

**PLANNING & ZONING COMMISSION  
MONDAY, JULY 6, 2010  
MINUTES**

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

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

Dr. McNeilly moved and seconded by Mrs. Shaw-Dickey to appoint Dr. Thiele as Chairman Pro-tem for the meeting. Motion passed by roll call vote.

**Minutes:** Mrs. Snyder-Chura moved and seconded by Mrs. Shaw-Dickey, "I move the minutes of June 7, 2010 Planning and Zoning Commission meeting be approved." Motion passed by voice vote without dissent.

**Public Commentary:** None.

**Director's Report:**

- o Stewart Road Overpass and Jack Dame Road should be open soon.
- o Hub City Annexation was approved by City Council.

**Business Items:**

**Case PZC-5-10 Code Modification Chapter 22 (Buildings and Building Regulation).** At the last Planning and Zoning Commission meeting, the proposed changes to Chapter 22 Buildings and Building Regulations were discussed. Please bring your copy of Chapter 86 that was distributed at the May PZC meeting.

The following is a summary of the changes:

**Section 22-223 Definitions** – Added a definition for impervious area that is to be used when determining storm water detention / retention requirements.

**Section 22-222 Definitions** – Added a definition for wetland retention areas. This was discussed at the last PZC meeting.

**Section 22-243 Site runoff requirements** – Allowed for the exemption of stormwater runoff requirements for redevelopment site of ½ acre or less.

**Section 22-244 Site runoff storage requirements** – Expanded the definition of stormwater pollutants.

**Section 22-244 Site runoff storage requirements** – Developed standards for underground detention and parking lot detention.

**Section 22-244 Site runoff storage requirements** – Developed standards for wetland retention.

**Section 22-246 Fee in lieu of stormwater facilities** – Developed a fee in lieu of constructing stormwater facilities option for certain situations.

**Section 22-335 Maintenance agreement** – Expanded the stormwater maintenance agreement to cover wetland plantings and drainage systems and structures. This was discussed at the last PZC meeting.

**Recommendation**

1. Staff recommends the **approval** of the code modifications to Chapter 22-Buildings and Building Regulations as presented.

McNeilly moved and seconded by Shaw-Dickey, **“I move the Planning & Zoning Commission recommends to the City Council to approve Case PZC-5-10 filed by the City of Rochelle for Code Modification to Chapter 22 (Buildings and Building Regulations).”** A roll call vote was taken. Ayes: McNeilly Shaw-Dickey, Snyder-Chura, Huddleston and Chairman Thiele. Nays: None. Motion passed 5-0.

**Case PZC-6-10 Code Modification Chapter 86 (Subdivisions).** At the last Planning and Zoning Commission meeting, the proposed changes to Chapter 86 Subdivisions were discussed. Please bring your copy of Chapter 86 that was distributed at the May PZC meeting.

The following is a summary of the changes:

**Section 86-1 Definitions** – Added a definition for a shared use path.

**Section 86-1 Definitions** – Updated the definitions for the types of streets which include frontage road, local, arterial, collector and residential collector.

**Article II. Procedures** – Requiring plans to be submitted electronically to save paper.

**Section 86-59 Minor Subdivisions** – Allowing the approval of a Minor Subdivision by staff.

**Section 86-126 Street Improvements** – Updated the street improvement requirements and standards to what current requirements are.

**Section 86-127 Storm Sewer Improvements** – Updated the storm sewer improvement requirements and standards to what current requirements are.

**Section 86-239 Calculation of Contribution in Lieu of Park and Open Space Acreage** - Changed the school and park donation section to be more user friendly and removed Park District language as discussed at the June PZC meeting.

**Recommendation**

Staff recommends the **approval** of the code modifications to Chapter 86 Subdivisions as presented.

Snyder-Chura moved and seconded by Shaw-Dickey, **“I move the Planning & Zoning Commission recommends to the City Council to approve Case PZC-6-10 filed by the City of Rochelle for Code Modification to Chapter 86 (Subdivisions).”** A roll call vote was taken. Ayes: McNeilly Shaw-Dickey, Snyder-Chura, Huddleston and Chairman Thiele. Nays: None. Motion passed 5-0.

***Discussion Item:***

**Rochelle Collaborative Community Campus.** Noah Carmichael and Chuck Hanlon presented the proposed Rochelle Collaborative Community Campus.

**Code Modification Update-Chapter.110.** Planning and Zoning Commission meeting discussed the proposed changes to Chapter 110, Zoning as a discussion item. The following is a summary of the changes:

**Section 110-162 Zoning Map Adopted** – Included a more detail description on how the Official Zoning Map is to be interpreted.

**Section 110-194 Land Use Intensity Ratios Table** – Removed the land intensity ratios and the density are based on minimum square footage of lot and structure.

**Division 6. Bed and Breakfast Establishments** – Added back parts of the code that was accidentally removed during code codification in 2006.

**Division 8. District Use Classification list** – Added the B-3, Transportation and Tourism Overlay District (TTO), and Technology Overlay District (TOD) to the use list and lot requirement table.

**Section 110-408 Prohibited Plant Varieties** – Updated the public area prohibited tree and plantings list.

**Article VII Planned Unit Developments** – Completely removed the existing section on Planned Unit Developments (PUD) and developed new standards that are similar to most other communities in Illinois. A PUD will now be based on a plan that will still have its underlying zoning classification.

**Article XII Off-Street Loading and Parking** - Completely removed the existing section on Parking and developed new standards that are more detailed in regards to design and the required number of spaces based on use.

A special workshop will be held by the Planning & Zoning Commission to discuss Chapter 110. A public hearing will be held at the August meeting on these proposed changes.

The Planning and Zoning Commission adjourned at 9:21 p.m.

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