

PLANNING & ZONING COMMISSION
MONDAY, JUNE 2, 2014
MINUTES

The Rochelle Planning and Zoning Commission met at 7:00 p.m. June 2, 2014 in the Council Chambers of City Hall, 420 N. 6th Street, Rochelle, IL 61068.

Present on Roll Call were Board members: Johns, Colwill, McNeilly, Shaw-Dickey, Huddleston and Chairman Thiele. Absent: Carson and Snyder-Chura. Also present was Building Inspector Countryman and City Clerk McKinney. There was a quorum of six present.

Minutes: McNeilly moved and seconded by Colwill, **“I move minutes of the April 7, 2014 Planning and Zoning meeting be approved.”** Motion passed by voice vote without dissent.

Public Commentary: None.

Commissioner Comments: Colwill updated the board on the Veterans Memorial. Colwill stated that a semi-truck is still parking on Main Street.

Director’s Report: None.

Discussion Items:

1. **Comprehensive Plan Workshop #4.**
 - a. Parks & Recreation Community Facilities & Services Plan – Chapter 6. Eric Christenson updated the board.
2. **Comprehensive Plan Workshop #5.**
 - a. Education Community Facilities & Services Plan – Chapter 6 was presented by Tom Huddleston. Elementary School update will be at a future meeting.

Business Items:

1. **Case PZC-1-14; Sign Ordinance.** For the past several years, City Staff has struggled with the adopted City Ordinance in regards to allowable signage for businesses and homeowners. Staff has spent the last several months researching other communities in the area to see how their Ordinances have been modified to address some of the issues in regards to signage throughout the City. The Planning and Zoning Commission has had 2 workshops to address the Sign Ordinance and has completed a revised Ordinance to recommend to Council. Attached is the Ordinance with the discussed changes, revised definitions, and clarity to some of the existing Signage. The Ordinance contains omitted areas with a line through it and the revisions added are underlined as a new Ordinance. The Community Development Department and the Planning and Zoning Commission is taking a proactive approach with some of our outdated ordinances with workshops to discuss any updates and bring these recommendations to the City Council for approval. McNeilly asked that this be deferred until the next meeting because some definitions need to be included. McNeilly moved and seconded by Huddleston to defer discussion and action till next meeting. Motion passed by voice vote without dissent.
2. **Case PZC-3-14; 813 N. 3rd Street, Zoning and Special Use Permit.** The applicant is under contract to sell the property to Rochelle Community Hospital Association in order for the Hospital to remove the Residential dwelling units on the property and use the property for future expansion. In the past RCH has purchased neighboring properties to allow for expansion of medical services. Current health regulations require that all patient health care be conducted in one main building. Though the Comprehensive Plan indicates this property to be moderate density residential, my past experience is that if an institution such as a hospital is located on a block, the whole block will eventually be part of the institutional campus. We should consider developing a campus overlay district standard in the future as many communities have done. The Zoning change requested is consistent with the current zoning of the hospital and is consistent with the future land use plan found in the Comprehensive Plan. **RECOMMENDATION:** Since the property is part of a block that contains a hospital campus and the proposed use is consistent with a medical institution, the

zoning should be consistent with the zoning of the hospital. Since the surrounding property owned by Rochelle Community Hospital has a special use for medical purposes, selling this property to the hospital is consistent with the future growth plan for the hospital and staff is recommending approval of a special use contingent upon Rochelle Community Hospital purchasing the property and the special use to be used specifically for medical purposes of the Rochelle Community Hospital. Johns moved and seconded by Shaw-Dickey, **“I move the Planning and Zoning Commission recess into a Public Hearing for Case PZC-3-14.”** A roll call vote was taken. Ayes: McNeilly, Shaw-Dickey, Johns, Colwill, Huddleston, and Chairman Thiele. Nays: None. Motion passed 6-0. Mark Batty and Noah Carmichael were present to answer questions. No one from the public came forward. Colwill moved and seconded by Johns, **“I move the Planning and Zoning Commission return to Open Session.”** Motion passed by voice vote. Shaw-Dickey moved and seconded by Colwill, **“I move the Planning and Zoning Commission recommends to the City Council to approve Petition PZC-3-14 for a Special Use Permit at 813 N. 3rd Street.”** A roll call vote was taken. Ayes: McNeilly, Shaw-Dickey, Johns, Colwill, Huddleston, and Chairman Thiele. Nays: None. Motion passed 6-0.

3. **Case PZC-4-14; 808 N. 2nd Street, Zoning and Special Use Permit.** The applicant is under contract to sell the property to Rochelle Community Hospital Association in order for the Hospital to remove the Residential dwelling units on the property and use the property for future expansion. In the past RCH has purchased neighboring properties to allow for expansion of medical services. Current health regulations require that all patient health care be conducted in one main building. Though the Comprehensive Plan indicates this property to be moderate density residential, my past experience is that if an institution such as a hospital is located on a block, the whole block will eventually be part of the institutional campus. We should consider developing a campus overlay district standard in the future as many communities have done. The Zoning change requested is consistent with the current zoning of the hospital and is consistent with the future land use plan found in the Comprehensive Plan. **RECOMMENDATION:** Since the property is part of a block that contains a hospital campus and the proposed use is consistent with a medical institution, the zoning should be consistent with the zoning of the hospital. Since the surrounding property owned by Rochelle Community Hospital has a special use for medical purposes, selling this property to the hospital is consistent with the future growth plan for the hospital and staff is recommending approval of a special use contingent upon Rochelle Community Hospital purchasing the property and the special use to be used specifically for medical purposes of the Rochelle Community Hospital. Johns moved and seconded by Shaw-Dickey, **“I move the Planning and Zoning Commission recess into a Public Hearing for Case PZC-4-14.”** A roll call vote was taken. Ayes: McNeilly, Shaw-Dickey, Johns, Colwill, Huddleston, and Chairman Thiele. Nays: None. Motion passed 6-0. Mark Batty and Noah Carmichael were present to answer questions. No one from the public came forward. Colwill moved and seconded by Johns, **“I move the Planning and Zoning Commission return to Open Session.”** Motion passed by voice vote. Johns moved and seconded by Shaw-Dickey, **“I move the Planning and Zoning Commission recommends to the City Council to approve Petition PZC-4-14 for a Special Use Permit at 808 N. 2nd Street.”** A roll call vote was taken. Ayes: McNeilly, Shaw-Dickey, Johns, Colwill, Huddleston, and Chairman Thiele. Nays: None. Motion passed 6-0.
4. **Case PZC-5-14; 221 and 223 8th Avenue, Zoning and Special Use Permit.** On January 5th 1977 the City of Rochelle Board of Appeals on a vote of 4 to 0 granted a variance for a duplex at this property. The property has since been purchased by Rochelle Community Hospital to remove the dwelling unit and use the property for medical purposes. In the past RCH has purchased neighboring properties to allow for expansion of medical services. Current health regulations require that all patient health care be conducted in one main building. Though the Comprehensive Plan indicates this property to be moderate density residential, my past experience is that if an institution such as a hospital is located on a block, the whole block will eventually be part of the institutional campus. We should consider developing a campus overlay district standard in the future as many communities have done. There is no zoning change requested since the current use is consistent with the current zoning of the hospital R-4 which allows a 2 family duplex. **RECOMMENDATION:** Since the property is part of a block that contains a hospital campus and the proposed use is consistent with a medical institution, the zoning should be consistent with the

zoning of the hospital. Since the surrounding property owned by Rochelle Community Hospital has a special use for medical purposes, selling this property to the hospital is consistent with the future growth plan for the hospital and staff is recommending approval of a special use contingent upon Rochelle Community Hospital purchasing the property and the special use to be used specifically for medical purposes of the Rochelle Community Hospital. Johns moved and seconded by Shaw-Dickey, **“I move the Planning and Zoning Commission recess into a Public Hearing for Case PZC-5-14.”** A roll call vote was taken. Ayes: McNeilly, Shaw-Dickey, Johns, Colwill, Huddleston, and Chairman Thiele. Nays: None. Motion passed 6-0. Mark Batty and Noah Carmichael were present to answer questions. No one from the public came forward. Colwill moved and seconded by Johns, **“I move the Planning and Zoning Commission return to Open Session.”** Motion passed by voice vote. McNeilly moved and seconded by Huddleston, **“I move the Planning and Zoning Commission recommends to the City Council to approve Petition PZC-5-14 for a Special Use Permit at 221 and 223 8th Avenue.”** A roll call vote was taken. Ayes: McNeilly, Shaw-Dickey, Johns, Colwill, Huddleston, and Chairman Thiele. Nays: None. Motion passed 6-0.

5. **Case PZC-6-14; 1010 S. 7th Street, Special Use Permit.** The petitioner is requesting a Special Use in the Commercial Highway District for a place of worship. The property was developed in 1985 as a 2300 square foot financial institution. Since that time, it has had multiple businesses and financial institutions occupying the property until 2012. The property is located on South Seventh Street in the Commercial Highway B-2 Zoning District and is surrounded by other Commercial Highway businesses. At this time, the adjacent property to the north has a liquor license issued by the City, but the primary business use is retail fuel sales and a convenience store. Under the Illinois Liquor Control Commission, a place of worship needs to be 100 feet away from the nearest part of any building and not the property boundaries. There are no restrictions for a place of worship where the sale of liquor is not the primary business, nor does it apply if the license was issued prior to a place of worship being established. Under the City of Rochelle Municipal Zoning Code for Off Street Parking, a place of worship is required to have one parking space for six seats. The property currently has 22 parking spaces which would allow up to 132 people in the building. This ratio is also consistent with the current adopted Building Code for the occupant load. The City of Rochelle Zoning requires a Special Use in every Zoning District for a place of worship. **RECOMMENDATION:** Staff finds the requested special use for a place of worship to be consistent with other communities that allow a place of worship in Commercial Districts. The Petitioner has provided enough parking and square footage for the use under the current Zoning and Building requirements and the use meets the guidelines set forth by the Illinois Liquor Control Commission. Therefore staff is recommending approval for the special use to allow a place of worship at 1010 South 7th St. contingent upon the owners addressing any life safety issues within the dwelling and any future expansion conforms with the current City of Rochelle Municipal Code. Johns moved and seconded by Huddleston, **“I move the Planning and Zoning Commission recess into a Public Hearing for Case PZC-5-14.”** A roll call vote was taken. Ayes: McNeilly, Shaw-Dickey, Johns, Colwill, Huddleston, and Chairman Thiele. Nays: None. Motion passed 6-0. Petitioners Steve Johnson and Lawrence Erickson were present to answer questions. They want to establish a Mormon Church in the current building. They stated that they are aware that the neighbor to the north has a liquor license and have no issue with them selling liquor. No one from the public came forward. Johns moved and seconded by Colwill, **“I move the Planning and Zoning Commission return to Open Session.”** Motion passed by voice vote without dissent. Colwill moved and seconded by McNeilly, **“I move the Planning and Zoning Commission recommends to the City Council to approve Petition PZC-6-14 for a Special Use Permit at 1010 S. 7th Street.”** A roll call vote was taken. Ayes: McNeilly, Shaw-Dickey, Johns, Colwill, Huddleston, and Chairman Thiele. Nays: None. Motion passed 6-0.

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

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