

PLANNING & ZONING COMMISSION
MONDAY, JULY 7, 2014
MINUTES

The Rochelle Planning and Zoning Commission met at 6:00 p.m. July 7, 2014 in the Council Chambers of City Hall; 420 N. 6th Street; Rochelle, IL 61068.

Roll Call: Present on Roll Call were Board members: McNeilly, Shaw-Dickey, Johns, Colwill, and Thiele. Absent: Carson and Snyder-Chura (she entered at 6:45). There was a quorum of five for voting. Also present was Building Inspector Countryman and Deputy Clerk Schermerhorn.

Minutes: Colwill moved and seconded by McNelly, **"I move minutes of the June 2, 2014 Planning and Zoning meeting be approved."** Motion passed by voice vote without dissent.

Public Commentary: None

Commissioner Comments: None

Director's Report: None

Business Items:

1. **Case PZC-1-14 Sign Ordinance:** After three workshops to address the Sign Ordinance, at the last PZC meeting the updated Sign Ordinance was tabled for review because there were some concerns over language that was written in the Ordinance. After consulting with the City Attorney and other Zoning consultants, it was determined that no changes were needed. Moved by McNeilly and seconded by Colwill, **"I move the Planning and Zoning Commission recommends to the City Council to approve Petition PZC-1-14 for a Sign Ordinance."** A roll call vote was taken. Ayes: McNeilly, Shaw-Dickey, Johns, Colwill, and Thiele. Nays: None. Motion passed 5-0.
2. **Case PZC-7-14 Zoning and Special Use Permit – 800 N. 2nd Street:** The applicant is under contract to sell the property to Rochelle Community Hospital Association in order for the Hospital to use the property for future expansion of the hospital campus. Therefore, the zoning should be consistent with the zoning of the hospital. CEO Hospital CEO, Mark Batty was present for any questions. Moved by McNeilly, **"I move the Planning and Zoning Commission recess into a Public Hearing for Case PZC-7-14."** A roll call vote was taken. Ayes: McNeilly, Shaw-Dickey, Johns, Colwill, and Thiele. Nays: None. Motion passed 5-0. There was no public comment. Moved by Colwill and seconded by Shaw-Dickey, **"I move the Planning and Zoning Commission return to Open Session."** Motion passed by voice vote without dissent. Moved by Johns and seconded by McNeilly, **"I move the Planning and Zoning Commission recommends to the City Council to approve Petition PZC-7-14 for a Special Use Permit at 800 N. 2nd Street."** A roll call vote was taken. Ayes: McNeilly, Shaw-Dickey, Johns, Colwill, and Thiele. Nays: None. Motion passed 5-0.

Discussion Items:

1. Comprehensive Plan Workshop #5: Education Community Facilities & Services Plan – Chapter 6:

Todd Prusator, Superintendent of Rochelle Elementary Schools gave an informative talk on the schools background, where at presently, and plans for future. Some points covered included:

- Mission Statement
- Demographic Changes:
 - Have gone from 22 % to 62% low-income students (effects achievement levels)
 - Language abilities have gone from 5% to 21%
 - When compared to other communities we are making most of what we have.
- Test Scores: Actually gone up from 2005-2013; above state average
- As of 2014 the State has changed the test; as they knew this was coming they started making changes in the past few years.
- Low income students are impacted by stress, social skills, remembering, plus the positive feedback and encouragement is less. This all has effects on the brain. Encourage teachers to help in this area.
- Learning Center Grant has been \$430,000/yr the past few years
- Finances: Immediate and long-term are a concern. It costs \$8,767 to adequately educate a child. Enrollment is down about 100 students.

2. Comprehensive Plan Workshop #6: Utility Plan – Chapter 7

- Utility/Technology – Scott Koteski, Superintendent of Advanced Communications
 - Expanded fiber optic network area up to 25 miles; Northern Illinois Triangle.
 - Servicing up to 120 businesses; Ogle County government now using services.
 - Hospitals are now tied together within the network.
 - Northern IL Triangle now has four customers.
 - Working with Hillcrest for their needs; possibly expand west.
 - Working on marketing now.
 - Technology center filled to capacity; generating a little over \$1 million annually; space allocated for City growth.
 - No plans for expansion at this time; may change in future.
 - Not interested in entertainment trend at this time as it is constantly changing and so many competitors who are already running into problems.
 - Putting pipe into ground now for fiber but holding off on using for residential use at this time.
- Water/Sewer – Kathy Cooper, Superintendent
 - Water/Sewer plans were last adopted by council in 2011; used maps designed for Comprehensive Plan at that time.
 - Most sufficient between water and sewer; some deficiencies in water system. Currently pumping about 3 million gals/day.
 - IRE and Rochelle Foods biggest customers.
 - Developing new well now.

- Three water towers now for a total of 1.5 million gallons. We actually need another water tower as there should be enough water in the towers to cover the City for one day. A new tower would cost about \$2-million.
- Working at this time with Hillcrest for Intergovernmental agreement.
- Sewer = 3 million to 13 million in plans adopted by council. Took into account of residential, apartments, and industrial.
- With recent storm handles 6-million gals/day and can handle twice that amount.
- Electrical Division – Dan Westin, Director of RMU
 - Looking at potential line to DeKalb.
 - Substations – now putting in six more feeders for future industry
 - Generation equipment is unreliable and are now in process of replacing. Acquired a grant for \$500,000.
 - Solar plant in process; located next to Water Dept.; have received a \$500,000 grant.
 - Coal plant – have a long-term contract with.
 - Time-of-use rate in effect for customers.

Adjournment: Motion made by Colwill at 7:38 p.m. to adjourn. Motion passed by voice vote without dissent.

The next Planning/Zoning Commission will meet on 4th.


Judith Schermerhorn
Deputy City Clerk