



AGENDA
CITY OF ROCHELLE
PLANNING AND ZONING COMMISSION
MEETING

Tuesday, January 04, 2022 at 6:00 PM

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

- I. **CALL TO ORDER:**
- II. **ROLL CALL:**
- III. **APPROVE/ACCEPT MINUTES:**
 - [1.](#) 12-06-2021 Planning and Zoning Commission Meeting Minutes
- IV. **PUBLIC COMMENTARY:**
- V. **COMMISSIONER COMMENTS:**
- VI. **BUSINESS ITEMS:**
 - [1.](#) PZC-01-22 Petition of Sonia Ramos, Riccos Salon, for a proposed special use for a tattoo business located at 306 Eagle Drive. (Public Hearing and Action).
 - [2.](#) PZC-02-22 Petition of the City of Rochelle for proposed certain text amendments to the City of Rochelle Zoning Ordinance, Article V, Division 7 (District Use Classifications) to permit by special use in the A - Airport District. (Public Hearing and Action).
- VII. **DISCUSSION ITEMS:**
- VIII. **ADJOURNMENT:**

MINUTES

2. Is the proposed zoning detrimental or dangerous to public health?
Yes: _____ No: 4 Explanation: _____
3. Will the proposed zoning impair property value in the neighborhood?
Yes: _____ No: 4 Explanation: _____
4. Will the proposed zoning impede the normal development of the surrounding properties?
Yes: _____ No: 4 Explanation: _____
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: 4 Explanation: _____

Recommendation: Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council that the petitioner be granted zoning for the proposed use at the Subject Property, without conditions other than the applicable requirements of the Rochelle Municipal Code. Motion made by Chiavini, seconded by McLachlan, **“I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed map amendment/rezone to an I-1 Light Industry for the property located at 100 Steward Road, based on the report of findings.”** A roll call vote was taken. Ayes: Chiavini, Colwill, McLachlan and Wolter. Nays: none. Motion carried 4-0.

Discussion Items: None

Adjournment: Motion made by Chiavini, seconded by McLachlan, **“I move to adjourn the regularly scheduled meeting of the Planning and Zoning Commission of December 6, 2021.”** A roll call vote was taken. Ayes: Chiavini, Colwill, McLachlan and Wolter. Nays: none. Motion carried 4-0.

The Planning and Zoning Commission adjourned at 6:10 p.m.

Michelle Knight
City of Rochelle

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

Case No.: PZC-01-22
Applicant: Sonia Ramos
Address: 306 Eagle Drive, Rochelle, Illinois 61068

Narrative:

The petitioner is seeking a special use permit for a tattoo business to perform microblading as an added service to the existing hair salon Riccos. Microblading is a tattooing technique in which a small handheld tool made of several tiny needles is used to add semi-permanent pigment to the skin. The subject property is zoned B2, Commercial Highway.

Section 110-160 District Use Classification List requires a special use in a B2 zoning district for tattooing.

Staff recommends

Staff recommends consideration of the special use for a tattoo business located at 306 Eagle Drive.

Findings:

1. Is the proposed use allowed in the proposed zoning district, but only with a special use permit?

Yes: _____ No: _____

Explanation: _____

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 special use permit. 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 special use permit. Each question should state an answer and give an explanation. If the answers 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 use detrimental or dangerous to public health?

Yes: _____ No: _____

Explanation: _____

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

Yes: _____ No: _____

Explanation: _____

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

Yes: _____ No: _____

Explanation: _____

5. Will the proposed 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: _____

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 special use permit for the proposed use at the Subject Property, without conditions other than the other applicable requirements of the Rochelle Municipal Code.

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

Passed by the Planning & Zoning Commission: _____

Vote:

Ayes: _____ **Nays:** _____ **Abstain:** _____

CHAIRMAN

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

Case No.: PZC-02-22
Applicant: City of Rochelle
Address: 420 N. 6th Street, Rochelle, IL 61068

Narrative:

Currently within the City of Rochelle Zoning Ordinance, Article V, Division 7 (District Use Classifications) certain uses are not allowed within the Airport district. The City of Rochelle is proposing certain text amendments to the Zoning Code, Section 110-160, District Use Classification List, to permit by special use a banquet hall, brew pub (restaurant), restaurants, assembly/meeting halls, and public recreational facilities in the A - Airport District. The Planning and Zoning Commission can recommend to the City Council a text amendment to expand or alter the official zoning code district classification list to allow these facilities within an A - Airport district with a special use.

Staff recommends:

Staff feels that by adding these uses to the zoning code district classification list with a special use that this will allow for more versatility within the Airport District to expand its uses while allowing staff and the Planning and Zoning Commission to review each potential new use on a case-by-case basis. Staff is presenting the proposed text amendment.

Findings:

1. Is the proposed text amendment allowed in the proposed zoning district, but only with a special use?
 Yes: _____ No: _____
 Explanation: _____

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 special use. 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 special use. 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 special use detrimental or dangerous to public health?
 Yes: _____ No: _____
 Explanation: _____

3. Will the proposed special use impair property value in the neighborhood?

Yes: _____ No: _____

Explanation: _____

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

Yes: _____ No: _____

Explanation: _____

5. 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: _____

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 special use for the proposed use in an A – Airport, with a special use, without conditions other than the other applicable requirements of the Rochelle Municipal Code.

_____ That the Petitioner be granted a conditional use for the proposed use in an A, Airport with a special use, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code:

_____ That the Petitioner be denied a special use for the proposed use in an A - Airport, with a special use. If this is based on any reason other than a "Yes" response above, the Planning and Zoning Commission explains as follows:

Passed by the Planning & Zoning Commission: _____

Vote:

Ayes: _____ **Nays:** _____ **Abstain:** _____

CHAIRMAN