

PLANNING & ZONING COMMISSION
MONDAY, AUGUST 4, 2014
MINUTES

The Rochelle Planning and Zoning Commission began at 6:22 p.m. August 4, 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, Johns, Colwill, and Thiele. Absent: Members Shaw-Dickey, Carson and Snyder-Chura. There was a quorum of four to open meeting. (Carson and Snyder-Chura entered after 6:45 p.m.). Also present was Building Inspector Countryman, Michelle Pease, and Deputy Clerk Schermerhorn.

Minutes: McNeilly moved and seconded by Johns, **"I move minutes of the July 7, 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-8-14 Tim and Geri Hayden/AKCK Self Storage:** Petitioners were requesting an Annexation Agreement by re-dividing 1.15 acres of the original 151 acres in the Squires Landing West Subdivision annexed into the City in 2005. The petitioner requested to re-zone the property to B-2 Commercial and develop two – 40 by 240 foot enclosed storage buildings. Also requested a variance of setbacks of 35 feet in the front that requires a 50 foot setback for Commercial business. The petitioner submitted a preliminary and final plat showing the locations of the buildings on one lot. According to Section 110-444 of the Rochelle Municipal Code in regards to development of a PUD, any proposed changes need to be recommended to Council by the Planning and Zoning Committee. Approval will be subject to: 1) Final Site Engineering, Landscaping and Building plans submitted; 2) City staff comments are addressed in regards to the preliminary and final plats, engineering, utilities, building and site plan review; 3) Water and Sewer installation to the property of Surety posted in lieu of installing the services. Tim Hayden was present to give further information and answer questions. After considerable discussion, it was moved by Colwill and seconded by Johns, **"I move the Planning and Zoning Commission recommend to the City Council that it approve the application of Tim and Geri Hayden/AKCK, LLC, to rezone 1.15 acres of the Squires West subdivision from PUD-R to B02, subject to compliance with staff comments regarding the preliminary plat, final plat and preliminary site plan, and subject to the posting of all required sureties, including a surety for installation of water and sewer to the far end of the property when required by the City in connection with further development."** A roll call vote was taken. Ayes: Johns, Colwill, and Thiele. Nays: McNeilly. Motion passed 3-1.

Moved by Colwill and seconded by Johns, **"I move the Planning and Zoning Commission recommend to the City Council that it approve the application of Tim and Geri Hayden/AKCK, LLC, for approval of a proposed preliminary plat and final plat for Hayden Subdivision Unit 1, subject to compliance with staff comments regarding the preliminary site plan, and subject to the posting of all required sureties, including a surety for installation of**

water and sewer to the far end of the property when required by the City in connection with further development.” A roll call vote was taken: Ayes: McNeilly, Johns, Colwill, and Thiele. Nays: None. Motion passed 4-0.

2. **Case PZC-9-14 Ordinance Amending Sec. 110-555:** Due to recent concerns and proposed inappropriate activity within the City, Staff thought it a good idea to amend the Zoning Ordinance and provide clarity in regards to Sexually Orientated Land Uses and definitions specifically describing Sexually Orientated Activities to specifically designate a certain area of the community allowing these activities so as to not discriminate this type of activity. Having researched ordinances from other communities in the area staff has drafted an amended ordinance. This is deemed necessary in order to keep from being sued for discrimination. It was felt best to hold over until next month and have a public hearing.

Discussion Items:

1. **Comprehensive Plan Workshop #7:** Watershed Management – Chapter 8:

Sam Tesreau, City Engineer, gave information on stormwater management progress.

- New development construction has contributed additional stormwater management ponds and helped to control the release rate of runoff; while many of the areas that were developed over 20 years ago have no stormwater management areas any new stormwater detention helps. Other BMP's have been incorporated into the site designs by developers and their engineers.
- The Stormwater Advisory Committee was established in 2003 and has supported routine stormwater maintenance of the tributary in the city limits as well as stormwater management facilities for new development.
- Maintenance has gone a long way in reducing flooding; by removing debris and overgrowth of vegetation and trees along the Kyte River and implementing a replanting of proper or native growth along the creek banks or locating trees outside the creek banks, etc.
- The City took on the effort, of nearly \$500,000, of developing a basin wide study of the drainage areas through and adjacent to Rochelle to get IDNR/FEMA approval and eventually updated FEMA FIRM maps. Wills Burke Kelsey was the City's engineering consultant for this floodplain study project. The process has taken nearly five years to complete and receive approvals working with several government offices involved. The preliminary updated FEMA FIRM maps will be complete by the end of 2014 and a public meeting will be held by FEMA to present the preliminary maps and obtain public comments. FEMA flood insurance is not required by City, but necessary for National Flood Insurance which lenders for mortgages require. If the City didn't participate in the NFIP then we would lose out on valuable resources in time of natural disasters. The City participated in the Ogle County All Hazards Mitigation Plan. The last study was done in 1988; the new study will give the City a more accurate picture of the floodway, floodplain and base flood elevations that will be useful with future development.
- The many items of stormwater management and maintenance, over the last several years, has helped flooding issues tremendously. However, the 100 year events are yet to be experienced. The 100 year event is equivalent to over 7 inches rainfall in a 24-hour time period. Rochelle is a flood sensitive community located along several tributaries of which all contribute to flooding to some degree. These tributaries traverse the City through creeks, ditches and other conveyance systems. Therefore, the community will continue to deal with

floodplain issues but we need to continue our efforts to reduce the impact by developing and implementing various solutions and BMP's.

2. **Mobile Food Vendors and Push Carts:** Due to the restrictive nature of the current Peddlers, Solicitors, Canvassers and Itinerant Merchants Ordinance, the Chamber and Community Development staff is recommending an updated code proposing regulations for mobile food vendor vehicles within the City. The Community Development Department would handle the licensing, etc. of this. They would have a committee of five: Community Development staff/Chamber/Mayor. Each vendor would have to get approval from committee.

Adjournment: Motion made by Colwill to adjourn. Motion passed by voice vote without dissent.

Judith Schermerhorn
Deputy City Clerk