

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION AGENDA
Tuesday, October 10, 2023
City Council Chambers
401 Whitney Boulevard
6:00 pm**

ROLL CALL

Members:

Carl Gnewuch, CH
Paul Engelman, VCHM
Daniel Druckrey
Robert Cantrell
Art Hyland
Alissa Maher
Vacant

Staff:

Gina DelRose, Community Development Planner
Kim Whitt, Administrative Assistant

MINUTES: Approve the minutes of the September 12, 2023 meeting.

PUBLIC COMMENT:

UNFINISHED BUSINESS: None.

NEW BUSINESS:

2023-19: Kelley Williamson Co. (SU): Application of Kelley Williamson Co., 1132 Harrison Avenue, Rockford, IL 61104 on behalf of the property owner, Poon & Le, LLC, 1925 N. State Street, Belvidere, IL 61008 for a special use to permit a planned development in the GB, General Business District at 1901 North State, Belvidere, IL 61008. The planned development will allow for the following departures: Sections 150.105(C)(5)(G)(1)(B) reducing the required landscape surface ratio from 15% to zero; 150.105(C)(5)(G)(2)(C) reducing the required 20-foot front yard setback to 10.2 feet; 150.105(C)(5)(G)(2)(C) reducing the required 3-foot paved surface setback to zero; and 150.904 Special Use Review and Approval Procedures. The planned development is being requested in order to bring the existing gas station into compliance. Part of PIN: 05-22-426-034

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

OTHER BUSINESS:

DISCUSSION:

Staff report

ADJOURNMENT