

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION**

Minutes

Tuesday, February 13, 2024

City Council Chambers

401 Whitney Boulevard

6:00 pm

ROLL CALL

Members Present:

Alissa Maher
Paul Engelman, VC
Dan Druckrey
Art Hyland
William Bieber
Carl Gnewuch, CH
Bob Cantrell

Staff Present:

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

Members Absent:

The meeting was called to order at 6:02 p.m.

MINUTES: It was moved and seconded (Druckrey/Cantrell) to approve the minutes of the October 10, 2023 meeting and the July 24, 2023 special meeting. The motion carried with a voice vote.

PUBLIC COMMENT: None

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.

PUBLIC HEARING FOR CASE 2024-01 OPENED : 6:02 PM

Ms. Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on January 25, 2024 and notifications were sent by certified mail to property owners within 250 feet of the subject property on January 24, 2024. Ms. DelRose summarized the staff report dated February 7, 2024 and stated the recommendation is for approval of case #2024-01 for special use to permit Indoor Commercial Entertainment in the GB, General Business District at 1217 Logan Ave., Belvidere, IL 61008 subject to 6 conditions.

Commission raised concern for the number of slot facilities in a 1,000 ft radius. Discussion was had as to how the commission could prevent future concentration of such facilities.

No further questions from commission.

Mr. Lit Thounsavath, owner of Elite Contracting and the building at 1217 Logan Ave, was sworn in at 6:15 pm. Mr. Thounsavath explained he wanted to create a new business to help support the building.

The commission asked the nature of Elite Contracting.

Mr. Thounsavath explained Elite is a roofing, siding and gutters company.

There were no further questions from commission or staff for Mr. Thounsavath.

Ms. Mary Gifford, Concordia Lanes owner was sworn in 6:18 pm. Ms. Gifford expressed her concern for a similar business being next door.

There were no further questions or testimony from the audience for Case #2024-01.

PUBLIC HEARING FOR CASE 2024-01 CLOSED: 6:22 PM

It was moved and seconded (Engleman/Maher) to approve the findings of fact as presented by staff. The motion carried with a unanimous voice vote.

It was moved and seconded (Maher/Engleman) to recommend approval of Case 2024-01. Subject to 6 conditions as presented by staff, the motion carried with a 7-0 roll call vote.

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

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.

PUBLIC HEARING FOR CASE 2024-02 OPENED : 6:31 PM

Ms. Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on January 25, 2024 and notifications were sent by certified mail to property owners within 250 feet of the subject property on January 24, 2024. Ms. DelRose summarized the staff report dated February 6, 2024 and stated the recommendation is for approval of case #2024-02 for special use to permit in-vehicle sales or service as an accessory use. Specifically, drive-through lanes in the CB,

Central Business District at 600 S. State St., Belvidere, IL 61008 subject to 3 conditions.

No questions for staff.

Ms. Julia Weigard, representing Midlands Bank was sworn in at 6:35.

Ms. Weigard explained that concerns of the Belvidere Fire Department are being met.

The Commission questioned the banks intentions for Logan Ave. drive thru.

Ms Weigard said after new drive thru is completed, the bank will put the Logan Ave. building up for sale.

Mr. Jim Hursh was sworn in.

Mr. Jim Hursh wanted to let the commission know, the area the drive through is going to go, will be a good thing. Many people use this area to cut through the parking lot to avoid the stop light at State St. and Logan Ave.

No further questions or comments for the applicant.

PUBLIC HEARING FOR CASE 2024-02 CLOSED: 6:43 PM

It was moved and seconded (Maher/Druckrey) to approve the findings of fact as presented by staff. The motion carried with a unanimous voice vote.

It was moved and seconded (Cantrell/Maher) to recommend approval of Case 2024-01. Subject to 3 conditions as presented by staff, the motion carried with a 7-0 roll call vote.

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

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.

PUBLIC HEARING FOR CASE 2024-03 OPENED : 6:44 PM

Ms. Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on January 25, 2024 and notifications were sent by certified mail to property owners within 250 feet of the subject property on January 24, 2024. Ms. DelRose summarized the staff report dated February 6, 2024 and stated the recommendation is for approval of case #2024-03 for special use to permit a planned development on approximately 85 acres in the HI, Heavy Industrial District at 1245 Irene Road, Belvidere, IL 61008 subject to 3 conditions.

Question was raised by the commission regarding the lighting possibly effecting the houses on the south side of Route 20. Ms. Delrose stated the lighting is not anticipate to effect them.

Mr. Jim Hursh 7:02 pm representing Alliance Development Corp. was sworn in.

Commission questioned the area span of the solar panels. Mr. Hursh explained they do not know the exact span at this time. The span will be determined after the building is completed.

No further questions or discussion.

PUBLIC HEARING FOR CASE 2024-03 CLOSED: 7:05 PM

It was moved and seconded (Druckrey/Hyland) to approve the findings of fact as presented by staff. The motion carried with a unanimous voice vote.

It was moved and seconded (Maher/Cantrell) to recommend approval of Case 2024-03. Subject to 3 conditions as presented by staff, the motion carried with a 7-0 roll call vote.

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

OTHER BUSINESS:

Ms. DelRose discussed the upcoming joint Planning Zoning Commission and City Council meeting for the Comprehensive Plan. The meeting is scheduled for Monday February 26, 2024. 4 pm to 6 pm is public meeting. 6:00 pm is meeting for Planning Zoning Commission and City Council.

Staff Report:

ADJOURNMENT:

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

The meeting adjourned at 7:18 p.m.

Recorded by:



Kimberly Whitt
Administrative Assistant

Reviewed by:



Gina DelRose
Community Development Planner