

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION**

Minutes

Tuesday October 13, 2020

City Council Chambers

401 Whitney Boulevard

6:00 pm

ROLL CALL

Members Present:

Carl Gnewuch, Chair
Natalie Mulhall, VCHM
Andrew Racz
Art Hyland
Alissa Maher

Staff Present:

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

Members Absent:

Paul Engelman
Robert Cantrell

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

MINUTES: It was moved and seconded (Racz/Hyland) to approve the minutes of the August 11, 2020 meeting. The motion carried with a 5-0 roll call vote.

PUBLIC COMMENT: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

2020-08: Lawton, 1316 West 12th Street: Application of property owner Mary Lawton, 1316 West 12th Street, Belvidere, IL 61008 for a variance at 1316 West 12th 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 and 150.909 Variance Review). The variance will allow for the required pavement setback to be reduced from 3 feet to 8 inches to allow for the existing driveway to be expanded.

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

Gina DelRose was sworn in. The case was published in the Boone County Journal on September 25, 2020 and certified mailings were sent to surrounding property owners on September 23, 2020. Ms. DelRose summarized the staff report dated October 7, 2020.

The applicant has requested a variance to expand driveway space. The plat was recorded in 1971 and depicts a storm sewer easement on the east side of the

property where the proposed expansion is located. The storm sewer, however, was installed in the 14th Avenue right-of-way when it was constructed (platted in 1975), rendering the easement unused. The property does not meet the minimum parking space requirements of the existing Zoning Ordinance which requires single-family detached residences to have a minimum of three off-street parking spaces. The requirement may be met by the use of garages and driveways. The attached garage currently is a one-car garage and the existing driveway is only large enough for one car; the garage is situated in a manner that would permit a 10.5 foot to a 8.8 foot expansion on an already narrow driveway (approximately 9 feet wide). The applicant is requesting the variance to allow for a 12.9 foot to 11-foot wide expansion. The minimum width of a single-car driveway is 10 feet wide. The variance will allow for the applicant to meet this minimum requirement with an additional foot to protect the side of the residence from possible contact.

Gina DelRose stated that many properties within the SR-6 District were developed under previous zoning ordinances and have either gravel driveways or driveways paved closer than three feet from the property line, or the garage has been widened to allow for an additional vehicle. Such adjustments are not possible with the subject property.

The proposed driveway could be reduced by one foot and still meet the required minimum width. Vehicle styles, however, are trending larger and with a majority of the expansion being along the existing garage wall, the applicant wants to be certain the wall is not damaged from contact with vehicles. Therefore, the variance request includes the additional foot to allow for the driveway to be 11-feet wide at its narrowest.

No evidence has been submitted to show that the variance would be detrimental to the neighborhood. The reduced pavement setback would still allow for adequate drainage from the driveway extension as long as the pitch meets the drawings submitted. Reducing the amount of on-street parking at the curve of the road would also improve safety.

Chair Carl Gnewuch invited questions from the commissioners to staff. There were none.

Carl Gnewuch invited questions for staff from the applicant. Seeing none, the Chair asked the applicant's representative if they wished to speak.

Penny Steadman, daughter and Power of Attorney for the applicant, said she only hoped the variance would be approved.

The public hearing was closed at 6:09 p.m.

It was moved and seconded (Mulhall/Maher) to accept the Findings of Fact as presented in the staff report. The motion carried with a 5-0 roll call vote.

It was moved and seconded (Maher/Mulhall) to approve the variance. The motion carried with a 5-0 roll call vote.

OTHER BUSINESS: Election of Officers:

City Attorney Mike Drella said that due to certain conflicts and previous commitments, Paul Engelman would not be able to accept the chairmanship of the Planning and Zoning Commission. While the position requires mayoral appointment, the appointment is made with the recommendation of the commission. The Mayor appointed the previously nominated Vice-Chair Carl Gnewuch as Chair. The position of Vice-Chair is now vacant and requires a nomination.

It was moved and seconded (Racz/Maher) to nominate Natalie Mulhall as Vice-Chair. The motion carried with a 5-0 roll call vote.

DISCUSSION: None

Staff Report:

Gina DelRose stated there would be a case brought to the November, 2020 meeting for a rezoning of the Funderberg House for the use of the space for Boone County Historical Society purposes.

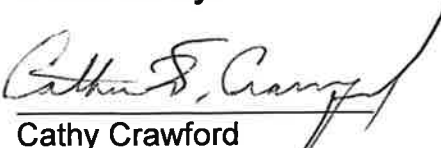
Gina DelRose stated the Comprehensive Plan discussions have continued, albeit slowly in light of the Covid-19 crisis. All meetings have been done through email, electronic meetings, and by telephone. Ms. DelRose is currently reviewing chapters that have been completed to date and would forward those to the commissioners in the coming days.

Gina DelRose said the Belvidere Historic Preservation Commission is hosting a socially distant fundraiser. It will be a vehicle scavenger hunt through Belvidere and tickets are available at the Planning Department. The Hunt will be held on Saturday, October 17th, and adult as well as children's tickets are available.

ADJOURNMENT:

The meeting adjourned at 6:16 p.m.

Recorded by:


Cathy Crawford
Administrative Assistant

Reviewed by:


Gina DelRose
Community Development Planner