

CITY OF BELVIDERE, ILLINOIS

ORDINANCE #702H

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW INDOOR COMMERCIAL ENTERTAINMENT WITHIN
THE GB, GENERAL BUSINESS DISTRICT (1253 LOGAN AVENUE).

PASSED AND ADOPTED

BY THE CITY COUNCIL

OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 4TH DAY OF NOVEMBER 2024.

APPROVED BY THE

MAYOR OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 7th DAY OF NOVEMBER 2024.

Published in Pamphlet Form this 7th day of November.

ORDINANCE NO. 702H

**AN ORDINANCE GRANTING A SPECIAL USE
TO ALLOW INDOOR COMMERCIAL ENTERTAINMENT
WITHIN THE GB, GENERAL BUSINESS DISTRICT
(1253 Logan Avenue)**

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, Yash Musabji, 1455 Kennedy Drive, Belvidere, IL 61008 on behalf of the property owner, David Black, 2662 McFarland Road, Rockford, IL 61107 is requesting a special use to permit indoor commercial entertainment at 1253 Logan Avenue; 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 October 8, 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:

Lot Three (3) as designated upon the Plat of Concordia Heights Subdivision, the Plat of which is recorded in Book 4 of Plats on pages 24 and 25 in the Recorder's Office of Boone County, Illinois, situated in the County of Boone and State of Illinois. PIN: 05-36-230-012.

is hereby approved, subject to the following conditions:

1. Open alcohol is prohibited outside the premises unless otherwise permitted.
2. Indoor commercial entertainment land uses are only permitted in the tenant space commonly known as 1253 Logan Avenue.
3. Indoor commercial entertainment land uses are only permitted within the area designated "gaming area" and "bar" on the site plan.
4. The video gaming and bar area must be enclosed and only accessible through a designated entrance.
5. If it is determined that additional parking spaces are required due to the occupancy level/available seating in the indoor commercial entertainment area, they shall be located west of the garage.
6. Compliance with all other applicable codes and ordinances including but not limited to the Boone County Health Department, the Belvidere Building Department (including plumbing) and the Belvidere Fire Department.

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.

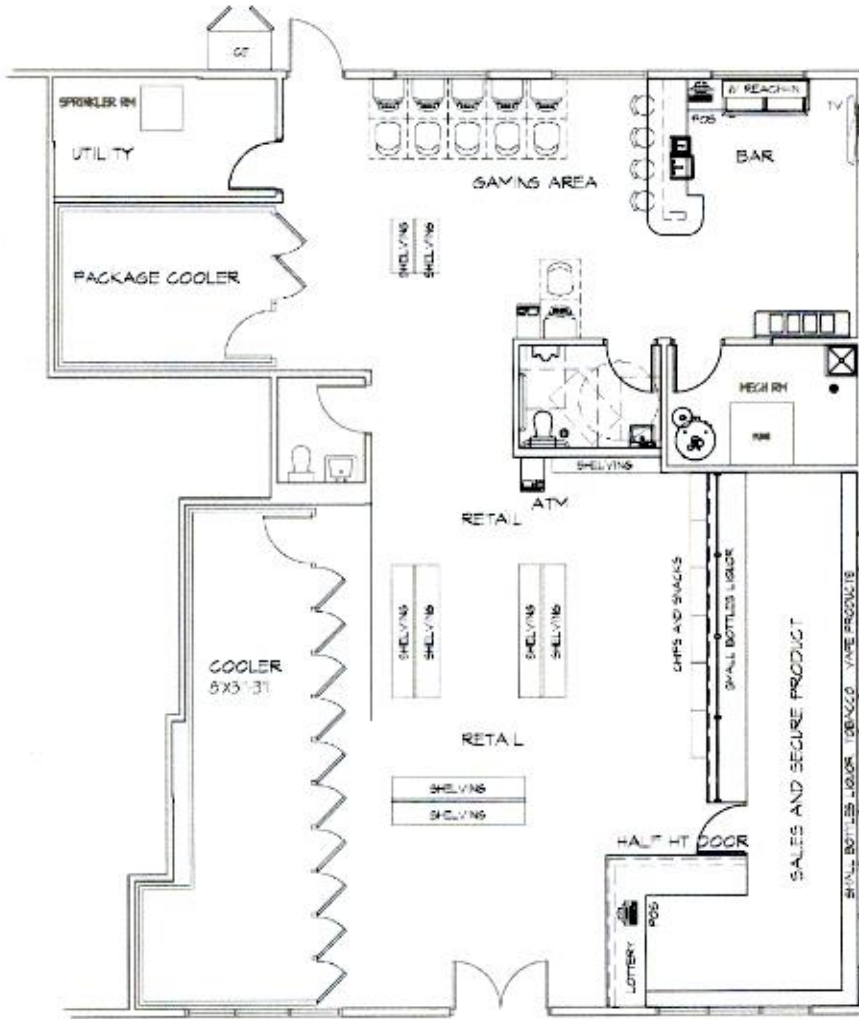
Section 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

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.

ATTACHMENT A



ATTACHMENT B



1 PROPOSED PLAN
SCALE: 1/8" = 1'-0"
137045



BELLES FIRM OF
Architecture
2805 Creekside Court, Suite B, Rockford, IL 61114
(815)-961-0504 BelleFirm@ymail.com
License No. 184-001868

LIQUOR AND GAMING PERMIT DRAWING FOR
BY LIQUORS, LLC
9281 LOGAN BELVIDERE ILL 61008

DATE: 04-15-2024

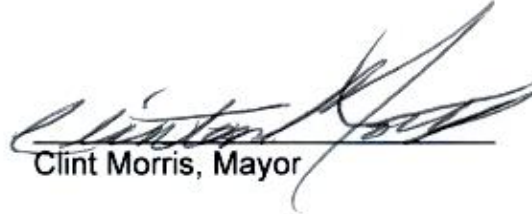
PROJECT NO: 1224

DATE FILED: 22

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

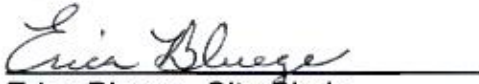
PASSED by the City Council of the City of Belvidere this 4th day of November, 2024.

APPROVED by the Mayor of the City of Belvidere this 7th day of November, 2024.



Clint Morris, Mayor

ATTEST:



Erica Bluege, City Clerk

Ayes: 7 Nays: 0 Absent: 3

City Council Members Voting Aye: Frank, Gramkowski, McGee, Peterson, Stevens, Albertini, and Brereton.

City Council Members Voting Nay: None.

Date Published: November 7, 2024

Sponsor: _____

AFFIDAVIT

STATE OF ILLINOIS)
)
COUNTY OF BOONE)

Erica Bluege, first being duly sworn on oath deposes and says as follows:

By authority of the City Council of the City of Belvidere, Illinois, I published Ordinance #702H of the City of Belvidere, Illinois, in pamphlet form on November 7, 2024 and as a convenience for the public; I posted the pamphlet form of Ordinance #702H on the bulletin board in the lobby of Belvidere City Hall at 401 Whitney Blvd., Belvidere, Illinois; said location being readily accessible to the public during business hours of the City Clerk's office.

Erica Bluege

Erica Bluege
City Clerk

SUBSCRIBED AND SWORN TO BEFORE ME
this 7th day of November, 2024.

Sarah Turnipseed

Notary Public

