

CITY OF BELVIDERE, ILLINOIS

ORDINANCE #500H

**An Ordinance Granting a Special Use to Allow a Two-Family Residence With-in the SR-6, Single-Family Residential -6 District
(704 E. Pleasant Street)**

PASSED AND ADOPTED

BY THE CITY COUNCIL

OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 3rd DAY OF August 2020.

APPROVED BY THE

MAYOR OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 4th DAY OF AUGUST 2020.

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

ORDINANCE NO. 500H

**AN ORDINANCE GRANTING A SPECIAL USE
TO ALLOW A TWO-FAMILY RESIDENCE
WITHIN THE SR-6, SINGLE-FAMILY RESIDENTIAL- 6 DISTRICT
(704 E. Pleasant 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 and property owner, Jonathan Rodriguez, 1943 Sawyer Road, Belvidere, IL 61008 has petitioned the City for a Special Use to permit a two-family residence at 704 E. Pleasant 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 July 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 SR-6, Single-family Residential-6 District for a two-family residence on the property depicted in Attachment A and legally described as:

Lots Eight and Nine in Block Two of Gilman's Third Addition to Belvidere as platted and recorded in the Recorder's Office of Boone County, Illinois, in Book 28 of Deeds, on page 155, excepting therefrom a strip of land fifty-two (52) feet in width off from the Northerly end of said Lots; said premises lying and being in the Northwest Quarter of the Southwest Quarter of Section 25, Township 44 North, Range Three East of the Third Principal Meridian, situated in the City of Belvidere, in the County of Boone and State of Illinois. PIN: 05-25-329-009.

is hereby approved, subject to the following condition:

1. The property shall be brought into compliance with current building codes. Building plans shall be submitted to the appropriate department for review and approval. Plans include but are not limited to any structural changes such as electric, HVAC and plumbing.

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 August, 2020.

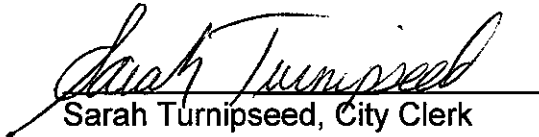
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APPROVED by the Mayor of the City of Belvidere this 4th day of August, 2020.



Michael W. Chamberlain, Mayor

ATTEST:


Sarah Turnipseed, City Clerk

Ayes:10 Nays: 0 Absent: 0

City Council Members Voting Aye: Frank, Freeman, McGee, Porter, Ratcliffe, Snow, Stevens, Arevalo, Brereton and Fleury.

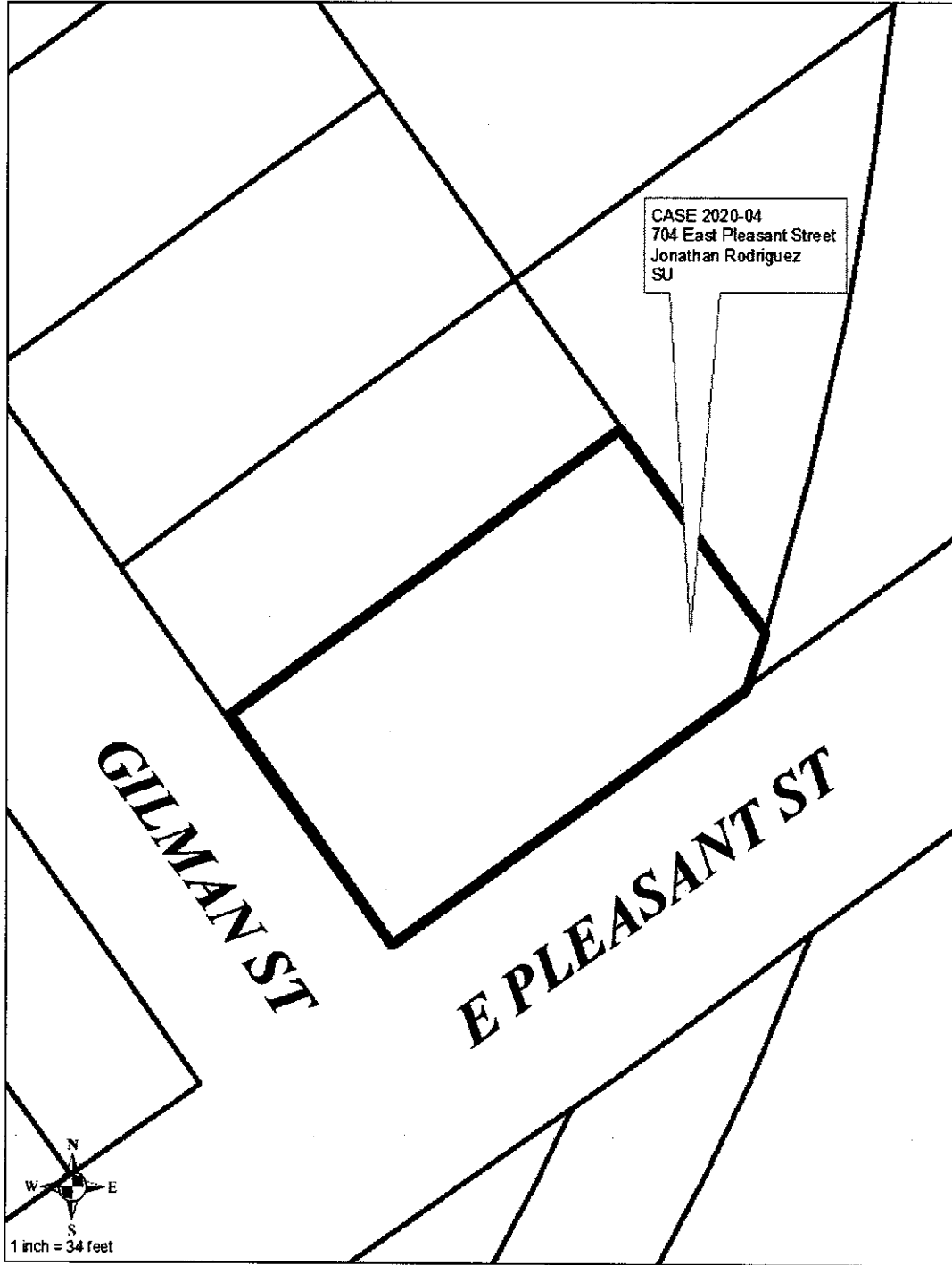
City Council Members Voting Nay: None.

Date Published: August 4, 2020

Sponsor: Ald. Frank



ATTACHMENT A



AFFIDVAIT

STATE OF ILLINOIS)
)
COUNTY OF BOONE)

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

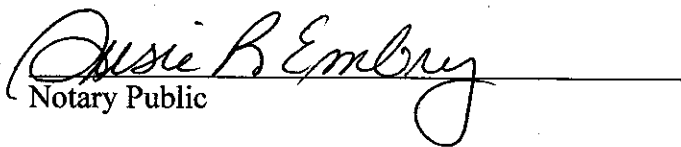
By authority of the City Council of the City of Belvidere, Illinois, I published Ordinance #500H of the City of Belvidere, Illinois, in pamphlet form on August 4, 2020, and as a convenience for the public; I posted the pamphlet form of Ordinance #500H on the bulletin board outside the City Clerk's office 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 August, 2020.


Notary Public