

**PLANNING & ZONING COMMISSION**  
**MONDAY, July 6, 2015**  
**MINUTES**

The Rochelle Planning and Zoning Commission met at 6:00 p.m. July 6, 2015 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, Shaw-Dickey, Snyder-Chura, Johns, Colwill, and Chairman Thiele. Absent: Carson and Huddleston. Also present was Michelle Pease and Michelle Knight. There was a quorum of six present.

**Minutes:** Snyder-Chura moved and seconded by McNeilly, **“I move minutes of the May 4, 2015 Planning and Zoning meeting be approved.”** Motion passed by voice vote without dissent.

**Public Commentary:** None.

**Commissioner Comments:** None

**Business Items:**

**1. Case PZC 5-15, Amendment to Chapter 110, Zoning** Staff has reviewed the current District Use Classification in Chapter 110 Zoning of the Rochelle Municipal Code, staff feels that it should be amended to allow Commercial Greenhouses in the I-2 Industrial District. Recently, The Planning and Zoning Commission recommended a special use for CG Greenhouses to develop a Commercial based greenhouse in the I-2 district, and staff is currently working on a development (Project Green) which would add another Commercial Greenhouse in the I-2 Zoning District. Under the existing Zoning, Commercial Greenhouses are only allowed in the I-1 zoning district, and with a special use in the B-1 and B-2 Districts. Staff feels that the I-2 zoning district is well suited for this use because of the size of the developments proposed, truck traffic associated with the use, and the requirement for infrastructure that is better suited in this zoning area. Staff finds that although the City of Rochelle Zoning does address Commercial Greenhouses, it should be expanded to allow Commercial Greenhouse operations in the I-2 Zoning District. Motion made by Snyder-Chura and seconded by Shaw-Dickey, **“I move the planning and zoning commission recess into a public hearing for the case PZC 5-15.”** A roll call vote was taken. Ayes: McNeilly, Shaw Dickey, Snyder-Chura, Johns, Colwill, and Chairman Thiele. Nays: none. Motion made by Colwill and seconded by Johns, **“I move the planning and zoning commission return to open session.”** Motion passed by voice vote without dissent. Motion made by Snyder-Chura and seconded by Colwill, **“I move the planning and zoning commission recommends to the city Council to approve the Amendment to Chapter 110, Zoning, Case PZC-5-15.”** A roll call vote was taken. Ayes: McNeilly, Shaw Dickey, Snyder-Chura, Johns, Colwill, and Chairman Thiele. Nays: none. Motion passed 6-0.

**Discussion Items:**

**Comprehensive Plan.** It was decided to hold off on completion of the Comprehensive Plan to include the branding. The Brownfield’s map also needs to be included in the Plan.

**Adjournment:** The Planning and Zoning Commission adjourned at 6:15 p.m.

Michelle Knight  
Administrative Assistant, City of Rochelle