

**PLANNING & ZONING COMMISSION
MONDAY, OCTOBER 1, 2012
MINUTES**

The Rochelle Planning and Zoning Commission met at 7:00 p.m. October 1, 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, and Thiele. Absent: Carson, Colwill, and Huddleston. Also present were Community Development Director Limas and City Clerk McKinney. There was a quorum present.

Minutes: Shaw-Dickey moved and seconded by McNeilly, **“I move minutes of the August 6 2012; August 22, 2002; and September 4, 2012 Planning and Zoning Commission meeting be approved.”** Motion passed by voice vote without dissent.

Public Commentary: None.

Director’s Report:

- Issued seconded building permit for Caron Ridge.
- Wall-Mart Outlots
- Old Burger King Site – working with marketing material.

Business Items:

1. Case PZC-14-12 Comprehensive Plan Amendment – Bicycle Transportation Plan.

In the Spring of this year the City of Rochelle formed a Bike Plan Steering Committee to explore the possibility of developing a Bicycle Transportation Plan. The City hired Ed Barsotti who is the Executive Director of the League of Illinois Bicyclists who has developed plans for many municipalities as a consultant. The Committee had several meetings, held a public input meeting and developed the attached draft plan. Staff is recommending to amend Chapter 5, Transportation of the Comprehensive Plan and add a section on page 38 before the section called Pedestrian Shared-Use Path System and it would read as follows: ***“Bicycle Transportation Plan In 2012 the City formed a Bike Plan Steering Committee to develop a Bicycle Transportation Plan. The committee was made up of interested parties in the City. The plan was developed after a series of meetings with the committee and public input and adopted by the City Council as an amendment to the Comprehensive Plan. The plan details recommendations that specify a preferred network for bicycle travel throughout the City. Preferred routes include bike lanes, paved shoulders, side paths or trails and bike routes. The Bike Transportation Plan should be used when reviewing new construction proposals, grant opportunities and redevelopment of existing transportation networks.”*** McNeilly moved and seconded by Shaw-Dickey, **“I move the Planning and Zoning Commission recess into a Public Hearing for Case PZC-14-12.”** A roll call vote was taken. Ayes: McNeilly, Shaw-Dickey, Snyder-Chura, Johns, and Chairman Thiele. Nays: None. Motion passed 5-0. Ed Rice was present to answer questions. Johns moved and seconded by McNeilly, **“I move the Planning and Zoning Commission return to Open Session.”** Motion passed by voice vote without dissent. McNeilly moved and seconded by Johns, **“I move the Planning and Zoning Commission recommends to the City Council to approve Petition jPZC-14-12 for City of Rochelle’s Comprehensive Plan Amendment for Bicycle Transportation Plan.”** A roll call vote was taken. Ayes: McNeilly, Shaw-Dickey, Snyder-Chura, Johns, and Chairman Thiele. Nays: None. Motion passed 5-0.

2. Case PZC-15-12 Comprehensive Plan Amendment –Chapter 5, Transportation.

A few months ago as the Commission was discussing the new elementary school project there was discussion on amending the Comprehensive Plan to include language in regards to having a street that connects 20th Street to Queens Road. The Transportation plan in the Comprehensive Plan does show this but it was requested that text be added to the plan to reflect this. Staff is recommending to amend Chapter 5, Transportation of the Comprehensive Plan and add the following under Collectors: ***Planned Collector Road Improvements-There will be a collector street that will connect 20th Street to Queens Road north of the elementary school property. This will provide a secondary east-west connection between these two streets and elevate traffic on Flag Road.*** Snyder-Chura moved and seconded by McNeilly, **“I move the Planning and Zoning Commission recess into a Public Hearing for Case PZC-15-12.”** A roll call vote was taken. Ayes: McNeilly, Shaw-Dickey, Snyder-Chura, Johns, and Chairman

Thiele. Nays: None. Motion passed 5-0. Snyder-Chura 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 Johns, **“I move the Planning and Zoning Commission recommends to the City Council to approve Petition PZC-15-12 for City of Rochelle’s Comprehensive Plan Amendment Chapter 5, Transportation.”** A roll call vote was taken. Ayes: McNeilly, Shaw-Dickey, Snyder-Chura, Johns, and Chairman Thiele. Nays: None. Motion passed 5-0.

3. **Case PZC-16-12 Annexation and Zoning to A Airport District**
4. **Case PZC-17-12 Annexation and Zoning to A Airport District**
5. **Case PZC-18-12 Annexation and Zoning to A Airport District**

Recently the City acquired three parcels adjacent to the municipal airport Koritz Field to be used for airport expansion which may include a runway extension, hanger development, and stormwater management. These parcels are in unincorporated Ogle and Lee Counties and contiguous to Koritz Field. Staff is proposing to annex these parcels to the City and zone them A Airport District. These parcels are part of the Future Airport Layout Plan that is in the Comprehensive Plan and is shown in the Future Land Use Plan as Municipal Institutional. The first parcel (Case PZC-16-12) is in Ogle County and is contiguous to the south side of Koritz Field and has the PIN number of 24-35-400-015. The second parcel (Case PZC-17-12) is in Ogle County and is contiguous to the north side of Koritz Field and has the PIN number of 24-35-300-006. The third parcel (Case PZC-18-12) is in Lee County and is contiguous to the southwest side of Koritz Field and is part of the PIN number 17-05-02-100-005.

RECOMMENDATION

Based on the designation in the Comprehensive Plan and Airport Layout Plan of these parcels, staff would recommend **approval** of the petition of the City of Rochelle, to annex and rezone these properties to A Airport District.

Johns moved and seconded by McNeilly, **“I move the Planning and Zoning Commission recess into a Public Hearing for Case PZC-165-12; Case PZC-17-12; and Case PZC-18-12.”** A roll call vote was taken. Ayes: McNeilly, Shaw-Dickey, Snyder-Chura, Johns, and Chairman Thiele. Nays: None. Motion passed 5-0. Don Elliot was present to explain the petition and answer questions. Snyder-Chura moved and seconded by McNeilly, **“I move the Planning and Zoning Commission return to Open Session.”** Motion passed by voice vote without dissent. Snyder-Chura moved and seconded by McNeilly, **“I move the Planning and Zoning Commission recommends to the City Council to approve Petition PZC-16-12 for City of Rochelle’s Petition for Annexation and Zoning to “A”=Airport District for property located on parcel 24-35-400-015 in Ogle County.”** A roll call vote was taken. Ayes: McNeilly, Shaw-Dickey, Snyder-Chura, Johns, and Chairman Thiele. Nays: None. Motion passed 5-0. Motion passed by voice vote without dissent. Snyder-Chura moved and seconded by McNeilly, **“I move the Planning and Zoning Commission recommends to the City Council to approve Petition PZC-17-12 for City of Rochelle’s Petition for Annexation and Zoning to “A”=Airport District for property located on parcel 24-35-300-006 in Ogle County.”** A roll call vote was taken. Ayes: McNeilly, Shaw-Dickey, Snyder-Chura, Johns, and Chairman Thiele. Nays: None. Motion passed 5-0. Motion passed by voice vote without dissent. Snyder-Chura moved and seconded by McNeilly, **“I move the Planning and Zoning Commission recommends to the City Council to approve Petition PZC-18-12 for City of Rochelle’s Petition for Annexation and Zoning to “A”=Airport District for property located on parcel 17-05-02-100-005 in Lee County.”** A roll call vote was taken. Ayes: McNeilly, Shaw-Dickey, Snyder-Chura, Johns, and Chairman Thiele. Nays: None. Motion passed 5-0.

DISCUSSION ITEM

None

The Planning and Zoning Commission adjourned at 8:01p.m.

Bruce W. McKinney

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