

**PLANNING & ZONING COMMISSION**  
**Monday, March 7, 2022**  
**MINUTES**

The Rochelle Planning and Zoning Commission met at 6:00 p.m. on Monday, March 7, 2022 in the Council Chambers of City Hall, 420 N. 6<sup>th</sup> Street, Rochelle, IL 61068. Present on Roll Call were Board members: McNeilly, Chiavini, Colwill, Wolter, and McLachlan. Motion made by Chiavini, seconded by McLachlan **“I move to allow Becker to participate telephonically.”** A roll call vote was taken. Ayes: McNeilly, Chiavini, Colwill, McLachlan and Wolter. Motion carried 5-0. Becker was present telephonically. Absent: Myers. Non-voting members present: Swinton. There was a quorum of six present. Also present were Michelle Knight, Michelle Pease, Geoff Starr, City Manager Jeff Fiegenschuh and City Attorney Dom Lanzito. McLachlan moved and seconded by Colwill, **“I move the minutes of the January 4, 2022 Planning and Zoning Commission meeting as presented be approved.”** A roll call vote was taken. Ayes: McNeilly, Chiavini, Colwill, Wolter, Becker, and McLachlan. Nays: none. Motion carried 6-0.

***Public Commentary:*** None

***Commissioner Comments:*** Wolter requested a printed copy of the zoning map.

***Business Items:*** PZC-03-22 New Directions Housing Corporation, preliminary and final plat of subdivision. Pease stated that a notice was published in the paper and mailed to property owners. Motion made by Chiavini, seconded by McLachlan, **“I move the Planning and Zoning Commission open the Public Hearing regarding the proposed preliminary and final plat of subdivision for New Directions Housing Corporation located at Lake Lida Lane, parcels 24-36-127-015 and 24-36-128-005.”** A roll call vote was taken. Ayes: McNeilly, Chiavini, Colwill, Wolter, Becker, and McLachlan. Nays: none. Motion carried 6-0. New Directions Housing Corporation have petitioned to subdivide the property located at Lake Lida Lane, Parcel # 24-36-127-015 and 24-36-128-005. The property is zoned R-5 Multi Family High Density Residential and is approximately 5.7 acres. The purpose of subdividing is to combine the two parcels into one for a residential multi-family housing development. The proposed development is for a two-story building with 30 units. New Directions Housing Corporation is an Illinois non-profit 501(c)(3) tax-exempt charitable corporation that was formed in 1994 whose sole purpose is: “to provide high quality affordable housing to households who would otherwise be unable to afford safe and decent housing without undue hardship.” Fehr Graham developed a preliminary and final plat of subdivision on behalf of New Directions Housing Corporation for a one lot subdivision with easements. Rodger Brown with New Directions was present to answer any questions that the commission had regarding the subdivision. Bil Hayes, Rochelle City Councilman asked who would be managing the development. The Planning and Zoning Commissioners discussed the location and proposed project. Motion made by McLachlan, seconded by Colwill, **“I move the Planning and Zoning Commission close the Public Hearing.”** A roll call vote was taken. Ayes: McNeilly, Chiavini, Colwill, Wolter, Becker, and McLachlan. Nays: none. Motion carried 6-0.

### Findings:

1. Is the proposed subdivision allowed in the proposed zoning district?  
Yes:   5   No: \_\_\_\_\_ Abstain:   1   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 subdivision detrimental or dangerous to public health?  
Yes: \_\_\_\_\_ No:   5   Abstain:   1   Explanation: \_\_\_\_\_
3. Will the proposed subdivision impair property value in the neighborhood?  
Yes: \_\_\_\_\_ No:   5   Abstain:   1   Explanation: \_\_\_\_\_
4. Will the proposed subdivision impede the normal development of the surrounding properties?  
Yes: \_\_\_\_\_ No:   5   Abstain:   1   Explanation: \_\_\_\_\_
5. Will the proposed subdivision:

  - (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:   5   Abstain:   1   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 special use permit for the proposed use at the Subject Property, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code: 1. Subject to final City staff review and comments of preliminary and final plats. 2. Submission of the surety for public land improvements as required by Rochelle Municipal Code to be reviewed and approved by the City Engineer. Motion made by McLachlan, seconded by Colwill, **“I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed preliminary and final plat of subdivision for New Directions Housing Corporation located at Lake Lida Lane, parcels 24-36-127-015 and 24-36-128-005, based on the report of findings.”** A roll call vote was taken. Ayes: Colwill, Wolter, Becker, and McLachlan. Nays: none. Abstain: McNeilly and Chiavini. Motion carried 4-0.

PZC-04-22 Sky Team, Inc., special use. Pease stated that a notice was published in the paper and mailed to property owners. Motion made by McLachlan, seconded by Colwill, **“I move the Planning and Zoning Commission open the Public Hearing regarding the proposed special use for a public recreational facility and assembly for Sky Team, Inc. located at 1207 Gurler Road.”** A roll call vote was taken. Ayes: McNeilly, Chiavini, Colwill, Wolter, Becker, and McLachlan. Nays: none. Motion carried 6-0. The petitioner is seeking a special use permit for assembly to host large social events and for a public recreational facility for RV parking/camping. The subject property is zoned A – Airport. Section 110-160 District Use Classification List requires a special use in an A-Airport zoning district for Assembly and Public Recreational Facility. Sky Team, Inc. currently has an agreement with the City of Rochelle for

Motion made by Colwill, seconded by McLachlan, **“I move the Planning and Zoning Commission close the Public Hearing.”** A roll call vote was taken. Ayes: McNeilly, Chiavini, Colwill, Wolter, Becker, and McLachlan. Nays: none. Motion carried 6-0.

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

*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.*

- Yes: \_\_\_\_\_ No: 6 Explanation: \_\_\_\_\_

- Yes: \_\_\_\_\_ No: 6 Explanation: \_\_\_\_\_

- Yes: \_\_\_\_\_ No: 6 Explanation: \_\_\_\_\_

- (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: 6 Explanation: \_\_\_\_\_

### Findings for Assembly:

- Yes: 6 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: 6 Explanation: \_\_\_\_\_

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

Yes: \_\_\_\_\_ No: 6 Explanation: \_\_\_\_\_

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

Yes: \_\_\_\_\_ No: 6 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: 6 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 special use permit for the proposed use at the Subject Property, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code: 1. Maximum occupancy of 400. 2. 12-month calendar of events submitted to the Fire Chief in January of each year and updated throughout the year as necessary. 3. Addition of a 3' door in the Northeast corner of the hanger with exit signage. 4. Annual inspection for life safety issues scheduled with the Fire Department at the same time of the submission of the calendar of events. Inspection must be performed and passed before the first event for the calendar year. Motion made by Chiavini, seconded by McLachlan, **"I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed special use for a public recreational facility for Sky Team, Inc. located at 1207 Gurler Road, based on the report of findings."** A roll call vote was taken. Ayes: Chiavini, Colwill, Wolter, Becker, and McLachlan. Nays: none. Abstain: McNeilly. Motion carried 5-0. Motion made by Chiavini, seconded by McLachlan, **"I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed special use for assembly for Sky Team, Inc. located at 1207 Gurler Road, based on the report of findings."** A roll call vote was taken. Ayes: Chiavini, Colwill, Wolter, Becker, and McLachlan. Nays: none. Abstain: McNeilly. Motion carried 5-0.

PZC-06-22 City of Rochelle, amendments to Chapter 110. Pease stated that a notice was published in the paper. Motion made by Chiavini, seconded by Colwill, **"I move the Planning and Zoning Commission open the Public Hearing regarding the proposed amendments to Chapter 110."** A roll call vote was taken. Ayes: McNeilly, Chiavini, Colwill, Wolter, Becker, and McLachlan. Nays: none. Motion carried 6-0. City staff have been working with Pete Iosue from Teska & Associates to amend our Zoning Codes, specifically Section 110 of the Municipal Code. Certain sections of the code were inadvertently left off the original document that was passed when the new codes were updated. This amendment will add these sections onto the document as originally intended. Motion made by Chiavini, seconded by McLachlan, **"I move the Planning and Zoning Commission close the Public Hearing."** A roll call vote was taken. Ayes: McNeilly, Chiavini, Colwill, Wolter, Becker, and McLachlan. Nays: none. Motion carried 6-0. Motion made by Chiavini, seconded by McLachlan, **"I move the Planning and**

**Zoning Commission recommend to the City Council that it Approve the proposed amendments to Chapter 110.** A roll call vote was taken. Ayes: McNeilly, Chiavini, Colwill, Wolter, Becker, and McLachlan. Nays: none. Motion carried 6-0.

PZC-05-22 Rochelle Solar, LLC, special use. Pease stated that a notice was published in the paper and mailed to property owners. Motion made by Chiavini, seconded by McLachlan, **“I move the Planning and Zoning Commission open the Public Hearing regarding the proposed additional special use to add the terms of 40 years for a solar farm to their existing special use for Rochelle Solar, LLC, located at the Southeast corner of Twombly Road and North Caron Road (future), part of parcel 25-18-100-009.”** A roll call vote was taken. Ayes: McNeilly, Chiavini, Colwill, Wolter, Becker, and McLachlan. Nays: none. Motion carried 6-0. Rochelle Solar entered into an annexation agreement for 87.89 +/- acres with the City of Rochelle at the southwest corner of Twombly Road and North Caron proposed extension road (part of parcel 25-18-100-009) to develop a solar farm. The property was zoned RD, Rural Development at the time of annexation, which requires a special use for a Solar Farm. A special use was granted at that time as follows: Conditions of the special use for a solar farm would include the following:

- 1) Dedication of City easements (15' width minimum), as approved by the City Engineer, for a shared use path along the westerly boundary of the subdivision.
- 2) Dedication of right-of-way (ROW), as approved by the City Engineer, along the southerly and northerly boundary lines of the subdivision for existing and/or future roadway or utility improvements or extensions along Twombly Rd and future Flagg Road east of Caron Road.
- 3) Posting of the necessary surety as per the City Engineers estimate of cost for said roadway and/or utility improvements (ie, public improvements) and as per section 86-51 through 86-56 of the Rochelle Municipal Code in the amount of \$1,125,000. If the developer/petitioner fails to complete the improvements the City may draw upon the surety and use said funds for the public improvements within the ROW.
- 4) Dedication of a City/drainage easement for the Special Flood Hazard Area (SFHA) also known as the floodplain/floodway as depicted on the FEMA FIRM maps #17141C0483E City of Rochelle and Ogle County effective dated 8/17/2016.
- 5) The internal light duty maintenance driveways may be chip sealed due to the limited Average Daily Traffic (ADT) of 10 vehicles per day (VPD) within the solar field perimeter. However, any and all access driveways from Twombly Road or other City owned ROW's shall meet the requirements for driveway approaches from a street and hard surfacing of driveway as measured 130 feet from the applicable ROW line.
- 6) All final site plans and applications for permits shall be reviewed and approved by City staff as the development proceeds forward in accordance with the Rochelle Municipal Code except as may be varied from herein.
- 7) All landscaping shall be maintained by the petitioner/developer in accordance with all Rochelle Municipal Codes and as required by City staff. Annual inspections shall be performed by City staff to determine if damaged, dead or diseased plantings need to be removed and replaced to ensure the landscape buffer remains as shown on the plan.
- 8) All stormwater impact fees, in accordance with Chapter 22 of the Rochelle Municipal Code, shall be paid at \$1300/Acre of the subdivision prior to the issuance of a special use permit or recording of the Final Plat of the Rochelle Northeast Subdivision. Rochelle Solar is petitioning to add the terms of 40 years to their special use for a solar farm. This would make the language

### Findings:

- Yes: 6 No: \_\_\_\_\_ Explanation: \_\_\_\_\_

2. Is the proposed use detrimental or dangerous to public health?

- Yes: \_\_\_\_\_ No: 6 Explanation: \_\_\_\_\_

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

- Yes: \_\_\_\_\_ No: 6 Explanation: \_\_\_\_\_

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

- Yes: \_\_\_\_\_ No: 6 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: 6 Explanation: \_\_\_\_\_

4. Dedication of a City/drainage easement for the Special Flood Hazard Area (SFHA) also known as the floodplain/floodway as depicted on the FEMA FIRM maps #17141C0483E City of Rochelle and Ogle County effective dated 8/17/2016. 5. The internal light duty maintenance driveways may be chip sealed due to the limited Average Daily Traffic (ADT) of 10 vehicles per

day (VPD) within the solar field perimeter. However, any and all access driveways from Twombly Road or other City owned ROW's shall meet the requirements for driveway approaches from a street and hard surfacing of driveway as measured 130 feet from the applicable ROW line. 6. All final site plans and applications for permits shall be reviewed and approved by City staff as the development proceeds forward in accordance with the Rochelle Municipal Code except as may be varied from herein. 7. All landscaping shall be maintained by the petitioner/developer in accordance with all Rochelle Municipal Codes and as required by City staff. Annual inspections shall be performed by City staff to determine if damaged, dead or diseased plantings need to be removed and replaced to ensure the landscape buffer remains as shown on the plan. 8) All stormwater impact fees, in accordance with Chapter 22 of the Rochelle Municipal Code, shall be paid at \$1300/Acre of the subdivision prior to the issuance of a special use permit or recording of the Final Plat of the Rochelle Northeast Subdivision. 9) 40 year term for the use of a solar farm. Motion made by Chiavini, seconded by Colwill, **"I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed additional special use to add the terms of 40 years for a Solar Farm to their existing special use for Rochelle Solar, LLC, located at the Southeast corner of Twombly Road and North Caron Road (future), part of parcel 25-18-100-009, based on the report of findings."** A roll call vote was taken. Ayes: McNeilly, Chiavini, Colwill, Wolter, Becker, and McLachlan. Nays: none. Motion carried 6-0.

***Discussion Items:*** There was discussion among commissioners regarding relevant information pertaining to business items to be voted on.

***Adjournment:*** Motion made by Chiavini, seconded by Colwill, **"I move to adjourn the regularly scheduled meeting of the Planning and Zoning Commission of March 7, 2022."** A roll call vote was taken. Ayes: McNeilly, Chiavini, Colwill, Wolter, Becker, and McLachlan. Nays: none. Motion carried 6-0.

The Planning and Zoning Commission adjourned at 7:00 p.m.

Michelle Knight  
City of Rochelle