



AGENDA
CITY OF ROCHELLE
PLANNING & ZONING COMMISSION
MEETING

Monday, April 01, 2024 at 6:00 PM

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

I. CALL TO ORDER:

1. Introduction of New Commissioners

II. ROLL CALL:

III. APPROVE/ACCEPT MINUTES:

1. 10-02-2023 Planning and Zoning Commission Meeting Minutes

IV. PUBLIC COMMENTARY:

V. COMMISSIONER COMMENTS:

VI. BUSINESS ITEMS:

1. PZC-1-24 Petition of Thomas Hartnett for a proposed variance of lot coverage and variance of height for the property located at 851 N. 11th St., parcel number 24-24-155-002 (Public Hearing and Action).

VII. DISCUSSION ITEMS:

VIII. ADJOURNMENT:

Anyone interested in participating in public commentary remotely should contact Michelle Knight at mknight@rochelleil.us or call 815-562-6161 to make arrangements.

Commission members may participate in the Planning and Zoning Meeting remotely as a result of the Governor suspending the requirement for in-person attendance at Public Meetings.



MINUTES
CITY OF ROCHELLE
PLANNING & ZONING COMMISSION

Monday, October 02, 2023 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 Swinton, Wolter, Myers, and McKibben. Absent: Colwill and McLachlan. There was a quorum of 4 present. Also present were Michelle Knight, Michelle Pease, Casey Hauer, Kate Shaw-Dickey and Mayor Bearrows.
- III. **APPROVE/ACCEPT MINUTES:** Swinton moved, seconded by McKibben, **"I move the minutes of the September 5, 2023 Planning and Zoning Commission meeting as presented be approved."** Ayes: Swinton, Wolter, Myers, McKibben. Nays: None. Motion carried 4-0.
- IV. **PUBLIC COMMENTARY:** Mayor Bearrows announced that it is with great sorrow that Commissioner McNeilly has resigned from the Planning and Zoning Commission due to health issues. He stated that a public announcement will be made at the City Council meeting next Tuesday, October 10, 2023.
- V. **COMMISSIONER COMMENTS:** None
- VI. **BUSINESS ITEMS:**
PZC-06-23 Petition of Rochelle Crossings LLC for a Preliminary and Final Plat of Subdivision for the property located at 450 E. Coronado Drive, parcel number 25-18-378-001. Pease stated that a notice was published in the paper and mailed to property owners. Motion made by McKibben, seconded by Myers, **"I move the Planning and Zoning Commission open the Public Hearing regarding the proposed preliminary and final plat of subdivision for Rochelle Crossings LLC for the property located at 450 E. Coronado Drive."** Ayes: Swinton, Wolter, Myers, McKibben. Nays: None. Motion carried 4-0. Rochelle Crossings LLC has petitioned to subdivide the property located at 450 E. Coronado Drive, Parcel 25-18-378-001. The property is zoned PUD, Planned Unit Development and is approximately 2.62 acres. The purpose of subdividing is to divide the existing 2.62-acre lot into two parcels. The first lot (lot 7A) will remain with the existing clinic building, which will eventually be repurposed. This lot will become a 1.71-acre lot. The second lot (lot 7B) will be a .91-acre lot and will be sold off for development. Both lots meet the minimum required lot area of 15,000 sq. ft. Fehr Graham developed a preliminary and final plat of subdivision on behalf of Rochelle Crossings LLC for a two-lot subdivision with easements. City staff and the Planning and Zoning Commission shall review the preliminary and final plat for conformance with the comprehensive plan, the provisions hereof, and all other applicable City ordinances. Pursuant to 65 ILCS 5/11-12-8, the Planning and Zoning Commission shall recommend or not recommend the approval of the preliminary and final plat within 90 days of the application. Steve Howlett with Rochelle Crossings LLC was present to answer any questions. Motion made by McKibben, seconded by Myers, **"I move the Planning and Zoning Commission close the Public Hearing."** Ayes: Swinton, Wolter, Myers, McKibben. Nays: None. Motion carried 4-0.

Findings:

1. Is the proposed subdivision allowed in the proposed zoning district?

Yes: 4 No:

If the answer to any of the following questions is "Yes", then the Commission should recommend that the City Council deny the petition for a subdivision. If the answer to all of the following questions is "No", then the Commission may recommend that the City Council approve or deny the petition for a subdivision. Each question should state an answer and give an explanation. If the answer to all of the questions is "No", but the Commission votes to recommend denying the petition, the Commission should provide an explanation as to why.

2. Is the proposed subdivision detrimental or dangerous to public health?

Yes: _____ No: 4

3. Will the proposed subdivision impair property value in the neighborhood?

Yes: _____ No: 4

4. Will the proposed subdivision impede the normal development of the surrounding properties?

Yes: _____ No: 4

5. Will the proposed subdivision:

- (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: 4

Recommendation:

Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council that: the Petitioner be granted a subdivision for the proposed use at the Subject Property, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code:

1. Subject to final City staff review and comments of preliminary and final plats
2. Submission of the surety for public land improvements as required by Rochelle Municipal Code to be reviewed and approved by the City Engineer. Motion made by Myers, seconded by Swinton, **"I move the Planning and Zoning Commission recommend to the City Council that it approve the proposed preliminary and final plat of subdivision for Rochelle Crossings LLC for the property located at 450 E. Coronado Drive, based on the report of findings."**

Ayes: Swinton, Wolter, Myers, McKibben. Nays: None. Motion carried 4-0.

PZC-07-23 Petition of the City of Rochelle for the update of the Comprehensive Plan. Pease stated that a notice was published in the paper. Motion made by McKibben, seconded by Myers, **"I move the Planning and Zoning Commission open the Public Hearing regarding the proposed update of the Comprehensive Plan."** Ayes: Swinton, Wolter, Myers, McKibben. Nays: None. Motion carried 4-0.

The Comprehensive Plan is the framework, or blueprint, for future development and revitalization based on a thorough assessment of existing conditions, trends, goals, and objectives for the future. It is a visionary policy document that provides direction for the City's future natural, social, and economic environment. It is comprehensive in nature, whereby land use, community facilities, utilities, urban form and design, housing, transportation, and economic development goals and objectives are integrated into a unified scheme. This Plan is intended to provide the substantive and legal framework for zoning and other day-to-day land use decisions required of the City. This Plan update is a long-range vision intended to provide an overall policy framework against which individual proposals can be evaluated by the Planning and Zoning Commission and by the City Council. In 2016, the City updated the Comprehensive Plan. As an effective tool, the Plan should be updated every 5-7 years. In following those guidelines, the Plan has been updated for review. City departments presented workshops to the Planning and Zoning Commission, providing updates on specific projects and new initiatives. Several significant updates have been included in the updated Plan, such as the Northern Gateway TIF, Enterprise Zone Updates, the National Historic District Downtown, Wheatland Tube, the Rochelle Transload Center, Pilot Travel Center, Loves Travel Stop, Starbucks, The Grove Housing Development, Willis Senior Lofts, Hub City Self Storage, Majeski Motors and several major infrastructure projects. Pete Iosue with Teska gave a summary of the Comp. Plan, the process of updating the plan and highlights of the changes that were made of the 2023 Comprehensive Plan. Motion made by McKibben, seconded by Myers, **"I move the Planning and Zoning Commission close the Public Hearing."** Ayes: Swinton, Wolter, Myers, McKibben. Nays: None. Motion carried 4-0. Motion made by McKibben, seconded by Swinton, **"I move the Planning and Zoning Commission recommend to the City Council that**

it approve the proposed update of the Comprehensive Plan.” Ayes: Swinton, Wolter, Myers, McKibben. Nays: None. Motion carried 4-0.

VII. DISCUSSION ITEMS: Mayor Bearrows asked the Commissioners if they knew of anyone that would be interested in filling any of the vacancies on the Planning and Zoning Commission to please send them to himself, Michelle Pease or Michelle Knight. He also thanked them for their commitment to the Board and stated the importance of filling the vacancies.

VIII. ADJOURNMENT: Motion made by Myers, seconded by McKibben, **"I move to adjourn the regularly scheduled meeting of the Planning and Zoning Commission of October 2, 2023."** Ayes: Swinton, Wolter, Myers, McKibben. Nays: None. Motion carried 4-0. The Planning and Zoning Commission adjourned at 6:36 p.m.

Michelle Knight
Community Development Specialist

**CITY OF ROCHELLE
PLANNING & ZONING COMMISSION
REPORT OF FINDINGS**

Date: April 1, 2024
Case No.: PZC-01-24
Applicant: Thomas Hartnett
Address: 851 N. 11st Street, Parcel 24-24-155-002

Narrative:

The petitioner is seeking a variance of lot coverage and a variance of height for a proposed garage and driveway for the property located at 851 N. 11th Street. The property is zoned R3, single family high density residential. Currently, the rear lot is covered approximately 6%. The petitioner is requesting to cover approximately 49%, which is an additional 43% lot coverage with the proposed garage and driveway, putting the lot over the allowed lot coverage by 9%.

In addition to the requested lot coverage variance, the petitioner is requesting a variance of height for the proposed garage. The allowed height for a residential garage is 20 feet and the petitioner is requesting a height of 24 feet on the proposed garage, which is a variance of 4 feet over the allowed height.

The petitioner is requesting a variance to construct a garage and attach it to the existing detached garage for personal storage and states that the large lot size and alley access will allow for this size of a garage. A one-hour rating between the existing garage and the new garage will be required because of the lack of setback between existing garage and house. The lot is 60' x 180'.

Sec. 110-111 (1) d. On a single-family lot no more than forty (40%) percent of the rear yard, and thirty-three (33%) percent of the combined front and side yards, may be occupied by accessory buildings or uses. Accessory buildings or uses located in the rear yard do not count toward the maximum lot coverage of thirty-three (33%) percent of the lot.

Sec. 110-55 (e). Percentage of required yard occupied. Detached accessory buildings or structures shall not occupy more than 40 percent of the area of a required rear yard or more than 33 percent of all other combined yards. This requirement is in addition to any maximum lot coverage or maximum impervious area coverage requirements that may apply, and under no circumstances shall this requirement lower the minimum established yard setback requirements.

Sec. 110-55 (c). Height limits. All accessory buildings, structures or uses shall comply with the height limits of the zoning district in which they are located. In residential districts, detached garages shall not exceed 20 feet in height and storage sheds shall not exceed 12 feet in height.

After a duly noticed public hearing, the City of Rochelle Planning & Zoning Commission will consider all the relevant evidence presented at said hearing on April 1, 2024.

Staff Presents

Staff is presenting the request for a variance of lot coverage and a variance of height.

Findings: VARIANCE OF LOT COVERAGE

1. Is the proposed variance detrimental or dangerous to public health?

Yes: _____ No: _____

Explanation: _____

2. Will the proposed variance impair property value in the neighborhood?

Yes: _____ No: _____

Explanation: _____

3. Will the proposed variance impede the normal development of the surrounding properties?

Yes: _____ No: _____

Explanation: _____

4. Will the proposed variance:

- (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: _____

Explanation: _____

Recommendation:

Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council that:

_____ That the Petitioner be granted a variance for the Subject Property, without conditions other than the other applicable requirements of the Rochelle Municipal Code.

_____ That the Petitioner be granted a variance for the Subject Property, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code:

_____ That the Petitioner be denied a variance for the Subject Property. If this is based on any reason other than a "Yes" response above, the Planning and Zoning Commission explains as follows:

Findings: VARIANCE OF HEIGHT

1. Is the proposed variance detrimental or dangerous to public health?

Yes: _____ No: _____

Explanation: _____

2. Will the proposed variance impair property value in the neighborhood?

Yes: _____ No: _____

Explanation: _____

3. Will the proposed variance impede the normal development of the surrounding properties?

Yes: _____ No: _____

Explanation: _____

4. Will the proposed variance:

- (f) impair light and air to adjacent property;
- (g) congest public streets;
- (h) increase the risk of fire;
- (i) substantially diminish property values within the vicinity; or
- (j) endanger the public health?

Yes: _____ No: _____

Explanation: _____

Recommendation:

Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council that:

_____ That the Petitioner be granted a variance for the Subject Property, without conditions other than the other applicable requirements of the Rochelle Municipal Code.

_____ That the Petitioner be granted a variance for the Subject Property, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code:

_____ That the Petitioner be denied a variance for the Subject Property. If this is based on any reason other than a “Yes” response above, the Planning and Zoning Commission explains as follows:

