



**AGENDA**  
**CITY OF ROCHELLE**  
**PLANNING & ZONING COMMISSION**

**Monday, July 03, 2023 at 6:00 PM**

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

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- I. **CALL TO ORDER:**
- II. **ROLL CALL:**
- III. **APPROVE/ACCEPT MINUTES:**
  - 1. 06/05/2023 Planning and Zoning Commission Meeting Minutes
- IV. **PUBLIC COMMENTARY:**
- V. **COMMISSIONER COMMENTS:**
- VI. **BUSINESS ITEMS:**
- VII. **DISCUSSION ITEMS:**
  - 1. Comprehensive Plan Workshop #4
    - A. Chapter 8 Watershed Management
    - B. Chapter 9 Economic Development
    - C. Chapter 10 Plan Implementation
- VIII. **ADJOURNMENT:**

Anyone interested in participating in public commentary remotely should contact Michelle Knight at [mknight@rochelleil.us](mailto: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 in Public Meetings.



**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Monday, June 5, 2023**

- I. **CALL TO ORDER:** The meeting was called to order at 6:00 p.m.
- II. **ROLL CALL:** Present were Commissioners Colwill, McKibben, McLachlan, McNielly, Myers, Swinton and Wolter. Absent: None. Also present were Michelle Pease, Michelle Knight, Geoff Starr, Molly Sedig and Casey Heuer.
- III. **APPROVE/ACCEPT MINUTES:** McKibben moved, seconded by Swinton, **“I move the minutes of the May 1, 2023 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.
- IV. **PUBLIC COMMENTARY:** None.
- V. **COMMISSIONER COMMENTS:** McLachlan thanked staff for sending out maps.

**VI. BUSINESS ITEMS:**

1. **PZC-01-23 Petition of Willis Senior Lofts Limited Partnership for a proposed preliminary and final plat of subdivision for the property located at 400-420 Willis Ave., parcel numbers 24-36-127-003, 24-36-127-004 and 24-36-127-005.** Pease stated that a notice was published in the paper and mailed to property owners. Motion made by McKibben, seconded by McLachlan, **“I move the Planning and Zoning Commission open the Public Hearing regarding the proposed preliminary and final plat of subdivision for Willis Senior Lofts Limited Partnership for the property located at 400 – 420 Willis Ave.”** A roll call vote was taken. Ayes: Colwill, McKibben, McLachlan, McNeilly, Myers, Swinton and Wolter. Nays: none. Motion carried 7-0. Willis Senior Lofts Limited Partnership have petitioned to subdivide the property located at 400 – 420 Willis Avenue, Parcels 24-36-127-003; 24-36-127-004; 24-36-127-005. The property is zoned R-5 Multi Family High Density Residential and is approximately 2.037 acres. I move the Planning and Zoning Commission open the Public Hearing regarding the proposed preliminary and final plat of subdivision for Willis Senior Lofts Limited Partnership for the property located at 400 – 420 Willis Ave. The purpose of subdividing is to combine the three parcels into one for a multi-family senior housing development for those aged 55 and older. The proposed development is for a four-story building with 60 units. This development is an allowable use within the R-5 Multi Family High Density Residential district and only a subdivision is required. Manhard Consulting developed a preliminary and final plat of subdivision on behalf of Willis Senior Lofts Limited Partnership for a one 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. Staff is presenting the preliminary and final plat of subdivision subject to final City staff review and comments. Submission of the surety for public land improvements as required by Rochelle Municipal Code to be reviewed and approved by the City Engineer. Hume An, Vice President of Lincoln Avenue Capital, Donny Manhard and Andrew Annulis, Engineers with Manhard were present to answer questions. Motion made by McLachlan, 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.

**Findings:**

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

Yes: 7 No: \_\_\_\_\_

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: 7

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

Yes: \_\_\_\_\_ No: 7

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

Yes: \_\_\_\_\_ No: 7

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: 1 No: 6

Explanation: Impaired lighting was an expressed concern due to the 4 story building.

Recommendation:

Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council 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. Subject to final City staff review and comments of preliminary and final plats
- 2. Submission of the surety for public land improvements as required by Rochelle Municipal Code to be reviewed and approved by the City Engineer.

Motion made by Myers, seconded by Colwill, **“I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed preliminary and final plat of subdivision for Willis Senior Lofts Limited Partnership for the property located at 400 – 420 Willis Ave, 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-02-23 Petition of The City of Rochelle and Ogle Lee Fire Protection District for a proposed special use for a Government Multi Use Training Facility in the I-1 Light Industry District for the property located at 920 S. Main St.** Motion made by McLachlan, seconded by McKibben, **“I move the Planning and Zoning Commission open the Public Hearing regarding the proposed special use for a government multi use training facility in the I-1 light industry district for the property located at 920 S. Main 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 a government multi use training facility for the property located at 920 S. Main Street, parcel #24-25-476-019. The property is approximately 12.06 acres and is currently vacant land. The subject property is zoned I-1 Light Industry. Per Division 7, Sec. 110-160 District Use Classification List, a government facility in an I-1 requires a special use. Dave Sawlsville, Fire Chief and Lance Noggle, President of the Ogle Lee Fire Protection District were present to answer questions. 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 special use detrimental or dangerous to public health?

Yes: \_\_\_\_\_ No: 7

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

Yes: \_\_\_\_\_ No: 7

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

Yes: \_\_\_\_\_ No: 7

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

Recommendation:

Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council 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. Motion made by McKibben, seconded by Myers, **“I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed special use for a government multi use training facility in the I-1 light industry district for the property located at 920 S. Main 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.

**3. PZC-03-23 Petition of the City of Rochelle for a proposed preliminary and final plat of subdivision for the property located at 916 S. Main St., parcel number 24-25-427-001.** Motion made by McLachlan, seconded by McKibben, **“I move the Planning and Zoning Commission open the Public Hearing regarding the proposed preliminary and final plat of subdivision for the City of Rochelle for the property located at 916 S. Main Street.”** A roll call vote was taken. Ayes: Colwill, McKibben, McLachlan, McNeilly, Myers, Swinton and Wolter. Nays: none. Motion carried 7-0. The City of Rochelle has petitioned to subdivide the property located at 916 S. Main Street, Parcel # 24-25-427-001. The purpose of subdividing is to re-subdivide the 2.855-acre parcel into a one lot subdivision, as well as dedicate right of way and easements for use by the City of Rochelle. The property is zoned I-1 Light Industry. The proposed name of the subdivision is Veterans Parkway Industrial Park. Survey Tech developed a preliminary and final plat of subdivision on behalf of the City, for a one lot subdivision with right of way and 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. Staff is presenting the preliminary and final plat for a one lot subdivision with dedicated right of way and easements subject to final City staff review and comments. Submission of the surety for public land improvements as required by Rochelle Municipal Code to be reviewed and approved by the City Engineer. Sam Tesreau, City Engineer was present to answer questions. Motion made by McLachlan, seconded by McKibben, **“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 subdivision allowed in the proposed zoning district?

Yes: 7 No: \_\_\_\_\_

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: 7

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

Yes: \_\_\_\_\_ No: 7

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

Yes: \_\_\_\_\_ No: 7

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: 7

Recommendation:

Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council 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. Subject to final City staff review and comments of preliminary and final plats.
- 2. Submission of the surety for public land improvements as required by Rochelle Municipal Code to be reviewed and approved by the City Engineer. Motion made by McKibben, seconded by McLachlan, **“I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed preliminary and final plat of subdivision for the City of Rochelle for the property located at 916 S. Main 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.

**VII. DISCUSSION ITEMS:** Pete Iosue with Teska was present to review the updates to chapters 6 and 7.

- 1. Comprehensive Plan Workshop #3
  - A. Chapter 6 Community Facilities and Services Plan
  - B. Chapter 7 Utility Plan

**VIII. ADJOURNMENT:** Motion made by McLachlan, seconded by Swinton, **“I move to adjourn the regularly scheduled meeting of the Planning and Zoning Commission of June 5, 2023.”** 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 7:24 p.m.

Michelle Knight  
City of Rochelle