

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION
Minutes
Tuesday, January 14, 2025
City Council Chambers
401 Whitney Boulevard
6:00 pm**

ROLL CALL

Members Present:

Carl Gnewuch,
Paul Engelman, CH
Alissa Maher
Bob Cantrell, VCH
William Bieber
Daniel Druckrey
Art Hyland

Staff Present:

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

Members Absent: None

Chair Engelman called the meeting to order at 6:00 p.m.

MINUTES: It was moved and seconded (Maher/Druckrey) to approve the minutes of the December 10, 2024 meeting. The motion carried with a vote 7-0 voice vote.

PUBLIC COMMENT: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

2025-01: Hamblock, 230 N. Appleton Road (MA): The applicant, Joe Hamblock, 1800 N. Appleton Road, Belvidere, IL 61008 on behalf of the property owner, Peggy Wolf TR, 9562 Lawrenceville Road Garden Prairie, IL 61038 is requesting a map amendment (rezoning) on approximately 2.5 acres commonly known as 230 N. Appleton Road and the adjacent vacant parcel from the SR-4, Single-family Residential-4 District to the GB, General Business District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. PINs: 05-22-479-002 and 05-22-479-003

PUBLIC HEARING FOR CASE 2025-01 OPENED: 6:02 PM

Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on December 19, 2024 and notifications were sent by certified mail to property owners within 250 feet of the subject property on December 17, 2024. Ms. DelRose summarized the staff report dated January 6, 2025 and stated the recommendation is for approval of case #2025-01; Joe Hamblock, 1800 N Appleton Rd. re-zoning from the SR-4, Single-family Residential-4 District to the GB, General Business District.

Gina DelRose stated that the two properties were annexed into the City of Belvidere separately in the 1990's. Upon annexation they were classified as single-family residential, like the properties to the west and south. The majority of the nearby property was already established as either commercial (to the north and east) or residential (to the south and west), limiting the amount of new development occurring since the property was annexed. Although new residential development has been limited, the North State Street commercial corridor has experienced significant reinvestment.

Carl Gnewuch asked we understand the SR-4 what would be the development under SR-4?

Gina DelRose explained that SR-4 lots would be 80' wide 10k sq ft lots. This would allow 4 lots along Appleton Rd, or 7 lots in a developed cult-de-sac.

Carl Gnewuch asked if there is currently service to those lots?

Gina DelRose explained there is service along Appleton, but would have to be brought to individual lots.

Carl Gnewuch noted there is a 3rd lot not being rezoned. Would this rezoning prevent development of the back lot not being rezoned?

Gina DelRose explained that although it would be more difficult to develop, it would still be possible.

Paul Engelman questioned that since this property has never been developed under SR-4, will rezoning to General Business (GB) change the likelihood of development.

Gina DelRose stated that yes it would be more likely be developed being zoned GB. However, development would still require a Special Use.

Paul Engelman asked if this rezoning was a recommendation in the Comprehensive Plan?

Gina DelRose state that the Comprehensive Plan did not call for any rezoning.

Mayor Clint Morris also stated that the Comprehensive Plan is also not written in granite.

Gina DelRose followed up by stating that the Comprehensive Plan is a tool for guidance.

Joe Hamblock was sworn in at 6:14 pm and gave testimony that he wanted to rezone this area in order to expand the Service Department for Hamblock Ford. This expansion would create 10 to 20 new jobs.

Joseph Davis (audience member) asked Joe about the 3rd lot not being rezoned.

Joe Hamblock stated that his intentions are to also purchase that lot, but to leave it as a buffer for the houses behind the dealership. Mr. Hamblock is not rezoning the 3rd lot at this time.

John McNamara of 1972 Lake Shore Dr was sworn in at 6:20 pm. Mr. McNamara gave testimony to how the dealership affects him personally as it stands now. Mr. McNamara is concerned about the light pollution and the traffic.

Joe Hamblock explained that they have already addressed the lights by dimming them at night after hours. Mr. Hamblock also stated that he currently has no plans for building. Mr. Hamblock is taking the first steps getting the lots rezoned.

Alissa Maher asked Mr. McNamara if there was something he would like the applicant to.

John McNamara stated No, he is just concerned as to how the expansion would affect him in the future.

Joseph Davis of 1709 Maryland Ct was sworn in at 6:32 pm. Mr. Davis also gave a statement as to how the dealership affects his life. Mr. Davis would like to see these lots remain SR-4 to protect the surrounding neighbors and not decrease the value of their homes. Mr. Davis does not want to see the green space removed and the wildlife affected.

Alissa Maher asked Gina DelRose if a light and noise barrier stipulation was a possibility?

Gina DelRose stated not during the rezoning process.

Alissa Maher asked Mr. Davis if a light and noise barrier would be acceptable to him during the Special Use process?

Joseph Davis said he didn't know.

Carl Gnewuch asked Mr. Davis if he had anticipated any development on these lots.

Joseph Davis responded that he didn't think it would be General Business. Mr. Davis also stated that he would go to any meeting for development on these lots.

Gina DelRose explained to Mr. Davis that the lots are currently zoned SR-4 and would not require any Special Use for development of this property. At any time, someone could come in and build houses in this area.

Joe Hamblock explained the honking from the dealership was due to the congestion in the back of the building. Rezoning and expanding the building would alleviate the honking. Mr. Hamblock stated he will do his bests to cooperate with the neighbors.

PUBLIC HEARING FOR CASE 2025-01 CLOSED: 6:49 PM

It was moved and seconded (Cantrell/Hyland) to recommend approval of Case #2025-01, 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.

Joseph Davis questioned the process for this rezoning.

Paul Engelman stated that the board has passed the recommendation for rezoning from SR-4 to GB for 230 N. Appleton Rd. The case will now go to City Council for approval.

Gina DelRose also explained that City Council cannot hear new testimony and that their decision will be based on the evidence presented at tonight's public hearing.

OTHER BUSINESS: None

DISCUSSION: None

Staff Report:

Ms. DelRose stated there are two cases for the February 11, 2025 meeting.

ADJOURNMENT:

Paul Engelman stated that with no objections the meeting was adjourned.

The meeting adjourned at 6:54 p.m.

Recorded by:



Kimberly Whitt
Administrative Assistant

Reviewed by:



Gina DeRose
Community Development Planner