

**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

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

**Tuesday April 14, 2026
City Council Chambers
401 Whitney Boulevard
6:00 pm**

ROLL CALL

Members Present:

Dan Druckrey
Art Hyland
Paul Engelman, CH
Carl Gnewuch
Bob Cantrell

Staff Present:

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

Members Absent:

Alyssa Maher
Gary Greenhow, VCH

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

MINUTES: It was moved and seconded (Druckrey/Cantrell) to approve the minutes of the December 9, 2025 meeting. The motion carried with a vote 5-0 voice vote.

PUBLIC COMMENT: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

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.

Public Hearing for Case 2026-01 opened at 6:04 pm

Gina DelRose was sworn in at 6:04 pm. Ms. DelRose stated the case was published in the Belvidere Daily Republican, March 30, 2026.

Gina DelRose summarized the advisory report date April 3, 2026. The recommendation is for approval of case #2026-01; requesting a text amendment to the City of Belvidere Zoning & Subdivisions Ordinance (Chapter 150 and Chapter 151 as amended).

Carl Gnewuch clarified the fencing amendment in regards to arterial streets and through lots.

Public Hearing Closed for Case 2026-01 at 6:22 pm

It was moved and seconded (Gnewuch/Druckrey) to recommend approval of Case #2026-01. The motion carried with a 5-0 roll call vote.

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.

Public Hearing for 2026-02 Opened at 6:23 pm

Gina DelRose was sworn in at 6:23. Ms. DelRose stated the case was published in the Belvidere Daily Republican on March 30, 2026 and notifications were sent by certified mail to property owners within 250 feet of the subject property on March 16, 2026.

Gina DelRose summarized the staff report date April 3, 2026. The recommendation is for approval of case #2026-02; 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, subject to the 10 conditions as presented by staff.

Carl Gnewuch asked, if the green markings on the parking site plan were intended parking spots?

Gina DelRose explained the green markings are intended parking. The north side of parking lot will be a handicap space. Currently there are no handicap parking spaces. Ms. DelRose also explained the obstructions that can be seen on the site plan will be removed.

Mr. Gnewuch asked if the setbacks are in place?

Ms. DelRose state the setbacks are already in place. It is hard to determine on the site plan due to the angle the picture was taken.

Dan Druckrey asked how many gaming licenses are currently in place?

Gina DelRose stated, out of 50 available licenses, 36 are in use. Ms. DelRose also noted that a few of the gaming parlors have closed and their license will expire soon.

Paul Engelman asked if there were any questions for staff from the applicant or the audience.

No questions for staff from the applicant or audience.

The applicant, Mr. Kullar was sworn in at 6:37 pm.

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Mr. Kullar explained the changes he has made to the property since he has owned 717 N. State Street, Belvidere, IL.

Carl Gnewuch asked Mr. Kullar if he is aware that just because case #2026-02 is approved, is not a guarantee the State of Illinois will issue a gaming license to him.

Mr. Kullar stated that he did understand that approval of his case does not guarantee a gaming license.

Mike Drella asked Mr. Kullar if he read the 10 conditions that are required?

Mr. Kullar said yes.

Mr. Drella asked Mr. Kullar if he was ok with the 10 conditions?

Mr. Kullar stated the inside site plan is his only concern. He requests the commission approves his inside site plan without having plans from an architect. It is too expensive. Mr. Kullar stated he does not plan to have food service, only alcohol and will take care of whatever needs to be addressed.

Mr. Drella explained to Mr. Kullar that engineer stamped plans must be submitted for building permits.

Carl Gnewuch stated that food service is required for gaming.

Mike Drella stated that Mr. Kullar must have the health department's approval for onsite consumption.

No further questions for applicant from the commission or audience.

Public Hearing for Case #2026-02 closed at 6:48 pm.

It was moved and seconded by (Cantrell/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 #2026-02, subject to the 10 conditions as presented by staff. The motion carried with a 5-0 roll call vote.

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.

Public Hearing for Case #2026-04 Opened at 6:50 pm

Gina DelRose was sworn in at 6:50. Ms. DelRose stated the case was published in the Boone County Journal on March 26, 2026 and notifications were sent by certified mail to property owners within 250 feet of the subject property on March 20, 2026.

Gina DelRose summarized the staff report date April 6, 2026. The recommendation is for approval of case #2026-04; 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.

No questions for staff.

Applicant, Mark Rush was present.

Mr. Rush was sworn in at 6:53 pm.

Carl Gnewuch asked what is Rush Power Systems.

Mr. Rush stated they are a generator service company. They help with emergency power for hospitals, government agencies, etc.

Mr. Gnewuch asked how many people Rush Power Systems employ.

Mr. Rush state currently there are 16 employees. They are in the process of hiring additional technicians.

No further questions for the applicant.

Public Hearing for Case 2026-04 closed at 6:55 pm

It was moved and seconded (Cantrell/Druckrey) to recommend approval of Case #2026-04. The motion carried with a 5-0 roll call vote.

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 buffer yard; 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

Public Hearing for Case #2026-05 Opened at 6:56 pm

Gina DelRose was sworn in at 6:56. Ms. DelRose stated the case was published in the Boone County Journal on March 26, 2026 and notifications were sent by certified mail to property owners within 250 feet of the subject property on March 20, 2026.

Gina DelRose summarized the staff report date April 6, 2026. The recommendation is for approval of case #2026-05; 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 buffer yard; 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 subject to the 4 conditions as presented by staff.

Applicant Mark Rush was present.

No questions for staff or the applicant.

Public Hearing for Case 2026-05 closed at 6:55 pm

It was moved and seconded by (Hyland/Gnewuch) 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 (Cantrell/Druckrey) to recommend approval of Case #2026-05, subject to the 4 conditions as presented by staff. The motion carried with a 5-0 roll call vote.

DISCUSSION:

Staff Report:

Ms. DelRose announced there are several potential projects. There are 2 cases for the May 12, 2026 meeting. Please try to schedule any vacations around PZC meetings, we are going to have a busy year.

ADJOURNMENT:

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

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The meeting adjourned at 7:08 p.m.

Recorded by:

Kimberly Whitt
Administrative Assistant

Reviewed by:

Gina DelRose
Community Development Planner

CITY OF BELVIDERE

Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

401 WHITNEY BLVD. SUITE 300 BELVIDERE, IL 61008 * PH (815)547-7177 FAX (815)547-0789

May 1, 2026

ADVISORY REPORT

CASE NUMBER: 2026-06

APPLICANT: Lind, 915 Van Buren Street

REQUEST AND LOCATION:

The applicant and 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. The property is developed with a single-family residence.

EXISTING LAND USE ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: Single-family residence

All Adjacent property: Single-family residence

CURRENT ZONING ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: SR-6, Single-family Residential-6 District

All Adjacent property: SR-6, Single-family Residential-6 District

COMPREHENSIVE PLAN:

Subject properties: Low Density Residential

All Adjacent property: Low Density Residential

BACKGROUND:

The property is located within the Original Town of Belvidere subdivision. Due to the age of the subdivision, there are no easements or other plat restrictions. The property is 8,755 square-feet in size and has 66 feet of road frontage. The minimum lot size requirements of the SR-6 District are 40 feet of road frontage and a minimum lot size of 7,000 square feet.

Section 150.105(B)(3)(F)(2)(D) of the Belvidere Zoning Ordinance requires pavement to be a minimum of 3 feet from the side and rear property lines. Currently the driveway has a zero-foot setback and is proposing to be reconstructed with a one-foot setback at its closest point and three feet at its farthest point (next to the proposed garage).

Section 150.702(J) of the Belvidere Zoning Ordinance requires that all driveways be a minimum of 12 feet wide. Currently the driveway is 9 feet wide and is proposing to be reconstructed at 12 feet wide.

Section 150.105(B)(3)(F)(1)(C) of the Belvidere Zoning Ordinance requires a minimum landscape surface ratio (LSR) of 50 percent. Currently the property has an LSR of approximately 55% and is proposing to be decreased to 41%.

If the three-foot pavement setback requirement and minimum 12-foot driveway width requirements were met, then the driveway would be three feet from the residence. This layout may be functional on some properties; however, the residence has a side door with a raised landing that extends beyond the three feet of allowable space. Maintaining a five-foot setback from the residence to accommodate the side door and raised landing, a twelve-foot wide driveway would be one-foot off the property line. Although this does not meet the required pavement setback, it is located further away from the property line than the current driveway.

If the 50% landscape surface ratio is met, that means 4,378 square feet of the property can be covered by a hard surface. It appears that approximately 3,932 square feet is currently covered by hard surfaces. The driveway is being widened to 12 feet in some areas and narrowed in others to be able to increase the pavement setback up to three feet where it meets the garage. An angled expansion is being added in order to access the northern portion of the garage as well. Between the driveway reconfiguration and the expansion, there is a net increase of 255 square feet of hard space. This brings the total LSR down to 52%.

The main cause for the reduction of the landscape surface ratio below the allowable 50% is the proposed garage. The applicant is requesting to replace the one-car garage with a three-car garage in order to be able to store vehicles and other items inside a secure structure. This creates an additional 532 of hard surface, bringing the total LSR down to 46%.

The extra 341 square feet of hard surface could be eliminated by moving the proposed garage 13 feet to the east. However, in order to allow vehicles accessing the northern portion of the garage enough maneuvering room around the back corner of the residence, the garage cannot be placed further east. Reducing the size of the patio and cellar area would account for the 341 square feet, however, the applicant wishes to keep a hard surface over the sewer line that extends from the rear of the residence and down the driveway for protection. The pitch of the patio and cellar area also prevents water from accessing the basement of the residence. The driveway could also remain at 9 feet wide to accommodate for some of the overage, but then it would continue to not only not meet other zoning code requirements but it would not be as functional.

In order to ensure that the decrease in landscape surface ratio does not cause additional water to be redirected onto neighboring properties, a stormwater drainage plan and calculations will need to be provided to the Public Works Department. This plan will show that the property can either self-manage the increased lot coverage or provide a solution that prevents increased water run-off onto neighboring properties.

TREND OF DEVELOPMENT:

The property is within an established residential neighborhood with nearby commercial and institutional land uses. Although the commercial and institutional land uses have experienced slight redevelopment, the residential area has not changed.

COMPREHENSIVE PLAN:

The subject property is designated as “Low Density Residential” by the City of Belvidere Comprehensive Plan, adopted May 7, 2024. Low density residential land uses include single-family detached, single-family attached, duplexes, triplexes, and accessory dwelling units at a density of 3-6 dwelling units per acre.

FINDINGS OF FACT:

Per Section 150.909 (E) of the City of Belvidere Zoning Ordinance, the criteria for granting a Variance are as follows:

- A. Findings: The requested variance is needed due to special conditions and circumstances existing that are peculiar to the land, structure or building involved and is not applicable to other lands, structures or buildings in the same district.**

Although the lot dimensions are similar to other properties in the SR-6 District, the older residence is wider than most. This forces the garage to be behind the residence instead of next to it, making the 110-foot-long driveway occupy a greater percentage of the total lot coverage. This leaves less room for standard size garages and patios.

The driveway is currently built to the property line. The new configuration will have the driveway vary from one-foot from the property line to the required three feet from the property line. Due to the location of the house and landing, the reduced setback is needed in order to have a 12-foot wide driveway.

- B. Findings: The requested variance is not needed due to a particular hardship or difficulty arisen because of the unusual shape of the original acreage parcel; unusual topography or elevation; or because the lot was platted/created before the passage of the current, applicable zoning regulations and is not economically suitable for a permitted use or will not accommodate a structure of reasonable design for a permitted use if all area, yard, green space, and setback requirements are observed.**

The property exceeds the minimum lot size requirement and has adequate road frontage.

The variance is needed due to wanting to have a patio and an 844 square-foot garage. The patio and/or garage could be reduced to meet the maximum lot coverage of 50% (4,378 square feet). However, the applicant states that the patio will be protecting the sewer line and helping to redirect the flow of water away from the house. The three-car garage will provide enough room to store personal vehicles and other items securely inside.

The reduced setback for the driveway is an improvement from the current zero-foot setback and will allow the driveway to be the minimum requirement of 12-feet in width.

- C. Findings: The requested variance is not due to hardships or difficulties created from the actions of the Applicant.**

It is staff's understanding that the applicant did not create the hardship. The property was purchased in 2004, well after the property was platted and the residence was constructed.

- D. Findings: The requested variance will not confer on the Applicant a special privilege that is denied by this subsection to the owners of other lands, structures or buildings in the same district.**

Many properties within the SR-6 District have patios and three-car garages. Their driveways are often wider than 12 feet because they mirror the width of the garage. The variance will not grant the applicant permission to construct an oversized garage or patio.

- E. Findings: The requested variation is not the minimum variation that will make possible the reasonable use of land, structure or building.**

A smaller patio or garage could be constructed but they would not suit the applicant's needs in terms of storage or redirection of water. However, after reviewing the submitted site plan it appears that not all of the newly created greenspace was taken into consideration. Although the applicant requested a 9% variance (5,166 square feet of hard surface) the actual variance needed is 5% (4,815 square feet of hard space).

The setback of the driveway is dictated by the required 12-foot width and existing residence and landing.

- F. Findings: The subject property may yield a reasonable return if permitted to be used only under the regulations allowed in the applicable zoning district.**

The property can continue operating as single-family residential. However, as more people want secure storage of vehicles and personal items, away from the elements and potential for theft, garage space is desired. Patios, whether they are intended for the enjoyment of the outdoors or water control are also desirable. Driveways wide enough to accommodate all sized vehicles are also an expected amenity of residential properties.

- G. Findings: The granting of the variation will be in harmony with the general purpose and intent of the Zoning Ordinance, will not be injurious to the neighborhood, will not impair the adequate supply of light and air to adjacent property, will not unreasonably increase the congestion in public streets, will not unreasonably diminish property values within the surrounding area, or otherwise be detrimental to the public interest.**

A stormwater drainage plan will be required in order to confirm that the variance will not be detrimental to the neighborhood.

SUMMARY OF FINDINGS:

The property can continue operating as single-family residential. However, as more people want secure storage of vehicles and personal items, away from the elements and potential for theft, garage space is desired. Patios, whether they are intended for the enjoyment of the outdoors or water control are also desirable. Driveways wide enough to accommodate all sized vehicles are also an expected amenity of residential properties.

After reviewing the submitted site plan it appears that not all of the newly created greenspace was taken into consideration. Although the applicant requested a 9% variance (5,166 square feet of hard surface) the actual variance needed is 5% (4,815 square feet of hard space).

Although the lot dimensions are similar to other properties in the SR-6 District, the older residence is wider than most. This forces the garage to be behind the residence instead of next to it, making the 110-foot-long driveway occupy a greater percentage of the total lot coverage. This leaves less room for standard size garages and patios.

The driveway is currently built to the property line. The new configuration will have the driveway vary from one-foot from the property line to the required three feet from the property line. Due to the location of the house and landing, the reduced setback is needed in order to have a 12-foot wide driveway.

The patio and/or garage could be reduced to meet the maximum lot coverage of 50% (4,378 square feet). However, the applicant states that the patio will be protecting the sewer line and helping to redirect the flow of water away from the house. The three-car garage will provide enough room to store personal vehicles and other items securely inside.

A stormwater drainage plan will be required in order to confirm that the variance will not be detrimental to the neighborhood.

RECOMMENDATION:

The planning staff recommends the **approval** of case number **2026-06** to allow a decrease in the allowable landscape surface ratio to 45% at 915 Van Buren Street.

1. A stormwater drainage plan and calculations will need to be provided to the Public Works Department supporting the decrease in impervious area for the proposed improvements from the existing conditions.

Submitted by:



Gina DelRose,
Community Development Planner

PLANNING AND ZONING COMMISSION ACTION

After the holding of the public hearing, the Planning and Zoning Commission shall make and adopt findings of fact and make its determination regarding the application as a whole. The Planning and Zoning Commission may request further information and/or additional reports from the Zoning Administrator and/or the Applicant. The Planning and Zoning Commission may take final action on the request for approval of the proposed variance at the time of its initial meeting or the proceedings may be continued for further consideration. Granting of a variance shall be considered as unique to the variance granted and shall not be construed as precedent for any other proposed variance.

ATTACHMENTS

1. Location Map by the Planning Staff.
2. Aerial Photo by the Planning Staff.
3. Narrative submitted by the applicant.
4. Site plans submitted by the applicant.
5. NRI# 1817, Heather VanTilburg, Boone County Soil and Water Conservation District, April 14, 2026.
6. Letter from Alisen O'Hearn, Boone County Health Department, April 20, 2026.
7. E-mail from Lee Revels, Belvidere Fire Department, April 28, 2026.

2026-06 VAR
915 Van Buren St
Cory Lind

WEST
MAIN

HARRISON

MARSHALL

WEBSTER

HAN

MAIN

STATE

VAN BUREN

MACOMB

MENOMONIE

JACKSON

KESWAUKEE



1 inch = 169 feet

204

MARSHALL

225

2026-06 VAR
915 Van Buren St
Cory Lind

903

VAN BUREN

910
1 inch = 3 feet



Narrative of need for variance 915 Van Buren St

I am asking for 411 sq feet over which is 9%

1. 230 sq feet is for the driveway. It needs to be wider to meet code. To allow for this the setback can only be 1ft and at 12 ft wide it will meet the minimum width needed for the street apron. The current width and placements forces people get out onto neighboring property or into snow in the winter. Cars cannot park and be exited without one side's occupant going off the hard surface,
2. 70 sq feet is needed for the garage approach angle. This is needed to protect the sewer line and allow for proper maneuvering of vehicles. The position of the house makes this placement and size of the garage is the only spot and size to allow for storage ample off-street parking and usable maneuverability. Street parking is not a good solution because of traffic to the courthouse and other locations in the area. This avoids needing a shed on the property which would limit green space in another part of the property where water is best directed and would piece up a usable backyard. The new garage is placed with the 3 foot setback where the old garage was only 1 foot.
3. 180 sq feet is needed for the patio. This allows for proper protection of foundation and sewer line and prevents my basement from flooding. The existing elevation cannot be raised because it will flow in the cellar doors, and lowering it will expose the sewer line. Properly pitched concrete to the backyard is the only way to prevent this.

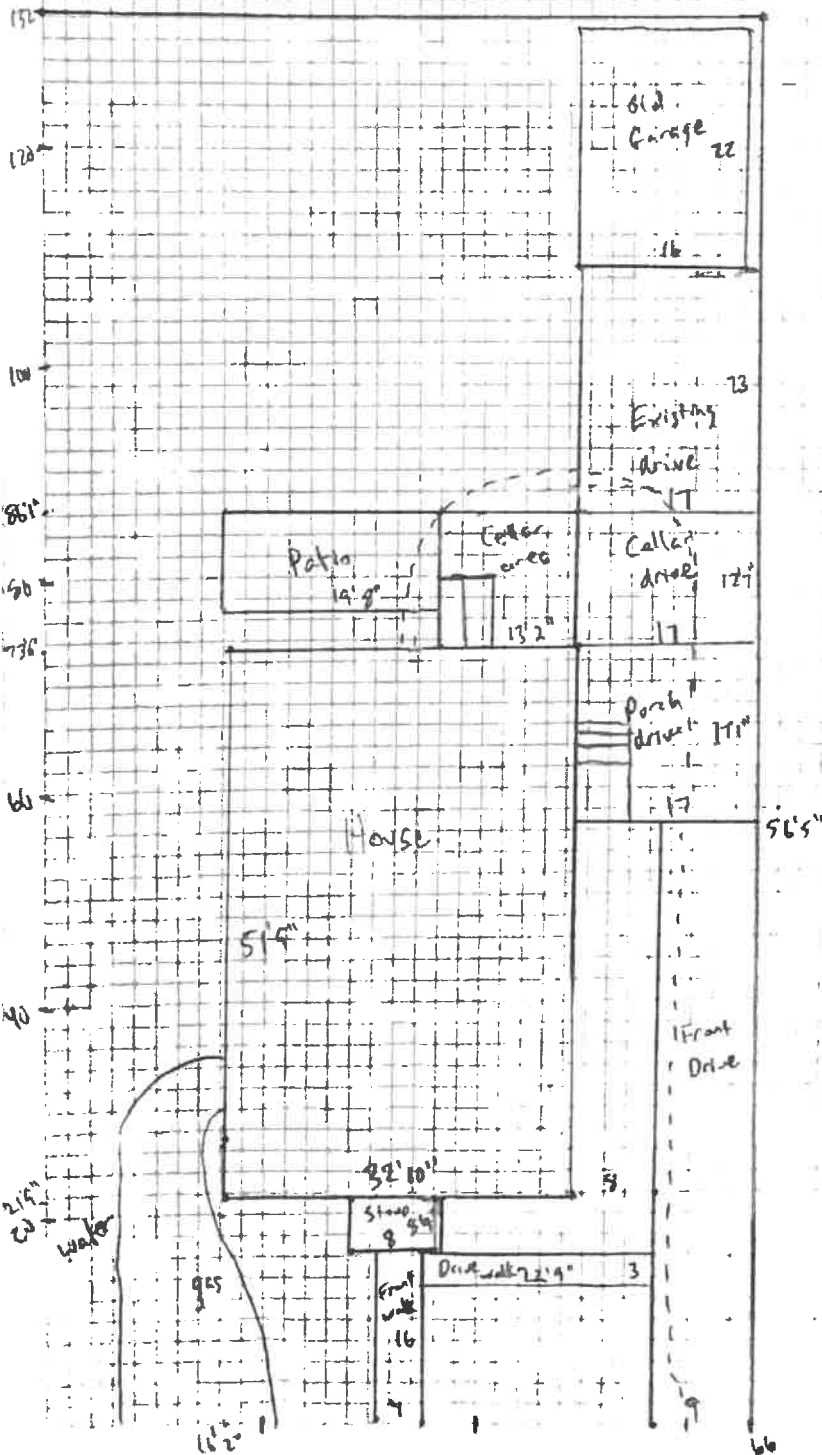
G a c 4-13-26



A Project Specific Joint Venture
Rush University Transformation Program

Existing

PROJECT	915 Van Buren St		PROJECT NO.	NO.
			TASK NO.	
SUBJECT	BY	DATE	OF	



old garage 350
old drive 391

--- Sewer

Varissee layout



A Project Specific Joint Venture
Rush University Transformation Program

PROJECT	Van Ruren St	PROJECT NO	132.55 x 66	10 OF
	8755.857	TASK NO	4377.93	
SUBJECT		BY	DATE	

Set sizes

House	32'10" x 5'5"	1695
5'10"	8' x 5'5"	46
Drive walk	19'9" x 3'	57
Front walk	4' x 16'	68
Patio	19'8" x 2'	177
Cellar door area	13'2" x 12'7"	166
		<u>2214</u>

Changed sizes

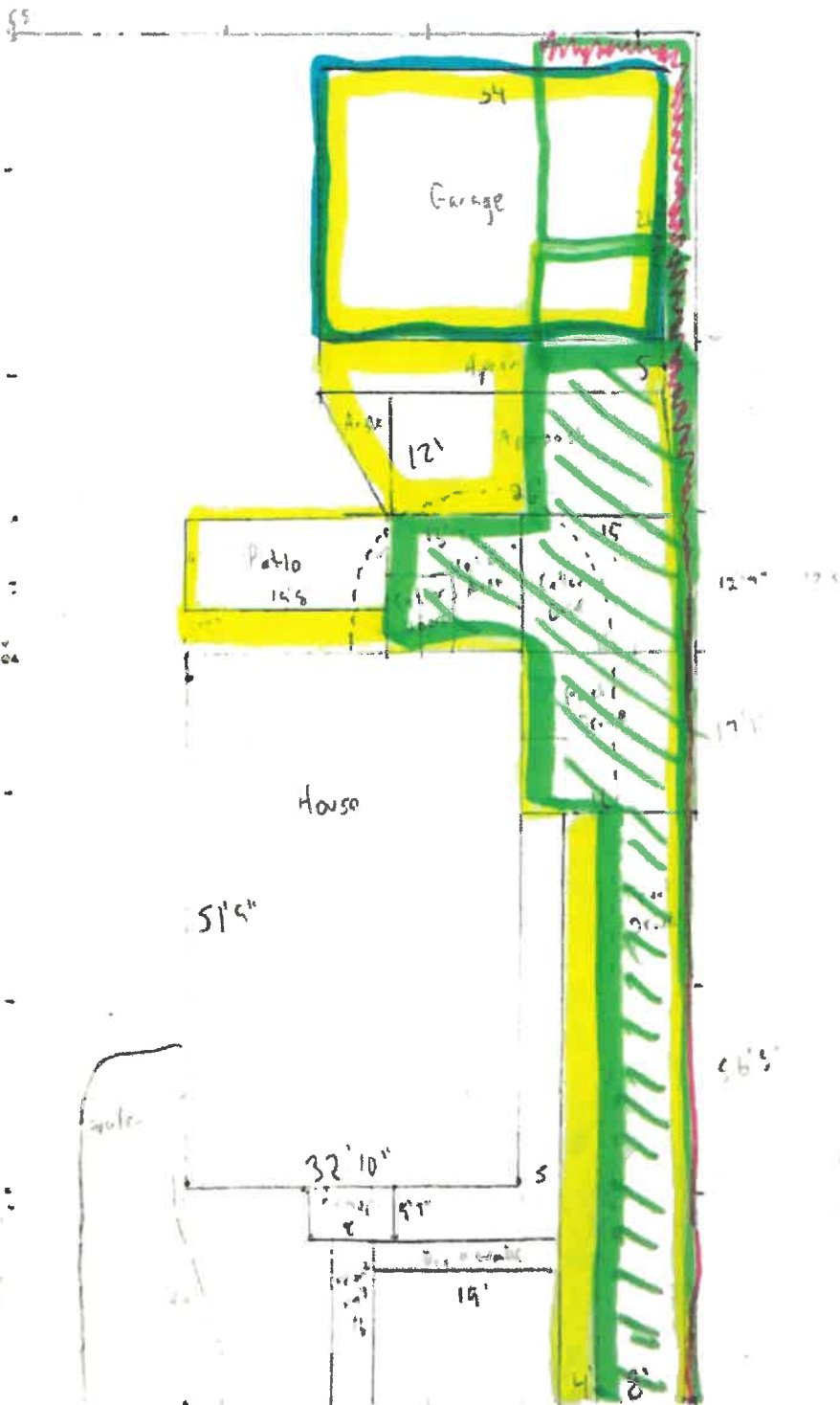
Front drive	56'5" x 12'	677
Porch drive	16' x 17"	273
Cellar drive	16' x 27' long	195
Approach	26' x 12' - (incl)	318
Angle	1/2 (12 x 7)	42
Garage	34 x 26	884
Apron	34 x 5	170
		<u>2559</u>

Total	46	<u>4773</u>
		Over 395
		<u>990</u>

Driveway for ^{access to} ride width	=	226
Approach w/ needed angle	=	67
Patio to protect sewer near cellar door	=	<u>177</u>
		437

detiled for sewer

-  Proposed new/replace
-  Garage
-  Existing
-  Removed





**Boone County
Soil & Water
Conservation District**

211. N. Appleton Road
Belvidere, IL 61008
815-544-3465 x3

April 14, 2026

SWCD NRI #: 1817

Belvidere Planning Department
401 Whitney Blvd., Suite 300
Belvidere, IL 61008

Dear Sir/Madam,

A request for a Natural Resource Information Report was submitted. We will supply a written reply to your office as indicated below:

Our review does not apply in this instance.
 Other (see attached)

Location of Site: 915 Van Buren St, Belvidere, IL 61008
PIN(S): 05-26-211-002

Contact	Petitioner	Owner
Cory Lind 915 Van Buren St Belvidere, IL 61008	Same as Contact	Same as Contact
(815) 319-9373 coryalind@gmail.com		

Request: Change in lot coverage and setback

Notes, if any: By considering the current zoning, current land use, Geographical Information Systems maps, and requested variance, the Boone County Soil and Water Conservation District has determined that the proposed use will have no significant impact on the natural resources on the property or surrounding area. However, there may be a need for drainage considerations on the site to avoid negative impacts in future regarding flooding or ponding, as discussed with the applicant.

Sincerely,

Heather VanTilburg

Heather VanTilburg, Resource Conservationist, BCSWCD

The Boone County Soil and Water Conservation District is an equal opportunity employer. All programs and services are offered without regard to race, color, national origin, religion, sex, age, marital status, or handicap.



Public Health
Prevent. Promote. Protect.

Boone County Health Department

1204 Logan Avenue, Belvidere, Illinois 61008
Main Office 815.544.2951 Clinic 815.544.9730 Fax 815.544.2050
www.boonehealth.org

The mission of the Boone County Health Department is to serve our community by preventing the spread of disease, promoting equitable wellness & protecting the public's health.

April 20, 2026

City of Belvidere

Email: GDelRose@BelvidereIL.gov

Community Development
Gina DelRose
401 Whitney Blvd Suite 300
Belvidere, IL 61008

Re: Case: 2026-06; Lind, 915 Van Buren Street (VAR)

Dear City of Belvidere,

We are in receipt of 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

The Boone County Health Department (BCHD) has no comments at this time.

If you have any questions or concerns, please contact us at (815) 544-2951 ext. 2 or at info@boonehealth.org.

Sincerely,

Alisen O'Hearn, LEHP, REHS/RS
Director of Infrastructure
Boone County Health Department

Gina DelRose

From: Lee Revels
Sent: Tuesday, April 28, 2026 7:26 AM
To: Gina DelRose
Subject: Re: case 2026-06 request for comments

This message originated from an **External Source**. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

no concerns on this.
Respectfully,
Lee

Lee Revels
Belvidere Fire Department
Inspector
(815) 218-7565

On Mon, Apr 20, 2026 at 10:40 AM Gina DelRose <gdelrose@belvidereil.gov> wrote:

Please see attached

Gina DelRose

Community Development Planner

City of Belvidere

401 Whitney Boulevard, 61008

(o) 815-547-7177

(f) 815-547-0789

***** Please note that my e-mail has changed to GDelRose@BelvidereIL.gov*****

CITY OF BELVIDERE

Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

401 WHITNEY BLVD. SUITE 300 BELVIDERE, IL 61008 * PH (815)547-7177 FAX (815)547-0789

April 30, 2026

ADVISORY REPORT

CASE NO: 2026-07

APPLICANT: Mickey (SU)

REQUEST AND LOCATION:

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. The property is irregular in shape and currently developed with a grain elevator. PIN: 05-35-102-019.

EXISTING LAND USE ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: Central Grain

Adjacent property:

North: Belvidere Township Park District

South: Railroad

West: Single Family Residential

East: Industrial Buildings

CURRENT ZONING ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: GI, General Industrial District

Adjacent property:

North: I, Institutional District, RH, Rural Holding District, MR-8S, Multi-family Residential-8 Small District and SR-6, Single-family Residential-6 District

South and East: GI, General Industrial District

West: MR-8S, Multi-family Residential- 8 Small District

COMPREHENSIVE PLAN ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: Light Industrial

Adjacent property:

North: Parks and Open Space

South: Medium Density Residential

East: Light Industrial

West: Low Density Residential

BACKGROUND:

Central Grain Company has been in operation since 1957 and currently stores grain in nine metal bins located at 1140 W. Locust Street in Belvidere. The company is utilized by local farmers and stores mostly corn. With increase demand for corn products and the subsequent increase in production to meet market demands, Central Grain Company is seeking to expand their storage capabilities. The tenth grain bin will be located northeast of the existing nine grain bins and will be 112 feet in height which is approximately 70 feet shorter than some of the existing grain bins on-site. The new bin will be 11.25 feet from the other structures. In 2008, a similar special use was requested and approved allowing for the ninth grain bin to be constructed at 140 in height and 15 feet from other structures.

The two requested deviations are due to the nature of grain elevator operations. Although a certain amount of separation between grain bins is needed in order to allow maintenance and repairs, bins are often located closer than 40 feet from each other in order to allow connectivity between the bins. The requested height increase to 112 feet is less than many of the existing grain bins on-site.

Through the building permit process, items such as stormwater management and structural designs will be reviewed.

TREND OF DEVELOPMENT:

The subject property is located in an established area of Belvidere and is surrounded by a mixture of recreational, residential, commercial and industrial uses. West Locust Street and the Union Pacific Railroad border the subject property. As nearby properties have changed ownership, updates have been made to exterior of buildings and parking areas.

FLEXIBLE DEVELOPMENT STANDARDS:

According to Section 150.907 (B) (1) A. of the City of Belvidere Zoning Ordinance, new and alternative standards may be approved for a development by the city. The applicant is requesting the following standards specific to this project.

Zoning Ordinance:

- **Article I, Section 150.105 (C) (8), General Industrial District, (G)**

2. Non-residential Bulk Requirements

D. Minimum building separation: 15 feet

Due to the layout of the existing grain bins and the grain elevator infrastructure, the applicant is requesting to reduce the minimum building separation requirement to 11.25 feet in order to construct a tenth grain bin to the northeast

- **Article I, Section 150.105 (C) (8), General Industrial District, (G)**

2. Non-residential Bulk Requirements

E. Maximum building height: 45 feet, greater with special use permit

Due to the nature of grain elevators and the existing infrastructure, the applicant is requesting to allow a building height of 112 feet in order to construct a tenth grain bin.

FINDINGS OF FACT:

Per Section 150.904 (G) of the City of Belvidere Zoning Ordinance, the criteria for granting a Special Use (Planned Development) Permit are as follows:

- A. Findings: The establishment, maintenance, or operation of the Planned Development will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

Although an additional building height of 67 feet may seem imposing, the proposed grain bin will be shorter than others on the property. The reduced building separation of 11.25 feet will still allow maintenance to be conducted on the buildings and is less than four feet narrower than established separation areas between buildings. With nine other grain bins and accessory structures on the property, the tenth one is not expected to create any additional negative impacts.

- B. Findings: The requested Planned Development, both its general use independent of its location and in its specific location, will be in harmony with the purposes, goals, objectives, policies, and standards of the City of Belvidere Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to Notice of Public Hearing by the City.**

The subject property is designated as "Light Industrial" by the City of Belvidere Comprehensive Plan, adopted May 7, 2024. The Light Industrial map category encourages low-intensity manufacturing, processing, storage, and distribution of goods and materials. Light industrial facilities can also include research and development land uses. Operations within light industrial uses typically have minimal noise and waste issues that require mitigation. The planned development is for the expansion of a commercial grain elevator. Although noise levels from the dryers can be noticeable at times, the operations are not noticeable for a large part of the year.

- C. Findings: The Planned Development will not in its proposed location and as depicted on the required site plan result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to Notice of Public Hearing by the City or governmental agency having jurisdiction to guide development.**

The addition of a tenth grain bin will not impede the vehicle circulation areas that already exist on the property and will not decrease the total landscape surface ratio below the required 15%. Stormwater management control measures will be put in place to counteract the additional 2,830 square-feet of additional hard surface being installed.

- D. Findings:** The establishment of the Planned Development will not impede the normal and orderly development and improvement of surrounding property, and maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

The commercial grain elevator has been in operation for the past 70 years. Many industrial land uses have been built along the railroad. The area of W. Locust Street is developed with a mix of industrial, park space (which has undergone improvements), high density residential and commercial. The two residential properties to the west have the ability to rezone and develop as non-residential in the future.

- E. Findings:** The proposed Planned Development is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvement facilities, utilities or services provided by public agencies servicing the subject property.

The subject property is already developed with a gas station that is served with municipal utilities.

- F. Findings:** The potential public benefits of the proposed Planned Development outweighs the potential adverse impacts of the proposed Planned Development after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

The additional grain bin is being requested so that the company can adequately store the increase of grain brought in by local farmers. Work shifts and truck traffic is not anticipated to increase dramatically and any significant increase would occur during the harvest season when crops are being transported to the subject property.

SUMMARY OF FINDINGS:

Although an additional building height of 67 feet may seem imposing, the proposed grain bin will be shorter than others on the property. The reduced building separation of 11.25 feet will still allow maintenance to be conducted on the buildings and is less than four feet narrower than established separation areas between buildings.

With nine other grain bins and accessory structures on the property, the tenth one is not expected to create any additional negative impacts. The addition of a tenth grain bin will not impede the vehicle circulation areas that already exist on the property and will not decrease the total landscape surface ratio below the required 15%. Stormwater management control measures will be put in place to counteract the additional 2,830 square-feet of additional hard surface being installed. Work shifts and truck traffic is not anticipated to increase dramatically and any significant increase would occur during the harvest season when crops are being transported to the subject property.


The commercial grain elevator has been in operation for the past 70 years. Many industrial land uses have been built along the railroad. The area of W. Locust Street is developed with a mix of industrial, park space (which has undergone improvements), high density residential and commercial. The two residential properties to the west have the ability to rezone and develop as non-residential in the future.

RECOMMENDATION:

Planning staff recommends the **approval** of case number **2026-07** subject to the following conditions:

1. The Planned Development shall be developed in substantial conformance with the site plan dated April 14, 2026.
2. A full final site plan shall be submitted to staff (building, public works, fire, planning, etc.) for review and subject to final approval prior to the issuance of building permits.
3. The planned development is granting only the following flexible standards: Section 150.105(C)(8)(G)(2)(D) Minimum Building Separation: reducing the separation area from 40 feet to 11.25 feet and Section 150.105(C)(8)(G)(2)(E) Maximum Building Height: increasing the allowing building height from 45 feet to 112 feet.

Submitted by:



Gina DelRose,
Community Development Planner

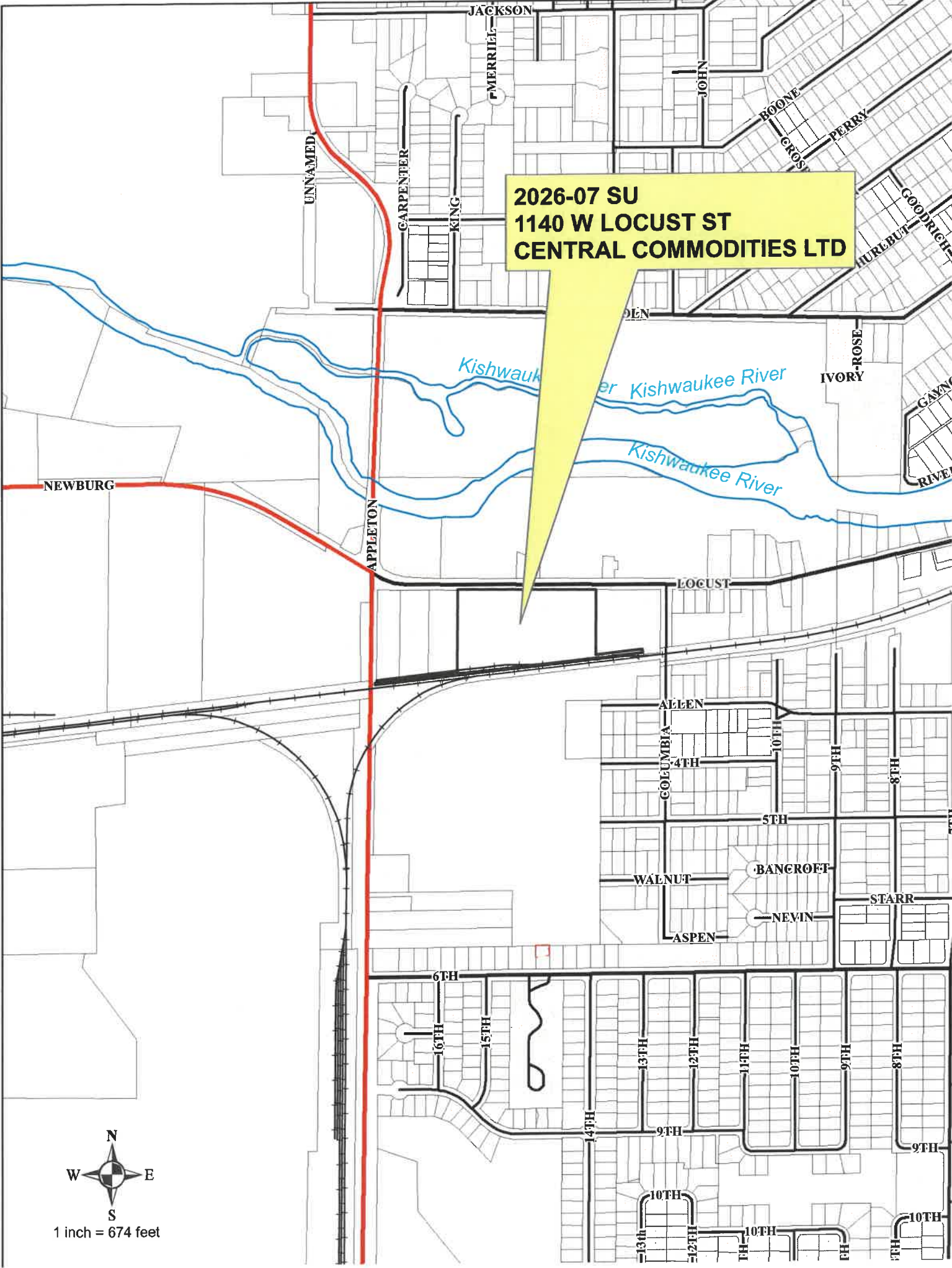
PLANNING AND ZONING COMMISSION/CITY COUNCIL ACTION

The Planning and Zoning Commission shall make and forward findings of fact as to the compliance of the proposed planned development with the standards and make a recommendation to the City Council. The City Council shall review the findings and recommendation and may accept or reject the findings and recommendation of the Planning and Zoning Commission in whole or in part; or the City Council may refer the matter back to the Planning and Zoning Commission for further consideration. Any approval shall be considered the approval of a unique request and not be construed as precedent for any other proposed planned development.

ATTACHMENTS:

1. Location Map by Planning Staff.
2. Aerial Photo by Planning Staff.
3. Narrative submitted by the Applicant.
4. Site Plan Submitted by the Applicant.
5. NRI 1818 submitted by the Boone County Soil and Water Conservation District, Heaver VanTilburg, April 14, 2026.
6. Letter submitted by the Boone County Health Department, Alisen O'Hearn, April 20, 2026.
7. E-mail submitted by the Belvidere Fire Department, Lee Revels, April 28, 2026

**2026-07 SU
1140 W LOCUST ST
CENTRAL COMMODITIES LTD**



1 inch = 674 feet

**2026-07 SU
1140 W LOCUST ST
CENTRAL COMMODITIES LTD**

Kishwaukee River

Kishwaukee River

*APPLETON
BURG*

LOCUST

ALLEN

4TH

5TH



1 inch = 211 feet



Description of Use:

The Special Use Applicant respectfully requests approval to construct an additional grain bin at the property located at 1140 W. Locust Street. The proposed improvement is intended to support and expand the existing agricultural operations on-site in a manner that is fully consistent with the established character, function, and intensity of development that currently exists on the property.

The proposed grain bin has been carefully sited and designed to integrate seamlessly with the existing facility layout. In order to maintain this cohesive arrangement, relief is requested from certain dimensional standards of the Zoning Ordinance, including the minimum building separation requirement of 40 feet and the maximum building height limitation of 45 feet. The requested 11.25-foot separation and 112-foot height are consistent with the existing grain storage structures on-site, many of which already do not conform to the current separation standard and are of similar scale. As such, the proposed bin does not introduce any new or incompatible conditions, but rather mirrors the established development pattern and visual character of the site.

The overall design and placement ensure that the proposed improvement will not create adverse impacts to surrounding properties or the broader area. The addition is not expected to negatively affect public health, safety, or general welfare, and will remain in harmony with the City's Comprehensive Plan and applicable ordinances by continuing an established agricultural use. The project will not generate undue impacts related to traffic, parking, environmental conditions, public infrastructure, or adjacent rights-of-way. Instead, it maintains the existing operational and functional relationship of the site while preserving the orderly development of surrounding properties.

To further ensure environmental compatibility, stormwater management has been incorporated into the design through depressional storage located adjacent to the proposed grain bin. This feature is intended to accommodate runoff associated with approximately 2,830 square feet of additional impervious surface, slowing runoff rates and promoting infiltration into underlying soils. These measures help maintain existing drainage patterns and prevent any downstream impacts.

The property is already adequately served by public utilities and services, and the proposed improvement will not impose any additional burden on public infrastructure. In fact, the project represents a logical continuation of an established and well-functioning agricultural operation, where the benefits of improved storage capacity and operational efficiency outweigh any minimal impacts associated with the addition.

Overall, the proposed grain bin is fully compatible with the existing development and surrounding area. It reinforces the site's established agricultural use, maintains consistency in scale and appearance, and incorporates appropriate mitigation measures to ensure that no adverse impacts result from its construction or operation.



**Boone County
Soil & Water
Conservation District**

211. N. Appleton Road
Belvidere, IL 61008
815-544-3465 x3

April 14, 2026

SWCD NRI #: 1818

Belvidere Planning Department
401 Whitney Blvd., Suite 300
Belvidere, IL 61008

Dear Sir/Madam,

A request for a Natural Resource Information Report was submitted. We will supply a written reply to your office as indicated below:

Our review does not apply in this instance.
 Other (see attached)

Location of Site: 1140 W Locust St, Belvidere, IL 61008
PIN(S): 05-35-102-019

Contact	Petitioner	Owner
Dan Mickey 1140 W. Locust St Belvidere, IL 61008	Same as Contact	Central Commodities, LTD 1140 W. Locust St Belvidere, IL 61008
815-544-3455 DANMICKEY@CENTRALGRAINCO.COM		

Request: Special Use for grain storage; minimum building separation and maximum building height

Notes, if any: By considering the current zoning, current land use, Geographical Information Systems maps, and requested special use permit, the Boone County Soil and Water Conservation District has determined that the proposed use will have no significant impact on the natural resources on the property or surrounding area.

Sincerely,

Heather VanTilburg

Heather VanTilburg, Resource Conservationist
Boone County SWCD

The Boone County Soil and Water Conservation District is an equal opportunity employer. All programs and services are offered without regard to race, color, national origin, religion, sex, age, marital status, or handicap.



Public Health
Prevent. Promote. Protect.

Boone County Health Department

1204 Logan Avenue, Belvidere, Illinois 61008
Main Office 815.544.2951 Clinic 815.544.9730 Fax 815.544.2050
www.boonehealth.org

The mission of the Boone County Health Department is to serve our community by preventing the spread of disease, promoting equitable wellness & protecting the public's health.

April 20, 2026

City of Belvidere

Email: GDelRose@BelvidereIL.gov

Community Development
Gina DelRose
401 Whitney Blvd Suite 300
Belvidere, IL 61008

Re: Case 2026-07: Central Grain, 1140 W Locust Street

Dear City of Belvidere,

We are in receipt of a special use request 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 15.904 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.

The Boone County Health Department (BCHD) does not have records indicating if there are any septic system components on this property, that may or may not be impacted by the addition of this accessory structure. BCHD has no further comment at this time.

If you have any questions or concerns, please contact us at (815) 544-2951 ext. 2 or at info@boonehealth.org.

Sincerely,

Alisen O'Hearn, LEHP, REHS/RS
Director of Infrastructure
Boone County Health Department

Gina DelRose

From: Lee Revels
Sent: Tuesday, April 28, 2026 7:26 AM
To: Gina DelRose
Subject: Re: case 2026-07 central grain

This message originated from an **External Source**. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

No concerns on this.

Respectfully,
Lee

Lee Revels
Belvidere Fire Department
Inspector
(815) 218-7565

On Mon, Apr 20, 2026 at 11:15 AM Gina DelRose <gdelrose@belvidereil.gov> wrote:

Please see the attached request for comments

Gina DelRose

Community Development Planner

City of Belvidere

401 Whitney Boulevard, 61008

(o) 815-547-7177

(f) 815-547-0789

***** Please note that my e-mail has changed to GDelRose@BelvidereIL.gov*****

BELVIDERE

Community Development Department Planning Department

401 Whitney Boulevard, Suite 300, Belvidere, Illinois, 61008 (815) 547-7177 FAX (815) 547-0789

April 2026 Monthly Report

Number	Project	Description	Processed
4	Cases: April	Code Clean Up, TA	3/10/2026
		717 N. State Street, SU	3/6/2026
		1014 Irene Road, RZ	3/23/2026
		1014 Irene Road, SU	3/23/2026
2	Cases: May	915 Van Buren, VAR	4/13/2026
		1140 W. Locust St, SU	4/14/2026
1	Annexation: April	1014 Irene Road	3/23/2026
0	Temporary Uses	None	
8	Site Plans (New/Revised)	1930 N. State Street	4/2/2026
		1701 Industrial Court	4/6/2026
		314 S. State Street	4/20/2026
		1330 Townhall Road	4/21/2026
		1741 Pearl Street	4/22/2026
		726 Columbia	4/23/2026
		1930 N. State Street	4/29/2026
		1330 Townhall Road	4/29/2026
0	Final Inspection	None	
0	Downtown Overlay Review	None	
3	Prepared Zoning Verification Letters	521 S. State Street	4/8/2026
		1121 8th Avenue	4/8/2026
		675 Corporate Parkway	4/8/2026
0	Issued Address Letters	None	
	Belvidere Historic Preservation Commission	The Commission discussed future fundraisers and approved two property maintenance grants.	
	Heritage Days	Staff continues to secure contracts, sponsorships and speak with vendors.	
	Hometown Christmas	None	
	Scanned Plats: E-mail, Print and/or Burn		
0	Recorder's Office		
41	Other Department		
0	General Public		

Planning Department Current Duties

Close out completed planning case files

Respond to all FOIA requests

Work with 911, Fire Department and Post Office to verify all addresses in the City

Assist organizations with requested data

Planning Monthly Report Cont.

Meetings, emails and phone calls with developers regarding potential development
Phone calls/walk-ins for questions regarding zoning, floodplain, development, etc.
Prepare minutes, agendas and packets for various committees, commissions and boards
Prepare deposits and purchase orders for bill payments
Attend ribbon cuttings and ground breakings
Processed the final 2025 Façade Grant award
Prepped the 2026 Façade Grant notifications
Participated in the Chamber's Leadership Academy
Attended an Enterprise Zone meeting
Attended the Hands Around the Park Event