



**AGENDA**  
**CITY OF ROCHELLE**  
**PLANNING AND ZONING COMMISSION**  
**MEETING**

**Monday, December 05, 2022 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.](#) 10-03-2022 Planning and Zoning Commission Meeting Minutes
- IV. **PUBLIC COMMENTARY:**
- V. **COMMISSIONER COMMENTS:**
- VI. **BUSINESS ITEMS:**
  - [1.](#) PZC-17-22 Petition of Tyler Christopherson for a proposed variance of lot coverage for the property located at 115 S. 10th Street. (Public Hearing and Action).
  - [2.](#) PZC-18-22 Petition of the City of Rochelle for proposed certain text amendments to the City of Rochelle Zoning Ordinance, Chapter 110, Article V, Division 7 (District Use Classifications) to permit by special use in the B-2 Commercial Highway District. (Public Hearing and Action).
  - [3.](#) PZC-19-22 Petition of Wirtz Realty Corporation for a proposed special use for warehousing in a B2 for the property located at 1380 N. 7th Street. (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](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 at Public Meetings.

**PLANNING & ZONING COMMISSION**  
**Monday, October 3, 2022**  
**MINUTES**

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

**Public Commentary:** None

**Commissioner Comments:** None

**Business Items:** PZC-07-22 City of Rochelle has been pulled until further notice.

PZC-08-22 Rochelle Hospitality, LLC has been pulled until further notice.

PZC-16-22 Sky Team, Inc. special use for proposed solar. 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 special use in an Airport District for the addition of solar to a building for the property located at 1207 Gurler Road.”** A roll call vote was taken. Ayes: Colwill, McKibben, Myers, Swinton and Wolter Nays: none. Motion carried 5-0. The petitioner is seeking a special use permit for the addition of solar to a building. The subject property is zoned A – Airport. Division 4 – Airport District, Section 110-132 Permitted Uses, all uses in the A Airport District shall be classified as Special Uses. Sky Team, Inc. is requesting to cover both the hangar and office building with solar panels. There would be a total of 424 panels with a maximum net rated output of 140 Kilowatts. There is an interconnection agreement already approved with the City of Rochelle. FAA approval is the responsibility of the petitioner. 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: Colwill, McKibben, Myers, Swinton and Wolter Nays: none. Motion carried 5-0.

**Findings:**

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

Yes:   5   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:   5  

Explanation: \_\_\_\_\_

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

Yes: \_\_\_\_\_ No: 5

Explanation: \_\_\_\_\_

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

Yes: \_\_\_\_\_ No: 5

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: 5

Explanation: \_\_\_\_\_

### **Recommendation:**

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

5 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 Colwill, seconded by Myers, **“I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed special use in an Airport District for the addition of solar to a building for the property located at 1207 Gurler Road, based on the report of findings.”** A roll call vote was taken. Ayes: Colwill, McKibben, Myers, Swinton and Wolter Nays: none. Motion carried 5-0.

**Discussion Items:** Wolter asked about Comprehensive Plan workshops, which will begin sometime in 2023.

**Adjournment:** Motion made by McKibben, seconded by Colwill, **“I move to adjourn the regularly scheduled meeting of the Planning and Zoning Commission of October 3, 2022.”**

A roll call vote was taken. Ayes: Colwill, McKibben, Myers, Swinton and Wolter Nays: none. 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**

**Case No.:** PZC-17-22  
**Applicant:** Tyler Christopherson  
**Address:** 115 S. 10<sup>th</sup> Street, Rochelle, IL

**Narrative:**

The petitioner is seeking a proposed variance of lot coverage for a patio located at 115 S. 10<sup>th</sup> 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.

After a duly noticed public hearing, the City of Rochelle Planning & Zoning Commission will consider all the relevant evidence presented at said hearing on December 5, 2022.

**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:

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\_\_\_\_\_

\_\_\_\_\_

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

**Case No.:** PZC-18-22  
**Applicant:** City of Rochelle  
**Address:** 420 N. 6<sup>th</sup> Street, Rochelle, IL 61068  
**Narrative:**

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.

After a duly noticed public hearing, the City of Rochelle Planning & Zoning Commission will consider all the relevant evidence presented at said hearing on December 5, 2022.

**Staff recommends:**

Staff presents the proposed text amendment.

**Findings:**

1. Does the proposed text amendment assist with the Comprehensive Plan, future growth and/or land use?  
Yes: \_\_\_\_\_ No: \_\_\_\_\_  
Explanation: \_\_\_\_\_
2. Will the proposed text amendment adversely affect the public health, safety, or general welfare?  
Yes: \_\_\_\_\_ No: \_\_\_\_\_  
Explanation: \_\_\_\_\_
3. Does the proposed text amendment assist with changing development, planning concepts, technological, or economic conditions in the areas affected?  
Yes: \_\_\_\_\_ No: \_\_\_\_\_  
Explanation: \_\_\_\_\_
4. Will the proposed amendment impede the normal development of the surrounding properties within the zoning district?  
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 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.
- That the Petitioner be granted a text amendment for the proposed Zoning Code, Section 110-160, District Use Classification List, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code:
- That the Petitioner be denied a text amendment for the proposed Zoning Code, Section 110-160, District Use Classification List. If this is based on any reason other than a “Yes” response above, the Planning and Zoning Commission explains as follows:

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

**Case No.:** 19-22  
**Applicant:** Wirtz Realty Corporation  
**Address:** 1380 N. 7<sup>th</sup> Street, Rochelle, IL

**Narrative:**

The petitioner is seeking a proposed special use permit for warehousing for the property located at 1380 N. 7<sup>th</sup> 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.

After a duly noticed public hearing, the City of Rochelle Planning & Zoning Commission will consider all the relevant evidence presented at said hearing on December 5, 2022.

**Staff Recommends:**

Staff presents the special use.

**Findings:**

1. Is the proposed special use detrimental or dangerous to public health?

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

Explanation: \_\_\_\_\_

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

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

Explanation: \_\_\_\_\_

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

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

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: \_\_\_\_\_

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:  
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