



AGENDA
CITY OF ROCHELLE
PLANNING AND ZONING COMMISSION
MEETING

Monday, August 01, 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.](#) 06-06-2022 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 September 6, 2022 Planning and Zoning Commission Meeting
 - 2. PZC-08-22 Rochelle Hospitality, LLC - Continuation of Public Hearing to September 6, 2022 Planning and Zoning Commission Meeting
 - [3.](#) PZC-11-22 Petition of Teresa Petry for a proposed special use and variance for signage for the property located at 407 Lincoln Hwy. (Public Hearing and Action).
- VII. **DISCUSSION ITEMS:**
 - 1. American Planning Association to conduct training for the Planning and Zoning Commissioners. (The training will take place in the lower-level conference center at City Hall.)
- VIII. **ADJOURNMENT:**

PLANNING & ZONING COMMISSION
Monday, June 6, 2022
MINUTES

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

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 McLachlan, seconded by Becker, **“I move the Planning and Zoning Commission Continue the Public Hearing to August 1, 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, Myers, Colwill, Wolter, Becker and McLachlan. Nays: none. Motion carried 7-0.

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 Becker, seconded by McLachlan, **“I move the Planning and Zoning Commission Continue the Public Hearing to August 1, 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, Myers, Colwill, Wolter, Becker and McLachlan. Nays: none. Motion carried 7-0.

PZC-09-22 Haywell, LLC preliminary and final plat of subdivision. Pease stated that a notice was published in the paper and mailed to property owners. Motion made by Becker, seconded by McLachlan, **“I move the Planning and Zoning Commission open the Public Hearing regarding the proposed preliminary and final plat of subdivision for Haywell, LLC located on 8th Avenue, parcel 24-23-401-020.”** A roll call vote was taken. Ayes: McNeilly, Chiavini, Myers, Colwill, Wolter, Becker and McLachlan. Nays: none. Motion carried 7-0. 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. 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.

Motion made by Colwill, seconded by Myers: **“I move the Planning and Zoning Commission close the Public Hearing.”** A roll call vote was taken. Ayes: McNeilly, Chiavini, Myers, Colwill, Wolter, Becker and McLachlan. Nays: none. Motion carried 7-0.

Findings:

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

Yes: 7 No: _____ Abstain: _____ 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 subdivision detrimental or dangerous to public health?

Yes: _____ No: 7 Abstain: _____ Explanation: _____

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

Yes: _____ No: 7 Abstain: _____ Explanation: _____

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

Yes: _____ No: 7 Abstain: _____ 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: 7 Abstain: _____ Explanation: _____

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) 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.

Motion made by Myers, 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 Haywell, LLC located on 8th Avenue, parcel 24-23-401-020, based on the report of findings.”** A roll call vote was taken. Ayes: McNeilly, Chiavini, Myers, Colwill, Wolter, Becker and McLachlan. Nays: none. Motion carried 7-0.

PZC-10-22 City of Rochelle text amendments to the City of Rochelle Zoning Ordinance, Chapter 110 (District Use Classifications). Pease stated that a notice was published in the paper. Motion made by Becker, seconded by Myers, **“I move the Planning and Zoning Commission open the Public Hearing regarding the proposed amendments to Chapter 110.”** A roll call vote was taken. Ayes: McNeilly, Chiavini, Myers, Colwill, Wolter, Becker and McLachlan. Nays: none. Motion carried 7-0. 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. 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. 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: McNeilly, Chiavini, Myers, Colwill, Wolter, Becker and McLachlan. Nays: none. Motion carried 7-0. Motion made by Myers, seconded by McLachlan, **“I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed amendment to Chapter 110.”** A roll call vote was taken. Ayes: McNeilly, Chiavini, Myers, Colwill, Wolter, Becker and McLachlan. Nays: none. Motion carried 7-0.

Discussion Items: A training through APA has been scheduled for the August 1st P&Z meeting. Commissioners were asked if they have any specific topics they would like to be covered during the training to please email Pease or Knight. Commissioners were reminded that the July P&Z meeting is cancelled.

Adjournment: Motion made by Colwill, seconded by Becker, **“I move to adjourn the regularly scheduled meeting of the Planning and Zoning Commission of June 6, 2022.”** A roll call vote was taken. Ayes: McNeilly, Chiavini, Myers, Colwill, Wolter, Becker and McLachlan. Nays: none. Motion carried 7-0.

The Planning and Zoning Commission adjourned at 6:28 p.m.

Michelle Knight
City of Rochelle

**CITY OF ROCHELLE
PLANNING & ZONING COMMISSION
REPORT OF FINDINGS**

Case No.: PZC-11-22
Applicant: Teresa Petry and Erik Petry
Address: 407 Lincoln Hwy., Rochelle, Illinois 61068

Narrative:

The petitioner is seeking a special use permit for a three-dimensional, lighted roof top sign on the back of their building. They are also requesting a variance for a three-dimensional sign, which will cover more than the allowed area and extend past the top of their existing awning on the front of their building. The subject property is zoned B1, Commercial Central Business.

Per Section 110-365 (10) Roof signs, a roof sign shall only be allowed by the granting of a Special Use Permit by the City Council upon a recommendation received by the Planning and Zoning Commission. Per Section 110-369 "Awning Signs (2) Size", Eighty (80%) percent of maximum valance area for copy and graphics on valance. (3) "Additional Regulations": (a) One sign is permitted per awning top surface area. (c) Awning with signs and awning signs shall be generally aligned with awning and awning signs that are attached to adjacent storefronts or buildings to maintain a sense of visual continuity.

Staff recommends

Staff recommends consideration of the special use and variance of signage.

Findings:

1. Is the proposed use allowed in the proposed zoning district, but only with a special use permit?

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 special use permit. 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 special use permit. Each question should state an answer and give an explanation. If the answers 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 use detrimental or dangerous to public health?

Yes: _____

No: _____

Explanation: _____

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

Yes: _____ No: _____

Explanation: _____

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

Yes: _____ No: _____

Explanation: _____

5. Will the proposed 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: _____

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 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 by the Planning & Zoning Commission: _____

Vote:

Ayes: _____ Nays: _____ Abstain: _____

CHAIRMAN

Findings:

1. Is the proposed variance 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 special use permit. 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 special use permit. Each question should state an answer and give an explanation. If the answers 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 variance detrimental or dangerous to public health?

Yes: _____ No: _____

Explanation: _____

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

Yes: _____ No: _____

Explanation: _____

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

Yes: _____ No: _____

Explanation: _____

5. 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: _____

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 variance 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 variance 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 variance 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