



**Community Development
Building Division**

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TO: Dave Plyman City Manager

**FROM: Kip Countryman
Building Inspector**

DATE: December 7, 2016

SUBJECT: Case PZC-10-16 Conditional Use Shelter Care

Applicant: Rochelle Rescue Mission

Location: 803 W Lincoln Ave.

Zoning: R-3 Single Family High Density Residential

Comprehensive Plan: Moderate Density Residential

Summary

On December 5, 2016 the Planning and Zoning Commission reviewed the petition of Rochelle Rescue Mission. The petitioner is requesting a conditional use to operate a homeless shelter in the R-3 Zoning District. The property in the past has been used for office space, holding businesses such as Manpower, Partners for employment and H&R Block. The property is currently vacant and the petitioner feels that a shelter for the homeless is needed in this community. The petitioner believes the location would enhance the food pantry located to the south of the property. The property is surrounded by R-3 zoning on the North, B-1 Commercial zoning on the East, R-3 Residential zoning on the West, and B-1 Commercial zoning on the south. The current location of the property is surrounded by a mixed use of Commercial business, Residential housing, manufacturing, and an Elementary School.

.According to Section 110-291 of the District Use Classification list under shelter care, the use of shelter care requires a conditional use. 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.

After review of the facts, the Planning and Zoning Commission went into public hearing and listened to Michelle Glen on behalf of the petitioners. After a lengthy discussion, the Planning and Zoning Commission agreed that there is a need in this community for a shelter use as long as

it is governed by a board, incorporated, the shelter should be supervised, and a mission statement along with a business plan be provided to the public.

RECOMMENDATION

The Planning and Zoning Commission returned to open session with the following findings:

- 1.) The proposed use is allowed with a conditional use permit.
- 2.) The proposed use is not detrimental or dangerous to public health.
- 3.) The proposed use will not impair property value in the neighborhood because a shelter care facility would not prohibit future development in the area.
- 4.) The proposed use will not impede the normal development of the surrounding properties because a shelter care facility would not prohibit future development in the area.
- 5.) The use will not impair light and air to adjacent property, congest public streets, increase the risk of fire, substantially diminish property values in the neighborhood, or endanger the public health.

Based on these findings the Planning and Zoning Commission recommended by a vote of 4-1 to grant a special use for shelter care at 803 Lincoln Avenue with the following conditions attached thereto:

- 1.) A mission statement and by-laws will be provided to City Council for review and a presentation of the plan be provided to the public.
- 2.) The applicant submits plans that ensure the proper supervision will be in place at the homeless shelter and that such a plan is consistent with what is reasonable and customary for an emergency homeless shelter of a similar size.
- 3.) The applicant ensures that egress requirements are met, including emergency battery backup lighting and battery backup exit lighting.
- 4.) The applicant ensure that the space meets accessibility requirements by providing bathrooms that meet the Illinois State Plumbing Code and the Americans with Disabilities Act, loading and unloading requirements, and stalls provided for wheel chairs.
- 5.) The applicant ensure electrical service and any other requirements set forth in NFPA 70 are met in regards to any kitchen, bathroom, sleeping areas, lighting, and outlets.
- 6.) The applicant ensure that mechanical requirements for kitchens, bathrooms, sleeping areas, heating, cooling, and ventilation are met.
- 7.) The applicant submits the necessary building plans for review obtain a building permit, business license, and obtain a certificate of occupancy before occupying the property.
- 8.) The applicant must comply with applicable federal and state laws.

Vote: 4-1