



**CITY OF BELVIDERE
MEETING NOTICE
May 10, 2024**

Meeting: Committee of the Whole – Building, Planning, Zoning
and Public Works
Date: May 13, 2024
Time: 6p.m.
Place: Belvidere City Hall – Council Chambers
401 Whitney Blvd., Belvidere, Illinois

Meeting: Planning and Zoning Commission Meeting
Date: May 14, 2024
Time: 6p.m.
Place: Belvidere City Hall – Council Chambers
401 Whitney Blvd., Belvidere, Illinois



City Council
COMMITTEE OF THE WHOLE
City of Belvidere, Illinois

Aldersperson Natalie Mulhall	Chairman Building
Aldersperson Sandra Gramkowski	Vice-Chairman Building
Aldersperson Wendy Frank	Chairman Finance and Personnel
Aldersperson Ric Brereton	Vice-Chairman Finance and Personnel
Aldersperson Mike McGee	Chairman Planning & Zoning
Aldersperson Clayton Stevens	Vice-Chairman Planning & Zoning
Aldersperson Matthew Fleury	Chairman Public Safety
Aldersperson John Albertini	Vice-Chairman Public Safety
Aldersperson Daniel Snow	Chairman Public Works
Aldersperson Marsha Freeman	Vice-Chairman Public Works

AGENDA

May 13, 2024
6:00 p.m.
City Council Chambers
401 Whitney Blvd., Belvidere, Illinois

Call to Order:

Roll Call:

Public Comment:

Public Forum:

Reports of Officers, Boards, and Special Committees:

1. Building, Planning & Zoning, Unfinished Business: None.
2. Building, Planning & Zoning, New Business:
 - A. Planning & Zoning Department – Update.

3. Public Works, Unfinished Business: None.
4. Public Works, New Business:
 - A. Public Works Department – Update.
 - B. Ordinance Authorizing the Sale of Certain Personal Property (Public Works Vehicles).
 - C. Water Facility Easement and Maintenance Agreement – OM Belvidere Group.
 - D. Well #11 Facility Design Engineering Services.
 - E. US Dept. Transportation Notice of Funding Opportunity – Consolidated Rail Infrastructure and Safety Improvements Program (CRISI).
 - F. 20” Plug Valve Replacement –WWTP.
 - G. Request to Vacate Property – Parking Lot #7 Remnants.
 - H. Purchase of End-Loader Forks – WWTP.
 - I. WWTP Sludge Pump Installation.
 - J. Passenger Rail Update – Station Location – Road Closing.
 - K. End-Loader Replacement – WWTP.
 - L. Siphon Line Repair.
 - M. Easement Preparation – Southwest Trunk Sewer Extension.
 - N. Crew Truck Replacement – Street Department.
 - O. Landfill #2 Annual Services Proposals.
5. Other:
 - A. Police – Approve Expenditure of ILETSB Grant Funds for Purchase of Operator XR VR System.
 - B. Police – Approve Expenditure of ILETSB Grant Funds for Purchase of Fitness Equipment.
 - C. Police – Accept Donation from First Baptist Church.
 - D. Police – Approve Expenditure of ILETSB Grant Funds for Wellness Check.
 - E. School Safety Zone – Cost Share Discussion.
6. Adjournment:

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION AGENDA
Tuesday, May 14, 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 April 9, 2024 meeting.

PUBLIC COMMENT:

UNFINISHED BUSINESS: None.

NEW BUSINESS:

2024-08: Strovo (VAR): Application of Mike Strang, 13404 Kerr St., Plainfield, IL 60585 on behalf of the property owner, Strovo Properties, LLC, 14855 Van Dyke Rd., Plainfield, IL 60544 for a variance at 810 W. Locust St. within the GI, General Industrial District (Belvidere Zoning Ordinance Section 150.105(C)(8)(G)(2)(C) Minimum Setbacks: Building to Residential Rear Lot Line: 30 feet and 150.909 Variance Review). The variance will allow for the required rear yard setback to be reduced from 30 feet to 6.5 feet along the railroad tracks to allow for a 20'x25' expansion to the easternmost personal storage building. PIN: 05-35-203-011.

Staff (Approval); PZC ()

2024-09: Replat of Lots 26 and 27 of Deer Hills Subdivision Plat 1 (RP): The applicant is requesting plat approval of the one-lot subdivision named Replat of Lots 26 and 27 of Deer Hills Subdivision Plat 1.

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

2024-10: Gunsteen (SU): Application of Gunsteen Car Wash, 651 S. Sutton Rd. #305, Streamwood, IL 60107 on behalf of the property owner, DM Enterprises of Belvidere, LLC, 651 S. Sutton Rd. #305, Streamwood, IL 60107 for special uses to permit in-vehicle sales or service and indoor commercial entertainment. Specifically, a car wash with accessory retail sales with the potential for a bar and video gaming at 1125 N. State St., Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) In-vehicle sales or service; 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the General Business District on approximately 1.2 acres. PIN: 05-26-127-011.

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

OTHER BUSINESS:

DISCUSSION:

Staff report

ADJOURNMENT