

CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION AGENDA
Tuesday, February 13, 2024
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
Bill Bieber

Staff:

Gina DelRose, Community Development Planner
Kim Whitt, Administrative Assistant

MINUTES: Approve the minutes of the July 24, 2023 and October 10, 2023 meetings.

PUBLIC COMMENT:

UNFINISHED BUSINESS: None.

NEW BUSINESS:

2024-01: Elite (SU): Application of Lit Thounsavath, 1217 Logan Avenue, Belvidere, IL 61008 on behalf of the property owner, George Sabino, 15 Sunset Boulevard #1203, Beaufort, SC 29907 for a special use to permit indoor commercial entertainment. The special use includes a bar and video gaming at 1217 Logan Avenue, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the GB, General Business District. PIN: 05-36-230-009.

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

2024-02: Midland States Bank (SU): Application of State Permits, 319 Elaines Court, Dodgeville, WI 53533 on behalf of the property owner, Midland States Bank, 11670 Gravius Road, St. Louis, MO 63126 for a special use to permit in-vehicle sales or service as an accessory use. Specifically, drive-through lanes at 600 S. State Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(6)(C)(2) In-vehicle sales or service and 150.904 Special use Review and Approval Procedures) in the CB, Central Business District. PIN: 05-36-104-023.

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

2024-03: Alliance Development (SU): Application of property owner, Alliance Development Corp., 1510 N. Country Club Parkway, PO Box 1015, Elkhorn, WI 53121 for a special use to permit a planned development in the HI, Heavy Industrial District at 1245 Irene Road, Belvidere, IL 61008. The planned development will allow for the following departures: Section 150.105(C)(9)(G)(2)(E) allowing for the maximum primary building height to be increased from 45 feet to 90 feet; Section 150.105(C)(9)(B)(2) allowing for non-building mounted solar installations for export of energy for use by a Public Utility; Section 150.105(C)(9)(G)(2)(C) allowing for the minimum pavement setback to be reduced from five feet to zero feet in order to allow for cross-access drives; Table 150.604 allowing for the required building foundation landscaping to be installed elsewhere on

the subject property; Section 150.702(J) allowing for the maximum width of the combined three driveways with flares to be increased from 45 feet to 275 feet; Section 150.707(E)(1) allowing the maximum luminaire height to be increased from 30 feet to 50 feet; Section 150.716(C)(1) allowing for the waiver of screening mechanical equipment; Section 150.1003 allowing for the maximum size of direction signs to be increased from 3 square feet to 100 square feet; Section 150.1003 allowing for the maximum size of a logo on a directional sign to be increased from 1 square-foot to 35 square feet; Section 150.1006 allowing for the maximum height of a directional sign to be increased from five feet to 8.5 feet; Sections 98.22/151.41(E)(2)/151.65(1) allowing for the waiver of installing sidewalks in the public right-of-way; Section 118.132 allowing for grasses and native plantings to exceed 8 inches in height in the undeveloped portions of the property; and 150.904 Special Use Review and Approval Procedures. The planned development is being requested in order to construct a distribution center. PIN: 08-32-400-007.

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

OTHER BUSINESS: Joint meeting of the Belvidere Planning and Zoning Commission and the Belvidere City Council on February 26, 2024 to discuss the Comprehensive Plan.

DISCUSSION:

Staff report

ADJOURNMENT