



City of Rochelle

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TO: David Plyman, City Manager

FROM: Chris Limas, AICP
Community Development Director

DATE: September 7, 2011

SUBJECT: Case PZC-9-11 Rochelle Veterans War Memorial Special Use Permit
(Public Hearing)

Applicant: City of Rochelle

Location: 927 North 7th Street

Zoning: R-3, Single Family High Density Residential

Comprehensive Plan: Moderate Density Residential

Lot Size: .276 Acres

Summary

On September 6, 2011, the Planning and Zoning Commission held a public hearing on a petition by the City of Rochelle to allow the construction of a veteran's memorial at 927 North 7th Street. Last fall the Rochelle Veterans Memorial Association approached the City Council on a request to construct a Veterans War Memorial in the City and the City Council passed a Resolution in support of their efforts.

Special Use Permit/ Site Review

The Planning and Zoning Commission reviewed the site plan and discussed the following.

- 1) Lighting – Members of the Commission indicated that any lighting should not impact the surrounding properties. The site is proposed to have a flag pole which is required to be lighted.
- 2) Maintenance - A resident had concerns over the maintenance of the proposed memorial since current parks in the City are not adequately maintained. It was indicated that the Rochelle Veterans Memorial Association would maintain the memorial if the City did not.
- 3) Safety – Members of the commission and some residents attending the public hearing expressed concerns over the amount of truck traffic on Il Route 251 and the safety of people going to the memorial.

- 4) Parking and Alley Access- A resident expressed concerns over the location of the parking area and not being able to have proper access to his garage and the possibility of his property being damaged by people trying to park their vehicles.

RECOMMENDATION

After review of the facts of the case the Planning and Zoning Commission voted to recommend approval of the Special Use Permit for a Veterans Memorial to be located at 927 North 7th Street.

VOTE: 5-3