

**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