

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION
Minutes
Tuesday, June 10, 2025
City Council Chambers
401 Whitney Boulevard
6:00 pm**

ROLL CALL

Members Present:

Carl Gnewuch
Bob Cantrell, VCH
Dan Druckrey
Art Hyland
Alissa Maher

Staff Present:

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

Members Absent:

William Bieber
Paul Engelman, CH

Vice Chair Cantrell called the meeting to order at 6:04 p.m.

MINUTES: It was moved and seconded (Maher/Druckrey) to approve the minutes of the May 13, 2025 meeting. The motion carried with a vote 5-0 voice vote.

PUBLIC COMMENT: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

2025-06: Conin Contractor Services, Inc., 845 E. Jackson Street (SU): The applicant and property owner, Conin Contractor Services, Inc., 1800 Doc Wolf Drive, PO Box 1022, Belvidere, IL 61008 is requesting a special use to permit outdoor storage at 845 E. Jackson Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(8)(B)(2) Outdoor Storage or Wholesaling and 150.904 Special Use Review and Approval Procedures) in the GI, General Industrial District on approximately 1.5 acres. PIN: 05-25-104-007.

PUBLIC HEARING FOR CASE 2025-06 OPENED: 6:04 PM

Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on May 22, 2025 and notifications were sent by certified mail to property owners within 250 feet of the subject property on May 21, 2025. Ms. DelRose summarized the staff report dated June 2, 2025, amended June 10, 2025. Ms. DelRose clarified to the commission that the conditions of approval will limit the height of storage to 10 ft to match the zoning ordinance vs. the fire code as referenced in the background portion or report. Recommendation is for approval of case #2025-06; Conin Contractor Services, Inc., 1800 Doc Wolf Drive, PO Box 1022, Belvidere, IL 61008 is requesting a special use to permit outdoor storage at 845 E. Jackson Street, Belvidere, IL subject to three conditions.

Carl Gnewuch questioned the screening of the materials?

Gina DelRose stated the bins along the South side will be screening. Properties to the South, East and North are zoned industrial and do not require screening. The building along

the western edge of the property, adequately screens the outdoor storage from the residential neighbors to the West.

Carl Gnewuch asked if there would be odor from the outdoor storage?

Gina DelRose stated that odor is not anticipated.

Alissa Maher asked if the chain link fence would serve as a screen.

Gina DelRose explained the fence is for security not screening.

Bob Cantrell asked if the applicant or the audience had any questions of staff.

No questions.

The applicant Jose Aguilar was present and sworn in at 6:15 pm

Carl Gnewuch questioned the applicant about the screening of the products.

Jose Aguilar explained the concrete block bins would be the screen for the products.

Mr. Gnewuch asked if the fence surrounded the property.

Mr. Aguilar stated that yes the fence surrounding the property is already installed and they anticipate putting a fence and gate in the front part of the property.

Mr. Gnewuch asked if there would be an odor issue from the material.

Mr. Aguilar responded no. There will be no odor from the product.

A lady from the audience asked Mr. Aguilar what kind of business is operating on the property and where are they currently located.

Mr. Aguilar explained that it is a landscaping and construction business and currently they are in Gilbert IL.

No further questions for staff or applicant.

PUBLIC HEARING FOR CASE 2025-05 CLOSED: 6:37 PM

It was moved and seconded by (Maher/Druckrey) to approve the findings of fact as presented by staff. The motion carried with a 5-0 roll call vote

It was moved and seconded (Maher/Druckrey) to recommend approval of Case #2025-06, subject to 3 condition as presented by staff. The motion carried with a 5-0 roll call vote.

Gina DelRose stated the case will move forward to City Council.

OTHER BUSINESS: None

DISCUSSION: Attorney Mike Drella explained the annexation agreement for Deer Hills Subdivision to the planning commission.

Staff Report:

Ms. DelRose stated there is currently are no cases for July 8, 2025 meeting. Ms. DelRose also reminded everyone about Heritage Days the end of the month.

ADJOURNMENT:

Bob Cantrell stated that with no objections the meeting was adjourned.

The meeting adjourned at 6:45 p.m.

Recorded by:



Kimberly Whitt
Administrative Assistant

Reviewed by:



Gina DelRose
Community Development Planner