



City of Rochelle

420 N 6th Street
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TO: Meggon McKinley, Interim City Manager

FROM: Chris Limas, AICP
Community Development Director

DATE: February 9, 2011

SUBJECT: Case PZC-2-11 Airport Text Amendment (Public Hearing)

Applicant: City of Rochelle

Summary

On February 7, 2011 the Planning and Zoning Commission conducted a public hearing on a request by the City of Rochelle to develop an airport zoning district. The proposed new zoning district would develop zoning standards for the City airport Koritz Field and rezone the property to the new district.

After representatives from the Chicagoland Skydiving Center were in attendance at the January meeting to discuss their proposed business at Koritz Field, staff determined that their proposed business as well as other possible ones in the future were not allowed as permitted or special uses. The Planning and Zoning Commission requested that staff look into the zoning of the airport after discussion about this at the meeting.

As staff discussed this, it was felt that we should be taking a comprehensive approach to this issue and felt it was best to look at all of the uses related to an airport. A survey was conducted on airports in Northern Illinois and after review of the zoning of many of these airports, it was determined that the best approach would be to create an Airport Overlay District (AOD) or a separate airport zoning district. This is a similar approach taken by airports in Lansing, Waukegan, and West Chicago.

Staff originally developed an Airport Overlay District but during the public hearing the Planning and Zoning Commission indicated that they would prefer the separated zoning district for the Airport and surrounding uses, not an overlay district. The Planning and Zoning Commission agreed on the proposed language for the district but requested it to be rewritten as a separate zoning district. The A Airport zoning district created lists permitted uses, prohibited uses and special uses. The proposed list of uses was developed by the review of other airport districts and discussion with City staff on the existing and possible future uses of the airport. The A Airport district also discusses appearance criteria as well as the approval process.

Findings of Fact

The Planning and Zoning Commission reviewed the testimony at the public hearing and found:

- 1) That the City airport Kortiz Field and surrounding compatible uses should have a new zoning classification which should be designated as A Airport.
- 2) That this new classification will help in the comprehensive planning and development of the airport.

RECOMMENDATION

For the above noted reasons the Planning and Zoning Commission voted to recommend **Approval** of the creation of an A Airport zoning district and rezoning the City airport Koritz Field as A Airport.

VOTE: 7-0 to approve



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TO: Planning and Zoning Commission

FROM: Chris Limas, AICP
Community Development Director

DATE: February 3, 2011

SUBJECT: Case PZC-2-11 Airport Overlay District Text Amendment (Public Hearing)

Applicant: City of Rochelle

Summary

At the last meeting representatives from the Chicagoland Skydiving Center were in attendance to discuss their proposed skydiving business which would be located at Koritz Field. It was noted by staff that a skydiving business was not listed as a permitted or special use and that staff would be reviewing other airports to see how they were zoned.

Staff felt that we should be taking a comprehensive approach to this issue and felt it was best to look at all of the uses related to an airport. A survey was conducted on airports in Northern Illinois and after review of the zoning of many of these airports it was determined that the best approach would be to create an Airport Overlay District (AOD). This is a similar approach taken by airports in Lansing, Waukegan and West Chicago.

The AOD is similar to other specialized zoning classification in the City such as the TTO, Transportation Tourism Overlay District and the TOD, Technology Overlay District. In an overlay district there still is the underlying zoning for which this case is I-2, General Industrial or RD Rural Development but other requirements are placed on the development of allowed uses in the AOD. The AOD lists permitted use, prohibited uses and special uses. The proposed list of uses was developed by the review of other airport districts and discussion with City staff on the existing and possible future uses of the airport. The AOD also discusses appearance criteria as well as the approval process.

RECOMMENDATION

Staff recommends Approval of the Airport Overlay District Text Amendment.

DIVISION 6. AOD, AIRPORT OVERLAY DISTRICT

Sec. 110-260. Purpose.

The purpose of the Airport Overlay District (AOD) is to promote development of Airport related-businesses, and other uses compatible with the City Airport Koritz Field in specified AOD zones within the City, by restricting the permitted uses within the AOD beyond the restrictions contained in the underlying zoning district and by imposing certain other requirements necessary to protect the interest of airport-related businesses within the AOD.

Sec. 110-261. Standards and Special Requirements.

Property located within the AOD is subject to the regulations contained within the underlying zoning classification as well as the additional requirements imposed by the AOD. In cases where the provisions of the AOD conflict with the regulations of the underlying zoning classification, the provisions of the AOD shall be controlling.

Sec. 110-262. Location.

The AOD District location is commonly known as Koritz Field and is described as an area of approximately 137 acres located northwest intersection of Illinois Route 251 and Gurler, and shall be bounded by:

Part of the Southeast Quarter of Section 34, Part of the South Half of Section 35 and Part of the Southwest Quarter of Section 36, Township 40 North, Range 1 East of the Third Principal Meridian, and Part of the Northwest Quarter of Section 2, Township 39 North, Range 1 East of the Third Principal Meridian, bounded and described as follows:

Beginning at a Point at the Southeast corner of said Section 34; thence North 89 degrees 29 minutes 34 seconds West along the South Line of said Southeast Quarter of Section 34, a distance of 149.31 feet; thence North 74 degrees 05 minutes 54 seconds East a distance of 99.95 feet; thence Northeasterly along a curve of radius 3944.72' curving to the left, a chord bearing of N 65°16'37" E, a chord length of 1216.41' and an arc length of 1221.27'; thence North 73 degrees 10 minutes 06 seconds East a distance of 156.28 feet; thence North 56 degrees 26 minutes 00 seconds East a distance of 165.24 feet; thence South 01 degrees 05 minutes 00 seconds West a distance of 304.22 feet; thence North 71 degrees 12 minutes 00 seconds East a distance of 5547.17 feet; thence South 00 degrees 28 minutes 09 seconds East a distance of 183.00 feet; thence South 04 degrees 59 minutes 31 seconds East a distance of 314.88 feet; thence South 00 degrees 35 minutes 36 seconds West a distance of 256.78 feet; thence Southwesterly along a curve of radius 1011.51' curving to the right, a chord bearing of S 03°57'13" W, a chord length of 141.01' and an arc length of 141.12'; thence North 89 degrees 29 minutes 00 seconds West a distance of 563.28 feet; thence South 71 degrees 12 minutes 00 seconds West a distance of 172.52 feet;

thence South 00 degrees 36 minutes 50 seconds West a distance of 637.55 feet;
thence South 54 degrees 08 minutes 04 seconds West a distance of 100.00 feet;
thence South 35 degrees 51 minutes 56 seconds East a distance of 200.00 feet;
thence South 54 degrees 08 minutes 04 seconds West a distance of 235.47 feet;
thence Southwesterly along a curve of radius 1011.00' curving to the right, a chord bearing of S 43°43'04" W, a chord length of 365.59' and an arc length of 367.61';
thence North 89 degrees 30 minutes 31 seconds West a distance of 1136.49 feet;
thence North 00 degrees 48 minutes 39 seconds East a distance of 687.39 feet;
thence South 71 degrees 12 minutes 00 seconds West a distance of 1420.32 feet;
thence South 01 degrees 06 minutes 40 seconds West a distance of 221.22 feet;
thence North 89 degrees 28 minutes 48 seconds West a distance of 626.68 feet;
thence South 71 degrees 13 minutes 30 seconds West a distance of 1285.61 feet;
thence North 18 degrees 48 minutes 00 seconds West a distance of 450.16 feet;
thence North 89 degrees 28 minutes 49 seconds West a distance of 995.80 feet
to the Point of Beginning, containing 137.15 acres, more or less, subject to all easements, agreements county codes and/or ordinances of record if any, all situated in the Township of Flagg, the County of Ogle and also in the Township of Reynolds, the County of Lee and the State of Illinois.

The AOD may be expanded from time to time for Airport related uses described in Division 6, AOD, AIRPORT OVERLAY DISTRICT upon approval of the City Council after a public hearing before the Planning and Zoning Commission.

Sec. 110-263. Permitted Uses.

A. The following shall be permitted uses in the AOD District:

1. Airports
2. Heliports
3. Restaurants
4. Schools
5. Airplane maintenance facilities
6. Airplane technology based businesses
7. Flight related fueling facilities
8. Retail

Sec. 110-284. Prohibited Uses.

The following uses shall be prohibited in the AOD:

1. Any uses, including without limitation that interfere with the Airport Hazard Zoning (AHZ).
2. Any uses, including without limitation that interfere with the Airport Layout Plan (ALP).

3. Any uses in the I-2, General Industrial and RD Rural Development zoning districts which is not listed as a permitted or special use in this Division.

Sec. 110-285 Special Uses

The following uses shall be special uses in the AOD.

1. Skydiving Operations
2. Warehousing facilities
3. Distribution facilities
4. Corporate professional offices
5. Cargo facilities

Sec. 110-286. Appearance Criteria.

No building permit approval shall be granted for the development of any building, structure or improvement on any parcel in the AOD until the Zoning Administrator or his designee has determined that the proposed development will conform to the following criteria:

A. Relationship of Buildings to Site and context.

1. The site shall be planned to provide for efficient screening, airplane movement, auto movement and parking areas.
2. Buildings location, mass, scale, and orientation shall be harmonious with the character of the adjoining structures and ALP.
3. Lot Standards and Setbacks shall follow the underlying zoning regulations except for they must meet any requirements of the ALP, AHZ and FAA.

B. Building Design

1. To incorporate an architectural theme for the buildings and other structures in the AOD District, such buildings and structures shall have an airport related theme.
2. Any building or structure in the AOD shall meet the requirements of the AHZ, ALP and FAA in design.

110-287. Application and Contents.

Applications for development within the AOD shall be accompanied by the boundary survey, architectural drawings, elevations, landscape plan and site engineering.

- A. The property owner or his agent shall meet with the Community Development Director and Superintendent of Streets/Cemetery/Airport and any other required City staff, to explain the development proposed, discuss procedures and obtain an application form.
- B. The applicant shall file the completed application form, together with the required exhibits and the filing fee, with the Community Development Department.
- C. The Community Development Director or designee shall transmit the application to the Planning and Zoning Commission for review and consideration.
- D. The Planning and Zoning Commission shall determine whether the proposed development is consistent with the requirements of the AOD, including without limitation whether the appearance and arrangement of buildings, off street parking, lighting, landscaping, ingress and egress, drainage, signs and other improvements are designed in a manner that will promote safety and convenience for the public and - preserve property values of surrounding property. Following its consideration, the Planning and Zoning Commission will recommend approval, denial or conditional approval of the application.
- E. The Planning and Zoning Commission's recommendation will be referred to the City Council for final action.

110-288. Land Use and Development Regulations.

The land use and development regulations for the underlying zoning classifications shall apply except where they conflict with the AOD regulations. Any site development shall comply with the requirements of the Rochelle Municipal Code.