



AGENDA
CITY OF ROCHELLE
PLANNING & ZONING COMMISSION

Tuesday, September 05, 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. 08-07-2023 Planning and Zoning Commission Meeting Minutes
- IV. **PUBLIC COMMENTARY:**
- V. **COMMISSIONER COMMENTS:**
- VI. **BUSINESS ITEMS:**
 - 1. PZC-05-23 Petition of Rose Ball for a variance of lot coverage for the property located at 315 N. 11th St., parcel number 24-24-351-002. (Public Hearing and Action).
- VII. **DISCUSSION ITEMS:**
- 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 Public Meetings.



MINUTES
CITY OF ROCHELLE
PLANNING & ZONING COMMISSION
Monday, August 07, 2023

- I. **CALL TO ORDER:** The meeting was called to order at 6:00 p.m. Motion made by Myers, seconded by McKibben. **"I move to appoint Dennis Swinton as acting Pro Tem Chair."** Ayes: Swinton, McNeilly, Colwill, Myers and McKibben. Nays: None. Motion carried 5-0.
- II. **ROLL CALL:** Present were Commissioners Swinton, McNeilly, Colwill, Myers and McKibben. Absent: Wolter and McLachlan. There was a quorum of 5 present. Also present were Michelle Knight and Michelle Pease.
- III. **APPROVE/ACCEPT MINUTES:** McKibben moved, seconded by Myers, **"I move the minutes of the July 3, 2023 Planning and Zoning Commission meeting as presented be approved."** Ayes: Swinton, McNeilly, Colwill, Myers and McKibben. Nays: None. Motion carried 5-0.
- IV. **PUBLIC COMMENTARY:** None
- V. **COMMISSIONER COMMENTS:** None
- VI. **BUSINESS ITEMS:**

1. PZC-04-23 Petition of Central Bank Illinois for a proposed preliminary and final plat of subdivision for the property located at 340 and 400 May Mart Drive, parcel numbers 24-24-127-053 and 24-24-127-057. Pease 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 preliminary and final plat of subdivision for Central Bank Illinois for the property located at 340 and 400 May Mart Drive."** Ayes: Swinton, McNeilly, Colwill, Myers and McKibben. Nays: None. Motion carried 5-0. Central Bank Illinois has petitioned to subdivide the property located at 340 May Mart Drive and 400 May Mart Drive, Parcels 24-24-127-053 and 24-24-127-057. The properties are zoned B2 Commercial Highway and total approximately 1.394 acres. The purpose of subdividing is to combine the Central Bank parcel (#24-24-127-053) with the parking lot portion of the radio station parcel (#24-24-127-057) into one lot. The radio station does not have a need for the entire parking lot and does not want to bear the cost of the needed repairs. Central Bank currently utilizes the radio stations parking lot. Survey-Tech developed a preliminary and final plat of subdivision on behalf of Central Bank Illinois 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. Jeff Glen with Central Bank was present to answer any questions. Brenna Francisko with Eastern Iowa Grain Inspection, a neighboring property, attended via phone. Motion made by Myers, seconded by Colwill, **"I move the Planning and Zoning Commission close the Public Hearing."** Ayes: Swinton, McNeilly, Colwill, Myers and McKibben. Nays: None. Motion carried 5-0.

Findings:

- 1. Is the proposed subdivision allowed in the proposed zoning district?
Yes: 5 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: 5
- 3. Will the proposed subdivision impair property value in the neighborhood?
Yes: _____ No: 5
- 4. Will the proposed subdivision impede the normal development of the surrounding properties?
Yes: _____ No: 5
- 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: 5

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 McKibben, **“I move the Planning and Zoning Commission recommend to the City Council that it approve the proposed preliminary and final plat of subdivision for Central Bank Illinois for the property located at 340 and 400 May Mart Drive, based on the report of findings.”** Ayes: Swinton, McNeilly, Colwill, Myers and McKibben. Nays: None. Motion carried 5-0.

VII. DISCUSSION ITEMS: None

VIII. ADJOURNMENT: Motion made by Myers, seconded by Colwill, **“I move to adjourn the regularly scheduled meeting of the Planning and Zoning Commission of August 7, 2023.”** Ayes: Swinton, McNeilly, Colwill, Myers and McKibben. Motion carried 5-0. The Planning and Zoning Commission adjourned at 6:11 p.m.

Michelle Knight
City of Rochelle

CITY OF ROCHELLE
PLANNING & ZONING COMMISSION
REPORT OF FINDINGS

Date: September 5, 2023
Case No.: PZC-05-23
Applicant: Doug and Rose Ball
Address: 315 N. 11th Street, Parcel 24-24-351-002

Narrative:

The petitioner is seeking a variance of lot coverage for a proposed deck and driveway for the property located at 315 N. 11th Street. The property is zoned R3, single family high density residential. Currently, the lot is covered approximately 44%. The petitioner is requesting to cover approximately 63%, which is an additional 19% lot coverage with the proposed deck and driveway.

The petitioner is requesting a variance to provide current and future improved access for handicap family members by installing a deck, which would be elevated above ground level and would reduce the amount of drop off from the back door to the ground level.

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.

After a duly noticed public hearing, the City of Rochelle Planning & Zoning Commission will consider all the relevant evidence presented at said hearing on September 5, 2023.

Staff Presents

Staff is presenting the request for a variance of lot coverage.

Findings:

1. Is the proposed variance detrimental or dangerous to public health?
Yes: _____ No: _____

Explanation: _____

2. Will the proposed variance impair property value in the neighborhood?
Yes: _____ No: _____

Explanation: _____

3. Will the proposed variance impede the normal development of the surrounding properties?
Yes: _____ No: _____

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: _____

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 Subject Property, without conditions other than the other applicable requirements of the Rochelle Municipal Code.

_____ That the Petitioner be granted a variance for 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 Subject Property. If this is based on any reason other than a “Yes” response above, the Planning and Zoning Commission explains as follows:
