

**CITY OF BELVIDERE  
PLANNING AND ZONING COMMISSION**

**Minutes**

**Tuesday, May 9, 2023  
City Council Chambers  
401 Whitney Boulevard  
6:00 pm**

**ROLL CALL**

**Members Present:**

Paul Engelman, Chair  
Alissa Maher  
Bob Cantrell  
Dan Druckrey Vice-Chair  
Art Hyland

**Staff Present:**

Gina DelRose, Community Development Planner  
Kimberly Whitt, Administrative Assistant  
Mike Drella, City Attorney

**Members Absent:**

Carl Gnewuch  
Brad Anderson

The meeting was called to order at 6:02 p.m.

**MINUTES:** It was moved and seconded (Hyland/Cantrell) to approve the minutes of the March 14, 2023 meeting. The motion carried with a 5-0 roll call vote.

**PUBLIC COMMENT:** None

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

**2023-12: Manhard Consulting, Ltd, Crosslink Business Park No. 2 (FP):**  
Application of William Hupperich (Manhard Consulting, Ltd) for final plat approval for Crosslink Business Park No. 2 Subdivision. The plat consists of 4 lots comprised of approximately 205 acres. PINs: 05-34-326-004; 05-34-326-002; 05-34-376-001; 05-34-327-003; 05-34-327-002; 05-34-400-008; 05-34-376-003; 05-34-400-009; 05-34-400-010; and 05-34-200-027.

Gina DelRose summarized the staff report dated May 4, 2023 and stated staff recommends approves for case 2023-12 subject to 17 conditions.

Question was presented to Gina DelRose regarding Boone County Conservation District protection zone for Well #8. Ms. DelRose explained that the EPA limits development within 400 ft of the well. Buildings, outdoor storage, etc. is permitted because of increased risk of groundwater contamination but detention ponds are acceptable within the 400 ft buffer zone.

The applicant was present and also explained that the EPA has very specific codes. Manhard believes that they not only meet these requirements but are exceeding them.

It was moved and seconded (Hyland/Cantrell) to recommend approval of Case 2023-12 subject to conditions as presented by staff. The motion carried with a 5-0 roll call vote.

**2023-13: May's Belvidere, LLC (SU):** Application of May's Belvidere LLC, 100 W. Higgins Road #H71, South Barrington, IL 60010 on behalf of the property, Belvidere Retail, LLC, 5277 Trillium Boulevard, Hoffman Estates, IL 60192 for a special use to permit indoor commercial entertainment which includes a bar and video gaming at 1868 Crystal Parkway, 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 approximately 1.5 acres. PIN: 08-06-152-004

**PUBLIC HEARING FOR CASE 2023-13 OPENED : 6:18 PM**

Ms. Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on April 20, 2023 and notifications were sent by certified mail to property owners within 250 feet of the subject property on April 18, 2023. Ms. DelRose summarized the staff report dated May 2, 2023 and stated the recommendation is for approval of case #2023-13 for a special use to permit indoor commercial entertainment which included video gaming at 1868 Crystal Parkway, Belvidere, IL 61008. PIN: 08-06-152-004.

Gina DelRose stated that even though the 40 licenses for gaming in Boone County have been filled, Belvidere Retail was approved for 4 gaming licenses in their annexation agreement. May's will be in the same strip mall as the dispensary.

Applicant was present.

Zach Heidner was sworn in at 6:28 pm. Mr. Heidner explained they currently have 19 locations. They strive to be above compliance. Mr Heidner also explained the process after City Council approval will take 3 to 6 months. First they will apply/receive the local liquor license, then they apply/receive the State of Illinois liquor license. After being approved for both local and state licenses, then they apply/receive the Illinois Gaming Board license.

No questions or testimony from the audience for Case #2023-13.

**PUBLIC HEARING FOR CASE 2023-13 CLOSED: 6:32 PM**

It was moved and seconded (Maher/Cantrell) to approve the findings of fact as presented by staff. The motion carried with a 5-0 roll call vote.

It was moved and seconded (Maher/Druckrey) to recommend approval of Case 2023-13 subject to conditions as presented by staff. The motion carried with a 5-0 roll call vote.

Gina DelRose stated the case would go to City Council on May 15, 2023 and on June 5, 2023 for a second reading and final vote.

**Staff Report:** Gina DelRose informed the commission there is currently one case for the June 13, 2023 meeting. Ms. DelRose also stated that a contract has been signed with a consultant to start The Comprehensive Plan update.

**ADJOURNMENT:**

Motion to adjourn meeting was moved and seconded (Hyland/Cantrell). The motion carried with a voice vote.

The meeting adjourned at 6:39 p.m.

**Recorded by:**

  
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Kimberly Whitt  
Administrative Assistant

**Reviewed by:**

  
\_\_\_\_\_  
Gina DelRose  
Community Development Planner