



**CITY OF BELVIDERE
MEETING NOTICE
April 10, 2026**

Meeting: Committee of the Whole Building,
Planning, Zoning and Public Works
Date: April 13, 2026
Time: 6:00p.m.
Place: Belvidere City Hall – Council Chambers
401 Whitney Blvd., Belvidere, Illinois

Meeting: Planning & Zoning Commission
Date: April 14, 2026
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

April 13, 2026
6:00 p.m.
City Council Chambers
401 Whitney Blvd., Belvidere, Illinois

Call to Order:

Roll Call:

Public Comment:

Public Forum:

- (A) Presentation of Awards.
- (B) Arbor Day Proclamation.

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. Independent Contractor Agreement for Electrical Inspection Services.
 - C. Independent Contractor Agreement for Plumbing Inspection Services.
 - D. Planning Department – Update.
 - E. 1014 Irene Road Annexation.
3. Public Works, Unfinished Business: None.
4. Public Works, New Business:
 - A. Public Works Department – Update.
 - B. Tornado Sirens 2026 Maintenance Agreement – Braniff Communications.
 - C. 5th Ave Storm Sewer Overflow and Reconstruction Project.
 - D. Intersection Review – 5th Avenue & West 6th Street.
 - E. Intersection Review – East 5th Street & Caswell Street.
 - F. Urban Forestry Grant Tree Purchase 2026.
 - G. Cathodic Protection 2026 Maintenance Agreement.
 - H. Well #11 Facility Constructions – Change Order #2.
5. Other, Unfinished Business: None.
6. Other, New Business:
 - A. Motion to forward to City Council a Resolution in support of the Illinois America250 Commemoration.
 - B. Special Olympics Athlete Victory Parade Request by Belvidere Park District.
 - C. Intergovernmental Agreement – State Line Area Narcotics Team.
 - D. Request to Sell Jet Ski – Fire Department.
7. Adjournment:

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION AGENDA**

Tuesday, April 14, 2026

City Council Chambers

401 Whitney Boulevard

6:00 pm

ROLL CALL

Members:

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

Staff:

Gina DelRose, Community Development Planner
Kim Whitt, Administrative Assistant

MINUTES: December 9, 2025

PUBLIC COMMENT:

UNFINISHED BUSINESS:

NEW BUSINESS: None.

2026-01: City of Belvidere (TA): The applicant, City of Belvidere, 401 Whitney Boulevard, Belvidere, IL 61008 is requesting a text amendment to the City of Belvidere Zoning Ordinance (Chapter 150 as amended) pertaining to Section 150.013: Definitions, Section 150.204(A)(3) Dwelling Unit Types, Section 150.204(A)(4) Institutional Residential Development, Section 150.204(A)(5) Mobile Home Subdivision Residential Development, Section 150.204(A)(6) Mobile Home Park Residential Development, Section 150.204(A)(7) Note Regarding Percentage of Green Space and Maximum Density Yield..., Section 150.204(B)(1) Cultivation, Table 150.704(F)(8) Parking Lot Dimensions, Section 150.712(C) Fencing Standards, Maximum Height, Section 150.910 (C) Public Hearing Procedures (Record), Appendix A: City of Belvidere Density and Intensity Standards, 150.902 Amendment of Zoning Regulations and Text Amendments; and to the City of Belvidere Subdivision Ordinance (Chapter 151 as amended) pertaining to Section 151.08 Variances, Section 151.25 Preliminary Plat Submittal, Section 151.60 Improvements and performance bond, Section 151.63 Deferral or waiver or required improvements.

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

2026-02: Kullar, 717 N. State Street (SU): The applicant and property owner Gurinder Kullar, 9720 Grimley Street, Huntley, IL 60142 is requesting a special use to permit indoor commercial entertainment. This will allow the additional land use of a bar and video gaming inside the gas station at 717 N. State Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(3)(B)(2) Indoor Commercial Entertainment and 150.904 Special use Review and Approval Procedures) in the NB, Neighborhood Business District on approximately 14,300 square feet. PIN: 05-26-257-001.

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

2026-04: Rush Power Systems, LLC, 1014 Irene Road (MA): The applicant and property owner, Rush Power Systems, LLC, 1981 Belford North Drive, Belvidere, IL 61008 is requesting

a map amendment (rezoning) on approximately 13 acres located at 1014 Irene Road, Belvidere IL 61008 from RH, Rural Holding District (pending annexation) to PI, Planned Industrial District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. PIN: 05-32-200-042.

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

2026-05: Rush Power Systems, LLC, 1014 Irene Road (SU): The applicant and owner, Rush Power Systems, LLC, 1981 Belford North Drive, Belvidere, IL 61008 is requesting a special use to permit a planned development on approximately 13 acres in the PI, Planned Industrial District at 1014 Irene Road, Belvidere, IL 61008. The planned development will allow for the following departures: Section 150.105(C)(7)(C)(2) allowing for the outdoor storage of trailers, equipment and products as well as the occasional testing of equipment; Section 150.204(3)(B)(1)(A)(1) allowing for more than 20% of a platted lot to be used for cultivation purposes; Table 150.604 allowing for the landscaping to not be placed within the categorized area so long as the total amount of landscaping points for the overall site is being met; Table 150.604 allowing for the street frontage landscaping along the vacant portion of Irene Road to be delayed until development occurs; Table 150.607(C)(2)(B) allowing for the required regular development landscaping and outdoor storage fencing to be utilized to meet the requirements of a .40 bufferyard; Section 150.702(J) allowing for the maximum width of the driveways to be increased from 35 feet to 40 feet and the maximum width of the flares to be increased from 45 feet to 110 feet; Section 150.704(F)(1) allowing for the outdoor storage with area to be on crushed asphalt; Sections 98.22/151.41(E)(2)/151.65(1) allowing for the waiver of installing sidewalks in the public right-of-way; Section 118.132 allowing for grasses and native plantings to exceed 8 inches in height in the undeveloped portions of the property; and 150.904 Special Use Review and Approval Procedures. The planned development is being requested in order to construct a light industrial manufacturing building. PIN: 08-32-200-042.

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

OTHER BUSINESS:

DISCUSSION:
Staff report

ADJOURNMENT