

**ATTACHMENTS**

1. Location Map by Planning Staff.
2. Aerial Photo with by Planning Staff.
3. Narrative submitted by Applicant.
4. Site plan submitted by Applicant.
5. Letter submitted by the Boone County Soil and Water Conservation District, Jennifer Becker, October 25, 2018.
6. Letter submitted by the Boone County Health Department, Amanda Mehl, October 26, 2018.

**BUCHANAN ST**

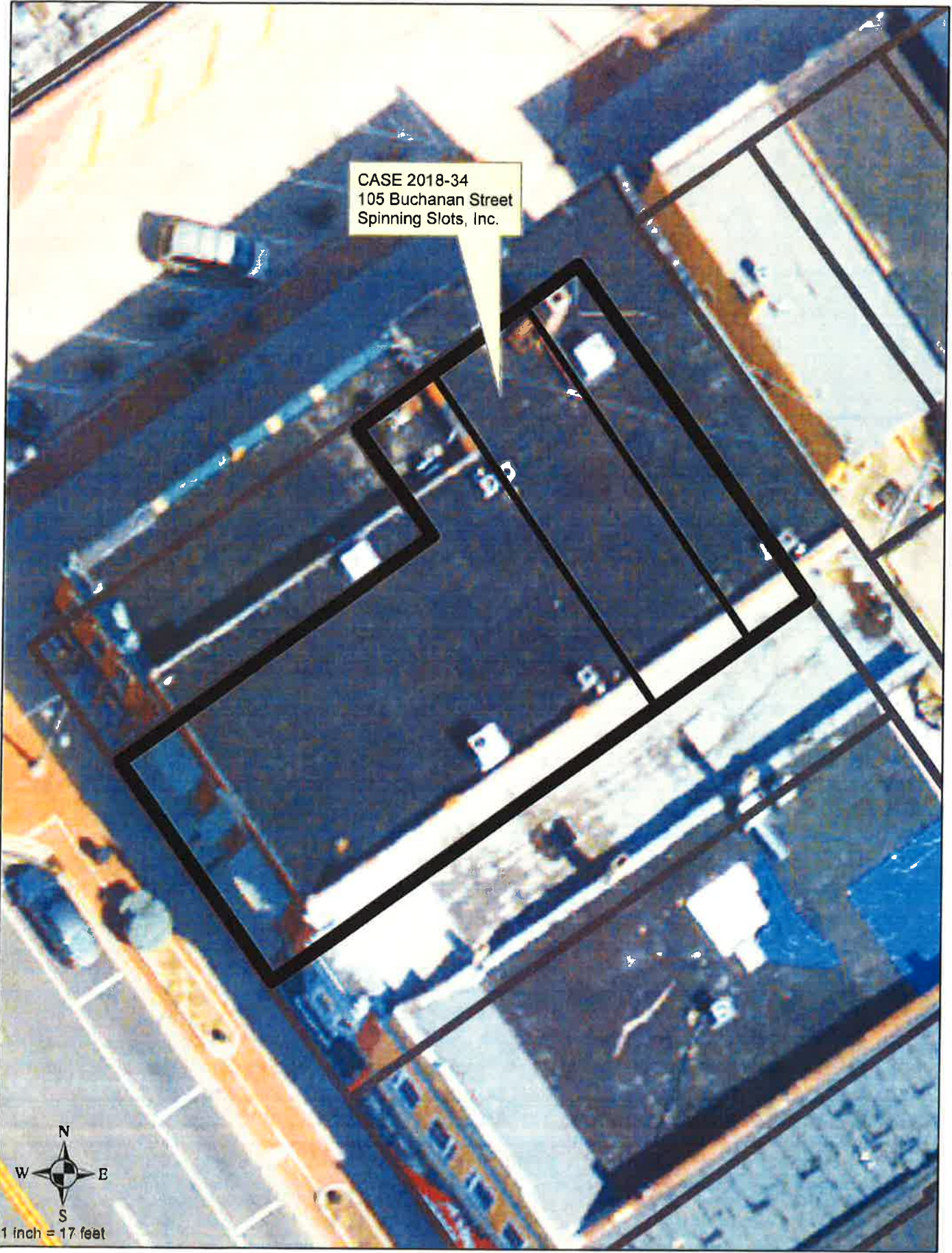
**S STATE ST**

CASE 2018-34  
105 Buchanan Street  
Spinning Slots, Inc.



1 inch = 23 feet

CASE 2018-34  
105 Buchanan Street  
Spinning Slots, Inc.



SPINNING SLOTS BELVIDERE

Spinning slots Inc. was created in October 2017 by Kelly Quinby. Kelly is an entrepreneur owning Spinning Slots Inc, and other businesses such as A&M Mobil Wash and previously was in the restaurant business owning Kell'z Restaurant and Pub and other ventures in her past.

An opportunity has come up to open location at 105 Buchanan Street State St downtown Belvidere IL, and she is requesting this special use permit for this location.

The Special use permit would be for sale of liquor by the drink in conjunction with video gaming.

Her vision is to create an upscale environment where customers can enjoy a beer, glass of wine or a mixed drink in conjunction with video gaming:

contin... t for all of her cutomers offering specials on some nights and creating a relaxed and fun establishment to come and enjoy a drink.

She is proposing the hours of operation Monday Thru Saturday 8AM-2AM and Sunday 11AM-12PM.

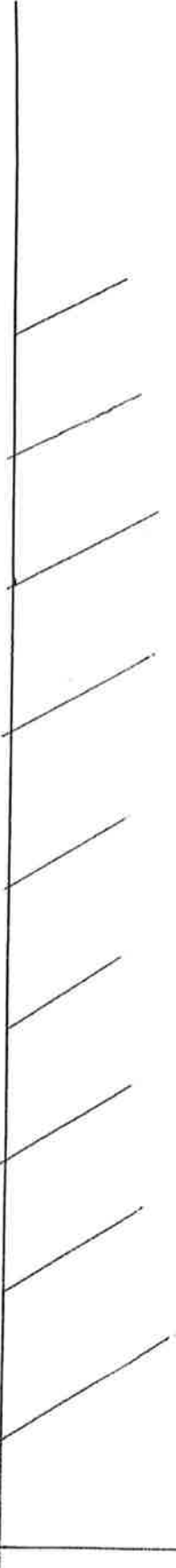
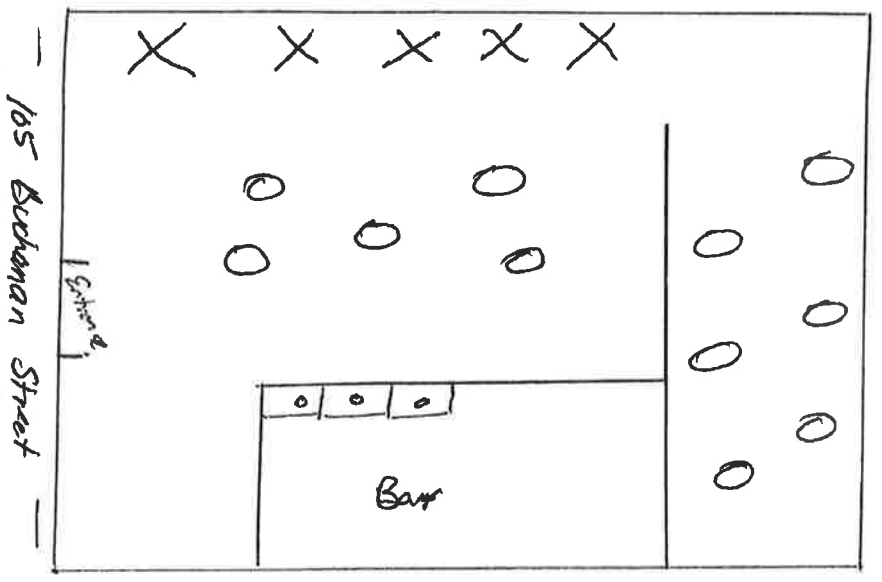
She strives to be a great business owner in Belvidere and a good citizen by compromising in having a great plan and also a safe clean and upscale environment for everyone.

She would like to thank everyone on taking the time to listen to our proposal and we appreciate your consideration.



Kelly Quinby

Spinning Slots.  
105 Buchanan Street  
Belvedere L1, 61008.



Buchanan Street

X = video games.

O = indoor tables.

Stark St.





Boone County  
**Soil & Water**  
 Conservation District

211 N. Appleton Road  
 Belvidere, IL 61008  
 815-544-2677 ext. 3

25 October 2018

**SWCD NRI #: 1609**

City of Belvidere Planning Department  
 401 Whitney Blvd.  
 Belvidere, IL 61008

Dear Sir/Madam,

A request for a Natural Resource Information Report was submitted. We will supply a written reply to you office as indicated below:

Our review does not apply in this instance.  
 Other (see attached)

**Location of Site:** 105 Buchanan Street, Belvidere, IL 61008  
**PIN(S):** 05-25-360-002

Contact	Petitioner	Owner
Kelly R. Quinby 712 Peter Ave. Rockford, IL 61108 815-914-6405 Kelly.quinby@yhao.com	Mike Ortiz	Kelly R. Quinby 712 Peter Ave. Rockford, IL 61108

**Request:** Special Use for indoor/outdoor commercial entertainment.

Sincerely,

Jennifer Becker  
 Boone County Soil & Water  
 Conservation District

Re: Kelly Quinby



**Public Health**  
Prevent. Promote. Protect.

## 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

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*The mission of the Boone County Health Department is to serve our community by preventing the spread of disease, promoting optimal wellness & protecting the public's health.*

October 26, 2018

Gina Del Rose  
City of Belvidere Community Development  
401 Whitney Blvd., Suite 300  
Belvidere, IL 61008

FAX 815-547-0789

Re: Case: 2018-34, Spinning Slots, Inc., 105 Buchanan Street

Dear Gina,

We are in receipt of the special use for indoor commercial entertainment to operate a bar/tavern with pool tables, arcade machines and video gaming request for the above referenced case. Our office has no objections or comments on this request. However, prior to operation of the center a to scale plan (of the layout of the store) and a food application must be submitted to the health department for review. The plan review fee would be determined when menu information is submitted. Below is the county code explaining this further.

**Sec. 30-35. Submission and review of plans; permits.**

- (a) *Generally*, whenever a food service establishment or retail food store is constructed or extensively remodeled and whenever an existing structure is converted to use as a food service establishment, properly prepared plans and specifications for such construction, remodeling, or conversion shall be submitted to the regulatory authority for review and approval before construction, remodeling, or conversion is begun. The plans and specifications shall indicate the proposed layout, arrangement, mechanical plans, construction materials of work areas, and the type and model of proposed fixed equipment and facilities.
- (b) *Permit required*. Any business or organization desiring to operate as a food service establishment or retail food establishment must have a current food service permit.
- (c) *Plans, inspection and approval*. Before issuing a food service permit to a new establishment, plans must be submitted to and approved by the health authority. Plans submitted for review must be accompanied by the appropriate plan review fee as listed in section 38-31.

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Date: 10/26/18

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*Food establishment classifications.* All food service establishments or retail food establishments shall be categorized according to their type of operation, size of operation, and risk category of the food prepared and/or served and shall obtain a permit for the class of operation as hereinafter defined. The listing of various types of operation is not intended to be all inclusive, but typical and not limited to those mentioned. If a food establishment is not specifically listed, it shall be classified according to the class to which it most closely resembles.

- (1) *High Risk Facility:* is a food establishment that presents a high relative risk of causing foodborne illness based on the large number of food handling operations typically implicated in foodborne outbreaks and/or type of population served by the facility. The following criteria shall be used to classify facilities as Category I High Risk facilities:
  - a. whenever cooling of potentially hazardous foods occurs as part of the food handling operations at the facility;
  - b. when potentially hazardous foods are prepared hot or cold and held hot or cold for more than 12 hours before serving;
  - c. if potentially hazardous foods which have been previously cooked and cooled must be reheated;
  - d. when potentially hazardous foods are prepared for off-premises service for which time-temperature requirements during transportation, holding and service are relevant;
  - e. whenever complex preparation of foods, or extensive handling of raw ingredients with hand contact for ready to eat foods, occurs as a part of the food handling operations at the facility;
  - f. if vacuum packaging and/or other forms of reduced oxygen packaging are performed at the retail level; or
  - g. whenever serving immunocompromised individuals, where these individuals compromise the majority of the consuming population.
- (2) *High Risk Multi-Department Facility:* is a food establishment that presents a high relative risk of causing foodborne illness based on the large number of food handling operations typically implicated in foodborne outbreaks. These facilities have the same criteria as Category I High Risk facilities, and have 3 or more departments within their facilities which need inspection including but not limited to main grocery, bakery, deli, meat and seafood departments.



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Date: 10/26/18  
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(3) *Medium Risk Facility*: is a food establishment that presents a medium risk of causing foodborne illness based upon a few food handling operations typically implicated in foodborne illness outbreaks. The following criteria shall be used to classify facilities as Category II Medium Risk facilities:

- a. if hot or cold foods are not maintained at that temperature for more than 12 hours and are restricted to same day service;
- b. if preparing foods for service from raw ingredients uses only minimal assembly; and
- c. foods served at an establishment that require complex preparation (whether canned, frozen, or fresh prepared) are obtained from an approved food processing plants, (high risk) food service establishments or retail food stores.

(4) *Low Risk Facility*: is a food establishment that presents a low relative risk of causing foodborne illness based on few or no food handling operations typically implicated in foodborne illness outbreaks. The following criteria shall be used to classify facilities as Category III Low Risk facilities:

- a. only prepackaged foods are available or served in the facility, and any potentially hazardous foods available are commercially pre-packaged in an approved food processing plant;
- b. only limited preparation of non-potentially hazardous foods and beverages, such as snack foods and carbonated beverages occurs at the facility; or
- c. only beverages (alcoholic and non-alcoholic) are served at the facility.

Please let us know if you have any questions or concerns

Thank you,



Amanda Mehl  
Public Health Administrator  
skm

## MEMO

**DATE:** November 14, 2018  
**TO:** Mayor and Members of the City Council  
**FROM:** City of Belvidere Planning and Zoning Commission  
**SUBJECT:** Findings of Fact for Case: 2018-34; Spinning Slots, Inc., 105 Buchanan Street

### **REQUEST AND LOCATION:**

The applicant, Kelly Quinby, 712 Peter Avenue, Rockford, IL 61108 on behalf of owner, Ed Marx, 303 E. Lincoln Avenue, Belvidere, IL 61008 and contract purchaser, John Ahrens, PO Box 1663, Belvidere, IL 61008 for a special use to permit a bar with video gaming at 105 Buchanan Street (PIN: 05-25-358-022), Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(6)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the CB, Central Business District on approximately 4,600 square feet. The request is for one tenant space of a mixed-use building.

### **FINDINGS OF FACT:**

Per Section 150.904 (G) of the City of Belvidere Zoning Ordinance, the criteria for granting a Special Use Permit are as follows:

- A. Findings: The establishment, maintenance, or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

The requested special use is for indoor commercial entertainment allowing a bar with video gaming to operate on the property. The property is located in the Central Business District where such land uses are common. Entertainment-based businesses are often encouraged in downtown districts.

The building is located near municipal parking lots and a mix of bars, eateries and offices. The opening of a new bar will not negatively impact these land uses. Operating businesses, instead of vacant store fronts is beneficial to all adjacent properties.

- B. Findings: The proposed special use, both its general use independent of its location and in its specific location, will be in harmony with the purposes, goals, objectives, policies, and standards of the City of Belvidere Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to Notice of Public Hearing by the City.**

The Comprehensive Plan designates the subject property as Central Business; the current zoning is Central Business. The entire downtown area is designated as Central Business. The downtown area should be a mix of retail, services, residential, recreation and entertainment that operate during the day and night and that are compatible uses. A bar is included in the encouraged mix of land uses.

- C. **Findings:** The special use will not in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to Notice of Public Hearing by the City or governmental agency having jurisdiction to guide development.

The property is served by on-street parking along Buchanan Street in addition to two nearby municipal parking lots. On-site parking is not required in the Central Business District; most patrons of businesses on Buchanan Street utilize the municipal parking lots in the area. The property formerly housed taverns and later ice cream and candy shops. The planning staff is not aware of any traffic nuisances that businesses along Buchanan Street create.

Although the property is in a historic building, Buchanan Street is not within the Downtown Overlay District. The additional regulations of the overlay district regarding signage, doorways, windows, etc. do not apply to this property.

- D. **Findings:** The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property, and maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

The planning staff is not aware of any business that chose not to locate or expand in the downtown area due to the other bars and similar establishments. The planning staff does not anticipate that this special use will deter development when previous businesses have not.

- E. **Findings:** The proposed special use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvement facilities, utilities or services provided by public agencies servicing the subject property.

The subject property is already developed with a mixed-use building that is served with municipal utilities.

- F. **Findings:** The potential public benefits of the proposed special use outweigh any and all potential adverse impacts of the proposed special use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Although the applicant is requesting a special use to operate a business that is similar to others in the downtown area, it is intended that the business will have a different atmosphere in order to set it apart from the others. This could allow a wider demographic of people to be served in the downtown area. The property has housed similar uses in the past. The neighborhood is a mix of residential, commercial and

entertainment so the special use should not alter the neighborhood or create an undue burden.

**The motion to adopt the Findings of Fact as presented by staff for case 2018-34 for a special use to permit indoor commercial entertainment (bar with video gaming) at 105 Buchanan Street carried with a (5-0) roll call vote.**

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Alissa Maher, Chairman  
Belvidere Planning and Zoning Commission

## MEMO

**DATE:** November 14, 2018

**TO:** Mayor and Members of the City Council

**FROM:** City of Belvidere Planning and Zoning Commission

**SUBJECT:** Recommendation for Case: 2018-34, Spinning Slots, Inc., 105 Buchanan Street

**REQUEST AND LOCATION:**

The applicant, Kelly Quinby, 712 Peter Avenue, Rockford, IL 61108 on behalf of owner, Ed Marx, 303 E. Lincoln Avenue, Belvidere, IL 61008 and contract purchaser, John Ahrens, PO Box 1663, Belvidere, IL 61008 for a special use to permit a bar with video gaming at 105 Buchanan Street (PIN: 05-25-358-022), Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(6)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the CB, Central Business District on approximately 4,600 square feet. The request is for one tenant space of a mixed-use building.

**RECOMMENDATION:**

The planning and zoning commission recommended the **approval** of case number **2018-34** for a special use to permit indoor commercial entertainment (a bar with video gaming) at 105 Buchanan Street subject to the following condition:

1. Open alcohol is prohibited outside the premises unless otherwise permitted.

**Motion to approve case 2018-34; Spinning Slots, Inc., 105 Buchanan Street subject to the condition as presented carried with a (5-0) roll call vote.**

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Alissa Maher, Chairman  
Belvidere Planning and Zoning Commission