

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

September 20, 2021

Matthew Wiseman
Schrader Real Estate and Auction Company, Inc.
PO Box 665
Morocco, IN 47963

Re: PIN: 05-34-200-012

Mr. Wiseman:

This letter is in regard to your inquiry of the zoning of the above-mentioned parcel. Our records indicate that the 32,086-square foot parcel is currently zoned HI, Heavy Industrial District (a link to the City's Zoning Ordinance can be found at https://library.municode.com/il/belvidere/codes/code_of_ordinances?nodeId=BELVIDERE_MUNICIPAL_CODE_CH150ZO). Under the HI District of the Zoning Ordinance, office, indoor maintenance services, indoor storage or wholesaling, outdoor storage or wholesaling, distribution center, light industrial and heavy industrial are land uses permitted by right and outdoor maintenance service, freight terminal, shooting ranges and adult-use cannabis cultivation are land uses permitted by special use. Attached are the HI District regulations.

The eastern portion of the property was not included in the 2005 annexation (per ordinances 680G and 681G) and, therefore, that portion of the property is still under the jurisdiction of Boone County.

The parcel is also within the local Enterprise Zone which provides financial incentives for development. Growth Dimensions (www.growthdimensions.org) administers the Enterprise Zone in addition to assisting with other economic incentives for which the property may qualify.

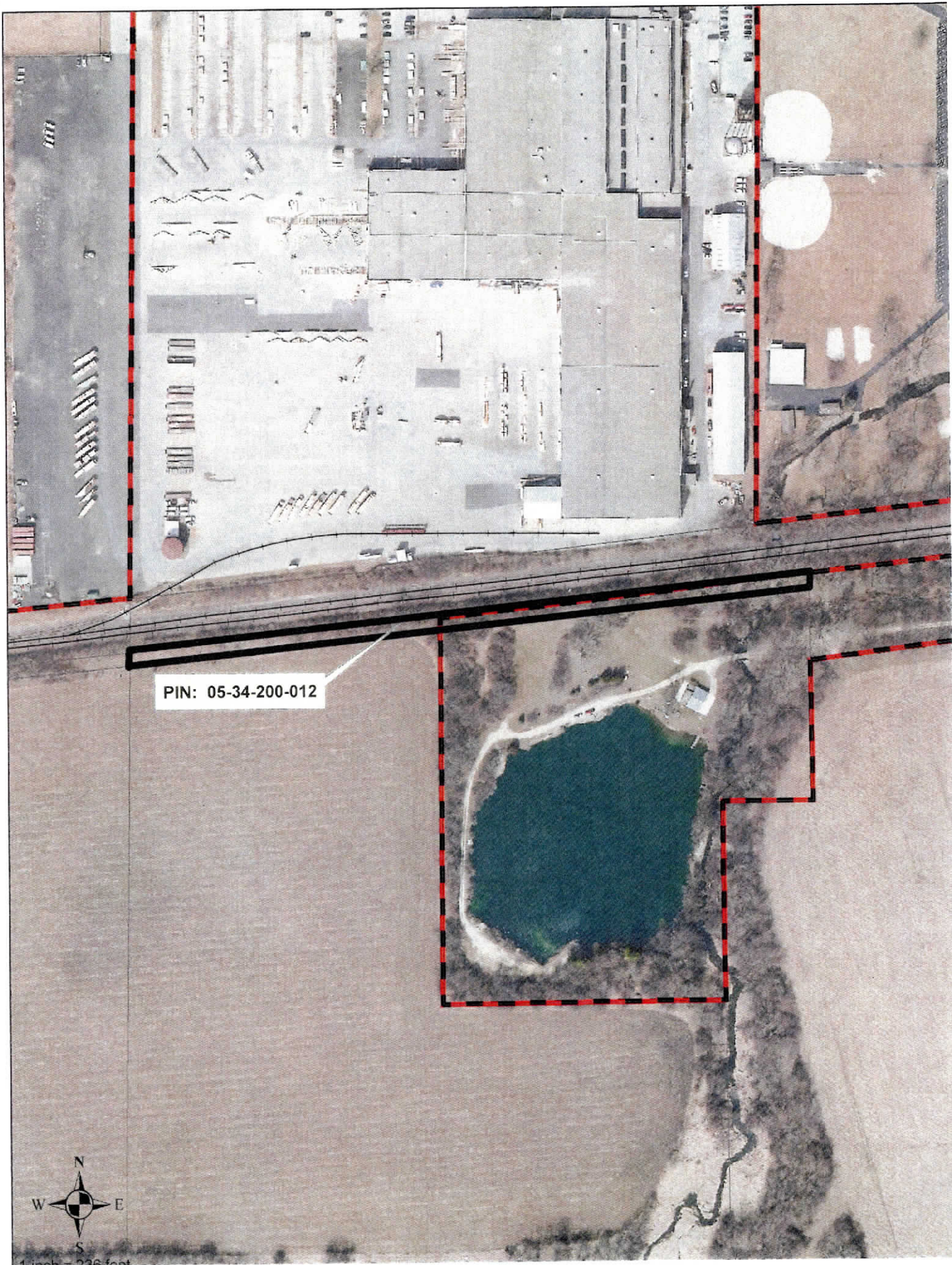
If there are any other questions pertaining to this matter, feel free to contact the Planning Department at (815) 547-7177.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Gina DelRose', is written over the printed name.

Gina DelRose
Community Development Planner

Enc.
CC: Belvidere Building Department



PIN: 05-34-200-012



1 inch = 226 feet

Legend

FEMA_Flood_Zones

FLD_ZONE, ZONE_SUBTY

LOMA,

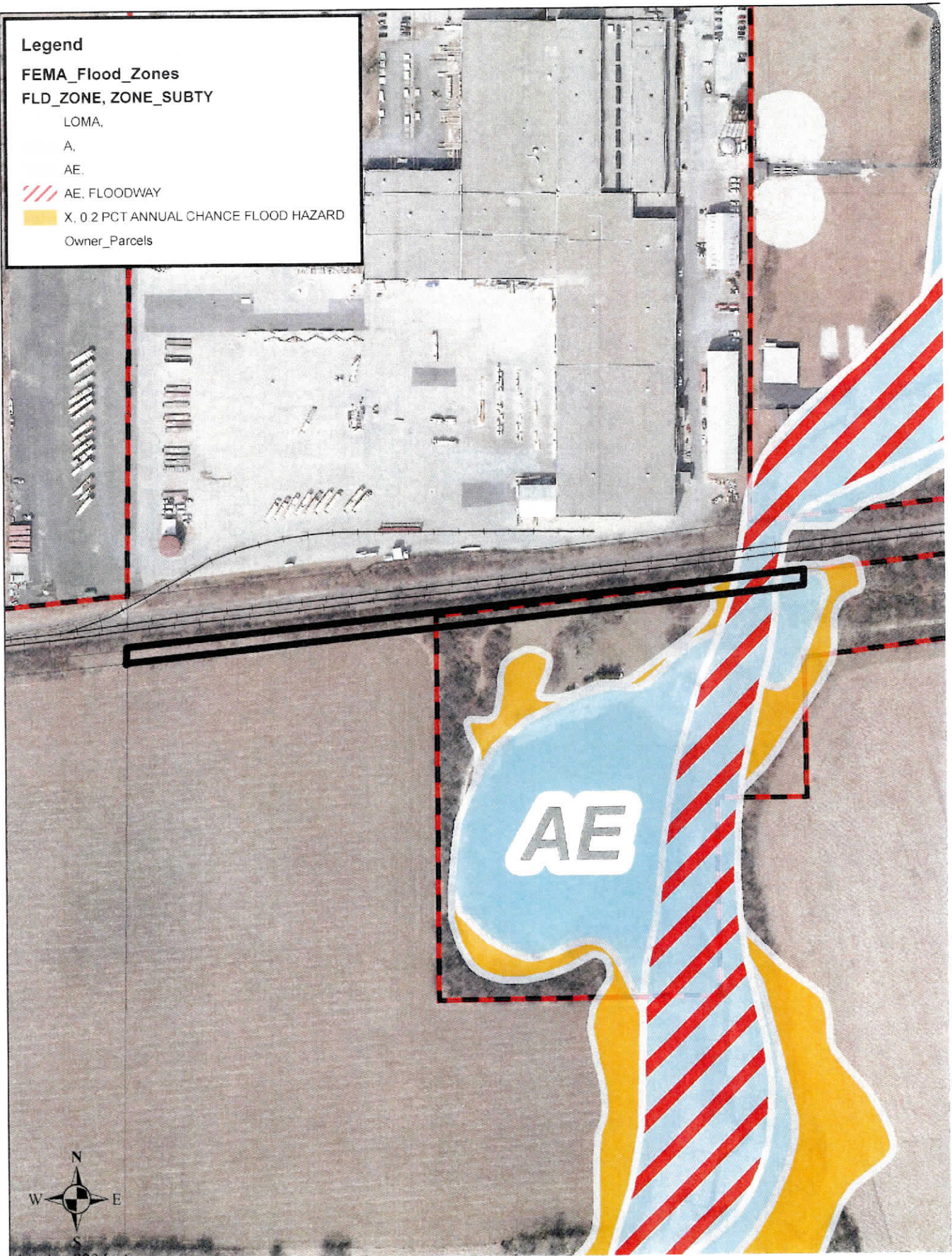
A,

AE,

/// AE, FLOODWAY

■ X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD

Owner_Parcels



(9) Heavy Industrial (HI) District

- A. Description and Purpose.** This district is intended to permit both large and small scale industrial and office development at an intensity that provides ample incentive for infill development and redevelopment of industrial areas existing as of the effective date of this Chapter. This district is designed to permit a very wide variety of industrial uses which may occur both indoors and outdoors, including certain land uses which are permitted in no other zoning district because of their potential to create nuisances for adjoining properties. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

Rationale: This district is intended to provide a location for both light and heavy industrial uses in a zoning district in which the potential for nuisance complaints from nearby properties is minimized. It must be emphasized that this is not a district where virtually any land use is permitted, as all uses shall comply with the minimum performance standards presented in Article 7. In addition, certain land uses such as extraction, junkyards and salvage operations, and freight terminals are permitted within this district only upon the granting of a Special Use permit.

B. List of Allowable Principal Land Uses (per Article 2)

1. Permitted by Right

Cultivation
Selective Cutting
Passive Outdoor Public Recreation
Public Services and Utilities
Office
Indoor Maintenance Service
Indoor Storage or Wholesaling
Outdoor Storage or Wholesaling
Off-Site Parking Lot
Distribution Center
Light Industrial
Heavy Industrial
Vehicle Repair and Maintenance
Small Wireless Facility

2. Permitted as Special Use

Agricultural Services
Clear Cutting
Outdoor Maintenance Service
Sexually Oriented Land Use
Junkyard or Salvage Yard
Waste Disposal Facility
Composting Operation
Airport/Heliport
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Communication Tower
Extraction Use
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Non-building mounted solar installations for export of energy for use by a Public Utility
Adult-use Cannabis Craft Grower
Adult-use Cannabis Cultivation Center
Adult-use Cannabis Infuser
Organization or Infuser
Adult-use Cannabis Processing
Organization or Processor
Adult-use Cannabis Transporting
Organization or Transporter

C. List of Allowable Accessory Uses (per Article 2)

1. Permitted by Right

Company Cafeteria
Company Provided On-Site Recreation
Indoor Sales Incident to Light Industrial Use

2. Permitted as Special Use

Migrant Labor Camp
Wind Energy Systems
Roof, above peak Sign

On-Site Parking Lot
Drainage Structure
Filling
Lawn Care
Exterior Communication Devices

D. List of Allowable Temporary Uses (per Article 2)

Outdoor Assembly
Contractor's Project Office
Contractor's On-Site Equipment Storage
Relocatable Building
On-Site Real Estate Sales Office
Construction Dumpsters

E. Regulations Applicable to All Uses

1. Landscaping Regulations (See Article 6)
2. Performance Standards (See Article 7)
3. Signage Regulations (See Article 10)

F. Regulations Applicable to Residential Uses. Not Applicable.

G. Regulations Applicable to Nonresidential Uses:

1. Nonresidential Intensity Requirements:

- A. Maximum Number of Floors (F): 2 (or more with a Special Use permit)
- B. Minimum Landscape Surface Ratio (LSR): 15%
- C. Maximum Floor Area Ratio (FAR): 1.00
- D. Minimum Lot Area (MLA): 20,000 square feet
- E. Maximum Building Size (MBS): na

2. Nonresidential Bulk Requirements:

- A. Minimum Lot Area: 20,000 square feet
- B. Minimum Lot Width: 90 feet; Minimum Street Frontage: 40 feet
- C. **Minimum Setbacks:**

Building to Front or Street Side Lot Line: 45 feet

Building to Residential Side Lot Line: 50 feet

Building to Residential Rear Lot Line: 40 feet

Building to Nonresidential Side Lot Line: 20 feet

Building to Nonresidential Rear Lot Line: 20 feet

Required Bufferyard: See §150.607 along zoning district boundary

Minimum Paved Surface Setback: 5 feet from side or rear; 5 feet from street; (driveways established prior to adoption date of this ordinance are exempted)

- D. Minimum Building Separation: 40 feet

- E. Maximum Building Height: 45 feet or greater with Special Use permit, except for buildings that house mechanical equipment that requires up to an additional 10 feet for clearance. This additional height cannot occupy more than 50% of the building.

- F. Minimum Number of Off-Street Parking Spaces Required on the Lot: See parking lot requirements per specific land use in §150.204



GROWTH DIMENSIONS
ECONOMIC DEVELOPMENT
BELVIDERE & BOONE COUNTY, IL

Property Tax Abatements & Permit Fee Reductions

PROPERTY TAX ABATEMENT

The Illinois Enterprise Zone Act allows any taxing district to abate any portion of its taxes on real property located within an Enterprise Zone upon which new improvements have been constructed or existing improvements have been renovated or rehabilitated. Property tax abatement is provided by the City of Belvidere, Boone County, Village of Capron, Village of Poplar Grove, Belvidere Township, Belvidere School District #100, and Belvidere Park District.

EXTENT OF PROPERTY TAXES ABATED

Property taxes are abated on improvements to commercial and industrial properties in increments of 80% the first year, 60% the second year, 40% the third year and 20% the fourth year. The abatement is for the portion of taxes on improvements to the property.

Additional property tax abatements are available for individual industrial taxpayers who construct further improvements beyond those that were abated in the above incentive or who cause their suppliers to construct new improvements. If the improvements total at least \$2 million, property taxes are abated in increments of 80% the first year, 60% the second year, 40% the third year and 20% the fourth year. If improvements are a fraction of \$2 million, the abatement will be adjusted proportionately.

The abatement applies only to taxes on the increase in assessed value attributable to the new construction, renovation, or rehabilitation. Taxes based on the assessed value of land and existing improvements continue to be collected.

By state law, any time property is improved it must be reassessed.

BUILDING PERMIT FEE REDUCTION

50% of any building permit fee will be waived when certain information related to development activity within the Zone is provided at the time the permit is requested. Otherwise an applicant will be required to pay the full permit fee.

Requested Information

- Business Name
- Federal Employer Identification Number
- Unemployment Insurance Number
- Estimated cost of construction or renovation, cost of site, cost of capital equipment, & total project cost
- Project completion date
- Full-time equivalent jobs created and or retained, and current employment

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GROWTH DIMENSIONS
ECONOMIC DEVELOPMENT
BELVIDERE & BOONE COUNTY, IL

Is Your Business Looking To Build, Expand or Renovate?

Save Money if your Business is Located in the Enterprise Zone

The Illinois Enterprise Zone Program is designed to stimulate economic growth and neighborhood revitalization through state and local tax incentives and regulatory relief. There are several advantages if your business is located in an Enterprise Zone with one being the Building Materials Sales Tax Exemption. Sales tax is exempted on building materials used for remodeling, rehabilitation or new construction. Building materials that are eligible for the Enterprise Zone sales tax deduction include items that are permanently affixed to real property.

Examples of eligible materials that can qualify:

- 1) common building materials such as lumber, bricks, cement, windows, doors, insulation, roofing materials & sheet metal;
- 2) plumbing systems & components such as bathtubs, sinks, faucets, garbage disposals, water pumps, water heaters, water softeners & water pipes;
- 3) heating systems & components such as furnaces, ductwork, vents, stokers, boilers, heating pipes & radiators;
- 4) electrical systems & components such as wiring, outlets & light fixtures that are physically incorporated into the real estate;
- 5) central air conditioning systems, ventilation systems & components thereof that are physically incorporated into the real estate;
- 6) built-in cabinets & other woodwork that are physically incorporated into the real estate;
- 7) built-in appliances such as refrigerators, stoves, ovens & trash compactors that are physically incorporated into the real estate; &
- 8) floor coverings such as tile, linoleum & carpeting that are glued or otherwise permanently affixed.

Three 2018 Examples of Businesses Located in the Enterprise Zone

In March, a Belvidere business remodeled a building it purchased. The cost of the materials was \$12,000. The business saved over \$850 in sales tax because the building materials met the eligible materials as outlined above in the Enterprise Zone.

In June, a Belvidere business spent \$32,500 on new HVAC rooftop units. The company saved over \$2,300 in sales tax because the equipment met the eligible materials as outlined above in the Enterprise Zone.

Also, in June, another Belvidere business purchased materials for a store renovation. The cost of the building materials was \$37,062.50. The business saved over \$2,600 in sales tax because the equipment met the eligible materials as outlined above in the Enterprise Zone.

Is My Business Located in the Enterprise Zone?

Go to: growthdimensions.org/enterprise-zone. A full map of the county will appear where you can see the Enterprise Zones in Belvidere, Poplar Grove, and Capron. Type in your address to see if your property falls within one of the zones. If so, please contact Pam Fettes or Heather Wick at (815) 547-4252 to discuss the simple application process they will help you complete to qualify for the Building Materials Sales Tax Exemption. This application needs to be completed and approved PRIOR TO THE PURCHASE of any eligible building materials.

There are other advantages of the Enterprise Zone being local property abatements, building permit fee reductions, a 1/2% state income tax credit, and more. Please contact Growth Dimensions to learn more about these advantages by investing and making capital improvements in the Enterprise Zone.



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September 20, 2021

Matthew Wiseman
Schrader Real Estate and Auction Company, Inc.
PO Box 665
Morocco, IN 47963

Re: PIN: 05-34-200-013

Mr. Wiseman:

This letter is in regard to your inquiry of the zoning of the above-mentioned parcel. Our records indicate that the 20.37-acre parcel is currently zoned HI, Heavy Industrial District (a link to the City's Zoning Ordinance can be found at https://library.municode.com/il/belvidere/codes/code_of_ordinances?nodeId=BELVIDERE_MUNICIPAL_CODE_CH150ZO). Under the HI District of the Zoning Ordinance, office, indoor maintenance services, indoor storage or wholesaling, outdoor storage or wholesaling, distribution center, light industrial and heavy industrial are land uses permitted by right and outdoor maintenance service, freight terminal, shooting ranges and adult-use cannabis cultivation are land uses permitted by special use. Attached are the HI District regulations.

The eastern portion of the property contains a limited amount of floodplain and floodway that future development may need to consider. Per the property's 2005 annexation (per ordinances 680G and 681G), it is anticipated that Crosslink Parkway will be extended through the property to the west in order to provide road access for future development.

The parcel is also within the local Enterprise Zone which provides financial incentives for development. Growth Dimensions (www.growthdimensions.org) administers the Enterprise Zone in addition to assisting with other economic incentives for which the property may qualify.

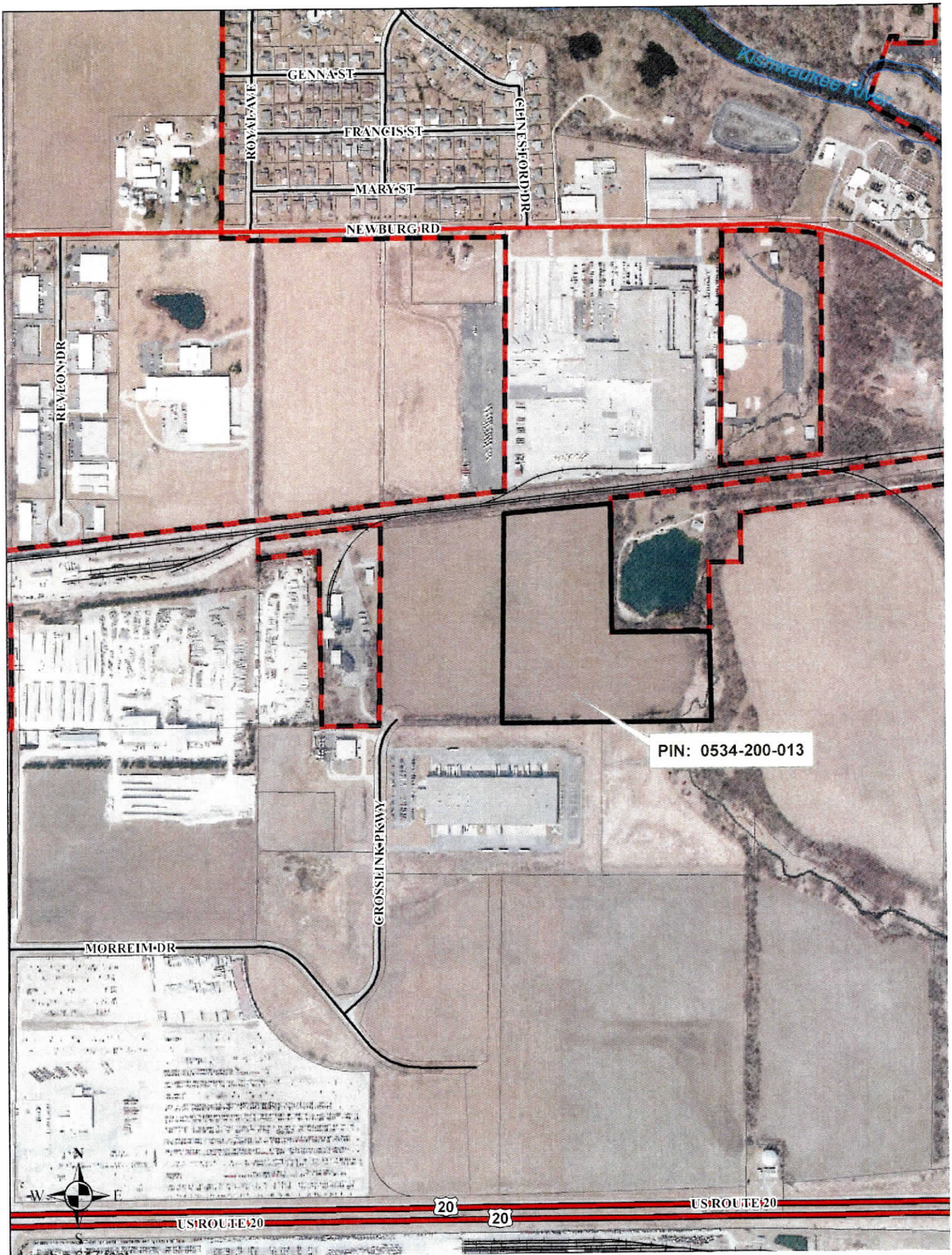
If there are any other questions pertaining to this matter, feel free to contact the Planning Department at (815) 547-7177.

Sincerely,



Gina DelRose
Community Development Planner

Enc.
CC: Belvidere Building Department



GENNA ST

FRANCIS ST

MARY ST

NEWBURG RD

Kishwaukee River

REVELON DR

MORREIM DR

GROSSLINK PKWY

GENESFORD DR

PIN: 0534-200-013



US ROUTE 20

20

20

US ROUTE 20

Legend

FEMA_Flood_Zones

FLD_ZONE, ZONE_SUBTY

LOMA,

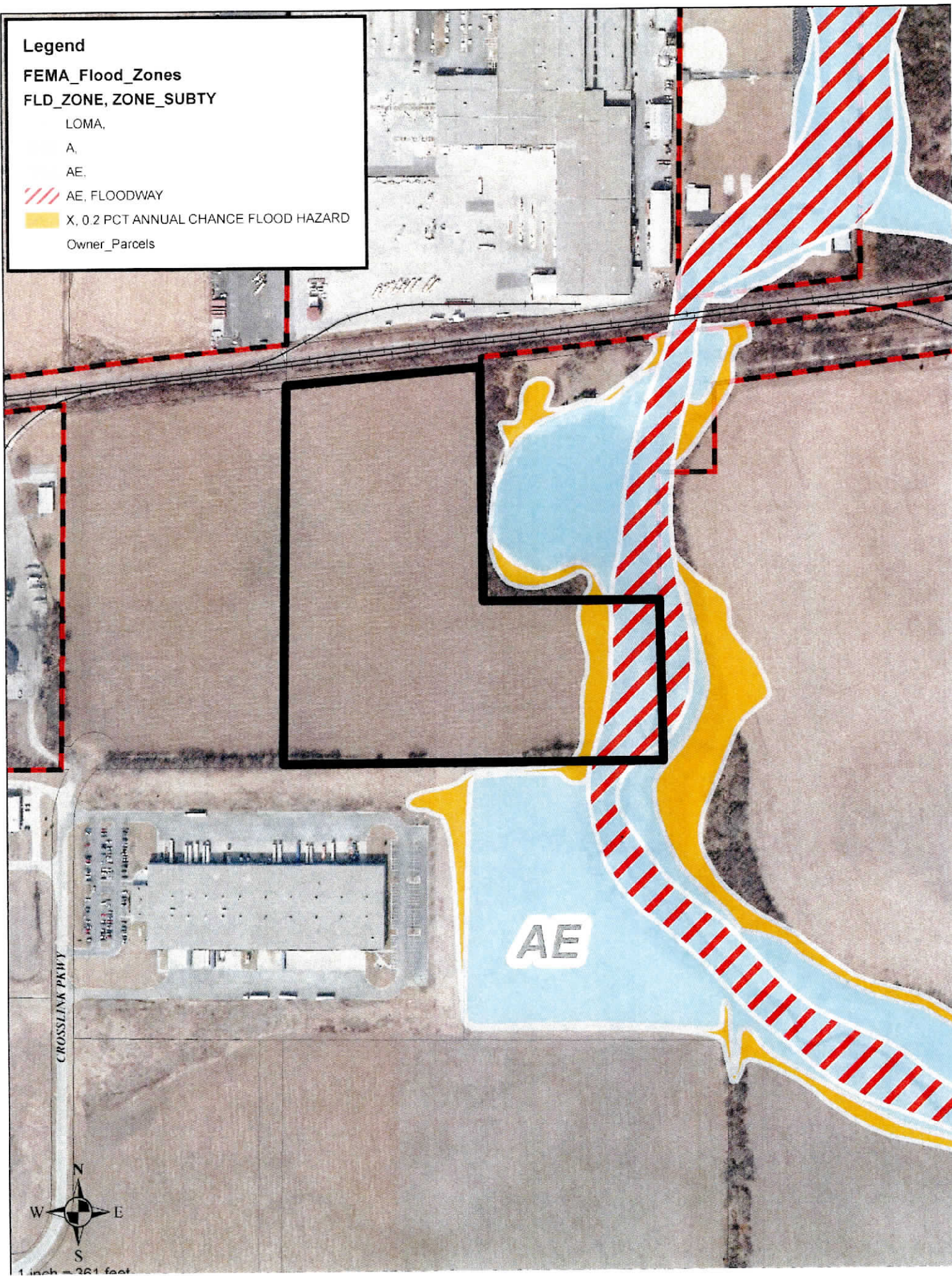
A,

AE,

AE, FLOODWAY

X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD

Owner_Parcels



(9) Heavy Industrial (HI) District

A. Description and Purpose. This district is intended to permit both large and small scale industrial and office development at an intensity that provides ample incentive for infill development and redevelopment of industrial areas existing as of the effective date of this Chapter. This district is designed to permit a very wide variety of industrial uses which may occur both indoors and outdoors, including certain land uses which are permitted in no other zoning district because of their potential to create nuisances for adjoining properties. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

Rationale: This district is intended to provide a location for both light and heavy industrial uses in a zoning district in which the potential for nuisance complaints from nearby properties is minimized. It must be emphasized that this is not a district where virtually any land use is permitted, as all uses shall comply with the minimum performance standards presented in Article 7. In addition, certain land uses such as extraction, junkyards and salvage operations, and freight terminals are permitted within this district only upon the granting of a Special Use permit.

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ECONOMIC DEVELOPMENT
BELVIDERE & BOONE COUNTY, IL

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BUILDING PERMIT FEE REDUCTION

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Requested Information

- Business Name
- Federal Employer Identification Number
- Unemployment Insurance Number
- Estimated cost of construction or renovation, cost of site, cost of capital equipment, & total project cost
- Project completion date
- Full-time equivalent jobs created and or retained, and current employment

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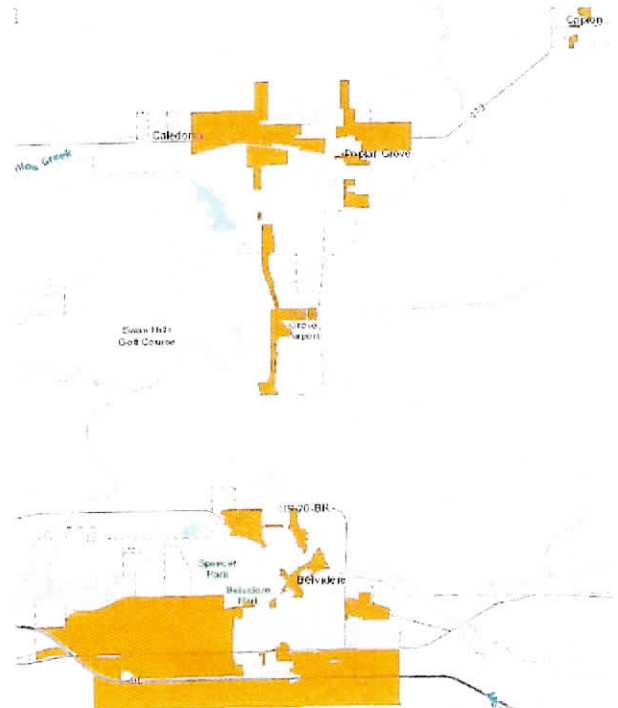
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Re: PIN: 05-34-100-012

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The property was annexed into the City of Belvidere in 2005 per ordinances 680G and 681. Within that annexation agreement it states that Crosslink Parkway will be extended north into the property in order to provide road access for future development.

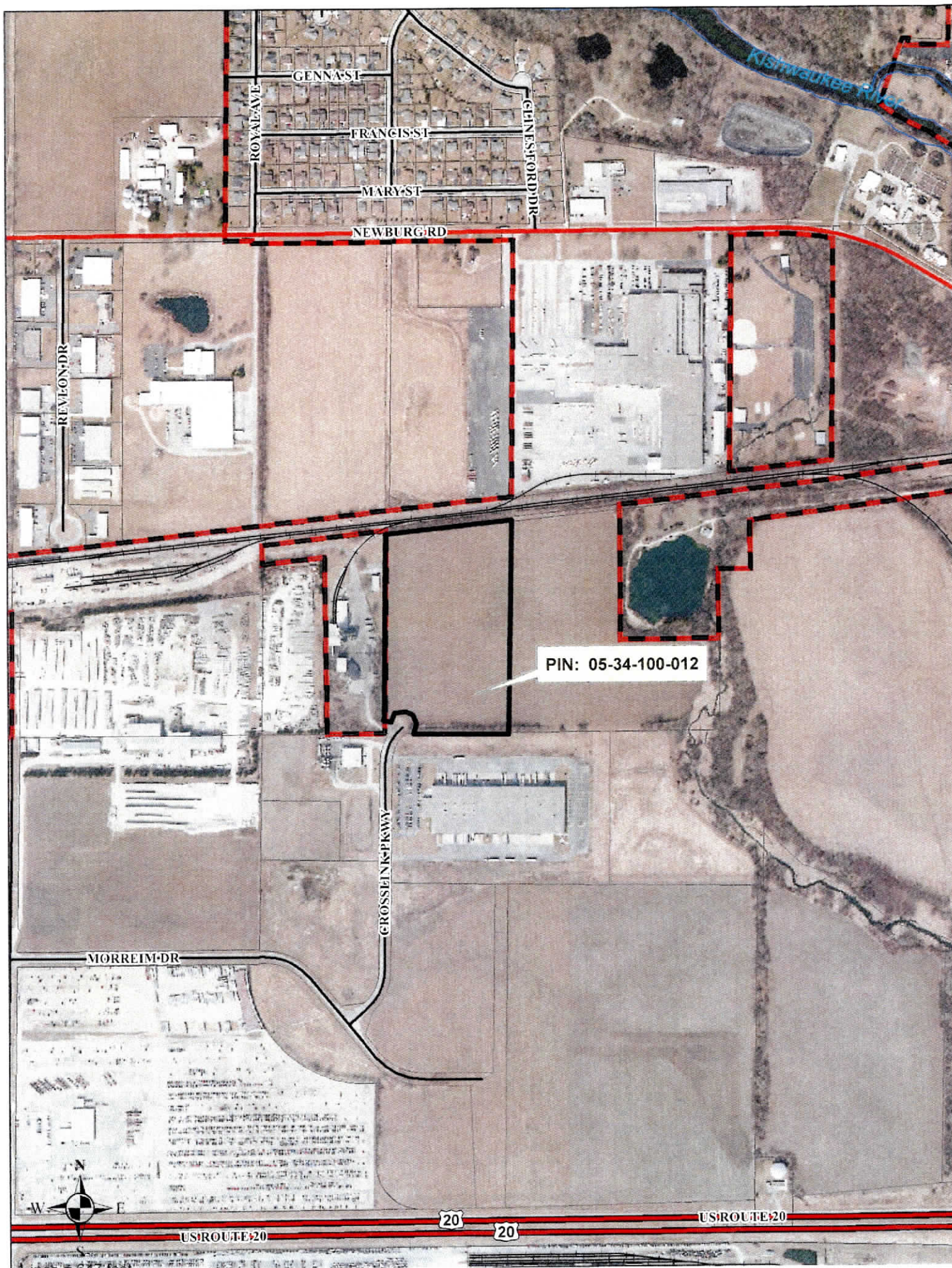
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GROWTH DIMENSIONS
ECONOMIC DEVELOPMENT
BELVIDERE & BOONE COUNTY, IL

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50% of any building permit fee will be waived when certain information related to development activity within the Zone is provided at the time the permit is requested. Otherwise an applicant will be required to pay the full permit fee.

Requested Information

- Business Name
- Federal Employer Identification Number
- Unemployment Insurance Number
- Estimated cost of construction or renovation, cost of site, cost of capital equipment, & total project cost
- Project completion date
- Full-time equivalent jobs created and or retained, and current employment

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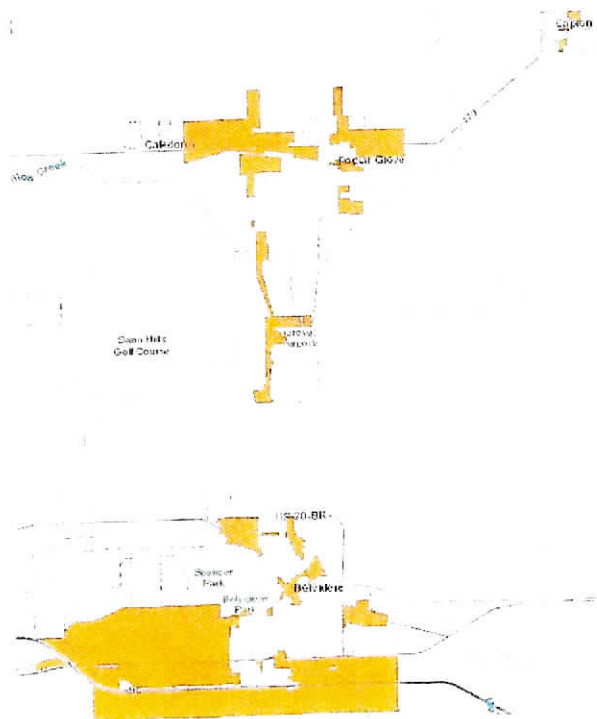
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CITY OF BELVIDERE
Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

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

September 20, 2021

Matthew Wiseman
Schrader Real Estate and Auction Company, Inc.
PO Box 665
Morocco, IN 47963

Re: PIN: 05-34-100-011

Mr. Wiseman:

This letter is in regard to your inquiry of the zoning of the above-mentioned parcel. Our records indicate that the 16,357-square foot parcel is currently zoned HI, Heavy Industrial District (a link to the City's Zoning Ordinance can be found at https://library.municode.com/il/belvidere/codes/code_of_ordinances?nodeId=BELVIDERE_MUNICIPAL_CODE_CH150ZO). Under the HI District of the Zoning Ordinance, office, indoor maintenance services, indoor storage or wholesaling, outdoor storage or wholesaling, distribution center, light industrial and heavy industrial are land uses permitted by right and outdoor maintenance service, freight terminal, shooting ranges and adult-use cannabis cultivation are land uses permitted by special use. Attached are the HI District regulations.

The parcel is also within the local Enterprise Zone which provides financial incentives for development. Growth Dimensions (www.growthdimensions.org) administers the Enterprise Zone in addition to assisting with other economic incentives for which the property may qualify.

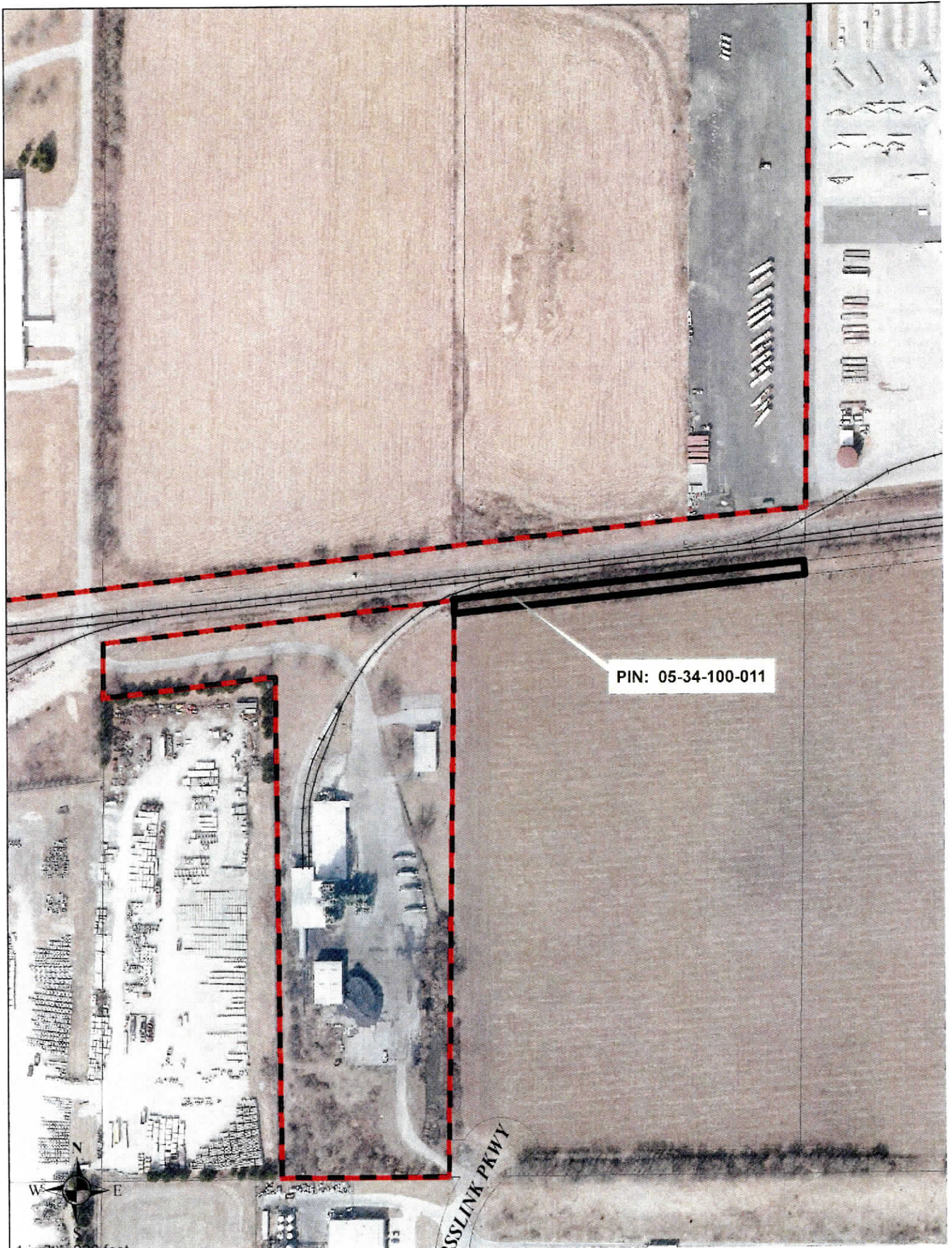
If there are any other questions pertaining to this matter, feel free to contact the Planning Department at (815) 547-7177.

Sincerely,


Gina DelRose
Community Development Planner

Enc.

CC: Belvidere Building Department



PIN: 05-34-100-011

SSLINK PKWY

W
N
E

1 inch = 200 feet

(9) Heavy Industrial (HI) District

- A. Description and Purpose.** This district is intended to permit both large and small scale industrial and office development at an intensity that provides ample incentive for infill development and redevelopment of industrial areas existing as of the effective date of this Chapter. This district is designed to permit a very wide variety of industrial uses which may occur both indoors and outdoors, including certain land uses which are permitted in no other zoning district because of their potential to create nuisances for adjoining properties. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

Rationale: This district is intended to provide a location for both light and heavy industrial uses in a zoning district in which the potential for nuisance complaints from nearby properties is minimized. It must be emphasized that this is not a district where virtually any land use is permitted, as all uses shall comply with the minimum performance standards presented in Article 7. In addition, certain land uses such as extraction, junkyards and salvage operations, and freight terminals are permitted within this district only upon the granting of a Special Use permit.

B. List of Allowable Principal Land Uses (per Article 2)

1. Permitted by Right

Cultivation
Selective Cutting
Passive Outdoor Public Recreation
Public Services and Utilities
Office
Indoor Maintenance Service
Indoor Storage or Wholesaling
Outdoor Storage or Wholesaling
Off-Site Parking Lot
Distribution Center
Light Industrial
Heavy Industrial
Vehicle Repair and Maintenance
Small Wireless Facility

2. Permitted as Special Use

Agricultural Services
Clear Cutting
Outdoor Maintenance Service
Sexually Oriented Land Use
Junkyard or Salvage Yard
Waste Disposal Facility
Composting Operation
Airport/Heliport
Freight Terminal
Communication Tower
Extraction Use
Shooting Range
Non-building mounted solar installations for export of energy for use by a Public Utility
Adult-use Cannabis Craft Grower
Adult-use Cannabis Cultivation Center
Adult-use Cannabis Infuser
Organization or Infuser
Adult-use Cannabis Processing
Organization or Processor
Adult-use Cannabis Transporting
Organization or Transporter

C. List of Allowable Accessory Uses (per Article 2)

1. Permitted by Right

Company Cafeteria
Company Provided On-Site Recreation
Indoor Sales Incident to Light Industrial Use

2. Permitted as Special Use

Migrant Labor Camp
Wind Energy Systems
Roof, above peak Sign

On-Site Parking Lot
Drainage Structure
Filling
Lawn Care
Exterior Communication Devices

D. List of Allowable Temporary Uses (per Article 2)

Outdoor Assembly
Contractor's Project Office
Contractor's On-Site Equipment Storage
Relocatable Building
On-Site Real Estate Sales Office
Construction Dumpsters

E. Regulations Applicable to All Uses

1. Landscaping Regulations (See Article 6)
2. Performance Standards (See Article 7)
3. Signage Regulations (See Article 10)

F. Regulations Applicable to Residential Uses. Not Applicable.

G. Regulations Applicable to Nonresidential Uses:

1. Nonresidential Intensity Requirements:

- A. Maximum Number of Floors (F): 2 (or more with a Special Use permit)
- B. Minimum Landscape Surface Ratio (LSR): 15%
- C. Maximum Floor Area Ratio (FAR): 1.00
- D. Minimum Lot Area (MLA): 20,000 square feet
- E. Maximum Building Size (MBS): na

2. Nonresidential Bulk Requirements:

- A. Minimum Lot Area: 20,000 square feet
- B. Minimum Lot Width: 90 feet; Minimum Street Frontage: 40 feet
- C. **Minimum Setbacks:**

Building to Front or Street Side Lot Line: 45 feet

Building to Residential Side Lot Line: 50 feet

Building to Residential Rear Lot Line: 40 feet

Building to Nonresidential Side Lot Line: 20 feet

Building to Nonresidential Rear Lot Line: 20 feet

Required Bufferyard: See §150.607 along zoning district boundary

Minimum Paved Surface Setback: 5 feet from side or rear; 5 feet from street; (driveways established prior to adoption date of this ordinance are exempted)

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