

**PLANNING & ZONING COMMISSION**  
**Monday, December 6, 2021**  
**MINUTES**

The Rochelle Planning and Zoning Commission met at 6:00 p.m. on Monday, December 6, 2021 in the Council Chambers of City Hall, 420 N. 6<sup>th</sup> Street, Rochelle, IL 61068. Present on Roll Call were Board members: Chiavini, Colwill, McLachlan and Wolter. Absent: McNeilly, Myers and Becker. Non-voting members present: Swinton. There was a quorum of four present. Also present were Michelle Knight and Michelle Pease. McLachlan moved and seconded by Chiavini, **“I move the minutes of the October 18, 2021 Special Planning and Zoning Commission meeting as presented be approved.”** A roll call vote was taken. Ayes: Chiavini, Colwill, McLachlan and Wolter. Nays: none. Motion carried 4-0.

**Public Commentary:** None

**Commissioner Comments:** Colwill commented on the nice Christmas decorations downtown.

**Business Items:** PZC-12-21 Hub City Development, LLC, James Planey, rezone. 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 map amendment/rezone for the property located at 100 Steward Road.”** A roll call vote was taken. Ayes: Chiavini, Colwill, McLachlan and Wolter. Nays: none. Motion carried 4-0. The subject property was annexed into the City of Rochelle in 2010 with an I-1 Light Industry zoning classification. In 2018 the developer rezoned the property to a B-2 Commercial Highway because he felt it created a better market for the property. Due to the recent updated zoning codes, a warehouse is no longer allowed with a special use in a B-2 zoning district. This eliminates potential developments on this property. The petitioner is requesting to amend the zoning map/rezone 100 Steward Road from a B-2, Commercial Highway to an I-1, Light Industry. The property is surrounded by B-2 Commercial Highway on the west, agricultural on the south, Illinois Tollway I-88 on the north, and Residential Single Family on the east. Section 110-314 – Buffer Yards. B-2 requires a 25’ wide planting strip and tree plantings every 60’. I-1 requires a 50’ planting strip with tree plantings every 40’. Mr. Planey was present to answer any questions regarding his petition to rezone. 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: Chiavini, Colwill, McLachlan and Wolter. Nays: none. Motion carried 4-0.

### Findings:

1. Is the proposed zoning allowed in the proposed zoning district?

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

**Recommendation:** Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council that the petitioner be granted zoning for the proposed use at the Subject Property, without conditions other than the applicable requirements of the Rochelle Municipal Code. Motion made by Chiavini, seconded by McLachlan, **“I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed map amendment/rezone to an I-1 Light Industry for the property located at 100 Steward Road, based on the report of findings.”** A roll call vote was taken. Ayes: Chiavini, Colwill, McLachlan and Wolter. Nays: none. Motion carried 4-0.

**Discussion Items:** None

**Adjournment:** Motion made by Chiavini, seconded by McLachlan, **“I move to adjourn the regularly scheduled meeting of the Planning and Zoning Commission of December 6, 2021.”** A roll call vote was taken. Ayes: Chiavini, Colwill, McLachlan and Wolter. Nays: none. Motion carried 4-0.

The Planning and Zoning Commission adjourned at 6:10 p.m.

Michelle Knight  
City of Rochelle