

**PLANNING & ZONING COMMISSION**  
**Monday, December 7, 2020**  
**MINUTES**

The Rochelle Planning and Zoning Commission met at 6:00 p.m. on Monday, December 7, 2020 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, Myers, Wolter, Colwill, Chiavini, and Carson (via call-in). Absent: Snyder-Chura. There was a quorum of six present. Non-voting members present were: Leisher. Absent: Becker. Also present were Michelle Pease, Michelle Knight and Wendy Horn.

**Minutes:** Wolter moved and seconded by Chiavini, **“I move the minutes of the November 2, 2020 Planning and Zoning Commission meeting as presented be approved.”** A roll call vote was taken. Ayes: McNeilly, Myers, Wolter, Colwill, Chiavini, and Carson. Nays: none. Motion carried 6-0.

**Public Commentary:** None

**Commissioner Comments:** Commissioners commented on how nice the Downtown Christmas decorations look.

**Business Items:** PZC-11-20, Flagg Rochelle Community Park District, 802 Jones Road, Variance of Signs. Pease stated that a notice was published in the paper and mailed to property owners. Motion made by Myers, seconded by Chiavini, **“I move the Planning and Zoning Commission open the Public Hearing regarding the proposed Variance of Signs for Flagg Rochelle Community Park District for the property located at 802 Jones Road.”** A roll call vote was taken. Ayes: McNeilly, Myers, Wolter, Colwill, Chiavini, and Carson. Nays: none. Motion carried 6-0. The request for a variance of setbacks was pulled. The petitioner is seeking a variance of signs in order to construct a proposed electronic message board, located at 802 Jones Road, which is zoned B-2, Commercial Highway. Per Section 110-674 Prohibited Signs (5) Any flashing sign, subject to the provisions relating to non-conforming signs. Per Section 110-661 Flashing sign means any directly or indirectly illuminated sign, either stationary or animated, which exhibits changing natural or artificial light or color by any means whatsoever. Motion made by Wolter, seconded by Chiavini, **“I move the Planning and Zoning Commission close the Public Hearing.”** A roll call vote was taken. Ayes: McNeilly, Myers, Wolter, Colwill, Chiavini, and Carson. Nays: none. Motion carried 6-0.

**Findings:**

1. Is the proposed variance allowed in the proposed zoning district, but only with a variance?

Yes: 6 No: \_\_\_\_\_ Explanation: \_\_\_\_\_

*If the answer to any of the following questions is “Yes”, then the Commission should recommend that the City Council deny the petition for a variance. If the answer to all of the following questions is “No”, then the Commission may recommend that the City Council approve or deny the petition for a variance. Each question should state an answer and give an explanation. If the answer to all of the questions is “No”, but the Commission votes to recommend denying the petition, the Commission should provide an explanation as to why.*

2. Is the proposed variance detrimental or dangerous to public health?

- Yes: \_\_\_\_\_ No: 6 Explanation: \_\_\_\_\_
3. Will the proposed variance impair property value in the neighborhood?  
Yes: \_\_\_\_\_ No: 6 Explanation: \_\_\_\_\_
4. Will the proposed variance impede the normal development of the surrounding properties?  
Yes: \_\_\_\_\_ No: 6 Explanation: \_\_\_\_\_
5. Will the proposed variance:
- (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: 6 Explanation: \_\_\_\_\_

**Recommendation:** Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council that the petitioner be granted the proposed variance at the Subject Property, without conditions other than the other applicable requirements of the Rochelle Municipal Code.

Motion made by Myers, seconded by Chiavini, **“I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed Variance of Signs for an Electronic Message Board for Flagg Rochelle Community Park District for the property located at 802 Jones Road, based on the report of findings.”** A roll call vote was taken. Ayes: McNeilly, Myers, Wolter, Colwill, Chiavini, and Carson. Nays: none. Motion carried 6-0.

**Discussion Items:** Wolter asked about the lights from Mightyvine.

**Adjournment:** Motion made by Myers, seconded by Chiavini, **“I move to adjourn the regularly scheduled meeting of the Planning and Zoning Commission of December 7, 2020.”** A roll call vote was taken. Ayes: McNeilly, Myers, Wolter, Colwill, Chiavini, and Carson. Nays: none. Motion carried 6-0.

The Planning and Zoning Commission adjourned at 6:24 p.m.

Michelle Knight  
City of Rochelle