

**CITY OF BELVIDERE  
PLANNING AND ZONING COMMISSION AGENDA  
Tuesday, November 12, 2024  
City Council Chambers/ City Hall Breakroom  
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 October 8, 2024 meeting.

**PUBLIC COMMENT:**

**UNFINISHED BUSINESS:** None.

**NEW BUSINESS:**

**2024-18: Re-Subdivision of Lots 5 and 6 of the Final Plat of Deer Woods II (RP):** The applicant is requesting plat approval of the one-lot subdivision named Re-Subdivision of Lots 5 and 6 of the Final Plat of Deer Woods II Re-Subdivision of Lots 5 and 6 of the Final Plat of Deer Woods II, RP.

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

**2024-19: Addis, 5098/707 Tuneberg (SU):** The applicant, Jacob Addis, 3301 Business Route 20, Belvidere, IL 61008 on behalf of the property owners Dan and Amanda Clinton, 5098 Tuneberg Parkway, Belvidere, IL 61008 is requesting a special use to permit a planned development in the SR-3, Single-Family Residential-3 District at 707 and 5098 Tuneberg Parkway, Belvidere, IL 61008. The planned development will allow for the following departures: Sections 150.105(B)(1)(C)(2) Attached/Detached garage in aggregate from 900 square feet to 2,073 square feet; 150.105(B)(1)(C)(2) Private Residential Recreational Facility from 900 square feet to 4,564 square feet; 150.204(H) Accessory Land Uses located between a principal building and a street frontage on the same lot; 150.105(B)(1)(F)(2)(G) Maximum Height of an Accessory Structure from 20 feet to 22 feet; 150.406(B) allowing a special use to increase the height of an accessory structure; and 150.904 Special Use Review and Approval Procedures. The planned development is being requested in order to allow for the construction of a 5,601 square-foot accessory building consisting of a detached garage and a private residential recreational facility with a building height of 22 feet and located in the front yard. PINs: 05-17-401-005 and 05-17-452-001

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

**OTHER BUSINESS:**

**DISCUSSION:**

**Staff report**

**ADJOURNMENT**