

PLANNING & ZONING COMMISSION
Monday, December 5, 2016
MINUTES

The Rochelle Planning and Zoning Commission met at 6:00 p.m. on December 5, 2016 in the Conference Center of City Hall, 420 N. 6th Street, Rochelle, IL 61068. Present on Roll Call were Board members: McNeilly, Colwill, Shaw-Dickey, Snyder-Chura, Wolter and Chairman Thiele. Absent: Carson, Johns and Huddleston. There was a quorum of five present. Also present were Michelle Pease, Michelle Knight, and Kip Countryman.

Minutes: Colwill moved and seconded by McNeilly, **“I move the minutes of the November 7, 2016 Planning and Zoning meeting be approved.”** Motion passed by voice vote without dissent.

Public Commentary: None

Commissioner Comments: None

Business Items: Case PZC 10-16 Public Hearing for Special Use for Shelter Care, located at 803 W. Lincoln Avenue. 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, the petitioner feels that a shelter for the homeless is needed in this community, and 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. Staff feels that the petitioner’s property location is surrounded by a mixed use of commercial, commercial manufacturing and residential zoning, the location of the property has consistent uses similar to this use: a food pantry and Tri County Services; the establishment, maintenance or operation of a conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, and general welfare of the public; the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property value within the neighborhood; the use will not impede normal and orderly development and improvement of the surrounding property for uses permitted in the district; adequate utilities, access road, drainage and/or necessary facilities have been or are being provided; adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets; the use will conform to the applicable regulations of the district in which it is located, and is recommending the special use of shelter for the property. Motion made by Snyder-Chura, seconded by Shaw-Dickey, **“I move the planning and zoning commission recess into a public hearing for Case PZC 10-16, for the proposed Special Use for Shelter Care located at 803 W. Lincoln Ave.”** A roll call vote was taken. Ayes: McNeilly, Colwill, Snyder-Chura, Shaw-Dickey, and Chairman Thiele. Nays: none. Michelle Glen spoke on behalf of the proposed shelter care. Glen explained that a board has been formed; they are incorporated as Rochelle Rescue Mission, and are applying for 501 non-for profit status. Glen stated that this would be a Christian based shelter and a form of immediate care that would be short term for a maximum of 25 people. At this point, the security provisions planned are potentially cameras that can be viewed 24 hours a day, a part-time staff person, and background checks. The group is still in the process of working out the security details. Sex offenders will not be housed there and they have no procedures in place for individuals with mental illness. Several residents spoke of their concern with the location of the shelter. While all residents acknowledge the need for a homeless shelter, they were opposed to the location being in such close proximity to Central school, the playground, and the residential area surrounding this location. Both groups expressed concern with security for the shelter and residents alike. Countryman requested the Mission Statement and By Laws be provided to the Community Development Department by December 7, 2016 to be included in the City Council packet. 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 use allowed in the proposed zoning district, but only with a special use permit?
Yes: X No: _____ Explanation: Only with a Special Use Permit
2. Is the proposed use detrimental or dangerous to public health?
Yes: _____ No: X Explanation:
3. Will the proposed use impair property value in the neighborhood?
Yes: _____ No: X Explanation: A shelter would not prohibit industry or commercial to develop in the area, there is no vacant areas for residential expansion
4. Will the proposed use impede the normal development of the surrounding properties?
Yes: _____ No: X Explanation: A shelter would not prohibit industry or commercial to develop in the area, there is no vacant areas for residential expansion
5. Will the proposed use:
 - (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: X Explanation: A shelter would not produce any of these issues

Recommendation: Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council that the Petitioner be granted a special use permit for the proposed use at 803 W. Lincoln Avenue, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code: A mission statement and by-laws be provided to City Council and a presentation of the plan be provided for the public.

Motion made by Shaw-Dickey, seconded by Snyder-Chura, "**I move the planning and zoning commission recommend to the City Council that it approve the Special Use permit for Shelter Care, located at 803 W. Lincoln Ave, based on the report of findings, Case PZC 10-16**". A roll call vote was taken. Ayes: McNeilly, Shaw-Dickey, Snyder-Chura and Chairman Thiele. Nays: Colwill. Motion passed 4-1.

Adjournment: Motion made by Colwill, seconded by Snyder-Chura, "**I move the planning and zoning commission meeting be adjourned**". The Planning and Zoning Commission adjourned at 7:38 p.m.

Michelle Knight
Administrative Assistant, City of Rochelle