

PLANNING & ZONING COMMISSION
Monday, January 6, 2020
MINUTES

The Rochelle Planning and Zoning Commission met at 6:00 p.m. on Monday, January 6, 2020 in the Council Chambers of City Hall, 420 N. 6th Street, Rochelle, IL 61068. Motion made by Snyder-Chura, seconded by McNeilly, **“I move to appoint Pal Colwill as chairman of the Planning and Zoning Commission.”** A roll call vote was taken. Ayes: Snyder-Chura, Colwill, McNeilly, Wolter, Carson, Myers and Chiavini. Nays: none. Motion carried 7-0. Pease explained that Chiavini would become a voting member due to the resignation of Joe Thiele and introduced new member at large Jacob Becker.

Present on Roll Call were Board members: McNeilly, Carson, Myers, Snyder-Chura, Wolter, Colwill, and Chiavini. Absent: None. There was a quorum of seven present. Non-voting members present were: Becker and Leisher. Absent: Huddleston. Also present were Michelle Pease, Michelle Knight, Geoff Starr, and Jeff Fiegenschuh.

Minutes: Carson moved and seconded by Chiavini, **“I move the minutes of the November 4, 2019 Planning and Zoning Commission meeting as presented be approved.”** Motion passed by voice vote without dissent.

Public Commentary: Pease stated that zoning workshop dates will be shared.

Commissioner Comments: Wolter mentioned the extreme light pollution coming from Mighty Vine and asked about a resolution. Pease stated that the City has been working with them regarding the issue.

Business Items: PZC-01-20 Living Water Community Church, petition for conditional use for a place of worship. Knight stated that a notice of public hearing was published in the paper and mailed to property owners. Motion made by Wolter, seconded by Carson, **“I move the Planning and Zoning Commission open the Public Hearing regarding the proposed conditional use for a place of worship for Living Water Community Church, located at 401 and 405 North Main Street.”** A roll call vote was taken. Ayes: Snyder-Chura, Colwill, McNeilly, Wolter, Carson, Myers and Chiavini. Nays: none. Motion carried 7-0. The petitioner is considering purchasing the property addressed 401/405 N. Main Street, which is zoned B-1 Commercial Central Business. The property was granted a conditional use permit on May 9, 2016 which was to expire two years after the date of the Ordinance. However, Living Water Community Church is still operating out of this location and would now like to buy the property. The property fronts N. Main Street in Rochelle in the Downtown Business District. The petitioner is seeking a conditional use for a place of worship. The petitioner is asking for the conditional use to transfer upon sale to the new owner and no limitation on the duration of the conditional use so that they can continue to operate as a place of worship after the sale of the building. Staff is reminding the owner that the special use granted will remain with Living Water Community Church only and will be void for any other place of worship or if the property is sold for any other purpose. Brent Braski spoke on behalf of Living Waters Church. Pease stated that the church has been good neighbors, allowing the use of their building during events and volunteering to weed the landscaping in the Main Street parking lots. Snyder-Chura asked if the Roger Brooks plan and the plaza was still a possibility and City Manager Fiegenschuh stated that there was not enough support from City Council and that the parking lots would remain. Motion made by Wolter, seconded by

Chiavini, **“I move the Planning and Zoning Commission close the Public Hearing.”** Motion passed by voice vote without dissent.

Findings:

1. Is the proposed use allowed in the proposed zoning district, but only with a conditional use permit?

Yes: 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 use detrimental or dangerous to public health?

Yes: No: Explanation: _____

3. Will the proposed use impair property value in the neighborhood?

Yes: No: Explanation: _____

4. Will the proposed use impede the normal development of the surrounding properties?

Yes: No: Explanation: _____

5. Will the proposed use:

(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 findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council that the petitioner be granted a conditional use permit for the proposed use at the subject property, without conditions, other than the applicable requirements of the Rochelle Municipal Code. Motion made by Carson, seconded by Chiavini, **“I move the Planning and Zoning Commission recommend to the City Council that it approve the proposed conditional use for a place of worship for Living Water Community Church, located at 401/405 North Main Street, based on the report of findings.”** A roll call vote was taken. Ayes: Carson, Colwill, Snyder-Chura, McNielly, Wolter, Myers and Chiavini. Nays: None. Motion passed 7-0.

Discussion Items: Colwill expressed concern about the property located at 721 5th Avenue and 513 N. 8th Street. Pease stated that building permits have been previously issued to new owners but may have expired. Staff will follow up on the concern.

Adjournment: Motion made by Carson, seconded by Myers, **“I move to adjourn the regularly scheduled meeting of the Planning and Zoning Commission of January 6, 2020.”** Motion carried by voice vote. The Planning and Zoning Commission adjourned at 6:28 p.m.

Michelle Knight, Community Development Specialist
City of Rochelle