

PLANNING & ZONING COMMISSION
MONDAY, JUNE 4, 2012
MINUTES

The Rochelle Planning and Zoning Commission met at 7:00 p.m. June 4, 2012 in the Council Chambers of City Hall, 420 N. 6th Street, Rochelle, IL 61068.

Present on Roll Call were Board members: McNeilly, Shaw-Dickey, Snyder-Chura, Johns, Colwill, Huddleston, Carson and Thiele. Absent: None. Also present were Community Development Director Limas and City Clerk McKinney. There was a quorum present.

Minutes: Colwill moved and seconded by Carson, **“I move minutes of the May 7, 2012 Planning and Zoning Commission meeting be approved.”** Motion passed, as amended, by voice vote without dissent.

Public Commentary: Colwill stated that Orloff Hicks passed away. McNeilly asked about the Community Recycling Container at Big R.

Director’s Report:

- Big R update.
- Master Graphic expansion
- Sullivan’s expansion
- Updated the board on Council action of Alfano’s (1st Ave.), FBC, and Big R storage area.

Business Items:

1. **Case PZC-11-12 First National Bank Antenna Special Use Permit.** Colwill moved and seconded by Snyder-Chura **“I move the Planning and Zoning Commission recess into a Public Hearing for Case PZC-11-12.”** A roll call vote was taken. Ayes: McNeilly, Shaw-Dickey, Snyder-Chura, Johns, Colwill, Huddleston, Carson, and Chairman Thiele. Nays: None. Motion passed 8-0. Mr. Limas stated the petitioner is requesting a Special Use Permit to allow the installation of an antenna that would be 65 to 67 feet high. The antenna would be placed on the roof and allow the petitioner to communicate with their bank in Ashton. The current regulations require that an antenna be no higher than 15 feet from the top of the roof unless a Special Use Permit is obtained. Staff’s main concern is the visual impact that the antenna will have to the residential neighborhood to the south. The proposed antenna will be approximately 115 feet from property zoned R-2, Single Family Low Density to the south and 150 feet from the nearest residential structure. One of the standards to be considered per Section 110-708 (2) of the Zoning Ordinance is the visual impact of the antenna since it is within 250 feet of a residential structure.

RECOMMENDATION The Commission and Staff need to review the testimony from the petitioner and public prior to making a recommendation. Shelly Haws and Jeff Tilton of the First National Bank were present to answer questions. Both Haws and Tilton were sworn in. Antenna will be located towards the front and near the brick wall that sticks up on the roof. The bank has to store information off site. McNeilly moved and seconded by Johns, **“I move the Planning and Zoning Commission return to Open Session.”** Motion passed by voice vote without dissent. Snyder-Chura moved and seconded by Colwill, **“I move the Planning and Zoning Commission recommends to the City Council to approve the Petition PZC-11-12, First National Bank Antenna Special Use Permit located at 340 May Mart Drive.”**

A roll call vote was taken. Ayes: McNeilly, Shaw-Dickey, Snyder-Chura, Johns, Colwill, and Chairman Thiele. Nays: None. Motion passed 6-0.

2. **Case PZC-12-12. Rail Transportation Comprehensive Plan Amendment.** Huddleston moved and seconded by Shaw-Dickey, **“I move the Planning and Zoning Commission recess into a Public Hearing for Case PZC-12-12.”** A roll call vote was taken. Ayes: McNeilly, Shaw-Dickey, Snyder-Chura, Johns, Colwill, Huddleston, Carson, and Chairman Thiele. Nays: None. Motion passed 8-0. Mr. Limas reported that recently the City amended the use classification list to allow transloading as a Conditional (Special Use) Permit in the I-2 zoning district. As staff discussed the proposed amendment, it became clear that the Comprehensive Plan should be amended to further discuss the City of Rochelle Railroad (CIR) in the Transportation Chapter of the Comprehensive Plan, which starts on page 31. The CIR is mentioned briefly, but staff feels that a more detailed description of future expansion plans is needed. Staff is proposing to add a section after Aviation which is on page 39. Attached is the proposed language. Also the City of Rochelle Railroad Expansion Map will be added after the future Airport Layout Plan which is the last page of the Comprehensive Plan.

RECOMMENDATION

Approval of the proposed amendment to the Comprehensive Plan in regards to Rail Transportation.

Scott Rozanas, Business Manager for the City of Rochelle, was present to answer questions. Huddleston moved and seconded by Johns, **“I move the Planning and Zoning Commission return to Open Session.”** Motion passed by voice vote without dissent. Shaw-Dickey moved and seconded by Colwill, **“I move the Planning and Zoning Commission recommends to the City Council to approve the Petition PZC-12-12 City of Rochelle Transportation Comprehensive Plan Amendment.”** A roll call vote was taken. Ayes: McNeilly, Shaw-Dickey, Snyder-Chura, Johns, Colwill, Huddleston, Carson, and Chairman Thiele. Nays: None. Motion passed 8-0.

DISCUSSION ITEM

- **20TH Street to Queens Road Discussion.** The road is currently in the Comprehensive plan drawn on the map but needs to be inserted on page 73 in list of roads. Needs to be put on the next agenda as an action item.

The Planning and Zoning Commission adjourned at 7:52 p.m.

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