



**CITY OF BELVIDERE  
MEETING NOTICE  
June 7, 2024**

**Meeting:** Committee of the Whole Building,  
Planning, Zoning and Public Works  
**Date:** June 10, 2024  
**Time:** 6:00p.m.  
**Place:** Belvidere City Hall – Council Chambers  
401 Whitney Blvd., Belvidere, Illinois

**Meeting:** Planning and Zoning Commission  
**Date:** June 11, 2024  
**Time:** 6:00p.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**

June 10, 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:

A. Recognition of Police Officer Michelle Schwartz.

1. Building, Planning & Zoning, Unfinished Business: None.

2. Building, Planning & Zoning, New Business:
  - A. Planning & Zoning Department – Update.
  - B. Special Use Extension Request for 1868 Crystal Parkway (Case 2023-13).
  - C. Special Use Extension Request for Casey’s General Store at 425 Beloit Road (Case 2021-09).
  - D. Reappointment of Carl Gnewuch to the Belvidere Planning and Zoning Commission.
  - E. Appointment of Natali Monaghan to the Belvidere Historic Preservation.
  - F. Reappointment of Dawn Brooks to the Belvidere Historic Preservation Commission.
  - G. Appointment of Lisa Kummerow to the Belvidere Historic Preservation Commission.
  - H. Appointment of David Kummerow to the Belvidere Historic Preservation Commission.
3. Public Works, Unfinished Business: None.
4. Public Works, New Business:
  - A. Public Works Department – Update.
  - B. Ald. Natalie Mulhall Sewer Backup – 120 W. Boone Street.
  - C. Sanitary Sewer Manhole Lining.
  - D. Sanitary Sewer Main Lining.
  - E. Sanitary Sewer Service Lining.
  - F. WWTP – Facility Plan.
  - G. WWTP – SCADA System – Operations Software.
  - H. Genoa Road Improvement Project – Preliminary Engineering.
  - I. MFT Overlays – Bid Tabulation.
  - J. 2024 MFT Thermoplastic Pavement Striping Bid Tabulation.
5. Other:
  - A. Belvidere Park District Glenn Green Annexation.
6. Adjournment:

**CITY OF BELVIDERE  
PLANNING AND ZONING COMMISSION AGENDA  
Tuesday, June 11, 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 DeRose, Community Development Planner  
Kim Whitt, Administrative Assistant

**MINUTES:** Approve the minutes of the May 14, 2024 meeting.

**PUBLIC COMMENT:**

**UNFINISHED BUSINESS:** None.

**NEW BUSINESS:**

**2024-12: Tanner Industries (RZ):** The applicant and property owner, Tanner Industries, Inc., 735 Davisville Road, Southampton, PA 18966 is requesting a map amendment (rezoning) on approximately 2 acres commonly known as 2211 and 2193 Hawkey Drive from the RH, Rural Holding District (pending annexation) to the PI, Planned Industrial District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. PINs: 05-33-100-024 and 05-32-200-033. **\*\*\*MOTION TO CONTINUE\*\*\***

**2024-13: Manhard Consulting, (SU):** The applicant, William Hupperich (Manhard Consulting), 1 Overlook Point, #290, Lincolnshire, IL 60069 on behalf of property owner, Wal-Mart Stores East, LP, 702 SW 8<sup>th</sup> Street Mailstop 0505, Bentonville, AR 72716 is requesting a special use to amend the previously approved planned development (Ord. 609H) in the Heavy Industrial District in the Crosslink Business Park No. 2 Subdivision. The amendment will allow for the following additional departures: Sections 150.105(C)(9)(G)(2)(B) reducing the required min. street frontage from 40 ft to 0 ft, 150.707(E)(1) allowing for the maximum luminaire height to be increased from 30 ft to 42 ft; 151.41.f.3 reducing the required frontage along a street from 40 ft to 0 ft and 150.904 Special Use Review and Approval Procedures. The planned development amendments are being requested in order to allow security cameras to be placed on the light poles, revise the photometrics plan to be more efficient and to allow for a landlocked parcel accessible by cross access easements. PINs: 05-34-400-013 and 05-34-326-005.

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

**2024-14: Replat of Lot 2 of Crosslink Business Park No. 2 Subdivision (RP):** The applicant is requesting plat approval of the two-lot subdivision named Replat of Lot 2 of Crosslink Business Park No. 2 Subdivision.

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

**OTHER BUSINESS:**

**DISCUSSION:**

**Staff report**

**ADJOURNMENT**