

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION
Minutes
Tuesday April 13, 2021
City Council Chambers
401 Whitney Boulevard
6:00 pm**

ROLL CALL

Members Present:

Carl Gnewuch, Chair
Natalie Mulhall, VCHM
Paul Engelman
Andrew Racz
Art Hyland
Robert Cantrell

Staff Present:

Gina DelRose, Community Development Planner
Cathy Crawford, Administrative Assistant
Mike Drella, City Attorney

Members Absent:

Alissa Maher

The meeting was called to order at 6:01 p.m.

MINUTES: It was moved and seconded (Mulhall/Cantrell) to approve the minutes of the February 9, 2021 meeting. The motion carried with a 6-0 roll call vote.

PUBLIC COMMENT: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

2021-08: Deuce's Wild Hospitality, LLC: Application of Deuce's Wild Hospitality, LLC, 7548 Western Gales Drive, Rockford, IL 61107 on behalf of the property owner, Logan Square Plaza Inc., 2777 Finley Road, Downers Grove, IL 60515 for a special use to permit indoor commercial entertainment. Specifically, a bar with video gaming at 884 Belvidere Road, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(4)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the PB, Planned Business District on 1.50 acres.

The public hearing was opened at 6:03 p.m.

Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on March 26, 2021 and certified mailings were sent to property owners within 250 feet of the subject property on March 16, 2021. Ms. DelRose summarized the staff report dated April 6, 2021.

Ms. DelRose stated that Ordinance 254H permitted indoor commercial entertainment establishments in several tenant spaces of the strip mall. One establishment never opened and the other operated but has been closed for over a year, therefore, the special use has expired. The applicant is requesting a special use in order to operate a bar and video gaming business in the same location as was previously allowed and operational. The zoning district allows for food establishments by right and bars/taverns and arcades by special use.

The subject location is the only currently unoccupied tenant space in the strip mall and sufficient parking exists for the proposed use.

Gina DelRose provided a history of the special use for Indoor Commercial Entertainment and stated that the State allows for six video gaming machines per establishment. The City of Belvidere voted in 2020 to increase the limit on the number of gaming establishments from 30 to 40. The applicant is aware the granting of a special use does not guarantee them a license.

Gina DelRose stated that the staff recommends approval of Case 2021-08 subject to the following conditions:

1. Open alcohol is prohibited outside the premises unless otherwise permitted.
2. The video gaming shall be in substantial compliance with the site plan submitted.
3. The special use is only for the tenant space commonly known as 884 Belvidere Road.

The Chair invited questions from the Commission. Seeing none, the Chair invited questions for Ms. DelRose from the applicant or audience. There were none.

The Chair invited the applicant to speak.

Rose Mary Leggio stated she wished to operate the proposed business to provide her family a business to operate into the future.

Chair Gnewuch asked Ms. Leggio why she chose Belvidere.

Rose Mary Leggio stated that she operates a successful business in Rockford that also has video gaming. Ms. Leggio stated Rockford has placed a cap on such establishments and Belvidere is still available. Ms. Leggio stated the video gaming helped her weather the economic crises from the pandemic.

Natalie Mulhall asked Ms. Leggio if the proposed establishments will be similar to her existing business, Cucina da Rosa, in Rockford.

Rose Mary Leggio stated it will not offer as extensive a menu but food will be available.

The public hearing was closed at 6:13 p.m.

It was motioned and seconded (Racz/Cantrell) to accept the Findings of fact as presented in the staff report. The motion carried with a 6-0 roll call vote.

It was moved and seconded (Cantrell/Hyland) to recommend approval of Case 2021-08 subject to the three conditions proposed by the staff. The motion carried with a 6-0 roll call vote.

Gina DelRose stated the case would go before the City Council for a first reading on April 19, 2021 and for a second reading and final vote on May 3, 2021.

OTHER BUSINESS: None

DISCUSSION: None

Staff Report:

Gina DelRose stated there will be two cases before the Commission in May. There will be another special use for indoor commercial entertainment and a text amendment to clean up various minor issues of language in the Zoning Ordinance.

ADJOURNMENT:

The meeting adjourned at 6:17 p.m.

Recorded by:


Cathy Crawford
Administrative Assistant

Reviewed by:


Gina DelRose
Community Development Planner