



**CITY OF BELVIDERE
MEETING NOTICE
October 4, 2024**

Meeting: Belvidere City Council Meeting
Date: October 7, 2024
Time: 6:00p.m.
Place: Belvidere City Hall – Council Chambers
401 Whitney Blvd., Belvidere IL

Meeting: Planning & Zoning Commission Meeting
Date: October 8, 2024
Time: 6:00p.m.
Place: Belvidere City Hall – Council Chambers
401 Whitney Blvd., Belvidere, IL

State of Illinois) SS
Belvidere, Illinois)

BELVIDERE CITY COUNCIL
REGULAR MEETING
AGENDA

October 7, 2024

Convened in the Council Chambers, 401 Whitney Blvd, Belvidere, IL at 6:00 p.m.

(1) Roll Call:

(2) Pledge of Allegiance:
Invocation:

(3) Public Comment: (Please register with the City Clerk):

(4) Approval of Minutes:

(A) Approval of Minutes of the regular meeting of the Belvidere City Council of September 16, 2024; as presented.

(5) Public Hearing: None.

(6) Special Messages and Proclamations:

(A) Proclamation for Domestic Violence Awareness Month.

(7) Approval of Expenditures: None.

(8) Committee Reports and Minutes of City Officers:

(A) Approval of Minutes of the regular Committee of the Whole – Public Safety and Finance and Personnel of September 23, 2024; as presented.

(9) Unfinished Business:

(A) Ord. #692H – 2nd Reading: An Ordinance Amending Section 118-33(a), of the City of Belvidere Municipal Code.

(10) New Business:

(A) Ord. #693H – 1st Reading: An Ordinance Authorizing the Sale of Certain Personal Property. (Police Department Vehicles).

(B) Ord. #694H – 1st Reading: An Ordinance Authorizing the Execution of a Settlement Agreement Between the City of Belvidere and Deer Hills LLC and Landmark Development Inc.

(C) Ord. #695H – 1st Reading: An Ordinance Authorizing the Execution of an Annexation Agreement Between the City of Belvidere

Motions forwarded from Committee of the Whole – Public Safety, Finance & Personnel of September 23, 2024.

Motions of Public Safety – Chairman Matt Fleury:

- (A) Motion to authorize Capital Fund expenditures for the purchase of four (4) 2024 Dodge Durango Police Package SUV's and equipment installation and striping at a cost not-to-exceed \$59,699 each for a total expenditure of \$238,796.00.

Motions of Public Works – Chairman Rory Peterson:

- (B) Motion to waive the bidding process for the design and installation of a new heat system for the main equipment building at the WWTP.
- (C) Motion to approve the design/build proposal from Ceroni Piping Company, in the amount of \$146,400.00, for the design and installation of the new heat system for the main equipment building at the WWTP.

Motions of Finance and Personnel – Chairman Wendy Frank:

- (D) Motion to approve the appointment of Sarah Turnipseed to the Office of Budget Officer/ Finance Director for a salary of \$95,000.00 to fill the vacancy created by Shannon Hansen.

(11) Adjournment:

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION AGENDA
Tuesday, October 8, 2024
City Council Chambers
401 Whitney Boulevard
6:00 pm**

ROLL CALL

Members:

Paul Engelman, CH
Robert Cantrell, VCHM
Daniel Druckrey
Carl Gnewuch
Art Hyland
Alissa Maher
Bill Bieber

Staff:

Gina DelRose, Community Development Planner
Kim Whitt, Administrative Assistant

MINUTES: Approve the minutes of the July 9, 2024 meeting.

PUBLIC COMMENT:

UNFINISHED BUSINESS: None.

NEW BUSINESS:

2024-15: T.A.B. Holdings, LLC, 155 E. Hurlbut Avenue (RZ): The applicant and property owner, T.A.B. Holdings, LLC (c/o Tad Butitta), 2429 S. Alpine Road, Rockford, IL 61108 is requesting a map amendment (rezoning) on approximately 8,800 square feet known as 155 E. Hurlbut Avenue and adjacent parking area from the SR-6, Single-family Residential-6 District to the CB, Central Business District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. The subject property is irregular in shape and is developed with a garage and parking lot. PINs: 05-26-430-022; 05-26-430-023; 05-26-430-027; 05-26-430-028

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

2024-16: City of Belvidere (TA): The applicant, The City of Belvidere, 401 Whitney Boulevard, Belvidere, IL 61008 is requesting a text amendment to the City of Belvidere Zoning Ordinance (Chapter 150 as amended) pertaining to Section 150.101: Purpose, 150.102: Standard Zoning Districts and Standard Zoning District Categories, 150.105(A)(1) Rural Holding (RH) District, 150.105(B)(1) Single-Family Residential-3 (SR-3) District, 150.105(B)(2) Single-Family Residential-4 (SR-4) District, 150.105(B)(3) Single-Family Residential-6 (SR-6) District, 150.105(B)(4) Two-family Residential-7 (TR-7) District, 150.105(B)(5) Multi-family Residential-8 Small (MR-8S) District, 150.105(B)(6) Multi-family Residential-8 Large (MR-8L) District, 150.105(C)(6) Central Business (CB) District, 150.105(C)(7) Planned Industrial (PI) District, 150.105(C)(8) General Industrial (GI) District, 150.105(C)(9) Heavy Industrial (HI) District, 150.105(E) Tollway Corridor Districts, 150.204(G)(5) Small Wireless Facility, 150.204(H)(2) Private Residential Garage and/or Utility/Storage Shed, 150.204(H)(2) Private Residential Garage and/or Utility/Storage Shed, Table 150.604: Landscaping Requirements for Regular Development, Table 150.607(C)(2)A: Required Bufferyard Opacity Values, 150.710(D) Building Design and Construction Requirements: Planned Office and Commercial Districts (PB, GB, CB) and Tollway Corridor Districts (PM1, PM2, PM4, CC and TC), 150.904(J) Termination of an Approved Special Use, Table 150.1007(A)1, Table 150.1007(B)1, Table 150.1007(C)1, Figure 150.1007(C)(1)a, Appendix A: City of Belvidere Density and Intensity Standards, Appendix B: City of Belvidere Bulk Regulations, Appendix C: Land Use Summary Chart; 150.902

Amendment of Zoning Regulations and Text Amendments and Section 151.62 Maintenance of Improvements of the Belvidere Subdivision Ordinance.
Staff (Approval); PZC (); CC-1 (); CC-2 ()

2024-17: By Liquors, 1253 Logan Avenue (SU): The applicant, Yash Musabji, 1455 Kennedy Drive, Belvidere, IL 61008 on behalf of the property owner, David Black, 2662 McFarland Road, Rockford, IL 61107 is requesting a special use to permit indoor commercial entertainment. The special use includes a bar and video gaming at 1253 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 on less than 1 acre. PIN: 05-36-230-012.
Staff (Approval); PZC (); CC-1 (); CC-2 ()

OTHER BUSINESS:

DISCUSSION:
Staff report

ADJOURNMENT