

**PLANNING & ZONING COMMISSION**  
**Special Meeting, Monday, June 27, 2016**  
**MINUTES**

The Rochelle Planning and Zoning Commission met at 6:00 p.m. June 27, 2016 in the Council Chambers of City Hall, 420 N. 6<sup>th</sup> Street, Rochelle, IL 61068. Present on Roll Call were Board members: Shaw-Dickey, Snyder-Chura, Johns, Colwill and Chairman Thiele. Absent: Carson, McNeilly, and Huddleston. There was a quorum of five present. Also present were Michelle Pease and Michelle Knight.

**Minutes:** Snyder-Chura moved and seconded by Colwill, **“I move the minutes of the June 6, 2016 Planning and Zoning meeting be approved.”** Motion passed by voice vote without dissent.

**Public Commentary:** None

**Commissioner Comments:** None

**Business Items: Case PZC 7-16, Amendment to the Zoning Ordinance for Micro Distilleries.** The City of Rochelle City Council approved a development agreement and the sale of the historic downtown theater on June 13, 2016. Pursuant to that agreement, the purchaser intends to use the building for the following uses: distilling and manufacture of liquor, banquet hall, conduct tours, and hold events. The purchaser will distill liquor in the historic downtown theater building, and store and age the liquor at 108 S. Main Street which has also been purchased. The City of Rochelle currently has no zoning to allow the use of micro-distillery. According to Division 4 Amendments, the Planning and Zoning Commission must conduct a public hearing and provide its recommendation to the City Council prior to any amendment of the Zoning Ordinance. Staff recommends that the use of micro-distillery should be a Permitted Use in the B-1 Zoning District. The use of micro-distillery is consistent with other uses already permitted in the B-1 Zoning District, and will not impede normal development in and around those districts.

**Case PZC 8-16, Rezoning old Lincoln School, 108 S. Main Street.** On June 13, 2016, the Rochelle City Council approved a Development Agreement and Land Purchase Agreement between the City and the Applicant for both Subject Properties (416 Lincoln Hwy., Old Hub Theater/108 S. Main St., Old Lincoln School). Pursuant to the Development Agreement, the Applicant intends to use the Old Hub Theater for the following uses: distillation and manufacture of alcoholic liquors, banquet facilities, tour facilities, and special events facilities. The Applicant intends to use the Old Lincoln School for storage and aging of the liquor. The Rochelle Zoning Ordinance does not currently list “micro-distillery” in its use classifications. The Planning and Zoning Commission recently voted to recommend that the use of “micro-distillery” be added to the Zoning Ordinances use classification chart as a permitted use in the B-1 Zoning District. With respect to the Old Lincoln School site, it is currently zoned R-5 High Density Residential. The Old Lincoln School site is currently surrounded by R-5 Residential to the South, R-5 Residential to the West (which is currently used for Worship), and I-1 Light Industrial to the North. Staff recommends that the Old Lincoln School site be rezoned from R-5

High Density Residential to I-1 Light Industrial. While there is high density residential to the South of the Property, the rezoning of the Property will permit a building that has stood vacant for three years to be redeveloped into a commercial purpose. Further, I-1 zoning is consistent with surrounding property to the North, which it shares characteristics with.

Motion made by Colwill and seconded by Shaw-Dickey, **“I move the Planning and Zoning Commission recess into a public hearing for the proposed Amendment to the Zoning ordinance to allow Micro-Distillery as a Permitted Use in the B-1 Zoning District, and for the applicaton for Rezoning the Old Lincoln School from R-5 to I-1,” Case PZC 7-16 and PZC 8-16.** A roll call vote was taken. Ayes: Shaw Dickey, Colwill, Snyder-Chura, Johns, and Chairman Thiele. Nays: none. Motion passed 5-0. 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. 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 Amendment to the Zoning Ordinance to allow Micro-Distillery as a Permitted Use in the B-1 Zoning District.” PZC 7-16.** A roll call vote was taken. Ayes: Shaw Dickey, Snyder-Chura, Johns, Colwill and Chairman Thiele. Nays: None. Motion passed 5-0. Motion made by Colwill, seconded by Shaw-Dickey, **“I move the Planning and Zoning Commission recommend to the City Council that it approve the application for Rezoning the Old Lincoln School property from R-5 to I-1.” PZC 8-16.** A roll call vote was taken. Ayes: Shaw Dickey, Snyder-Chura, Johns, Colwill and Chairman Thiele. Nays: None. Motion passed 5-0.

*Discussion Items:* Update with pictures on property on 7<sup>th</sup> Street

*Adjournment:* Motion made by Colwill, seconded by Shaw-Dickey, **“I move the Planning and Zoning Commission meeting be adjourned”.** The Planning and Zoning Commission adjourned at 6:25 p.m.

Michelle Knight  
Administrative Assistant, City of Rochelle