

CITY OF BELVIDERE, ILLINOIS

ORDINANCE #632H

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW IN-VEHICLE SALES OR SERVICE WITHIN THE PB,
PLANNED BUSINESS DISTRICT (2002 GATEWAY CENTER DRIVE)

PASSED AND ADOPTED

BY THE CITY COUNCIL

OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 3RD DAY OF JULY 2023.

APPROVED BY THE

MAYOR OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 7TH DAY OF JULY, 2023.

Published in Pamphlet Form this 7th day of July 2023.

ORDINANCE NO. 632H

**AN ORDINANCE GRANTING A SPECIAL USE
TO ALLOW IN-VEHICLE SALES OR SERVICE
WITHIN THE PB, PLANNED BUSINESS DISTRICT
(2002 Gateway Center Drive)**

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

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

WHEREAS, The applicant, Michael Leidig, 1250 Centennial Centre Boulevard, Hobart, WI, 54155 on behalf of the property owner, DMD Investments, Inc. 923 Logan Avenue, Belvidere, IL 61008 is requesting a special use to permit in-vehicle sales or service which includes a car wash; and.

WHEREAS, after due notice by publication pursuant to the Illinois State Statutes, the City of Belvidere Planning and Zoning Commission held a public hearing on June 13, 2023 concerning the proposed Special Use; and,

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

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

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

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

Section 2. That a Special Use in the PB, Planned Business District for in-vehicle sales or service on the property depicted in Attachment A and legally described as:

Lot Five (5) as designated upon the Plat 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, according to the Plat thereof recorded March 23, 2005 in Plat File Envelope 316-A as

No. 2005R03084 in the Recorder's Office of Boone County, State of Illinois. PIN: 08-06-101-004.

Is hereby approved, subject to the following conditions:

1. Substantial compliance with the submitted site plan.
2. A stamped site plan shall be submitted for review by the appropriate staff before building permits may be issued. This includes lot layout, landscaping and a photometrics plan.
3. Compliance with all applicable codes and ordinances.

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

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

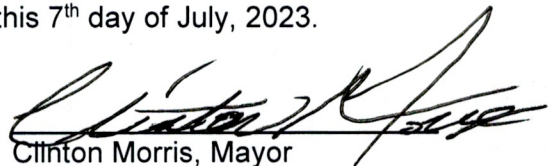
Section 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

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

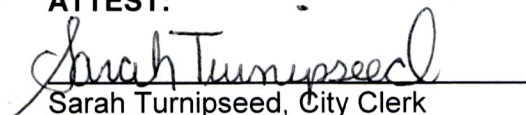
Section 7. This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED by the City Council of the City of Belvidere this 3rd day of July, 2023.

APPROVED by the Mayor of the City of Belvidere this 7th day of July, 2023.


Clinton Morris, Mayor

ATTEST:


Sarah Turnipseed, City Clerk

Ayes: 7 Nays: 0 Absent: 3

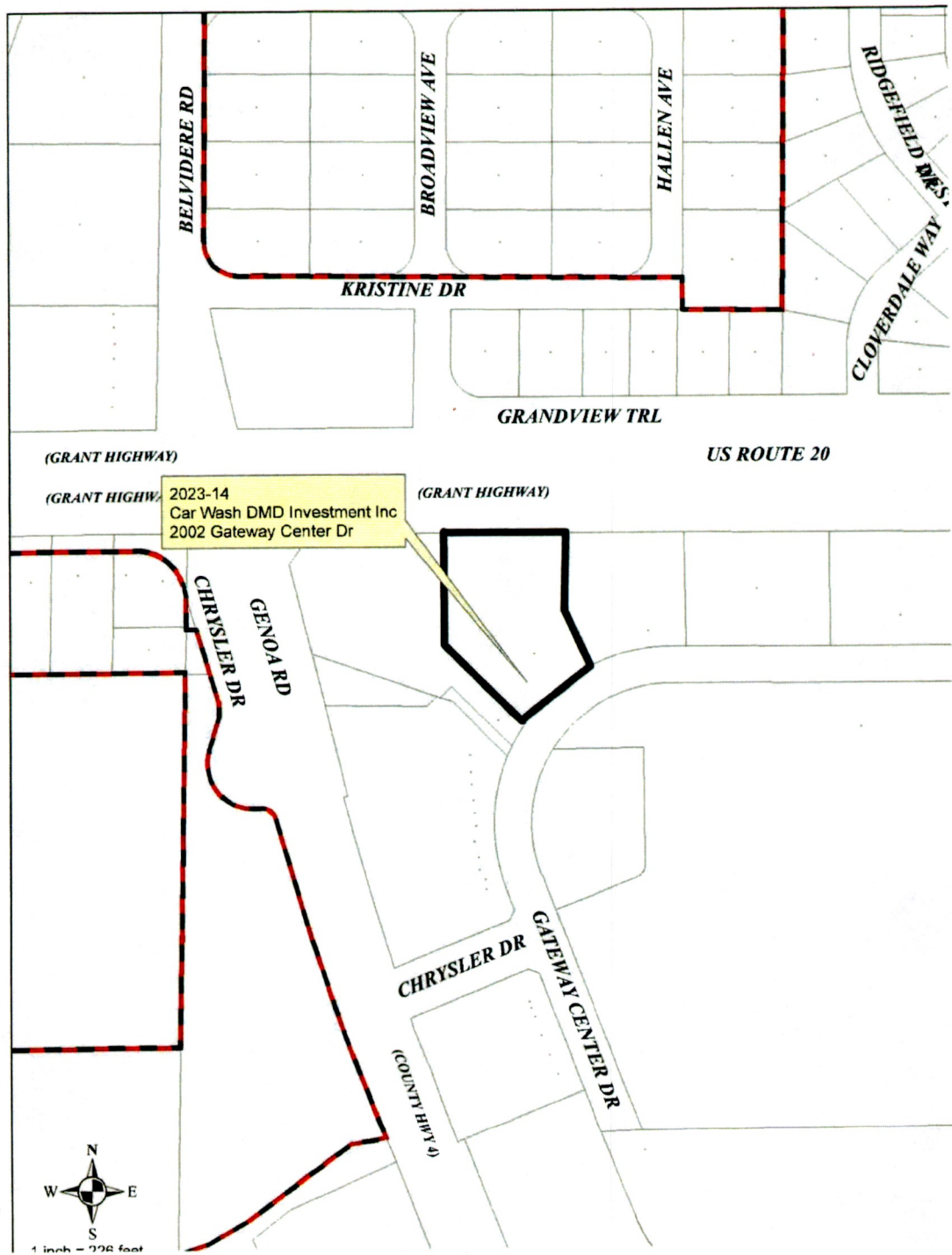
City Council Members Voting Aye: McGee, Mulhall, Porter, Brereton, Fleury, Frank, and Gramkowski.

City Council Members Voting Nay: None.

Date Published: July 7, 2023

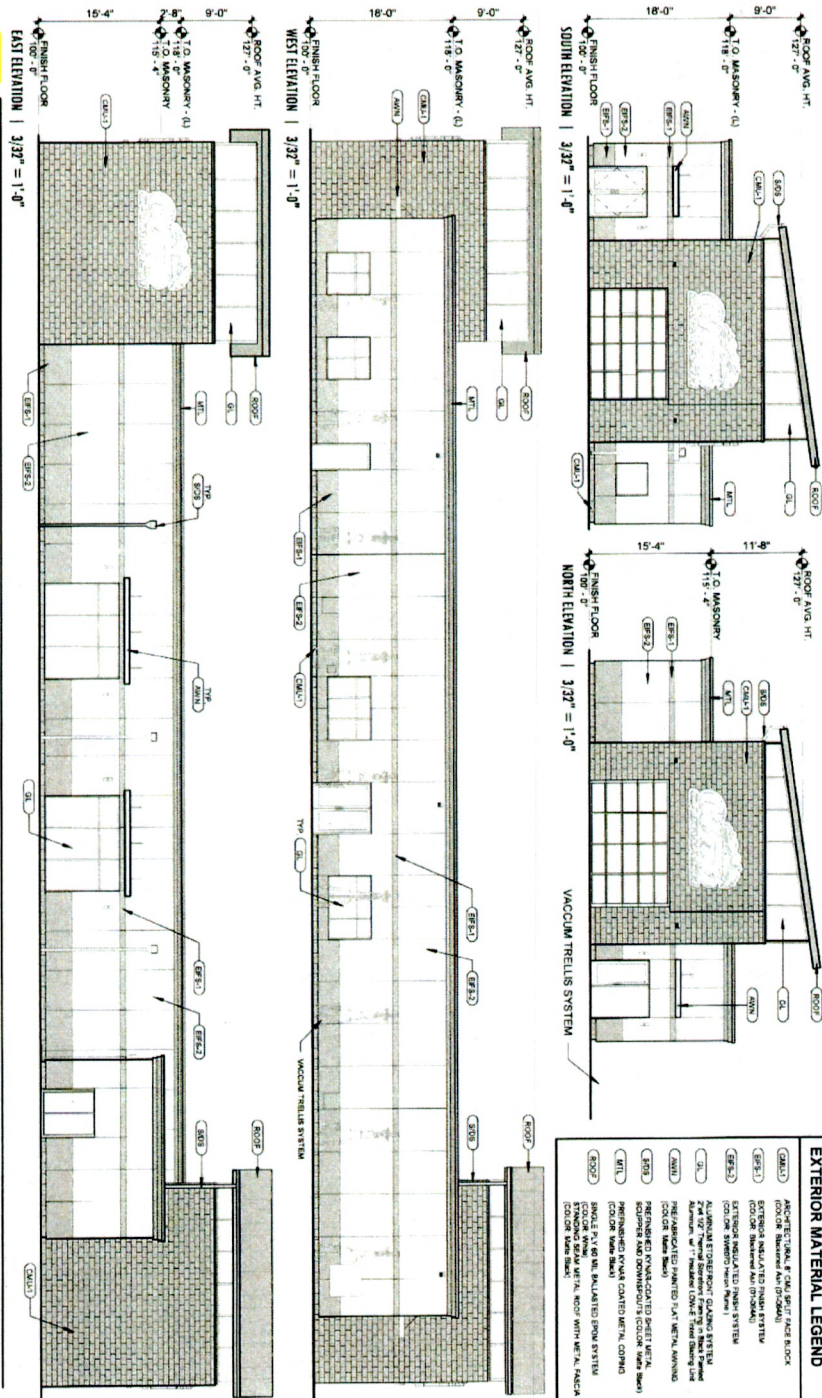
Sponsor: Ald. McGee

ATTACHMENT A





CLUB CAR WASH - Bahndorf, IL | 11.21.2022 | As indicated
FINALE - WILLIAMS © 2022

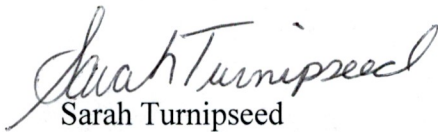


AFFIDVAIT

STATE OF ILLINOIS)
)
COUNTY OF BOONE)

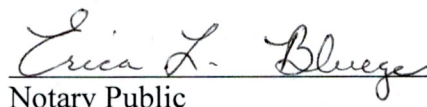
Sarah Turnipseed, first being duly sworn on oath deposes and says as follows:

By authority of the City Council of the City of Belvidere, Illinois, I published Ordinance #632H of the City of Belvidere, Illinois, in pamphlet form on July 7, 2023, and as a convenience for the public; I posted the pamphlet form of Ordinance #632H on the bulletin board in the lobby of Belvidere City Hall at 401 Whitney Blvd., Belvidere, Illinois; said location being readily accessible to the public during business hours of the City Clerk's office.



Sarah Turnipseed
City Clerk

SUBSCRIBED AND SWORN TO BEFORE ME
this 7th day of July, 2023.



Notary Public

