

**PLANNING & ZONING COMMISSION**  
**MONDAY, NOVEMBER 3, 2014**  
**MINUTES**

The Rochelle Planning and Zoning Commission met at 6:00 p.m. November 3, 2014 in the Council Chambers of City Hall, 420 N. 6<sup>th</sup> Street, Rochelle, IL 61068.

Present on Roll Call were Board members: Johns, Colwill, Snyder-Chura, Shaw-Dickey, McNeilly, and Chairman Thiele. Absent: Carson and Huddleston. Also present was Kip Countryman, Michelle Pease, and Michelle Knight. There was a quorum of six present.

**Minutes:** Shaw-Dickey moved and seconded by Snyder-Chura, **“I move minutes of the October 6, 2014 Planning and Zoning meeting be approved.”** Motion passed by roll call without dissent.

***Public Commentary:*** None.

***Commissioner Comments:*** None.

***Director’s Report:*** None.

***Business Items:*** **Case PZC-10-14 Don Romes Variance of Setbacks at 903 N. 16<sup>th</sup> Street.** The petitioner is requesting a variance of setbacks to construct a 19 by 20 attached garage to the front of the residence at the south west corner of the property. The property is the last residence on 16<sup>th</sup> Street heading south and abuts Lawnridge cemetery on the cemeteries’ North side. The proposed attached garage would have a front yard setback of 9 feet compared to the allowed building setback of 25 feet in the R-3 Zoning District, and a 5 foot building setback on the South side yard equal to the current setback of the primary residence which is legally nonconforming to the setback allowed of 6 feet. The property was built in 1967 as a single family residence as part of Tilton’s 10<sup>th</sup> Addition which was platted in 1957. The original detached garage was built at the rear North East corner of the lot. The garage currently does not have an access driveway. The proposed addition with the current structures on the property equal less than one third of the total lot coverage allowed under code. The City has no plans to further develop 16<sup>th</sup> St. in any direction due to the fact that it ends at the Lawnridge cemetery.

Staff finds that since the property and any City Right of Way ends at the property line that abuts the Lawnridge cemetery, there is no effect on the neighboring property owners. Staff finds that the proposed attached garage is consistent with the City Stormwater Ordinance. Staff finds viewing the sight distance of the property in conjunction with the other properties to not be a nuisance because of the contour of the City Right of Way at the end of the street and recommends **Approval** of the variance of setbacks of 5 feet on the side yard and 9 foot front yard variance of setbacks to allow the owner to build a 19 by 20 attached garage. Approval will be subject to: Final Site Plans submitted, building plans submitted, and a Building permit application. Owner will construct a 5 foot by 5 foot landing at the end of the public sidewalk to aid the public to turn around at the end of the sidewalk in front of the owner’s property in the City Right of Way. Mr. Romes was present for any questions. Snyder-Chura moved and seconded by Shaw Dickey: **“I move the Planning and Zoning Commission recommends to the City Council to approve Petition PZC-10-14 for a Variance of Setbacks for Don Romes at 903 N. 16<sup>th</sup> Street.”** A Roll Call Vote was taken. Ayes: Johns, Snyder-Chura, McNeilly, Colwill, Shaw-Dickey, and Chairman Thiele. Nays: None. Motion passed 6-0.

***Discussion Items:***

1. **Comprehensive Plan Workshop #10.** Kip Countryman and Michelle Pease gave a presentation on Smart Growth and ways to build and maintain the City and protect the environment. There was some discussion on current vacant buildings and the future for those properties. Michelle gave an update on the Brownfields Grant, which is a three year grant of \$400,000.

***Adjournment:*** Colwill moved and seconded by Snyder-Chura **“I move to adjourn the meeting”**. The Planning and Zoning Commission adjourned at 6:38 p.m.

Michelle Knight  
Michelle Knight, Administrative Assistant  
Community Development Dept., City of Rochelle