



**CITY OF BELVIDERE
MEETING NOTICE
May 8, 2026**

Meeting: Committee of the Whole Building,
Planning, Zoning and Public Works
Date: May 11, 2026
Time: 6:00p.m.
Place: Belvidere City Hall – Council Chambers
401 Whitney Blvd., Belvidere, Illinois

Meeting: Planning & Zoning Commission
Date: May 12, 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

May 11, 2026
6:00 p.m.
City Council Chambers
401 Whitney Blvd., Belvidere, Illinois

Call to Order:

Roll Call:

Public Comment:

Public Forum:

(A) National Police Week 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. Planning Department – Update.
 - C. Re-appointment of Daniel Druckrey to the Belvidere Planning & Zoning Commission.
 - D. Re-appointment of Arthur Hyland to the Belvidere Planning & Zoning Commission.
 - E. Re-appointment of Kimberly Coniglio to the Belvidere Historic Preservation Commission.
 - F. Re-appointment of Sonya Dobberfuhl to the Belvidere Historic Preservation Commission.
 - G. Resolution in Support of Municipal Housing Authority.

3. Public Works, Unfinished Business: None.

4. Public Works, New Business:
 - A. Public Works Department – Update.
 - B. Notice of Funding: FRA Railroad Crossing Elimination Program.
 - C. Parking Lot #7 Expansion and Enhancement Grant Projects – Material Testing.
 - D. Purchase of Wheeled Excavator – Street Department.
 - E. Purchase of Mini Excavator – Street Department.

5. Other, Unfinished Business: None.

6. Other, New Business:
 - A. Executive Session pursuant to Section 2(c)(1) of the Open Meetings Act to discuss appointment, employment, and compensation of a specific employee.
 - B. Appointment of Director of Buildings.

7. Adjournment:

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION AGENDA
Tuesday, May 12, 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: April 14, 2026

PUBLIC COMMENT:

UNFINISHED BUSINESS:

NEW BUSINESS: None.

2026-06: Lind, 915 Van Buren Street (VAR): The applicant and property owner Cory A. Lind, 915 Van Buren Street, Belvidere, IL 61008 is requesting two variances at 915 Van Buren Street, Belvidere, IL 61008 within the SR-6, Single-family Residential-6 District (Belvidere Zoning Ordinance Sections 150.105(B)(3)(F)(1)(C) Minimum Landscape Surface Ratio, 150.105(B)(3)(F)(2)(D) Minimum Paved Surface Setback and 150.909 Variance Review). The variances will allow for a new garage and driveway to be constructed that will lower the overall landscape surface ratio from 50% to 41% (a variance of 9%) and allow portions of the driveway to be one-foot from the property line (a variance of two-feet). PIN: 05-26-211-002

Staff (Approval); PZC ()

2026-07: Mickey, 1140 W. Locust Street (SU): The applicant, Dan Mickey, 1140 W. Locust Street, Belvidere, IL 61008 on behalf of the property owner, Central Commodities, LTD, 1140 W. Locust Street, Belvidere, IL 61008 is requesting a special use to permit a planned development on approximately 8 acres in the GI, General Industrial District at 1140 W. Locust Street, Belvidere, IL 61008. The planned development will allow for the following departures: Section 150.105(C)(8)(G)(2)(D) Minimum Building Separation: reducing the separation area from 40 feet to 11.25 feet; Section 150.105(C)(8)(G)(2)(E) Maximum Building Height: increasing the allowing building height from 45 feet to 112 feet and Section 150.904 Special Use Review and Approval Procedures. The planned development is being requested in order to construct an additional grain bin on the eastern side of the property. PIN: 05-35-102-019.

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

OTHER BUSINESS:

DISCUSSION:

Staff report

ADJOURNMENT