

PLANNING & ZONING COMMISSION
MONDAY, JUNE 6, 2011
MINUTES

The Rochelle Planning and Zoning Commission met at 7:00 p.m. on June 6, 2011 in the Conference Center of City Hall, 420 N. 6th Street, Rochelle, IL 61068.

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

Minutes: McNeilly moved and seconded by Shaw-Dickey, "I move the minutes of May 2, 2011 Planning and Zoning Commission meeting be approved." Motion passed by voice vote without dissent.

Public Commentary: Mayor Olson informed the board that Re-appointment notices were mailed for those members who terms expire.

Director's Report:

- o Wal-Mart work continues.
- o Nippon Sharryo will have foundation put in by July.
- o New City Manager Dave Plyman is now on the job.

Business Items:

1. **Case PZC-7-11 Prologis Park Rochelle-Unit Three Preliminary Plat.** The petitioner ProLogis has requested the approval of a Preliminary Plat for Prologis Park Rochelle Unit Three Subdivision which is located at Northeast Corner of Caron and Steward Road. The subdivision is a resubdivision of Logisticenter Unit One which was approved by the City in 2004 when the property was owned by DP Partners and in reality is a subdivision that cleans up the loose ends for the Prologis Park Rochelle as it has been developing. The proposed subdivision contains the existing DP Partners building which is occupied by Clark Steel, Del Monte and Bay Valley Foods. The subdivision also dedicates right-of-way for the City Rail which currently is on an easement as well as other drainage easements. This subdivision has two outlots which contain the existing stormwater management facilities for Prologis Park Rochelle Unit Two and the proposed Unit Three. All utilities have been already installed and there are no new streets or access drives on to lots. The proposed Subdivision is in conformance with the City's Comprehensive Plan, Subdivision and Zoning Ordinance.

RECOMMENDATION Staff finds the Preliminary Plat of Prologis Park Rochelle Unit Three in general conformance with the Rochelle Municipal Code and recommends **Approval** subject to: That the Final Plat reflect any changes recommended by staff.

James W. Putnam, Project Manager from Jacob & Hefner Associates, P.C. representing Prologis was present to answer questions. Colwill moved and seconded by Shaw-Dickey, **"I move the Planning and Zoning Commission recommends to the City Council to approve the request of Prologis Case PZC-7-11 for Unit Three Preliminary Plat located at Northeast Corner of Caron and Steward Road subject to the Final Plat reflect any changes recommended by Staff."** A roll call vote was taken. Ayes:

McNeilly, Shaw-Dickey, Snyder-Chura, Thiele, Colwill, Carson, and Chairman Prabhakar. Nays: None. Motion passed 7-0.

2. **Case PZC-8-11 Prologis Park Rochelle-Unit Three Final Plat.** The petitioner ProLogis has requested the approval of a Final Plat for Prologis Park Rochelle Unit Three Subdivision which is located at Northeast Corner of Caron and Steward Road. The subdivision is a resubdivision of Logisticenter Unit One which was approved by the City in 2004 when the property was owned by DP Partners and in reality is a subdivision that cleans up the loose ends for the Prologis Park Rochelle as it has been developing. The proposed subdivision contains the existing DP Partners building which is occupied by Clark Steel, Del Monte and Bay Valley Foods. The subdivision also dedicates right-of-way for the City Rail which currently is on an easement as well as other drainage easements. This subdivision has two outlots which contain the existing stormwater management facilities for Prologis Park Rochelle Unit Two and the proposed Unit Three. All utilities have been already installed and there are no new streets or access drives on to lots. The proposed Subdivision is in conformance with the City's Comprehensive Plan, Subdivision and Zoning Ordinance.

RECOMMENDATION Staff finds the Final Plat of Prologis Park Rochelle Unit Three in general conformance with the Rochelle Municipal Code and recommends **Approval** subject to: That the Final Plat reflect any changes recommended by staff.

McNeilly moved and seconded by Snyder-Chura, **"I move the Planning and Zoning Commission recommends to the City Council to approve the request of Prologis Case PZC-8-11 for Unit Three Final Plat located at Northeast Corner of Caron and Steward Road subject to the Final Plat reflect any changes recommended by Staff."**

A roll call vote was taken. Ayes: McNeilly, Shaw-Dickey, Snyder-Chura, Thiele, Colwill, Carson, and Chairman Prabhakar. Nays: None. Motion passed 7-0.

Discussion Item: 2011 Census. Mr. Limas passed out information on Flagg Township Census Information. Flagg Township is up 2.2% (13,562) from 2000 Census. Rochelle is up 1.6% (9,574). Hillcrest is up 14.5% (1,326) and Flagg Township Non-Municipal area is down 1.3%.

The Planning and Zoning Commission adjourned at 7:41 p.m.

Bruce W. McKinney

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