



MINUTES
CITY OF ROCHELLE
PLANNING & ZONING COMMISSION

Monday, April 07, 2025 at 6:00 PM

City of Rochelle Council Chambers—420 North 6th Street, Rochelle, IL 61068

- I. CALL TO ORDER:** The meeting was called to order at 6:00 p.m.
- II. ROLL CALL:** Present were Commissioners Hickey, Colwill, Wolter, McKibben, Myers and Charnock. Absent: Swinton. Non-voting Commissioners present were: Bowerman. Absent: Barber and Tenggren. Also present were Michelle Knight, Michelle Pease, Adam Lanning and Mayor Bearrows.
- III. APPROVE/ACCEPT MINUTES:** Colwill moved, seconded by McKibben, **"I move the minutes of the March 3, 2025 Planning and Zoning Commission meeting as presented be approved."** Motion carried by voice vote 6-0.
- IV. PUBLIC COMMENTARY:** None
- V. COMMISSIONER COMMENTS:** None
- VI. BUSINESS ITEMS: PZC-2-25 City of Rochelle for a proposed special use for the construction of Well #13 in a B2 zoning district, located on parcel 25-17-100-010.** Pease stated that a notice was published in the paper and property owners were notified. Motion made by Myers, seconded by Hickey, **"I move the Planning and Zoning Commission open the Public Hearing regarding the proposed special use for the construction of Well #13 in a B2 Zoning District, located on parcel 25-17-100-010."** Ayes: Colwill, Hickey, McKibben, Myers, Charnock and Wolter. Nays: None. Motion carried 6-0. The petitioner is seeking a proposed special use permit to build public infrastructure (utilities) for Well #13 on parcel #25-17-100-010. This parcel is located directly east of 915 Technology Parkway. The new well will mitigate pressure issues on the northeast side of Rochelle and allow for development. The property is approximately 2.04 acres and is currently vacant land owned by the City of Rochelle. The subject property is zoned B-2 Highway Commercial. Per Division 7, Sec. 110-160 District Use Classification List, Utilities in a B-2 requires a special use. Adam Lanning, Superintendent of Water/Water Reclamation was present and gave a brief description of the proposed well house and the anticipated production of the proposed well. Motion made by McKibben, seconded by Myers, **"I move the Planning and Zoning Commission close the Public Hearing."** Ayes: Colwill, Hickey, McKibben, Myers, Charnock and Wolter. Nays: None. Motion carried 6-0.

Findings: Special Use

1. Is the proposed special use detrimental or dangerous to public health?
Yes: _____ No: 6
2. Will the proposed special use impair property value in the neighborhood?
Yes: _____ No: 6
3. Will the proposed special use impede the normal development of the surrounding properties?
Yes: _____ No: 6
4. Will the proposed special use:
- (a) impair light and air to adjacent property;
 - (b) congest public streets;
 - (c) increase the risk of fire;
 - (d) substantially diminish property values within the vicinity; or
 - (e) endanger the public health?
- Yes: _____ No: 6

Motion made by Myers, seconded by Colwill, **"I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed special use for the construction of Well #13 in a B2 zoning district, located on parcel 25-17-100-010, based on the report of findings."** Ayes: Colwill, Hickey, McKibben, Myers, Charnock and Wolter. Nays: None. Motion carried 6-0.

PZC-03-25 Petition of Ethan Gruben for a proposed rezone from I-2 to R-4 for the property located at 334 N. 14th Street, parcel number 24-23-476-002. Pease stated that a notice was published in the paper and property owners were notified. Motion made by McKibben, seconded by Charnock, **"I move the Planning and Zoning Commission open the Public Hearing regarding the proposed rezone/map amendment from I-2 to R-4, Multi**

Family Low Density Residential for the property located at 334 N. 14th Street." Ayes: Colwill, Hickey, McKibben, Myers, Charnock and Wolter. Nayes: None. Motion carried 6-0. 334 N. 14th Street, parcel number 24-23-476-002, is a single-family home which is currently zoned I-2, General Industry. The petitioner is requesting to rezone/amend the zoning map of the subject property from I-2 General Industry to R-4 Multi Family Low Density Residential. The reason for the request to rezone to an R4 is because the current and past use of the property is single family residential and in order to secure financial lending to purchase the property, it has to be zoned appropriately as residential. The property is surrounded by I-2 General Industry to the north, south and west and R-4 to the east. Petitioner Ethan Gruben was present to answer any questions. Motion made by Myers, seconded by Hickey, **"I move the Planning and Zoning Commission close the Public Hearing."** Ayes: Colwill, Hickey, McKibben, Myers, Charnock and Wolter. Nayes: None. Motion carried 6-0.

Findings:

1. Is the proposed zoning consistent with surrounding properties?
Yes: 5 No: 1
Explanation: No because not all others have been rezoned.
2. Is the proposed zoning detrimental or dangerous to public health?
Yes: No: 6
3. Will the proposed zoning impair property value in the neighborhood?
Yes: No: 6
4. Will the proposed zoning impede the normal development of the surrounding properties?
Yes: No: 6
5. Will the proposed zoning:
 - (a) impair light and air to adjacent property;
 - (b) congest public streets;
 - (c) increase the risk of fire;
 - (d) substantially diminish property values within the vicinity; or
 - (e) endanger the public health?Yes: No: 6

Motion made by Myers, seconded by McKibben, **"I move the Planning and Zoning Commission recommend to the City Council that it approve the proposed rezone/map amendment from I-2 to R-4, Multi Family Low Density Residential for the property located at 334 N. 14th Street, based on the report of findings."** Ayes: Colwill, Hickey, McKibben, Myers, Charnock and Wolter. Nayes: None. Motion carried 6-0.

VII. DISCUSSION ITEMS: None

VIII. ADJOURNMENT: Motion made by Myers, seconded by Hickey, **"I move to adjourn the regularly scheduled meeting of the Planning and Zoning Commission of April 7, 2025."** Ayes: Colwill, Hickey, McKibben, Myers, Charnock and Wolter. Nayes: None. Motion carried 6-0. The Planning and Zoning Commission adjourned at 6:20 p.m.

Michelle Knight
Community Development Specialist