

PLANNING & ZONING COMMISSION
MONDAY, NOVEMBER 1, 2010
MINUTES

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

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

Minutes: Mrs. Snyder-Chura moved and seconded by Mr. Colwill, **"I move the minutes of October 18, 2010 Planning and Zoning Commission meeting be approved."** Motion passed by voice vote without dissent.

Public Commentary: None.

Director's Report:

- 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. Mrs. Snyder-Chura moved and seconded by Mr. Johns, **"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, Snyder-Chura, Colwill, Johns and Chairman Prabhakar. Motion passed 5-0. There was no one that came forward. Mrs. Snyder-Chura moved and seconded by Mr. Johns, **"I move the Planning and Zoning Commission continue the Public Hearing till the December PNZ meeting and return to Open Session."** Motion passed by voice vote without dissent.

Discussion Item:

1. **Accessory Structures:** At the last Planning and Zoning Commission meeting there was discussion on staffs proposed amendment to the zoning ordinance that would allow up to 40% of the rear yard to contain accessory structures. After review of the proposal, the Commission asked staff to look at older non-conforming lots that were zoned R-3 to see if the proposal made sense. A survey was conducted reviewing the lots in the City primarily north of the downtown and west of 7th Street. It was found that the lots had a frontage of 58, 60 and 66 feet depending on which subdivision they were located in and were non-conforming on the minimum R-3 lot frontage of 70 feet. The lots though, for the most part, met the minimum lot area of 7,350 square feet and ranged from 7,200 square feet to 8,782 square feet. Since the lots met the minimum lot size they were only non-conforming in regards to lot width.

Sample lots were looked at in regards to the proposed 40% maximum lot coverage in the rear yard for accessory structures using the Ogle County GIS system to review the size of existing accessory structures and except for a few situations where the lots were over the

33% lot coverage which is the current maximum requirement, they met the proposed requirements.

In regards to the concern about the construction of a garage that has access to an alley and the fact that there would not be enough space to turn into the garage. Currently we are not changing the required 10 foot setback. The 10 foot setback is only a minimum. If a new garage is to be constructed and the applicant of the building permit wants more space between the alley and the garage, then they could have a larger setback as long as all other zoning requirements are met.

RECOMMENDATION

Based on the survey that was done on non-conforming R-3 lots in the City, staff recommends changing to a system that refers to the maximum lot coverage of the rear yard for accessory structures and holding a public hearing at the next meeting.

Article IV, Section 110-321 could be changed to add the following: 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.

Staff would also recommend that the Commission explore developing a new zoning district to make most of the non-conforming lot legal since a majority of the lots in the R-3 district are non-conforming in regards to minimum lot width.

2. Topics to be discussed at future meetings.

- Chairman Prabhakar will form a committee to prioritize discussion list.
- Paperless Agenda. Board members are fine with paperless agenda.
- Rogers Ready Mix has submitted a petition to vacate an alley.
- Centerpoint Petition to develop Rail access and to amend Preliminary Plat.

The Planning and Zoning Commission adjourned at 7:46 p.m.

Bruce W. McKinney

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