

CITY OF BELVIDERE, ILLINOIS

ORDINANCE #482H

AN ORDINANCE GRANTING A SPECIAL USE
TO ALLOW IN-VEHICLE SALES OR SERVICE
(AUTOMATIC CAR WASH)
WITHIN THE GB, GENERAL BUSINESS DISTRICT
(1125 NORTH STATE STREET)

PASSED AND ADOPTED

BY THE CITY COUNCIL

OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 3RD DAY OF FEBRUARY 2020.

APPROVED BY THE

MAYOR OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 4TH DAY OF FEBRUARY 2020.

Published in Pamphlet Form this 4th day of February 2020.

ORDINANCE NO. 482H

**AN ORDINANCE GRANTING A SPECIAL USE
TO ALLOW IN-VEHICLE SALES OR SERVICE
(AUTOMATIC CAR WASH)
WITHIN THE GB, GENERAL BUSINESS DISTRICT
(1125 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, Gunsteen Car Wash c/o Daniel Gunsteen, 651 S. Sutton Road, Ste 305, Streamwood, IL 60107 on behalf of the property owner, Robert L. Dixon Trust- 2001, 1348 Fairgrounds Road, Belvidere, IL 61008 has petitioned the City for a Special Use to permit in-vehicle sales or service to operate an automatic car wash at 1125 North 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 January 14, 2020 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 for in-vehicle sales or service (automatic car wash) on the property depicted in Attachment A and legally described as:

Lot Two (2) as designated upon the Plat of Dixon Commercial Subdivision, being a Subdivision of part of Section 26 Township 44 North, Range 3 East of the Third Principal Meridian, according to the Plat thereof recorded June 15, 2017 as Document No. 2017RO3026 in the Recorder's Office of Boone County, Illinois; situated in the County of Boone and the State of Illinois. (PIN: 05-26-127-011)

is hereby approved, subject to the following conditions:

1. A full site plan shall be submitted to and approved by the staff (building, public works, police, fire, planning, etc.) prior to the issuance of building permits.
2. The access from North State Street shall be reduced to a width of 35 feet with 5-foot flares on each side.
3. The hours of operation shall be limited to 6am-10pm.

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.

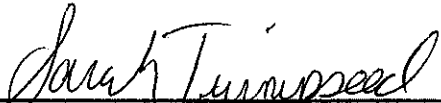
PASSED by the City Council of the City of Belvidere this 3rd day of FEBRUARY,
2020.

APPROVED by the Mayor of the City of Belvidere this 4th day of FEBRUARY,
2020.



Michael W. Chamberlain, Mayor

ATTEST:



Sarah Turnipseed, City Clerk

Ayes: 9 Nays: 0 Absent: 0

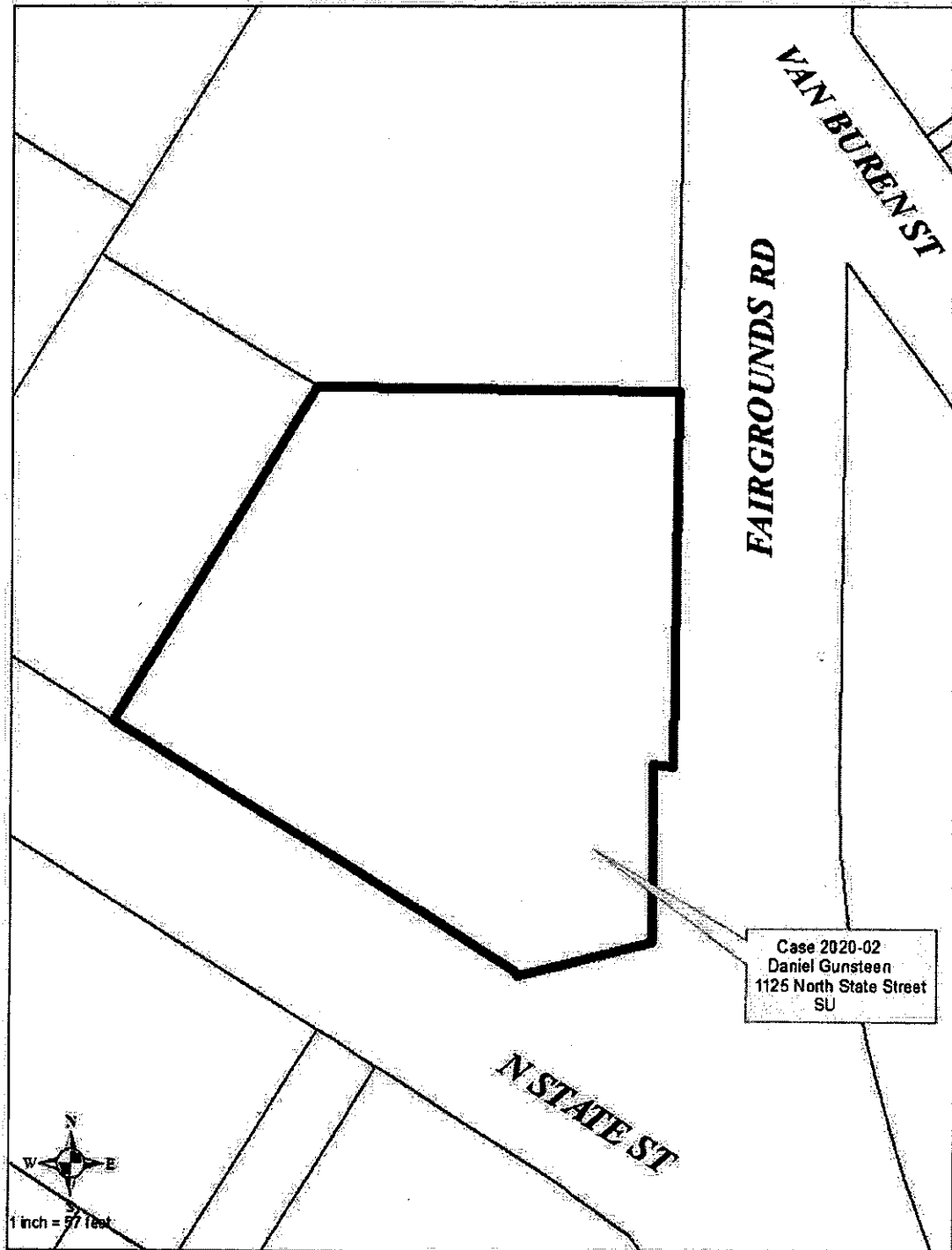
City Council Members Voting Aye: Porter, Ratcliffe, Snow, Stevens,
Brereton, Crawford, Frank, Freeman & McGee.

City Council Members Voting Nay: None.

Date Published: February 4, 2020

Sponsor: Alderman Snow

ATTACHMENT A



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 #482H of the City of Belvidere, Illinois, in pamphlet form on February 4, 2020, and as a convenience for the public; I posted the pamphlet form of Ordinance #482H on the bulletin board outside the City Clerk's office 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 4th day of Feb., 2020.



Notary Public