

CITY OF BELVIDERE, ILLINOIS

ORDINANCE #674H

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW INDOOR COMMERCIAL ENTERTAINMENT WITHIN
THE GB, GENERAL BUSINESS DISTRICT (1414 NORTH STATE STREET)

PASSED AND ADOPTED

BY THE CITY COUNCIL

OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 6th DAY OF MAY 2024.

APPROVED BY THE

MAYOR OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 8th DAY OF MAY, 2024.

Published in Pamphlet Form this 8th day of May2024.

ORDINANCE NO. 674H

**AN ORDINANCE GRANTING A SPECIAL USE
TO ALLOW INDOOR COMMERCIAL ENTERTAINMENT
WITHIN THE GB, GENERAL BUSINESS DISTRICT
(1414 North State Street)**

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, OM Group Belvidere Realty, 200 South Frontage Road, Suite 310, Burr Ridge, IL 60527 on behalf of the property owner, Roger Pope, 227 Lynne Lane, Belvidere, IL 61008 is requesting a special use to permit indoor commercial entertainment at 1414 N. State Street; and

WHEREAS, after due notice by publication pursuant to the Illinois State Statutes, the City of Belvidere Planning and Zoning Commission held a public hearing on April 9, 2024 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 GB, General Business District to allow for indoor commercial entertainment on the property depicted in Attachment A and legally described as:

Beginning at a point in the center of the State Road 27.02 chains Southeasterly from the stone at the intersection of said Road and the Section line between Sections Twenty-two (22) and Twenty-three (23) in Township 44 North, Range 3 East of the third Principal Meridian (Said point) being the Northeast corner of land now owned by W.R. Marshallsay); running thence South 58 degrees East along the center of said Road 3.03 chains; thence South 32 degrees West 195 feet; thence North 58 degrees West 3.03 chains, to said Marshallsay's Easterly line; thence North 32 degrees East along said Marshallsay's Easterly line, 195 feet to the place of beginning, situated in Boone County, State of Illinois. PIN: 05-26-126-017.

is hereby approved, subject to the following conditions:

1. The special use shall be restricted to Tenant Space 1 (noted as Wing Snob on the site plan). Attachment B.
2. The special use shall be in substantial compliance with the site plan dated 3/13/24.
3. The special use shall be in compliance with all other 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 6th day of May, 2024.

APPROVED by the Mayor of the City of Belvidere this 8th day of May, 2024.


Clint Morris, Mayor

ATTEST:


Sarah Turnipseed, City Clerk

Ayes:6 Nays: 2 Absent: 2

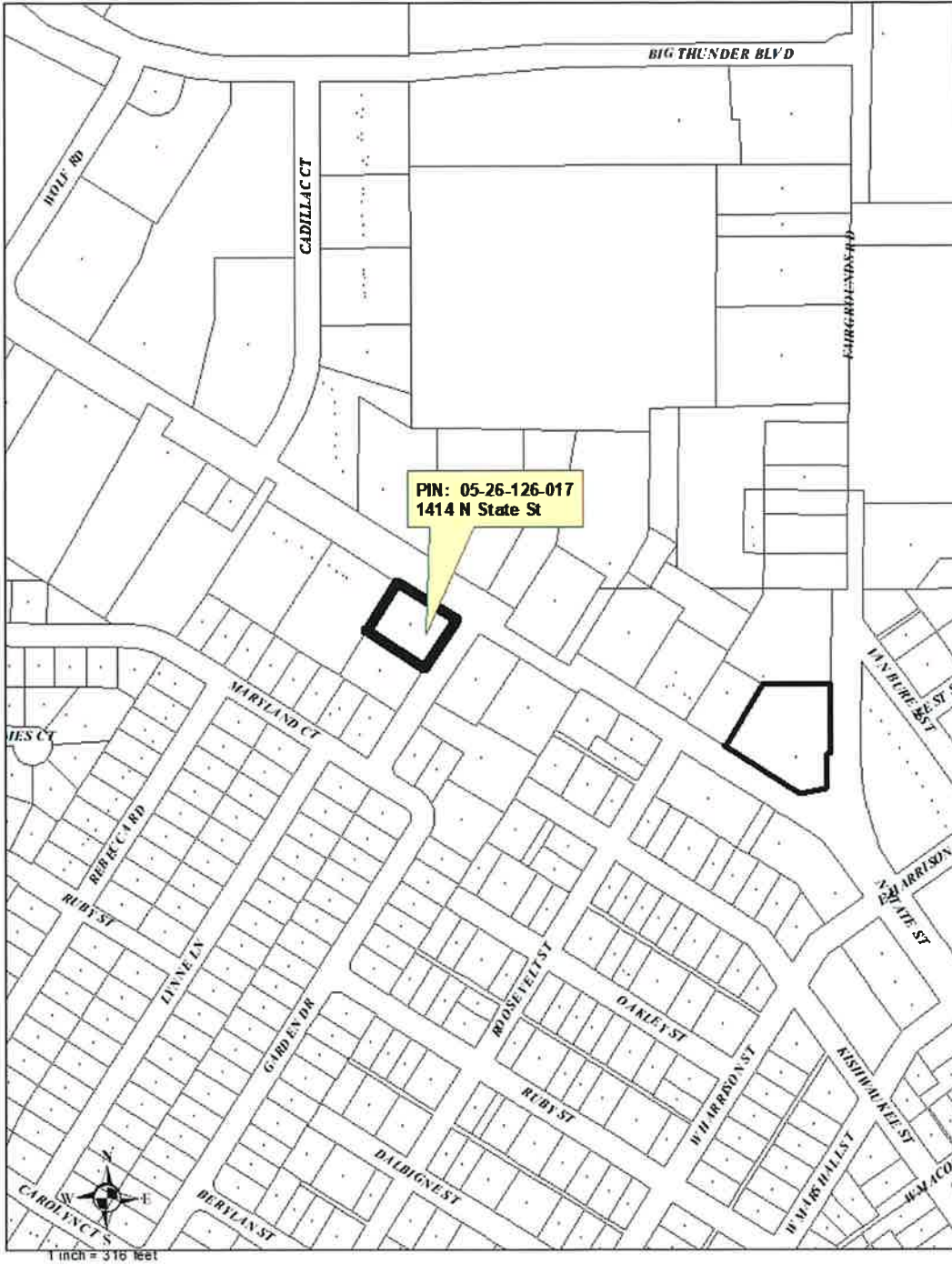
City Council Members Voting Aye: Gramkowski, McGee, Snow, Albertini, Brereton and Fleury.

City Council Members Voting Nay: Frank and Stevens.

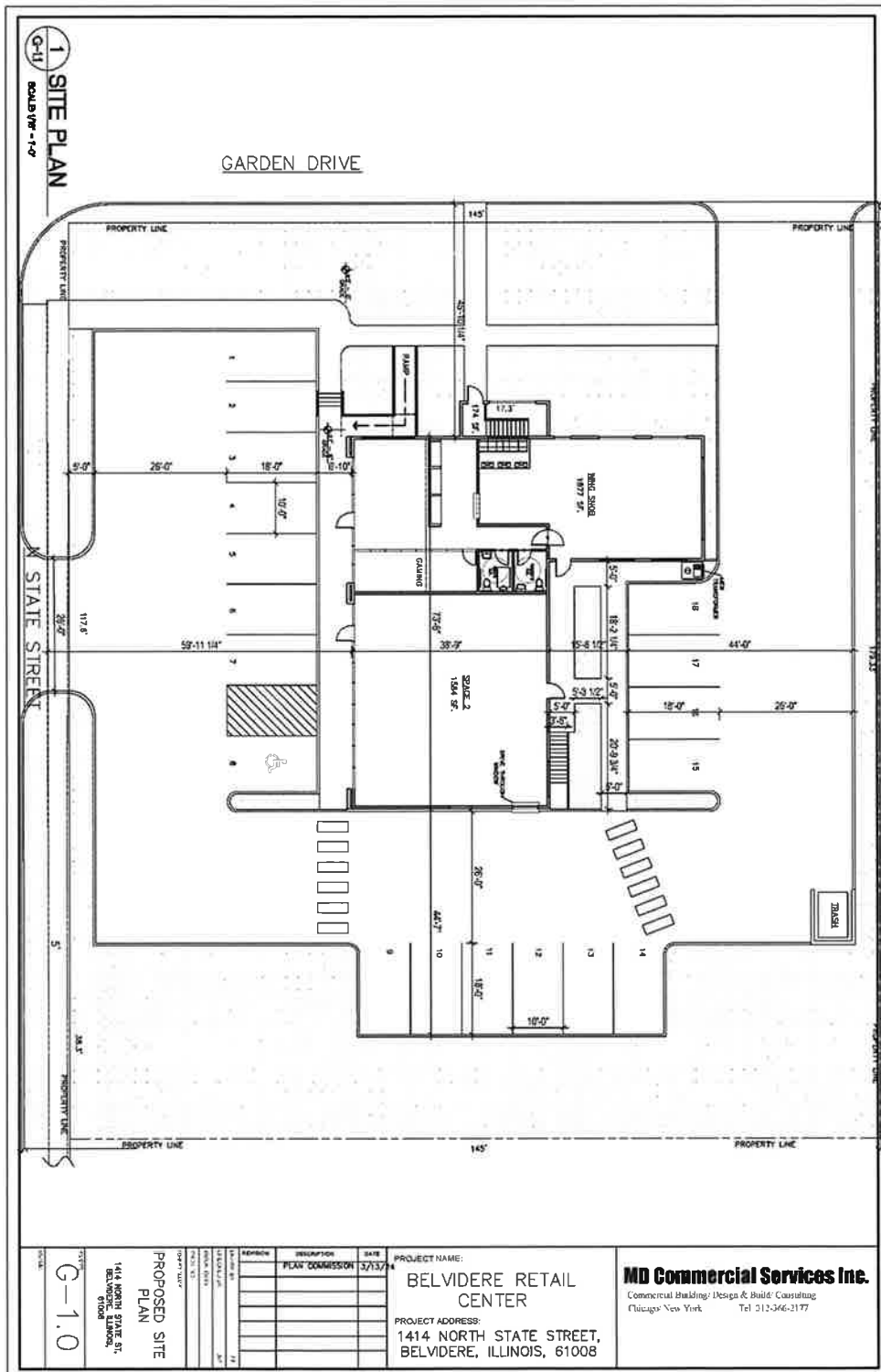
Date Published: May 8, 2024

Sponsor Ald. Stevens

ATTACHMENT A



ATTACHMENT B



1 SITE PLAN
G-11 SCALE: 1/8" = 1'-0"

G-1.0

PROPOSED SITE PLAN
1414 NORTH STATE ST.
BELVIDERE, ILLINOIS, 61008

REVISION	DESCRIPTION	DATE
1	PLAN COMMISSION	5/13/14

PROJECT NAME:
BELVIDERE RETAIL CENTER
PROJECT ADDRESS:
1414 NORTH STATE STREET,
BELVIDERE, ILLINOIS, 61008

MD Commercial Services Inc.
Commercial Building Design & Build Consulting
Chicago New York Tel 312-346-2177

AFFIDAVIT

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 #674H of the City of Belvidere, Illinois, in pamphlet form on May 8, 2024, and as a convenience for the public; I posted the pamphlet form of Ordinance #674H 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 8th day of May, 2024.





Notary Public