

**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**