

**CITY OF BELVIDERE  
PLANNING AND ZONING COMMISSION  
Minutes  
Tuesday, February 11, 2025  
City Council Chambers  
401 Whitney Boulevard  
6:00 pm**

**ROLL CALL**

**Members Present:**

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

**Staff Present:**

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

**Members Absent:**

William Bieber

Chair Engelman called the meeting to order at 6:02 p.m.

**MINUTES:** It was moved and seconded (Maher/Druckrey) to approve the minutes of the January 14, 2025 meeting. The motion carried with a vote 5-0 voice vote.

**PUBLIC COMMENT:** None

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

**2025-02: Baikoziev, 3792 Morreim Drive (VAR):** The applicant, Nursultan Baikoziev, 108 Club Circle, Belvidere, IL 61008 on behalf of the property owner, Baikozu Truck Service Center, LLC, 108 Club Circle, Belvidere, IL 61008 is requesting a variance at 3792 Morreim Drive, Belvidere, IL 61008 within the HI, Heavy Industrial District (Belvidere Zoning Ordinance Sections 150.702(J) Width of Driveways: Maximum Width of Access Drives 35 feet with a Maximum Flare of 5 feet and Section 150.909 Variance Review). The variance will allow for the access drive to be 60 feet wide with flares totaling 47 feet for a total width of 107 feet where it connects to Morreim Drive.

**PUBLIC HEARING FOR CASE 2025-02 OPENED: 6:04 PM**

Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on January 23, 2025 and notifications were sent by certified mail to property owners within 250 feet of the subject property on January 22, 2025. Ms. DelRose summarized the staff report dated February 4, 2025 and stated the recommendation is for approval of case #2025-02; Baikozu Truck Service Center, LLC, 108 Club Circle, Belvidere, IL 61008 is requesting a variance at 3792 Morreim Drive, Belvidere, IL 61008 within the HI, Heavy Industrial District (Belvidere Zoning Ordinance Sections 150.702(J) Width of Driveways: Maximum Width of Access Drives 35 feet with a Maximum Flare of 5 feet and Section 150.909 Variance Review).

Mr. Carl Gnewuch arrived @ 6:10 pm.

Paul Engelman asked if it is typical for driveways to exceed the allowable width in industrial areas.

Gina DelRose explained that yes, in a heavy industrial area the drives are usually wider due to the turning radii of the semis.

There were no further questions for staff.

Nicholas Becker of RK Johnson & Associates was present to represent Baikozu Truck Service Center.

Mr. Becker was sworn in at 6:13 pm.

Mr. Becker explained the driveway exhibit showed 3 different turning movements. The City of Belvidere ordinance does not allow for a wide enough width for turning radii of semis.

Carl Gnewuch asked Mr. Becker if he believes the ordinance should be changed.

Mr. Becker stated that he does.

#### **PUBLIC HEARING FOR CASE 2025-02 CLOSED: 6:18 PM**

It was moved and seconded by (Gnewuch/Maher) to approve the findings of fact as presented by staff. The motion carried with a 6-0 roll call vote.

It was moved and seconded (Maher/Gnewuch) to recommend approval of Case #2025-02, as presented by staff. The motion carried with a 6-0 roll call vote.

Gina DelRose stated the case is approved and does not get forwarded to City Council.

**2025-03: Boone County Arts Council, 323 South State Street (SU):** The applicant, Boone County Arts Council, PO Box 311, Belvidere, IL 61008 on behalf of the property owners, Jeffrey and Deborah Carlson, 1540 Whitney Boulevard, Belvidere, IL 61008, is requesting a special use to paint a mural at 323 South State Street within the CB, Central Business District (Belvidere Zoning Ordinance Sections 150.1012(A)(1) and 150.904 Special Use Review and Approval Procedures). The proposed mural will be railroad themed and painted on the western wall, along the chimney.

#### **PUBLIC HEARING FOR CASE 2025-03 OPENED: 6:20 PM**

Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on January 23, 2025 and notifications were sent by certified mail to property owners within 250 feet of the subject property on January 22, 2025. Ms. DelRose summarized the staff report dated February 4, 2025 and stated the recommendation is for approval of case #2025-03; Jeffrey and Deborah Carlson, 1540 Whitney Boulevard, Belvidere, IL 61008, is requesting a special use to paint a mural at 323 South State Street within the CB, Central Business District (Belvidere Zoning Ordinance Sections 150.1012(A)(1) and 150.904 Special Use Review and Approval Procedures). The proposed mural will be railroad themed and painted on the western wall, along the chimney. Ms. DelRose summarized the staff report dated February 4, 2025 and stated the recommendation is for approval of Case 2025-03 Boone County Arts Council special use for a mural at 323 S State Street Belvidere, IL subject to two conditions.

Alissa Maher asked for confirmation that the pictures submitted were not the exact pictures of the mural.

Gina DelRose stated that the final image had not been determined, but will be similar to those in the packet.

Paul Engelman asked what the conditions of maintenance would be.

Gina DelRose stated that paint chipping and possible repair of bricks would be maintained by the Boone County Arts Council.

Question was raised by the audience member as to who was commissioned to do the painting.

Debbie Carlson was present, but was not sworn in.

Debbie Carlson advised that Troy Yunk had been commissioned to do the mural.

**PUBLIC HEARING FOR CASE 2025-03 CLOSED: 6:30 PM**

It was moved and seconded by (Gnewuch/Maher) to approve the findings of fact as presented by staff. The motion carried with a 6-0 roll call vote

It was moved and seconded (Maher/Druckrey) to recommend approval of Case #2025-03, with the two conditions as presented by staff. The motion carried with a 6-0 roll call vote.

**OTHER BUSINESS:** None

**DISCUSSION:** The Commission questioned the status of the Car Wash at 1125 N. State St., Belvidere, IL.

Gina DelRose stated that plans had been submitted, however the plans were not approved. Revised plans have not been received. Special Use projects that have been approved must be started within one year and be completed within two years.

**Staff Report:**

Ms. DelRose stated there are no cases for the March 11, 2025 meeting.

**ADJOURNMENT:**

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

The meeting adjourned at 6:40 p.m.

**Recorded by:**

  
Kimberly Whitt  
Administrative Assistant

**Reviewed by:**

  
Gina DelRose  
Community Development Planner