

PLANNING & ZONING COMMISSION
MONDAY, MARCH 1, 2010
MINUTES

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

Present on Roll Call were Board members: McNeilly, Shaw-Dickey, Snyder-Chura, Thiele, Gensler, Rodriguez, Huddleston, and Chairman Prabhakar. Absent: Board members Schwartz and Lundquist. 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 February 1, 2010 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 senior housing on Flagg Road will be breaking ground soon. Mr. Limas updated the Commission on current industrial development.

Business Items:

1. **Case PZC-1-10 Annexation and Rezoning to I-2, General Industrial District.** Mrs. Snyder-Chura moved and seconded by Dr. McNeilly, **"I move the Planning and Zoning Commission recess into a Public Hearing for Case PZC1-10."** A roll call vote was taken. Ayes: McNeilly, Shaw-Dickey, Snyder-Chura, Thiele, Gensler, Rodriguez, Huddleston, and Chairman Prabhakar. Nays: None. Motion passed 8-0. Last fall, the City of Rochelle purchased the house located at 8764 South IL Route 251 in order to eventually use the property as part of the expansion of Koritz Field. As per Chapter 74 Section 74-35 of the Rochelle Municipal Code, the Planning and Zoning Commission shall make a recommendation to the City Council on annexations and rezoning for property located within a half mile of the intersection of I-88 and Illinois Route 251. Currently the property is zoned industrial in Ogle County and the proposed zoning is I-2, General Industrial District which is the appropriate zoning for an airport use. Also the Comprehensive Plan indicates this area as a municipal institutional use and part of the adopted future Airport Layout Plan referenced in it.

RECOMMENDATION

Based on the property designation in the Comprehensive Plan and Airport Layout Plan, staff would recommend **approval** of the petition of the City of Rochelle, to annex and rezone the property located at 8764 South IL Route 251 to I-2, General Industrial District. Mr. Gensler moved and seconded by Mr. Huddleston, **"I move the Planning & Zoning Commission return to Open Session."** Motion passed by voice vote without dissent. Dr. Thiele moved and seconded by Mrs. Snyder-Chura, **"I move the Planning & Zoning Commission recommends to the City Council to approve Case PZC-1-10 of the City of Rochelle for Annexation and Rezoning to I-2, General Industrial District for property located at 8764 South IL Route 251."** A roll call vote was taken. Ayes: McNeilly, Shaw-Dickey, Snyder-Chura, Thiele, and Chairman Prabhakar. Nays: None. Motion passed 5-0.

Discussion Items:

1. **Sign Committee Update.**

On February 9th the Sign Committee met and discussed the following:

- a) The result's of the sign survey that was sent out. The return rate was not that good but the comments were for the most part positive. Main concerns dealt with temporary signs.
- b) Made a determination of our interstate sign zone area. This area was based on the existing commercially zoned areas and future commercial areas based on the comprehensive plan. The area around the I-88, IL RT 251 took into account the airport hazard zone.
- c) Reviewed the Bolingbrook sign ordinance. Bolingbrook has three sign zones based on interchange areas along I-55 and I-355. We will be using this ordinance as a model for Rochelle's. The ordinance will be developed in March.

2. R-O Residential Office District Discussion.

At the last Planning and Zoning Commission meeting it was requested to have a discussion on the R-O, Residential-Office zoning district. The purpose of the RO zoning district is to provide an integrated buffer of residential and office/commercial uses between the downtown and adjacent land uses that are primarily residential. The RO district is colored dark blue on the official Zoning Map of the City. As you can see by reviewing the map it is located generally north and east of the B-1, Central Business District which is colored green and is the downtown. There are a few other locations in the City that are zoned RO. The RO district allows an area in the City that existing single family units can be converted to multi-family units or a combination of residential-office or residential-commercial uses in the same structure. The commercial uses are limited and require a special use permit. Attached is our current use list which indicates the permitted uses which are designated with a 0 and special uses which are designated with an X in the RO district. Mr. Limas requested that the Commission review the use list and we can discuss at the meeting which uses that are not currently allowed, be considered to be included in the RO district as permitted or special uses. The input will be included in proposed changes to the zoning ordinance for which staff is currently undertaking.

Commissioner McNeilly asked that several classifications in the R-O district be looked at:

- o Currently Boarding House is a conditional use; she feels a boarding house in the down town is not appropriate.
- o Clinics, medical or dental in the downtown are should be an O or an X.
- o Contractor's Office should be a permitted use.
- o Daycare Home should be permitted.
- o Dressmakers should be permitted.
- o Farm Equipment & implementation retail should not be in the R-O district.
- o Furniture repair such as upholstery shop should be allowed in downtown as conditional.
- o She wonders why Golf Course and driving range are conditional in an R-O.
- o Group Day Care Home-can it be in a residential area?
- o Questioned the reason Historic sites in an R-O zone.
- o Ice Cream Store should be allowed in R-O.
- o She would like to remove Massage parlors from R-O, B-1 & B-2. Mr. Limas stated that it would have to be permitted in at least one zoning classification. Commissioner McNeilly asked if it could be renamed day-spa.
- o Music Store should be allowed as a condition in an R-O since Music and Art Schools are allowed.

- There is a conflict on Multi-family in R-O and multi-family should be allowed in R-O.
- Restaurant, drive-in should not be allowed in R-O.
- Upholstery shop should be a conditional use.

3. Update on Flood Plain Basin Study.

In regards to the Flood Base Elevation study, currently, survey work is being done on the hydrology for the tributaries by Fehr-Graham Engineering. Once the survey work is done the data will be plugged into the modeling software. Mr. Limas stated that he will make this report a monthly report.

At 7:48 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

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