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

ROLL CALL

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

Staff:
Gina DelRose, Community Development Planner
Kim Whitt, Administrative Assistant

MINUTES: June 9, 2026

PUBLIC COMMENT:

UNFINISHED BUSINESS: None.

NEW BUSINESS:

2026-13: East Point Commons Planned Business (MA): Application of Mike Busch, 923 Logan Avenue, Belvidere, IL 61008 on behalf of the property owners Donald K. Busch, Sr., 923 Logan Avenue, Belvidere, IL 61008 and DMD Investments Inc., 923 Logan Avenue, Belvidere, IL 61008 for a map amendment (rezoning) on approximately 87 acres east of Gateway Center Subdivision, Belvidere, IL from RH, Rural Holding District (pending annexation) to PB, Planned Business District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. PINs: 08-06-200-004, 08-06-200-011, 08-06-200-008, 08-06-200-005 and Parts of PINs: 08-06-200-013, 08-06-200-014, 08-06-200-016 and 08-06-200-015.
Staff (Approval); PZC ( ); CC-1 ( ); CC-2 ( )

2026-14: East Point Commons Planned Industrial (MA): Application of Mike Busch, 923 Logan Avenue, Belvidere, IL 61008 on behalf of the property owners Donald K. Busch, Sr., 923 Logan Avenue, Belvidere, IL 61008 and DMD Investments Inc., 923 Logan Avenue, Belvidere, IL 61008 for a map amendment (rezoning) on approximately 98 acres east of Gateway Center Subdivision, Belvidere, IL 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. PINs: 08-05-100-001 and 08-05-100-003 and Parts of PINs: 08-06-200-013, 08-06-200-014, 08-06-200-016 and 08-06-200-015.
Staff (Approval); PZC ( ); CC-1 ( ); CC-2 ( )

2026-15: East Point Commons Subdivision (PP): The applicant is requesting preliminary plat approval of the 33-lot subdivision named East Point Commons located southeast of Grant Highway and Farmington Way.
Staff (Approval); PZC ( ); CC-1 ( ); CC-2 ( )

2026-16: East Point Commons Final Plat #1 Subdivision (FP): The applicant is requesting final plat approval of the 6-lot subdivision named East Point Commons Final Plat 1 located southeast of Grant Highway and Farmington Way.
Staff (Approval); PZC ( ); CC-1 ( ); CC-2 ( )

OTHER BUSINESS:

DISCUSSION:
Staff report

ADJOURNMENT

CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION
Minutes
Tuesday June 9, 2026
City Council Chambers
401 Whitney Boulevard
6:00 pm

ROLL CALL
Members Present:
Dan Druckrey
Art Hyland
Alyssa Maher
Carl Gnewuch
Bob Cantrell
Gary Greenhow, VCH

Staff Present:
Gina DelRose, Community Development Planner
Kimberly Whitt Administrative Assistant
Mike Drella, City Attorney

Members Absent:
Paul Engelman, CH

Acting Chairman Bob Cantrell called the meeting to order at 6:00 p.m.

SPECIAL ANNOUNCEMENT: Gina DelRose warned all applicants they could possibly receive a fake invoice for their case. Please ignore this invoice. It is a scam. Someone is following the publications and sending invoices to the applicants.

MINUTES: It was moved and seconded (Druckrey/Maher) to approve the minutes of the May 12, 2026 meeting. The motion carried with a vote 6-0 roll call vote.

PUBLIC COMMENT: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

Gary Greenhow was seated in the audience and was not included in the voting for Case 2026-08.

2026-08: Greenhow, 330 W. Jackson Street (SU): The applicants and property owners, Gary and Gwen Greenhow, 330 W. Jackson Street, Belvidere, IL 61008 are requesting a special use to construct a garage over 900 square feet at 330 W. Jackson Street within the SR-6, Single-family Residential-6 District (Belvidere Zoning Ordinance Sections 150.105(B)(3)(C)(2) and 150.904 Special Use Review and Approval Procedures). The proposed addition would bring the total garage size up to 1,052 square feet

Public Hearing for Case 2026-08 opened at 6:03 pm
Gina DelRose was sworn in at 6:04 pm. Ms. DelRose stated the case was published in the Belvidere Daily Republican, May 25, 2026 and notifications were sent by certified mail to property owners within 250 feet of the subject property on May 20, 2026.

Gina DelRose summarized the advisory report dated May 31, 2026. Ms. DelRose stated the special use to construct a garage over 900 square feet at 330 W. Jackson Street within the SR-6, Single-family Residential-6 District (Belvidere Zoning Ordinance Sections 150.105(B)(3)(C)(2) and 150.904 Special Use Review and Approval Procedures). The

proposed addition would bring the total garage size up to 1,052 square feet, subject to the 3 conditions as presented by staff.

Carl Gnewuch questioned the making of whiskey barrels. Is this a business?

Gina DelRose explained that it is a hobby of the applicant. This will be not used for a business. Ms. DelRose stated that car repair, catering, etc would fall under the description of business.

Alyssa Maher asked how no living quarters would be enforced.

Gina DelRose stated that in the zoning ordinance it is stated that garages cannot be used as living quarters. If someone would come in for a building permit to add a kitchen in the garage, it would be denied.

Applicant Gary Greenhow was present and sworn in at 6:10 pm

Gary Greenhow explained that he does not make whiskey barrels, he makes furniture and other items out of whiskey barrels. This is a hobby.

Carl Gnewuch asked if this is more like an artisan work? Not a business?

Gary Greenhow explained that it is a hobby. He intends on using the garage space as a man cave, hobby area and storage.

There were no more questions from the commission for the applicant.

There were no more questions from the commission for staff.

There was no one in the audience wishing to speak on the matter.

Public Hearing Closed for Case 2026-08 at 6:13 pm

It was moved and seconded by (Maher/Druckrey) to approve the findings of fact as presented by staff. The motion carried with a 5-0-1 roll call vote. Gary Greenhow abstained from the vote.

It was moved and seconded (Gnewuch/Maher) to recommend approval of Case #2026-08 subject to the 3 condition as presented by staff. The motion carried with a 5-0-1 roll call vote. Gary Greenhow abstained from the vote.

Gina DelRose stated Case 2026-08 would move forward to City Council.

Gary Greenhow took his seat on the commission for the remainder of the meeting

2026-09: Montalbano, 725 Columbia Avenue (SU): The applicant and property owner, Chris Montalbano, 806 E. 5th Street, Belvidere, IL 61008 is requesting a special use for outdoor storage at 726 Columbia Avenue, Belvidere, IL within the GI, General Industrial District (Belvidere Zoning Ordinance Sections 150.105(C)(8)(B)(2) Outdoor Storage or Wholesaling and 150.904 Special Use Review and Approval Procedures). The proposed outdoor storage will allow for an impound yard to be operated on the southeastern portion of the property. PIN: 05-35-128-005.

Public Hearing for 2026-09 Opened at 6:16 pm

Gina DelRose was sworn in at 6:16 pm. Ms. DelRose stated the case was published in the Belvidere Daily Republican May 25, 2026 and notifications were sent by certified mail to property owners within 250 feet of the subject property on May 20, 2026.

Gina DelRose summarized the staff report dated June 1, 2026. The recommendation is for approval of case #2026-09; special use for outdoor storage at 726 Columbia Avenue, Belvidere, IL within the GI, General Industrial District (Belvidere Zoning Ordinance Sections 150.105(C)(8)(B)(2) Outdoor Storage or Wholesaling and 150.904 Special Use Review and Approval Procedures). The proposed outdoor storage will allow for an impound yard to be operated on the southeastern portion of the property, subject to the 2 conditions as presented by staff.

Carl Gnewuch asked what type of fence will surround the property.

Gina DelRose stated that an 8' chain link fence is planned, however up to 10' is allowable.

Carl Gnewuch asked if the chain link would be topped with barbed wire?

Gina DelRose state that barbed wire is not allowed in the GI, General Industrial zone.

Alyssa Maher asked will only automobiles be stores, as stated in the application?

Gina DelRose stated that would be a question for the applicant.

Alyssa Maher asked, if more than vehicles are stored, does it still fall under the same requirements?

Gina DelRose state the code is for outdoor storage in general.

Carl Gnewuch asked, if the storage height can go above the 8 foot barrier, if not, does this disallow RVs?

Gina DelRose stated the fence requirement is minimum of 6'and a maximum of 10'. Trees and landscaping would also service as a barrier. RVs would be allowed.

Carl Gnewuch asked if the storage is allowed in the back of the lot?

Gina DelRose stated that the outdoor storage is proposed to be in the back of the lot. The building is a screen from W Locust St.

The applicant Chris Montalbano was present and sworn in at 6:28 pm.

Chris Montalbano explained he purchased the property May 2025 and has done a major clean up project on the property. The property will be used as an impound yard for the police department.

Carl Gnewuch asked if the screening will be sufficient for RVs or taller vehicles?

Chris Montalbano said there should not be a problem. The vehicles will not be visible.

Carl Gnewuch asked if the applicant planned on using barbed wire?

Chris Montalbano explained that the parking area is built up 3 feet from the natural parking area. There will be no barbed wire. Chris also explained that the site plan shows the intended landscaping, retention pond and driveway off of Columbia Ave.

Alyssa Maher questioned the intended storage?

Chris Montalbano explained it will only be for the vehicles towed in from the police department.

Carl Gnewuch asked if this would be a scrap yard.

Chris Montalbano responded, no. Vehicles that are not claimed will be taken to a different location. Vehicles will be in this area approximately 30 to 45 days.

Gina DelRose stated that recycling and salvage yards are addressed in the zoning ordinance and are not permitted in the General Industrial District.

Carl Gnewuch asked about the security measures.

Chris Montalbano stated there would be cameras in every corner and also video surveillance.

There were no more questions from the commission for the applicant.

There were no more questions from the commission for staff.

There was no one in the audience wishing to speak on the matter.

Public Hearing for Case #2026-09 closed at 6:34 pm.

It was moved and seconded by (Maher/Druckrey) to approve the findings of fact as presented by staff. The motion carried with a 6-0 roll call vote.

It was moved and seconded (Gnewuch/Maher) to recommend approval of Case #2026-09, subject to the 2 conditions as presented by staff. The motion carried with a 6-0 roll call vote.

Gina Delrose stated Case 2026-08 would move forward to City Council.

2026-10: Shabani, 336 W. Chrysler Drive (SU): The applicant, Johnny Shabani, 203 Easton Drive, Gilberts, IL 60136 on behalf of the property owner, Kiran Kayastha, 842 W. Lukas Avenue, Palatine, IL 60067 is requesting special use for indoor commercial entertainment at 336 W. Chrysler Drive, Belvidere, IL within the GB, General Business District (Belvidere Zoning Ordinance Sections 150.105(C)(4)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures). The proposed special use will be to allow a restaurant with bar and video gaming area. PIN: 07-02-200-009.

Public Hearing for 2026-10 Opened at 6:37 pm

Gina DelRose was sworn in at 6:16 pm. Ms. DelRose stated the case was published in the Belvidere Daily Republican May 25, 2026 and notifications were sent by certified mail to property owners within 250 feet of the subject property on May 20, 2026.

Gina DelRose summarized the staff report dated June 1, 2026. The recommendation is for approval of case #2026-10; special use for indoor commercial entertainment at 336 W. Chrysler Drive, Belvidere, IL within the GB, General Business District (Belvidere Zoning Ordinance Sections 150.105(C)(4)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures). The proposed special use will be to allow a restaurant with bar and video gaming area, subject to the 2 conditions as presented by staff.

Alyssa Maher asked how gaming is doing in Belvidere?

Gina DelRose stated that several of the stand-alone gaming businesses have closed. The businesses that are combined with the gaming seem to be fine. We currently have 35 licenses being used and are allowed 50 gaming licenses.

The applicant Johnny Shabani was present and was sworn in at 6:44 p.m.

Carl Gnewuch asked the applicant if he is aware of the number of gaming facilities in the area?

Johnny Shabani responded, yes, he was aware

Carl Gnewuch asked the applicant if he is aware that approval from the commission does not guarantee his approval for the gaming license.

Johnny Shabani stated he is aware of the state requirements for the gaming license.

Carl Gnewuch asked Ms. DelRose how many licenses are currently in use.

Gina DelRose state that 35 gaming licenses are being used and the city is allowed 50.

There were no more questions from the commission for the applicant.

There were no more questions from the commission for staff.

There was no one in the audience wishing to speak on the matter.

Public Hearing for Case #2026-10 closed at 6:46 pm.

It was moved and seconded by (Maher/Greenhow) to approve the findings of fact as presented by staff. The motion carried with a 6-0 roll call vote.

It was moved and seconded (Gnewuch/Maher) to recommend approval of Case #2026-10, subject to the 2 conditions as presented by staff. The motion carried with a 6-0 roll call vote.

Gina Delrose stated Case 2026-10 would move forward to City Council.

2026-11: Boone County Arts Council, 314 South State Street (SU): The applicant, Boone County Arts Council, PO Box 311, Belvidere, IL 61008 on behalf of the property owner, Boone County Museum of History, 314 S. State Street, Belvidere, IL 61008 is

requesting a special use to install a mural at 314 S. State Street within the CB, Central Business District (Belvidere Zoning Ordinance Sections 150.1012(A)(1) and 150.904 Special Use Review and Approval Procedures). The proposed mural will be celebrating the 250th anniversary of the signing of the Declaration of Independence.

Public Hearing for 2026-11 Opened at 6:37 pm

Gina DelRose was sworn in at 6:48 pm. Ms. DelRose stated the case was published in the Belvidere Daily Republican May 25, 2026 and notifications were sent by certified mail to property owners within 250 feet of the subject property on May 20, 2026.

Gina DelRose summarized the staff report dated June 1, 2026. The recommendation is for approval of case #2026-111; special use to install a mural at 314 S. State Street within the CB, Central Business District (Belvidere Zoning Ordinance Sections 150.1012(A)(1) and 150.904 Special Use Review and Approval Procedures). The proposed mural will be celebrating the 250th anniversary of the signing of the Declaration of Independence, subject to the 2 conditions as presented by staff.

Carl Gnewuch asked if there was a plan for preservation of the current mural?

Gina DelRose stated that would be a question for the applicant.

An audience member asked Ms. DelRose if the D.A.R. (Daughters for the American Revolution) would be involved?

Gina DelRose stated that would be a question for the applicant.

The representative for the Boone County Arts Council was present. Debbie Carlson was sworn in at 6:52 pm.

Debbie Carlson gave a presentation regarding the mural and stated the dedication of the mural would be held Saturday September 19, 2026.

Carl Gnewuch asked the reason for choosing Sept. 19th for the date of the dedication.

Debbie Carlson responded the arts council did not want to interfere with Heritage Days and they wanted a time when the weather would be cooler.

Carl Gnewuch asked what they will do with the current mural. Will it be painted over?

Debbie Carlson responded that down the road they will reuse the panels for a different mural.

Alyssa Maher stated she feels as if the murals are looking more like posters. Is there a reason to use the panels versus painting on the building.

Debbie Carlson explained that doing the mural on the panels makes it easier to repair and if there is damage to building, they can remove the panels, fix the building and replace the mural.

Debbie Carlson also stated that all murals are done by local artist and are not AI generated.

Gina Del Rose stated that the panels do help to preserve the mural.

Carl Gnewuch asked if the new mural would be the same size as the current mural?

Debbie Carlson stated it would be the same size.

There were no more questions from the commission for the applicant.

There were no more questions from the commission for staff.

There was no one in the audience wishing to speak on the matter.

Public Hearing for Case #2026-11 closed at 7:02 pm.

It was moved and seconded by (Hyland/Maher) to approve the findings of fact as presented by staff. The motion carried with a 6-0 roll call vote.

It was moved and seconded (Maher/Hyland) to recommend approval of Case #2026-11, subject to the 2 conditions as presented by staff. The motion carried with a 6-0 roll call vote.

Gina DelRose stated Case 2026-11 would move forward to City Council

ELECTIONS FOR 2026-2027 PZC CHAIRMAN & VICE CHAIRMAN

Three nomination. Gary Greenhow nominated Alyssa Maher. Alyssa Maher nominated Gary Greenhow. Alyssa Maher nominated Dan Druckrey. A roll call vote was taken. 3 votes for Gary Greenhow, 3 votes for Alyssa Maher. It was decided Gary Greenhow will be the Chairman for 2026-2027 and Alyssa Maher will be the Vice Chairman for 2026-2027. CONGRATULATIONS TO YOU BOTH.

DISCUSSION:
Staff Report:
Ms. DelRose announced there are 4 cases for the July 14, 2026 meeting.

ADJOURNMENT:

Robert Cantrell stated that with no objections the meeting was adjourned.

The meeting adjourned at 7:10 p.m.

Recorded by:

Kimberly Whitt
Administrative Assistant

Reviewed by:

Gina DelRose
Community Development Planner

CITY OF BELVIDERE

Community Development

BUILDING DEPARTMENT

PLANNING DEPARTMENT

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

July 7, 2026

ADVISORY REPORT

CASE NO: 2026-13 **APPLICANT:** East Point Commons Planned Business (MA)

REQUEST AND LOCATION:
The applicant, Mike Busch, 923 Logan Avenue, Belvidere, IL 61008 on behalf of the property owners Donald K. Busch, Sr., 923 Logan Avenue, Belvidere, IL 61008 and DMD Investments Inc., 923 Logan Avenue, Belvidere, IL 61008 is requesting a map amendment (rezoning) on approximately 87 acres east of Gateway Center Subdivision, Belvidere, IL from RH, Rural Holding District (pending annexation) to PB, Planned Business District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. The property is irregular in shape and currently in row crop production. PINs: 08-06-200-004, 08-06-200-011, 08-06-200-008, 08-06-200-005 and Parts of PINs: 08-06-200-013, 08-06-200-014, 08-06-200-016 and 08-06-200-015.

BACKGROUND:
As properties annex into the city they are automatically zoned Rural Holding District. A rezoning must occur to place them in their proper designation whether it is residential, commercial, or industrial.

The property owner was awarded a grant from the Illinois Department of Commerce and Economic Opportunity to install water and sewer lines in alignment with the Gateway Center Drive extension. This grant is designed to increase industrial development and out of the 185-acre site, a minimum of 50 acres has to be zoned industrial while the remaining acreage can be a mix of industrial and commercial districts.

The East Point Commons Subdivision is proposed to have 87-acres zoned planned business and 98-acres zoned planned industrial. Similar to the development to the west, Gateway Center Drive will have commercial outlots along its north and south sides with one larger commercial lot for an "anchor" store. A cul-de-sac will extend to the south allowing for industrial development fronting along I-90. Access to the commercial and industrial properties will be from controlled intersections along Genoa Road and Grant Highway. Retail, restaurants, offices and medical services are permitted uses in the Planned Business District while more intense uses such as bars, entertainment facilities and drive-through lanes require special uses.

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 and Farmsteads
Adjacent property:
North: Farmington Fields and Farmington Fields East Subdivisions
South: I-90 Tollway
West: Gateway Center Subdivision (commercial)
East: Agricultural Production

The subject property is part of the proposed East Point Commons Subdivision which is intended to be a mix of commercial and industrial development. The property is bounded by Grant Highway (US Route 20) to the north, I-90 Tollway to the south, Gateway Center commercial subdivision to the west and agricultural to the east. To the north of Grant Highway is single-family residential. The main roadway within East Point Commons Subdivision is the extension of Gateway Center Drive which accesses the commercial properties such as Walmart to the west and intersects with Genoa Road just north of the I-90 interchange. In addition to that access point, the subdivision will also have access to Grant Highway and when the property to the east develops, an additional access point to Grant Highway will be created.

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: SR-4, Single-family Residential-4 District
South and East: A-1, Agricultural Preservation District (County)
West: PB, Planned Business District

The property is surrounded by a mix of commercial, residential and agricultural zoning. The residential zoning is north of Grant Highway, which acts as a buffer between the commercial and residential districts. The I-90 tollway acts as a buffer between the subject property and the agricultural properties to the south. The property East Point Commons development is an extension of the commercial Gateway Center development to the west.

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 East Pont Commons development is intended to maximize on its proximity to the I-90 interchange and be developed with a mix of commercial and industrial land uses. The two access points to the development are shared by an existing commercial development.

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 to the I-90 interchange and Grant Highway encourages the continued commercial 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 a mix of "Commercial" and "Light Industrial" 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. Currently, larger-format commercial land uses are located along major roadways such as US Route 20. 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.

In anticipation of Gateway Center Drive being extended, the comprehensive plan shows a strip of land along Grant Highway being commercial. The applicant is requesting to expand the anticipated commercial development to allow for commercial lots on both sides of Gateway Center Drive as well as one large lot for an "anchor" business.

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 support the continued commercial growth along Grant Highway and near the I-90 interchange. 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 commercial growth of the Gateway Center development.

The Planned Business 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 2026-13 to rezone approximately 86 acres (East Point Commons Subdivision) from RH, Rural Holding District (pending annexation) to PB, Planned Business District

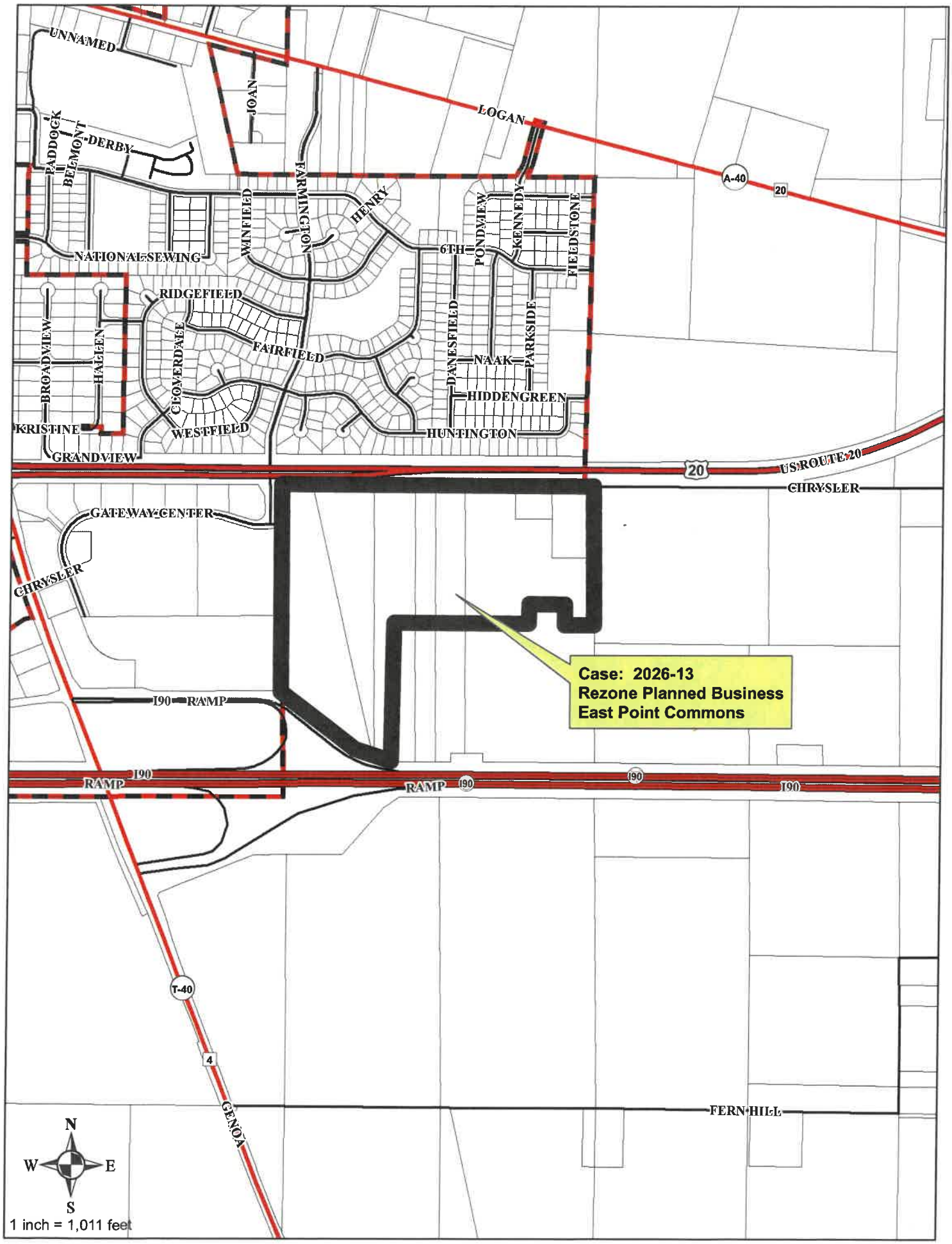
Submitted by:

Gina DelRose, Community Development Planner

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

ATTACHMENTS

1. Location Map by Planning Staff.
2. Aerial photo by Planning Staff.
3. Zoning Maps by Planning Staff.
4. Boundary Survey/Site Plan submitted by the Applicant.
5. Narrative submitted by the Applicant.
6. Letter from the Boone County Health Department, Alisen O'Hearn, June 23, 2026.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Case: 2026-13
Rezone Planned Business
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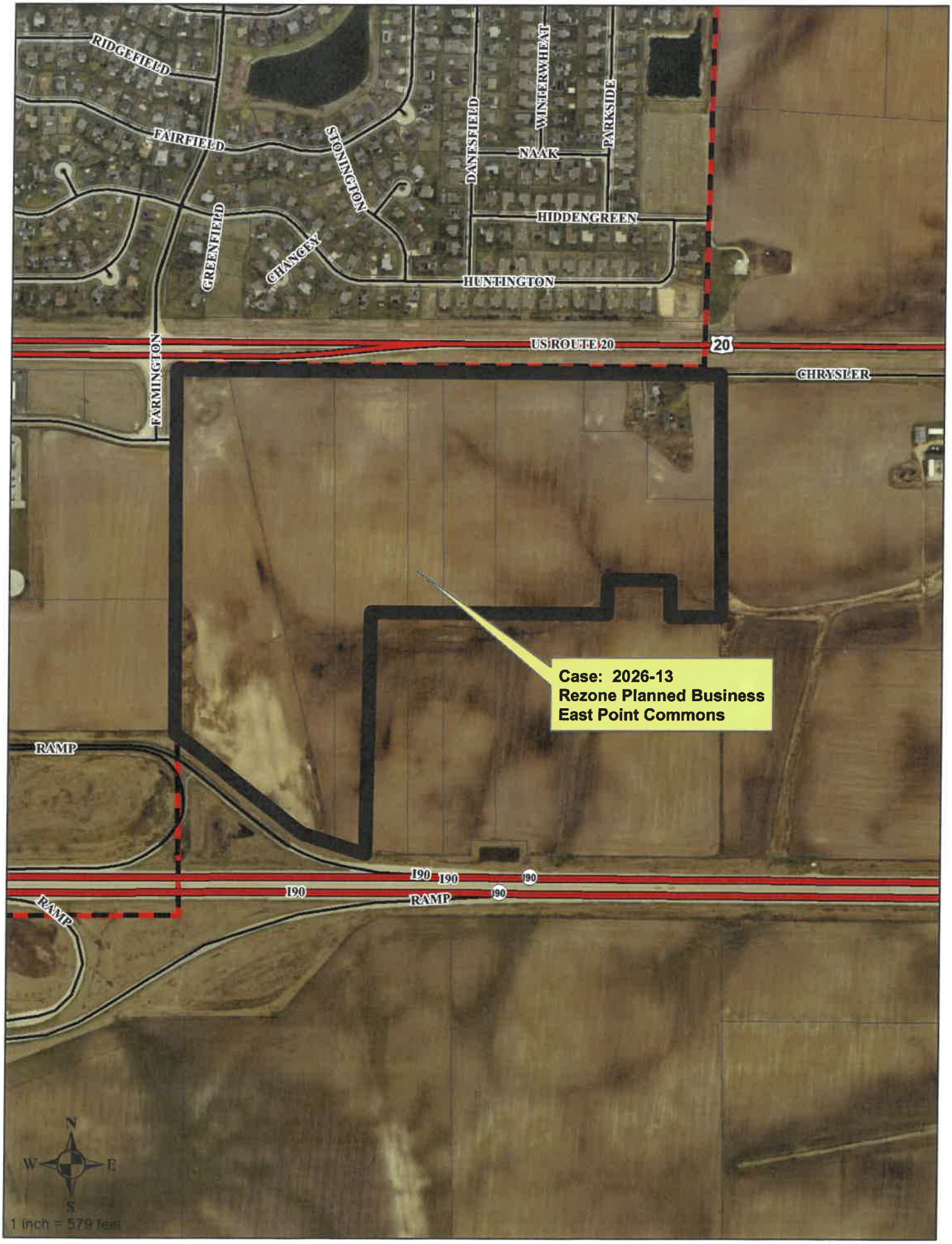
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Case: 2026-13
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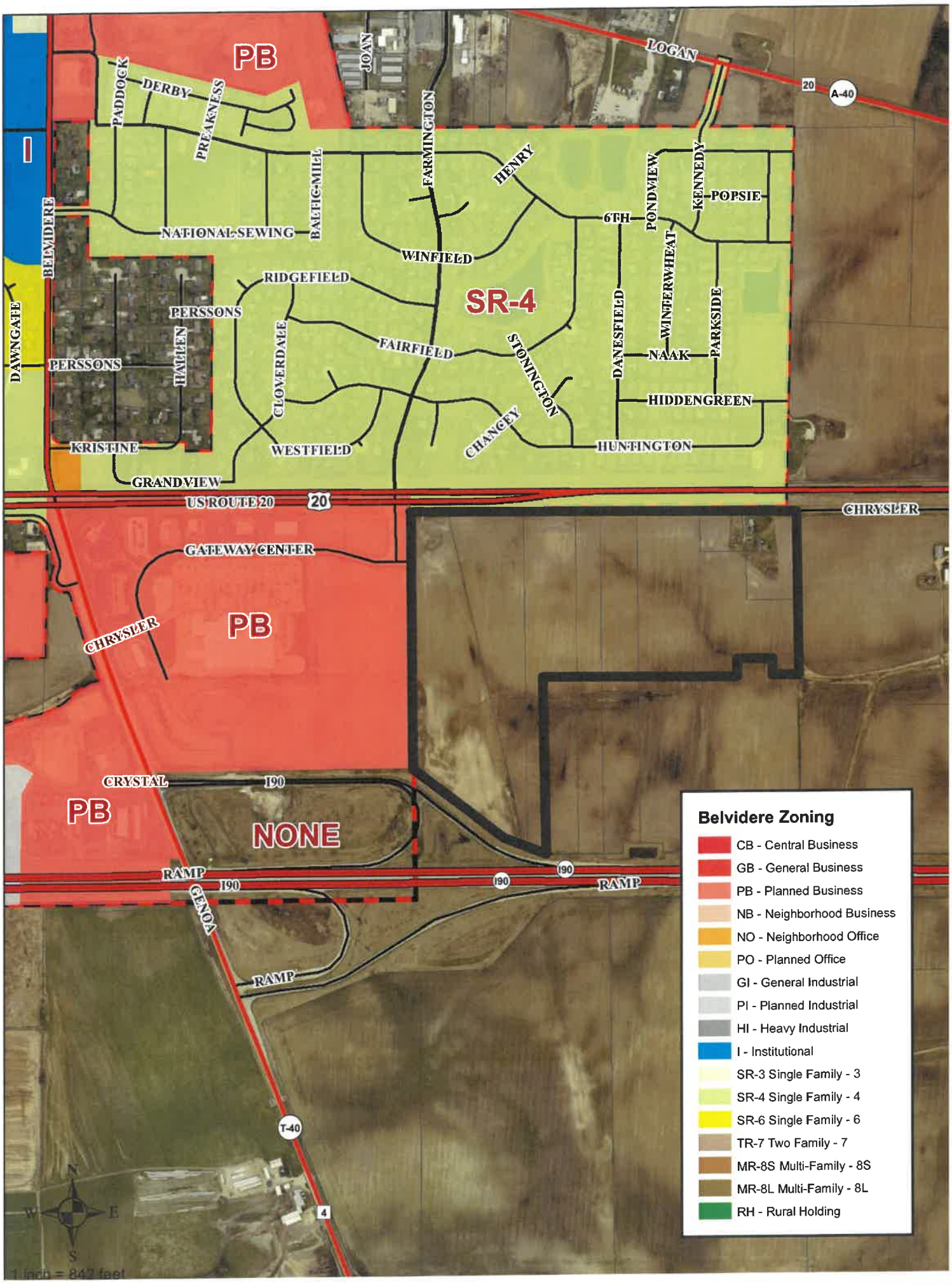
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1 inch = 842 feet
Belvidere Zoning
CB - Central Business
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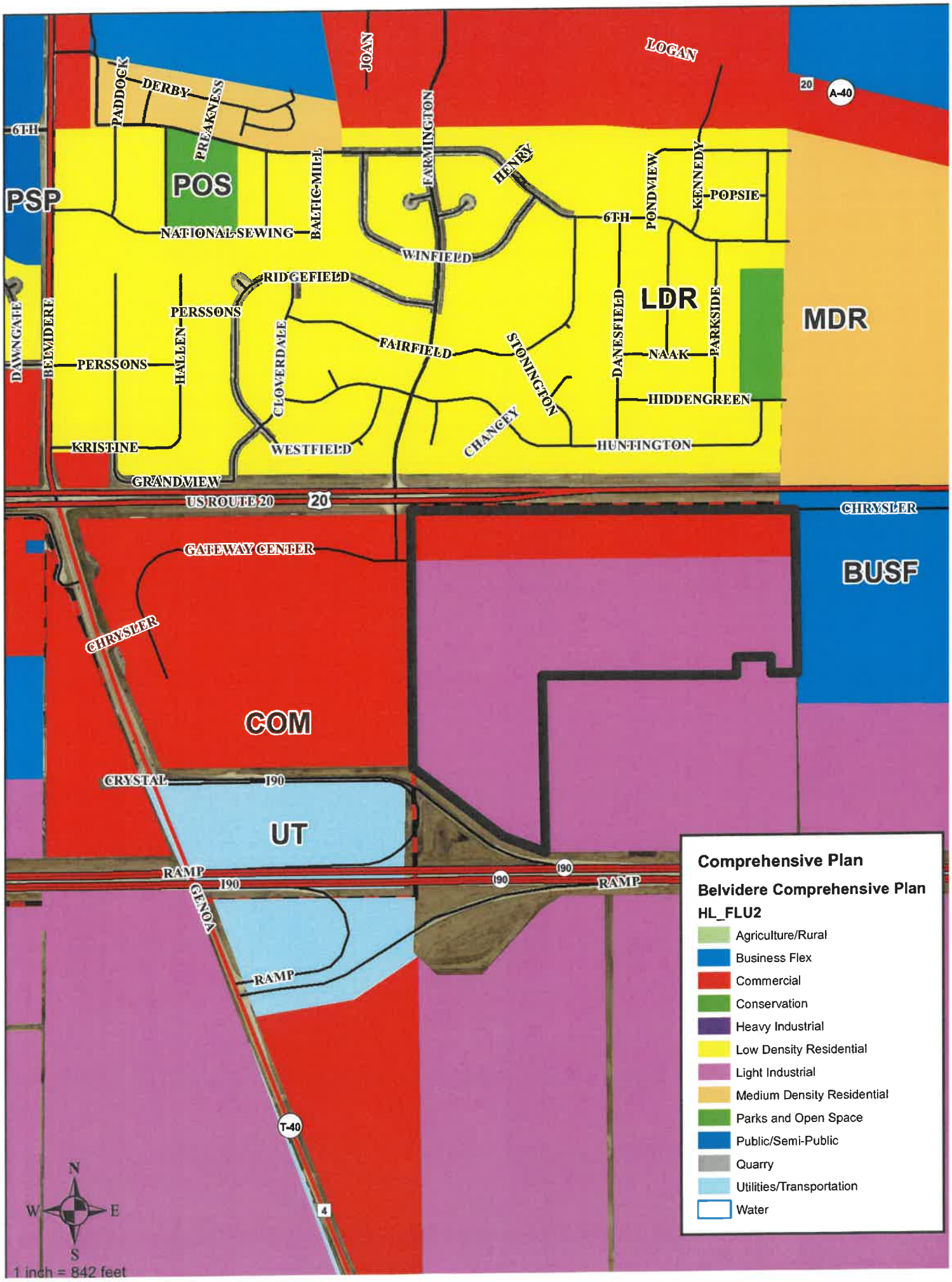
I - Institutional
SR-3 Single Family - 3
SR-4 Single Family - 4
SR-6 Single Family - 6
TR-7 Two Family - 7
MR-8S Multi-Family - 8S
MR-8L Multi-Family - 8L
RH - Rural Holding


LOGAN
JOAN
PADDOCK
DERBY
PREAKNESS
FARMINGTON
HENRY
20
A-40
6TH
PSP
POS
BALTIC MILL
NATIONAL SEWING
WINFIELD
PONDVIEW
KENNEDY
POPSIE
6TH
RIDGEFIELD
PERSSONS
LDR
MDR
DAWNGATE
BELVIDERE
HALLEN
CLOVERDALE
FAIRFIELD
STONINGTON
DANESFIELD
PARKSIDE
NAAK
PERSSONS
HIDDENGREEN
KRISTINE
WESTFIELD
CHANCEY
HUNTINGTON
GRANDVIEW
US ROUTE 20
20
CHRYSLER
GATEWAY CENTER
BUSF
CHRYSLER
COM
CRYSTAL
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RAMP
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GENOA
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Comprehensive Plan
Belvidere Comprehensive Plan
HL_FLU2
Agriculture/Rural
Business Flex
Commercial
Conservation
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Low Density Residential
Light Industrial
Medium Density Residential
Parks and Open Space
Public/Semi-Public
Quarry
Utilities/Transportation
Water

PRELIMINARY PLAT OF EAST POINT COMMONS SUBDIVISION

LOCATED IN PART OF THE NORTHWEST QUARTER OF SECTION 5 AND THE NORTH HALF OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF BELVIDERE, BOONE COUNTY, ILLINOIS.
AREA = 4,308,649 SQUARE FEET OR 98.913 ACRES MORE OR LESS

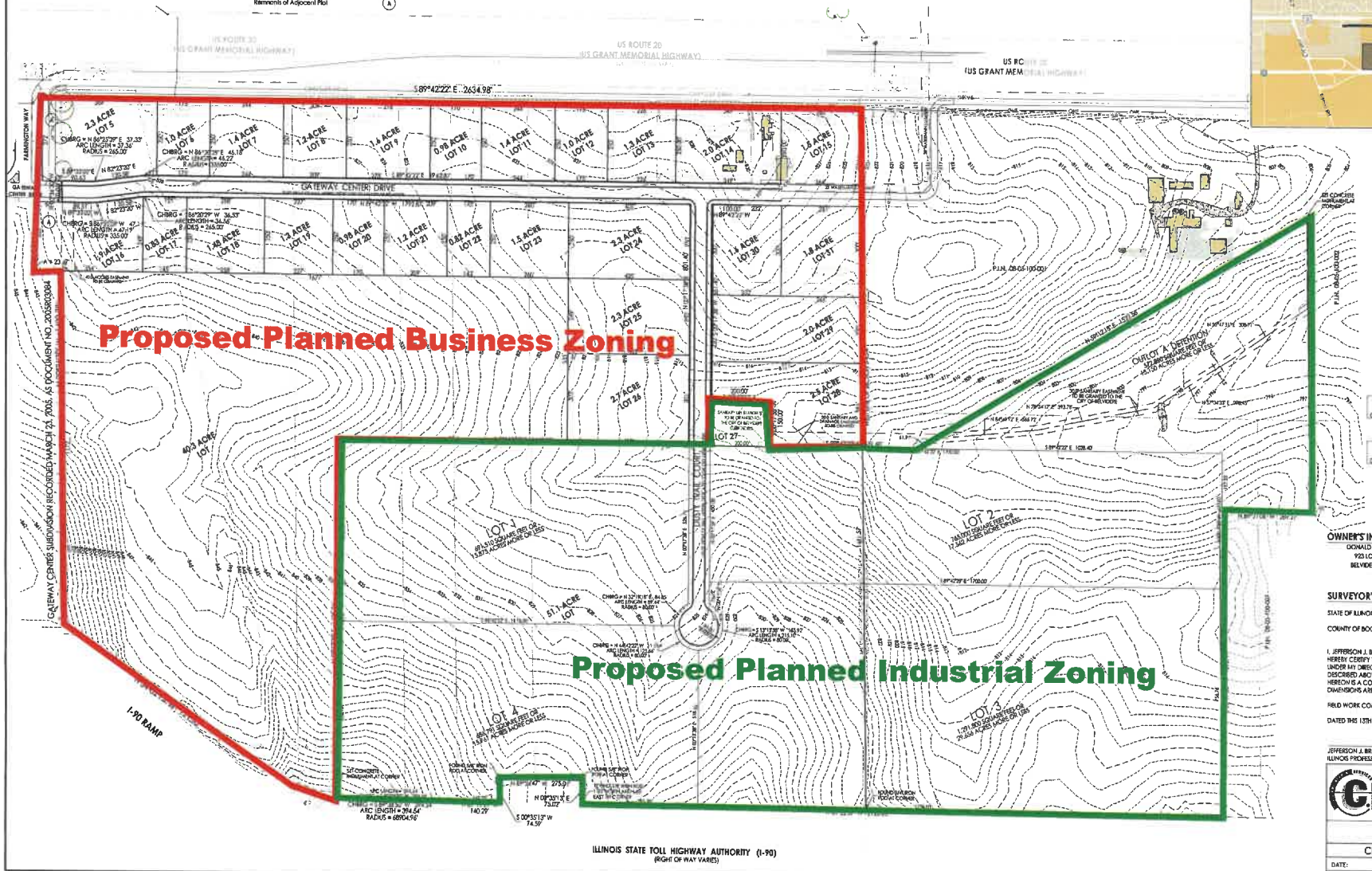
P.I.N.'s
08-06-200-004
08-06-200-005
08-06-200-008
08-06-200-011
08-06-200-013
08-06-200-014
08-06-200-015
08-06-200-016
08-05-100-001
08-05-100-003

SYMBOL LEGEND

- Cross Cut in Concrete
- Found 5/8" Iron Pipe
- Set 5/8" X 30" Iron Rod
- Set Concrete Monument
- Lot Line
- Center Line
- Utility Easement
- Drainage Easement
- Section Line
- Remnants of Adjacent Plat

0 75 150 300

SITE LOCATION MAP



Owner	Date
Approved by the Belvidere Planning Commission	
Chairman	Date

OWNER'S INFORMATION:
DONALD K. BUSCH SR.
923 LOGAN AVE
BELVIDERE, IL 61008

OWNER'S INFORMATION:
DMD INVESTMENT INC.
C/O DONALD K. BUSCH SR.
923 LOGAN AVE
BELVIDERE, IL 61008

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF BOONE)

I, JEFFERSON J. BRAZAS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT A PLAT OF ANNEXATION HAS BEEN MADE UNDER MY DIRECTION AND SUPERVISION OF THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT OF ANNEXATION DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

FIELD WORK COMPLETED 16TH DAY OF MAY, A.D., 2025.

DATED THIS 13TH DAY OF APRIL, A.D., 2026.

JEFFERSON J. BRAZAS.
ILLINOIS PROFESSIONAL LAND SURVEYOR #3538

JEFFERSON J. BRAZAS
035-003538
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
BELVIDERE, ILLINOIS
EXPIRES 11/30/2026

C.E.S. INC.
700 WEST LOCUST STREET, BELVIDERE, ILLINOIS 61008
PHONE: 815.547.8425 | FAX: 815.544.0421
ILLINOIS DESIGN FIRM NO. 184-001260
WEBSITE: WWW.CIVILIDEAS.COM

CLIENT: CITY OF BELVIDERE

CITY OF BELVIDERE, BOONE COUNTY, ILLINOIS

DATE:	04-13-2026	DRAWN BY:	LMT	SHEET
PROJECT NUMBER:	5867	DWG: 5867_PRE-SUBDIVISION PLAT		1 of 1

EAST POINT COMMONS

We are requesting the zoning change to extend development and expansion to the east of Walmart to provide growth opportunities for the community.

Thank you for your consideration,

Donald K. Busch Sr.

Donald K. Busch Sr.

EAST POINT COMMONS

The Commercial portion of the project, are parallel to Rt20 and within the middle of the development. Lots 5-31 and Outlots A & B (Detention / Lift Station)

Sincerely,

Donald K. Busch Sr

Donald K. Busch Sr.

Public Health
Prevent. Promote. Protect.

2026-01

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.

June 23, 2026

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

Email: GDelRose@BelvidereIL.gov

RE: Case: 2026-13 (RZ) East Point Commons Subdivision-Planned Business (east of Gateway Center Subdivision)

RE: 2026-15; East Point Commons Subdivision (Preliminary Plat)

Dear City of Belvidere,

We are in receipt of a map amendment (rezoning) on approximately 87 acres east of Gateway Center Subdivision, Belvidere, IL from RH, Rural Holding District (pending annexation) to PB, Planned Business District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. PINs: 08-06-200-004 and 08-06-200-011, 08-06-200-008, 08-06-200-005 and Parts of PINs: 08-06-200-013, 08-06-200-014, 08-06-200-016 and 08-06-200-015.

Additionally, we are in receipt of Preliminary Plat for East Point Commons Subdivision.

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

BCHD has been notified of the rezoning connection to both public water and sewer. BCHD does have some property records indicating there are wells and septic system components on some of these properties, that may or may not be impacted by the rezoning and final plat. All wells, septic systems, or similar components that are identified, they must be properly abandoned in accordance with the Illinois Private Sewage Code and Illinois Water Well Construction Code, as adopted by Boone County Code. The applicant would need to complete that process with oversight from BCHD.

If you have any questions or concerns, please contact us at (815) 544-2951 ext. 2 or at info@boonehealth.org.

Sincerely,

Alisen O'Hearn, LEHP, REHS/RS
Director of Infrastructure
Boone County Health Department

CITY OF BELVIDERE

Community Development

BUILDING DEPARTMENT PLANNING DEPARTMENT

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

July 7, 2026

ADVISORY REPORT

CASE NO: 2026-14 **APPLICANT:** East Point Commons Planned Industrial (MA)

REQUEST AND LOCATION:
The applicant, Mike Busch, 923 Logan Avenue, Belvidere, IL 61008 on behalf of the property owners Donald K. Busch, Sr., 923 Logan Avenue, Belvidere, IL 61008 and DMD Investments Inc., 923 Logan Avenue, Belvidere, IL 61008 is requesting a map amendment (rezoning) on approximately 98 acres east of Gateway Center Subdivision, Belvidere, IL 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 property is irregular in shape and currently in row crop production. PINs: 08-05-100-001 and 08-05-100-003 and Parts of PINs: 08-06-200-013, 08-06-200-014, 08-06-200-016 and 08-06-200-015.

BACKGROUND:
As properties annex into the city they are automatically zoned Rural Holding District. A rezoning must occur to place them in their proper designation whether it is residential, commercial, or industrial.

The property owner was awarded a grant from the Illinois Department of Commerce and Economic Opportunity to install water and sewer lines in alignment with the Gateway Center Drive extension. This grant is designed to increase industrial development and out of the 185-acre site, a minimum of 50 acres has to be zoned industrial while the remaining acreage can be a mix of industrial and commercial districts.

The East Point Commons Subdivision is proposed to have 87-acres zoned planned business and 98-acres zoned planned industrial. While the properties running parallel to Grant Highway are proposed to be planned business, unlike the development to the west, the applicant is proposing to have industrial land uses fronting along I-90. The four industrial lots will be accessible by a cul-de-sac extending south of Gateway Center Drive. Access to the commercial and industrial properties will be from controlled intersections along Genoa Road and Grant Highway. Light Industrial, indoor maintenance service and indoor storage and wholesaling are permitted uses in the Planned Industrial District while more intense land uses such as distribution centers require a special use.

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: Agricultural Production and Farmsteads
South: I-90 Tollway
West: Gateway Center Subdivision (commercial)
East: Agricultural Production

The subject property is part of the proposed East Point Commons Subdivision which is intended to be a mix of commercial and industrial development. The overall development is bounded by Grant Highway (US Route 20) to the north, I-90 Tollway to the south, Gateway Center commercial subdivision to the west and agricultural to the east. To the north of Grant Highway is single-family residential. The southern portion of the development, abutting the I-90 tollway is where the planned industrial lots are proposed to be located. The main roadway within East Point Commons Subdivision is the extension of Gateway Center Drive which accesses the commercial properties such as Walmart to the west and intersects with Genoa Road just north of the I-90 interchange. In addition to that access point, the subdivision will also have access to Grant Highway and when the property to the east develops, an additional access point to Grant Highway will be created.

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: PB, Planned Business District (pending rezoning) and A-1, Agricultural Preservation District (County)
South and East: A-1, Agricultural Preservation District (County)
West: PB, Planned Business District

The property is surrounded by a mix of commercial, residential and agricultural zoning. The residential zoning is north of Grant Highway, which acts as a buffer between the commercial and residential districts. The I-90 tollway acts as a buffer between the subject property and the agricultural properties to the south. The western and northern portions of the East Point Commons development are an extension of the commercial Gateway Center development to the west. The southeastern portion of the development, accessible by a cul-de-sac, capitalizing on its visibility from the I-90 tollway and will be developed with industrial land uses.

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 East Pont Commons development is intended to maximize on its proximity to the I-90 interchange and be developed with a mix of commercial and industrial land uses. The two access points to the development are shared by an existing commercial development.

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 to the I-90 interchange and Grant Highway encourages 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 a mix of "Business Flex" and "Light Industrial" by the City of Belvidere Comprehensive Plan, adopted May 7, 2024. The Business Flex map category encourages buildings that maintain a combination of office/retail space with a warehouse or staging area. Business flex should be supported within the City's fringe growth areas and development along Business Route 20 and Interstate 90. 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 comprehensive plan anticipated that while commercial development would continue to locate along the Grant Highway frontage, industrial and warehousing land uses would locate closer to the tollway where visibility is greater.

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 support the continued commercial growth along Grant Highway and near the I-90 interchange. 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 what the comprehensive plan encourages in the general area. The redevelopment of the subject property allows for job growth which will be supported by the commercial outlots along Gateway Center Drive.

The Planned Industrial 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 2026-14 to rezone approximately 98 acres (East Point Commons Subdivision) from RH, Rural Holding District (pending annexation) to PI, Planned Industrial District

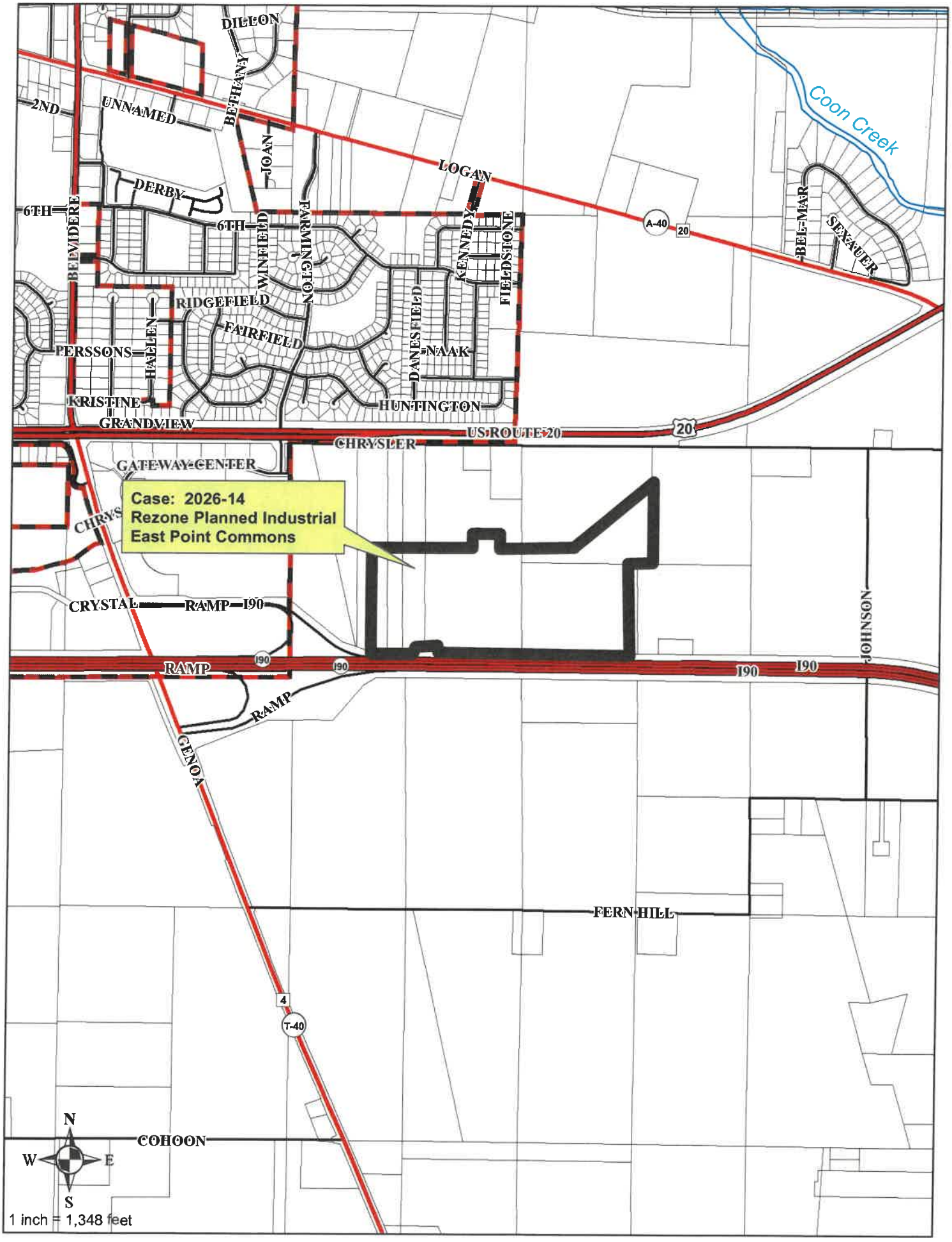
Submitted by:

Gina DelRose, Community Development Planner

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

ATTACHMENTS

1. Location Map by Planning Staff.
2. Aerial photo by Planning Staff.
3. Zoning Maps by Planning Staff.
4. 0Boundary Survey/Site Plan submitted by the Applicant.
5. Narrative submitted by the Applicant.
6. Letter from the Boone County Health Department, Alisen O'Hearn, June 23, 2026.


Case: 2026-14
Rezone Planned Industrial
East Point Commons
DILLON
BETHANY
2ND
UNNAMED
JOAN
LOGAN
DERBY
6TH
6TH
BELVIDERE
WINFIELD
FARMINGTON
KENNEDY
FIELDSTONE
RIDGEFIELD
FAIRFIELD
HALLEN
PERSSONS
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CHRYSLER
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CRYSTAL
RAMP
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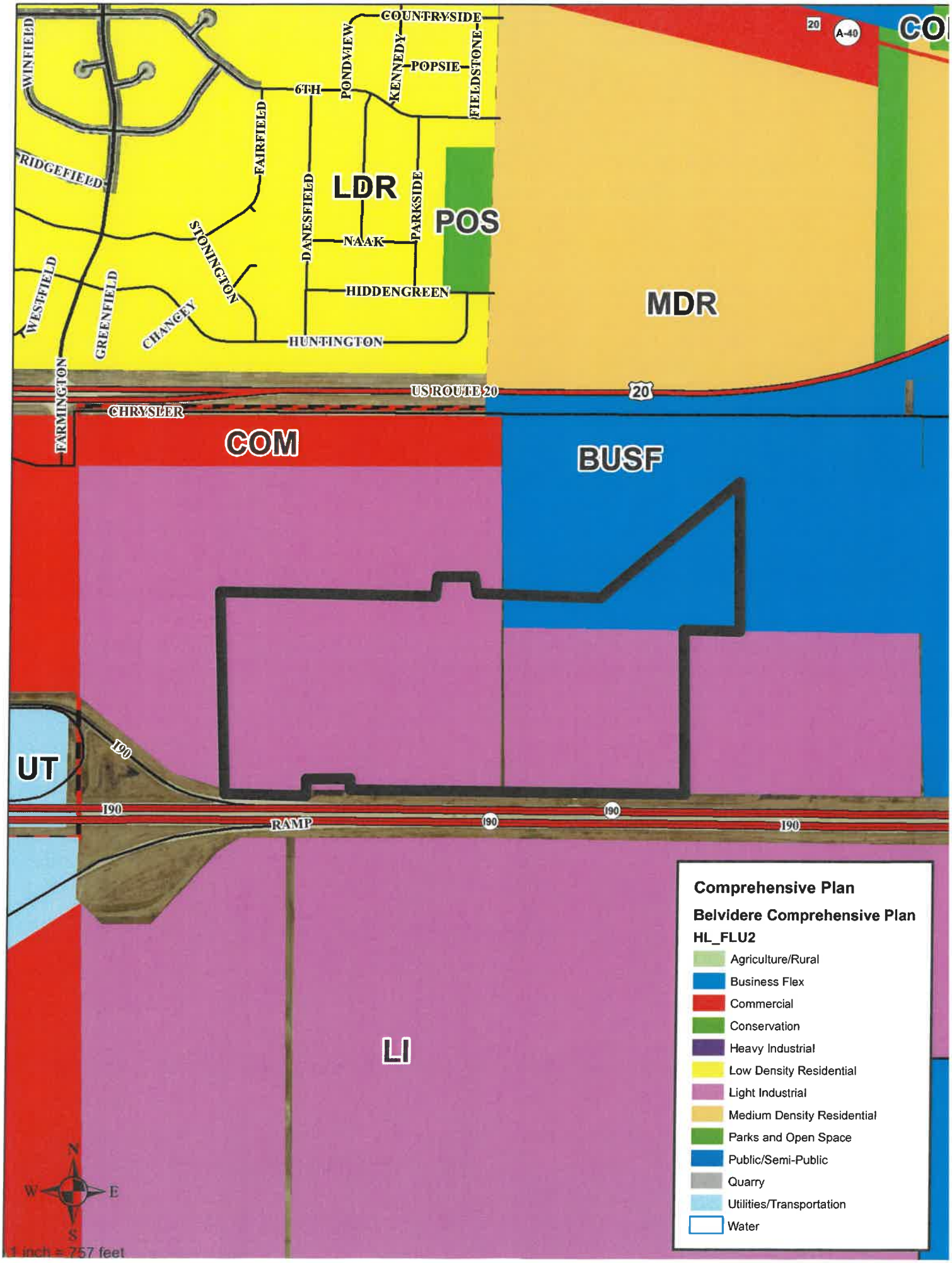
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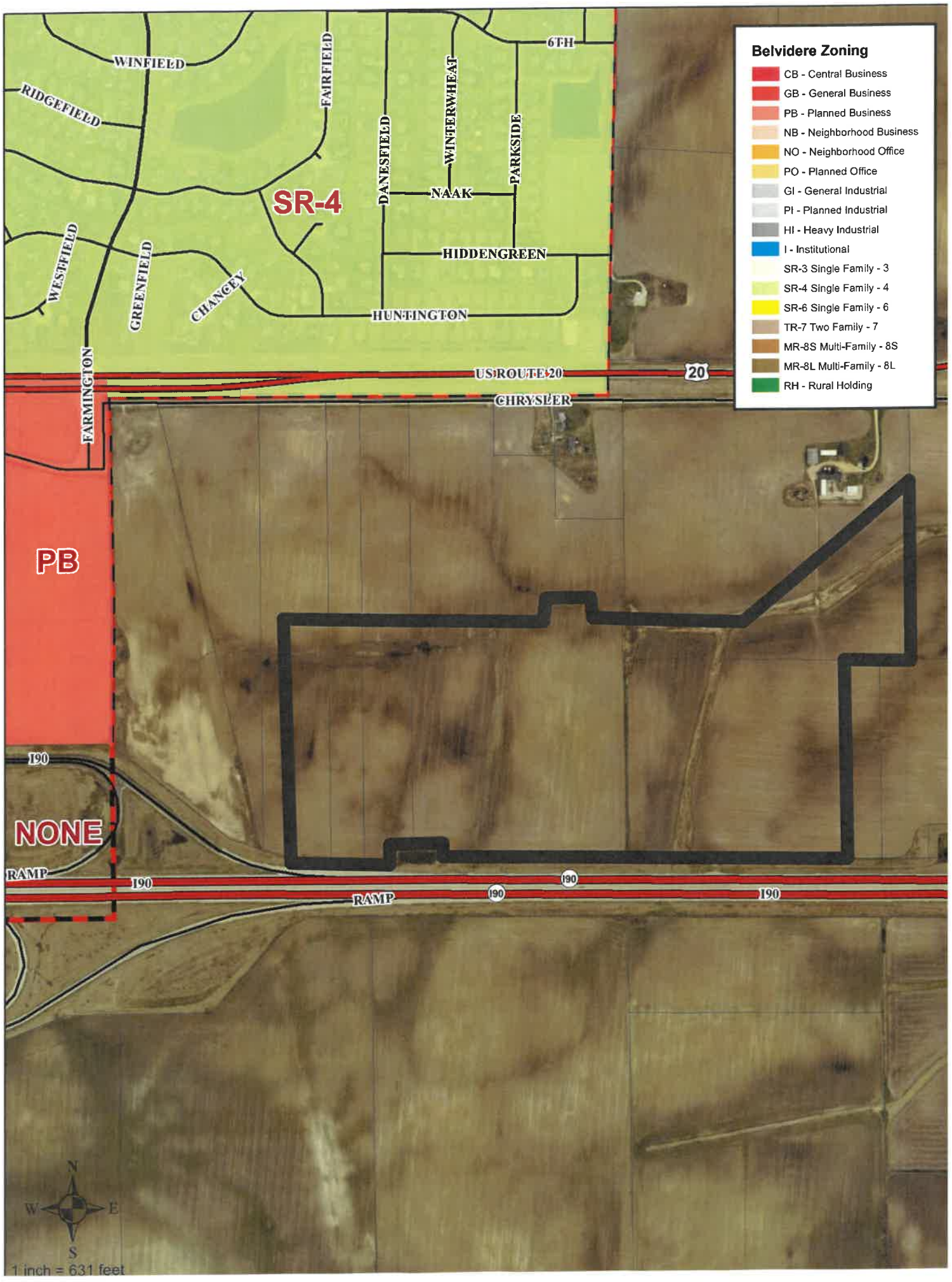
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Set Concrete Monument
Lot Line
Center Line
Utility Easement
Drainage Easement
Section Line
Remnants of Adjacent Plat

SITE LOCATION MAP

US ROUTE 20
(US GRANT MEMORIAL HIGHWAY)

GATEWAY CENTER DRIVE

GATEWAY CENTER SUBDIVISION RECORDED MARCH 23, 2005, AS DOCUMENT NO. 2005R03084

I-90 RAMP

Proposed Planned Business Zoning

Proposed Planned Industrial Zoning

ILLINOIS STATE TOLL HIGHWAY AUTHORITY (I-90)
(RIGHT OF WAY VARIES)

Owner Date

Approved by the Belvidere Planning Commission

Chairman Date

OWNER'S INFORMATION:
DONALD R. BUSCH SR.
923 LOGAN AVE
BELVIDERE, IL 61008

OWNER'S INFORMATION:
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JEFFERSON J. BRAZAS
ILLINOIS PROFESSIONAL LAND SURVEYOR #3538

EXPIRES 11/30/2026

C.E.S. INC.
700 WEST LOCUST STREET, BELVIDERE, ILLINOIS 61008
PHONE: 815-547-8435 | FAX: 815-544-0421
ILLINOIS DESIGN FIRM NO. 184.001260
WEBSITE: WWW.CIVILDCAS.COM

CLIENT: CITY OF BELVIDERE

CITY OF BELVIDERE, BOONE COUNTY, ILLINOIS

DATE:	04-13-2026	DRAWN BY:	LMT	SHEET
PROJECT NUMBER:	5867	DWG: 5867_PRE-SUBDIVISION PLAT		1 of 1

EAST POINT COMMONS

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EAST POINT COMMONS

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Boone County Health Department

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June 23, 2026

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

Email: GDelRose@BelvidereIL.gov

RE: Case: 2026-13 (RZ) East Point Commons Subdivision-Planned Business (east of Gateway Center Subdivision)

RE: 2026-15; East Point Commons Subdivision (Preliminary Plat)

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Sincerely,

Alisen O'Hearn, LEHP, REHS/RS
Director of Infrastructure
Boone County Health Department

CITY OF BELVIDERE

Community Development

BUILDING DEPARTMENT PLANNING DEPARTMENT

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

July 7, 2026

ADVISORY REPORT

CASE NUMBER: 2026-15 **APPLICANT**: East Point Commons Subdivision, Preliminary Plat

REQUEST:
The applicant is requesting preliminary plat approval of the 33-lot East Point Commons Subdivision.

LOCATION AND DESCRIPTION OF SITE:
The subject property is bordered by I-90 and Grant Highway and directly east of Gateway Center Subdivision. It is approximately 185 acres in size, is in agricultural production and has two farmsteads (see attached aerial photo). PINs: 08-06-200-004, 08-06-200-005, 08-06-200-008, 08-06-200-011, 08-06-200-013, 08-06-200-014, 08-06-200-015 and 08-06-200-016. Parts of PINs: 08-05-100-001 and 08-05-100-003.

BACKGROUND:
In addition to the preliminary plat request, the applicant has also applied for annexation, rezoning (to both the Planned Business and Planned Industrial Districts) and final plat #1 approval for the industrial area. Of the 33 proposed lots, 27 are intended to be commercial, four are intended to be industrial, one is for a municipal sanitary lift station and one is a non-buildable stormwater detention area. The subdivision will allow for the extension of Gateway Center Drive, causing the existing Chrysler Drive located within the Grant Highway right-of-way to be abandoned. The industrial lots will be accessed by Dusty Trail Court which is approximately 1,300 feet in length. This exceeds the Belvidere Subdivision Code's allowable cul-de-sac length of 500 feet. By approving the preliminary plat as proposed, a variance (per Section 151.41.b.6 of the Belvidere Subdivision Code) is being granted for the excess length.

Construction of the public improvements have already begun due to a grant from the Illinois Department of Commerce and Economic Opportunity.

A request for comments was sent to 19 departments, agencies, or other parties. Comments received were either addressed by the applicant or have been incorporated into the recommended conditions of approval.

SUMMARY OF FINDINGS:
Provided that the suggested conditions of approval are met, the Preliminary Plat of East Point Commons Subdivision is in conformance with the City of Belvidere's Subdivision Code and Zoning Ordinances.

RECOMMENDATION:
Planning staff recommends the **approval** of the preliminary plat for East Point Commons Subdivision (case number **2026-15)** subject to the following conditions:

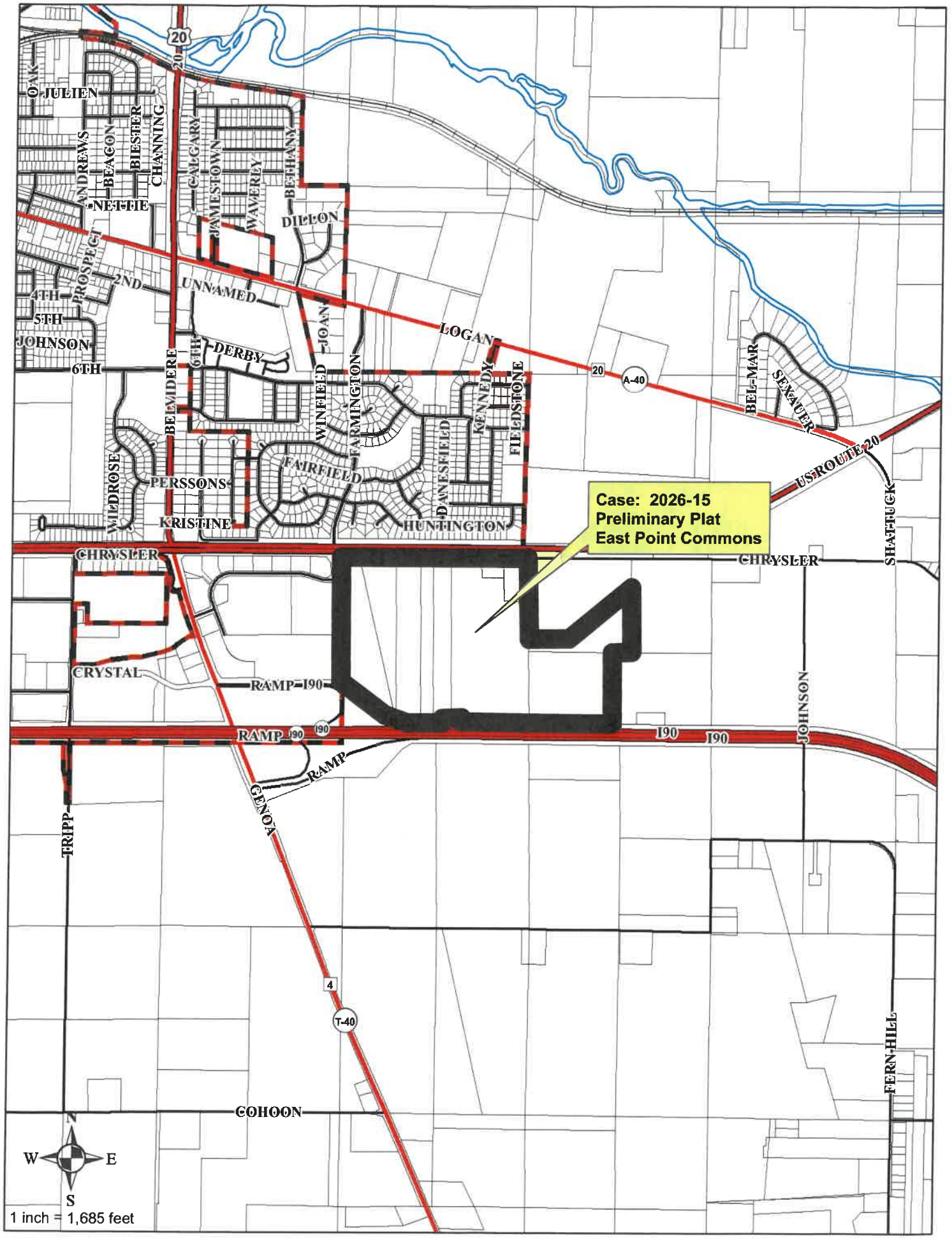
1. The legal description of the plat states that it encompasses 98.913 acres when it actually encompasses approximately 185 acres. The acreage on the plat shall be corrected.
2. The lot being dedicated to the City of Belvidere for a lift station shall be numbered Lot 29. Lots 29-31 shall be renumbered accordingly.
3. A cross access easement shall be placed on Lot 14 allowing Lot 15 access to Gateway Center Drive.
4. A cross access easement shall be placed on Lot 30 allowing Lot 31 access to Gateway Center Drive.
5. Ownership and maintenance responsibility of the detention area must be included in the final plats.
6. There shall be a note on the plat stating "Direct access to US 20 is restricted and only allowed via Farmington Way".
7. Per Section 151.25(b)(10) of the Belvidere Subdivision Code, a subsurface drainage study shall be completed and submitted for review.
8. Per Section 151.41.b.6 of the Belvidere Subdivision Code, a variance is granted allowing a cul-de-sac in excess of 500 feet in length.
9. All public improvements shall be completed in accordance with approved construction plans for the development. An engineer's estimate of cost for the public improvements to be completed as a part of this project shall be submitted along with the construction plans for the development.
10. A Performance Bond or Letter-of-Credit is required for all public improvements on forms provided by the City and must be submitted prior to the recording of the Final Plat or prior to the approval and release of the construction plans for the development by the Director of Public Works.
11. Prior to approval of the Final Plat for this subdivision, the developer shall pay all normal, customary and standard permit, inspection, tap-on, connection, recapture, basin and other fees that are required by the City at the time of Final Plat submittal.
12. The plat shall be in compliance with all applicable codes, ordinances, and agreements.

Submitted by:

Gina DelRose
Community Development Planner

ATTACHMENTS

1. Location Map by Planning Staff.
2. Aerial Photo with Platting by Planning Staff.
3. Letter from Boone County Health Department, Alisen O'Hearn, June 23, 2026.
4. Letter from Hampton, Lenzini and Renwick, Inc., Randall Newkirk, June 26, 2026.
5. Letter from Boone County Soil and Water Conservation District, Heather VanTilburg, June 30, 2026.
6. Letter from Boone County Conservation District, Josh Sage, June 30, 2026.
7. E-mail from Illinois Department of Transportation, Joshua Goff, June 30, 2026.
8. Preliminary Plat for East Point Commons Subdivision by C.E.S. Inc. dated April 13, 2026.


Case: 2026-15
Preliminary Plat
East Point Commons
JULIEN
OAK
ANDREWS
BEACON
BIESTER
CHANNING
NETTIE
CALGARY
JAMESTOWN
WAVERLY
BETHANY
DILLON
PROSPECT
2ND
4TH
5TH
JOHNSON
6TH
UNNAMED
LOGAN
DERBY
JOANN
WINFIELD
FARMINGTON
KENNEDY
FIELDSTONE
BELMIDERE
WILDROSE
PERSSONS
KRISTINE
FAIRFIELD
DANESFIELD
HUNTINGTON
BEL-MAR
SENATUS
US ROUTE 20
SHATTUCK
CHRYSLER
CRYSTAL
RAMP I90
I90
JOHNSON
TRIPP
GENOA
FERN HILL
COHOON
20
A-40
4
T-40
N
W
E
S
1 inch = 1,685 feet

UNNAMED
JOAN
LOGAN
DERBY
PIEL GROCERY
BALTIC MILL
WINFIELD
FARMINGTON
HENRY
6TH
PONDVIEW
KENNEDY
FIELDSTONE
20
A-40
BEL-MAR
RIDGEFIELD
HALLEN
CLOVERDALE
FAIRFIELD
DANESFIELD
NAAK
PARKSIDE
HIDDENGREEN
WESTFIELD
HUNTINGTON
US ROUTE 20
Case: 2026-15
Preliminary Plat
East Point Commons
CHRYSLER
GATEWAY CENTER
I90 RAMP
I90
RAMP
RAMP
I90
I90
I90
T-40
4
GENOA
FERN HILL
N
W
E
S
1 inch = 1,011 feet

PRELIMINARY PLAT OF EAST POINT COMMONS SUBDIVISION

LOCATED IN PART OF THE NORTHWEST QUARTER OF SECTION 5 AND THE NORTH HALF OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF BELVIDERE, BOONE COUNTY, ILLINOIS.
AREA = 4,308,649 SQUARE FEET OR 98.913 ACRES MORE OR LESS

P.I.N.'S
08-06-200-004
08-06-200-005
08-06-200-008
08-06-200-011
08-06-200-013
08-06-200-014
08-06-200-015
08-06-200-016
08-05-100-001
08-05-100-003

SYMBOL LEGEND

- Cross Cut in Concrete
- Found 5/8" Iron Pipe
- Set 5/8" X 30" Iron Rod
- Set Concrete Monument
- Lot Line
- Center Line
- Utility Easement
- Drainage Easement
- Section Line
- Remarks of Adjacent Plat

SITE LOCATION MAP

Proposed Planned Business Zoning

Proposed Planned Industrial Zoning

GATEWAY CENTER SUBDIVISION RECORDED MARCH 23, 2006 AS DOCUMENT NO. 2005R03884

I-90 RAMP

ILLINOIS STATE TOLL HIGHWAY AUTHORITY (I-90)
(RIGHT OF WAY VARIES)

OWNER'S INFORMATION:
DONALD K. BUSCH SR.
923 LOGAN AVE
BELVIDERE, IL 61008

OWNER'S INFORMATION:
DMD INVESTMENT INC
C/O DONALD K. BUSCH SR.
923 LOGAN AVE
BELVIDERE, IL 61008

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
} SS
COUNTY OF BOONE }

I, JEFFERSON J. BRAZAS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT A PLAT OF ANNEXATION HAS BEEN MADE UNDER MY DIRECTION AND SUPERVISION OF THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT OF ANNEXATION DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

FIELD WORK COMPLETED 16TH DAY OF MAY, A.D., 2025.

DATED THIS 13TH DAY OF APRIL, A.D., 2026.

JEFFERSON J. BRAZAS,
ILLINOIS PROFESSIONAL LAND SURVEYOR #3538

EXPIRES 11/30/2026

C.E.S. INC.
700 WEST LOCUST STREET, BELVIDERE, ILLINOIS 61008
PHONE: 815.547.8455 | FAX: 815.544.0421
ILLINOIS DESIGN FIRM NO. 184-001266
WEBSITE: WWW.CIVILIDEAS.COM

CLIENT: CITY OF BELVIDERE

CITY OF BELVIDERE, BOONE COUNTY, ILLINOIS

DATE:	04-13-2026	DRAWN BY:	LMT	SHEET
PROJECT NUMBER:	5867	DWG: 5867_PRE-SUBDIVISION PLAT		1 of 1

Public Health
Prevent. Promote. Protect.
2025-01

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.

June 23, 2026

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

Email: GDelRose@BelvidereIL.gov

RE: Case: 2026-13 (RZ) East Point Commons Subdivision-Planned Business (east of Gateway Center Subdivision)

RE: 2026-15; East Point Commons Subdivision (Preliminary Plat)

Dear City of Belvidere,

We are in receipt of a map amendment (rezoning) on approximately 87 acres east of Gateway Center Subdivision, Belvidere, IL from RH, Rural Holding District (pending annexation) to PB, Planned Business District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. PINs: 08-06-200-004 and 08-06-200-011, 08-06-200-008, 08-06-200-005 and Parts of PINs: 08-06-200-013, 08-06-200-014, 08-06-200-016 and 08-06-200-015.

Additionally, we are in receipt of Preliminary Plat for East Point Commons Subdivision.

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

BCHD has been notified of the rezoning connection to both public water and sewer. BCHD does have some property records indicating there are wells and septic system components on some of these properties, that may or may not be impacted by the rezoning and final plat. All wells, septic systems, or similar components that 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

Hampton, Lenzini and Renwick, Inc.
Civil Engineers • Structural Engineers • Land Surveyors • Environmental Specialists
www.hlrengineering.com

June 26, 2026

Gina DelRose
Community Development Planner
City of Belvidere
401 Whitney Boulevard
Belvidere, IL 61008

RE: 2026-15 East Point Subdivision Preliminary Plat
2026-16 East Point Subdivision Final Plat

Dear Ms. DelRose,

Below are comments based on the plats transmitted to HLR on June 22 2026:

East Point Subdivision Preliminary Plat dated 4/13/2026

1.) No Comment

East Point Subdivision Final Plat dated 6/5/2026

1.) Remove surveyor certificate from page one. It is only needed on certificate sheet.
2.) Missing City planner certificate.
3.) Surveyors' certificate should conform to Belvidere's surveyors' certificate.

If there are any questions regarding the comments presented, feel free to reach out to Eric Haglund, PLS or myself.

Yours truly,

HAMPTON, LENZINI AND RENWICK, INC.

Randal G. Newkirk, PE
Municipal Manager

1707 N. Randall Road
Suite 100
Elgin, Illinois 60123
Tel. 847.697.6700
Fax 847.697.6753

380 Shepard Drive
Elgin, Illinois 60123-7010
Tel. 847.697.6700
Fax 847.697.6753

380 N. Terra Cotta Road
Unit G
Crystal Lake, Illinois 60012
Tel. 847.697.6700
Fax 847.697.6753

3085 Stevenson Drive
Suite 201
Springfield, Illinois 62703
Tel. 217.546.3400
Fax 217.546.8116

323 West 3rd Street
P.O. Box 160
Mt Carmel, Illinois 62863
Tel. 618.262.8651
Fax 618.263.3327

Boone County
Soil & Water
Conservation District

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

June 30, 2026

City of Belvidere Planning Department
c/o Gina DelRose
401 Whitney Blvd, Suite 300
Belvidere, IL 61008

RE: BCSWCD Comments Regarding 2026-15; East Point Commons Subdivision

Ms. DelRose,

Below are comments from the SWCD regarding the East Point Commons Subdivision. A full Natural Resource Inventory (NRI) report will be finalized on July 8th, 2026, at our monthly board meeting but in the meantime wanted to provide a few comments to the planning department on this proposed development. We greatly appreciate the City of Belvidere allowing the district to review projects and taking our comments into consideration. Comments are as follows:

- **Sensitive and Hydric Soils**—The SWCD advises that special considerations be made for the presence of sensitive and/or hydric soils found on site. We encourage preservation of these areas to the fullest extent possible to better support the functions of stormwater management. This would allow for the natural functions of these soils to maintain water storage capacity and water quality benefits and minimize potential impacts to other valuable natural resources on the site. This may overall present lower economic risks in future when considering the need for mitigation.

- **Industrial Operations and Water Quality Impacts**--The exact industrial use for the parcel(s) is unknown at this time; however, there will need to be considerations for potential pollutants from stormwater runoff that occurs on impervious surfaces during significant storm events—which can create large flushes of pollutant transfer. While having a detention basin is helpful, we would highly encourage other best management practices to capture/treat any contaminates before the runoff enters the detention basin. This will not only prevent significant water quality impacts, but it may also contribute to increased longevity of the basin by incorporating additional support functions.

The Boone County Soil and Water Conservation District is an equal opportunity employer. All programs and services are offered without regard to race, color, national origin, religion, sex, age, marital status, or handicap.

Boone County
Soil & Water
Conservation District

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

- **Native Vegetation Use for Stormwater Management**—The SWCD highly encourages quality native vegetation installations for stormwater management, particularly in the detention basin and any supporting vegetative practices. *Stewardship can greatly impact the success of these installations*, and when done properly, produce excellent benefit both ecologically and economically regarding maintenance, managing surface water and groundwater recharge. We highly recommend that an experienced ecological contractor familiar with Illinois specific vegetation be engaged in installations to ensure that plantings are successful from the beginning.

The SWCD appreciates the City's time and consideration of these comments. If there are any questions or concerns please don't hesitate to reach out to our office. Once a full NRI report is finalized at our July 8th meeting it will be sent directly to the planning department as part of the application for this request and will include additional natural resources information on this site.

Respectfully,

Heather VanTilburg

Heather VanTilburg, Resource Conservationist, Boone County SWCD

The Boone County Soil and Water Conservation District is an equal opportunity employer. All programs and services are offered without regard to race, color, national origin, religion, sex, age, marital status, or handicap.

June 30, 2026

Gina DelRose
City of Belvidere
Planning Department
401 Whitney Blvd, Suite 300
Belvidere, IL 61008

Re: Comments Regarding 2026-15; East Point Commons Subdivision

Ms. DelRose,

I am writing to provide comments regarding the proposed East Point Commons Subdivision. I appreciate the City of Belvidere giving the Boone County Conservation District the opportunity to comment on this potential development project. I respectfully submit the following comments for consideration as the project is reviewed.

First, I encourage the use of native vegetation when establishing Outlot A Detention along with any waterway or buffer associated with this detention. It is vital that a firm experienced in native vegetation establishment and management is used to make sure the project is successful. If done properly at the onset, this is a cost saving measure and a best management practice for managing surface water and promoting groundwater recharge.

Second, is the proposed industrial use known at this time? Depending on the nature of the use, stormwater runoff from impervious surfaces may contain pollutants that are concentrated during the first flush of a storm event. Appropriate best management practices should be incorporated to capture and treat these contaminants before runoff enters the detention basin, reducing the potential for water quality impacts.

On a final note, special consideration should be given to protecting sensitive soils, particularly those classified as hydric. Site design should preserve these areas and incorporate their existing hydrologic functions into the overall stormwater management strategy. Maintaining hydric soil areas can support natural water storage and water quality functions while minimizing impacts to sensitive resources.

Thank you for your time and consideration of these comments.

Sincerely,
Joshua Sage
Executive Director
Boone County Conservation District

Gina DelRose

From: Goff, Joshua L <Joshua.Goff@illinois.gov>
Sent: Tuesday, June 30, 2026 10:10 AM
To: Gina DelRose
Subject: FW: Boone County - East Point Commons Subdivision review
Attachments: Prelim-East Point Commons Sub.pdf; Final-East Point Commons Sub.pdf

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.

Please see below and attached for our review of the East Point Commons plat.

From: Spayer, Scott M. <Scott.Spayer@Illinois.gov>
Sent: Wednesday, June 24, 2026 4:35 PM
To: Goff, Joshua L <Joshua.Goff@illinois.gov>
Subject: Boone County - East Point Commons Subdivision review

Josh-

Regarding the sub plats you dropped off yesterday:

For the Preliminary Plat of East Point Commons Sub, I believe this is something you said you need to review for drainage. I don't have any comments to add because this plat seems very incomplete and shows well more than the 98.9 acres the caption at the top shows. IF this were a subdivision plat to be approved, we would need the IDOT cert and a note stating that direct access to US 20 is restricted and only allowed via Farmington Way.

For the Final Plat of East Point Commons Sub, no cert is needed as this sub does not touch IDOT ROW. (Assuming the limits of this sub are as show and not including the limits shown on the preliminary plat.

Please share my comments and any you have with the City of Belvidere. Looks like they are requesting comments by July 2.

I'll return the hard copies to your desk.

Thanks,

-Scott

Scott M. Spayer, P.L.S.
Chief of Plats and Plans
Illinois Department of Transportation
Region 2 / District 2
819 Depot Avenue
Dixon, Illinois 61021
(815) 284-5370

PRELIMINARY PLAT OF EAST POINT COMMONS SUBDIVISION

LOCATED IN PART OF THE NORTHWEST QUARTER OF SECTION 5 AND THE NORTH HALF OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF BELVIDERE, BOONE COUNTY, ILLINOIS.
AREA = 4,308,649 SQUARE FEET OR 98.913 ACRES MORE OR LESS

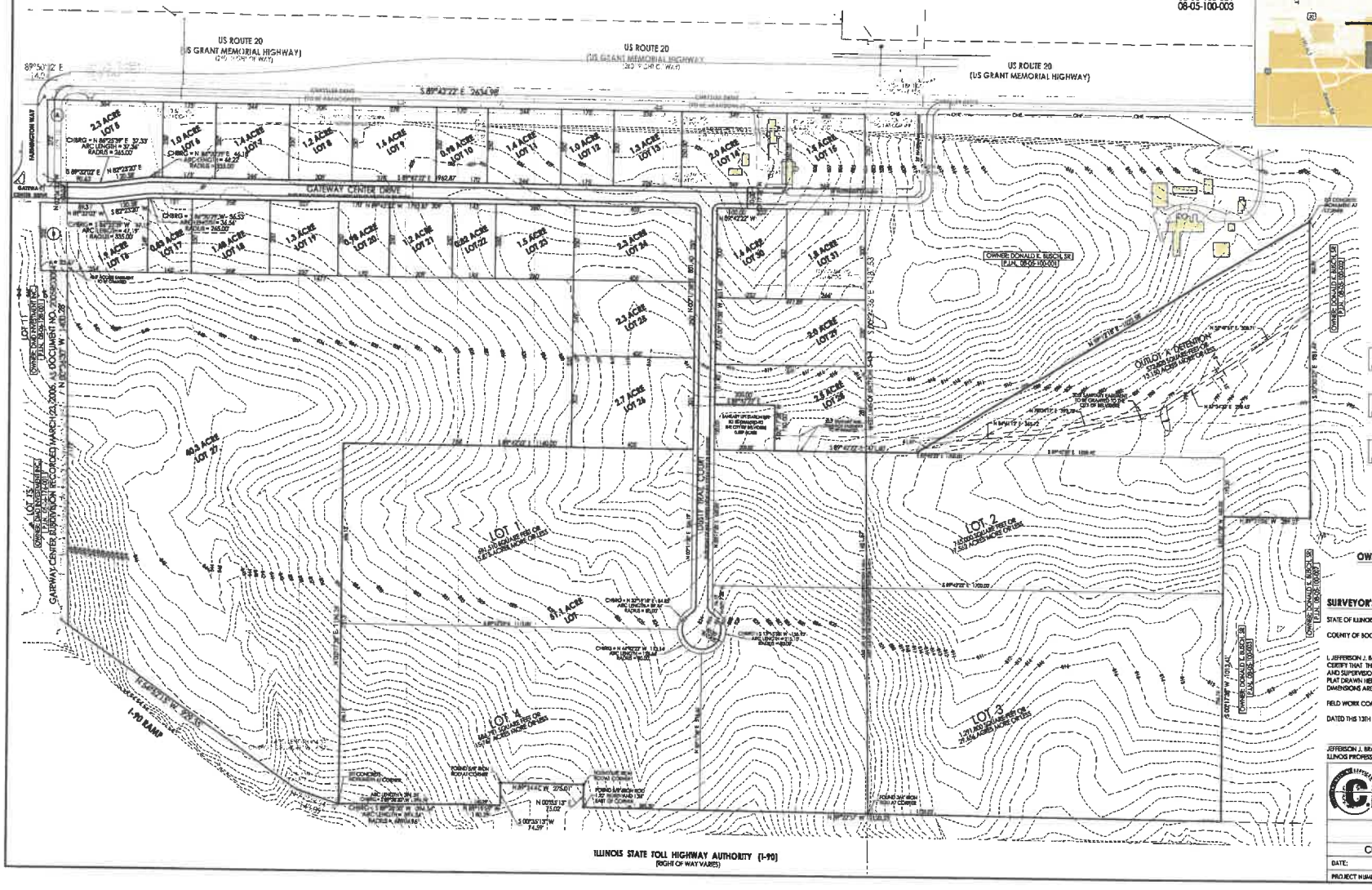
SYMBOL LEGEND

- Cross Cut In Concrete
- Found 5/8" Iron Pipe
- Set 5/8" X 30" Iron Rod
- Set Concrete Monument
- Lot Line
- Center Line
- Utility Easement Line
- Access Easement Line
- Drainage Easement Line
- Section Line
- Lot 13 In Gateway Subdivision (A)
- Part of Lot 11 In Gateway Subdivision (B)

0 75 150 300

P.I.N.'s
08-06-200-004
08-06-200-005
08-06-200-006
08-06-200-011
08-06-200-013
08-06-200-014
08-06-200-015
08-06-200-016
08-05-100-001
08-05-100-003

SITE LOCATION MAP



Owner	Date
Owner	Date
Approved by the Belvidere Planning Commission	
Chairman	Date

OWNER'S INFORMATION:
DONALD K. BUSCH SR.
923 LOGAN AVE
BELVIDERE, IL 61008

OWNER'S INFORMATION:
DMD INVESTMENT INC.
C/O DONALD K. BUSCH SR.
923 LOGAN AVE
BELVIDERE, IL 61008

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF BOONE)

I, JEFFERSON J. BRAZAS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PRELIMINARY PLAT HAS BEEN MADE UNDER MY DIRECTION AND SUPERVISION OF THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

FIELD WORK COMPLETED 2ND DAY OF APRIL, A.D., 2026.

DATED THIS 13TH DAY OF APRIL, A.D., 2026.

JEFFERSON J. BRAZAS,
ILLINOIS PROFESSIONAL LAND SURVEYOR #3538

JEFFERSON J. BRAZAS
035-003538
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
BELVIDERE, ILLINOIS
EXPIRES 11/30/2026

C.E.S. INC.
700 WEST LOCUST STREET, BELVIDERE, ILLINOIS 61008
PHONE: 815.547.8425 | FAX: 815.544.0421
ILLINOIS DESIGN FIRM NO. 184-001260
WEBSITE: WWW.CIVILIDEAS.COM

CLIENT: CITY OF BELVIDERE

CITY OF BELVIDERE, BOONE COUNTY, ILLINOIS

DATE:	04-13-2026	DRAWN BY:	LMT	SHEET
PROJECT NUMBER:	5867	DWG: 5867_PRE-SUBDIVISION PLAT		1 of 1

PRELIMINARY PLAT OF EAST POINT COMMONS SUBDIVISION

LOCATED IN PART OF THE NORTHWEST QUARTER OF SECTION 5 AND THE NORTH HALF OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF BELVIDERE, BOONE COUNTY, ILLINOIS.
AREA = 4,308,649 SQUARE FEET OR 98.913 ACRES MORE OR LESS

SYMBOL LEGEND

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- Found 5/8" Iron Pipe
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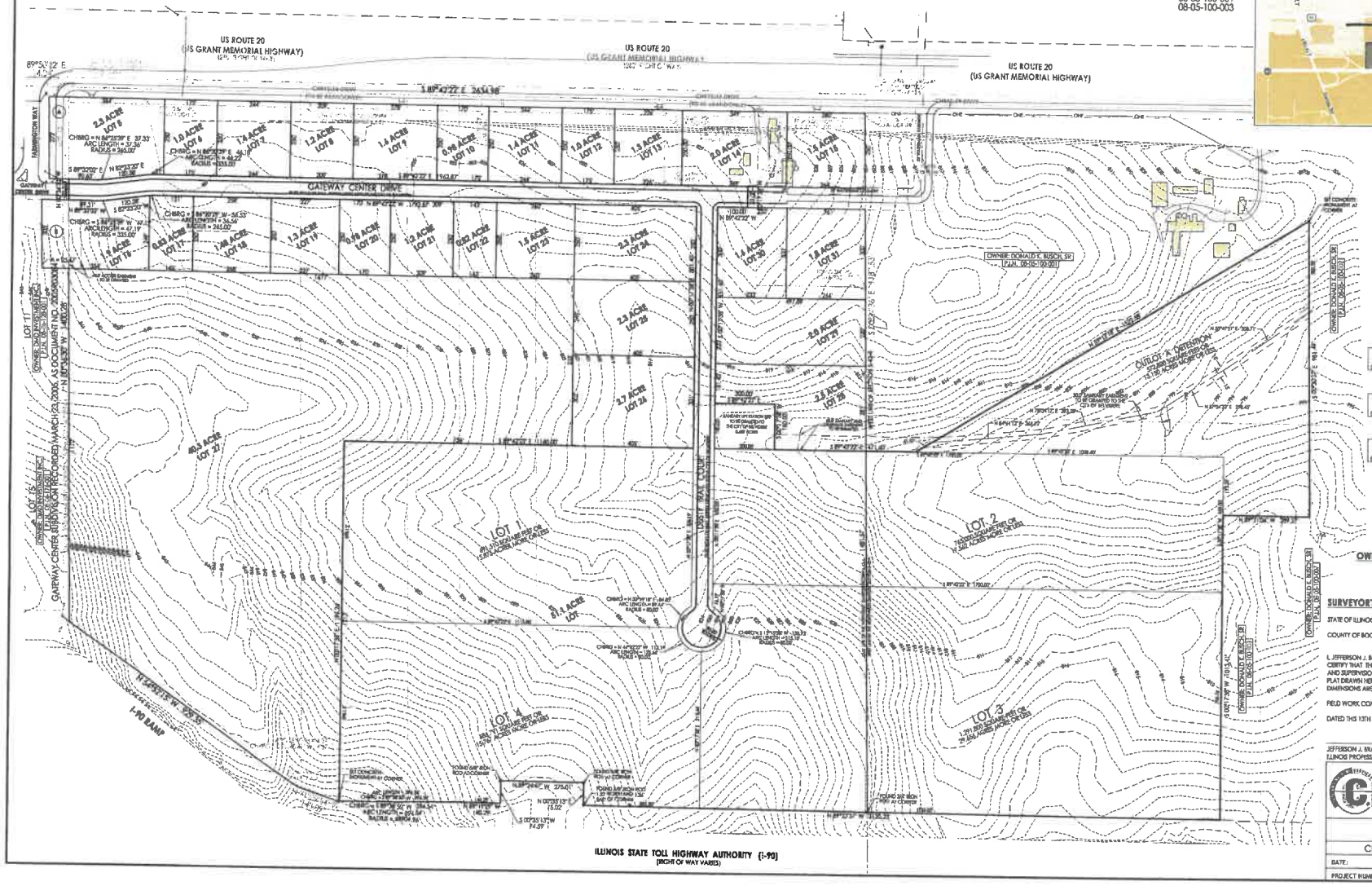
- Set Concrete Monument
- Lot Line
- Center Line
- Utility Easement Line
- Access Easement Line
- Drainage Easement Line
- Section Line
- Lot 13 In Gateway Subdivision (A)
- Part of Lot 11 In Gateway Subdivision (B)

0 75 150 300

P.I.N.'s
08-06-200-004
08-06-200-005
08-06-200-008
08-06-200-011
08-06-200-013
08-06-200-014
08-06-200-015
08-06-200-016
08-05-100-001
08-05-100-003

SITE LOCATION MAP



Owner	Date
Owner	Date
Approved by the Belvidere Planning Commission	
Chairman	Date

OWNER'S INFORMATION:
DONALD K. BUSCH SR.
923 LOGAN AVE
BELVIDERE, IL 61008

OWNER'S INFORMATION:
DMD INVESTMENT INC.
C/O DONALD K. BUSCH SR.
923 LOGAN AVE
BELVIDERE, IL 61008

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
} SS
COUNTY OF BOONE }

I, JEFFERSON J. BRAZAS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PRELIMINARY PLAT HAS BEEN MADE UNDER MY DIRECTION AND SUPERVISION OF THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

FIELD WORK COMPLETED 2ND DAY OF APRIL, A.D., 2026.

DATED THIS 13TH DAY OF APRIL, A.D., 2026.

JEFFERSON J. BRAZAS,
ILLINOIS PROFESSIONAL LAND SURVEYOR #3538

JEFFERSON J. BRAZAS
038-003538
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
BELVIDERE, ILLINOIS

EXPIRES 11/30/2026

C.E.S. INC.
700 WEST LOCUST STREET, BELVIDERE, ILLINOIS 61008
PHONE: 815.547.8435 | FAX: 815.544.0421
ILLINOIS DESIGN FIRM NO. 184-001260
WEBSITE: WWW.CIVILIDEAS.COM

CLIENT: CITY OF BELVIDERE

CITY OF BELVIDERE, BOONE COUNTY, ILLINOIS

DATE:	04-13-2026	DRAWN BY:	LMT	SHEET
PROJECT NUMBER:	5867	DWG: 5867_PRE-SUBDIVISION PLAT		1 of 1

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

July 7, 2026

ADVISORY REPORT

CASE NUMBER: 2026-16 **APPLICANT:** Final Plat #1 East Point Commons Subdivision, FP

REQUEST:
The applicant is requesting final plat approval of the 6-lot Final Plat #1 East Point Commons Subdivision.

LOCATION AND DESCRIPTION OF SITE:
The subject property is north of the I-90 tollway and directly east of Gateway Center Subdivision. It also encompasses the extension of Gateway Center Drive. It is approximately 99 acres in size and is in agricultural production (see attached aerial photo). Parts of PINs: 08-06-200-004, 08-06-200-005, 08-06-200-011, 08-06-200-013, 08-06-200-014, 08-06-200-015, 08-06-200-016, 08-05-100-001 and 08-05-100-003.

BACKGROUND:
The applicant is requesting to final plat the industrial portion of the development in addition to the stormwater detention outlot, the future site of a municipal lift station and the two access roads (Gateway Center Drive extension and Dusty Trail Court). In addition to the first final plat request, the applicant has also applied for annexation, rezoning (to both the Planned Business and Planned Industrial Districts) and preliminary plat approval for the entire 185 acres.

Gateway Center Drive will be extended from the west causing the existing Chrysler Drive located within the Grant Highway right-of-way to be abandoned. Gateway Center Drive will continue east of the final plat boundary by easement in order to adequately align with the remaining portion Chrysler Drive. The industrial lots will be accessed by Dusty Trail Court which is approximately 1,300 feet in length. This exceeds the Belvidere Subdivision Code's allowable cul-de-sac length of 500 feet. A variance (per Section 151.41.b.6 of the Belvidere Subdivision Code) was granted for the excess length through the preliminary plat approval process.

Construction of the public improvements have already begun due to a grant from the Illinois Department of Commerce and Economic Opportunity.

A request for comments was sent to 19 departments, agencies, or other parties. Comments received were either addressed by the applicant or have been incorporated into the recommended conditions of approval.

SUMMARY OF FINDINGS:
Provided that the suggested conditions of approval are met, the Final Plat of Belvidere Retail Subdivision is in conformance with the City of Belvidere's Subdivision Code and Zoning Ordinances.

RECOMMENDATION:
Planning staff recommends the **approval** of Final Plat #1 for East Point Commons Subdivision (case number **2026-16)** subject to the following conditions:

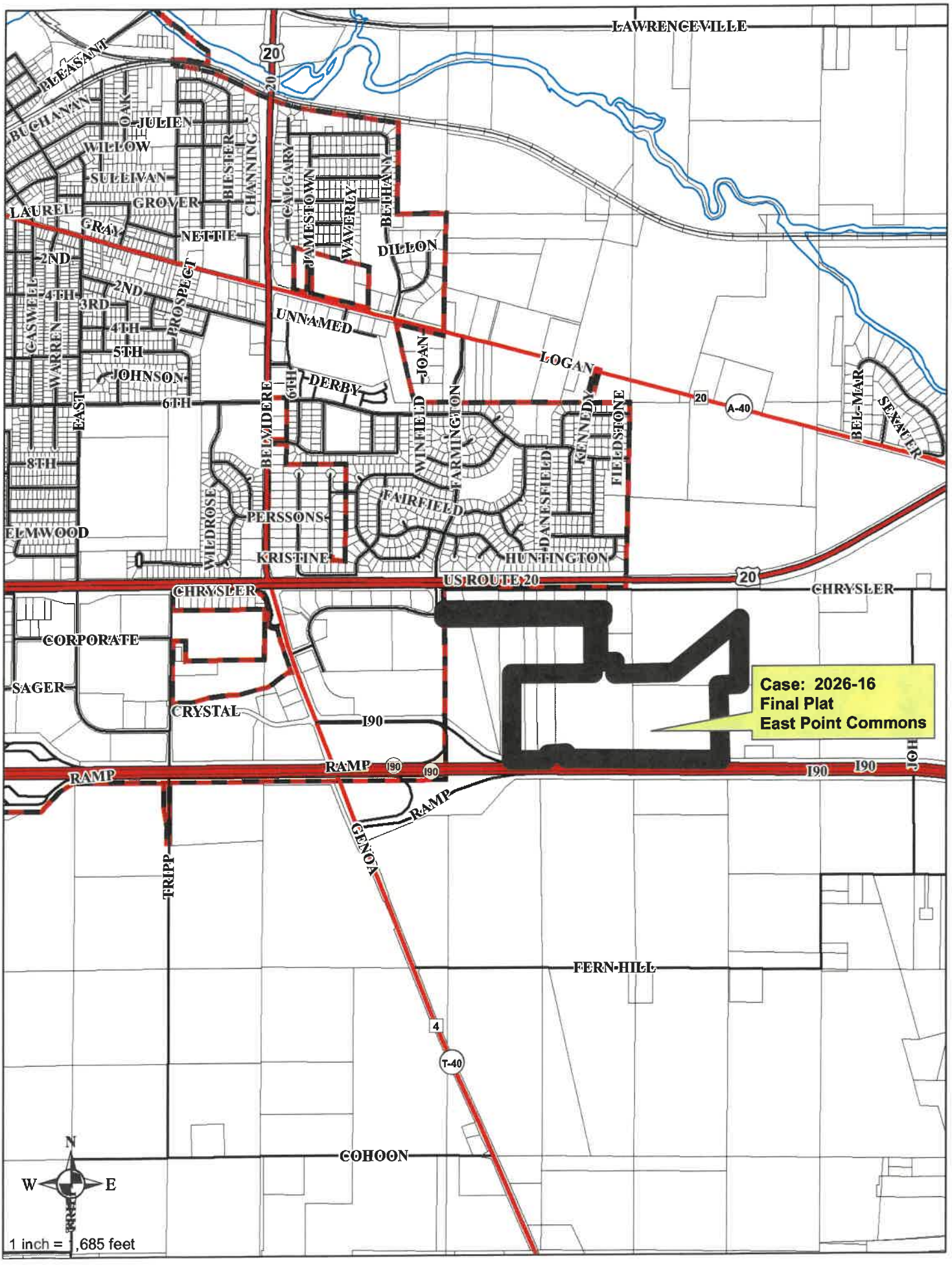
1. PIN: 08-06-200-008 shall be removed from the list of PINs on page 1.
2. Outlot B shall be renamed Lot 5 in order to mirror the Lot numbering/lettering system of the Preliminary Plat.
3. Sidewalks will be required to be installed along all public rights-of-way within the final plat.
4. A drainage overlay shall be submitted.
5. The surveyor's certificate is shown twice. It shall only be shown once and the last paragraph shall be amended to match the language of Appendix A of the Belvidere Subdivision Code.
6. Per Appendix A of the Belvidere Subdivision Code, the City Planner certificate block is required.
7. Developer shall construct and dedicate via recordable easement acceptable to the City, a temporary roadway easement, for the benefit of residences and farms on Chrysler Drive, that connects Gateway Center Drive to Chrysler Drive. Construction plans shall be submitted to the City for review and approval. The easement shall remain until a permanent road connecting Gateway Center Drive is constructed and dedicated.
8. Developer shall dedicate via recordable easement acceptable to the City, a sanitary, drainage and access easement within 30 days of final plat approval.
9. All public improvements shall be completed in accordance with approved construction plans for the development. An engineer's estimate of cost for the public improvements to be completed as a part of this project shall be submitted along with the construction plans for the development.
10. A Performance Bond or Letter-of-Credit is required for all public improvements on forms provided by the City and must be submitted prior to the recording of the Final Plat or prior to the approval and release of the construction plans for the development by the Director of Public Works.
11. Unless other arrangements are approved by the City Council, the developer shall pay all normal, customary, and standard permit, inspection, tap-on, connection, recapture, basin, and other fees that are required by the City prior to signing the Final Plat for this subdivision.
12. The plat shall be in compliance with all applicable codes, ordinances, and agreements.

Submitted by:

Gina DelRose
Community Development Planner

ATTACHMENTS

1. Location Map by Planning Staff.
2. Aerial Photo with Platting by Planning Staff.
3. E-mail from Frontier, Paulo Javier, June 17, 2026.
4. Letter from Boone County Health Department, Alisen O'Hearn, June 23, 2026.
5. Letter from the Belvidere Fire Department, Lee Revels.
6. Letter from Hampton, Lenzini and Renwick, Inc., Randal Newkirk, June 26, 2026.
7. Final Plat #1 for East Point Commons Subdivision by C.E.S. Inc. dated June 5, 2026.


LAWRENCEVILLE
PLEASANT
BUCHANAN
OAK
JULIEN
WILLOW
SULLIVAN
GROVER
LAUREL
GRAY
NETTIE
2ND
4TH
3RD
2ND
4TH
5TH
JOHNSON
6TH
EAST
CASWELL
WARREN
PROSPECT
BIESTER
CHANNING
CALGARY
JAMESTOWN
WAVERLEY
BETHANY
DILLON
UNNAMED
LOGAN
JOAN
6TH
DERBY
BELVIDERE
WINFIELD
FARMINGTON
KENNEDY
FIELDSTONE
BEL-MAR
SEAWATER
A-40
20
8TH
ELMWOOD
WILDROSE
PERSSONS
KRISTINE
FAIRFIELD
DANESFIELD
HUNTINGTON
US ROUTE 20
CHRYSLER
CORPORATE
SAGER
CRYSTAL
I90
RAMP
TRIPP
GENOA
FERN HILL
4
T-40
COHOON
N
W
E
1 inch = 1,685 feet
Case: 2026-16
Final Plat
East Point Commons

UNNAMED
JOAN
LOGAN
DERBY
PIEL GROCERY
BALTIC MILL
WINFIELD
FARMINGTON
HENRY
6TH
PONDVIEW
KENNEDY
FIELDSTONE
20
A-40
BEL-MAR
RIDGEFIELD
HALLEN
CLOVERDALE
FAIRFIELD
DANESFIELD
NAAK
PARKSIDE
HIDDENGREEN
WESTFIELD
HUNTINGTON
US ROUTE 20
20
CHRYSLER
GATEWAY CENTER
Case: 2026-16
Final Plat
East Point Commons
I90 RAMP
I90
RAMP
RAMP
I90
I90
I90
T-40
4
GENOA
FERN HILL
N
W
E
S
1 inch = 1,011 feet

Gina DelRose

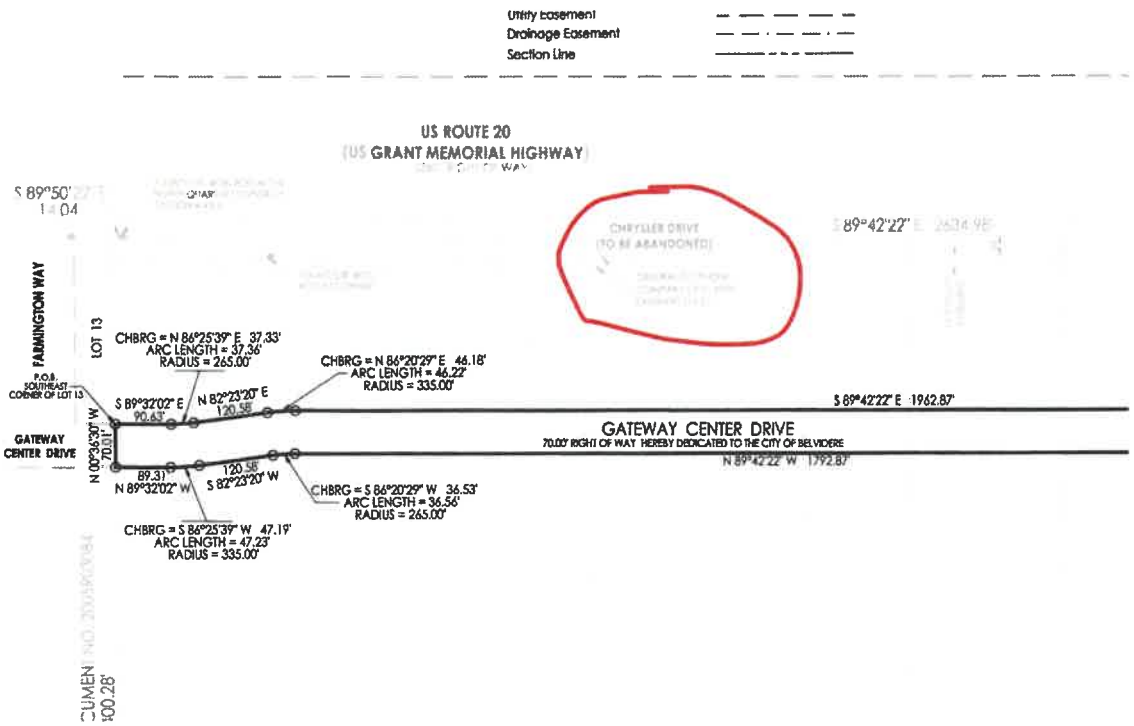
From: Javier, Paulo <paulo.javier@verizon.com>
Sent: Wednesday, June 17, 2026 12:53 PM
To: Gina DelRose
Subject: Re: [E] 2026-16 Final Plat 1 of East Point Commons

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,
Since those residential buildings will eventually be demolished, we can disconnect and abandon our service lines along Chrysler Drive, as they only serve those specific locations.

For your reference, these cables end in front of 6801 Chrysler Drive.

I was previously unsure of the plans for when Chrysler Drive itself is abandoned, so this clarification helps.



Thank you,

Paulo Javier

Network Engineer, OSP Engineering

paulo.javier@verizon.com | 815-566-9602 | Belvidere, IL

FRONTIER
A Verizon Company

On Wed, Jun 17, 2026 at 12:37 PM Gina DelRose <gdelrose@belvidereil.gov> wrote:

> Hi Paulo-
>
> The residences will eventually be demolished.
>
> As far as abandoning them- do you mean the whole service line along Chrysler Drive? Could that became a rear yard easement instead of having the lines go along Gateway Center Drive?

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

Public Health
Prevent. Promote. Protect.

2025-01

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.

June 23, 2026

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

Email: GDelRose@BelvidereIL.gov

RE: Case: 2026-14 (RZ) East Point Commons Subdivision-Planned Industrial (east of Gateway Center Subdivision)

RE: 2026-16; East Point Commons Subdivision (Final Plat)

Dear City of Belvidere,

We are in receipt of a map amendment (rezoning) on approximately 98 acres east of Gateway Center Subdivision, Belvidere, IL 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. PINs: 08-05-100-001 and 08-05-100-003 and Parts of PINs: 08-06-200-013, 08-06-200-014, 08-06-200-016 and 08-06-200-015.

Additionally, we are in receipt of Final Plat for East Point Commons Subdivision.

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

BCHD has been notified of the rezoning connection to both public water and sewer. BCHD does have some property records indicating there are wells and septic system components on some of these properties, that may or may not be impacted by the rezoning and final plat. All wells, septic systems, or similar components that 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

Belvidere Fire Department

123 S. State St.
Belvidere, IL 61008

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

Inspector Mark Beck
mbeck@belviderefire.com

Inspector Jeff Vaughan
jvaughan@belviderefire.com

Inspector Lee Revels
fi@belviderefire.com

City of Belvidere
Community Development Department
Gina DelRose
401 Whitney Blvd, Suite 300
Belvidere, IL 61008
Email: GDelRose@BelvidereIL.gov

Re: Case No. 2026-13-16
East Point Commons Subdivision

Based on the submitted application for a subdivision plat, I recommend that the Belvidere Planning and Zoning Commission approve the request, subject to the following condition:

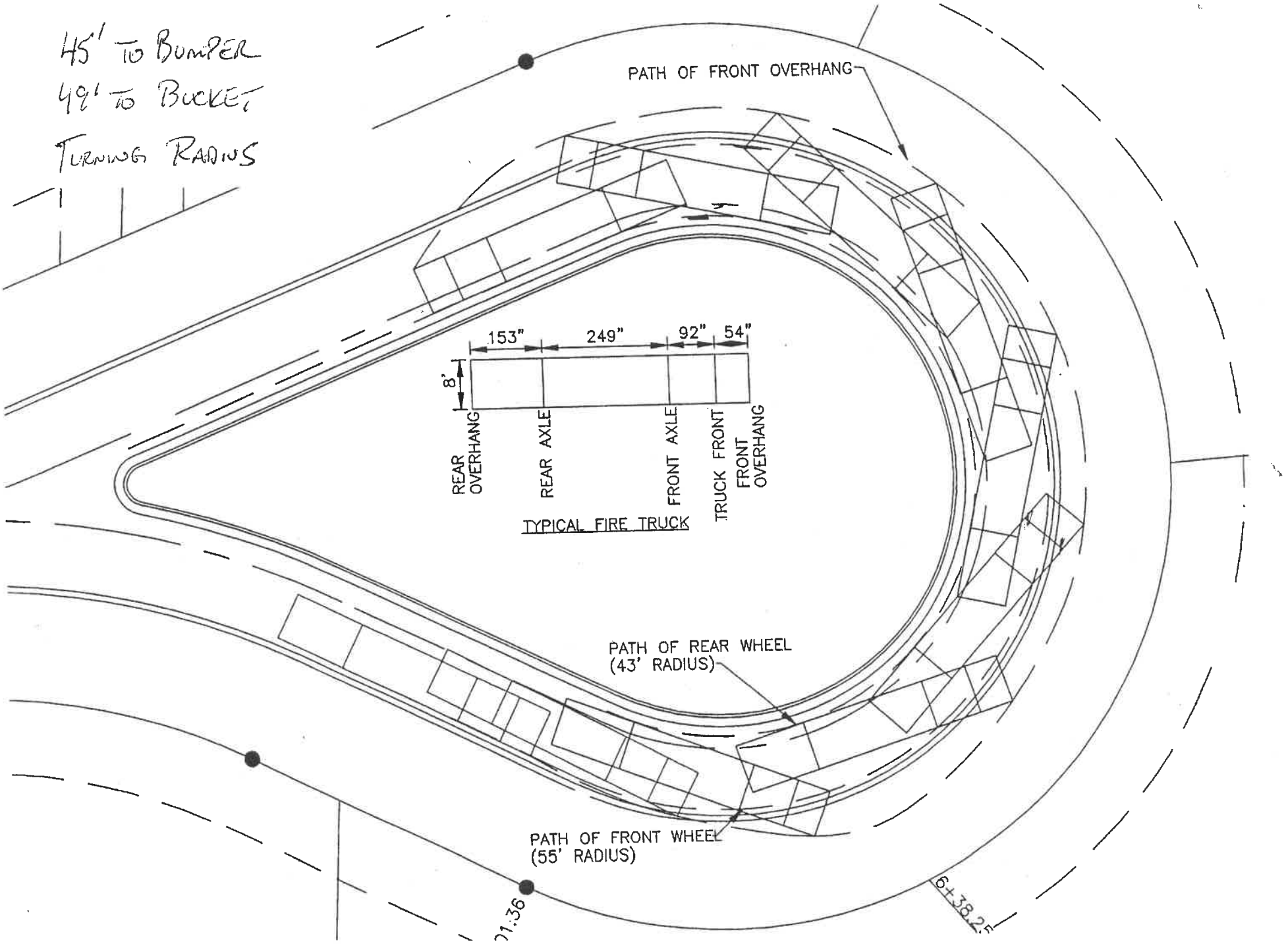
- **Verify that the Turning Radias for the cul-de-sac at Dusty Trail Court meets 2021 IFC Section 503 Fire Apparatus Access Roads**

Attached are the details of our largest responding vehicle by turning requirements.

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

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

45' TO BUMPER
49' TO BUCKET
TURNING RADIUS



Hampton, Lenzini and Renwick, Inc.
Civil Engineers • Structural Engineers • Land Surveyors • Environmental Specialists
www.hlrengineering.com

June 26, 2026

Gina DelRose
Community Development Planner
City of Belvidere
401 Whitney Boulevard
Belvidere, IL 61008

RE: 2026-15 East Point Subdivision Preliminary Plat
2026-16 East Point Subdivision Final Plat

Dear Ms. DelRose,

Below are comments based on the plats transmitted to HLR on June 22 2026:

East Point Subdivision Preliminary Plat dated 4/13/2026

1.) No Comment

East Point Subdivision Final Plat dated 6/5/2026

1.) Remove surveyor certificate from page one. It is only needed on certificate sheet.
2.) Missing City planner certificate.
3.) Surveyors' certificate should conform to Belvidere's surveyors' certificate.

If there are any questions regarding the comments presented, feel free to reach out to Eric Haglund, PLS or myself.

Yours truly,

HAMPTON, LENZINI AND RENWICK, INC.

Randal G. Newkirk, PE
Municipal Manager

1707 N. Randall Road
Suite 100
Elgin, Illinois 60123
Tel. 847.697.6700
Fax 847.697.6753

380 Shepard Drive
Elgin, Illinois 60123-7010
Tel. 847.697.6700
Fax 847.697.6753

380 N. Terra Cotta Road
Unit G
Crystal Lake, Illinois 60012
Tel. 847.697.6700
Fax 847.697.6753

3085 Stevenson Drive
Suite 201
Springfield, Illinois 62703
Tel. 217.546.3400
Fax 217.546.8116

323 West 3rd Street
P.O. Box 160
Mt Carmel, Illinois 62863
Tel. 618.262.8651
Fax 618.263.3327

FINAL PLAT 1 OF EAST POINT COMMONS SUBDIVISION

LOCATED IN PART OF THE NORTHWEST QUARTER OF SECTION 5 AND THE NORTH HALF OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF BELVIDERE, BOONE COUNTY, ILLINOIS.
AREA = 4,308,649 SQUARE FEET OR 98.913 ACRES MORE OR LESS

P.I.N.'s
08-06-200-004
08-06-200-005
08-06-200-008
08-06-200-011
08-06-200-013
08-06-200-014
08-06-200-015
08-06-200-016
08-05-100-001
08-05-100-003

SYMBOL LEGEND
Cross Cut In Concrete
Found 5/8" Iron Pipe
Set 3/4" X 48" Iron Rod
Set 5/8" X 30" Iron Rod
Set Concrete Monument
Lot Line
Center Line
Utility Easement
Drainage Easement
Section Line

SITE LOCATION MAP

US ROUTE 20
(US GRANT MEMORIAL HIGHWAY)

CHRYSLER DRIVE
(TO BE ABANDONED)

GATEWAY CENTER DRIVE

DUSTY TRAIL COURT

OUTLOT A DETENTION HEREBY DEDICATED TO THE CITY OF BELVIDERE 97,020 SQUARE FEET OR 13.135 ACRES MORE OR LESS

OUTLOT B

LOT 1
691,310 SQUARE FEET OR 15.867 ACRES MORE OR LESS

LOT 2
765,020 SQUARE FEET OR 17.562 ACRES MORE OR LESS

LOT 3
1,291,800 SQUARE FEET OR 29.654 ACRES MORE OR LESS

LOT 4
494,791 SQUARE FEET OR 15.761 ACRES MORE OR LESS

I-90 RAMP

ILLINOIS STATE TOLL HIGHWAY AUTHORITY (I-90)
(RIGHT OF WAY VARIES)

GATEWAY CENTER SUBDIVISION RECORDED MARCH 23, 2005, AS DOCUMENT NO. 2005R03066

OWNER'S INFORMATION:
DONALD K. BUSCH SR.
923 LOGAN AVE
BELVIDERE, IL 61008

OWNER'S INFORMATION:
D.K.D. INVESTMENT INC.
C/O DONALD K. BUSCH SR.
923 LOGAN AVE
BELVIDERE, IL 61008

NOTES:
1. BASIS OF BEARING IS ASSUMED.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF BOONE)

I HEREBY CERTIFY, THAT AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND SUBDIVIDED ACCORDING TO THE PRELIMINARY PLAT OF EAST POINT COMMONS SUBDIVISION BEING A SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 5 AND THE NORTH HALF OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 13 OF GATEWAY CENTER, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, THE PLAT OF WHICH SUBDIVISION WAS RECORDED MARCH 23, 2005 AS DOCUMENT NO. 2005R03066 IN THE RECORDER'S OFFICE OF BOONE COUNTY, ILLINOIS; THENCE SOUTH 89 DEGREES 58 MINUTES 02 SECONDS EAST, 90.46 FEET; THENCE NORTHEAST 37.34 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 265.00 FEET, A CHORD BEARING OF NORTH 84 DEGREES 28 MINUTES 29 SECONDS EAST, 37.33 FEET; THENCE NORTH 80 DEGREES 23 MINUTES 32 SECONDS EAST, 130.08 FEET; THENCE NORTHEAST 46.22 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 335.00 FEET, A CHORD BEARING OF NORTH 84 DEGREES 32 MINUTES 29 SECONDS EAST, 46.18 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 33 SECONDS EAST, 1,962.87 FEET; THENCE SOUTH 89 DEGREES 17 MINUTES 38 SECONDS WEST, 2630 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 22 SECONDS WEST, 1,030.00 FEET; THENCE SOUTH 89 DEGREES 17 MINUTES 38 SECONDS WEST, 681.40 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 22 SECONDS EAST, 300.00 FEET; THENCE SOUTH 89 DEGREES 17 MINUTES 38 SECONDS WEST, 150.00 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 22 SECONDS EAST, 471.60 FEET; THENCE NORTH 89 DEGREES 13 MINUTES 18 SECONDS EAST, 1,822.58 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 37 SECONDS EAST, 761.44 FEET; THENCE NORTH 89 DEGREES 21 MINUTES 04 SECONDS WEST, 387.27 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 38 SECONDS WEST, 1013.41 FEET, TO THE NORTH RIGHT OF WAY LINE OF THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY (I-90); THENCE NORTH 89 DEGREES 22 MINUTES 57 SECONDS WEST, 2130.53 FEET, COMBINING ALONG SAID NORTH RIGHT OF WAY LINE FOR THE NEXT 5 COURSES; THENCE NORTH 00 DEGREES 36 MINUTES 13 SECONDS EAST, 75.02 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 47 SECONDS WEST, 575.00 FEET; THENCE SOUTH 00 DEGREES 36 MINUTES 13 SECONDS WEST, 74.29 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 29 SECONDS WEST, 140.29 FEET; THENCE SOUTHWEST 394.54 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 489.04 FEET, A CHORD BEARING OF SOUTH 89 DEGREES 28 MINUTES 03 SECONDS WEST, 394.54 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 38 SECONDS EAST, 1,194.36 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 22 SECONDS EAST, 1,160.00 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 38 SECONDS EAST, 501.40 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 22 SECONDS WEST, 1,795.87 FEET; THENCE SOUTHWEST 34.54 FEET, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 165.00 FEET AND A CHORD BEARING OF SOUTH 84 DEGREES 32 MINUTES 29 SECONDS WEST, 34.53 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 30 SECONDS WEST, 120.08 FEET; THENCE SOUTHWEST 47.23 FEET, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 335.00 FEET AND A CHORD BEARING OF SOUTH 84 DEGREES 32 MINUTES 29 SECONDS WEST, 47.19 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 02 SECONDS WEST, 89.31 FEET, TO THE NORTHEAST CORNER OF LOT 11 OF SAID GATEWAY CENTER; THENCE NORTH 00 DEGREES 36 MINUTES 30 SECONDS WEST, 70.01 FEET ALONG THE EASTERLY LINE OF SAID GATEWAY SUBDIVISION, TO THE POINT OF BEGINNING, ALL IN SPRING TOWNSHIP, BOONE COUNTY, ILLINOIS.

SAID PARCEL CONTAINS 4,308,649 SQUARE FEET, OR 98.913 ACRES MORE OR LESS.

DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS OF A FOOT. IRON PINS 3/4 INCH IN DIAMETER AND FOUR FEET LONG HAVE BEEN SET AT ALL POINTS MARKED ON THE PLAT WITH A SOLID DOT AND IRON PINS 5/8 INCH IN DIAMETER AND 30 INCHES LONG HAVE BEEN SET AT ALL OTHER CORNERS, WHERE NO MONUMENTS CURRENTLY EXIST.

I, FURTHER CERTIFY THAT THE LANDS EMBRACED WITHIN THIS PLAT ARE WITHIN THE CORPORATE LIMITS OF CITY OF BELVIDERE AND THAT THE SUBDIVISION CONTROL ORDINANCE OF BELVIDERE HAS BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

I, FURTHER CERTIFY THAT THIS PLAT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. PROPERTY IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD AS PER FLOOD INSURANCE RATE MAP OF BOONE COUNTY, ILLINOIS, COMMUNITY MAP NO. 17007C0260C EFFECTIVE DATE FEBRUARY 15, 2011.

DATED THIS 6TH DAY OF JUNE, A.D., 2026.

JEFFERSON J. BRAUS,
ILLINOIS PROFESSIONAL LAND SURVEYOR #3638

JEFFERSON J. BRAUS
038-003638
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
EXPIRES 11/30/2026

CES, INC.
700 WEST LOCUST STREET, BELVIDERE, ILLINOIS 61008
PHONE: 815.547.8455 | FAX: 815.544.0421
ILLINOIS DESIGN FIRM NO. 184-001360
WEBSITE: WWW.CIVILCES.COM

CLIENT: CITY OF BELVIDERE

CITY OF BELVIDERE, BOONE COUNTY, ILLINOIS

DATE:	06-05-2026	DRAWN BY:	JJB	SHEET
PROJECT NUMBER:	5867	DWG:	5867_Final Subdivision Plat	1 of 2

FINAL PLAT 1 OF EAST POINT COMMONS SUBDIVISION

LOCATED IN PART OF THE NORTHWEST QUARTER OF SECTION 5 AND THE NORTH HALF OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF BELVIDERE, BOONE COUNTY, ILLINOIS.
AREA = 4,308,649 SQUARE FEET OR 98.913 ACRES MORE OR LESS

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
)S.S.
COUNTY OF BOONE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED. ALSO, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE LAND EMBRACED WITHIN THIS SUBDIVISION PLAT IS IN BELVIDERE SCHOOL DISTRICT NO. 100.

WITNESS OUR HANDS THIS ______ DAY OF ______________, A.D., 2026.

____
DONALD K. BUSH SR.

OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS)
)S.S.
COUNTY OF BOONE)

I, ______________________ A NOTARY PUBLIC IN AND FOR THE COUNTY OF BOONE, IN THE STATE OF ILLINOIS,

DO HEREBY CERTIFY THAT ______________________

PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS ______ DAY OF ______________, A.D., 2026.

____
NOTARY PUBLIC

UTILITY COMPANY CERTIFICATE

STATE OF ILLINOIS)
)S.S.
COUNTY OF BOONE)

WE, COMMONWEALTH EDISON COMPANY, FRONTIER COMMUNICATIONS, NICOR GAS COMPANY AND COMCAST BY OUR SIGNATURES HEREON ACKNOWLEDGE THAT WE HAVE RECEIVED A COPY OF THIS PLAT AND HEREBY CONSENT TO THE RECORDING OF SAID PLAT AS PREPARED.

COMMONWEALTH EDISON COMPANY
BY: ______________
DATED: ______________, 2026.

FRONTIER COMMUNICATIONS
BY: ______________
DATED: ______________, 2026.

NICOR GAS COMPANY
BY: ______________
DATED: ______________, 2026.

COMCAST
BY: ______________
DATED: ______________, 2026.

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
)S.S.
COUNTY OF BOONE)

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF BELVIDERE DID, AT ITS MEETING OF THE ______ DAY OF ______________, A.D. 2026 , APPROVE OF THIS PLAT AND AUTHORIZE IT TO BE RECORDED.

IN WITNESS WHEREOF, I, CLINTON MORRIS, MAYOR OF THE CITY OF BELVIDERE, HAVE HEREUNTO SET MY HAND AND AFFIXED THE SEAL OF SAID CITY OF BELVIDERE.

THIS ______ DAY OF ______________, A.D. 2026.

______________________ MAYOR
CLINTON MORRIS

ATTEST: ______________________ CITY CLERK
ERICA BLUEGE

OWNER'S INFORMATION:
DONALD K. BUSCH SR.
923 LOGAN AVE
BELVIDERE, IL 61008

OWNER'S INFORMATION:
DMD INVESTMENT INC.
C/O DONALD K. BUSCH SR.
923 LOGAN AVE
BELVIDERE, IL 61008

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
)S.S.
COUNTY OF BOONE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED. ALSO, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE LAND EMBRACED WITHIN THIS SUBDIVISION PLAT IS IN BELVIDERE SCHOOL DISTRICT NO. 100.

WITNESS OUR HANDS THIS ______ DAY OF ______________, A.D., 2026.

____
D.M.D. INVESTMENT INC. DONALD K. BUSH SR.

OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS)
)S.S.
COUNTY OF BOONE)

I, ______________________ A NOTARY PUBLIC IN AND FOR THE COUNTY OF BOONE, IN THE STATE OF ILLINOIS

DO HEREBY CERTIFY THAT ______________________

PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS ______ DAY OF ______________, A.D., 2026.

____
NOTARY PUBLIC

PUBLIC WORKS DEPARTMENT CERTIFICATE

STATE OF ILLINOIS)
)S.S.
COUNTY OF BOONE)

I, ______________________, PUBLIC WORKS DIRECTOR OF THE CITY OF BELVIDERE, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND FOUND TO COMPLY WITH THE REGULATIONS GOVERNING PLATS OF SUBDIVIDED LAND ADOPTED BY THE CITY OF BELVIDERE, ILLINOIS, AND I DO HEREBY CERTIFY THAT I HAVE REVIEWED THE AMOUNT OF BOND REQUIRED IN REGARD TO THE PROPOSED IMPROVEMENTS.

DATED THIS ______ DAY OF ______________ A.D. 2026.

____
PUBLIC WORKS DIRECTOR

ADDITIONAL EASEMENT PROVISIONS:

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC SERVICE IS HEREBY RESERVED FOR AND GRANTED TO
COMMONWEALTH EDISON COMPANY

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E" (OR SIMILAR DESIGNATION), AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E" (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)S.S.
COUNTY OF BOONE)

I, COLLECTOR OF THE CITY OF BELVIDERE DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND DESCRIBED IN THIS PLAT.

I FURTHER CERTIFY THAT I RECEIVED ALL REQUIRED FEES IN CONNECTION WITH THIS PLAT.

I FURTHER CERTIFY THAT THE REQUIRED BOND AND/OR SECURITY FUNDING IS POSTED FOR THE COMPLETION OF THE IMPROVEMENTS COVERING STREETS INCLUDING STORM SEWERS AND OTHER PUBLIC WAYS NOT UNDER STATE OR COUNTY JURISDICTION.

DATED AT BELVIDERE, ILLINOIS, THIS ______ DAY OF ______________ A.D. 2026.

______________________ CITY CLERK

DRAINAGE OVERLAY CERTIFICATE

STATE OF ILLINOIS)
)S.S.
COUNTY OF BOONE)

I, ______________________ PUBLIC WORKS DIRECTOR OF THE CITY OF BELVIDERE, DO HEREBY CERTIFY THAT THIS DRAINAGE OVERLAY HAS BEEN EXAMINED BY ME AND FOUND TO COMPLY WITH THE REGULATIONS GOVERNING PLATS OF SUBDIVIDED LAND ADOPTED BY THE CITY OF BELVIDERE, ILLINOIS, AND I DO HEREBY CERTIFY THAT I HAVE REVIEWED THE AMOUNT OF BOND REQUIRED IN REGARD TO THE PROPOSED IMPROVEMENTS.

DATED THIS ____ DAY OF ______________ A.D. 2026.

____
PUBLIC WORKS DIRECTOR

UTILITY EASEMENT PROVISION:

AN EASEMENT IS RESERVED FOR AND GRANTED TO THE DESIGNATED GOVERNMENTAL BODIES AND PUBLIC UTILITIES OR CABLE TELEVISION COMPANIES WITH THE NECESSARY AUTHORIZATIONS OR FRANCHISES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS WITHIN THE AREA AS SHOWN BY DOTTED LINES ON THE PLAT AND MARKED EASEMENT, TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, AND MAINTAIN STORM AND SANITARY SEWERS, WATER LINES, PIPES, CONDUITS, CABLES, POLES, AND WIRES, OVERHEAD AND UNDERGROUND WITH ALL NECESSARY BRACES, GUYS, ANCHORS, AND OTHER PROPERTIES WITH TELEPHONE, ELECTRIC, AND OTHER SERVICE OR CABLE TELEVISION SERVICES; ALSO IS GRANTED THE RIGHT TO USE THE STREETS FOR THOSE PURPOSES, THE RIGHT TO OVERHANG LOTS WITH AERIAL SERVICE WIRES TO SERVE ADJACENT LOTS, THE RIGHT TO ENTER ON THE LOTS AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, AND MAINTAIN WITHIN THE EASEMENT AREA, THE STORM AND SANITARY SEWERS, PIPES, CONDUITS, CABLES, POLES, WIRES, BRACES, GUYS, ANCHORS, AND OTHER EQUIPMENT; AND FINALLY THE RIGHT IS GRANTED TO CUT DOWN AND REMOVE OR TRIM AND KEEP TRIMMED ANY TREES, SHRUBS, OR SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH ANY OF THE PUBLIC UTILITY EQUIPMENT OR CABLE TELEVISION EQUIPMENT INSTALLED ON THE EASEMENT. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON THE EASEMENT BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.
IF THE GRADE OF THE SUBDIVISION PROPERTY MUST BE SO ALTERED OR IF STORM AND SANITARY SEWER FACILITIES REQUIRE THAT THE UNDERGROUND UTILITY OR CABLE TELEVISION EQUIPMENT BE MOVED OR OTHERWISE ALTERED, THE OWNERS, THEIR RESPECTIVE SUCCESSORS AND ASSIGNEES SHALL REIMBURSE THE UTILITY COMPANY OR CABLE TELEVISION COMPANY FOR THE NECESSARY EXPENSE INVOLVED.

SANITARY, DRAINAGE & ACCESS EASEMENT PROVISIONS:

PERMANENT NON-EXCLUSIVE SANITARY, DRAINAGE & ACCESS EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF BELVIDERE (HEREINAFTER "THE GRANTEE"), AND ASSIGNS IN, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING STORM SEWERS, SANITARY SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION FACILITIES, SUBSURFACE DRAINAGE SYSTEMS AND APPURTENANCES, AND ANY AND ALL MANHOLES, PIPES, CONNECTIONS, CATCH BASINS, AND WITHOUT LIMITATIONS, SUCH OTHER INSTALLATIONS AS THE GRANTEE MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREON FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK.

- NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT;
- FENCES SHALL NOT BE ERECTED UPON SAID EASEMENT IN ANY WAY WHICH WILL RESTRICT THE USES HEREIN GRANTED.

THE RIGHT IS ALSO HEREBY GRANTED TO THE GRANTEE TO REMOVE ANY BUILDINGS OR STRUCTURES, TO CUT DOWN, TRIM OR REMOVE ANY TREES, FENCES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH SANITARY OR DRAINAGE FACILITIES IN, ON, UPON, ACROSS, UNDER OR THROUGH SAID SANITARY OR DRAINAGE EASEMENTS.
THE GRANTEE SHALL NOT BE RESPONSIBLE FOR REPLACEMENT OF ANY SUCH BUILDINGS, STRUCTURES, IMPROVEMENTS, FENCES, GARDENS, SHRUBS OR LANDSCAPING REMOVED DURING EXERCISE OF THE HEREIN GIVEN RIGHTS. REPLACEMENT OF ITEMS SO REMOVED SHALL BE THE RESPONSIBILITY OF THE THEN LOT OWNER.
WHERE SANITARY AND DRAINAGE EASEMENTS ARE ALSO USED FOR ELECTRIC, TELEPHONE, CABLE TELEVISION, OR NATURAL GAS DISTRIBUTION SYSTEMS OR COMPONENTS, SUCH OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF THE CITY OF BELVIDERE AND THE PROPERTY OWNER, SO AS NOT TO INTERFERE WITH THE MAINTENANCE OF GRAVITY FLOW AND STABILIZATION OF VEGETATION GROUND COVER ON THE ABOVEMENTIONED SANITARY AND DRAINAGE FACILITIES.

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF BOONE)

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF BOONE COUNTY AFORESAID ON

THE ______ DAY OF ______________ A.D. 2026 AT ______ O'CLOCK ___.M. AND

RECORDED IN PLAT INDEX FILE ENVELOPE __________ AS DOCUMENT NO. __________.

____
COUNTY RECORDER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)S.S.
COUNTY OF BOONE)

I HEREBY CERTIFY, THAT AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND SUBDIVIDED ACCORDING TO THE PRELIMINARY PLAT OF EAST POINT COMMONS SUBDIVISION BEING A SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 5 AND THE NORTH HALF OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 13 OF GATEWAY CENTER, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, THE PLAT OF WHICH SUBDIVISION WAS RECORDED MARCH 23, 2026 AS DOCUMENT NO. [illegible] IN THE RECORDER'S OFFICE OF BOONE COUNTY, ILLINOIS; THENCE SOUTH 89 DEGREES 33 MINUTES 02 SECONDS EAST, 90.63 FEET; THENCE NORTHEAST 37.26 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 268.00 FEET, A CHORD BEARING OF NORTH 86 DEGREES 25 MINUTES 39 SECONDS EAST, 37.23 FEET; THENCE NORTH 82 DEGREES 23 MINUTES 30 SECONDS EAST, 120.58 FEET; THENCE NORTHEAST 46.22 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 332.00 FEET, A CHORD BEARING OF NORTH 86 DEGREES 20 MINUTES 29 SECONDS EAST, 46.18 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 22 SECONDS EAST, 1942.87 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 38 SECONDS WEST, 20.00 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 22 SECONDS WEST, 100.00 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 38 SECONDS WEST, 461.40 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 22 SECONDS EAST, 300.00 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 38 SECONDS WEST, 150.00 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 22 SECONDS EAST, 471.40 FEET; THENCE NORTH 89 DEGREES 12 MINUTES 18 SECONDS EAST, 1522.08 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 37 SECONDS EAST, 981.44 FEET; THENCE NORTH 89 DEGREES 21 MINUTES 06 SECONDS WEST, 289.27 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 39 SECONDS WEST, 1013.41 FEET, TO THE NORTH RIGHT OF WAY LINE OF THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY (I-90); THENCE NORTH 89 DEGREES 22 MINUTES 37 SECONDS WEST, 2120.33 FEET, CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE FOR THE NEXT 5 COURSES; THENCE NORTH 00 DEGREES 35 MINUTES 13 SECONDS EAST, 75.02 FEET; THENCE NORTH 89 DEGREES 24 MINUTES 47 SECONDS WEST, 375.01 FEET; THENCE SOUTH 00 DEGREES 35 MINUTES 13 SECONDS WEST, 74.99 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 29 SECONDS WEST, 140.29 FEET; THENCE SOUTHWEST 394.84 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 68904.96 FEET, A CHORD BEARING OF SOUTH 89 DEGREES 28 MINUTES 30 SECONDS WEST, 394.84 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 38 SECONDS EAST, 1196.26 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 22 SECONDS EAST, 1160.00 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 38 SECONDS EAST, 801.40 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 22 SECONDS WEST, 1792.87 FEET; THENCE SOUTHWEST 36.56 FEET, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 268.00 FEET AND A CHORD BEARING OF SOUTH 86 DEGREES 20 MINUTES 29 SECONDS WEST, 36.53 FEET; THENCE SOUTH 82 DEGREES 23 MINUTES 30 SECONDS WEST, 120.58 FEET; THENCE SOUTHWEST 47.23 FEET, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 332.00 FEET AND A CHORD BEARING OF SOUTH 86 DEGREES 25 MINUTES 39 SECONDS WEST, 47.19 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 02 SECONDS WEST, 89.31 FEET, TO THE NORTHEAST CORNER OF LOT 11 OF SAID GATEWAY CENTER; THENCE NORTH 00 DEGREES 36 MINUTES 30 SECONDS WEST, 70.01 FEET ALONG THE EASTERLY LINE OF SAID GATEWAY SUBDIVISION, TO THE POINT OF BEGINNING, ALL IN SPRING TOWNSHIP, BOONE COUNTY, ILLINOIS.
SAID PARCEL CONTAINS 4,308,649 SQUARE FEET, OR 98.913 ACRES MORE OR LESS.
DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS OF A FOOT. IRON PINS 3/4 INCH IN DIAMETER AND FOUR FEET LONG HAVE BEEN SET AT ALL POINTS MARKED ON THE PLAT WITH A SOLID DOT AND IRON PINS 5/8 INCH IN DIAMETER AND 30 INCHES LONG HAVE BEEN SET AT ALL OTHER CORNERS, WHERE NO MONUMENTS CURRENTLY EXIST.
I, FURTHER CERTIFY THAT THE LANDS EMBRACED WITHIN THIS PLAT ARE WITHIN THE CORPORATE LIMITS OF THE CITY OF BELVIDERE AND THAT THE SUBDIVISION CONTROL ORDINANCE OF BELVIDERE HAS BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.
I, FURTHER CERTIFY THAT THIS PLAT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. PROPERTY IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD AS PER FLOOD INSURANCE RATE MAP OF BOONE COUNTY, ILLINOIS, COMMUNITY MAP NO. 17007C0200C EFFECTIVE DATE FEBRUARY 18, 2011.

DATED THIS 5TH DAY OF JUNE, A.D., 2026.

____
JEFFERSON J. BRAZAS
ILLINOIS PROFESSIONAL LAND SURVEYOR #3538

JEFFERSON J. BRAZAS 035-003538 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS BELVIDERE, ILLINOIS
EXPIRES 11/30/2026

C.E.S. INC.
700 WEST LOCUST STREET, BELVIDERE, ILLINOIS 61008
PHONE: 815.547.8435 | FAX: 815.544.0421
ILLINOIS DESIGN FIRM NO. 184-001260
WEBSITE: WWW.CIVILIDEAS.COM

CLIENT: CITY OF BELVIDERE
CITY OF BELVIDERE, BOONE COUNTY, ILLINOIS

DATE:	06-05-2026	DRAWN BY:	JJB	SHEET
PROJECT NUMBER:	5867	DWG: 5867_Final Subdivision Plat		2 of 2

BELVIDERE
Community Development Department
Planning Department

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

June 2026 Monthly Report

Number	Project	Description	Processed
4	Cases: June	330 W. Jackson Street, SU	5/11/2026
		726 Columbia Avenue, SU	5/11/2026
		336 W. Chrysler Drive, SU	5/12/2026
		314 S. State Street, SU	5/12/2026
4	Cases: July	East Point Commons PB, MA	6/12/2026
		East Point Commons PI, MA	6/12/2026
		East Point Commons, PP	6/12/2026
		East Point Commons #1, FP	6/12/2026
1	Annexation: July	East Point Commons	6/12/2026
0	Temporary Uses	None	
7	Site Plans (New/Revised)	915 E. Pleasant Street	6/3/2026
		1741 Pearl Street	6/3/2026
		1330 Townhall Road	6/5/2026
		1701 Industrial Court	6/11/2026
		1014 Irene Road	6/11/2026
		1925 Union Avenue	6/29/2026
		1800 N. State Street	5/27/2026
1	Final Inspection	2185 N. State STreet	6/9/2026
0	Downtown Overlay Review	None	
4	**Prepared Zoning Verification Letters**	801 5th Avenue	6/4/2026
		910 E. Lincoln Avenue	6/4/2026
		2138-2140 Davis Drive	6/4/2026
		2250 Pearl Street	6/29/2026
0	**Issued Address Letters**	None	
	Belvidere Historic Preservation Commission	The Commission approved disbursement of property maintenance grant funds for 105 Buchanna Street. The Commission reviewed and made recommendations on the seven Downtown Façade Improvement Grant applications that were submitted. The Commission reviewed potential fundraisers.	

Planning Monthly Report Cont.

Heritage Days	Staff communicated with vendors to obtain missing COIs and permits, approved advertisement, updated Facebook, tie-dyed shirts and bandanas, reached out to volunteers, created festival layout maps, processed parade entries, answered questions and assisted with logistics, was onsite for the entire festival.
Hometown Christmas	None

Scanned Plats: E-mail, Print and/or Burn

0 Recorder's Office
0 Other Department
0 General Public

Planning Department Current Duties

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