailed Land Use Descriptions and Regulations

(A) Residential Land Uses ...

(1) Conventional Residential Development. ...

(2) Garage Standards for West Hills Neighborhood. ...

B. Garage Width: ...

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

(5) 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) 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) 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)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) 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: Properties that are zoned Rural Holding District are hereby made exempt from the surfacing requirements of §§150.704(F)(1).)

Section 3. Table 150.704(F)(8) Parking Lot Dimensions, be and is hereby amended, to read as follows:

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'	10.0'
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

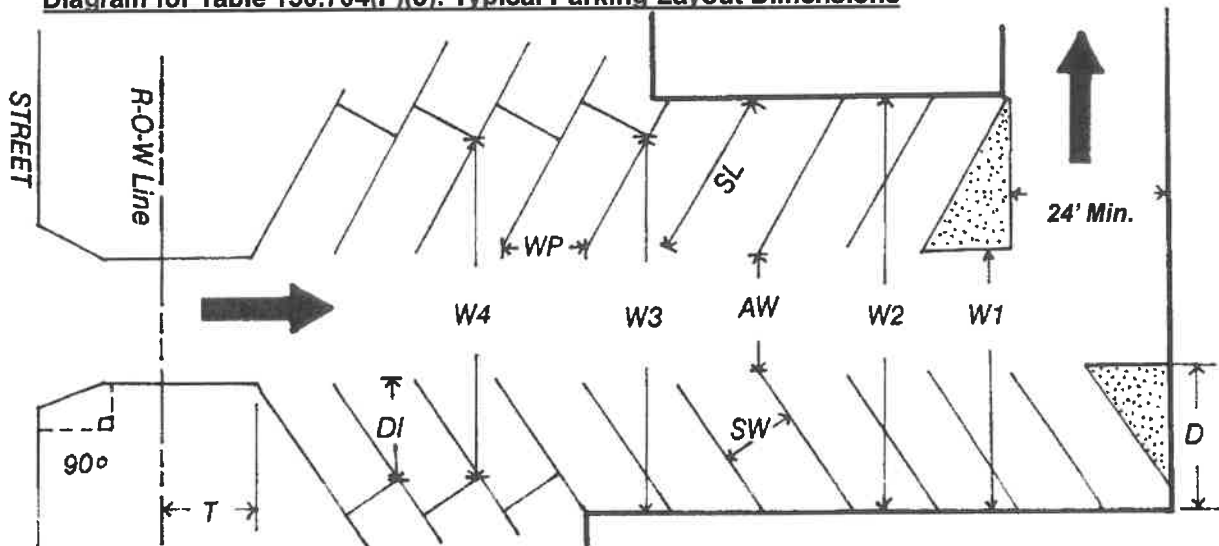
Throat Length (right-of-way to parking angle) (T)	Refer to requirements in Table 150.704(G)(6).				
Parking Module Width (PMW)					
Wall to Wall (Single-Loaded) (W1)	21.0'	29.5'	35.0'	42.5'	44.5'
Wall to Wall (Double-Loaded) (W2)	30.0'	47.0'	54.0'	62.0'	63.0'
Wall to Interlock (Double-Loaded) (W3)	-	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



Section 4. That Section 150.712: Fencing Standards (C) Standards (3) Maximum Height (A), be and is hereby amended, to read as follows:

§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) and is not considered its principal frontage shall not exceed five feet in height.

Section 5. That Section 150.910: Public Hearing Procedures (C), be and is hereby amended, to read as follows:

§150.910 Public Hearing Procedures (C)

(C) **Record** 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 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. 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.

Section 6. That Appendix C: Land Use Summary Chart (Residential), be and is hereby amended, to read as follows:

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))
P	P	P	P	P	P	P	P	P		P								(A) Single-Family Detached <i>40 acre lot</i>
		P	P	P	P	P	P	P		P								(A) Single-Family Detached <i>15,000 sf lot</i>
			P	P	P	P	P	P		P								(A) Single-Family Detached <i>10,000 sf lot</i>
				P	P	P	P	P		P								(A) Single-Family Detached <i>7,000 sf lot</i>
				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 Residential Units Above 1 st Floor (or greater depending on district regulations)
					S						Mobile Home Subdivision or Park (150.204(A)(5) and (6))

Section 7. That Section 151.08: Variances (c), be and is hereby amended, to read as follows:

§Sec. 151.08. Variances. (c)

- (a) ...
- (b) ...
- (c) A petition for any such variance should 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.

Section 8. That Section 151.25: Preliminary plat submittal. B. Features 4. be and is hereby amended, to read as follows:

§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.

Section 9. That Section 151.60: Improvements and performance bond (e) Failure to complete improvement, be and is hereby amended, to read as follows

§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, 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.* ...

Section 10. That Section 151.63: Deferral or waiver of required improvements (a), be and is hereby amended, to read as follows

§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) ...

PASSED by the City Council of the City of Belvidere this ____ day of _____, 2026.

APPROVED by the Mayor of the City of Belvidere this ____ day of _____, 2026.

Clinton Morris, Mayor

ATTEST:

Erica Bluege, City Clerk

Ayes: ____ Nays: ____ Absent ____

City Council Members Voting Aye: _____

City Council Members Voting Nay: _____

Date Published:

MEMO

DATE: April 15, 2026
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Recommendation for Case 2026-01; City of Belvidere

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.

RECOMMENDATION:

The Planning and Zoning Commission motioned to approve the amendments as presented. Motion carried with a 5-0 roll call vote.

Paul Engelman, Chairman
City of Belvidere Planning and Zoning Commission

CITY OF BELVIDERE

Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

401 WHITNEY BLVD. SUITE 300 BELVIDERE, IL 61008 * PH (815)547-7177 FAX (815)547-0789

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:

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

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

xxxxxxxxxx = (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

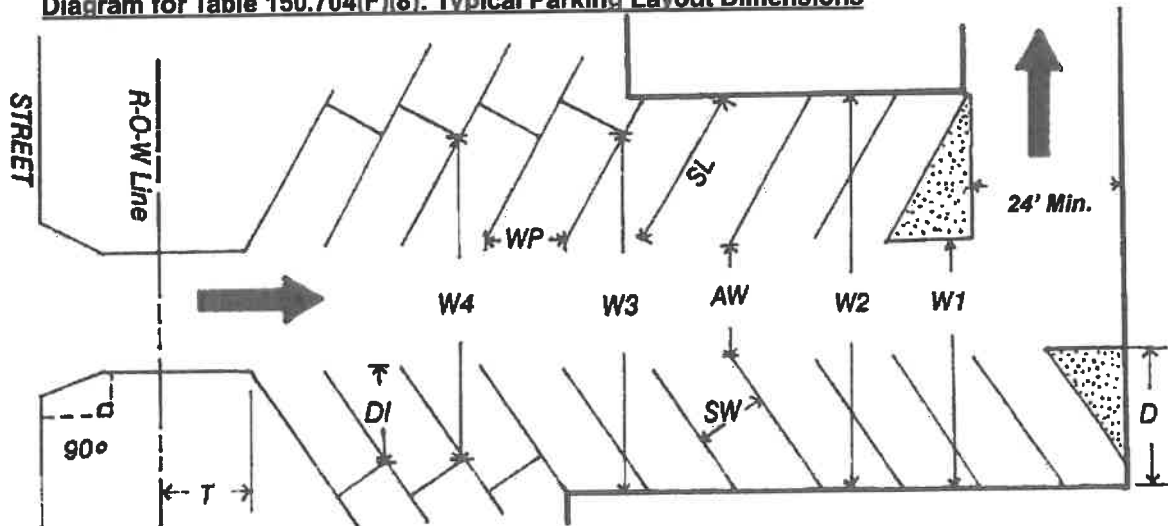
↓ Minimum Permitted Dimensions ↓	↓ Parking Angle In Degrees (°) ↓				
	0° (parallel)	45°	60°	75°	90°
Stall Width at Parking Angle (SW)	10.0'	10.0'	10.0'	10.0'	10.0'
Stall Width Parallel to Aisle (WP)	18.0'	12.7'	10.4'	9.3'	10.9.0'
Overall Stall Depth to Wall (D)	9.0' ¹	17.5' ¹	19.0' ¹	19.5' ¹	18.5' ¹
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.

³The 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								(A) Single-Family Detached 40 acre lot
	P	P	P	P	P	P	P		P								(A) Single-Family Detached 15,000 sf lot
		P	P	P	P	P	P		P								(A) Single-Family Detached 10,000 sf lot

			P	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 to 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.

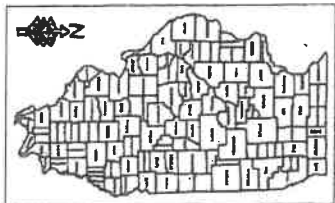
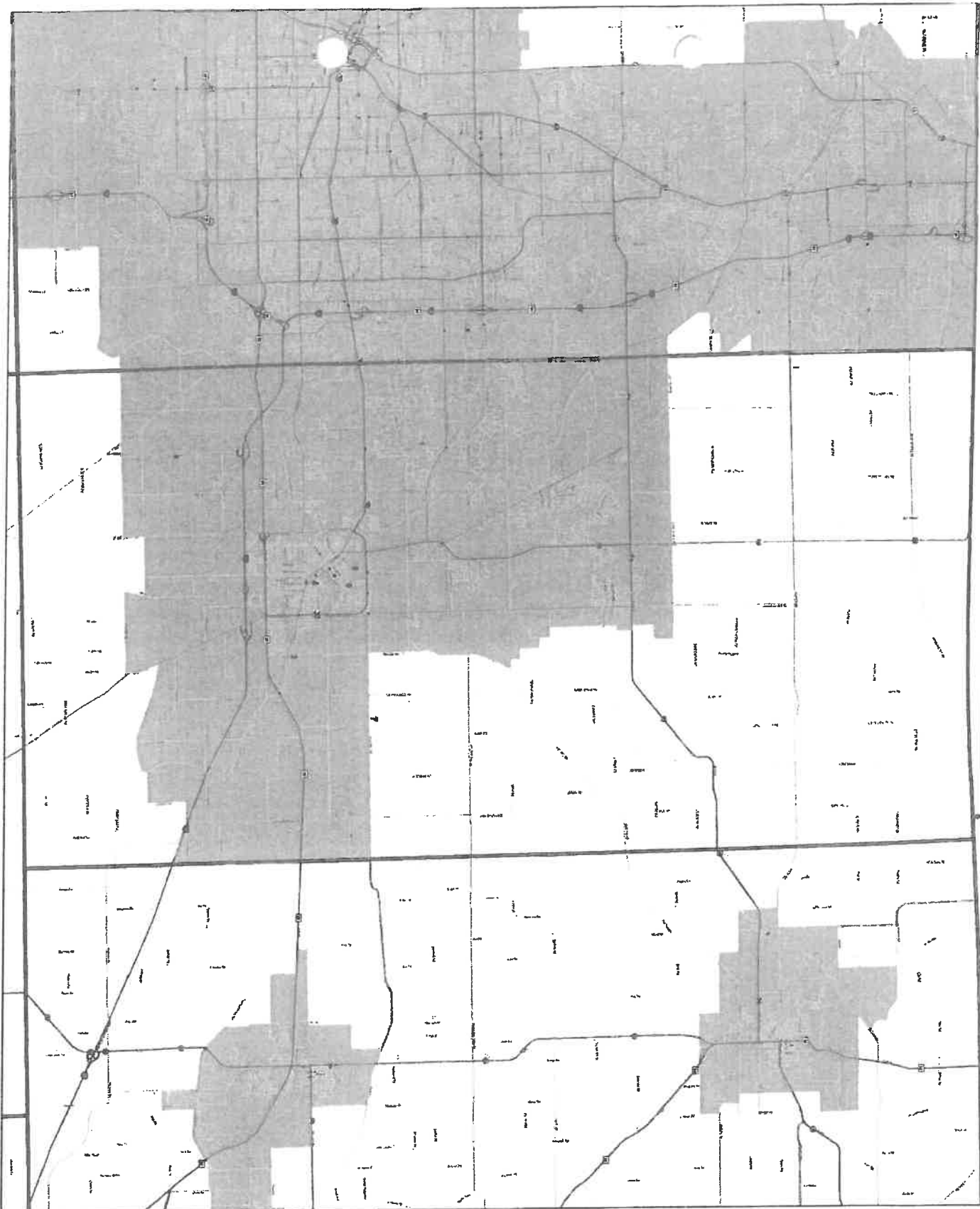
Submitted by:


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

ORDINANCE NO. 761H

**AN ORDINANCE GRANTING A SPECIAL USE
INDOOR COMMERCIAL ENTERTAINMENT
(BAR WITH VIDEO GAMING)
WITHIN THE NB, NEIGHBORHOOD BUSINESS DISTRICT
(717 North State Street)**

WHEREAS, The City of Belvidere has adopted Chapter 150, Zoning Ordinance in accordance with the provisions of Illinois Compiled Statutes to regulate the use of land and to specify the minimum requirements for improvements on land in the City of Belvidere; and

WHEREAS, Special Uses are certain municipal or private uses that due to their physical or operational characteristics may pose a threat to the value, use and enjoyment of adjoining property; are reviewed on a case by case basis; and are permitted only by permission of the Belvidere City Council; and,

WHEREAS, The applicant and property owner, Gurinder Kullar, 9720 Grimley Street, Huntley, IL 60142 has petitioned the City for a Special Use to permit indoor commercial entertainment to operate a bar with video gaming at 717 North State Street; and

WHEREAS, after due notice by publication pursuant to the Illinois State Statutes, the City of Belvidere Planning and Zoning Commission held a public hearing on April 14, 2026 concerning the proposed Special Use; and,

WHEREAS, the City of Belvidere Planning and Zoning Commission having examined the application and having considered the evidence, both oral and documentary and being fully advised about the premises did make findings of fact and a recommendation; and,

WHEREAS, the corporate authorities of the City considered the findings of fact and concur with the recommendation of the Planning and Zoning Commission,

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BELVIDERE, BOONE COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. The foregoing recitals are incorporated herein by this reference.

Section 2. That a Special Use in the NB, Neighborhood Business District for indoor commercial entertainment (bar with video gaming) on the property depicted in Attachment A and legally described as:

Lot Five (5) and the Northwesterly 3/4ths of Lot Six (6) in Block Fifty-two (52) in the Original Town of Belvidere, situated in the County of Boone and the State of Illinois. PIN: 05-26-257-001.

is hereby approved, 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. (Attachment B)
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.

Section 3. That the premises shall be used in accordance with and subject to the applicable provisions of the Zoning Ordinance of the City of Belvidere and shall not be used except as may otherwise be expressly authorized by the applicable law and the special use.

Section 4. That acceptance of any of the benefits of this Special Use shall be deemed acceptance of all the terms and conditions set forth herein.

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

Section 6. If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

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

PASSED by the City Council of the City of Belvidere this ____ day of _____, 2026.

APPROVED by the Mayor of the City of Belvidere this ____ day of _____, 2026.

Clinton Morris, Mayor

ATTEST:

Erica Bluege, City Clerk

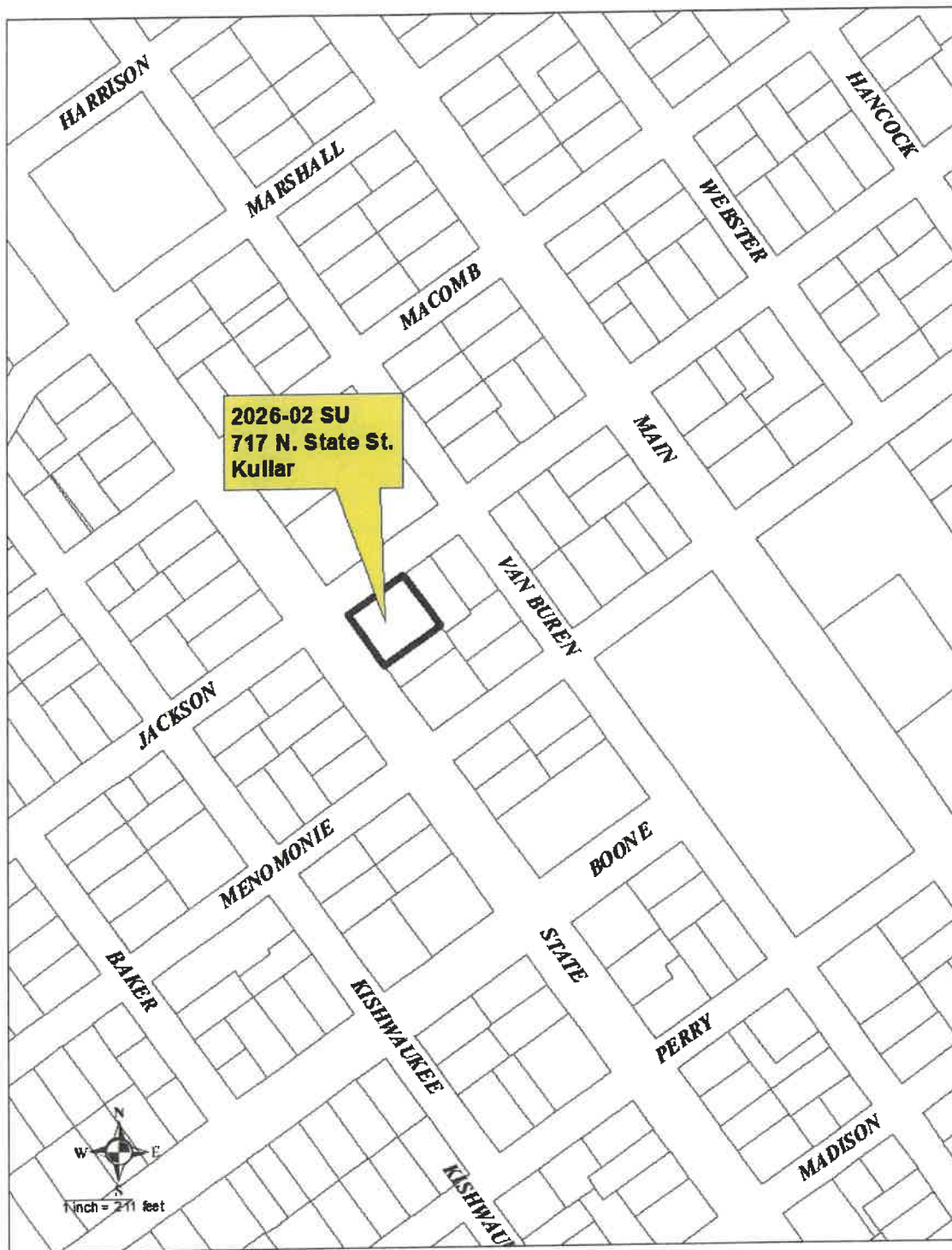
Ayes: ____ Nays: ____ Absent: ____

City Council Members Voting Aye: ____

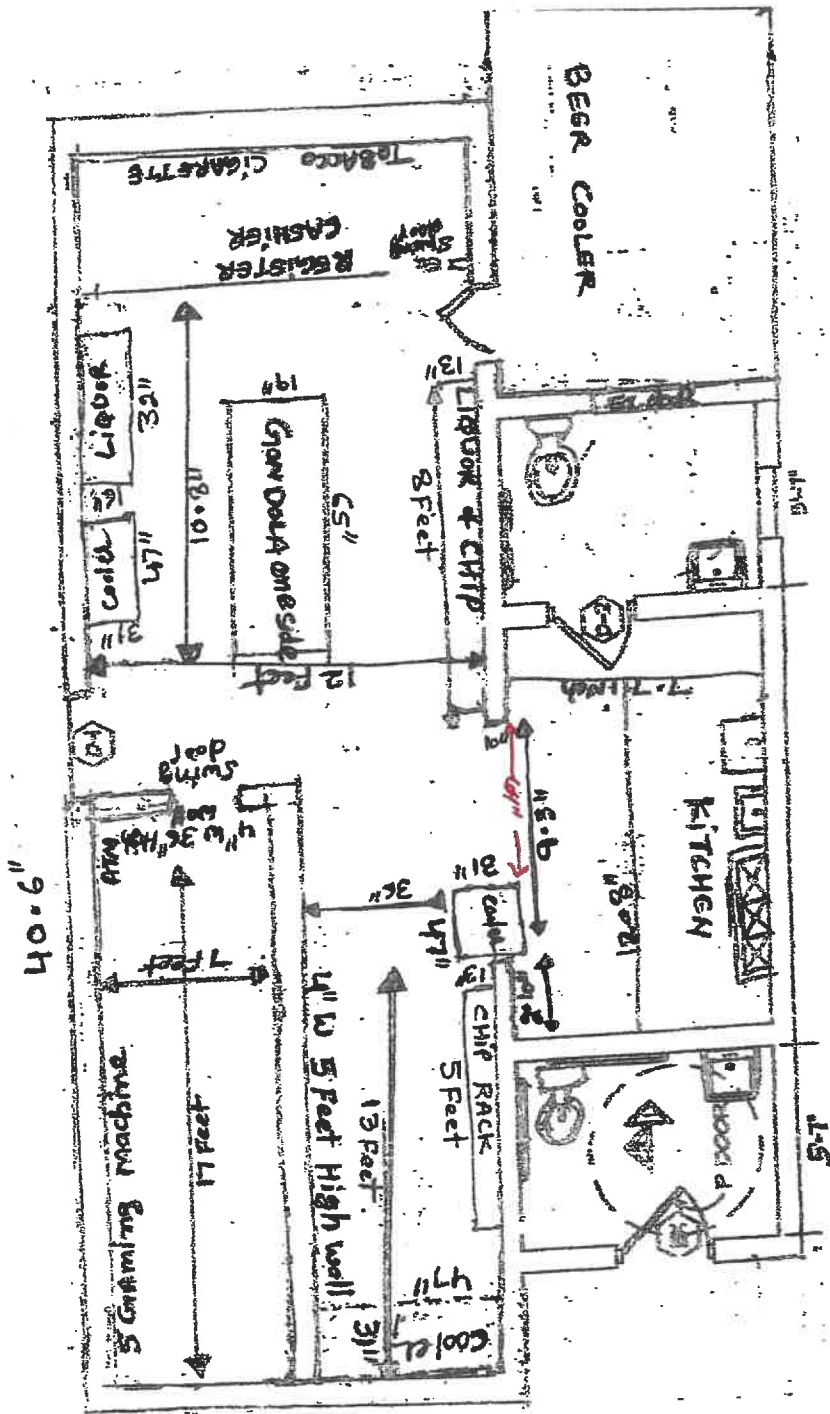
City Council Members Voting Nay: ____

Date Published:

ATTACHMENT A



ATTACHMENT B



AFTER

MEMO

DATE: April 15, 2026
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Recommendation for Case: 2026-02, Kullar, 717 North State Street

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.

RECOMMENDATION:

The planning and zoning commission recommended the **approval** of case number **2026-02** for a special use to permit indoor commercial entertainment (bar with video gaming) at 717 North State Street subject to the conditions as presented by staff:

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.

Recommendation

2026-02; Kullar, 717 N. State Street

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.

Motion to approve case 2026-02; Kullar, 717 North State Street subject to the conditions as presented carried with a (5-0) roll call vote.

Paul Engelman, Chairman
Belvidere Planning and Zoning Commission

MEMO

DATE: April 15, 2026
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Findings of Fact for Case: 2026-02; Kullar, 717 North State Street

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.

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

Findings of Fact

2026-02; Kullar, 717 North State Street

The motion to adopt the Findings of Fact as presented by staff for case 2026-02 for indoor commercial entertainment (bar with video gaming) at 717 North State Street carried with a (5-0) roll call vote.

Paul Engelman, Chairman
Belvidere Planning and Zoning Commission

CITY OF BELVIDERE

Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

401 WHITNEY BLVD. SUITE 300 BELVIDERE, IL 61008 * PH (815)547-7177 FAX (815)547-0789

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.

2026-02; Kullar, 717 North State Street (SU)

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.

2026-02; Kullar, 717 North State Street (SU)

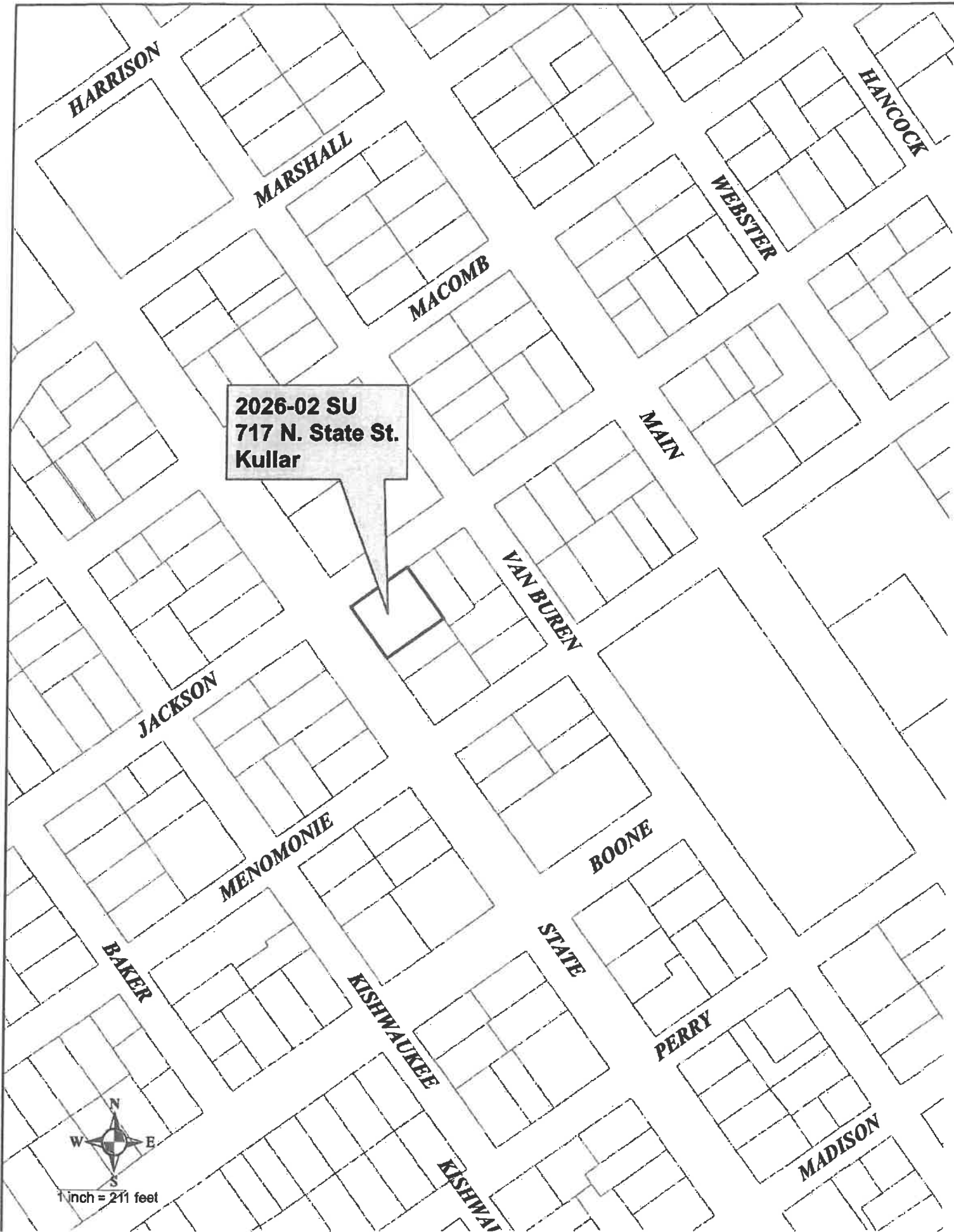
ATTACHMENTS:

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.

2026-02 SU
717 N. State St.
Kullar



1 inch = 211 feet





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.

JACKSON

STATE



1 inch = 34 feet

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

**Boone County
Soil & Water
Conservation District**

211. N. Appleton Road
Belvidere, IL 61008
815-544-3465 x3

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

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
lr@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
lr@belviderefire.com
815-218-7565

ORDINANCE #762H

**AN ORDINANCE GRANTING A ZONING DISTRICT CHANGE
FROM RH, RURAL HOLDING DISTRICT
TO PI, PLANNED INDUSTRIAL DISTRICT
(1014 Irene Road)**

WHEREAS, a written application has been made by the property owner, Rush Power Systems, LLC, 1981 Belford North Drive, Belvidere, IL 61008 to obtain a zoning district change from RH, Rural Holding District to PI, Planned Industrial District pursuant to applicable provisions of the Zoning Ordinance (Chapter 150 of the Belvidere Municipal Code) of the City of Belvidere, Illinois; and,

WHEREAS, the application for a zoning district change was published in a newspaper of general circulation that is distributed within the City of Belvidere in accordance to Illinois State Statutes; and,

WHEREAS, after due notice the Planning and Zoning Commission held a public hearing on April 14, 2026 to consider the zoning map amendment and has transmitted its findings of fact and recommendation on the matter to the City Council; and,

WHEREAS, the City Council has considered the Planning and Zoning Commission's findings of fact and recommendation.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BELVIDERE, ILLINOIS, AS FOLLOWS:

Section 1. The zoning for the following property legally described as:

Part of Lot 12 and part of Lot 13 as designated upon the Plat of Belford Industrial Park being a subdivision of part of the East 1/2 of Section 32 and the West 1/2 of Section 33, Township 44 North, Range 3 East of the Third Principal Meridian, the Plat of which subdivision is recorded in Book 12 of Plats on Pages 30 and 31, as document number 74-738 in the Recorder's Office of Boone County, Illinois bounded and described as follows, to-wit: Beginning at the southwest corner of said Lot 13; thence North 00 degrees 04 minutes 40 seconds West, along the west line of said Lots 13 and 12, a distance of 924.26 feet to the northwest corner of said Lot 12; thence North 89 degrees 07 minutes 50 seconds East, along the north line of said Lot 12, a distance of 528.00 feet; thence South 00 degrees 01 minutes 54 seconds East, 330.06 feet to its intersection with the north line of said Lot 13; thence North 89 degrees 07 minutes 50 seconds East, along the north line of said Lot 13, a distance of 267.36 feet; thence South 00 degrees 04 minutes 09 seconds East, 384.26 feet to its intersection with the south line of said Lot 13; thence South 74 degrees 23 minutes 30 seconds West, along the south line of said Lot 13, a distance of 825.11 feet to the point of beginning; situated in the County of Boone and the State of Illinois. Containing 12.934 Acres. PIN: 05-32-200-042

is changed and amended from RH, Rural Holding District to the PI, Planned Industrial District; the Belvidere Official Zoning Map shall be modified to reflect this zoning amendment.

A location map identifying the subject property is herein attached and made a part of this Ordinance (attachment A).

Section 2. This Ordinance shall be in full force and effect from and after its passage, approval and publication in the pamphlet form as provided by law.

PASSED by the City Council of the City of Belvidere this _____ day of _____ 2026.

APPROVED by the Mayor of the City of Belvidere this _____ day of _____ 2026

Clinton Morris, Mayor

ATTEST:

Erica Bluege, City Clerk

Ayes: _____

Nays: _____

Absent: _____

City Council Members Voting Aye:

City Council Members Voting Nay:

Date Published:

MEMO

DATE: April 15, 2026
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Recommendation for Case 2026-04; Rush Power Systems, 1014 Irene Rd

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.

RECOMMENDATION:

The Planning and Zoning Commission recommended the approval of case number 2026-04, Rush Power Systems, 1014 Irene Road; the motion passed with a (5-0) roll call vote.

Paul Engelman, Chairman
Belvidere Planning and Zoning Commission

CITY OF BELVIDERE

Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

401 WHITNEY BLVD. SUITE 300 BELVIDERE, IL 61008 * PH (815)547-7177 FAX (815)547-0789

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:

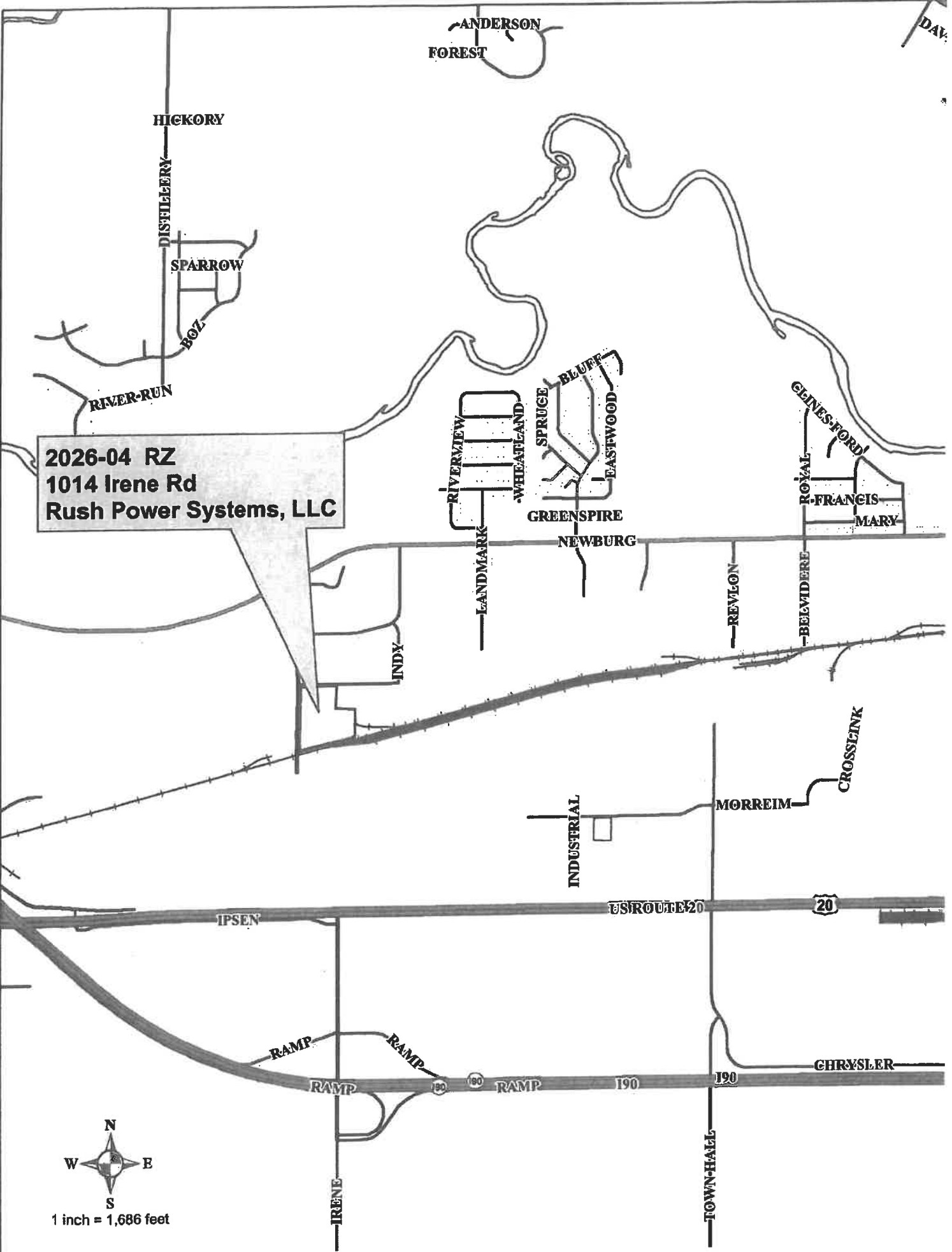

Gina DeRose, Community Development Planner

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

DAV

HICKORY

DISTILLERY

SPARROW

BOZ

RIVER-RUN

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

RIVERVIEW

WHEATLAND

SPRUCE BLUFF

EASTWOOD

GREENSPIRE

NEWBURG

LANDMARK

REVLON

BELVIDERE

GLINES-FORD

ROYAL

FRANCIS

MARY

INDY

INDUSTRIAL

MORREIM

CROSSLINK

IPSEN

US ROUTE 20

20

RAMP

RAMP

RAMP

RAMP

190

TOWN-HALL

CHRYSLER

IRENE



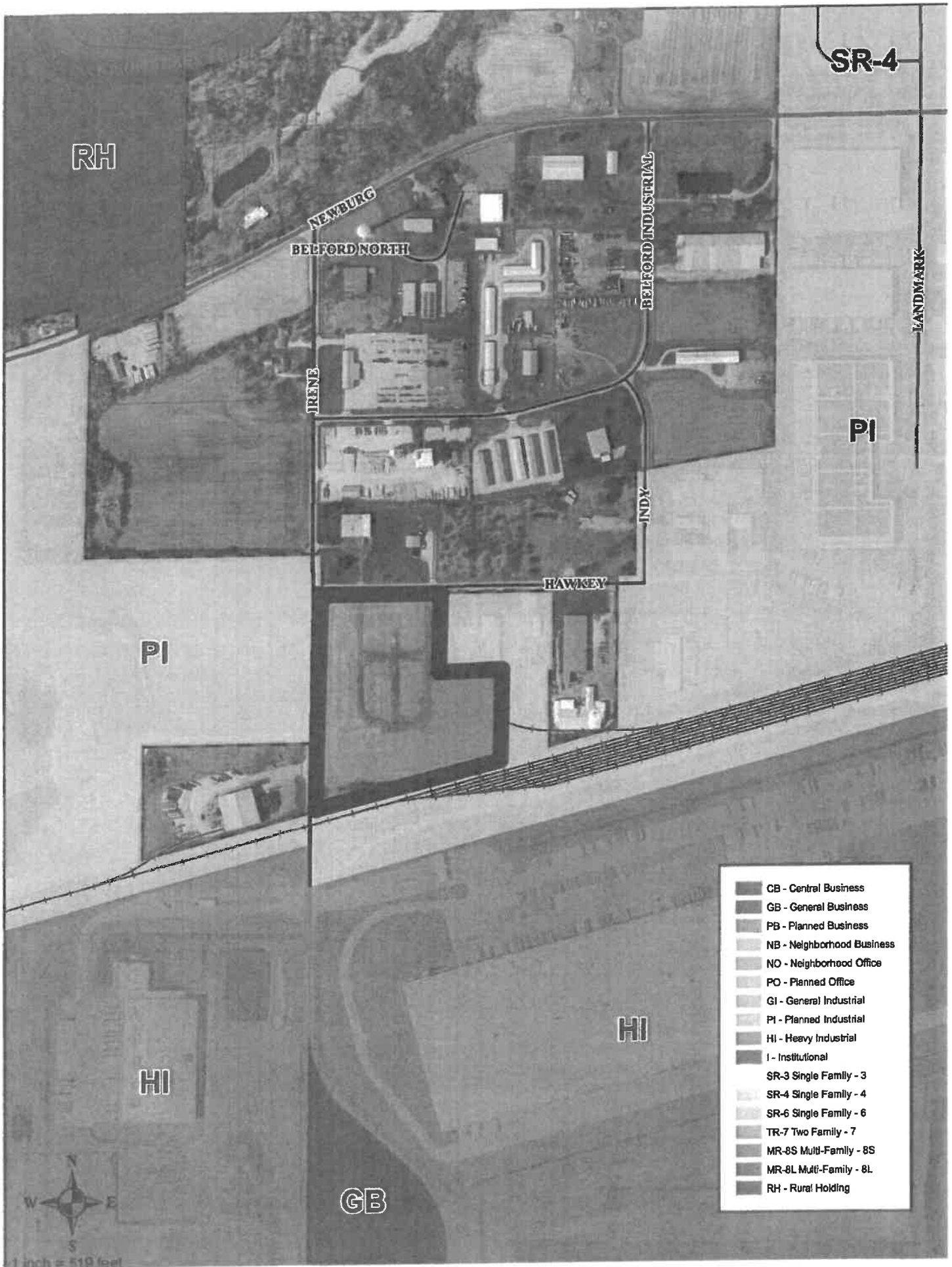
1 inch = 1,686 feet

IRENE

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

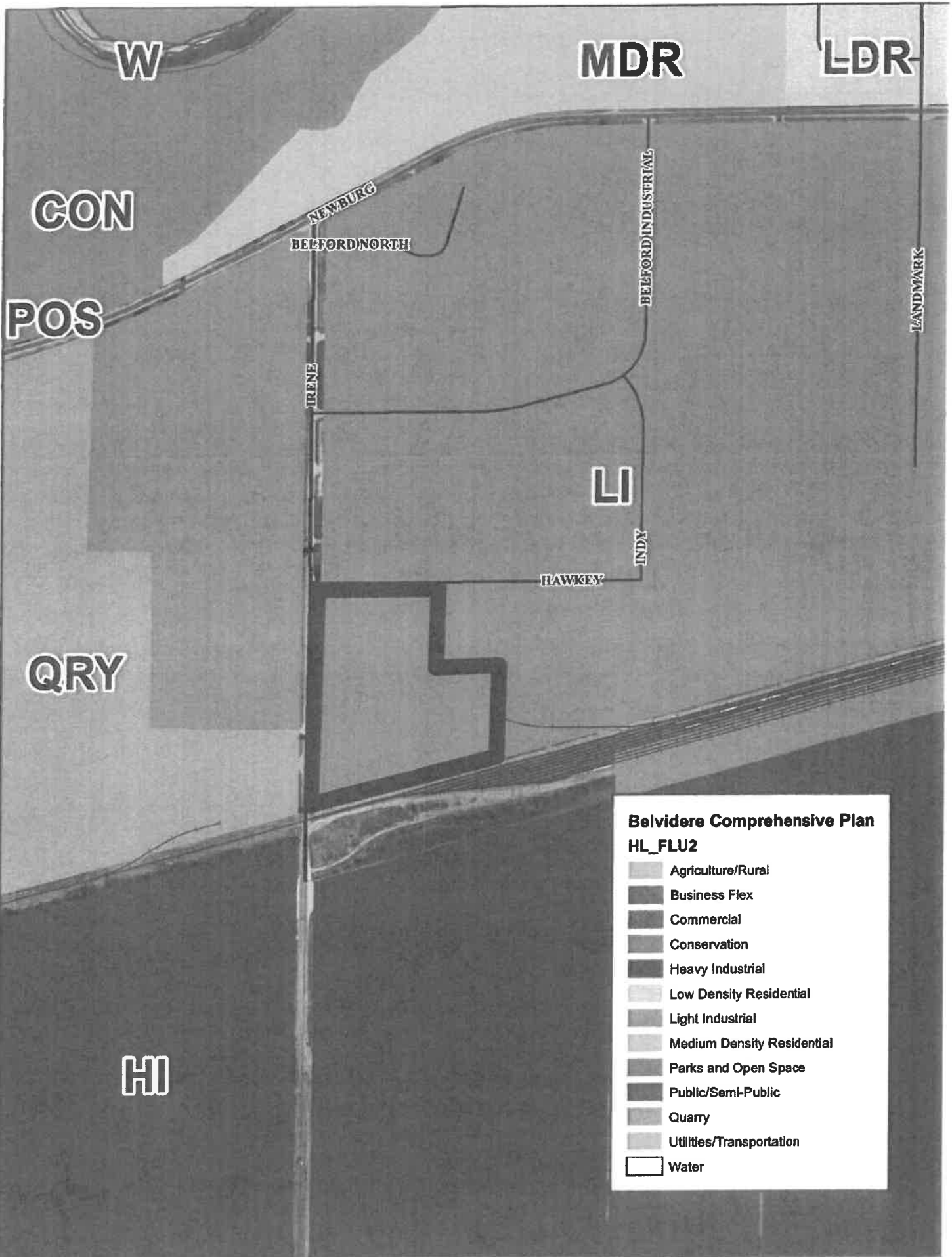
LAWKEY





- 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





W

MDR

LDR

CON

NEWBURG

BELFORD/NORTH

BELFORD INDUSTRIAL

LANDMARK

POS

IRENE

LI

INDY

HAWKEY

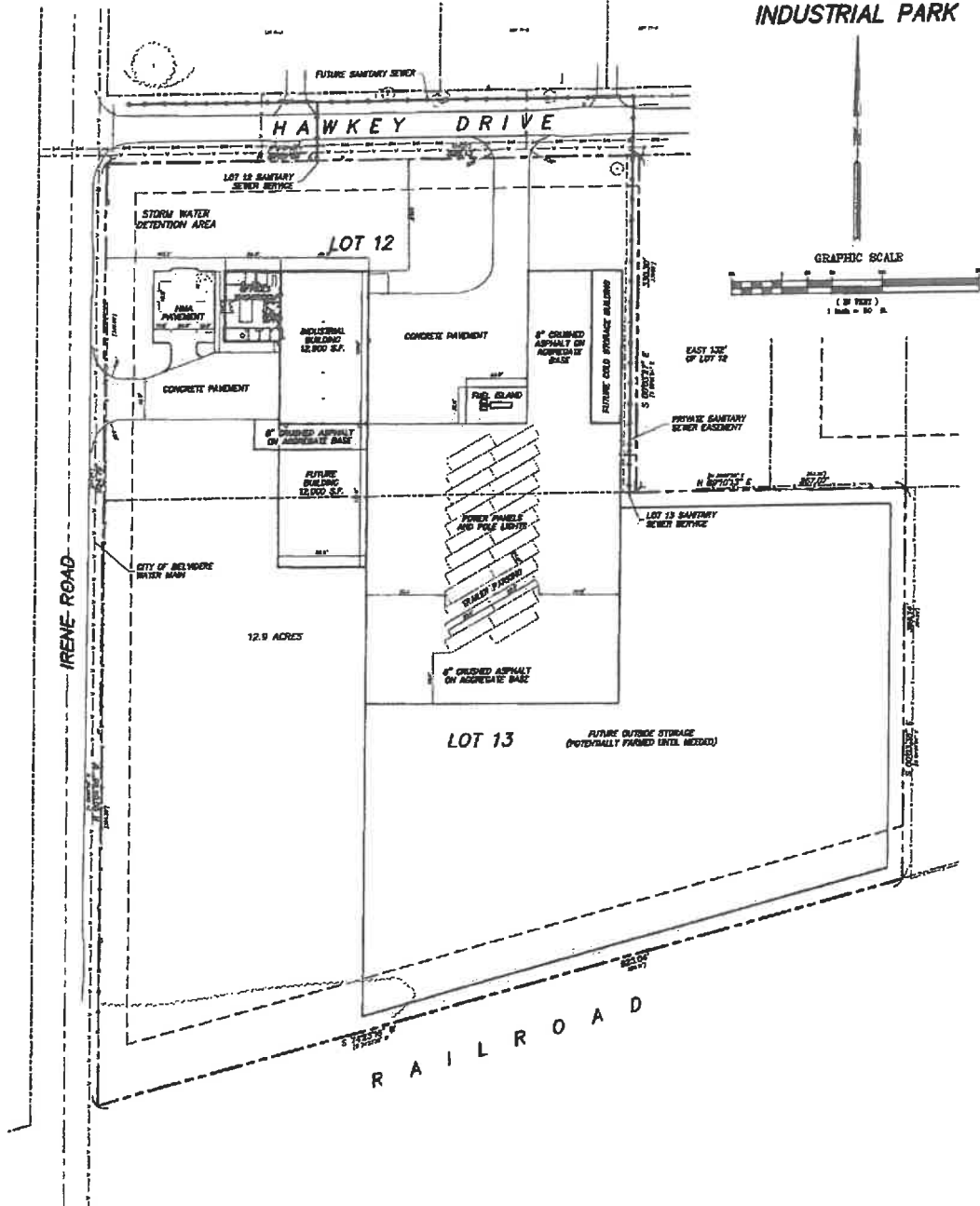
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**Belvidere Comprehensive Plan
HL_FLU2**

- Agriculture/Rural
- Business Flex
- Commercial
- Conservation
- Heavy Industrial
- Low Density Residential
- Light Industrial
- Medium Density Residential
- Parks and Open Space
- Public/Semi-Public
- Quarry
- Utilities/Transportation
- Water

PLAT OF BELFORD INDUSTRIAL PARK



<p>LOT 13 AND PART OF LOT 12 PLAT OF BELFORD INDUSTRIAL PARK</p>	
<p>REVISIONS</p>	<p>R. K. JOHNSON & ASSOCIATES, INC. CONSULTING CIVIL ENGINEERS - LAND SURVEYORS 1515 WINDSOR ROAD LOVER PARK, ILLINOIS 61111 (815) 823-0971 - www.rkjohndesign.com ILLINOIS PROFESSIONAL SURVEYOR LICENSE NO. 184-00994</p>
<p>DATE</p>	<p>SCALE</p>
<p>BY</p>	<p>CHECKED</p>
<p>APP'D</p>	<p>DATE</p>

P:\Projects\Belford Industrial Park\Belford Industrial Park.dwg, 11/11/2010, 10:00 AM, R. K. JOHNSON & ASSOCIATES, INC.

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.



Public Health
2025.01
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

ORDINANCE NO. 763H

**AN ORDINANCE GRANTING A SPECIAL USE
FOR A PLANNED DEVELOPMENT
WITHIN THE PI, PLANNED INDUSTRIAL DISTRICT
(1014 Irene Road)**

WHEREAS, The City of Belvidere has adopted Chapter 150, Zoning Ordinance in accordance with the provisions of Illinois Compiled Statutes to regulate the use of land and to specify the minimum requirements for improvements on land in the City of Belvidere; and

WHEREAS, Special Uses are certain municipal or private uses that due to their physical or operational characteristics may pose a threat to the value, use and enjoyment of adjoining property; are reviewed on a case by case basis; and are permitted only by permission of the Belvidere City Council; and,

WHEREAS, The applicant and property owner, Rush Power Systems, LLC, 1981 Belford North Drive, Belvidere, IL 61008 is requesting a special use for a planned development for the development of an industrial building and outdoor storage area; and

WHEREAS, after due notice by publication pursuant to the Illinois State Statutes, the City of Belvidere Planning and Zoning Commission held a public hearing on April 14, 2026 concerning the proposed Special Use; and,

WHEREAS, the City of Belvidere Planning and Zoning Commission having examined the application and having considered the evidence, both oral and documentary and being fully advised about the premises did make findings of fact and a recommendation; and,

WHEREAS, the corporate authorities of the City considered the findings of fact and concur with the recommendation of the Planning and Zoning Commission,

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BELVIDERE, BOONE COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. The foregoing recitals are incorporated herein by this reference.

Section 2. That a Special Use in the PI, Planned Industrial District for a planned development on the property depicted in Attachment A and legally described as:

Part of Lot 12 and part of Lot 13 as designated upon the Plat of Belford Industrial Park being a subdivision of part of the East 1/2 of Section 32 and the West 1/2 of Section 33, Township 44 North, Range 3 East of the Third Principal Meridian, the Plat of which subdivision is recorded in Book 12 of Plats on Pages 30 and 31, as document number 74-738 in the Recorder's Office of Boone County, Illinois

bounded and described as follows, to-wit: Beginning at the southwest corner of said Lot 13; thence North 00 degrees 04 minutes 40 seconds West, along the west line of said Lots 13 and 12, a distance of 924.26 feet to the northwest corner of said Lot 12; thence North 89 degrees 07 minutes 50 seconds East, along the north line of said Lot 12, a distance of 528.00 feet; thence South 00 degrees 01 minutes 54 seconds East, 330.06 feet to its intersection with the north line of said Lot 13; thence North 89 degrees 07 minutes 50 seconds East, along the north line of said Lot 13, a distance of 267.36 feet; thence South 00 degrees 04 minutes 09 seconds East, 384.26 feet to its intersection with the south line of said Lot 13; thence South 74 degrees 23 minutes 30 seconds West, along the south line of said Lot 13, a distance of 825.11 feet to the point of beginning; situated in the County of Boone and the State of Illinois. Containing 12.934 Acres. PIN: 05-32-200-042.

Is hereby approved, 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.

Section 3. That the premises shall be used in accordance with and subject to the applicable provisions of the Zoning Ordinance of the City of Belvidere and shall not be used except as may otherwise be expressly authorized by the applicable law and the special use.

Section 4. That acceptance of any of the benefits of this Special Use shall be deemed acceptance of all the terms and conditions set forth herein.

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

Section 6. If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

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

PASSED by the City Council of the City of Belvidere this ____ day of _____, 2026.

APPROVED by the Mayor of the City of Belvidere this ____ day of _____, 2026.

Clinton Morris, Mayor

ATTEST:

Erica Bluege, City Clerk

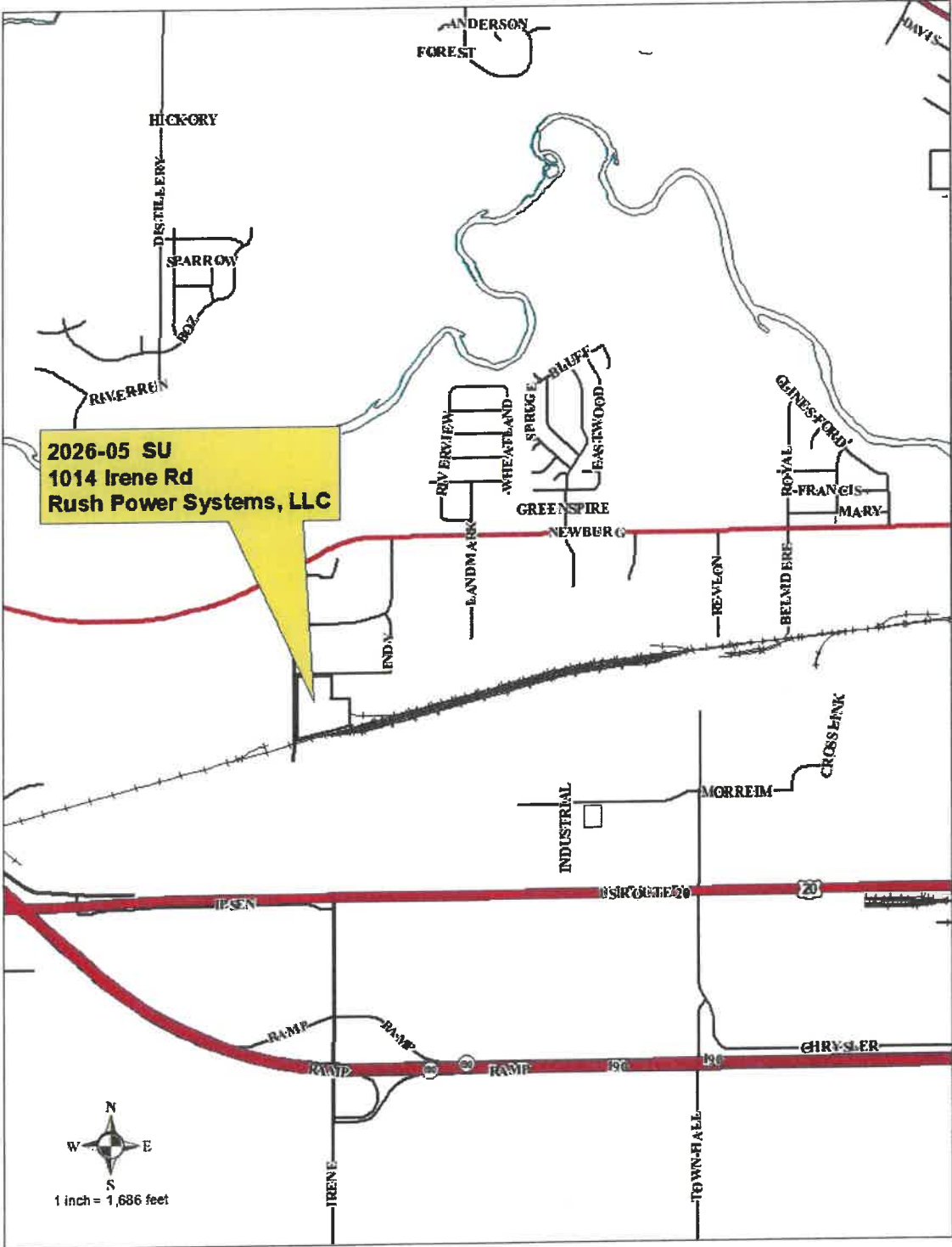
Ayes: ____ Nays: ____ Absent: ____

City Council Members Voting Aye: __

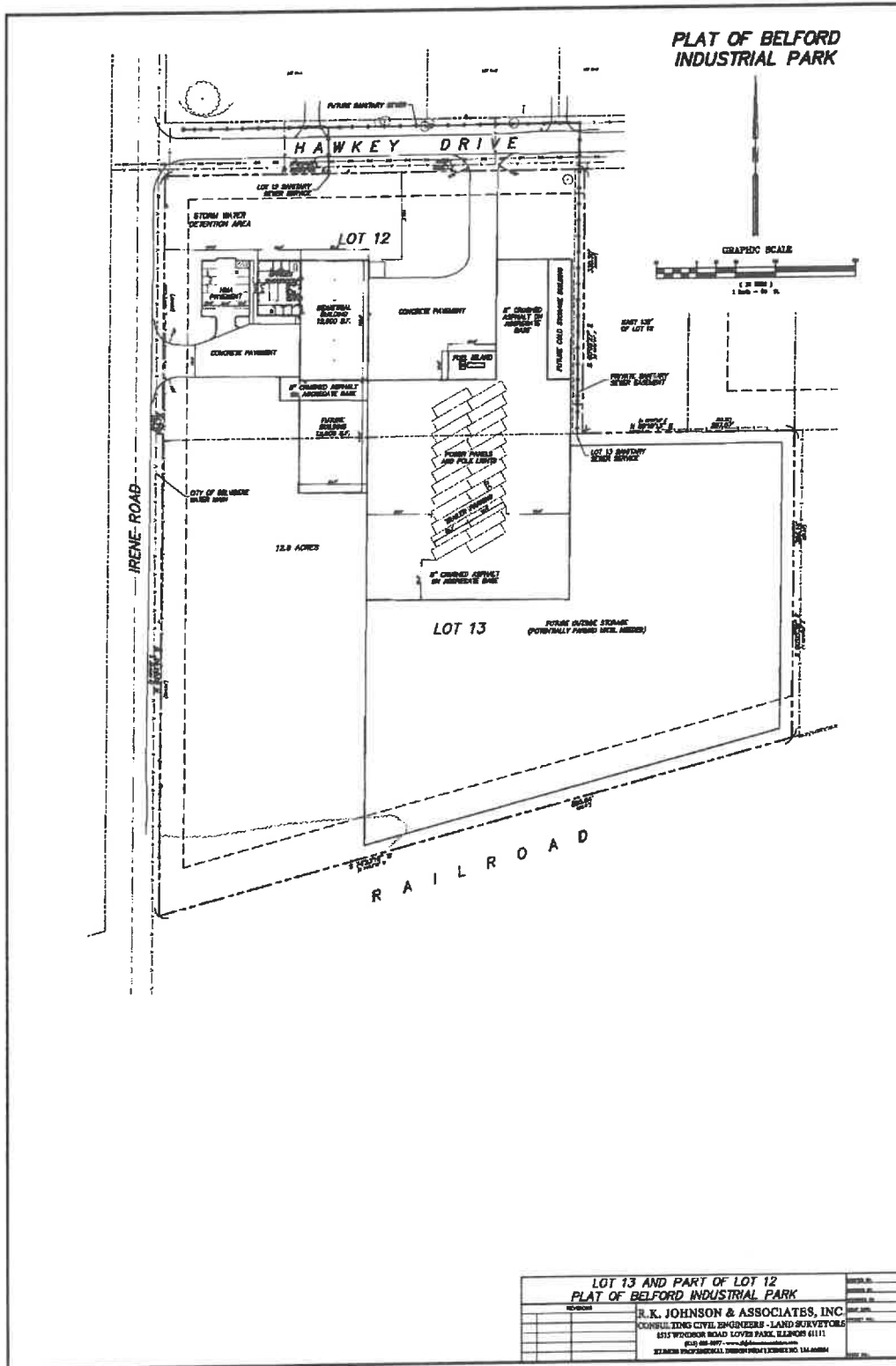
City Council Members Voting Nay: __

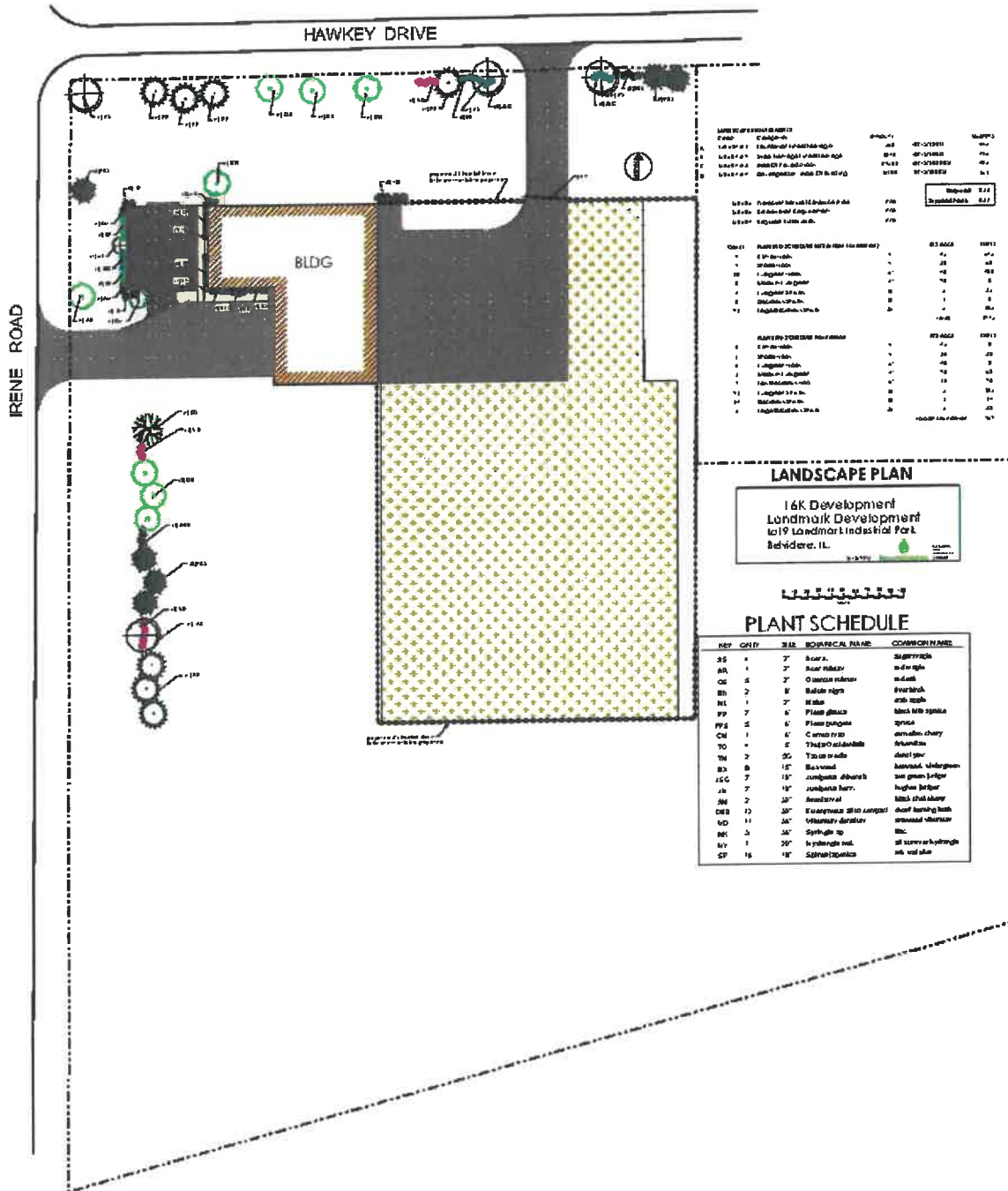
Date Published:

ATTACHMENT A



ATTACHMENT B





MEMO

DATE: April 15, 2026
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Recommendation for Case: 2026-05; Rush Power Systems (SU), 1014 Irene Rd

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.

RECOMMENDATION:

The planning and zoning commission recommended the **approval** of case number **2026-05** for a special use for a planned development at 1014 Irene Road 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

Recommendation

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

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.

Motion to approve case 2026-05; Rush Power Systems (SU), 1014 Irene Road subject to the conditions as presented carried with a (5-0) roll call vote.

Paul Engelman, Chairman
Belvidere Planning and Zoning Commission

MEMO

DATE: April 15, 2026
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Findings of Fact for Case: 2026-05; Rush Power Systems (SU), 1014 Irene Rd

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.

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.

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.

Findings of Fact

2025-06; Rush Power Systems (SU), 1014 Irene Road

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.

The motion to adopt the Findings of Fact as presented by staff for case 2026-05 for a special use for a planned development at 1014 Irene Road carried with a (5-0) roll call vote.

Paul Engelman, Chairman
Belvidere Planning and Zoning Commission

CITY OF BELVIDERE
Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

401 WHITNEY BLVD. SUITE 300 BELVIDERE, IL 61008 * PH (815)547-7177 FAX (815)547-0789

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)

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

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.

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

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

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


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

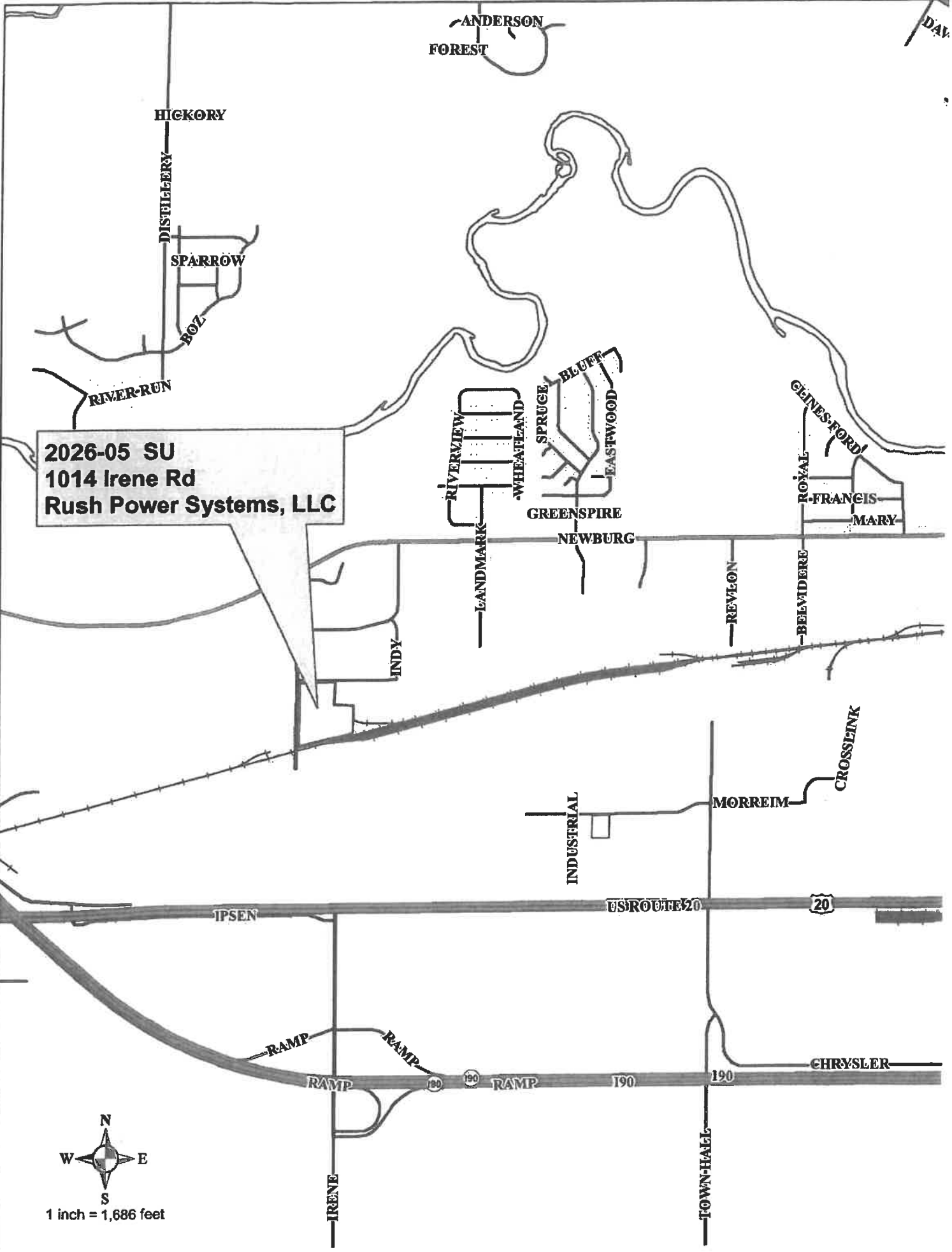
PLANNING AND ZONING COMMISSION/CITY COUNCIL ACTION

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.

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

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.



ANDERSON
FOREST

DAY

HICKORY

DISTILLERY

SPARROW

BOZ

RIVER-RUN

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

RIVERVIEW

WHEATLAND

SPRUCE

BLUFF

EASTWOOD

GREENSPIRE

GENES-FORD

ROYAL

FRANCIS

MARY

NEWBURG

LANDMARK

REVLON

BELVIDERE

INDY

INDUSTRIAL

MORREIM

CROSSINK

IPSEN

US ROUTE 20

20

RAMP

RAMP

RAMP

RAMP

190

190

CHRYSLER

TOWN-HALL

IRENE



1 inch = 1,686 feet

IRENE

3636 3885

LAWKEY

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



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.

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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.

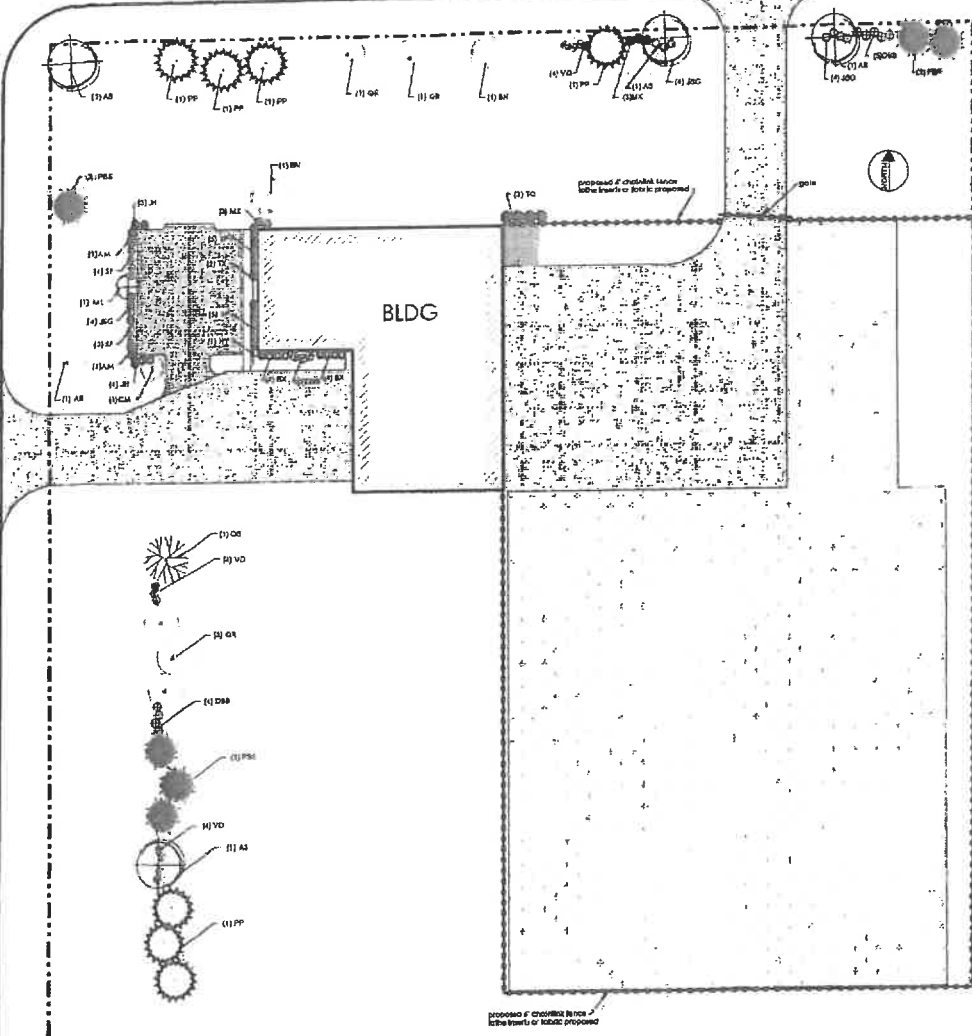
Applicant contends that its request for special use is in compliance with the standards and conditions imposed in Public Act 102-1123 and conditions imposed under any other state and/or federal statutes and regulations in addition to those specified herein. including consideration of the substantive 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.

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HAWKEY DRIVE

IRENE ROAD



LANDSCAPE REQUIREMENTS

Code	Description	Amount	To/By PIS
A	150.60.A.1 Foundation Line of Footage	540	40PIS/1000F 224
B	150.60.A.2 Street Frontage Line of Footage	1040	40PIS/1000F 414
C	150.60.A.3 Area Of Paved Areas	122300	60PIS/100000F 735
D	150.60.A.4 Developed Lot Area Of Building	16100	10PIS/100000F 141

150.605	Parking Network Remove Area	n/a	Required	1525
150.604	Relocation Requirement	n/a	Applied Points	1527
150.607	Required Bufferyards	n/a		

PLANTING SCHEDULE #18 (other than foundation)

Code	Plant Name	Size	PIS each	TOT PIS
9	Shade Trees	2"	75	475
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			1525

PLANTING SCHEDULE #19 (foundation)

Code	Plant Name	Size	PIS each	TOT PIS
0	Shade Trees	2"	75	0
1	Shade Trees	2"	30	60
0	Evergreen Trees	6"	40	0
3	Medium Evergreen	4"	20	60
9	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			242

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. sp.	sugar maple
AR	1	2"	Acer rubrum	red maple
GS	5	2"	Quercus rubrum	red oak
BN	2	6"	Betula nigra	river birch
ML	1	2"	Malus	crab apple
PP	7	6"	Picea glauca	blue spruce
PPS	5	6"	Picea pungens	spruce
CM	1	6"	Cornus mas	cornelian cherry
TO	4	6"	Thuja occidentalis	Arborvitae
TM	2	5G	Taxus media	doorn pine
BX	6	15"	Buxwood	boxwood, wintergreen
JSG	7	18"	Juniperus chinensis	sea green juniper
JH	7	18"	Juniperus horz.	horizontal juniper
AM	2	30"	Arctostaphylos	black cholla
DBB	12	30"	Euonymus alatus compact	dwart burning bush
VD	11	36"	Viburnum dentatum	arrowwood viburnum
MK	3	36"	Syringa sp.	lilac
HY	1	20"	Hydrangea mol.	old summer hydrangea
SP	16	18"	Spiraea japonica	red veronica



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

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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.

Ordinance #764H

**AN ORDINANCE AMENDING
APPENDIX A
OF THE BELVIDERE MUNICIPAL CODE
TO MODIFY SEWER RATES**

BE IT ORDAINED by the Mayor and City Council of the City of Belvidere, Boone County, Illinois, as follows:

SECTION 1: Effective May 1, 2026, that portion of Appendix A of the City of Belvidere Municipal Code identifying fees for section 114-352(b)(2) is amended to read as set forth in the attached Exhibit A, which is incorporated herein by this reference.

SECTION 4: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

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

SECTION 6: This Ordinance shall be effective upon its passage, approval and publication in pamphlet form (which publication is hereby authorized) as provided by law.

Ayes: .
Nays: .
Absent:
Passed:
Approved:

Mayor Clinton Morris

ATTEST: _____
Deputy City Clerk Erica Bluege

(SEAL)

EXHIBIT A

<u>114-354</u>	Sanitary Sewer Charges	Public Works	
	(b)(1) Basic User Charge	Public Works	6.50/bi-mo + sewer meter maint. charge.
	Annual <u>sewer flow meter maintenance charge</u>	Public Works	700.00
	(b)(2) Basic user rate plus debt service	Public Works	\$3.88/ <u>100 cu. Ft.</u>

RESOLUTION #2026-14

A RESOLUTION AUTHORIZING THE EXECUTION OF
THE THIRD AMENDMENT TO
THE EMS STAFFING AND AMBULANCE AGREEMENT
BETWEEN THE CITY OF BELVIDERE
AND METRO PARAMEDIC SERVICES, INC.

WHEREAS, the City of Belvidere and Metro Paramedic Services, Inc. (Metro) entered into an EMS Staffing and Ambulance Vehicles Agreement on or about May 1, 2023; and

WHEREAS, pursuant to the May 1, 2023 agreement, the compensation owed for the ambulances and staffing services provided by Metro may increase once each fiscal year; and

WHEREAS, the City and Metro desire to enter into a Third Amendment to the May 1, 2023 agreement to reflect the current increase in compensation.

IT IS THEREFORE RESOLVED: by the MAYOR and CITY COUNCIL of the City of Belvidere, Boone County Illinois, as follows:

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

SECTION 2: The Mayor, or his designee, is authorized to execute, the attached Third Amendment to EMS Staffing and Ambulance Vehicles Agreement.

Adopted by the City Council of the City of Belvidere, Illinois, this 4th day of May, 2026.

Approved: _____
Mayor

Attest: _____
City Clerk

(SEAL)

Ayes:

Nays: .

Absent: .

Date Approved:

**THIRD AMENDMENT
to
EMS STAFFING AND AMBULANCE VEHICLES AGREEMENT
FOR THE CITY OF BELVIDERE**

This Third Amendment to the EMS Staffing and Ambulance Vehicles Agreement, entered into by and between METRO PARAMEDIC SERVICES, INC., an Illinois Corporation (hereinafter referred to as "METRO" or "Contractor") and the CITY OF BELVIDERE, a municipal corporation, (hereinafter referred to as "DISTRICT" or "Client") is effective on May 1, 2026.

WITNESSETH:

WHEREAS METRO and the CLIENT are parties to a certain EMS Staffing and Ambulance Vehicles Agreement for EMS Staffing and ambulance vehicles effective May 1, 2023 (referred to as "Contract", "Agreement", and/or "Personnel Services Contract"), whereby METRO contracted to supply personnel and ambulance vehicles to CLIENT in accordance with the terms of the Contract for five years, beginning May 1, 2023, and ending April 30, 2028; and

WHEREAS, the Parties have met and negotiated in good faith to establish the consideration to be paid to METRO for services provided by METRO to the CLIENT for Year Four (4) of the Contract beginning May 1, 2026, and ending April 30, 2027; and

NOW, THEREFORE, in accordance with Article 23 of the Contract and in consideration of the mutual covenants herein contained, the Parties hereby amend the Contract as follows:

1. ARTICLE 5: Consideration.

Article 5 shall be amended by inserting the following paragraph as the second paragraph of Article 5: Consideration as follows:

In consideration for the services to be provided by METRO to Client pursuant to the provisions of this Agreement, Client will pay METRO the total sum of \$1,813,635.06 in Year Four (4). This sum shall be paid in twelve equal monthly payments of \$151,136.26 as invoiced by METRO on a monthly basis. All payments shall be made by Client in accordance with the Illinois Prompt Payment Act.

Article 5 shall be amended by removing paragraph 4 (“In the event that CITY Requests METRO’s assigned Paramedic/Emergency Medical Technician to work hours in excess of those specified in this Agreement, CITY shall pay METRO \$47.37 per hour....”) and inserting the following paragraph:

In the event that Client requests METRO’s assigned Paramedic/ Emergency Medical Technician-Paramedic to work hours in excess of those specified in this Agreement, Client shall pay METRO \$51.76 per hour, for hours worked in excess of those specified in this Agreement. This provision shall not apply to cases where a paramedic is held over due to completing an EMS call for service.

Unless specifically changed in this Third Amendment, the provisions of the Contract and it’s First Amendment and Second Amendment remain in full force and effect. If any provision of this Third Amendment conflicts with the Contract, its First Amendment, or its Second Amendment, this Third Amendment shall control.

IN WITNESS WHEREOF: The Parties have executed this Third Amendment to be effective on the date first stated above this _____ of _____, 2026.

CITY OF BELVIDERE

By: _____
Mayor

Date: _____

(title)

METRO PARAMEDIC SERVICES, INC.

By: _____
(President, CEO)

Date: _____



District	County	Resolution Number	Resolution Type	Section Number
2	Boone	2026-15	Original	26-00000-00-GM

BE IT RESOLVED, by the Council of the City of Belvidere Illinois that there is hereby appropriated the sum of One Million Dollars (\$1,300,000.00)

of Motor Fuel Tax funds for the purpose of maintaining streets and highways under the applicable provisions of Illinois Highway Code from 01/01/26 to 12/31/26

BE IT FURTHER RESOLVED, that only those operations as listed and described on the approved Estimate of Maintenance Costs, including supplemental or revised estimates approved in connection with this resolution, are eligible for maintenance with Motor Fuel Tax funds during the period as specified above.

BE IT FURTHER RESOLVED, that City of Belvidere shall submit within three months after the end of the maintenance period as stated above, to the Department of Transportation, on forms available from the Department, a certified statement showing expenditures and the balances remaining in the funds authorized for expenditure by the Department under this appropriation, and

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I Erica Bluege City Clerk in and for said City of Belvidere in the State of Illinois, and keeper of the records and files thereof, as provided by statute, do hereby certify the foregoing to be a true, perfect and complete copy of a resolution adopted by the Council of Belvidere at a meeting held on _____ Date

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this _____ day of _____ Month, Year

(SEAL, if required by the LPA)

Clerk Signature & Date

APPROVED

Regional Engineer Signature & Date
Department of Transportation