



**CITY OF BELVIDERE
MEETING NOTICE
October 10, 2025**

Meeting: Committee of the Whole Building,
Planning, Zoning and Public Works
Date: October 13, 2025
Time: 6:00p.m.
Place: Belvidere City Hall – Council Chambers
401 Whitney Blvd., Belvidere, Illinois

Meeting: Planning & Zoning Commission
Date: October 14, 2025
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 Clayton Stevens	Chairman Building
Aldersperson John Albertini	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 Matthew Fleury	Vice-Chairman Planning & Zoning
Aldersperson Rory Peterson	Chairman Public Safety
Aldersperson Jerry Hoiness	Vice-Chairman Public Safety
Aldersperson Sandra Gramkowski	Chairman Public Works
Aldersperson Chris Montalbano	Vice-Chairman Public Works

AGENDA

October 13, 2025
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.
 - C. Appointment of Chair of the Belvidere Planning & Zoning Commission.
3. Public Works, Unfinished Business: None.
4. Public Works, New Business:
 - A. Public Works Department – Update.
 - B. West 6th Street Corridor Review.
 - C. Allen Street Regional Retention & Infiltration Basin Project – Construction Engineering.
 - D. Illinois Public Works Mutual Aid Network.
5. Other, Unfinished Business: None.
6. Other, New Business:
 - A. Sikich CPA LLC – Audit Review.
 - B. 2026 IML Risk Management Association Annual Review.
 - C. Reappointment of Carlos G. Villarreal to the Fire & Police Commission.
7. Adjournment:

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

ROLL CALL

Members:

Carl Gnewuch, CH
Gary Greenhow, VCH
Daniel Druckrey
Paul Engelman
Art Hyland
Alissa Maher
Robert Cantrell

Staff:

Gina DelRose, Community Development Planner
Kim Whitt, Administrative Assistant

MINUTES: Approve the minutes of the September 9, 2025 meeting.

PUBLIC COMMENT:

UNFINISHED BUSINESS: None.

NEW BUSINESS:

2025-10: Gunsteen, 1125 N. State Street (SU): The applicant, Gunsteen Car Wash c/o Daniel Gunsteen, 651 S. Sutton Road, Ste 305, Streamwood, IL 60107 on behalf of the property owner, DM Enterprises of Belvidere, LLC, 651 S. Sutton Road, Ste 305, Streamwood, IL 60107 is requesting a special use to permit in-vehicle sales or service and a special use to permit indoor commercial entertainment. Specifically, a car wash with accessory retail sales with the potential for a restaurant, bar and video gaming at 1125 N. State Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) In-vehicle sales or service; 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special use Review and Approval Procedures) in the GB, General Business District on approximately 1.2 acres. PIN: 05-26-127-011.

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

OTHER BUSINESS:

DISCUSSION:

Staff report

ADJOURNMENT