

**CITY OF BELVIDERE  
PLANNING AND ZONING COMMISSION**

**Minutes**

**Tuesday, June 13, 2023  
City Council Chambers  
401 Whitney Boulevard  
6:00 pm**

**ROLL CALL**

**Members Present:**

Alissa Maher  
Bob Cantrell  
Dan Druckrey Vice-Chair  
Art Hyland  
Brad Anderson

**Staff Present:**

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

**Members Absent:**

Paul Engelman Chairman  
Carl Gnewuch

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

**MINUTES:** It was moved and seconded (Cantrell/Maher) to approve the minutes of the May 9, 2023 meeting. The motion carried with a 5-0 roll call vote.

**PUBLIC COMMENT:** None

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

**2023-14: Club Car Wash (SU):** Application of Michael Leidig, 1250 Centennial Centre Boulevard, Hobart, WI, 54155 on behalf of the property owner, DMD Investments, Inc. 923 Logan Avenue, Belvidere, IL 61008 for a special use to permit in-vehicle sales or service. Specifically, a car wash at 2002 Gateway Center Drive, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(4)(B)(2) In-vehicle sales or service and 150.904 Special use Review and Approval Procedures) in the PB, Planned Business District on approximately 1.5 acres. PIN: 08-06-101-004.

**PUBLIC HEARING FOR CASE 2023-14 OPENED : 6:01 PM**

Ms. Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on May 25, 2023 and notifications were sent by certified mail to property owners within 250 feet of the subject property on May 15, 2023. Ms. DelRose summarized the staff report dated May 3, 2023 and stated the recommendation is for approval of case #2023-14 for a special use to permit in-vehicle sales or service. Specifically, a car wash at 2002 Gateway Center Drive, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections. Subject to 3 conditions.

There were no questions from the commission or public for staff.

Applicant Michael Leidig was present and sworn in. Mr. Leidig explained the business model club car wash. With a subscription a car can be washed up to 3 times per day. Although, you do not have to have a subscription to use the car wash. There were no questions for applicant from commission or audience.

There were no questions or testimony from the audience for Case #2023-14.

**PUBLIC HEARING FOR CASE 2023-14 CLOSED: 6:10 PM**

It was moved and seconded (Cantrell/Maher) to approve the findings of fact as presented by staff. The motion carried with a 5-0 roll call vote.

It was moved and seconded (Maher/Cantrell) to recommend approval of Case 2023-14 subject to 3 conditions as presented by staff. The motion carried with a 5-0 roll call vote.

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

**OTHER BUSINESS:**

Elections were held. Motion for Carl Gnewuch to be Chairman was made by Alissa Maher and seconded by Bob Cantrell. Motion carried with roll call vote. Motion for Paul Engelman to be Vice Chairman was made by Alissa Maher and seconded by Bob Cantrell. Motion carried. Congratulations Chairman Carl Gnewuch and Vice Chairman Paul Engelman.

**Staff Report:** Gina DelRose informed the commission there are currently no cases for the July 11, 2023 meeting.

**ADJOURNMENT:**

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

The meeting adjourned at 6:22 p.m.

**Recorded by:**

  
\_\_\_\_\_  
Kimberly Whitt  
Administrative Assistant

**Reviewed by:**

  
\_\_\_\_\_  
Gina DelRose  
Community Development Planner