

# 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:

### PLANNING & ZONING COMMISSION Monday, December 6, 2021 MINUTES

The Rochelle Planning and Zoning Commission met at 6:00 p.m. on Monday, December 6, 2021 in the Council Chambers of City Hall, 420 N. 6<sup>th</sup> Street, Rochelle, IL 61068. Present on Roll Call were Board members: Chiavini, Colwill, McLachlan and Wolter. Absent: McNeilly, Myers and Becker. Non-voting members present: Swinton. There was a quorum of four present. Also present were Michelle Knight and Michelle Pease. McLachlan moved and seconded by Chiavini, "I move the minutes of the October 18, 2021 Special Planning and Zoning Commission meeting as presented be approved." A roll call vote was taken. Ayes: Chiavini, Colwill, McLachlan and Wolter. Nays: none. Motion carried 4-0.

Public Commentary: None

Commissioner Comments: Colwill commented on the nice Christmas decorations downtown.

Business Items: PZC-12-21 Hub City Development, LLC, James Planey, rezone. Pease stated that a notice was published in the paper and mailed to property owners. Motion made by Chiavini, seconded by McLachlan, "I move the Planning and Zoning Commission open the Public Hearing regarding the proposed map amendment/rezone for the property located at 100 Steward Road." A roll call vote was taken. Ayes: Chiavini, Colwill, McLachlan and Wolter. Nays: none. Motion carried 4-0. The subject property was annexed into the City of Rochelle in 2010 with an I-1 Light Industry zoning classification. In 2018 the developer rezoned the property to a B-2 Commercial Highway because he felt it created a better market for the property. Due to the recent updated zoning codes, a warehouse is no longer allowed with a special use in a B-2 zoning district. This eliminates potential developments on this property. The petitioner is requesting to amend the zoning map/rezone 100 Steward Road from a B-2, Commercial Highway to an I-1, Light Industry. The property is surrounded by B-2 Commercial Highway on the west, agricultural on the south, Illinois Tollway I-88 on the north, and Residential Single Family on the east. Section 110-314 – Buffer Yards. B-2 requires a 25' wide planting strip and tree plantings every 60'. I-1 requires a 50' planting strip with tree plantings every 40'. Mr. Planey was present to answer any questions regarding his petition to rezone. Motion made by Chiavini, seconded by McLachlan, "I move the Planning and Zoning Commission close the Public Hearing." A roll call vote was taken. Ayes: Chiavini, Colwill, McLachlan and Wolter. Nays: none. Motion carried 4-0. **Findings:** 

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

Yes: \_\_4\_\_\_ 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 variance. 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 variance. 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 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:	
<b>Recommendation:</b> Based on the findings above, the Planning and Zoning Commission hereby	v
recommends to the Rochelle City Council that the petitioner be granted zoning for the propose	-
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	n
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.	
Colwin, McDaeman and Wolter. 1 days. Holle. Motion carried 4 0.	
Discussion Items: None	
Discussion nems. 10010	
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,	
<b>2021.</b> " A roll call vote was taken. Ayes: Chiavini, Colwill, McLachlan and Wolter. Nays: nor	າe
Motion carried 4-0.	ıc
Wiotion Carried 4-0.	
The Planning and Zoning Commission adjourned at 6:10 p.m.	
The Flamming and Zoming Commission adjourned at 0.10 p.m.	
Michelle Knight	
City of Rochelle	
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.

	1 1	zoning district, but only with a special use permit?
Yes:	No:	
Explanation:		
recommend that the of the following quapprove or deny the give an explanation	e City Council deny the petiestions is "No", then the Co e petition for a special use part. If the answers to all of the	s is "Yes", then the Commission should ition for a special use permit. If the answer to all ommission may recommend that the City Council permit. Each question should state an answer and e questions is "No", but the Commission votes to sion should provide an explanation as to why.
	use detrimental or dangerou No:	us to public health?
Explanation:		
3. Will the propose Yes:	ed use impair property value No:	e in the neighborhood?
Explanation:		

	the proposed use impede the normal development of the surrounding properties?  No:
Expl	anation:
(a) in (b) co (c) in (d) so (e) e	the proposed use:  mpair light and air to adjacent property; ongest public streets; ncrease the risk of fire; ubstantially diminish property values within the vicinity; or ndanger the public health?
Expl	anation:
Recomn	nendation:
	a the findings above, the Planning and Zoning Commission hereby recommends to the 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 b	by the Planning & Zoning Commission:
	Vote:
	CHAIRMAN

# CITY OF ROCHELLE PLANNING & ZONING COMMISSION REPORT OF FINDINGS

**Case No.: PZC-02-22** 

**Applicant:** City of Rochelle

Address: 420 N. 6<sup>th</sup> 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.

Fil	ndings:
1.	Is the proposed text amendment allowed in the proposed zoning district, but only with a special use?  Yes: No:  Explanation:
rection following for the contraction of the contra	the answer to any of the following questions is "Yes", then the Commission should commend that the City Council deny the petition for a special use. If the answer to all of the lowing questions is "No", then the Commission may recommend that the City Council prove or deny the petition for special use. Each question should state an answer and give an planation. If the answer to all of the questions is "No", but the Commission votes to commend 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:

	ne proposed special use impair property value in the neighborhood?  No:
Expla	nation:
Yes: _	ne proposed special use impede the normal development of the surrounding properties?  No: nation:
(a) in	ne proposed special use: pair light and air to adjacent property; ngest public streets;
(c) in (d) su (e) en	crease the risk of fire; bstantially diminish property values within the vicinity; or danger the public health? No:
Expla	nation:
	endation:
	the findings above, the Planning and Zoning Commission hereby recommends to the 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:

	with a special use. If this	nied a special use for the proposed use in an A - Airport, is based on any reason other than a "Yes" response Zoning Commission explains as follows:
Passed by the	e Planning & Zoning Con	nmission:
	Vote:	
	Ayes:	Nays:Abstain:
		CHAIRMAN