

PLANNING & ZONING COMMISSION
Monday, August 1, 2016
MINUTES

The Rochelle Planning and Zoning Commission met at 6:00 p.m. August 1, 2016 in the Council Chambers of City Hall, 420 N. 6th Street, Rochelle, IL 61068. Present on Roll Call were Board members: McNeilly, Colwill, Snyder-Chura, and Chairman Thiele. Absent: Johns, Shaw-Dickey, Carson, and Huddleston. There was a quorum of four present. Also present were Michelle Pease and Michelle Knight.

Minutes: Snyder-Chura moved and seconded by McNeilly, **“I move the minutes of the June 27, 2016 Planning and Zoning meeting be approved.”** Motion passed by voice vote without dissent.

Public Commentary: None

Commissioner Comments:

Business Items: Case PZC 9-16, 501-503 S. 9th Street. The petitioner is requesting a zoning change for the property located at 501-503 S. Ninth St. The property was originally built as a duplex, the property to the south is also a duplex, and the street to the south known as Avenue E has the zoning designation of R-4 Multi-Family Low Density Residential. The petitioner is selling the property and the lending agent will not provide the buyer financing due to the legal non-conforming status. The property is surrounded by a residential duplex on the South, a single family residential on the north, B-2 zoning on the East, and residential to the west. According to Section 110-125 (5) the planning and zoning commission shall hold a public hearing and shall recommend one of three action: approval, denial, or conditional approval to change the zoning of a property. Staff feels that since the building was originally built as a duplex, the zoning change will not endanger the public health, safety, morals, comfort, and general welfare; is consistent with the land use plan, nor will it diminish or impair property value in the neighborhood, will not impede normal and orderly development of the surrounding property for uses permitted in the district, and the use conforms to the applicable regulations of the district in which it is located, and is recommending the zoning of the property be changed to R-4 Multi-family low density residential. Motion made by Snyder-Chura, seconded by McNeilly, **“I move the planning and zoning commission recess into a public hearing for the proposed zoning change for the property located at 501-503 S. Ninth Street - Case PZC 9-16.”** A roll call vote was taken. Ayes: McNeilly, Snyder-Chura, Colwill, and Chairman Thiele. Nays: none. McNeilly spoke of historical zoning changes and feels that the rezoning should be allowed as the City had made the changes in the past to cause the current property to be legal non-conforming. Motion made by McNeilly, seconded by Colwill, **“I move the planning and zoning commission return to open session.”** Motion passed by voice vote without dissent. Motion made by Colwill, seconded by McNeilly, **“I move the planning and zoning commission recommend to the City Council that it approve the requested zoning change to R4 Multi Family Low Density Residential for the property located at 501-503 S. Ninth Street” PZC 9-16.** A roll call vote was taken. Ayes: McNeilly, Colwill, Snyder-Chura, and Chairman Thiele. Nays: None. Motion passed 4-0.

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 6:16 p.m.

Michelle Knight
Administrative Assistant, City of Rochelle