

**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.

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 questioned if food service is required for gaming.

Mike Drella clarified that Mr. Kullar does not have provide food service, however, must have the health department's approval for onsite consumption for alcohol.

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.


City of Belvidere
Planning and Zoning Commission Minutes
April 14, 2026
6 of 6
The meeting adjourned at 7:08 p.m.

Recorded by:



Kimberly Whitt
Administrative Assistant

Reviewed by:



Gina DelRose
Community Development Planner