

<u>AGENDA</u>

CITY OF ROCHELLE PLANNING AND ZONING COMMISSION MEETING

Monday, June 06, 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. 05/02/2022 Planning and Zoning Commission Meeting Minutes
- IV. **PUBLIC COMMENTARY:**
- V. COMMISSIONER COMMENTS:
- VI. BUSINESS ITEMS:
 - 1. PZC-07-22 City of Rochelle Continuation of Public Hearing to August 1, 2022 Planning and Zoning Commission meeting
 - 2. PZC-08-22 Rochelle Hospitality, LLC Continuation of Public Hearing to August 1, 2022 Planning and Zoning Commission meeting
 - 3. PZC-09-22 Petition of Haywell, LLC for a proposed preliminary and final plat of subdivision for parcel #24-23-401-020. (Public Hearing and Action).
 - 4. PZC-10-22 Petition of City of Rochelle for proposed certain text amendments to the City of Rochelle Zoning Ordinance, Chapter 110 (District Use Classifications) to permit or permit by special use in the I-3 Heavy Industry District. (Public Hearing and Action).

VII. **DISCUSSION ITEMS:**

- 1. Planning and Zoning Commissioner Workshop
- VIII. ADJOURNMENT:

PLANNING & ZONING COMMISSION Monday, May 2, 2022 MINUTES

The Rochelle Planning and Zoning Commission met at 6:00 p.m. on Monday, May 2, 2022 in the Council Chambers of City Hall, 420 N. 6th Street, Rochelle, IL 61068. Present on Roll Call were Board members: McNeilly, Chiavini, Wolter, and Becker. Absent: Myers, Colwill and McLachlan. Non-voting members present: Swinton. There was a quorum of four present. Also present were Michelle Pease. Becker moved, seconded by Chiavini, "I move the minutes of the March 7, 2022 Planning and Zoning Commission meeting as presented be approved." A roll call vote was taken. Ayes: McNeilly, Chiavini, Wolter, and Becker. Nays: none. Motion carried 4-0.

Public Commentary: None **Commissioner Comments:** None

Business Items: Pease stated that a notice was published in the paper and mailed to property owners and that the City of Rochelle has requested to continue their petition. Motion made by Chiavini, seconded by Becker, "I move the Planning and Zoning Commission Continue the Public Hearing to June 6, 2022 regarding the proposed Preliminary and Final Plat of Subdivision for the City of Rochelle located at 1123 N. 7th Street." A roll call vote was taken. Ayes: McNeilly, Chiavini, Wolter and Becker. Nays: none. Motion carried 4-0.

Pease stated that a notice was published in the paper and mailed to property owners and that the Rochelle Hospitality, LLC has requested to continue their petition. Motion made by Chiavini, seconded by Becker, "I move the Planning and Zoning Commission Continue the Public Hearing to June 6, 2022 regarding the proposed Preliminary and Final Plat of Subdivision for the Rochelle Hospitality, LLC located at 1133 N. 7th Street." A roll call vote was taken. Ayes: McNeilly, Chiavini, Wolter and Becker. Nays: none. Motion carried 4-0.

Discussion Items: Wolter suggested the Commissioners get together for a "PZC 101" or some type of class/workshop to become educated on what their roles and responsibilities are as Commissioners. He also stated that he feels the report of findings are confusing. Pease stated that staff is reviewing the report of findings and exploring workshop presenters for PZC Commissioners. There are several new commissioners that would benefit. Also, in the Fall, the process to update the Comprehensive Plan will begin. Several workshops will take place to facilitate that process. These workshops are a great source of information for our PZC Commissioners.

Adjournment: Motion made by Becker, seconded by Chiavini, "I move to adjourn the regularly scheduled meeting of the Planning and Zoning Commission of May 2, 2022." A roll call vote was taken. Ayes: McNeilly, Chiavini, Wolter and Becker. Nays: none. Motion carried 4-0.

The Planning and Zoning Commission adjourned at 6:14 p.m.

Michelle Knight City of Rochelle

CITY OF ROCHELLE PLANNING & ZONING COMMISSION REPORT OF FINDINGS

Date: June 6, 2022 Case No.: PZC-09-22 Applicant: Haywell, LLC

Address: 8th Avenue, Parcel #24-23-401-020

Narrative:

Haywell, LLC has petitioned for a preliminary and final plat of subdivision for the property located at Parcel # 24-23-401-020, which is located on 8th Avenue. The property is zoned I-1, Light Industry.

The purpose is to create a one lot subdivision for the development of a self-storage facility with 6 units.

Fehr Graham developed a preliminary and final plat of subdivision on behalf of Haywell, LLC for a single 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.

Recommendation:

Staff finds the preliminary and final plat of subdivision in general conformance with the Rochelle Municipal Code and recommends approval, subject to the following:

- 1) Final Stormwater management plan be approved by staff.
- 2) Final Engineering be approved by staff.
- 3) The Final Plat being modified where necessary from staff comments prior to recording.
- 4) Posting of required surety prior to the recording of the Final Plat.

Findings:

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

۷.	Yes: No:
	Explanation:
3.	Will the proposed subdivision impair property value in the neighborhood? Yes: No:
	Explanation:
4.	Will the proposed subdivision impede the normal development of the surrounding properties? Yes: No: Explanation:
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: Explanation:
Re	ecommendation:
	used on the findings above, the Planning and Zoning Commission hereby recommends to the ochelle City Council that:
	That the Petitioner be granted a subdivision 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 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) Final Stormwater management plan be approved by staff. 2) Final Engineering being approved by staff.

	3) The Final Plat being modified where necessary from staff comments prior
	to recording.
	4) Posting of required surety prior to the recording of the Final Plat.
	That the Petitioner be denied a subdivision 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:
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	Vote:
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	Ayes:Abstain:
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CHAIRMAN

Section VI, Item 3.

"HAYDEN ADDITION - UNIT 3" **PRELIMINARY PLAT**

NW 1/4 OF SE 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 1 EAST OF 3rd P.M. OGLE COUNTY, ILLINOIS

OWNER / DEVELOPER

HAYWELL LLC RESIDENTIUAL RENTALS

PO BOX 67 ROCHELLE, ILLINOIS 61068 PIN 24-23-401-020

SURVEYOR'S STATEMENT

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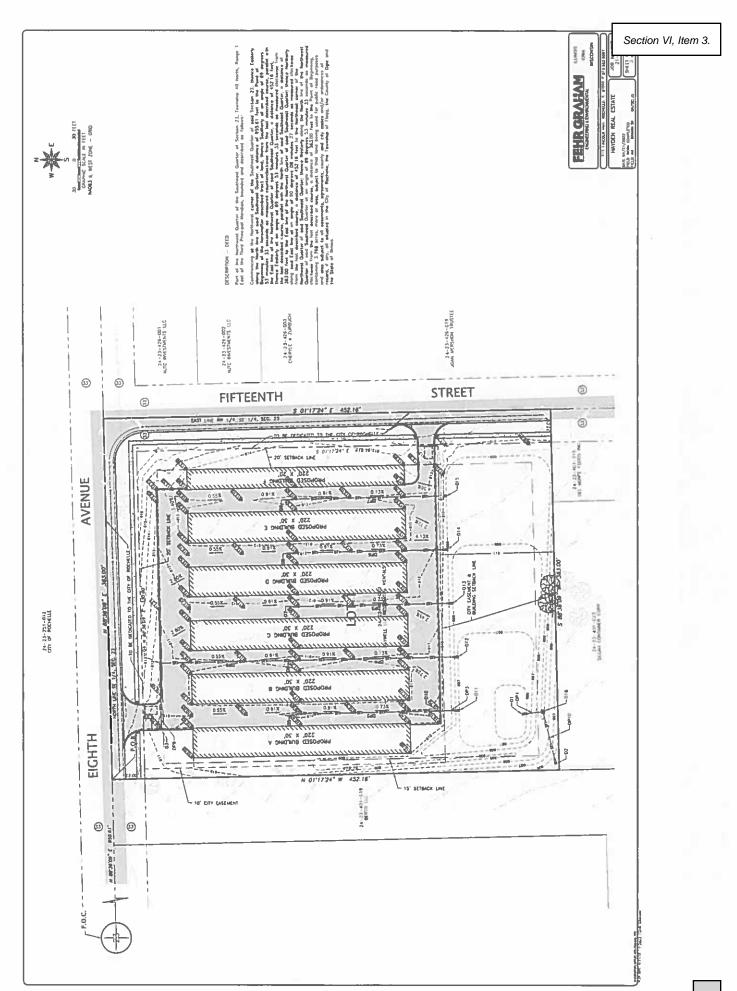
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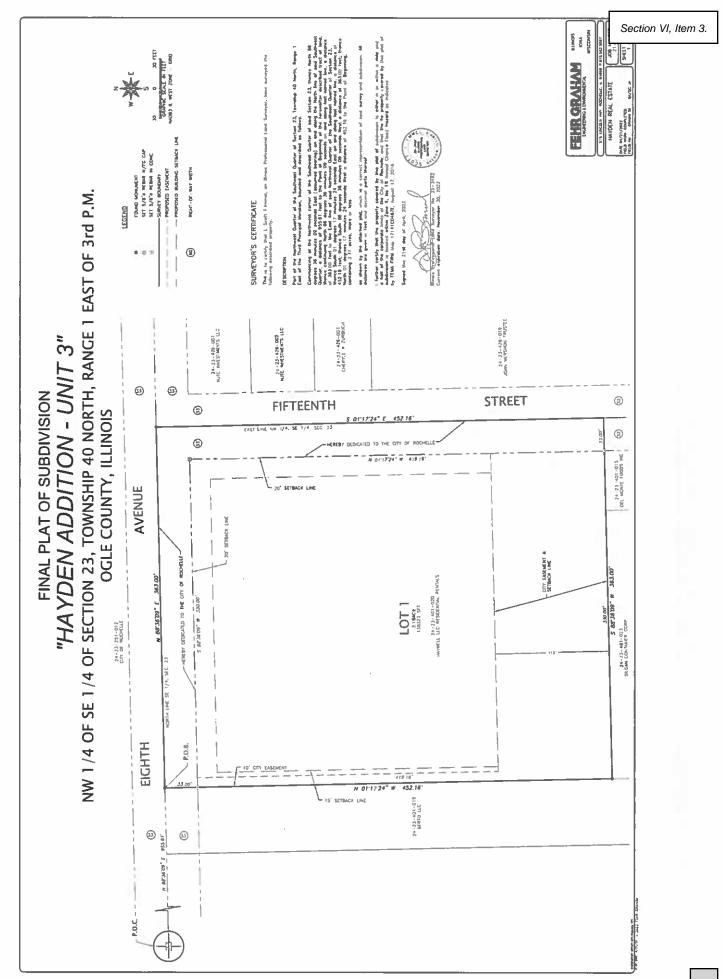
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Section VI, Item 3.

"HAYDEN ADDITION - UNIT 3" FINAL PLAT OF SUBDIVISION

NW 1/4 OF SE 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 1 EAST OF 3rd P.M.

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CITY OF ROCHELLE PLANNING & ZONING COMMISSION REPORT OF FINDINGS

Date: June 6, 2022

Case No.: PZC-10-22

Applicant: City of Rochelle

Address: 420 N. 6th Street, Rochelle, IL 61068

Narrative:

Currently within the City of Rochelle Zoning Ordinance, Chapter 110, Article V, Division 7 (District Use Classifications) certain uses within the I-2, general industry are not permitted in the I-3 heavy industry zoning district. The City of Rochelle is proposing certain text amendments to the Zoning Code, Section 110-160, District Use Classification List, to permit (P) or permit by special use (S) certain land uses within the I-3 to be more consistent with the I-2 zoning district. Those land uses are as follows: Adult regulated use (S), Automobile and/or truck rental (S), Automobile and/or truck repair (S), Greenhouses (P), Manufacturing, general (P), Manufacturing, light (P), Offices, Professional and Business (P), Personal Wireless Services (S), Planned developments (S), Research and development facilities (S), Small Cell Facilities (P), Utilities (S) and Transloading Facilities (P). 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 I-3, Heavy Industry district.

Staff recommends:

As we worked through the process of updating our zoning codes, we simplified our District Classification List (Sec.110-160) to be more general. In the process, several allowable I-3 uses were omitted from the list.

Staff feels that by adding these uses to the zoning code district classification list, this will allow for more versatility within the I-3 heavy industry district. Generally, what is allowed in an I-2 is allowed in an I-3. The distinction between an I-2 and I-3 is intermodal and transloading operations. These are only allowed in an I-3 zone. Staff is presenting the proposed text amendment.