

CITY OF BELVIDERE, ILLINOIS

ORDINANCE #762H

AN ORDINANCE GRANTING A ZONING DISTRICT CHANGE FROM RH, RURAL HOLDING DISTRICT TO PI,
PLANNED INDUSTRIAL DISTRICT (1014 IRENE ROAD)

PASSED AND ADOPTED

BY THE CITY COUNCIL

OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 4TH DAY OF MAY 2026.

APPROVED BY THE

MAYOR OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 5TH DAY OF MAY 2026.

Published in Pamphlet Form this 5th day of May 2026.

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

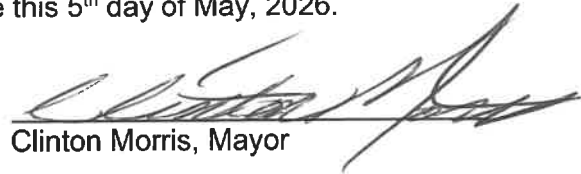
is changed and amended from RH, Rural Holding District to the PI, Planned Industrial District; the Belvidere Official Zoning Map shall be modified to reflect this zoning amendment.

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 4th day of May, 2026.

APPROVED by the Mayor of the City of Belvidere this 5th day of May, 2026.



Clinton Morris, Mayor

ATTEST:



Erica Bluege, City Clerk

Ayes: 10

Nays: 0

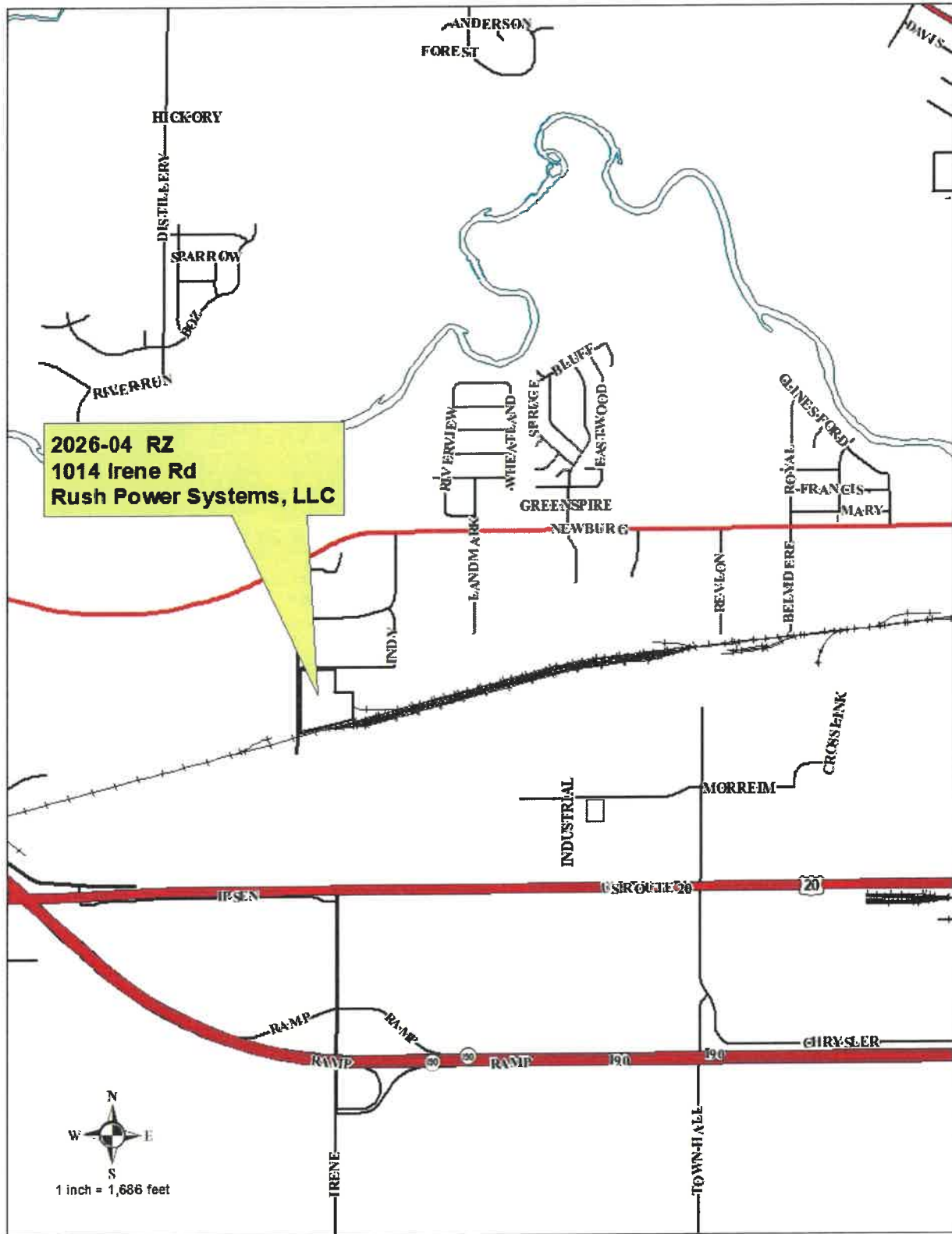
Absent: 0

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

City Council Members Voting Nay: None.

Date Published: May 5, 2026

ATTACHMENT A



AFFIDAVIT

STATE OF ILLINOIS)
)
COUNTY OF BOONE)

Erica Bluege, first being duly sworn on oath deposes and says as follows:

By authority of the City Council of the City of Belvidere, Illinois, I published Ordinance #762H of the City of Belvidere, Illinois, in pamphlet form on May 5, 2026, and as a convenience for the public; I posted the pamphlet form of Ordinance #762H on the bulletin board in the lobby of Belvidere City Hall at 401 Whitney Blvd., Belvidere, Illinois; said location being readily accessible to the public during business hours of the City Clerk's office.



Erica Bluege
City Clerk

SUBSCRIBED AND SWORN TO BEFORE ME
this 5th day of May, 2026.



Notary Public

