

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION**

Minutes

Tuesday, March 12, 2024

City Council Chambers

401 Whitney Boulevard

6:00 pm

ROLL CALL

Members Present:

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:

Alissa Maher

Paul Engelman, VC

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

MINUTES: It was moved and seconded (Cantrell/Druckrey) to approve the minutes of the February 13, 2024 meeting and the February 26, 2024 special meeting. The motion carried with a voice vote.

PUBLIC COMMENT: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

2024-04: Sister Cities Association of Belvidere, Inc (SU): Application of Sister Cities Association of Belvidere, IL Inc., PO Box 1822, Belvidere, IL 61008 on behalf of the property owner, Gail Spoden, 315 South State Street, Belvidere, IL 61008 for a special use to install a mural at 315 South State Street within the CB, Central Business District (Belvidere Zoning Ordinance Sections 150.1012(A)(1) and 150.904 Special Use Review and Approval Procedures). The proposed mural will be mounted on the north side of the building depicting Belvidere's tri-city relation with the two sister cities. PIN: 05-25-353-010.

PUBLIC HEARING FOR CASE 2024-04 OPENED : 6:03 PM

Ms. Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on February 22, 2024 and notifications were sent by certified mail to property owners within 250 feet of the subject property on February 20, 2024. Ms. DelRose summarized the staff report dated March 6, 2024 and stated the recommendation is for approval of case #2024-04 for special use to install a mural at 315 South State Street, Belvidere IL within the CB, Central Business District subject to 2 conditions.

Commission raised concern regarding the condition of the current appearance of the wall, placement of the mural, size of the mural, weight of the panels.

Ms. Gina DelRose explained the appearance of the wall is the responsibility of the property owner. The placement of the mural is chosen by the applicant. The size of the mural helps with the initial cost of the mural, restoration and removal for maintenance of the building. The weight of the mural has not been a factor in other murals in the city.

Mr. Brad Peters was sworn in at 6:14 pm. Mr. Peters gave a presentation and answered commission members questions. He explained the mural would cover a portion of the wall and will be securely anchored. The location was picked to prevent graffiti on the mural. There will be visitors from France here for the unveiling of the mural.

No further questions from commission.

There were no further questions or testimony from the audience for Case #2024-04.

PUBLIC HEARING FOR CASE 2024-04 CLOSED: 6:20 PM

It was moved and seconded (Druckrey/Cantral) 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 (Cantrell/Druckrey) to recommend approval of Case 2024-04. Subject to 2 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: None

Staff Report:


Ms. DelRose discussed there are 3 cases for the next meeting April 9, 2024. One of them being the Public Hearing for the Comprehensive Plan.

ADJOURNMENT:

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

The meeting adjourned at 6:29 p.m.

Recorded by:



Kimberly Whitt
Administrative Assistant

Reviewed by:



Gina DelRose
Community Development Planner