

PLANNING & ZONING COMMISSION
MONDAY, JUNE 7, 2010
MINUTES

The Rochelle Planning and Zoning Commission met at 7:00 p.m. on June 3, 2010 in the Council Chambers of City Hall, 420 N. 6th Street, Rochelle, IL 61068.

Present on Roll Call were Board members: McNeilly, Rodriquez, Shaw-Dickey, Snyder-Chura, Thiele, Huddleston, Schwartz, and Chairman Prabhakar. Absent: Board member Gensler. Also present were Community Development Director Limas and City Clerk McKinney. There was a quorum.

Minutes: Mrs. Snyder-Chura moved and seconded by Dr. Thiele, **“I move the minutes of April 5, 2010 and May 3, 2010 Planning and Zoning Commission meeting be approved.”** Motion passed by voice vote without dissent.

Public Commentary: None.

Director’s Report:

- Building Permits are picking-up.
- Have received inquires about expansions.
- Tom & Jerry’s Restaurant has open in the May Mart Plaza.
- Stewart Road Overpass and Jack Dame Road should be open soon.

Business Items:

Case PZC-4-10 Annexation and Rezoning to I-1, Light Industrial (Public Hearing). On June 7, 2010 the Planning and Zoning Commission conducted a public hearing in regards to the request of Hub City Development, LLC to annex 48.01 acres of property to the City which is located on the north side of Steward Road between Illinois Route 251 and South Main Street and zone it I-1, Light Industrial. The Planning and Zoning Commission reviewed the request and found that it was appropriate based the Comprehensive Plan designation of light industrial. Based on property designation in the Comprehensive Plan the Planning and Zoning Commission recommended **approval** of the petition of Hub City Development, LLC, to annex and rezone the property located on the North side of Steward Road, starting 1200’ east of US Route 251 and ending 294’ west of Main Street in Flagg Township, Ogle County, IL to I-1, Light Industrial District. Mr. Schwartz moved and seconded by Dr. Thiele, **“I move the Planning & Zoning Commission recess into a Public Hearing for Case PZC-4-10.”** A roll call vote was taken. Ayes: McNeilly, Rodriquez, Shaw-Dickey, Snyder-Chura, Thiele, Huddleston, Schwartz, and Chairman Prabhakar. Nays: None. Motion passed 8-0. Mr. Jim Plane was sworn-in and was present to answer questions. Mr. Planey stated that the site would probably be used for two bulk warehouse. No one else testified. Mr. Huddleston moved and seconded by Mr. Schwartz, **“I move the Planning & Zoning Commission close the Public Hearing and return to Open Session.”** Motion passed by voice vote without dissent. Mrs. Snyder-Chura moved and seconded by Mrs. Shaw-Dickey, **“I move the Planning & Zoning Commission recommends to the City Council to approve Case PZC-4-10 filed by Hub City Development, LLC to annex approximately 48.01 acres and rezone the property located on the north side of Steward Road, starting 1200**

feet east of US Route 251 and ending 294 feet west of Main Street in Flagg Township, Ogle County, IL to I-1, Light Industrial District. A roll call vote was taken. Ayes: McNeilly, Rodriquez, Shaw-Dickey, Snyder-Chura, Thiele, Huddleston, Schwartz, and Chairman Prabhakar. Nays: None. Motion passed 8-0.

Discussion Item:

1. Code Modification Update-Chapter 22 and Chapter 86.

As discussed at the last Planning and Zoning Commission meeting, for the last year City staff has been working on modifications to our development code on Chapter 22 Buildings and Building Regulations, Chapter 86 Subdivisions and Chapter 110 Zoning. The purpose of these modifications was to correct conflicts in the code, correct areas of the code that need to reflect development in Rochelle and change areas of the code in order to have a more progressive development review.

A copy of these proposed modifications were handed out at the last meeting and for those who were not in attendance a copy was delivered to your home. City Engineer Sam Tesreau and Chris Limas discussed these proposed changes to Chapter 22 and Chapter 86.

The following is a summary of the changes:

Chapter 22 Building and Building Regulations

- 1) Addresses changes in the design of stormwater facilities.
- 2) Defined the use of underground stormwater storage detention.
- 3) Defined better the use of parking lots for stormwater detention.
- 4) Allows a fee in lieu of stormwater facilities.

Chapter 86 Subdivisions

- 1) Defined the current construction standards in use for sanitary sewer and water main construction.
- 2) Updated the street improvement standards.
- 3) Updated the stormwater improvement standards.
- 4) Incorporated a minor plat approval process.
- 5) Changed the school and park donation section to be more user friendly.

The following is the schedule for review:

Meeting

Agenda

June 7 th	Discussion on chapters 22 and 86.
July 6 th	Public Hearing on chapters 22 and 86. Discussion on chapter 110.
August 2 nd	Public Hearing on chapter 110.

Bruce W. McKinney

Bruce W. McKinney, CMC
City Clerk, City of Rochelle