

PLANNING & ZONING COMMISSION
MONDAY, FEBRUARY 1, 2010
MINUTES

The Rochelle Planning and Zoning Commission met at 7:00 p.m. on February 1, 2010 in the Council Chambers of City Hall, 420 N. 6th Street, Rochelle, IL 61068.

Present on Roll Call were Board members: McNeilly, Snyder-Chura, Thiele, Schwartz, Gensler, Rodriquez, and Chairman Prabhakar. Absent: Board members Shaw-Dickey, Lundquist and Huddleston. Also present were Community Development Director Limas and City Clerk McKinney.

Minutes: Mr. Schwartz moved and seconded by Mrs. Snyder-Chura, **"I move the minutes of December 7, 2009 Planning and Zoning Commission meeting be approved."** Motion passed by voice vote without dissent.

Public Commentary: None.

Director's Report: Mr. Limas stated that the Director's Report is part of the Discussion Items.

Business Items: None.

Discussion Items:

1. Sign Committee Update.

On January 25th the Sign Committee met and discussed the following:

- 1) Recruitment of local businessman to assist on input and review of the sign ordinance. To date we have five local businessmen who would like to give input. We will be scheduling input interviews in February.
- 2) Sign Survey. The committee developed a sign survey in regards to sign permits that were obtained from the City for the last two years. A copy of the survey is in your packets and it is due back on February 5th.
- 3) The committee determined that there should be two commercial sign area classifications. One around the interchange areas and one for the rest of the City. The committee made a preliminary determination of these areas but will be making a final determination at the next meeting.
- 4) The next meeting is on February 9th.

2. Peddlers/Food Service.

Recently the City received a request to allow the sale of food from a vehicle that was to be located on the Sunset Liquor lot adjacent to the parking lot. Staff denied this request since staff felt that this use did not meet the definition of an accessory use as defined in Section 110-9 of the Rochelle Municipal Code. The definition of an accessory use is that it is to be incidental to the conduct of the primary use of such building or main use. The principal use of the lot is a liquor store and tavern. Also, the proposed use was not listed in Section 110-291 the district use classification list.

Most communities such as Sycamore, Rock Falls, Sterling and Rochelle allow the sale of food from a vehicle that is on a public right-of-way with a peddlers permit. I really have found no one that allows it from a vehicle on a private lot or on a lot with another business on it that is stationed there though I have seen it when driving through other communities.

Staff has received requests to do this from a few other people within the last three years and would like to discuss this with the Planning and Zoning Commission as a quality of life issue. Any input will be taken into account when staff is working on the revision to the zoning ordinance.

3. B-1 Zoning West of IL Rt. 251 Overpass.

Recently we have been having some inquiries about the use of property located at 703 Lincoln Avenue. The property is zoned B-1, Central Business District and was formerly used as an auto service station and for auto sales.

In review of the property and the area located west of the IL Route 251 overpass that is zoned B-1 there is a variety of uses that are traditionally not Central Business District uses such as a contractor's office and an auto repair. There are also buildings that were designed for a use that is not allowed in the B-1 district such as the auto service station. The following is a list of uses found in the area:

Address	Use
703 Lincoln Avenue	Vacant auto sales / auto service station
715 Lincoln Avenue	Eye Clinic
719 Lincoln Avenue	Dr. Office
708-712 Lincoln Avenue	Decorating store / contractors office
714 Lincoln Avenue	Office
770 Lincoln Avenue	Contractors office / food pantry
800 Lincoln Avenue	Contractors office / auto repair
320 North 7 th Street	Apartments
708 4 th Avenue	Apartments

Mr. Limas stated that in his opinion this area could be rezoned to B-2.

4. 2009 Community Development Department Annual Report.

Mr. Limas reviewed the 2009 Community Development Department Annual Report with the Commission.

5. Items to be discussed at the next meeting.

- a) Sign Committee update.
- b) RO Zoning Ordinance
- c) Update on Water Survey Study.

At 7:50 p.m., Dr. Thiele moved and seconded by Mr. Gensler, "**I move the Planning & Zoning Commission adjourn.**" Motion passed by voice vote without dissent.

Bruce W. McKinney, CMC
City Clerk, City of Rochelle