

PLANNING & ZONING COMMISSION
Monday, May 7, 2018
MINUTES

The Rochelle Planning and Zoning Commission met at 6:00 p.m. on May 7, 2018 in the Council Chambers of City Hall, 420 N. 6th Street, Rochelle, IL 61068. Present on Roll Call were Board members: McNeilly, Wolter, Carson, and Thiele. Absent: Williams, Snyder-Chura, Colwill and Huddleston. There was a quorum of four present. Also present were Michelle Pease, Michelle Knight and Kip Countryman.

Minutes: McNeilly moved and seconded by Wolter, **“I move the minutes of the April 2, 2018 Planning and Zoning meeting be approved.”** Motion passed by voice vote without dissent.

Public Commentary: None

Commissioner Comments: None

Business Items: Well #10 was constructed in 1965 and is located at 200 Southview drive. Well #10 is a major water supply well and is in need of replacement. The building and all equipment is beyond repair and design is complete with a bid opening held on April 12th for complete replacement of the building and all the equipment. The design was done to accommodate a future radium removal plant with the new building set within a footprint to allow an expansion without major construction. The original well was constructed in the middle of the lot and the new plant and equipment is required to be attached to the old equipment. To allow this type of construction RMU is asking for a variance to encroach 10 feet on the rear setback requirement of 20 feet to allow for a future addition of a radium treatment facility. The proposed building was designed to match the surrounding architecture and will be a great improvement to the neighborhood. In addition to the new building and equipment, the new facility will require daily monitoring and delivery of various materials along with maintenance of the facility. To allow this type of use the design requires additional paving on the East side of the building to accommodate deliveries and off street parking of equipment. This additional paving exceeds the one third allowable hard surfacing and structures on a residential lot. The property is surrounded by Light Industry on the North, Residential R-2 on the South, East and West. The petitioner is requesting a variance to encroach on the building setback 10 feet and exceed the allowable lot coverage by 636 square feet. Under Section 110-101 a variance may be granted where practical difficulties or unusual hardships are determined to exist, but only after a public hearing has been duly advertised and held by the board of zoning appeals which may recommend such restrictions and conditions upon the premises benefitted by the variance as it considers necessary, so that the public health, safety and general welfare may be secured and substantial justice done.

Staff has reviewed the building plans and referenced the standards for granting a variance found in Section 110-104 and feels that because of the particular physical surroundings, shape or topographical 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. Staff feels the conditions upon which the petition for a variance is unique to the parcel of land for which the variance is sought and not applicable, generally, to other property with the same zoning classification. The proposed addition is not dangerous to public health, will not impair property values in the neighborhood, will not impede normal development of the surrounding properties, will not impair light to adjacent property, congest public streets, or increase the risk of fire, and recommends that the planning and zoning commission approve a variance to encroach the building rear setback 10 feet and exceed the lot coverage requirement for an additional 636 square feet. The City Engineer has also reviewed the plans and has no concerns with storm water. Motion made by McNeilly, seconded by Wolter, **“I move the Planning and Zoning Commission recess into a Public Hearing regarding the proposed Variance to encroach on the rear building setback of 10 feet and exceed allowable lot coverage by 636 square feet at 200 Southview Drive.”** A roll call vote was taken. Ayes: McNeilly, Carson, Thiele and Wolter. Nays: none. Motion carried 4-0. Adam Lanning with Rochelle Municipal Utilities and Matt Hansen with Willett Hoffman explained the new construction and the plans for storm water runoff. The commission had additional

questions regarding the storm water which were further explained that the water would be contained on the property. The new building is being built behind the existing building in order to keep the well up and running during construction. It was noted that this will not only be a functional improvement, but an aesthetic improvement for the residential neighborhood as well. Motion made by Wolter, seconded by Carson, **“I move the planning and zoning commission return to open session.”** Motion passed by voice vote without dissent.

Findings:

1. Is the proposed variance allowed in the proposed zoning district, but only with a variance
Yes: No: Explanation: _____
2. Is the proposed variance detrimental or dangerous to public health?
Yes: No: Explanation: _____
3. Will the proposed variance impair property value in the neighborhood?
Yes: No: Explanation: _____
4. Will the proposed variance impede the normal development of the surrounding properties?
Yes: No: Explanation: _____
5. Will the proposed variance:
 - (a) impair light and air to adjacent property;
 - (b) congest public streets;
 - (c) increase the risk of fire;
 - (d) substantially diminish property values within the vicinity; or
 - (e) endanger the public health?Yes: No: Explanation: _____

Recommendation: Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council that the Petitioner be granted a variance for the proposed use at the Subject Property, without conditions other than the other applicable requirements of the Rochelle Municipal Code. Motion made by McNeilly, seconded by Carson, **“I move the Planning and Zoning Commission recommend to the City Council that it approve the proposed Variance to encroach on the rear building setback of 10 feet and exceed allowable lot coverage by 636 square feet at 200 Southview Drive based on the report of findings.”** A roll call vote was taken. Ayes: McNeilly, Carson, Thiele and Wolter. Nays: None. Motion passed 4-0.

Adjournment: Motion made by Wolter, seconded by McNeilly, **“I move the planning and zoning commission meeting be adjourned.”** Motion carried by voice vote. The Planning and Zoning Commission adjourned at 6:40 p.m.

Michelle Knight
Community Development, City of Rochelle