

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION**

Minutes

Tuesday, November 8, 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

Dan Druckrey Vice-Chair

Staff Present:

Gina DelRose, Community Development Planner

Kimberly Whitt, Administrative Assistant

Mike Drella, City Attorney

Members Absent:

Bob Cantrell

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

MINUTES: It was moved and seconded (Maher/Druckrey) to approve the minutes of the October 11, 2022 meeting. The motion carried with a 6-0 roll call vote.

PUBLIC COMMENT: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

2022-25: Full Circle Brewery, LLC, 515 S. State Street (SU): Application of Full Circle Brewery, LLC, 4825 Raymond Drive, Belvidere, IL 61008 on behalf of the property owner, Full Circle RE, LLC for a special use to permit indoor commercial entertainment which allows for a brewery and bar/tavern at 515 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 3,435 square feet. PIN: 05-25-357-039.

PUBLIC HEARING FOR CASE 2022-25 OPENED : 6:03 PM

Ms. Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on October 20, 2022 and notifications were sent by certified mail to property owners within 250 feet of the subject property on October 20, 2022. Ms. DelRose summarized the staff report dated November 1, 2022 and stated the

recommendation is for approval of case #2022-25 for a special use for indoor commercial entertainment at 515 South State Street subject to the following condition:

1. Open alcohol is prohibited outside the premises unless otherwise permitted.
2. Compliance with all other codes and ordinances.

Mr. Ryan Morris was sworn in. Mr. Morris explained the phases they plan for the micro brewery. **1) Beer only (90 gal) 2) Larger equipment 3) Incorporate food.** For future expansion, the upstairs apartments is a possibility. The front entrance will be ADA compliant.

There was discussion on potential growth and their expected time line. The applicants plan to open by May/June 2023.

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

PUBLIC HEARING FOR CASE 2022-25 CLOSED : 6:20 PM

It was moved and seconded to (Gnewuch/Maher) to approve the findings of fact as presented by staff. The motion carried with a 6-0 roll call vote.

It was moved and seconded (Maher/Gnewuch) to recommend approval of Case 2022-25 subject to the conditions presented by staff. The motion carried with a 6-0 roll call vote.

Gina DelRose stated the case would go to City Council on November 21, 2022 and on December 5, 2022 for a second reading and final vote.

Staff Report: Gina DelRose informed the commission there will be 2 to 4 new cases for the December 13th meeting.

Hometown Christmas is December 2, 2022.

ADJOURNMENT:

The meeting adjourned at 6:25 p.m.

Recorded by:



Kimberly Whitt
Administrative Assistant

Reviewed by:



Gina DelRose
Community Development Planner