

PLANNING & ZONING COMMISSION
MONDAY, APRIL 2, 2012
MINUTES

The Rochelle Planning and Zoning Commission met at 7:00 p.m. April 2, 2012 in the Council Chambers of City Hall, 420 N. 6th Street, Rochelle, IL 61068.

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

Minutes: Shaw-Dickey moved and seconded by McNeilly, **“I move minutes of the December 5, 2011 Planning and Zoning Commission meeting be approved.”** Motion passed by voice vote without dissent.

Public Commentary: None.

Director’s Report:

- Nippon Sharryo construction on schedule.
- Update on Coated Sands
- O’Reilly Auto store should be open in May
- Ed Rodriquez resigned from Planning and Zoning Commission
- Administration Committee will meet April 5 to discuss Outdoor Beer Gardens

Business Items:

1. **Case PZC-2-12 Hub City Car Wash Variance Requests.** Snyder-Chura moved and seconded by Shaw-Dickey, **“I move the Planning and Zoning Commission recess into a Public Hearing for Case PZC-2-12.”** Ayes: McNeilly, Shaw-Dickey, Snyder-Chura, Colwill, Johns, Huddleston, Carson and Chairman Thiele. Nays: None. Motion passed 8-0.

The Petitioner is requesting three variances from the Rochelle Municipal Code, which are to allow a 9 foot front yard parking setback instead of the required 20 feet, to allow a 5 foot side yard buffer yard instead of the required 10 feet, and to allow an existing sign to be relocated less than the 25 foot sign setback from the front property line. These variances are requested to allow the expansion of the current business and needed due to the reconfiguration of the access point to the property because of the IDOT Illinois 251 widening project that will happen in 2013 or 2014.

Sec. 110-104. Standards for granting

The Planning and Zoning Commission may recommend a variance from the regulations of this chapter when supporting evidence in each specific case indicates that:

- (1) Because of the particular physical surroundings, shape or topographic conditions of the specific parcel of land involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
- (2) The conditions upon which the petition for a variance is based are unique to the parcel of land for which the variance is sought and not applicable, generally, to other property with the same zoning classification;
- (3) The purpose of the variance is not based exclusively upon a desire to increase the value or income potential of the parcel of land;
- (4) The alleged difficulty or hardship is caused by the provisions of this chapter, and has not been created by any person presently or formerly having an interest in the parcel of land;
- (5) The granting of the variance will not be detrimental to the public welfare or injurious to other land or improvements in the vicinity in which the parcel of land is located;

- (6) The proposed variance will not impair an adequate supply of light and air to adjacent property; substantially increase the congestion of the public streets; increase the danger of fire; or endanger the public safety; or substantially diminish or impair property values within the vicinity;
- (7) However, in an extraordinary situation in which the granting of a variance would benefit the city and the neighborhood in the present and foreseeable future, the applicant need only establish that the compliance is not practical as opposed to a hardship.

Front Yard Parking Variance

The first variance the petitioner is requesting is to allow a 9 foot parking setback from the front property line instead of the required 20 feet as indicated in Section 110-633 of the Rochelle Municipal Code. Due to the reconfiguration of access point with the Illinois Route 251 widening, part of the front yard will be taken for the IDOT improvements and the front yard will need to be reconfigured. Also the petitioner as part of his remodeling would like to move the vacuum machines to the outer area of the parking lot in order to allow better traffic flow though the facility. Staff does not object to this request since it is typical of car washes to have the vacuum machines near the front of the site and they should not interfere with traffic flow.

Buffer Yard Variance

The petitioner is requesting a variance to allow a 5 foot side buffer yard setback instead of the required 10 feet as indicated Section 110-405 of the Rochelle Municipal Code. The petitioner is proposing to add a 4th self-service bay and requests the reduction in order to allow vehicles a larger turning radius. Staff has no problem with this request.

Sign Variance

As previously indicated, the access points to the lot will be reconfiguration with the Illinois Route 251 widening part. The current location of the sign will be part of the drive going into the property that is reconfigured and the sign will need to be relocated requiring a variance from Section 110-675 (1) of the Rochelle Municipal Code which required a 25 foot setback for the sign. The proposed location of the sign will be located at the west end of the IDOT access improvement with the sign face being about 2 feet from the right-of-way and the sign pole being 7 feet from the right-of-way. Staff does not object to this request since the proposed location is about the only location the sign can be placed at in the front yard and not affect traffic flow due to IDOT improvements.

Staff finds the requested variances appropriate due to the IDOT IL Route 251 widening project and the expansion of the business and is recommending **approval** of the following variances:

- 1) A Variance from Section 110-633 of the Rochelle Municipal Code to allow a 9 foot parking setback.
- 2) A Variance from Section 110-405 of the Rochelle Municipal Code to allow a 5 foot side buffer yard.
- 3) A variance from Section 110-675 (1) of the Rochelle Municipal Code to allow a ground sign to be 2 feet from the front property line.

Dave Hoffman, petitioner was present to answer questions. Car wash is adding another bay for large vehicles. No one from the public came forward. Colwill moved and seconded by McNeilly, **“I move the Planning and Zoning Commission return to Open Session.”** Motion passed by voice vote without dissent. Snyder-Chura moved and seconded by Colwill, **“I move the Planning and Zoning Commission recommends to the City Council to approve the Petition PZC-2-12 Hub City Car Wash Variance located at 1185 N. 7th Street of the following variances:**

- **A Variance from Section 110-633 of the Rochelle Municipal Code to allow a 9 foot parking setback.**

- **A Variance from Section 110-405 of the Rochelle Municipal Code to allow a 5 foot side buffer yard.**
- **A Variance from Section 110-675 (1) of the Rochelle Municipal Code to allow a ground sign to be 2 feet from the front property line.** A roll call vote was taken. Ayes: McNeilly, Shaw-Dickey, Snyder-Chura, Johns, Colwill and Chairman Thiele. Nays: None. Motion passed 6-1

2. **Case Rochelle Community Consolidated School District 231 Final Planned Unit Development.** Snyder-Chura moved and seconded by Johns, **“I move the Planning and Zoning Commission recess into a Public Hearing for Case PZC-3-12.”** Ayes: McNeilly, Shaw-Dickey, Snyder-Chura, Colwill, Johns, Huddleston, Carson and Chairman Thiele. Nays: None. Motion passed 8-0.

On January 22, 2007 the City Council approved the PUD Plan and Preliminary Plat for the Kings Crossing development. This development consisted of 497.9 acres of which there were 1,342 dwelling units, 17 acres of commercial, a park site and three school sites. One of the school site was located on the west side of 20th street north of the intersection of 20th Street and Flagg Road and was designated a site for a future elementary school to be constructed by the Rochelle Community Consolidated School District 231. The petitioner, the Rochelle Community Consolidated School District 231 is now in the process of constructing a new 72,000 square foot elementary school and has requested approval of the Final Planned Unit Development (site plan). Please note that the City has limited review power since the construction of a school is permitted through the local regional office of education (Lee/Ogle ROE) and the Illinois State Board of Education.

Site Plan

The proposed school will be located on the south half of the parcel. There will be two access points to 20th Street with the first one being on the south side of the school lining up with a proposed access drive to the Rochelle Township High School and the second one north of the school. Parking will be located on the west, north and south side of the school. Water will be provided from a water main along 20th Street which will connect to the water tower north of the high school and sewer will connect to the Akesson Park Lift Station also north of the high school. Stormwater management will be handled by the construction of two detention ponds on property north of the school and high school property.

Staff finds the proposed site plan appropriate and in conformance with the approved preliminary King Crossing PUD and is recommending **approval** of the Final PUD for the Rochelle Community Consolidated School District 231 subject to:

- 1) Final Engineering be approved.
- 2) Final Stormwater management plan be approved.
- 3) The posting of required surety.
- 4) Final landscape plan be approved by staff.

Discussion Item: None.

The Planning and Zoning Commission adjourned at 8:23 p.m.

Bruce W. McKinney
Bruce W. McKinney, CMC

City Clerk, City of Rochelle