

**PLANNING & ZONING COMMISSION**  
**MONDAY, DECEMBER 6, 2010**  
**MINUTES**

The Rochelle Planning and Zoning Commission met at 7:00 p.m. on December 6, 2010 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, Snyder-Chura, Thiele, Colwill, Johns, Huddleston, and Prabhakar. Absent: Board members Rodriguez, and Shaw-Dickey. Also present were Community Development Director Limas and City Clerk McKinney. There was a quorum. Rodriguez entered the meeting at 7:01 p.m.

**Minutes:** Mrs. Snyder-Chura moved and seconded by Mr. Colwill, "I move the minutes of November 1, 2010 Planning and Zoning Commission meeting be approved." Motion passed by voice vote without dissent.

**Public Commentary:** None.

**Director's Report:**

- o Director Limas updated the board on Walmart, Jack Dame Road and Bay Valley Food

**Business Items:**

1. **Case PZC-11-10 Pre-Manufactured Vaulted Toilet Sewage System Variance (Public Hearing).** Director Limas stated that the Park District asked to have this item continued until the November meeting. Dr. Thiele moved and seconded by Mr. Rodriguez, "I move the Planning and Zoning Commission recess into a continued Public Hearing for Case PZC-11-10." A roll call vote was taken. Ayes: McNeilly, Rodriguez, Snyder-Chura, Thiele, Colwill, Johns, Huddleston, and Chairman Prabhakar. Motion passed 8-0. There was no one that came forward. Mrs. Snyder-Chura moved and seconded by Mr. Johns, "I move the Planning and Zoning Commission continue the Public Hearing till the January 3 PNZ meeting and return to Open Session." Motion passed by voice vote without dissent.

2. **Case PZC-11-11 1<sup>st</sup> Avenue Alley Vacation.** In 2009 the City Council approved a request from Rogers Ready Mix located at 303 First Avenue for the vacation of an alley along their east property line that they would purchase from the City. At the City Council meeting after the approval the property owner to the east requested that they be allowed to purchase 50% of the alley. After review by staff the City Council rescinded the approval and the matter would not be addressed until both parties, Roger Ready Mix and Steve Bingham had time to discuss the matter and the possibility of both obtaining 50% of the alley each. Both parties have now petitioned the City to obtain and purchase 50% of the alley. As with the previous request staff recommends approval. As indicated before the City has no use for the alley and there are no utilities in it. Staff recommends approval of the request by Rogers Ready Mix and Steve Bingham for the vacation of the alley located Between 203 and 215 West 1<sup>st</sup> Avenue. Dr. Thiele moved and seconded by Mr. Rodriguez, "I move the Planning and Zoning Commission recess into a Public Hearing for Case PZC-11-11." A roll call vote was taken. Ayes: McNeilly, Rodriguez, Snyder-Chura, Thiele, Colwill, Johns, Huddleston, and Chairman Prabhakar. Motion passed 8-0. No one came forward. Mr. Huddleston moved and seconded by Mrs. Snyder-Chura. Motion passed by voice vote without dissent. Mr. Colwill moved and seconded by Dr. McNeilly, "I move the Planning and Zoning Commission recommends to the Cit Council to approve the request by

Rogers Ready Mix and Steve Bingham for the vacation of the alley located between 203 and 215 West 1<sup>st</sup> Ave. A roll call vote was taken. Ayes: McNeilly, Rodriquez, Snyder-Chura, Thiele, Colwill, Johns, Huddleston, and Chairman Prabhakar. Motion passed 8-0.

3. **Case PZC-11-12 Centerpoint Rezoning.** The petitioner is requesting a rezoning of the subject property from I-1, Light Industry District to I-2 General Industry in order to develop a rail served site. Rail access to the site will be from along the north property line in conjunction with the rail access for the Black Earth site to the east due to the requirements that a rail siding be at least 6,500 feet long and the Black Earth site does not have enough frontage to accomplish this. With the rail siding available it would make planning sense to develop this site as an industrial rail development. The comprehensive plan indicates this site to be Business-Research Park/Light Industry which is allowed in the I-2 zoning district. Per the comprehensive plan, industrial/ warehousing which are some of the other uses allowed in the I-2 district should be in areas adjacent to railroad lines and allow the continued expansion of existing industrial areas which is true for this site. Staff finds to rezoning from I-1 to I-2 appropriate for this site. Staff has reviewed the requested rezoning and recommends Approval of the rezoning of the CenterPoint site from I-1, Light Industry District to I-2 General Industry. Dr. Thiele moved and seconded by Mr. Rodriquez, "I move the Planning and Zoning Commission recess into a Public Hearing for Case PZC-11-12." A roll call vote was taken. Ayes: McNeilly, Rodriquez, Snyder-Chura, Thiele, Colwill, Johns, Huddleston, and Chairman Prabhakar. Motion passed 8-0. The following officials from CenterPoint came forward to testify. All were sworn in. Kevin Breslin, Attorney; Edward Harrington, President; Rodney Tonelli, Land Planner; and Adam Roth, Marketing. Jason Anderson also came forward to testify. Joyce Briggs, a land owner was sworn in. Mrs. Briggs owns land next to CenterPoint and wanted more information. She is interested in having her land developed. Mr. Colwill moved and seconded by Dr. Thiele, "I move the Planning and Zoning Commission return to Open Session." Motion passed by voice vote without dissent. Mrs. Snyder-Chura moved and seconded by Mr. Rodriquez, "I move the Planning and Zoning Commission recommends to the City Council to approve the request by Rochelle Development Joint Venture LLC, Rochelle Developmentz Lot 1 LLC and CenterPoint Intermodal Center Rochelle Property Owners Association own the rezoning of the CenterPoint site from I-1, Light Industry District to I-2, General Industry." A roll call vote was taken. Ayes: Rodriquez, Snyder-Chura, Thiele, Colwill, and Chairman Prabhakar. Nays: McNeilly. Motion passed 5-1.

4. **Case PZC-11-13 Text Amendments in Regards to Accessory Buildings, Uses, Decks and Lot Coverage.** Mr. Limis stated that as discussed at the last two Planning and Zoning Commission meetings staff is recommending that accessory buildings or uses be allowed in rear yards to not exceed 40% of the lot coverage, based on the following facts:

As previously discussed a survey was conducted of surrounding communities and what the maximum lot coverage is for accessory buildings and uses and the following are the results:

<u>Community</u>	<u>Lot Coverage requirements (No more than)</u>
Loves Park	40% of rear yard
Machesney Park	10% of lot
Ottawa	50% of rear yard
Rock Falls	30% of rear yard
South Beloit	40% of rear yard
Sterling	30% of rear yard
Sycamore	10% of lot

The communities surveyed allowed more than we do in the rear yard in regards to lot coverage.

Also, there was discussion on existing lots in the City and if the new regulations would work. As indicated before a survey was conducted reviewing the lots in the City primarily north of the downtown and west of 7<sup>th</sup> Street. It was found that the lots had a frontage of 58, 60 and 66 feet depending on which subdivision they were located in and were non-conforming on the minimum R-3 lot frontage of 70 feet. The lots for the most part met the minimum lot area of 7,350 square feet and ranged from 7,200 square feet to 8,782 square feet. Since the lots met the minimum lot size they were only non-conforming in regards to lot width.

Sample lots were looked at in regards to the proposed 40% maximum lot coverage in the rear yard for accessory structures using the Ogle County GIS system to review the size of existing accessory structures and except for a few situations where the lots were over the 33% lot coverage which is the current maximum requirement, they met the proposed requirements.

Based on the above noted facts, staff is recommending the following changes:

**Add to Sec. 110-9 Definitions Accessory Building or Use**

(2) An "accessory use" includes, but is not limited to the following:

*Decks whether attached or not to the principle building. Also,*

**Add to Article IV. Lot and Yard Requirements**

**Sec. 110-321 Minimum lot and yard areas by district**

*(11) On a single family lot no more than 40% of the rear yard may be occupied by accessory buildings or uses.*

***Discussion Item:***

**1. 2011 Discussion Item List.**

JANUARY	SIGNAGE
FEBRUARY	LIGHTING
MARCH	LAND USE INTENSITY RATIO LANGUAGE
APRIL	IMPERVIOUS SURFACES
MAY	RESIDENTIAL DISTRICTS-Single Family
JUNE	RESIDENTIAL DISTRICTS-Multi-Family
JULY	PEDESTRIAN PATH REGULATIONS
AUGUST	GREENWAY REGULATIONS
SEPTEMBER	ZONING MAP DISTRICTS
OCTOBER	BED & BREAKFAST
NOVEMBER	LIGHTING

**DECEMBER  
2012 - JANUARY**

**SPECIAL & CONDITIONING USES  
HISTORICAL DISTRICTS**

**The Planning and Zoning Commission adjourned at 8:30 p.m.**

**Bruce W. McKinney  
Bruce W. McKinney, CMC  
City Clerk, City of Rochelle**