

If the answer to any of the following questions is “Yes”, then the Commission should recommend that the City Council deny the petition for a variance. If the answer to all of the following questions is “No”, then the Commission may recommend that the City Council approve or deny the petition for a variance. Each question should state an answer and give an explanation. If the answer to all of the questions is “No”, but the Commission votes to recommend denying the petition, the Commission should provide an explanation as to why.

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 Conditional Use permit for the proposed use at the Subject Property, without conditions, other than the applicable requirements of the Rochelle Municipal Code. Motion made by Carson, seconded by Colwill, **“I move the Planning and Zoning Commission recommend to the City Council that it approve the proposed sign variance for Pilot Travel Centers, LLC, located at 1201 E. IL Route 38, based on the report of findings.”** A roll call vote was taken. Ayes: Carson, Colwill, Snyder-Chura, McNielly, Wolter, Myers and Thiele. Nays: None. Motion passed 7-0.

PZC-20-19 Sinbad Vapors, LLC, 1231 Caron Road. Petition for a Conditional Use in a PUD-C (Planned Unit Development – Commercial) for retail sales of electronic cigarettes, vapor and related products and accessories. Pease stated that a notice of public hearing was published in the paper. Motion made by Snyder-Chura, seconded by Carson, **“I move the Planning and Zoning Commission open the Public Hearing regarding the proposed Conditional Use in a PUD-C for Sinbad Vapors located at 1231 Caron Road.”** A roll call vote was taken. Ayes: Carson, Colwill, Snyder-Chura, McNielly, Wolter, Myers and Thiele. Nays: None. Motion passed 7-0. Sinbad Vapors, LLC is a retail store for electronic cigarettes, vapor and related products and accessories. 1231 Caron Road is in a PUD-C zoning district where a conditional use permit is required for this type of business. Sinbad Vapors LLC is requesting a Conditional Use for their retail store to be located at 1231 Caron Road. According to Chapter 110 Zoning, under Division 2 - Conditional Use Permits, the Planning and Zoning Commission shall hold a public hearing, shall review the site, existing and proposed structures, architectural plans, neighborhood uses, parking areas, driveway locations, highway access, traffic generation and circulation. Also, under Division 2, section 110-77, Conditions, certain conditions may be required such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, planting screens, operational control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards, or parking requirements may be required by the Planning and Zoning Commission upon

for retail sales of electronic cigarettes, vapor and related products and accessories for Sinbad Vapors, located at 1231 Caron Road with no vaping or electronic cigarettes inside.

Discussion among Commissioners regarding the motion took place. It was noted that Sinbad has 10 other facilities and vaping within these other facilities is allowed. Ventilation is not a problem as each tenant space has their own system. Motion made by Carson, seconded by Wolter, **“I make a motion to amend the original motion and move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed Conditional Use in a PUD-C for retail sales of electronic cigarettes, vapor and related products and accessories for Sinbad Vapors, located at 1231 Caron Road, based on the report of findings.”** A roll call vote was taken. Ayes: Carson, Myers, Colwill, Snyder-Chura, and Wolter. Nays: McNeilly and Thiele. Motion passed 5-2.

Discussion Items: Pete Iosue with Teska and Associates spoke about the zoning ordinance review and the recommended updates. Mr. Iosue explained that not only are our city codes outdated, but also variations can be found in multiple locations within the code book, which makes it difficult to understand and be consistent. The zoning ordinance review will be presented to City Council on November 12.

Adjournment: Motion made by Carson, seconded by Wolter, **“I move to adjourn the regularly scheduled meeting of the Planning and Zoning Commission of November 4, 2019.”** Motion carried by voice vote. The Planning and Zoning Commission adjourned at 7:27 p.m.

Michelle Knight
City of Rochelle