

**PLANNING & ZONING COMMISSION**  
**Monday, February 6, 2017**  
**MINUTES**

The Rochelle Planning and Zoning Commission met at 6:00 p.m. on February 6, 2017 in the Conference Center of City Hall, 420 N. 6<sup>th</sup> Street, Rochelle, IL 61068. Present on Roll Call were Board members: McNeilly, Colwill, Shaw-Dickey, Carson, Johns, and Wolter. Absent: Thiele, Snyder-Chura, and Huddleston. There was a quorum of five present. Also present were Michelle Pease, Michelle Knight, and Kip Countryman.

**Minutes:** McNeilly moved and seconded by Carson, **“I move the minutes of the December 5, 2016 Planning and Zoning meeting be approved.”** Motion passed by voice vote without dissent.

**Public Commentary:** None

**Commissioner Comments:** None

**Business Items:** Case PZC 1-17, Elixir Real Estate LLC, 1140 N 7<sup>th</sup> St., Rochelle, Illinois 61068

The applicant was issued a demolition permit back in October 2016 to demolish the existing building and has since been issued a building permit to construct an 8500 square foot commercial building on the existing lot with an improvement value of over \$800,000. The existing topography of N 7<sup>th</sup> St. does not run parallel north and south which causes the existing lots along the corridor to have a slight taper as they line up north and south. The proposed development meets the required setbacks of 50 feet, provides parking in the front of the building, and has also provided a 20 foot interior parkway adjacent to the city right of way along N 7<sup>th</sup> St. which is double the requirement of 10 feet found in Section 110- 404. The current zoning for a proposed ground sign is one half the required building set back of 50 feet in the B-2 zoning district which would be 25 feet. This requirement for a ground sign would require a development in the B-2 zoning district to provide an interior parkway of 25- 30 feet to allow for a ground sign rather than the required 10 feet. The petitioner is requesting a variance of setbacks for the proposed ground sign of 15 feet from the property line from the required 25 feet. Under Section 110-101 a variance may be granted where practical difficulties or unusual hardships are determined to exist. As you may recall a variance was granted to Sawicki Motors back in 2013 for a similar request. Staff feels that since the petitioner has provided twice the required interior parkway, the proposed ground sign will not interfere with any easements, is consistent with other signs within the same zoning district, is not dangerous to public health, will not impair property values in the neighborhood, will not impede normal development of the surrounding properties, will not impair light to adjacent property, congest public streets, or increase the risk of fire recommends that the planning and zoning commission approve a variance of setbacks of 15 feet for the proposed ground sign for the portion of the Property, the legal description of which is attached. Motion made by Carson, seconded by Shaw-Dickey, **“I move the planning and zoning commission recess into a public hearing for Case PZC 1-17, for the variance of setbacks at 1140 N. 7<sup>th</sup> Street.”** A roll call vote was taken. Ayes: McNeilly, Colwill, Carson, Shaw-Dickey, and Johns. Nays: none. Spencer Hayden spoke briefly of the positioning of the sign and informed P&Z that it will be a message board sign. Motion made by Shaw-Dickey, seconded by Carson, **“I move the planning and zoning commission return to open session.”** Motion passed by voice vote without dissent.

**Findings:**

1. Is the proposed allowed in the proposed zoning district, but only with a variance?  
Yes:  No:  Explanation: \_\_\_\_\_
2. Is the proposed detrimental or dangerous to public health?  
Yes:  No:  Explanation: \_\_\_\_\_
3. Will the proposed impair property value in the neighborhood?  
Yes:  No:  Explanation: \_\_\_\_\_
4. Will the proposed impede the normal development of the surrounding properties?  
Yes:  No:  Explanation: \_\_\_\_\_

5. Will the proposed:
- (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:  Explanation: \_\_\_\_\_

**Recommendation:** Based on the above findings, the Planning and Zoning Commission hereby recommends to the Rochelle City Council that the Petitioner be granted a variance of setbacks for a sign at 1140 N. 7<sup>th</sup> Street. Motion made by Carson, seconded by Shaw-Dickey, **“I move the planning and zoning commission recommend to the City Council that it approve the Variance of Setbacks at 1140 N. 7<sup>th</sup> Street based on the report of findings”**. A roll call vote was taken. Ayes: McNeilly, Shaw-Dickey, Carson, Johns, and Colwill. Nays: None. Motion passed 5-0.

**Adjournment:** Motion made by McNeilly, seconded by Carson, **“I move the planning and zoning commission meeting be adjourned”**. Motion carried by voice vote. The Planning and Zoning Commission adjourned at 6:15 p.m.

Michelle Knight  
Administrative Assistant, City of Rochelle