

**PLANNING & ZONING COMMISSION
MONDAY, AUGUST 2, 2010
MINUTES**

The Rochelle Planning and Zoning Commission met at 7:00 p.m. on August 2, 2010 in the Council Chambers of City Hall, 420 N. 6th Street, Rochelle, IL 61068.

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

Alex Frye, a member of Boy Scout Troop 553 was in the audience to monitor the meeting for his government badge. Scout Frye led the Commission in the Pledge to the Flag.

Chairman Prabhakar welcomed two new members, Wendell Colwill and Robert Johns.

Minutes: Mrs. Snyder-Chura moved and seconded by Dr. Thiele, **"I move the minutes of July 6, 2010 Planning and Zoning Commission meeting be approved."** Motion passed by voice vote without dissent.

Public Commentary: None.

Director's Report:

- o Plans for Wal-Mart should be in this week and permit issued in a week.

Business Items:

Case PZC-7-10 Code Modification Chapter 110 (Zoning). Mr. Colwill moved and seconded by Mrs. Shaw-Dickey, **"I move the Planning and Zoning Commission recess into a Public Hearing for Case PNC-7-10."** A roll call vote was taken. Ayes: Rodriquez, Shaw-Dickey, Thiele, Colwill, Johns, and Chairman Prabhakar. Nays: Snyder-Chura. Motion passed 6-1.

Director Limas stated that at the last Planning and Zoning Commission we discussed the proposed changes to Chapter 110 Zoning made by Staff. Staff has spent a large amount of time on these proposed changes that make the development review process easier and bring the zoning requirements up to date on what is being reviewed by staff. There was discussion at the meeting to have a major review done on certain sections. Staff is recommending doing this as a discussion items at future meetings and concentrating on the sections that staff has worked on.

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 it's 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.

Recommendation: Staff recommends the approval of the code modifications to Chapter 110 Zonings as presented.

Dennis Berg was sworn in. Mr. Berg asked about the City Engineer being able to change the number of parking spaces required. Director Limas stated that the City Engineer approves the parking. Some variance can be applied for. City Engineer can not change the number of parking spaces needed.

Dr. Thiele moved and seconded by Mr. Rodriquez, "**I move the Planning and Zoning Commission return to Open Session.**" Motion passed by voice vote without dissent.

Mrs. Snyder-Chura stated that the commission should look at all changes needed instead of doing a few at a time.

Dr. Thiele moved and seconded by Mr. Rodriquez, "**I move the Planning & Zoning Commission recommends to the City Council to approve Case PZC-7-10 filed by the City of Rochelle for Code Modification to Chapter 110 (Zoning).**" A roll call vote was taken. Ayes: Rodriquez, Thiele, Colwill, and Chairman Prabhakar. Nays: Shaw-Dickey and Snyder-Chura. Abstain: Johns. Motion passed

Discussion Item:

Chairman Prabhakar suggested that the Planning and Zoning Commission have an orientation meeting since there are several new members. The meeting was set for August 30, 2010 at 7 p.m.

The Planning and Zoning Commission adjourned at 7:48 p.m.

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