



MINUTES
CITY OF ROCHELLE
PLANNING & ZONING COMMISSION

Tuesday, September 05, 2023 at 6:00 PM

City of Rochelle Council Chambers—420 North 6th Street, Rochelle, IL 61068

- I. **CALL TO ORDER:** The meeting was called to order at 6:00 p.m.
- II. **ROLL CALL:** Present were Commissioners McLachlan, Swinton, McNeilly, Myers, McKibben and Wolter. Absent: Colwill. There was a quorum of 6 present. Also present were Michelle Knight, Michelle Pease and Geoff Starr.
- III. **APPROVE/ACCEPT MINUTES:** McKibben moved, seconded by McLachlan, **“I move the minutes of the August 7, 2023 Planning and Zoning Commission meeting as presented be approved.”** Ayes: McLachlan, Swinton, McNeilly, Myers, McKibben and Wolter. Nays: None. Motion carried 6-0.
- IV. **PUBLIC COMMENTARY:** None
- V. **COMMISSIONER COMMENTS:** None
- VI. **BUSINESS ITEMS:**

PZC-05-23 Petition of Rose Ball for a variance of lot coverage for the property located at 315 N. 11th St., parcel number 24-24-351-002. Pease stated that a notice was published in the paper and mailed to property owners. Motion made by Myers, seconded by McLachlan, **“I move the Planning and Zoning Commission open the Public Hearing regarding the proposed variance of lot coverage for Rose Ball for the property located at 315 N. 11th Street.”** Ayes: McLachlan, Swinton, McNeilly, Myers, McKibben and Wolter. Nays: None. Motion carried 6-0. The petitioner is seeking a variance of lot coverage for a proposed deck and driveway for the property located at 315 N. 11th Street. The property is zoned R3, single family high density residential. Currently, the lot is covered approximately 44%. The petitioner is requesting to cover approximately 63%, which is an additional 19% lot coverage with the proposed deck and driveway. The petitioner is requesting a variance to provide current and future improved access for handicap family members by installing a deck, which would be elevated above ground level and would reduce the amount of drop off from the back door to the ground level.

Sec. 110-111 (1) d. On a single-family lot no more than forty (40%) percent of the rear yard, and thirty-three (33%) percent of the combined front and side yards, may be occupied by accessory buildings or uses. Accessory buildings or uses located in the rear yard do not count toward the maximum lot coverage of thirty-three (33%) percent of the lot. Doug and Rose Ball were present to answer any questions. Motion made by McLachlan, seconded by Myers, **“I move the Planning and Zoning Commission close the Public Hearing.”** Ayes: McLachlan, Swinton, McNeilly, Myers, McKibben and Wolter. Nays: None. Motion carried 6-0.

Findings:

- 1. Is the proposed variance detrimental or dangerous to public health?
 Yes: _____ No: 6
- 2. Will the proposed variance impair property value in the neighborhood?
 Yes: _____ No: 6
- 3. Will the proposed variance impede the normal development of the surrounding properties?
 Yes: _____ No: 6
- 4. Will the proposed variance:
 - (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

Recommendation: Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council that the Petitioner be granted a variance for the subject property, without conditions other than the other applicable requirements of the Rochelle Municipal Code. Motion made by McKibben, seconded by McLachlan, **“I move the Planning and Zoning Commission recommend to the City Council that it approve the proposed variance of lot coverage for Rose Ball for the property located at 315 N. 11th Street, based on**

the report of findings.” Ayes: McLachlan, Swinton, McNeilly, Myers, McKibben and Wolter. Nays: None.
Motion carried 6-0.

VII. DISCUSSION ITEMS: None

VIII. ADJOURNMENT: Motion made by Swinton, seconded by McLachlan, “**I move to adjourn the regularly scheduled meeting of the Planning and Zoning Commission of September 5, 2023.**” Ayes: McLachlan, Swinton, McNeilly, Myers, McKibben and Wolter. Nays: None. Motion carried 6-0. The Planning and Zoning Commission adjourned at 6:13 p.m.

Michelle Knight
Community Development Specialist