



AGENDA
CITY OF ROCHELLE
PLANNING & ZONING COMMISSION

Monday, March 06, 2023 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.](#) 12-05-2022 Planning and Zoning Commission Meeting Minutes
- IV. **PUBLIC COMMENTARY:**
- V. **COMMISSIONER COMMENTS:**
- VI. **BUSINESS ITEMS:**
- VII. **DISCUSSION ITEMS:**
 - 1. Comprehensive Plan
- 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 meetings.

PLANNING & ZONING COMMISSION
Monday, December 5, 2022
MINUTES

The Rochelle Planning and Zoning Commission met at 6:00 p.m. on Monday, December 5, 2022 in the Council Chambers of City Hall, 420 N. 6th Street, Rochelle, IL 61068. Present on Roll Call were Board members: Colwill, McKibben, McLachlan, McNeilly, Myers, Swinton and Wolter. Absent: None. Non-voting members absent: None. There was a quorum of seven present. Also present were Michelle Knight, Geoff Starr, Jeff Fiegenschuh, City Attorney Dom Lanzito and Mayor Bearrows. McLachlan moved, seconded by Colwill, **“I move the minutes of the October 3, 2022 Planning and Zoning Commission meeting as presented be approved.”** A roll call vote was taken. Ayes: Colwill, McKibben, McLachlan, McNeilly, Myers, Swinton and Wolter. Nays: none. Motion carried 7-0.

Public Commentary: None

Commissioner Comments: Commissioners complimented the City on the Christmas decorations, the parade and lighting of the Christmas tree. Commissioners also stated that they appreciate the annual report from the City Manager.

Business Items:

1) PZC-17-22 Tyler Christopherson variance of lot coverage. Knight 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 variance of lot coverage for the property located at 115 S. 10th Street.”** A roll call vote was taken. Ayes: Colwill, McKibben, McLachlan, McNeilly, Myers, Swinton and Wolter. Nays: none. Motion carried 7-0. The petitioner is seeking a proposed variance of lot coverage for a patio located at 115 S. 10th Street. The property is zoned R5, multi-family high density residential. The petitioner would like to extend their existing patio with the intention of adding an addition to their house in place of the current patio next year. The petitioner is currently over the allowed lot coverage by 5% and are requesting an additional 3% with the addition of the proposed variance for a patio. **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. Mr. Tyler Christopherson was present to answer any questions regarding the petition for a variance of lot coverage. Motion made by McKibben, seconded by McLachlan: **“I move the Planning and Zoning Commission close the Public Hearing.”** A roll call vote was taken. Ayes: Colwill, McKibben, McLachlan, McNeilly, Myers, Swinton and Wolter. Nays: none. Motion carried 7-0.

Findings:

1. Is the proposed variance detrimental or dangerous to public health?
Yes: _____ No: 7
Explanation: _____
2. Will the proposed variance impair property value in the neighborhood?
Yes: _____ No: 7

Explanation: _____

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

Yes: _____ No: 7

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: 7

Explanation: _____

Recommendation:

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

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

Motion made by McKibben, seconded by Swinton, **“I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed variance of lot coverage for the property located at 115 S. 10th Street, based on the report of findings.”** A roll call vote was taken. Ayes: Colwill, McKibben, McLachlan, McNeilly, Myers, Swinton and Wolter. Nays: none. Motion carried 7-0.

2) PZC-18-22 City of Rochelle text amendment to the Rochelle Zoning Ordinance. Knight stated that a notice was published in the paper. Motion made by McLachlan, seconded by McNeilly, **“I move the Planning and Zoning Commission open the Public Hearing regarding the proposed text amendment to the City of Rochelle Zoning Ordinance, Chapter 110, Division 7 (District Use Classifications) to permit warehousing by special use in the B-2 Commercial Highway District.”** A roll call vote was taken. Ayes: Colwill, McKibben, McLachlan, McNeilly, Myers, Swinton and Wolter. Nays: none. Motion carried 7-0. Currently within the City of Rochelle Zoning Ordinance, Article V, Division 7 (District Use Classifications) warehousing is not allowed within the B2 Commercial Highway district. The City of Rochelle is proposing a text amendment to the Zoning Code, Section 110-160, District Use Classification List, to permit by special use warehousing in the B2. 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 warehousing in a B2 Commercial Highway District with a special use. Motion made by Myers, seconded by McLachlan: **“I move the Planning and Zoning Commission close the Public Hearing.”** A roll call vote was taken. Ayes: Colwill, McKibben, McLachlan, McNeilly, Myers, Swinton and Wolter. Nays: none. Motion carried 7-0.

Findings:

1. Does the proposed text amendment assist with the Comprehensive Plan, future growth and/or land use?

Yes: 7 No: _____

Explanation: _____

2. Will the proposed text amendment adversely affect the public health, safety, or general welfare?
 Yes: _____ No: 7
 Explanation: _____
3. Does the proposed text amendment assist with changing development, planning concepts, technological, or economic conditions in the areas affected?
 Yes: 6 No: 1
 Explanation: _____
4. Will the proposed amendment impede the normal development of the surrounding properties within the zoning district?
 Yes: _____ No: 7
 Explanation: _____

Recommendation:

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

7 That the Petitioner be granted a text amendment for the proposed Zoning Code, Section 110-160, District Use Classification List, without conditions other than the other applicable requirements of the Rochelle Municipal Code.

Motion made by Myers, seconded by McLachlan, **“I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed text amendment to the City of Rochelle Zoning Ordinance, Chapter 110, Division 7 (District Use Classifications) to permit warehousing by special use in the B-2 Commercial Highway District, based on the report of findings.”** A roll call vote was taken. Ayes: Colwill, McKibben, McLachlan, McNeilly, Myers, Swinton and Wolter. Nays: none. Motion carried 7-0.

3) PZC-19-22 Wirtz Realty Corporation special use for warehousing in a B-2. Knight 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 special use for warehousing in a B2 for the property located at 1380 N. 7th Street.”** A roll call vote was taken. Ayes: Colwill, McKibben, McLachlan, McNeilly, Myers, Swinton and Wolter. Nays: none. Motion carried 7-0. The petitioner is seeking a proposed special use permit for warehousing for the property located at 1380 N. 7th Street. An existing 12,500 square foot building, formerly used as a car dealership and currently vacant, is proposed to become a warehouse with office space. The subject property is zoned B-2, Commercial Highway. Pending Council approval of a text amendment to allow warehousing with a special use in a B2 Highway Commercial Zone, Division 7, Sec. 110-160 District Use Classification List would be updated to allow warehousing in a B2 Commercial Highway District with a special use. Mr. Bruce Goldsmith, representing Wirtz Realty, provided a PowerPoint presentation. Mr. Goldsmith and Mr. Don Vitek with Wirtz Realty were available to answer any questions. Motion made by McKibben, seconded by Myers: **“I move the Planning and Zoning Commission close the Public Hearing.”** A roll call vote was taken. Ayes: Colwill, McKibben, McLachlan, McNeilly, Myers, Swinton and Wolter. Nays: none. Motion carried 7-0. Commissioners discussed whether restrictions should be placed on the special use. City Manager Jeff Fiegenschuh pointed out that both roads affected by the proposed warehouse are truck routes; one being a County road and one being a State highway.

Findings:

1. Is the proposed special use detrimental or dangerous to public health?
 Yes: _____ No: 7
 Explanation: _____
2. Will the proposed special use impair property value in the neighborhood?
 Yes: _____ No: 7
 Explanation: _____
3. Will the proposed special use impede the normal development of the surrounding properties?
 Yes: _____ No: 7
 Explanation: _____
4. 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: 7
 Explanation: _____

Recommendation:

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

7 That the Petitioner be granted a special use for the proposed use at the Subject Property, without conditions other than the other applicable requirements of the Rochelle Municipal Code.

Motion made by Myers, seconded by McLachlan, **“I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed special use for warehousing in a B2 Commercial Highway District for the property located at 1380 N. 7th Street, based on the report of findings.”** A roll call vote was taken. Ayes: Colwill, McKibben, McLachlan, McNeilly, Myers and Swinton. Nays: Wolter. Motion carried 6-1.

Discussion Items: None

Adjournment: Motion made by McKibben, seconded by McLachlan, **“I move to adjourn the regularly scheduled meeting of the Planning and Zoning Commission of December 5, 2022.”** A roll call vote was taken. Ayes: Colwill, McKibben, McLachlan, McNeilly, Myers, Swinton and Wolter. Nays: none. Motion carried 7-0.

The Planning and Zoning Commission adjourned at 6:43 p.m.

Michelle Knight
City of Rochelle