

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION
Minutes
Tuesday November 9, 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
Daniel Druckrey

Staff Present:

Gina DelRose, Community Development Planner
Mike Drella, City Attorney

Members Absent:

Paul Engelman

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 October 12, 2021 meeting. The motion carried with a 6-0 roll call vote.

PUBLIC COMMENT:

Thomas Berard asked for clarification of the request by the applicant Larson to rezone his property at 2106 North State Street.

Mike Drella clarified that the property in question wishes to annex to the city and it would be discussed in this meeting.

Thomas Berard asked for clarification of a previous case regarding the Zepeda Group development.

Gina DelRose clarified that request and its approval and explained the proposed entrance and exits off the property.

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 (Maher/Cantrell) to continue Case 2021-16 until December 14, 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/Maher) to continue Case 2021-17 until December 14, 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 December 14, 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 (Cantrell/Maher) to continue Case 2021-19 until December 14, 2021. The motion carried with a 6-0 voice vote.

NEW BUSINESS:

2021-25: Larson (MA): Application of property owner Carl Larson, 1522 Savanna Circle, O'Fallon, Missouri 63368 for a map amendment (rezoning) on approximately .35 acres located at 2106 N. State Street, Belvidere IL 61008 from RH, Rural Holding District (pending annexation) to SR-6, Single-family Residential-6 District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map.

The public hearing was opened at 6:08 p.m.

Gina DelRose was sworn in. Ms. DelRose summarized the staff report dated November 2, 2021. Ms. DelRose explained that properties within the subdivision have annexed into the city over time and the subject property is the last of those parcels to request annexation. The existing septic system has begun to fail and it is an appropriate time to annex it. Ms. DelRose explained that when a property annexes into the city a parcel is placed into the Rural Holding District which allows a more flexible rezoning later to a more appropriate zoning district. The subject property is requesting to be rezoned to the SR-6 Single Family Residential District.

Gina DelRose stated the case was published in the Boone County Journal on October 21, 2021 and residents within 250 feet of the subject property were notified by certified mail on October 18, 2021.

The applicant's attorney, Chuck Popp stated he had no testimony to provide but would be available for questions.

There were no questions for the staff or the applicant's representative.

It was moved and seconded (Cantrell/Hyland) to recommend approval of case 2021-25. The motion carried with a 6-0 roll call vote.

OTHER BUSINESS:

Elections

Alissa Maher nominated Daniel Druckrey as Chair. Bob Cantrell seconded the nomination.

Daniel Druckrey declined the nomination.

Bob Cantrell nominated Paul Engelman as Chair with a second by Daniel Druckrey.

Alissa Maher nominated Daniel Druckrey as Vice-Chair with a second by Bob Cantrell.

The motion to nominate Paul Engelman as Chair carried with a 6-0 voice vote.

The motion to nominate Daniel Druckrey as Vice-Chair carried with a voice vote.
Daniel Druckrey abstained.

DISCUSSION: None

Staff Report:

Gina DelRose stated that the next meeting will include one special use application; it is hoped that the cases previously continued will be ready for hearings in December.

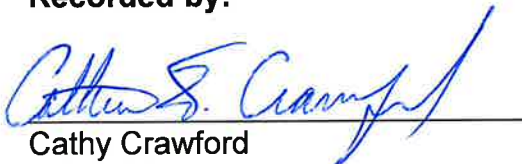
Gina DelRose stated there will be a Dancing with Rockford Stars event held on November 20, 2021 in which she will be participating as a performer. The event is to raise funds for Family Counseling Services which provides services at affordable rates for area clients.

Gina DelRose stated that Hometown Christmas will be held on December 3, 2021; judging by the success of the recent business trick-or-treat event, a large crowd is anticipated.

ADJOURNMENT:

The meeting adjourned at 6:27 p.m.

Recorded by:


Cathy Crawford
Administrative Assistant

Reviewed by:


Gina DelRose
Community Development Planner