

PLANNING & ZONING COMMISSION
Monday, October 3, 2022
MINUTES

The Rochelle Planning and Zoning Commission met at 6:00 p.m. on Monday, October 3, 2022 in the Council Chambers of City Hall, 420 N. 6th Street, Rochelle, IL 61068. Present on Roll Call were Board members: Colwill, McKibben, Myers, Swinton and Wolter. Absent: McLachlan and McNeilly. Non-voting members absent: None. There was a quorum of five present. Also present were Michelle Pease, Michelle Knight and Mayor Bearrows. Colwill moved, seconded by Swinton, **“I move the minutes of the September 6, 2022 Planning and Zoning Commission meeting as presented be approved.”** A roll call vote was taken. Ayes: Colwill, McKibben, Myers, Swinton and Wolter Nays: none. Motion carried 5-0.

Public Commentary: None

Commissioner Comments: None

Business Items: PZC-07-22 City of Rochelle has been pulled until further notice.

PZC-08-22 Rochelle Hospitality, LLC has been pulled until further notice.

PZC-16-22 Sky Team, Inc. special use for proposed solar. Pease stated that a notice was published in the paper and mailed to property owners. Motion made by McKibben, seconded by Myers, **“I move the Planning and Zoning Commission open the Public Hearing regarding the proposed special use in an Airport District for the addition of solar to a building for the property located at 1207 Gurler Road.”** A roll call vote was taken. Ayes: Colwill, McKibben, Myers, Swinton and Wolter Nays: none. Motion carried 5-0. The petitioner is seeking a special use permit for the addition of solar to a building. The subject property is zoned A – Airport. Division 4 – Airport District, Section 110-132 Permitted Uses, all uses in the A Airport District shall be classified as Special Uses. Sky Team, Inc. is requesting to cover both the hangar and office building with solar panels. There would be a total of 424 panels with a maximum net rated output of 140 Kilowatts. There is an interconnection agreement already approved with the City of Rochelle. FAA approval is the responsibility of the petitioner. Motion made by Colwill, seconded by Myers: **“I move the Planning and Zoning Commission close the Public Hearing.”** A roll call vote was taken. Ayes: Colwill, McKibben, Myers, Swinton and Wolter Nays: none. Motion carried 5-0.

Findings:

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

Yes: 5 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 special use permit. 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 special use permit. Each question should state an answer and give an explanation. If the answers 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: 5

Explanation: _____

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

Yes: _____ No: 5

Explanation: _____

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

Yes: _____ No: 5

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: 5

Explanation: _____

Recommendation:

Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council that:

5 That the Petitioner be granted a special use permit for the proposed use at the Subject Property, without conditions other than the other applicable requirements of the Rochelle Municipal Code.

Motion made by Colwill, seconded by Myers, **“I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed special use in an Airport District for the addition of solar to a building for the property located at 1207 Gurler Road, based on the report of findings.”** A roll call vote was taken. Ayes: Colwill, McKibben, Myers, Swinton and Wolter Nays: none. Motion carried 5-0.

Discussion Items: Wolter asked about Comprehensive Plan workshops, which will begin sometime in 2023.

Adjournment: Motion made by McKibben, seconded by Colwill, **“I move to adjourn the regularly scheduled meeting of the Planning and Zoning Commission of October 3, 2022.”**

A roll call vote was taken. Ayes: Colwill, McKibben, Myers, Swinton and Wolter Nays: none. Motion carried 5-0.

The Planning and Zoning Commission adjourned at 6:11 p.m.

Michelle Knight
City of Rochelle