



**CITY OF BELVIDERE
MEETING NOTICE
December 6, 2024**

Meeting: Committee of the Whole Building,
Planning, Zoning and Public Works
Date: December 9, 2024
Time: 6:00p.m.
Place: Belvidere City Hall – Council Chambers
401 Whitney Blvd., Belvidere, Illinois

Meeting: Planning and Zoning Commission
Date: December 10, 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
Rory Peterson	Chairman Public Works
Aldersperson Marsha Freeman	Vice-Chairman Public Works

AGENDA

December 9, 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. Building Department – Update.
 - B. Planning Department – Update.
3. Public Works, Unfinished Business: None.
4. Public Works, New Business:
 - A. Public Works Department – Update.
 - B. Constituent Request – Whitney Boulevard.
 - C. Certificate of Satisfactory Completion – Cline’s Ford Subdivision Plat #3 Remaining Public Improvements.
 - D. WWTP – Sludge Heaters Replacement – ARPA Funds – Design Build.
5. Other, Unfinished Business: None.
6. Other, New Business:
 - A. Police – Architect Agreement for Patrol Remodel.
 - B. Police – Grant Agreement Between Illinois Department of Transportation and City of Belvidere.
 - C. Fire – AFG Grant – Dual Band Pagers.
 - D. Fire – AFG Grant Equipment Amendment.
7. Adjournment:

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION AGENDA
Tuesday, December 10, 2024
City Council Chambers
401 Whitney Boulevard
6:00 pm**

ROLL CALL

Members:

Paul Engelman, CH
Robert Cantrell, VCH
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 November 12, 2024 meeting.

PUBLIC COMMENT:

UNFINISHED BUSINESS: None.

NEW BUSINESS:

2024-20: Southtowne Subdivision (PP): The applicant is requesting preliminary plat approval of the six-lot subdivision named Southtowne Subdivision located northwest of Pearl Street and Southtowne Drive.

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

2024-21: Southtowne Subdivision (FP): The applicant is requesting final plat approval of the six-lot subdivision named Southtowne Subdivision located northwest of Pearl Street and Southtowne Drive.

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

2024-22: MH Subdivision (PP): The applicant is requesting preliminary plat approval of the three-lot subdivision named MH Subdivision located northwest of North State Street and Appleton Road.

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

2024-23: MH Subdivision (FP): The applicant is requesting final plat approval of the three-lot subdivision named MH Subdivision located northwest of North State Street and Appleton Road.

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

2024-24: MH Bradley, LLC, 1940 North State Street (SU): The applicant, MH Bradley, LLC (Jeff Kimbell), 6402 Cornell Avenue, Indianapolis, Indiana 46220 on behalf of the property owner, Dodge Lanes, Inc., 1940 N. State Street, Belvidere, IL 61008 is requesting a special use to permit a planned developed in the GB, General Business District at 1940 North State Street, Belvidere, IL 61008. The planned development will allow for the following departures: Sections 150.105(C)(5)(B)(2) In-vehicle Sales and Service for two drive through lanes, 150.105(C)(5)(G)(2)(C) Minimum Paved Surface Setback: decrease from five feet to zero feet along the internal lot line, Section 150.707(E)(3)(A) increase illumination levels from 0.50 foot-candles to 5.0 foot-candles along the interior lot line and 150.904 Special Use Review and Approval Procedures. The planned development is being requested in order to construct two restaurants with drive-through windows as well as a shared parking and vehicle circulation area. PIN: 05-22-476-008.

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

OTHER BUSINESS:

DISCUSSION:
Staff report

ADJOURNMENT