

PLANNING & ZONING COMMISSION
Monday, April 2, 2018
MINUTES

The Rochelle Planning and Zoning Commission met at 6:00 p.m. on April 2, 2018 in the Council Chambers of City Hall, 420 N. 6th Street, Rochelle, IL 61068. Present on Roll Call were Board members: McNeilly, Wolter, Snyder-Chura, Thiele and Colwill. Absent: Carson, Williams and Huddleston. There was a quorum of five present. Also present were Michelle Pease and Kip Countryman.

Minutes: McNeilly moved and seconded by Chura, **“I move the minutes of the February 5, 2018 Planning and Zoning meeting be approved.”** Motion passed by voice vote without dissent.

Public Commentary: None

Commissioner Comments: None

Business Items: In 2010, the City entered into an annexation agreement with Hub City Development, LLC for a 48 acre parcel on the north side of Steward Road East of Route 251 and west of S. Main St. At this time, no development has taken place. The developer would like to amend the zoning map to allow the parcel to be zoned B-2 Commercial Highway. B-2 Commercial Highway Zoning is consistent with the comprehensive plan and creates a better market for a project compatible with the Loves Travel Stop which will be adjacent to the west. The property is surrounded by B-2 Commercial Highway on the west, agricultural on the south, Illinois Tollway I-88 on the north, and Residential Single Family on the east. City staff is requesting to rezone the property from I-1 Light Industry to B-2 Commercial Highway. Motion made by Colwill, seconded by Wolter, **“I move the Planning and Zoning Commission recess into a Public Hearing regarding the proposed Rezoning of 300 Steward Road from I-1 Industry to B-2 Commercial Highway.”** A roll call vote was taken. Ayes: McNeilly, Colwill, Snyder-Chura, Thiele and Wolter. Nays: none. Motion made by Snyder-Chura, seconded by Colwill, **“I move the planning and zoning commission return to open session.”** Motion passed by voice vote without dissent.

Findings:

1. Is the proposed zoning allowed in the proposed zoning district.
Yes: No: Explanation: _____
2. Is the proposed zoning detrimental or dangerous to public health?
Yes: No: Explanation: _____
3. Will the proposed zoning impair property value in the neighborhood?
Yes: No: Explanation: _____
4. Will the proposed zoning impede the normal development of the surrounding properties?
Yes: No: Explanation: _____
5. Will the proposed zoning:
 - (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 zoning for the proposed use at the

Subject Property, without conditions other than the other applicable requirements of the Rochelle Municipal Code. Motion made by Colwill, seconded by McNeilly, **“I move the Planning and Zoning Commission recommend to the City Council that it approve the proposed Rezoning of 300 Steward Road from I-1 Industry to B-2 Commercial Highway based on the report of findings.”** A roll call vote was taken. Ayes: Colwill, McNeilly, Snyder-Chura, Thiele and Wolter. Nays: None. Motion passed 5-0.

501 W 6th Ave was built in 1967. It is a bi-level office building similar to 610 N Main St. that has three businesses in the building, but the design of the building does not meet the residential requirements found in the City Building Code. The building has recently been purchased and the owner would like to keep the current businesses and open an art studio/retail store in one third of the building. They are proposing to provide an entrance off of Lincoln Highway with an area outside to hold events. The current zoning of the property does not allow for expansion of the current setbacks without a variance. Zoning the property to B-1 Commercial Central Business will allow a zero set back requirement, which would allow for expansion of the foot print of the building. B-1 Commercial Central Business Zoning is consistent with the comprehensive plan and creates a better market for a project compatible with other downtown businesses. The property is surrounded by RO Residential Office on the west and north, B-1 Central Business on the south and east. City staff is requesting to rezone the property from RO, Residential Office to B1, Commercial Central Business. Motion made by Snyder-Chura, seconded by Wolter, **“I move the Planning and Zoning Commission recess into a Public Hearing regarding the proposed Rezoning of 501 W. 6th Avenue from RO, Residential Office to B1, Commercial Central Business.”** A roll call vote was taken. Ayes: McNeilly, Colwill, Snyder-Chura, Thiele and Wolter. Nays: none. Motion made by Colwill, seconded by Snyder-Chura, **“I move the planning and zoning commission return to open session.”** Motion passed by voice vote without dissent.

Findings:

1. Is the proposed zoning allowed in the proposed zoning district.
Yes: No: Explanation: _____
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 - (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 zoning for the proposed use at the Subject Property, without conditions other than the other applicable requirements of the Rochelle Municipal Code. Motion made by Colwill, seconded by Snyder-Chura, **“I move the Planning and Zoning Commission recommend to the City Council that it approve the proposed Rezoning of 501 W. 6th Avenue from RO, Residential Office to B1, Commercial Central Business based on the report of findings.”** A roll call vote was taken. Ayes: Colwill, McNeilly, Snyder-Chura, Thiele and Wolter. Nays: None. Motion passed 5-0.

Adjournment: Motion made by Colwill, seconded by Snyder-Chura, “**I move the planning and zoning commission meeting be adjourned.**” Motion carried by voice vote. The Planning and Zoning Commission adjourned at 6:57 p.m.

Michelle Knight
Community Development, City of Rochelle