

PLANNING & ZONING COMMISSION
MONDAY, MARCH 2, 2015
MINUTES

The Rochelle Planning and Zoning Commission met at 6:00 p.m. March 2, 2015 in the Council Chambers of City Hall, 420 N. 6th Street, Rochelle, IL 61068.

Present on Roll Call were Board members: Carson, Snyder-Chura, Colwill, McNeilly, Shaw-Dickey, and Chairman Thiele. Absent: Huddleston and Johns. Also present was Building Inspector Countryman and City Clerk McKinney. There was a quorum of six present.

Minutes: McNeilly moved and seconded by Colwill, **“I move minutes of the November 3, 2014 Planning and Zoning meeting be approved.”** Motion passed by voice vote without dissent.

Public Commentary: None.

Commissioner Comments: None

Business Items:

1. ***Case PZC 1-15, Carbon Green.*** The Petitioner is requesting a special use to construct a 311,000 square foot Commercial Greenhouse to produce hydroponic tomatoes. In addition to the Greenhouse facility, CG Greenhouse is requesting that a Single Family Residence be constructed on the lot, and a special use to house and feed sheep. Under the current Zoning for I-2 General Industry, Commercial Greenhouses are allowed in the I-1 Zoning District, and Single Family Residential housing is allowed in the R-1 through R-0 (Rural Office) Districts. Raising farm animals within the City of Rochelle is not allowed in any Zoning District. CG Greenhouses has designed this project in four phases with this being phase one. Each phase hereafter will double the size of the greenhouse and packing area which potentially would create over 1,200,000 square feet of greenhouse space. This development is 20.5 acres and is located in the Centerpoint Intermodal Center Centerpoint drive, east of the RC2 building at 101 Centerpoint drive, and North of the retention area. This project will create over 20 jobs, and due to the nature of the operation, the petitioner is requesting that the operations manager must be on site to monitor the operation on a 24 hour basis.
 - The petitioner is requesting a special use to have sheep on the property as a cultural, environmentally friendly atmosphere for visitors, and has informed staff that this practice is commonplace in the Netherlands where operations such as this are commonplace for the area. Staff has had numerous meetings with the owners, final engineering has been approved, and the final Building plans have been submitted. **RECOMMENDATION:** Staff finds that although the City of Rochelle Zoning does address Commercial Greenhouses, it should be expanded to allow Commercial Greenhouse operations in the I-2 Zoning District to accommodate projects this size. Staff agrees that due to the complexity of this type of operation, it is important that the operations manager be able to live on site and the special use for a single family residence is recommended. Staff recommends that a special use be given to allow for no more than 5 sheep at one time on the property based on the fenced area of the property proposed. Approval of the special use will expire in its entirety if operations of the current greenhouse are discontinued. Motion made by McNeilly and seconded by Carson, **“I move the planning and zoning commission recommend to the city Council that it approve the proposed special uses for CG greenhouses at 100 Centerpoint Dr.”** A roll call vote was taken. Ayes: Carson, Snyder-Chura, Colwill, McNeilly, Shaw-Dickey, and Chairman Thiele. Nays: none. Motion carried 6-0.

2. ***Case PZC 2-15, Mobile Food Vendor.*** Due to the restrictive nature of the current Peddlers, Solicitors, Canvassers and Itinerant Merchants Ordinance (Chapter 70, Article II, Division 1. Generally), Chamber and Community Development staff is recommending an updated version. This ordinance is proposed to establish regulations for mobile food vendor vehicles within the City. Food Zones will include B-1, B-2, I-1 & I-2 zones of the City. As our community moves forward with creating an environment that is shopper, family and industry friendly, mobile food vendors are an excellent way to create a social, community environment. Several existing establishments have expressed an interest in providing mobile food experiences for our community. The following ordinance creates an opportunity for licensed mobile food vendors to provide these experiences to our residents and visitors. Mobile food vending generates approximately \$650 million in revenue annually. The industry is projected to account for approximately \$2.7 billion in food revenue over the next five years, but unfortunately, most cities are legally ill-equipped to harness this expansion. Many city ordinances were written decades ago, with a different type of mobile food supplier in mind, like ice cream trucks, hot dog carts, sidewalk peddlers, and similar operators. Modern mobile vending is a substantial departure from the vending typically assumed in outdated local regulations.

Vendors utilize large vehicles packed with high-tech cooking equipment and sanitation devices to provide sophisticated, safe food usually prepared to order. (National League of Cities, 1301 Pennsylvania Avenue, Washington, DC 20004. Staff has spent the last several months researching other communities in the country to see how their Ordinances have been modified to address some of the issues in regards to Mobile Food Vendors throughout the Country. Included in this Memo are some definitions in regards to Mobile Food vending vehicles, vending sites, vendors, and Victuals. Staff has created an application for Vendors to apply, designated certain hours of operation, and partnered with the Rochelle School District, Rochelle Park District, and the City of Rochelle to designate certain areas where Mobile Food Vending shall be allowed. In addition to these designated sites, vendors shall be allowed on private business owner's property with written approval of the property owners. Attached you will find the Ordinance for your review, a map showing the locations allowed, and with your recommendation, will be presented to City Council for approval. The Community Development Department and the Planning and Zoning Commission is taking a proactive approach with some of our outdated ordinances with workshops to discuss any updates and bring these recommendations to the City Council for approval. Motion made by McNeilly and seconded by Coldwell **"I move the planning and zoning commission recommend to this city Council that it approve the proposed amendment to the ordinance for mobile food vendors."** A roll call vote was taken. Ayes: Carson, Snyder-Chura, Colwill, McNeilly, Shaw-Dickey, and Chairman Thiele. Nays: none. Motion carried 6-0.

Discussion Items:

1. **2014 Annual Report: board as to holdover till next meeting so they have time to review.**
2. **Zoning Map. Board reviewed the current zoning map.**

Adjournment: The Planning and Zoning Commission adjourned at 7:19 p.m.

Bruce W. McKinney
Bruce W. McKinney, CMC
City Clerk, City of Rochelle