

PLANNING & ZONING COMMISSION
Tuesday, January 4, 2022
MINUTES

The Rochelle Planning and Zoning Commission met at 6:00 p.m. on Tuesday, January 4, 2022 in the Council Chambers of City Hall, 420 N. 6th Street, Rochelle, IL 61068. Present on Roll Call were Board members: Chiavini, Myers, Colwill, Wolter, Becker and McLachlan. Absent: McNeilly. Non-voting members present: Swinton. There was a quorum of six present. Also present were Michelle Knight and Michelle Pease. Chiavini moved and seconded by Colwill, **"I move the minutes of the December 6, 2021 Planning and Zoning Commission meeting as presented be approved."** A roll call vote was taken. Ayes: Chiavini, Myers, Colwill, Wolter, Becker, and McLachlan. Nays: none. Motion carried 6-0.

Public Commentary: None

Commissioner Comments: None

Business Items: PZC-01-22 Sonia Ramos, Riccos Salon, special use. Pease stated that a notice was published in the paper and mailed to property owners. Motion made by Chiavini, seconded by Myers, **“I move the Planning and Zoning Commission open the Public Hearing regarding the proposed special use for Sonia Ramos for a tattoo business located at 306 Eagle Drive.”** A roll call vote was taken. Ayes: Chiavini, Myers, Colwill, Wolter, Becker, and McLachlan. Nays: none. Motion carried 6-0. The petitioner is seeking a special use permit for a tattoo business to perform microblading as an added service to the existing hair salon Riccos. Microblading is a tattooing technique in which a small handheld tool made of several tiny needles is used to add semi-permanent pigment to the skin. The subject property is zoned B2, Commercial Highway. Section 110-160 District Use Classification List requires a special use in a B2 zoning district for tattooing. Motion made by Becker, seconded by Chiavini, **“I move the Planning and Zoning Commission close the Public Hearing.”** A roll call vote was taken. Ayes: Chiavini, Myers, Colwill, Wolter, Becker, and McLachlan. Nays: none. Motion carried 6-0.

Findings:

1. Is the proposed use allowed in the proposed zoning district, but only with a special use permit?
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: 1 No: 5 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, without conditions other than the applicable requirements of the Rochelle Municipal Code. Motion made by Myers, seconded by Chiavini, **“I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed special use for Sonia Ramos for a tattoo business located at 306 Eagle Drive, based on the report of findings.”** A roll call vote was taken. Ayes: Chiavini, Myers, Colwill, Wolter, Becker, and McLachlan. Nays: none. Motion carried 6-0.

PZC-02-22 City of Rochelle, text amendments. Pease stated that a notice was published in the paper. Motion made by Chiavini, seconded by Myers, **“I move the Planning and Zoning Commission open the Public Hearing regarding the proposed text amendments to allow a banquet hall, brew pub (restaurant), restaurants, assembly/meeting halls, and public recreational facilities in the A – Airport District with a special use.”** A roll call vote was taken. Ayes: Chiavini, Myers, Colwill, Wolter, Becker, and McLachlan. Nays: none. Motion carried 6-0. Currently within the City of Rochelle Zoning Ordinance, Article V, Division 7 (District Use Classifications) certain uses are not allowed within the Airport district. The City of Rochelle is proposing certain text amendments to the Zoning Code, Section 110-160, District Use Classification List, to permit by special use a banquet hall, brew pub (restaurant), restaurants, assembly/meeting halls, and public recreational facilities in the A - Airport District. The Planning and Zoning Commission can recommend to the City Council a text amendment to expand or alter the official zoning code district classification list to allow these facilities within an A - Airport district with a special use. Motion made by Chiavini, seconded by Myers, **“I move the Planning and Zoning Commission close the Public Hearing.”** A roll call vote was taken. Ayes: Chiavini, Myers, Colwill, Wolter, Becker, and McLachlan. Nays: none. Motion carried 6-0.

Findings:

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

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 special use detrimental or dangerous to public health?
Yes: _____ No: 6 Explanation: _____
3. Will the proposed special use impair property value in the neighborhood?
Yes: _____ No: 6 Explanation: _____
4. Will the proposed special use impede the normal development of the surrounding properties?
Yes: _____ No: 6 Explanation: _____
5. Will the proposed special 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, without conditions other than the applicable requirements of the Rochelle Municipal Code. Motion made by Myers, seconded by Chiavini, **“I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed text amendments to allow a banquet hall, brew pub (restaurant), restaurants, assembly/meeting halls, and public recreational facilities in the A - Airport District with a special use, based on the report of findings.”** A roll call vote was taken. Ayes: Chiavini, Myers, Colwill, Wolter, Becker, and McLachlan. Nays: none. Motion carried 6-0.

Discussion Items: Commissioner Chiavini shared information how other communities function within Planning and Zoning, staff and Council.

Adjournment: Motion made by Myers, seconded by McLachlan, **“I move to adjourn the regularly scheduled meeting of the Planning and Zoning Commission of January 4, 2022.”** A roll call vote was taken. Ayes: Chiavini, Myers, Colwill, Wolter, Becker, and McLachlan. Nays: none. Motion carried 6-0.

The Planning and Zoning Commission adjourned at 6:41 p.m.

Michelle Knight
City of Rochelle