

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION**

Minutes

Tuesday, October 11, 2022

City Council Chambers

401 Whitney Boulevard

6:00 pm

ROLL CALL

Members Present:

Paul Engelman, Chair

Carl Gnewuch

Alissa Maher

Art Hyland

Brad Anderson

Staff Present:

Gina DelRose, Community Development Planner

Kimberly Whitt, Administrative Assistant

Mike Drella, City Attorney

Members Absent:

Daniel Druckrey Vice-Chair

Bob Cantrell

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

MINUTES: It was moved and seconded (Hyland/Maher) to approve the minutes of the August 9, 2022 meeting. The motion carried with a 5-0 roll call vote.

PUBLIC COMMENT: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

2022-23: OM Belvidere Liquor Inc., 105 West Harrison Street (SU): Application of OM Belvidere Liquor Inc, 200 S. Frontage Road, Burr Ridge, IL 60527 on behalf of the property owner, KAH III, LLC, 2701 W. Lawrence Avenue #100, Springfield, IL 62704 for a special use to permit indoor commercial entertainment which includes video gaming at 105 W. Harrison Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the GB, General Business District on 0.81 acres. PIN: 05-26-129-013

PUBLIC HEARING FOR CASE 2022-23 OPENED : 6:05 PM

Ms. DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on September 22, 2022 and notifications were sent by certified mail to property owners within 250 feet of the subject property on September 21, 2022. Ms. DelRose summarized the staff report dated October 4, 2022 and stated the recommendation is for approval of case #2022-23 for a special

use for indoor commercial entertainment at 105 W Harrison Street subject to the following condition:

1. Compliance with all applicable codes and ordinances.

Mr. Bruce Larson was sworn in on the behalf of Mr. Patel and explained the viability of the gaming and small bar to the business.

There was discussion regarding the fact that there are currently 38 gaming licenses issued for Belvidere and only 40 are allowed. There are 4 applications in the que and 2 additional applications. The applicants are aware but will continue to prepare the facility for gaming.

No questions or comments for the staff or applicant from the audience.

PUBLIC HEARING FOR CASE 2022-23 CLOSED : 6:18 PM

It was moved and seconded to (Maher/Gnewuch) 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/Gnewuch) to recommend approval of Case 2022-23 subject to the condition presented by staff. The motion carried with a 5-0 roll call vote.

Gina DelRose stated the case would go to City Council on October 17, 2022 and on November 7, 2022 for a second reading and final vote.

2022-24: Allen, 508 South State Street (SU): Application of Romaine Allen, 627 E. Pleasant Street, Belvidere, IL on behalf of the property owner, Norman Dorsch, PO Box 35, Roscoe, IL 61073 for a special use to permit indoor commercial entertainment which allows for a bar/tavern and video gaming at 508 South State Street, 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 0.10 acres. PIN: 05-25-360-002.

PUBLIC HEARING FOR CASE 2022-24 OPENED: 6:29 PM

Ms. DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on September 22, 2022 and notifications were sent by certified mail to property owners within 250 feet of the subject property on September 21, 2022. Ms. DelRose summarized the staff report dated October 4, 2022 and stated the recommendation is for approval of case #2022-24 for a special use for indoor commercial entertainment at 508 S State St subject to the following condition:

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

2. The special use is only for the tenant space commonly known as 508 South State Street.
3. Compliance with all other codes and ordinances

There was discussion regarding the Downtown Overlay District and it's intent to have future renovations to buildings to be architecturally appropriate.

Mr. Romaine Allen was sworn in. Mr. Allen stated his intent for the business. His partner owns the barber shop next door. They are aware of the number of gaming licenses that potentially are ahead of them. They are also considering live entertainment, such as a comedy night.

No questions or comments for the staff or applicant from the audience.

PUBLIC HEARING FOR CASE 2022-24 CLOSED 6:41PM

It was moved and seconded to (Gnewuch/Maher) 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/Gnewuch) to recommend approval of Case 2022-24 subject to the conditions presented by staff. The motion carried with a 5-0 roll call vote.

Gina DelRose stated the case would go to City Council on October 17, 2022 and on November 7, 2022 for a second reading and final vote.

OTHER BUSINESS: Gina DelRose informed the commission that she received one response to the Comprehensive Plan RFPS that she sent out.

There was general discussion regarding the commissions involvement with the Comprehensive Plan rewrite.

DISCUSSION:

Work list

Gina DelRose informed commission the Work List will not be part of the packet any longer.

Staff Report

Gina DelRose stated there is one case for November 2022, for a micro-brewery.

ADJOURNMENT:


The meeting adjourned at 7:04 p.m.

Recorded by:

Reviewed by:



Kimberly Whitt
Administrative Assistant



Gina DelRose
Community Development Planner