

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION AGENDA
Tuesday, October 12, 2021
City Council Chambers
401 Whitney Boulevard
6:00 pm**

ROLL CALL

Members:

Carl Gnewuch, CHM
Alissa Maher
Andrew Racz
Paul Engelman
Robert Cantrell
Art Hyland
Daniel Druckrey

Staff:

Gina DelRose, Community Development Planner
Cathy Crawford, Administrative Assistant

MINUTES: Approve the minutes of the September 14, 2021 meeting.

PUBLIC COMMENT:

UNFINISHED BUSINESS:

2021-16: Busch, I-90/Tripp Road/Genoa Road (MA) Application of property owner Donald K. Busch, Sr., 7301 West Ridge Lane, Cherry Valley, IL 61016 for a map amendment (rezoning) north of Interstate 90 between Tripp and Genoa Roads, Belvidere, IL 61008 from RH, Rural Holding District (pending annexation) to PB, Planned Business District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. PINs: 07-01-276-004 and 08-06-100-003.

*****MOTION TO CONTINUE*****

2021-17: OM Belvidere Group, LLC, Genoa Road/Crystal Parkway (SU): Application of OM Belvidere Group, LLC, 5277 Trillium Boulevard, Hoffman Estates, IL 60192 on behalf of the property owner, Donald K. Busch, Sr., 923 Logan Avenue, Belvidere, IL 61008 for a special use to permit a planned development in the PB, Planned Business District (pending rezoning approval) at the southwest corner of Genoa Road and Crystal Parkway, Belvidere, IL 61008. The planned development will allow for the following departures: Sections 150.105(C)(4)(B)(2) allowing for in-vehicle sales or service and indoor commercial entertainment (fueling station, drive-through lanes and video gaming), 150.105(C)(4)(C)(2) allowing for signage above the peak of a roof (fueling station canopy), 150.702(J) allowing for access drives to be wider than 35 feet and flares greater than five feet (up to 50 feet wide with larger flares), 150.704(F)(7) allowing for parking spaces smaller than 180 square feet (162 square feet), 150.707(3)(A) allowing for lighting levels greater than 0.50 foot-candles at the property line (6.5 foot-candles), Table 150.1007(A)(1) allowing for a sign greater than 40 feet tall and 150 square feet (100 feet tall, 866 square feet in size on south side of property), Table 150.1007(A)(1) allowing for a sign greater than 150 square feet (250 square feet on north side of property), Table 150.1007(B)(1) allowing for more than two signs per wall (4 signs per wall), 150.1010 allowing for off-site signage (on south side of property), 150.1012(A)(1) allowing a mural (on fueling station), and 150.904 Special Use Review and Approval Procedures). The planned development is being requested in order to construct a fueling center with drive-through restaurants, video gaming and a mural on proposed Lot 1 of the preliminary plat of Busch Business Park. Parts of PINs: 08-06-100-003 and 07-01-276-001.

*****MOTION TO CONTINUE*****

2021-18: Busch Business Park (PP) Application of Donald K. Busch for preliminary plat approval for Busch Business Park Subdivision. The plat consists of 9 lots comprised of approximately 60 acres. PINs: 08-06-100-003 and 07-01-276-001.

*****MOTION TO CONTINUE*****

2021-19: Busch Business Park (FP): Application of Donald K. Busch for final plat approval for Busch Business Park Subdivision. The plat consists of 9 lots comprised of approximately 60 acres. PINs: 08-06-100-003 and 07-01-276-001.

*****MOTION TO CONTINUE*****

NEW BUSINESS:

2021-23: City of Belvidere (TA): Application of The City of Belvidere, 401 Whitney Boulevard, Belvidere, IL 61008 for a text amendment to the City of Belvidere Zoning Ordinance (Chapter 150 as amended) pertaining to Section 150.1005 Signs Exempt from Regulation Under this Section and Section 150.902 Amendment of Zoning Regulations (Text Amendments). Specifically, the amendment is in regards to the number of flag poles and flags that may be located on a property.

Staff (Approval); PZC (); CC-1 (); CC-2 ()

OTHER BUSINESS: None.

DISCUSSION:

Staff report

ADJOURNMENT

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION
Minutes
Tuesday September 14, 2021
City Council Chambers
401 Whitney Boulevard
6:00 pm**

ROLL CALL

Members Present:

Carl Gnewuch, Chair
Alissa Maher
Art Hyland
Robert Cantrell
Andrew Racz
Paul Engelman
Vacancy

Staff Present:

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

The meeting was called to order at 6:00 p.m.

MINUTES: It was moved and seconded (Racz/Cantrell) to approve the minutes of the August 10, 2021 meeting. The motion carried with a 5-0 roll call vote.

PUBLIC COMMENT: None

UNFINISHED BUSINESS:

Mike Drella stated it has been requested to continue Cases 2021-16, 2021-17, 2021-18, 2021-19 for one month.

2021-16: Busch, I-90/Tripp Road/Genoa Road (MA) Application of property owner Donald K. Busch, Sr., 7301 West Ridge Lane, Cherry Valley, IL 61016 for a map amendment (rezoning) north of Interstate 90 between Tripp and Genoa Roads, Belvidere, IL 61008 from RH, Rural Holding District (pending annexation) to PB, Planned Business District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. PINs: 07-01-276-004 and 08-06-100-003.

It was moved and seconded (Cantrell/Hyland) to postpone Case 2021-16 until October 12, 2021. The motion carried with a 6-0 voice vote.

2021-17: OM Belvidere Group, LLC, Genoa Road/Crystal Parkway (SU): Application of OM Belvidere Group, LLC, 5277 Trillium Boulevard, Hoffman Estates, IL 60192 on behalf of the property owner, Donald K. Busch, Sr., 923 Logan Avenue, Belvidere, IL 61008 for a special use to permit a planned development in the PB, Planned Business District (pending rezoning approval) at the southwest corner of Genoa Road and Crystal Parkway, Belvidere, IL 61008. The planned development will allow for the following departures: Sections 150.105(C)(4)(B)(2) allowing for in-

vehicle sales or service and indoor commercial entertainment (fueling station, drive-through lanes and video gaming), 150.105(C)(4)(C)(2) allowing for signage above the peak of a roof (fueling station canopy), 150.702(J) allowing for access drives to be wider than 35 feet and flares greater than five feet (up to 50 feet wide with larger flares), 150.704(F)(7) allowing for parking spaces smaller than 180 square feet (162 square feet), 150.707(3)(A) allowing for lighting levels greater than 0.50 foot-candles at the property line (6.5 foot-candles), Table 150.1007(A)(1) allowing for a sign greater than 40 feet tall and 150 square feet (100 feet tall, 866 square feet in size on south side of property), Table 150.1007(A)(1) allowing for a sign greater than 150 square feet (250 square feet on north side of property), Table 150.1007(B)(1) allowing for more than two signs per wall (4 signs per wall), 150.1010 allowing for off-site signage (on south side of property), 150.1012(A)(1) allowing a mural (on fueling station), and 150.904 Special Use Review and Approval Procedures). The planned development is being requested in order to construct a fueling center with drive-through restaurants, video gaming and a mural on proposed Lot 1 of the preliminary plat of Busch Business Park. Parts of PINs: 08-06-100-003 and 07-01-276-001.

It was moved and seconded (Cantrell/Hyland) to continue Case 2021-17 until October 12, 2021. The motion carried with a 6-0 voice vote.

2021-18: Busch Business Park (PP) Application of Donald K. Busch for preliminary plat approval for Busch Business Park Subdivision. The plat consists of 9 lots comprised of approximately 60 acres. PINs: 08-06-100-003 and 07-01-276-001.

It was moved and seconded (Cantrell/Maher) to continue Case 2021-18 until October 12, 2021. The motion carried with a 6-0 voice vote.

2021-19: Busch Business Park (FP): Application of Donald K. Busch for final plat approval for Busch Business Park Subdivision. The plat consists of 9 lots comprised of approximately 60 acres. PINs: 08-06-100-003 and 07-01-276-001.

It was moved and seconded (Maher/Cantrell) to continue Case 2021-19 until October 12, 2021. The motion carried with a 6-0 voice vote.

NEW BUSINESS:

2021-20: Boone County Arts Council, 216 South State Street (SU): Application of the Boone County Arts Council, PO Box 311, Belvidere, IL 61008 on behalf of the property owner Wolf Bros Family LLC, PO Box 560, Belvidere, IL 61008 for a special use to install a mural at 216 South State Street within the CB, Central Business District (Belvidere Zoning Ordinance Sections 150.1012(A)(1) and 150.904 Special Use Review and Approval Procedures). The mural will be located on the south side of the building and depicts the Eldredge automobile. PIN: 05-25-351-005.

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

Gina DelRose was sworn in. Ms. DelRose stated that the applicant was not present; however, she was familiar with the case and did not believe their absence would be a detriment. Ms. DelRose stated the case was published in the Boone County Journal on August 27, 2021 and certified mailings were sent to property owners within 250 feet of the subject property on August 19, 2021.

Gina DelRose summarized the staff report dated September 7, 2021. In 1998, the City Council approved a special use per Resolution 643-1998 for three different murals, one being the Women's Club-sponsored mural that was previously on the south wall of the subject property. A condition of approval placed on this special use was that "Each individual mural shall be approved by the City Council." There was no condition or discussion preventing the replacement of that mural with a new one, only the need for City Council approval of any mural on the property.

The subject property is located downtown at the northeast corner of Locust and South State Streets. The southern wall of the property has had a smaller mural painted on it since 1998 and staff is not aware of any negative impact it has created. There are numerous murals located throughout the city's downtown area; the larger mural on the building will not be out of character. Like the other downtown murals, this one depicts a part of Belvidere's history.

The mural was showcased during the 2021 Belvidere Heritage Days festival; the Eldredge Runabout automobile was produced by National Sewing Machine Company from 1903 to 1906. In addition to the requirements of the special use, compliance with the Zoning Ordinance is required. The staff recommends approval of Case 2021-20 subject to the following conditions:

1. The mural shall be maintained by the Boone County Arts Council and property owner according to Belvidere's Zoning Ordinance requirements. If the mural should fall into disrepair, then it shall be removed from the subject property.
2. The mural shall be in substantial conformance with the image provided by the applicant.

The Chair asked if there were questions for the staff.

Paul Engelman asked for a definition of "falling into disrepair."

Gina DelRose said this would involve peeling paint or crumbling brick, as the mural is painted directly onto a brick wall.

Paul Engelman asked if the City would bear the cost of such a repair.

Gina DelRose stated the Boone County Arts Council and the property owner would bear that cost.

There were no further questions or comments.

The public hearing was closed at 6:10 p.m.

It was moved and seconded (Racz/Hyland) 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 (Maher/ Cantrell) to recommend approval of Case 2021-20 subject to the 2 conditions as presented. The motion carried with a 6-0 roll call vote.

2021-21: Moscato, 1746 South State Street (SU): Application of Rosa Moscato (Belvrag LLC), 2670 Huntington Drive, Belvidere, IL 61008 on behalf of the property owner, 2nd Franklin Development Company, 6801 Spring Creek Road, Rockford, IL 61114 is requesting a special use to permit indoor commercial entertainment. Specifically, a bar with video gaming at 1746 South State Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(3)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the NB, Neighborhood Business District. PINs: 05-36-353-029; 05-36-353-032.

The public hearing was opened at 6:10 p.m.

Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on August 27, 2021 and certified mail notices were sent to property owners within 250 feet of the subject property on August 19, 2021. Ms. DelRose summarized the staff report dated September 7, 2021.

Gina DelRose stated the property was annexed into the city in 1994 and developed with a 13,000 square foot strip mall in 2007. In 2011, a variance was granted allowing for the height of the monument sign to be increased. The strip mall's main tenants are Rock River Valley Blood Center and the Dollar Tree store. The applicant is requesting to occupy the vacant space previously used by Advance America. There is a total of 62 parking spaces on-site, exceeding the number required by the Zoning Ordinance.

Six gaming machines will be located in the front of the tenant space and limited seating will be located towards the rear. Due to requirements of the Neighborhood Business District, businesses in the strip mall, including the requested special use, cannot operate past 11:00 p.m.

Ms. DelRose provided a history of the special use process and requirements for indoor commercial entertainment where video gaming is concerned. The applicant is aware that granting of the special use does not guarantee them a gaming license.

Gina DelRose stated the presence of video gaming in Belvidere has not been shown to be detrimental. Negative impacts to neighboring businesses and residences are limited by the size of the tenant spaces and the restricted hours.

The subject property is located at the northeast corner of South State Street and Grant Highway which is a controlled intersection. While the property abuts a residential neighborhood, properties fronting on Grant Highway are often developed with more intense commercial land uses. The special use will not lessen the property's level of compliance with the Comprehensive Plan and the site will be required to be in conformance with the requirements of the City's Zoning Ordinance.

There do not appear to be any public benefits or adverse impacts related to the special use request. The planning staff recommends approval of Case 2021-21 subject to the following conditions:

1. Open alcohol is prohibited outside the premises unless otherwise permitted.
2. The video gaming shall be in substantial conformance with the site plan submitted.
3. The special use is only for the tenant space commonly known as 1746 South State Street.

The Chair asked if there were any questions for the staff. Seeing none, the applicant was invited forward.

The applicant, Rosa Moscato, was sworn in. Ms. Moscato stated that her family were the owners of Betsy's Slots, which has many locations throughout the area. Ms. Moscato said her family is also in the restaurant business; as such, they would be running a business which would be clean, professional and would be a "well-respected" location for video gaming. Ms. Moscato said the city staff approves and they would agree to all terms requested.

There were no questions for the applicant.

The public hearing was closed at 6:20 p.m.

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

Mike Drella asked Gina DelRose for clarification of how late a business can operate in the Neighborhood Business District.

Gina DelRose stated that 11:00 p.m. is the allowable closing time.

Mike Drella said the Alcohol Code allows the serving of alcohol until 2:00 a.m. Mr. Drella asked if Ms. DelRose would be relying on the requirements in Zoning Ordinance for setting the allowable business hours.

Gina DelRose said she would rely on the requirements for closing time as stated in the Zoning Ordinance.

It was moved and seconded to recommend approval of Case 2021-21 subject to the conditions as presented. 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 September 20, 2021 and for a second reading and vote on October 4, 2021.

2021-22: Meyers, 916 E. 2nd Street (VAR): Application of property owners, Donald and Andrea Meyers, 916 East 2nd Street, Belvidere, IL 61008 requesting a variance at 916 East 2nd Street within the SR-6, Single-family Residential-6 District (Belvidere Zoning Ordinance Sections 150.105(B)(3)(F)(2)(D) Minimum Setbacks: Minimum Paved Surface Setback: 3 feet 150.909 Variance Review) on 8,673 square feet. The variance will allow for the required pavement setback to be reduced from 3 feet to zero feet along the western property line to allow for the paving and expansion of the existing driveway. PIN: 05-36-206-032.

The public hearing was opened at 6:23 p.m.

Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on August 27, 2021 and property owners within 250 feet were notified by certified mail on August 19 2021.

Gina DelRose summarized the staff report dated September 7, 2021. The property is located within the A.D. Turner's Subdivision located between East Avenue and Prospect Street. The plat was recorded in 1891 and does not depict any easements on the property. The property is 8,673 square feet, rectangular in shape and has 66 feet of road frontage. The property exceeds the minimum lot size requirements for the SR-6 District.

Gina DelRose stated that the Zoning Ordinance requires that single-family detached residences have a minimum of three off-street parking spaces. This requirement can be met by the use of garages and driveways. Currently the detached garage is a two-car garage with approximately 20-foot x 20-foot concrete pad in front for vehicles to park. The driveway accessing the garage and concrete pad is gravel and

is located along the property line creating a shared driveway with the neighbor to the west. The shared access was developed prior to the adoption of the existing Zoning Ordinance and was most likely influenced by the slope of the property and the utility pole constructed in the right-of-way.

The utility pole is approximately 14 feet from the western property line. The recommended setback for driveways and approaches is two feet from a utility pole. The two-foot setback plus the required three-foot property line setback would allow for a maximum driveway width of nine feet. The Zoning Ordinance requires a minimum width of ten feet for driveways. Relocating the existing gravel driveway so that it can be paved while meeting setbacks would create a substandard driveway in terms of width. Utilizing the existing shared approach would also require the driveway to be constructed with a zero-foot setback near the approach. The applicant is wishing to pave the existing gravel driveway plus widen the driveway four feet which would create an eleven-foot wide driveway that is three feet from the utility pole.

Many properties within the SR-6 District were developed under the previous Zoning Ordinances and have either gravel driveways or driveways paved closer than three feet to the property line. The reason for the variance is to be able to be safely setback from the utility pole and allow enough room so that the pitch of the driveway can redirect water onto the subject property versus neighboring properties. As trends lean toward larger vehicles, having an undersized driveway would create negative impacts on the return of the property in addition to potential unsightly conditions in the front yard due to tire ruts. The variance would allow the driveway to be widened by four feet so that the applicant no longer needs to utilize the neighboring property for access anymore.

Gina DelRose stated the staff recommends approval of the variance.

Mike Drella clarified that the existing gravel driveway will be paved.

Gina DelRose stated that it will be paved.

There were no questions for the staff.

The applicant, Donald Meyers was sworn in. Mr. Meyers repeated the presented request.

Carl Gnewuch asked for clarification that the pitch of the resulting driveway will be away from the house.

Donald Meyers clarified the pitch of the new driveway will not be towards the neighboring property.

The public hearing was closed at 6:30 p.m.

It was moved and seconded 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 to approve case 2021-22. The case was approved with a 6-0 roll call vote.

Gina DelRose said Mr. Meyers is now free to contact the Building Department for a driveway permit.

OTHER BUSINESS: None

DISCUSSION: None

Staff Report:

Gina DelRose pointed out that the cases that were postponed will be presented in October, barring any further delays. Next month's meeting will include a text amendment related to the use of flagpoles in Belvidere. This text amendment resulted from discussion in the Committee of the Whole.

In response to an inquiry about the Comprehensive Plan, Gina DelRose stated that as further Census 2020 details are released, the Comprehensive Plan discussions can continue.

ADJOURNMENT:

The meeting adjourned at 6:35 p.m.

Recorded by:

Reviewed by:

Cathy Crawford
Administrative Assistant

Gina DelRose
Community Development Planner

CITY OF BELVIDERE

Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

401 WHITNEY BLVD. SUITE 300 BELVIDERE, IL 61008 * PH (815)547-7177 FAX (815)547-0789

October 5, 2021

ADVISORY REPORT

CASE NO: 2021-23

APPLICANT: City of Belvidere

REQUEST:

The City of Belvidere, 401 Whitney Boulevard, Belvidere, IL 61008 is requesting a text amendment to the City of Belvidere Zoning Ordinance (Chapter 150 as amended) pertaining to Section 150.1005 Signs Exempt from Regulation Under this Section and Section 150.902 Amendment of Zoning Regulations (Text Amendments). Specifically, the amendment is in regards to the number of flag poles and flags that may be located on a property.

The methods used to show changes are:

xxxxxxxxxxx = (Standard text) existing text within the zoning code; no changes proposed.

~~xxxxxxxxxxx~~ = (Strike through text) text that is proposed to be deleted from the zoning code.

xxxxxxxxxxx = (Highlighted and underlined text) new text that is proposed to be inserted into the zoning code.

Section 150.1005: Signs exempt from regulation under this section (G) Flags

§150.1005: Signs exempt from regulation under this section

- (A) **Public signs:** Including notice, warning, traffic control, historic, civic, or memorial signs authorized by a valid and applicable federal, state, or local law, regulation, or ordinance.
- (B) **Traffic control signs on private property:** the face of which meet department of transportation standards and which contain no commercial message.
- (C) **Interior building signs:** Any sign inside a building, that is not attached to a window or door, and is not intended to be viewed from the exterior.
- (D) **Religious symbols:** Religious symbols attached to religious buildings or located on private church property.
- (E) **Holiday lights and decorations:** Holiday lights and decorations with no commercial message, but only 30 days prior to and 30 days after a traditionally accepted civic, patriotic, or religious holiday in the commercial and industrial districts.
- (F) **Descriptive signs:** Descriptive signs on merchandise/inventory for sale in the commercial and industrial districts.

- (G) **Flags:** Flags, emblems, or insignia of governmental, or other noncommercial organizations having a size of less than 60 square feet in area, and mounted on poles not to exceed 40 feet in height. A total of three flags poles with up to three flags each are permitted per lot, ~~flags may be on individual poles or share a pole. No more than three poles may be located on one lot~~
- (H) **Building Markers:** As defined in §150.1003.
- (I) **Directional signs:** As defined in §150.1003.
- (J) **Identification signs:** As defined in §150.1003, of two square feet or less in area, or the size required by law, whichever is greater.
- (K) **Incidental signs:** As defined in §150.1003.
- (L) **Window signs:** As defined in §150.1003 that cover no more than 50 percent of any one window.

BACKGROUND AND SUMMARY OF FINDINGS:

Case 2021-10 was a text amendment involving multiple sections of the Belvidere Zoning Ordinance, one being Section 150.1005 regarding regulation of flags and flag poles. On May 11, 2021, the Belvidere Planning and Zoning Commission by a vote of 3-2 recommended denial of the following language:

Flags: Flags, emblems, or insignia of governmental, or other noncommercial organizations having a size of less than 60 square feet in area, and mounted on poles not to exceed 40 feet in height. ~~Residential zones are limited to one pole and three flags per zoned lot. All other zones~~ ing districts are limited to three poles and three flags per zoned lot.

In order to discuss the matter in more detail, the City Council referred the matter to the Committee of the Whole where staff presented four options regarding the potential text amendment. Leaving the code as is, approving the original text amendment, allowing 3 flag poles with 1 flag each and allowing for a total of three flags while utilizing up to 3 flag poles. On June 21, 2021 per Ordinance 537H, the City Council approved the last option by adopting the following language:

Flags: Flags, emblems, or insignia of governmental, or other noncommercial organizations having a size of less than 60 square feet in area, and mounted on poles not to exceed 40 feet in height. A total of three flags are permitted per lot, flags may be on individual poles or share a pole. No more than three poles may be located on one lot.

Due to acknowledgement of properties within Belvidere that have flags installed in a manner compliant with the original text amendment, staff was directed to re-process language similar to the original proposal for review and consideration. This amendment will allow up to three flags to be placed on the already permitted three flag poles allowing for a total of 9 flags per property.

Based upon this information, planning staff recommends approval of case **2021-23**.

Submitted by:


Gina DelRose,
Community Development Planner

BELVIDERE

Community Development Department Planning Department

401 Whitney Boulevard, Suite 300, Belvidere, Illinois, 61008 (815) 547-7177 FAX (815) 547-0789

September 2021 Monthly Report

Number	Project	Description	Processed
	Belvidere Projects		
7	Cases: September	Genoa/Tripp/I-90, RZ	7/16/2021
		Busch Business Park PP	7/20/2021
		Busch Business Park FP	7/26/2021
		Genoa/Crystal Parkway, SU	7/16/2021
		216 S. State Street, SU	7/27/2021
		1746 S. State Street, SU	8/9/2021
		916 E. 2nd Street, VAR	8/12/2021
5	Cases: October	Genoa/Tripp/I-90, RZ	7/16/2021
		Busch Business Park PP	7/20/2021
		Busch Business Park FP	7/26/2021
		Genoa/Crystal Parkway, SU	7/16/2021
		City of Belvidere, TA	9/13/2021
1	Cases: November	2061 North State Street, RZ	9/21/2021
2	Annexation	Busch Farms LTD	7/16/2021
		2061 North State Street	9/21/2021
0	Temporary Uses	None	
0	Site Plans (New/Revised)	None	
0	Final Inspection	None	
0	Downtown Overlay Review		
8	Prepared Zoning Verification Letters	822 Julien Street	9/7/2021
		616 Riverview Lane	9/7/2021
		608 Riverview Lane	9/7/2021
		1940 North State Street	9/16/2021
		PIN: 05-34-100-012	9/16/2021
		PIN: 05-34-200-013	9/16/2021
		PIN: 05-34-100-011	9/16/2021
		PIN: 05-34-200-012	9/16/2021
0	Issued Address Letters		
	Belvidere Historic Preservation Commission	Commission members discussed the upcoming awards program and potential community outreach efforts.	
	Heritage Days	None	
	Hometown Christmas	Staff attended the 2021 Hometown Christmas kick-off meeting	

CITY 2021

Date	Planner	Case	Request	Petitioner/ Address	PZC	CC1	CC2
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October

7/16/2021	GD	2021-15	ANNEX	Busch Farms, Ltd.		10/18/2021	11/1/2021
7/16/2021	GD	2021-16	MA	Busch Farms, Ltd.	10/12/2021	10/18/2021	11/1/2021
7/16/2021	GD	2021-17	SU	OMBevidere Group, LLC	10/12/2021	10/18/2021	11/1/2021
7/19/2021	GD	2021-18	PP	Busch Business Park	10/12/2021	10/18/2021	11/1/2021
7/19/2021	GD	2021-19	FP	Busch Business park	10/12/2021	10/18/2021	11/1/2021
9/14/2021	GD	2021-23	TA	Flagpoles	10/12/2021	10/18/2021	11/1/2021

November

9/21/2021	GD	2021-24	ANNEX	Larson, 2106 North Satate street	11/9/2021	11/15/2021	12/6/2021
9/21/2021	GD	2021-25	MA	Larson, 2106 North Satate street	11/9/2021	11/15/2021	12/6/2021

December

Variation	2
Map Amendment	3
Subdivision	2
Special Use	14
Annexation	2
Text Amendment	2
Temporary Use	
Appeals	
Total	25