

**PLANNING & ZONING COMMISSION**  
**SPECIAL MEETING**  
**MONDAY, July 27, 2015**  
**MINUTES**

The Rochelle Planning and Zoning Commission met at 6:13 p.m. July 27, 2015 in the Council Chambers of City Hall, 420 N. 6<sup>th</sup> Street, Rochelle, IL 61068. Present on Roll Call were Board members: Shaw-Dickey, Snyder-Chura, Colwill, and Chairman Thiele. Absent: Carson, McNeilly, Johns and Huddleston. Also present was Building Inspector Countryman, Michelle Pease and Michelle Knight. There was a quorum of four present.

**Public Commentary:** None.

**Commissioner Comments:** None

**Business Items:**

**1. Case PZC 6-15, Vacation of alley, easement at Rochelle Hospital.** The petitioner has submitted a preliminary and final plat of subdivision for the property to subdivide 10 properties into one, eliminate past easements, and alleys granted to the City, and plat new easements required for future development. The property is located between N 2<sup>nd</sup> St. and N 3<sup>rd</sup> St., from 8<sup>th</sup> Avenue to 10<sup>th</sup> Avenue in Rochelle Illinois. The applicant has in the past, applied for a special use for the property to allow expansion of the campus for health care services. The preliminary and final plat is consistent with the special use granted by the City of Rochelle. Attached is the preliminary, Final Plat, and the Planning and Zoning Commission must recommend vacation of any alleyway, and or easement to City Council. Staff has reviewed the Plats, and finds no reason to require the alleyway, or easement in the future. By submitting a preliminary and final plat of subdivision, the property will now have one lot, instead of 10, the subdivision will comply with the subdivision ordinance adopted by the City of Rochelle, and the current use of the property will create a campus for the special use granted by the City of Rochelle for Health Care Services consistent with the comprehensive plan, and staff is recommending approval of the vacation of the alley, and easement. Motion made by Colwill and seconded by Snyder-Chura, **“I move the planning and zoning commission recess into a public hearing for the case PZC 6-15.”** A roll call vote was taken. Ayes: Shaw Dickey, Snyder-Chura, Colwill, and Chairman Thiele. Nays: none. Motion made by Colwill and seconded by Snyder-Chura, **“I move the planning and zoning commission return to open session.”** Motion passed by voice vote without dissent. Motion made by Colwill and seconded by Snyder-Chura, **“I move the planning and zoning commission recommends to the city Council to approve the Vacation of alley, easement at Rochelle Hospital, Case PZC-6-15.”** A roll call vote was taken. Ayes: Shaw Dickey, Snyder-Chura, Colwill, and Chairman Thiele. Nays: none. Motion passed 4-0.

**Discussion Items:** None

**Adjournment:** The Planning and Zoning Commission adjourned at 6:19 p.m.

Michelle Knight  
Administrative Assistant, City of Rochelle