

PLANNING & ZONING COMMISSION
MONDAY, APRIL 5, 2010
MINUTES

The Rochelle Planning and Zoning Commission met at 7:00 p.m. on April 5, 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, Schwartz, and Chairman Prabhakar. Absent: Board members Rodriguez, Gensler, Huddleston, and Lundquist. Five voting members, there was a quorum. Also present were Community Development Director Limas and Deputy City Clerk Schermerhorn.

Dr. Prabhakar announced that Dan Lundquist turned in his resignation. The Mayor will appoint a replacement when he receives written notification from Mr. Lundquist.

The commission congratulated Dr. Thiele on his being selected Citizen of the Year.

Minutes: Mrs. Snyder-Chura moved and seconded by Dr. McNeilly, **“I move the minutes of March 1, 2010 Planning and Zoning Commission meeting be approved.”** Motion passed by voice vote without dissent.

Public Commentary: None.

Director’s Report:

- Reported on the Census 2010 Participation Rates: City of Rochelle at 67%; Ogle County at 72%. All participation is down from the 2000 rates at this time.
- Four permits have been issued for new homes in Squires Landing.
- Should be an announcement prior to the next meeting on a new development on south 251; not industrial.
- Ground breaking on April 8th for the San Gabriel assisted-living facility.

Business Items:

1. **Case PZC-2-10 Sign Variance Request – Rochelle Country Club:** Moved by Dr. Thiele and seconded by Mr. Swartz, **“I move the Planning and Zoning Commission recess into a Public Hearing for Case PZC-2-10.”** A roll call vote was taken. Ayes: Commissioners Shaw-Dickey, McNeilly, Snyder-Chura, Thiele, and Chairman Prabhakar. Nays: None. Absent: Lundquist. Motion passed 5-0.

Mr. Limas gave a summary of the request: Recently the Rochelle Country Club was purchased by local resident Ron Mershon. The Country Club is now open to the public and as part of the marketing effort the owner would like to install a 70 square foot sign with a height of 17 feet. Since there is already two ground signs on the site and only one is allowed, a variance is required to allow the additional sign. A second variance is required since the sign is required to be 72 feet from the centerline of South 7th Street (IL Route 251) which would place the sign 35 feet from the current property line. The petitioner is requesting placing the sign 24 feet from the property line so that sign can be seen better from the road. It is staffs opinion that the proposed sign will enhance the South 7th Street corridor, help market the business and not impact the surrounding properties. Based on the

above noted reasons staff recommends approval of the petition of Ron Mershon, to allow the installation of an additional ground sign that will be located 24 feet from the property line for the Rochelle Country Club which is located at 531 South 7th Street (IL Route 251).

Ron Mershon's testimony: The sign will be two-sided; have three permanent lines at the top which give the name and logo of the Country Club; have three lines below used for current and upcoming events; using 10" red LED lettering. He would put "Open to the Public" on the bottom as many are unaware of that; the commission suggested putting it on the sign permanently. The requested 24 feet from the current property line will take into consideration the future IDOT widening of Hwy 251. If the council will approve the sign at its April 12th meeting, it will be ordered immediately and will take 6 – 7 weeks before installed. Moved by Dr. McNeilly and seconded by Dr. Thiele, **"I move the Planning and Zoning Commission return to Open Session."** Motion passed by voice vote without dissent.

Moved by Dr. McNeilly and seconded by Ms. Shaw-Dickey, **"I move the Planning and Zoning Commission recommends to the City Council to approve Case PZC-2-10 filed by the Rochelle Country Club located at 531 S 7th Street for a sign variation to allow the installation of an additional ground sign that will be located 24 feet from the property line."** A roll call vote was taken. Ayes: Commissioners Shaw-Dickey, McNeilly, Snyder-Chura, Thiele, and Chairman Prabhakar. Nays: None. Absent: Lundquist. Motion passed 5-0.

Discussion Items:

1. **Sign Committee Update:** No discussion; future dates included in agenda packet.
2. **Airport Presentation:** Presented by Don Elliott, using Power Point and handout. Mr. Elliott gave some history of the airport from its beginning; the growth and significance of it now to Rochelle; projects being worked on presently; and future plans for growth. The Commission was very impressed with the presentation.
3. **Items to be discussed at next meeting:**
 - Commission decided to have a report made at each meeting on one of the items in the Comprehensive Plan (page 73). Mr. Limas will arrange for reports at future meetings. It was mentioned that Stormwater is a "hot button" right now.
 - Update on Signs.

At 8:10 p.m., Dr. McNeilly moved, **"I move the Planning & Zoning Commission adjourn."** Motion passed by voice vote without dissent.

Judith A. Schermerhorn
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Deputy City Clerk, City of Rochelle