

**PLANNING & ZONING COMMISSION**  
**MONDAY, OCTOBER 18, 2010**  
**MINUTES**

The Rochelle Planning and Zoning Commission met at 7:00 p.m. on October 18, 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, Rodriquez, Shaw-Dickey, Snyder-Chura, Colwill, Thiele, Johns, and Prabhakar. Absent: Board member Huddleston. Also present were Community Development Director Limas and City Clerk McKinney. There was a quorum.

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

**Public Commentary:** None.

**Director’s Report:**

- o Director Limas updated the board on Walmart, Jack Dame Road and Bay Valley Food.

**Business Items:**

1. **Case PZC-11-10 Pre-Manufactured Vaulted Toilet Sewage System Variance (Public Hearing).** Director Limas stated that the Park District asked to have this item continued until the November meeting. City Clerk McKinney stated that the Public Hearing would still need to be open in case someone in the audience wanted to testify. Dr. Thiele moved and seconded by Mr. Colwill, **“I move the Planning and Zoning Commission recess into a continued Public Hearing for Case PZC-11-10.”** A roll call vote was taken. Ayes: McNeilly, Rodriquez, Shaw-Dickey, Snyder-Chura, Thiele, Colwill, Johns and Chairman Prabhakar. Motion passed 8-0. There was no one that came forward. Mr. Colwill moved and seconded by Dr. Thiele, **“I move the Planning and Zoning Commission continue the Public Hearing till the November PNZ meeting.”** Motion passed by voice vote without dissent.

**Case PCZ-13-10 Interstate Transportation Center Final Plat.** On September 13, 2010 the City Council approved the Preliminary Plat for the Interstate Transportation Center. The proposed subdivision at the Preliminary Plat stage was a seven lot subdivision located on the north side of Illinois Route 38 west of the intersection of 15<sup>th</sup> Street. The property is zoned I-2 General Industrial and is bounded by the north by the Burlington Northern Santa Fe railroad and to the west by the Centerpoint development. The applicant is proposing this subdivision in order to subdivide property for the Project E-Rail project. The applicant was granted two variances, one for a “flag lot” and one for the requirement of a right-of-way and street to not extend the required distance in front of a lot. The proposed Final Plat is an eight lot subdivision for which lot one of the Preliminary Plat was divided into two lots in the Final Plat based on the current existing lot line. Staff has reviewed the Final Plat for the Interstate Transportation Center and finds it in conformance with the approved Preliminary Plat and recommends **Approval**. Mrs. Snyder-Chura moved and seconded by Mr. Rodriquez, **“I move the Planning and Zoning Commission recommends to the Rochelle City Council to approve Petition Case PCZ-13-10 Interstate Transportation Center Final Plat.”** A roll call vote was taken. Ayes: McNeilly, Rodriquez, Shaw-Dickey, Snyder-Chura, Thiele, Colwill, Johns and Chairman Prabhakar. Motion passed 8-0.

**Discussion Item:**

1. **Decks.** At the last Planning and Zoning Commission meeting there were three lot coverage variance requests for new homes in Squires Landing. The Commission requested that we have a discussion item at the next meeting to discuss our current lot coverage requirements and see if they needed to be changed to address current accessory structure requests. The City Council denied all three variance requests and also recommended that the Commission look at our current lot coverage requirements. The current maximum lot coverage is 33% for a single family lot per Article IV, Section 110-321 (9). Lot coverage includes structures and paved areas.

A survey was conducted of surrounding communities and what the maximum lot coverage is for accessory structures and the following are the results:

<u>Community</u>	<u>Lot Coverage requirements (No more than)</u>
Loves Park	40% of rear yard
Machesney Park	10% of lot
Ottawa	50% of rear yard
Rock Falls	30% of rear yard
South Beloit	40% of rear yard
Sterling	30% of rear yard
Sycamore	10% of lot

Please note that a deck attached to the house had to still meet the required rear and side yard setback except for Loves Park which allows a deck to be as close as 15 feet to the rear yard lot line. Most of these communities also had no total lot coverage requirements but as indicated had a lot coverage requirement for accessory structures in the rear yard.

If a rear yard maximum lot coverage were applied to the three recent variance requests then the following would be the result:

<u>Address</u>	<u>Rear Yard Lot Coverage</u>
1701 Knights Lane	6.2%
1621 Knights Lane	6.5%
1751 Knights Lane	6.2 %

In all three cases they would have met the requirements of all of the communities and most likely have enough lot coverage left to add a shed or a swimming pool.

**RECOMMENDATION**

I would recommend changing to a system that refers to the maximum lot coverage of the rear yard. Article IV, Section 110-321 could be changed to add the following:

11) On a single family lot accessory structures can occupy no more than 40% of the rear yard and do not count towards the total lot coverage of the lot. Accessory structures if attached to the principal building shall meet the required rear and side yard setbacks of that building. Accessory structures not attached to the principal building shall be at least 10 feet from the principal building and other accessory structures, five feet from the side lot line and rear lot line and not located on an easement.

The Commission wants to look at how these changes would affect existing lots in the older neighborhoods and have further discussion at the next meeting.

**2. Chairman Prabhakar's China Trip Presentation.**

The Planning and Zoning Commission adjourned at 7:55 p.m.

*Bruce W. McKinney*

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