

**CITY OF BELVIDERE  
PLANNING AND ZONING COMMISSION**

**Minutes**

**Tuesday, April 9, 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  
Alissa Maher  
Paul Engelman, VC

**Staff Present:**

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

**Members Absent:**

William Bieber  
Alissa Maher

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 March 12, 2024 meeting. The motion carried with a voice vote.

**PUBLIC COMMENT:** None

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

**2024-05: Boone County Arts Council (SU):** Application of the Boone County Arts Council, PO Box 311, Belvidere, IL 61008 on behalf of the property owner, Mayra Olvera, 107 North State Street, Belvidere, IL for a special use to install two murals at 109 North 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 murals will be in addition to the Fred Schulte mural on the north side of the building. PIN: 05-26-434-009.

**PUBLIC HEARING FOR CASE 2024-05 OPENED: 6:02 PM**

Ms. Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on March 24, 2024 and notifications were sent by certified mail to property owners within 250 feet of the subject property on March 19, 2024. Ms. DelRose summarized the staff report dated April 1, 2024 and stated the recommendation is for approval of case #2024-05 for special use to install murals at 109 North State Street, Belvidere IL within the CB, Central Business District subject to 2 conditions.

Paul Engelman questioned whether or not each mural needed their own Special Use?

Gina DelRose explained, The Boone County Arts Council requested two murals for this Special Use to save money and time. Ms. DelRose also explained the Special Use is to regulate: size, material, location and installation.

Mr. Carl Gnewuch raised concern regarding standards of the mural. Concern based on discession.

Ms. DelRose explained that the city cannot regulate what the mural will depict. There are regulations that would prevent vulgarity and pornographic murals.

Ms. Debbie Carlson of Belvidere was sworn in at 6:11 pm. Ms. Carlson showed example of the existing mural at 109 N State St. and explained the future murals would be similar to the existing mural. The cost of each mural can run approximately \$5,000, to \$10,000 each.

Mr. Paul Engelman asked if local artists are used for the murals.

Ms. Carlson said yes, some murals are done by local artists. Troy Yunk and his son will be working on the next mural.

No further questions from the commission.

There were no further questions or testimony from the audience for Case #2024-05.

**PUBLIC HEARING FOR CASE 2024-05 CLOSED: 6:14 PM**

It was moved and seconded (Bieber/Druckrey) to approve the findings of fact as presented by staff. The motion carried with a 7-0 roll call vote.

It was moved and seconded (Maher/Cantrell) to recommend approval of Case 2024-05, subject to 2 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.

**2024-06: City of Belvidere (TA):** Application of The City of Belvidere, 401 Whitney Boulevard, Belvidere, IL 61008 for a text amendment to consider the adoption of a new comprehensive plan.

**PUBLIC HEARING FOR CASE 2024-06 OPENED: 6:16 PM**

Ms. Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on March 24, 2024. Ms. DelRose summarized the staff report dated April 3, 2024 and stated the recommendation is for approval of case #2024-06 for a text amendment to consider the adoption of a new comprehensive plan.

Mr. Nic Davis of Mount Prospect IL was sworn in to give a presentation of the comprehensive plan to the commission. Mr. Davis stated that he would highlight the changes based on feedback from the joint Planning & Zoning Commission and City Council meeting and public open house on 02/26/2024.

Mr. Carl Gnewuch asked the question regarding age demographic and how it effects Home Rule.

Mr. Davis explained without growth Belvidere's population could drop under 25,000 which could eliminate Home Rule.

Ms. Gina DelRose explained that the city can have stricter regulations, codes and ordinances above state rule and due to Home Rule programs like the Land Bank, are only allowed when Home Rule is in effect.

Mr. Gnewuch raised question regarding the curb cut consolidation in the new comprehensive plan.

Ms. DelRose explained the benefit of consolidation to the commission. As well as how it could guide changes to the zoning ordinance.

No further questions from commission.

There were no further questions or testimony from the audience for Case #2024-06

**PUBLIC HEARING FOR CASE 2024-06 CLOSED: 6:50 PM**

It was moved and seconded (Hyland/Maher) to recommend approval of Case 2024-06 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.

**2024-07: OM Group Belvidere Realty (SU):** Application of OM Group Belvidere Realty, 200 S. Frontage Road, Suite 310, Burr Ridge, IL 60527 on behalf of the property owner, Roger Pope, 227 Lynne Lane, Belvidere, IL 61008 for a special use to permit indoor commercial entertainment which includes video gaming at 1414 North State Street, 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 on 0.60 acres. PIN: 05-26-126-017.

**PUBLIC HEARING FOR CASE 2024-07 OPENED: 6:51 PM**

Ms. Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on March 24, 2024 and notifications were sent by certified mail to property owners within 250 feet of the subject property on March 19, 2024.

Ms. DelRose summarized the staff report dated April 2, 2024 and stated the recommendation is for approval of case #2024-07 for special use to permit indoor commercial entertainment which includes video gaming at 1414 North State Street, Belvidere IL within the GB, General Business District subject to 3 conditions.

Mr. Carl Gnewuch questions the status of the 50 gaming licenses allowed in the city.

Ms. DelRose stated that there have been 63 licenses requested. 40 gaming licenses have been issued, 16 of the requested have expired, 2 were denied and 5 are pending.

Mr. Carl Gnewuch, being familiar with Wing Snobs, commented that Wing Snobs do not usually serve alcohol.

Ms. DelRose stated that the state requires alcohol sales along with the gaming license. Whether or not Wing Snobs usually serves alcohol is a question for the applicant.

Mr. Mihir Patel was sworn in at 7:03 pm. Mr. Patel stated that he is also the owner of the new travel center at 1890 Crystal Parkway.

There were many questions for the applicant from the audience regarding, parking, hours of business, traffic flow, and future businesses, etc.

Ms. Gina DelRose explained the property at 1414 N State St has been zoned commercial since 1956. The restaurant, parking and hours of operation are permitted. The only portion of the special use up for discussion is the indoor commercial entertainment (gaming). The development will need to meet code and have building permits.

Mr. Paul Engelman asked about the signage for the gaming.

Mr. Patel said the only signage for gaming at this time would be inside the building. After time, with approval, there could be a 2X2 window sign for gaming.

No further questions from the commission.

There were no further questions or testimony from the audience for Case #2024-07

**PUBLIC HEARING FOR CASE 2024-07 CLOSED: 7:29 PM**

It was moved and seconded (Maher/Cantrell) to approve the findings of fact as presented by staff. The motion carried with a 7-0 roll call vote.

It was moved and seconded (Cantrell/Maher) to recommend approval of Case 2024-07, 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:** None

**Staff Report:**

Ms. DelRose discussed there is 1 case, possibly 2 for the next meeting on May 14, 2024.

Ms. DelRose also discussed a couple upcoming community events.

**ADJOURNMENT:**


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

The meeting adjourned at 7:45 p.m.

**Recorded by:**

  
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Kimberly Whitt  
Administrative Assistant

**Reviewed by:**

  
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Gina DelRose  
Community Development Planner