



AGENDA
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 proposed 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.

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

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 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) <u>Final Stormwater management plan be approved by staff.</u>
2) <u>Final Engineering being approved by staff.</u> |

- 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:

Passed by the Planning & Zoning Commission: _____

Vote:

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

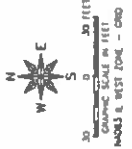
CHAIRMAN

Section VI, Item 3.

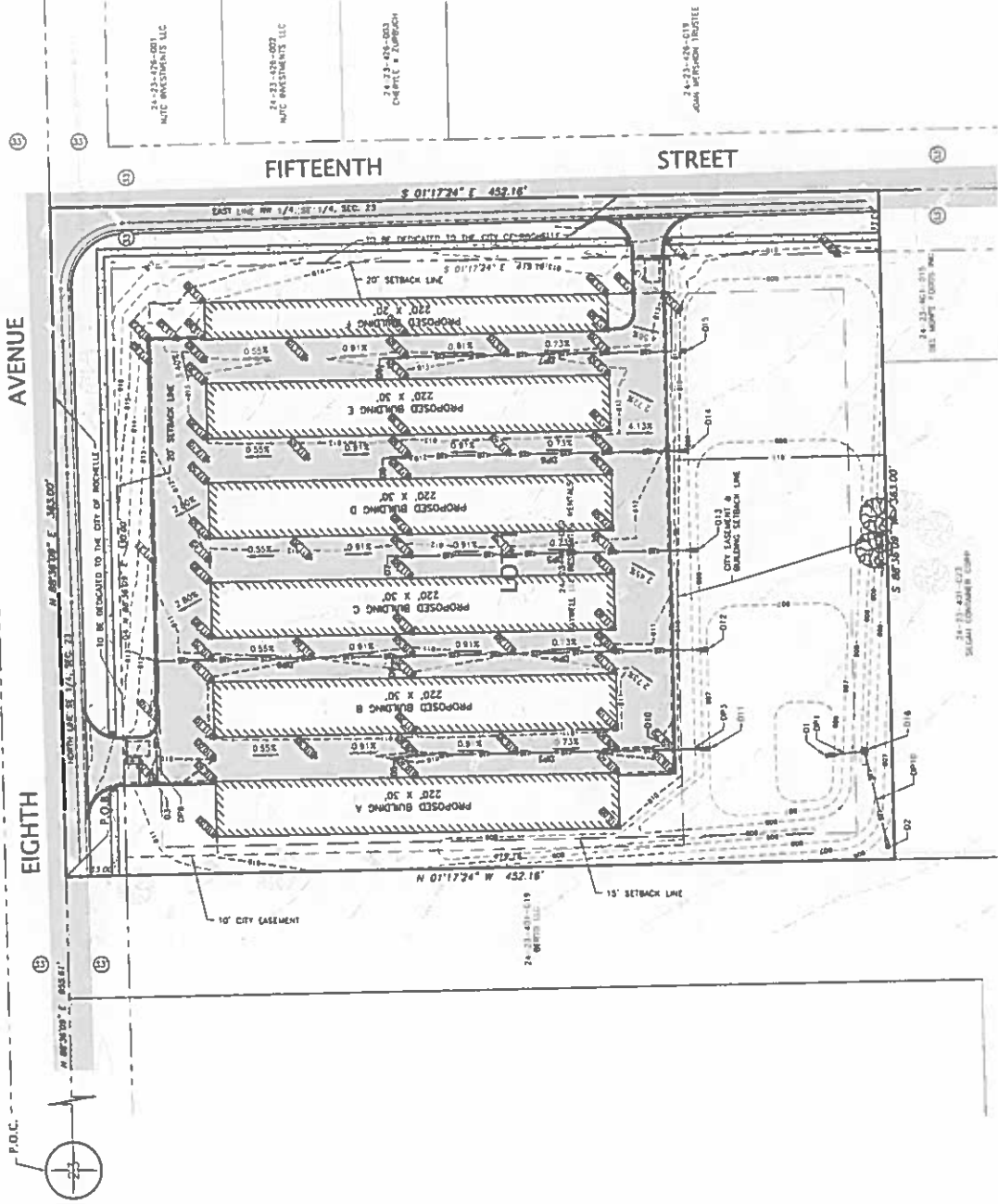
1992

2.9 miles down the

6



24-23-231-011
CITY OF ROCKWELL



FIFTEENTH STREET

AVENUE

EIGHTH

24-23-429-001
MTC INVESTMENTS LLC

24-23-429-002
MTC INVESTMENTS LLC

24-23-429-003
CIVILIC & JORDAN

24-23-429-019
JOHN WERTSCH TRUSTEE

DESCRIPTION - DEED
Part of the Northwest Quarter of the Southeast Quarter of Section 23, Township 43 North, Range 2 East of the Tenth Principal Meridian, bounded and described as follows:
Commencing at the northeast corner of the Southeast Quarter of Section 23, bearing S 01°17'24\"/>

FEHR GRAHAM SURVEYING & ENGINEERING	
111 LOCUST NW, ROCKWELL, E 080° 17' 34.52\"/>	24-23-429-019
HAYDEN REAL ESTATE	
DATE: 04/27/2022	SHEET: 1
BY: [Signature]	DATE: 04/27/22

10

OWNER'S CERTIFICATE

Over the years, the lands have been repurposed as city parks, playgrounds, and other public uses. The city has also been successful in securing additional funding for the park, including a grant from the National Endowment for the Arts. The city has also been successful in securing additional funding for the park, including a grant from the National Endowment for the Arts.

2019-2020

NOTARY CERTIFICATE

A a salary public, in and for said County, in said State

500

ENGINEER AND OWNERS DRAINAGE CERTIFICATE

Pursuant to 76S-823 JDS/7, the survey certifies that to the best of our knowledge and belief, the provisions of surface water will not be changed by the construction at that location. The project will not require the collection and diversion of such surface waters. Adequate provisions have been made for the collection and diversion of such surface waters near each river/creek area, public use areas, or drains which the subdivision has the right to use, and that such surface waters will not be deposited on the property or adjoining lands in such concentrations as may cause damage to the adjoining property because of the construction of the subdivision.

Professional Engineer _____ (Seal)

Springer

This is to certify that, in the book of my homestead, the property described in the foregoing Surveyor's Certificate, which will be known as "NAD and NAR (N - 24) 3456789", is located within the boundaries of the following school district:

(Continued)

STATE OF ALABAMA)
COUNTY OF BIRMINGHAM) ss.:

Oct-4

Trace Number:

[illegible][illegible]

800-441-4444
Sect194lawr.

(1) STATE OF MISSISSIPPI

(2)

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Berkeley that the said license be granted and approved subject to the provisions of all applicable ordinances of the City of Berkeley.

Mr. Clerk:

STATE OF ILLINOIS)
) ss:
COUNTY OF COLE)

2
1
1

CONTRIBUTE AS TO SPECIAL ASSESSMENTS

2000

Source: *Author's calculations*.

Specialty topics in review:

STATE OF ALABAMA
(53)

Abstract

County Record

[illegible][illegible]

The City shall not be responsible for replacement of any such buildings, structures, pavements, or sidewalks, fences, signs, trees, shrubs, plants and vegetation or landscaping removed or damaged during exercise of the Eminent Domain and Relocation Rights. Replacement of items so removed or damaged shall be the responsibility of the item owner.

Notwithstanding the foregoing, the City acknowledges and agrees that landowner shall retain the right to assign and maintain permanent drive easels over and across the portions of the City I owned for access, ingress and egress to and from the property in public and private right of ways adjacent thereto, subject to the City's obligation to repair or replace any damages to such improvements caused by the City in the section of Rte 918s hereunder

Fehr & Graham
ENGINEERS & ENVIRONMENTAL
SCIENTISTS

215 LINCOLN HWY., ROCKFELLER, IL 60089 • 815.544.0057

JOB #	215
SHEET #	2
DATE	06/11/2007
DRAWN BY	KRISTEN L. GRIFFIN
CHECKED BY	DAVID J. GRAHAM

**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.