

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION AGENDA
Tuesday, June 9, 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: May 12, 2026

PUBLIC COMMENT:

UNFINISHED BUSINESS: None.

NEW BUSINESS:

2026-08: Greenhow, 330 W. Jackson Street (SU): The applicants and property owners, Gary and Gwen Greenhow, 330 W. Jackson Street, Belvidere, IL 61008 are requesting a special use to construct a garage over 900 square feet at 330 W. Jackson Street within the SR-6, Single-family Residential-6 District (Belvidere Zoning Ordinance Sections 150.105(B)(3)(C)(2) and 150.904 Special Use Review and Approval Procedures). The proposed addition would bring the total garage size up to 1,052 square feet. PIN: 05-26-184-011

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

2026-09: Montalbano, 725 Columbia Avenue (SU): The applicant and property owner, Chris Montalbano, 806 E. 5th Street, Belvidere, IL 61008 is requesting a special use for outdoor storage at 726 Columbia Avenue, Belvidere, IL within the GI, General Industrial District (Belvidere Zoning Ordinance Sections 150.105(C)(8)(B)(2) Outdoor Storage or Wholesaling and 150.904 Special Use Review and Approval Procedures). The proposed outdoor storage will allow for an impound yard to be operated on the southeastern portion of the property. PIN: 05-35-128-005.

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

2026-10: Shabani, 336 W. Chrysler Drive (SU): The applicant, Johnny Shabani, 203 Easton Drive, Gilberts, IL 60136 on behalf of the property owner, Kiran Kayastha, 842 W. Lukas Avenue, Palatine, IL 60067 is requesting special use for indoor commercial entertainment at 336 W. Chrysler Drive, Belvidere, IL within the GB, General Business District (Belvidere Zoning Ordinance Sections 150.105(C)(4)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures). The proposed special use will be to allow a restaurant with bar and video gaming area. PIN: 07-02-200-009.

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

2026-11: Boone County Arts Council, 314 South State Street (SU): The applicant, Boone County Arts Council, PO Box 311, Belvidere, IL 61008 on behalf of the property owner, Boone

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County Museum of History, 314 S. State Street, Belvidere, IL 61008 is requesting a special use to install a mural at 314 S. State Street within the CB, Central Business District (Belvidere Zoning Ordinance Sections 150.1012(A)(1) and 150.904 Special Use Review and Approval Procedures). The proposed mural will be celebrating the 250th anniversary of the signing of the Declaration of Independence. PIN: 05-25-354-038.

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

OTHER BUSINESS:

Elections

DISCUSSION:

Staff report

ADJOURNMENT