

CITY OF BELVIDERE, ILLINOIS

ORDINANCE #763H

AN ORDINANCE GRANTING A SPECIAL USE FOR A PLANNED DEVELOPMENT WITHIN THE 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 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.

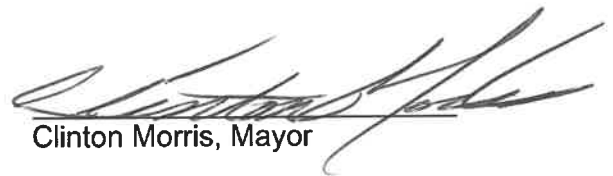
Section 6. If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not

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 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

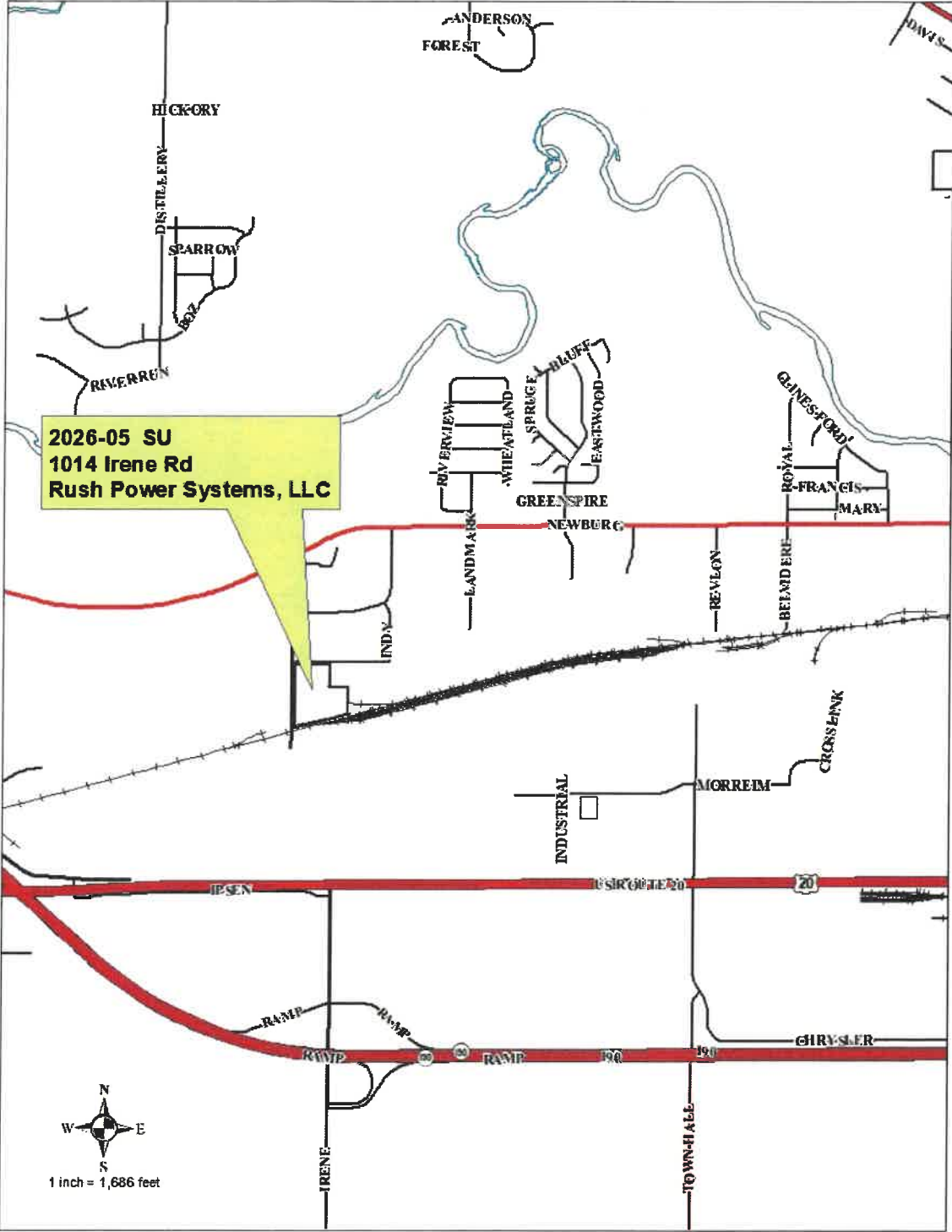
Ayes: 10 Nays: 0 Absent: 0

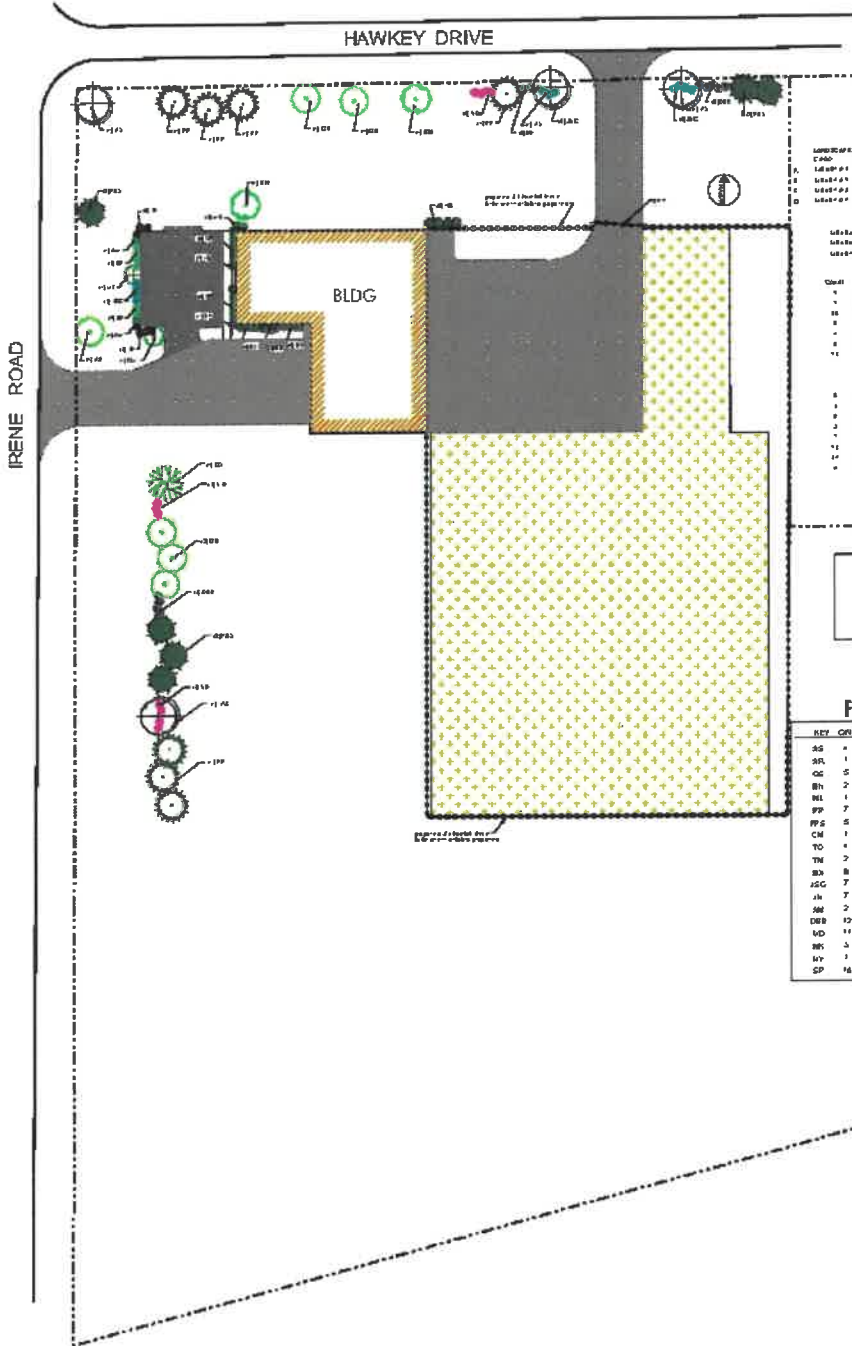
City Council Members Voting Aye: Stevens, Albertini, Brereton, Fleury, Frank, Gramkowski
Hoiness, McGee, Montalbano and Peterson

City Council Members Voting Nay: None.

Date Published: May 5, 2026

ATTACHMENT A





LANDSCAPE PLAN

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	1.00' x 1.00' x 1.00' x 1.00'	1	sq ft	1.00' x 1.00' x 1.00' x 1.00'
2	2.00' x 2.00' x 2.00' x 2.00'	2	sq ft	2.00' x 2.00' x 2.00' x 2.00'
3	3.00' x 3.00' x 3.00' x 3.00'	3	sq ft	3.00' x 3.00' x 3.00' x 3.00'
4	4.00' x 4.00' x 4.00' x 4.00'	4	sq ft	4.00' x 4.00' x 4.00' x 4.00'
5	5.00' x 5.00' x 5.00' x 5.00'	5	sq ft	5.00' x 5.00' x 5.00' x 5.00'
6	6.00' x 6.00' x 6.00' x 6.00'	6	sq ft	6.00' x 6.00' x 6.00' x 6.00'
7	7.00' x 7.00' x 7.00' x 7.00'	7	sq ft	7.00' x 7.00' x 7.00' x 7.00'
8	8.00' x 8.00' x 8.00' x 8.00'	8	sq ft	8.00' x 8.00' x 8.00' x 8.00'
9	9.00' x 9.00' x 9.00' x 9.00'	9	sq ft	9.00' x 9.00' x 9.00' x 9.00'
10	10.00' x 10.00' x 10.00' x 10.00'	10	sq ft	10.00' x 10.00' x 10.00' x 10.00'
11	11.00' x 11.00' x 11.00' x 11.00'	11	sq ft	11.00' x 11.00' x 11.00' x 11.00'
12	12.00' x 12.00' x 12.00' x 12.00'	12	sq ft	12.00' x 12.00' x 12.00' x 12.00'
13	13.00' x 13.00' x 13.00' x 13.00'	13	sq ft	13.00' x 13.00' x 13.00' x 13.00'
14	14.00' x 14.00' x 14.00' x 14.00'	14	sq ft	14.00' x 14.00' x 14.00' x 14.00'
15	15.00' x 15.00' x 15.00' x 15.00'	15	sq ft	15.00' x 15.00' x 15.00' x 15.00'
16	16.00' x 16.00' x 16.00' x 16.00'	16	sq ft	16.00' x 16.00' x 16.00' x 16.00'
17	17.00' x 17.00' x 17.00' x 17.00'	17	sq ft	17.00' x 17.00' x 17.00' x 17.00'
18	18.00' x 18.00' x 18.00' x 18.00'	18	sq ft	18.00' x 18.00' x 18.00' x 18.00'
19	19.00' x 19.00' x 19.00' x 19.00'	19	sq ft	19.00' x 19.00' x 19.00' x 19.00'
20	20.00' x 20.00' x 20.00' x 20.00'	20	sq ft	20.00' x 20.00' x 20.00' x 20.00'

LANDSCAPE PLAN

16K Development
Landmark Development
19 Landmark Industrial Park
Belvidere, IL

PLANT SCHEDULE


KEY	QTY	SIZE	BOTANICAL NAME	COMMON NAME
SC	4	2"	Scarcia	Scarcia
SR	1	2"	Scarcia	Scarcia
OC	5	2"	Oxycoccus	Oxycoccus
SH	2	3"	Shrub	Shrub
SL	1	2"	Shrub	Shrub
PP	7	5"	Plant	Plant
PP	5	5"	Plant	Plant
CM	1	5"	Cornus	Cornus
TO	4	5"	Thuja	Thuja
TR	2	50"	Tree	Tree
BX	8	15"	Buxus	Buxus
JCG	7	18"	Juncus	Juncus
JH	7	18"	Juncus	Juncus
SE	2	30"	Shrub	Shrub
DEB	12	30"	Deciduous	Deciduous
VD	11	36"	Viburnum	Viburnum
NH	5	36"	Norfolk	Norfolk
NY	1	20"	Norfolk	Norfolk
SP	16	18"	Spiraea	Spiraea

AFFIDAVIT

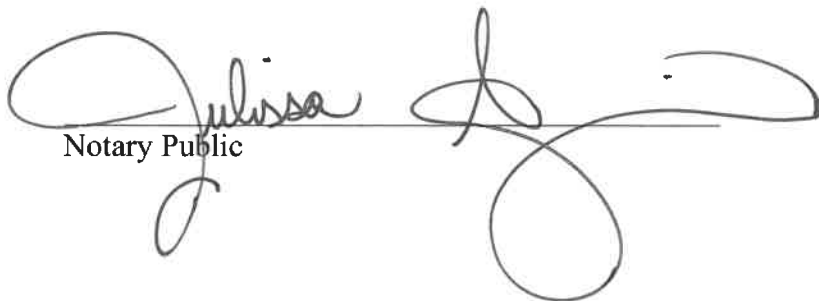
STATE OF ILLINOIS)
)
COUNTY OF BOONE)

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 #763H 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 #763H 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

