

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION**

Minutes

Tuesday, September 12, 2023

City Council Chambers

401 Whitney Boulevard

6:00 pm

ROLL CALL

Members Present:

Alissa Maher
Bob Cantrell
Carl Gnewuch, Chairman
Art Hyland
Vacant

Staff Present:

Gina DelRose, Community Development Planner
Kimberly Whitt, Administrative Assistant
Mike Drella, City Attorney

Members Absent:

Paul Engelman, Vice Chairman
Dan Druckrey

The meeting was called to order at 6:03 p.m.

MINUTES: It was moved and seconded (Cantrell/Hyland) to approve the minutes of the June 13, 2023 meeting. The motion carried with a 4-0 roll call vote.

PUBLIC COMMENT: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

2023-15: Panama Enterprises Inc. (SU): Application of Daniel Castro Small, 1910 North State Street, Belvidere, IL 61008 on behalf of the property owner, Panama Enterprises, Inc. for a special use to permit a Roof, above peak sign (Belvidere Zoning Ordinance Sections 150.105(C)(5)(C)(2) Roof, above peak sign, Table 150.1007(C)(1) Permitted Building and Freestanding Sign by Type and Zoning District and 150.904 Special use Review and Approval Procedures) in the GB, General Business District on approximately 0.5 acres (PIN: 05-22-476-009).

Due to lack of applicant representation, public hearing for 2023-15: Panama Enterprises Inc was delayed.

2023-17: Alliance Development Corp. (MA): Application of Alliance Development Corp, 1510 N. Country Club Parkway, PO Box 1015, Elkhorn, WI 53121 on behalf of the property owner, Donald Busch, 6677 Logan Avenue, Belvidere, IL 61008 for a map amendment (rezoning) on approximately 86 acres commonly known as 1686 US Route 20, Belvidere, IL 61008 from RH, Rural Holding District (pending annexation) to HI, Heavy Industrial District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. PIN: 05-32-400-007.

PUBLIC HEARING FOR CASE 2023-17 OPENED : 6:04 PM

Ms. Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on August 24, 2023 and notifications were sent by certified mail to property owners within 250 feet of the subject property on August 17, 2023. Ms. DelRose summarized the staff report dated September 6, 2023 and stated the recommendation is for approval of case #2023-17 for map amendment (rezoning) on 86 acres known as 1686 US Route 20, Belvidere, IL from RH, Rural Holding District (pending annexation) to HI, Heavy Industrial District.

Carl Gnewuch asked about the differences between city and county codes. Ms. DelRose explained that the city codes were more strict regarding lighting, curbs and gutters and signage.

Mr. Hursh questioned Ms. DelRose regarding the Boone County Soil and Water Conservation District's recommended denial based on high LESA Score.

Ms. DelRose responded that the Boone County Soil and Water Conservation District always recommends denial, because they only view the LE part of the score. This is based on soil productivity. Boone County has high soil productivity. The SA portion reflects adjacent land usage and nearby development, which often will counteract the LE portion bringing the total score down.

Mr. Hursh confirmed that the rerouting of Irene Rd. was to accept more semi traffic.

Members of the audience had questions regarding the widening of Ipsen Rd. (service road, south side of US Rte 20).

Ms. Delrose explained that Ipsen Rd. is not part of the development.

Applicant Alliance Development Corp was represented by Atty Jim Hursh. Mr Hursh was sworn in. Mr Hursh explained the benefits for the applicant to become part of the city. Such as water and sewer, and ISO ratings.

There were no further questions or testimony from the audience for Case #2023-17.

PUBLIC HEARING FOR CASE 2023-17 CLOSED: 6:35 PM

It was moved and seconded (Cantrell/Maher) to approve the findings of fact as presented by staff. The motion carried with a 4-0 roll call vote.

It was moved and seconded (Maher/Hyland) to recommend approval of Case 2023-17. The motion carried with a 4-0 roll call vote.

Gina DelRose stated the case would move forward to City Council.

2023-15: Panama Enterprises Inc. (SU): Application of Daniel Castro Small, 1910 North State Street, Belvidere, IL 61008 on behalf of the property owner, Panama

Enterprises, Inc. for a special use to permit a Roof, above peak sign (Belvidere Zoning Ordinance Sections 150.105(C)(5)(C)(2) Roof, above peak sign, Table 150.1007(C)(1) Permitted Building and Freestanding Sign by Type and Zoning District and 150.904 Special use Review and Approval Procedures) in the GB, General Business District on approximately 0.5 acres (PIN: 05-22-476-009).

PUBLIC HEARING FOR CASE 2023-15 OPENED : 6:41 PM

Ms. Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on August 24, 2023 and notifications were sent by certified mail to property owners within 250 feet of the subject property on August 17, 2023. Ms. DelRose summarized the staff report dated September 5, 2023 and stated the recommendation is for approval of case #2023-15 for special use to permit a Roof above peak sign. The planning staff recommends the approval of case number 2023-15 for special for an above peak roof sign at 1910 N. State St subject to two conditions.

Ms. DeRose confirmed that the car on the roof would meet the size requirements of the sign codes. The building codes will also need to be met.

Fabian Montanez represented Panama Enterprise. Mr. Montanez was sworn in.

Alissa Maher question how the car would be secured on top of the building.

Mr. Montanez explained the shell of the car would be anchored to the building. There will be no motor, or glass. The sign should weigh approx. 2000 lbs.

There were no further questions regarding the sign.

PUBLIC HEARING FOR CASE 2023-15 CLOSED: 6:57 PM

It was moved and seconded (Cantrell/Maher) to approve the findings of fact as presented by staff. The motion carried with a 4-0 roll call vote.

It was moved and seconded (Maher/Hyland) to recommend approval of Case 2023-15. The motion failed with a 3-1 roll call vote. Mr. Cantrell voted no.

Gina DelRose stated Case 2023-15 will move forward to City Council with recommendation for denial.

OTHER BUSINESS:

No additional business.

Staff Report: Gina DelRose informed the commission there is currently one case for the October 10, 2023 meeting.

ADJOURNMENT:

Motion to adjourn meeting was moved and seconded (Cantrell/Maher). The motion carried with a voice vote.

The meeting adjourned at 7:00 p.m.

Recorded by:



Kimberly Whitt
Administrative Assistant

Reviewed by:



Gina DelRose
Community Development Planner