

**PLANNING & ZONING COMMISSION
MONDAY, JULY 1, 2013
MINUTES**

The Rochelle Planning and Zoning Commission met at 7:00 p.m. July 1, 2013 in the Council Chambers of City Hall, 420 N. 6th Street, Rochelle, IL 61068.

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

Minutes: McNeilly moved and seconded by Shaw-Dickey, **“I move minutes of the June 3, 2013 Planning and Zoning Commission meeting be approved.”** Motion passed by voice vote without dissent.

Public Commentary: None.

Commissioner Comments: Colwill asked for a moment of silence for the 19 firefighters killed in Arizona.

Director’s Report:

- Inspector Countryman updated the Board on Community Development business.

Business Item:

- 1.) **Case PZC-6-13 Taco Bell PUD-C Variance of signs.** The Petitioner is requesting a variance to the sign ordinance in the Planned Unit Development Group for a 26 foot tall pylon ground sign and 144 square feet of additional wall signage added to the building in the Lighthouse Point Wal-Mart Addition Development at Rochelle Commons 1221 thru 1233 Caron Road. Staff has reviewed the proposed ground sign to make sure it meets the proper setbacks. The petitioner is requesting the additional signage because of the distance between highway 38 and the strip center. The petitioner is requesting to properly advertise their business for any driver attempting to locate the business from a distance on Caron Road and Highway 38. The additional wall signage will provide signage on the 3 sides of the tenant space allowing customers to locate the restaurant from any angle at a distance. The face or front of this strip center faces east which is adjacent to the Wal Mart parking lot which means the rear of the building faces Caron Road providing a hardship for businesses to properly advertise to customers on Caron Road. Staff finds the requested variance to the sign ordinance will allow customers to recognize businesses from Caron Road and Route 38 by amending the ordinance to allow the seven tenants in the Rochelle Commons Strip Center to place additional signage on the west side of the building facing Caron Road as long as the square footage meets the requirements set forth in the City of Rochelle zoning code for signage and is reviewed and approved by the building owner. Staff recognizes a hard ship for businesses in the strip center and is recommending Approval of the petition to allow each tenant the opportunity to place signage on the west side of the building, and the 2 tenants on the north and south side of the building be allowed to place signage for their business if they so choose. If a tenant is requesting a ground sign it will be a variance to the sign ordinance and reviewed by the planning and zoning commission and their decision will be forwarded to council. Approval will be subject to: City staff reviewing the proposed signage for conformance with the City Code for the maximum square footage allowed for wall signage based on the frontage of the property having 2 fronts on the west and east side. Colwill moved and seconded by McNeilly, **“I move the Planning and Zoning Commission recess into a Public Hearing for Case PZC-6-13.”** A roll call vote was taken. Ayes: Colwill, McNeilly, Johns, Shaw-Dickey and Chairman Thiele. Nays: None. Motion passed 5-0. Inspector Countryman was present to answer questions. Colwill moved and seconded by Shaw-Dickey, **“I move the Planning and Zoning Commission return to Open Session.”** Motion passed by voice vote without dissent. McNeilly moved and seconded by Colwill, **“I move the Planning and Zoning Commission recommends to the City Council to approve Petition PZC-6-13 for Taco Bell PUD-C Variance of Signs located at 1221 Caron Road subject to City staff reviewing the proposed signage for conformance with the City Code for the maximum square footage allowed for wall signage based on the frontage of the property having 3 fronts on the west and east side.”** A roll call vote was taken. Ayes: Colwill, McNeilly, Johns, Shaw-Dickey and Chairman Thiele. Nays: None. Motion passed 5-0.

1. **Case PZC-7-13 314 North Sixth Street/Additional Wall signage.** The Petitioner is requesting a variance for a 324 square foot wall sign on the south side of the building at 314 North Sixth Street in Rochelle for the downtown Rochelle Association to advertise their gratitude to local shoppers. The petitioner is requesting to paint a sign that says **“Shop Rochelle”** Thank you, Rochelle Merchants. Under

the adopted sign ordinance the proposed sign exceeds the allowable square footage allowed for wall signage. Staff finds the requested sign variance for the Downtown Rochelle Association to be a viable addition to marketing business in Rochelle through creative advertisement and in conformance with the City of Rochelle Commercial Business marketing plans and is recommending Approval of the petition to allow the proposed signage. Approval will be subject to: The downtown Rochelle Association and the owner of the building will maintain the sign in good repair for the duration of the sign. Colwill moved and seconded by Johns, **“I move the Planning and Zoning Commission recess into a Public Hearing for Case PZC-7-13.”** A roll call vote was taken. Ayes: Colwill, McNeilly, Johns, Shaw-Dickey and Chairman Thiele. Nays: None. Motion passed 5-0. Michael Arreguin was present to answer questions. Shaw-Dickey moved and seconded by McNeilly, **“I move the Planning and Zoning Commission return to Open Session.”** Motion passed by voice vote without dissent. McNeilly moved and seconded by Johns, **“I move the Planning and Zoning Commission recommends to the City Council to approve Petition PZC-7-13 for the Downtown Rochelle Association for an Additional Wall signage located at 314 North Sixth Street subject to the downtown Rochelle Association and the owner of the building will maintain the sign in good repair for the duration of the sign.”** A roll call vote was taken. Ayes: Colwill, McNeilly, Johns, Shaw-Dickey and Chairman Thiele. Nays: None. Motion passed 5-0.

The Planning and Zoning Commission adjourned at 7:41 p.m.

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