

PLANNING & ZONING COMMISSION
Special Meeting, Monday, June 19, 2017
MINUTES

The Rochelle Planning and Zoning Commission met at 6:00 p.m. on June 19, 2017 in the Council Chambers of City Hall, 420 N. 6th Street, Rochelle, IL 61068. Present on Roll Call were Board members: McNeilly, Colwill, Chairman Thiele, Carson, and Wolter. Absent: Snyder-Chura, Johns, and Huddleston. There was a quorum of four present. Also present were Michelle Pease, Michelle Knight, and Kip Countryman.

Minutes: McNeilly moved and seconded by Carson, **“I move the minutes of the February 6, 2017 Planning and Zoning meeting be approved.”** Motion passed by voice vote without dissent.

Public Commentary: None

Commissioner Comments: None

Business Items: Case PZC-2-17: Americold currently has 2 storage operations in Rochelle. Americold is a world leader in temperature controlled warehousing and logistics and continues to drive the cold storage supply chain industry toward greater innovation and efficiencies. Americold believes that automated storage and retrieval systems (ASRS) allow for the company to carry out food product storage and order fulfillment quickly, safely, and that ASRS facilities are the new standard in cold storage warehousing. The existing building in Rochelle provides cold storage where product is loaded and retrieved by manually-operated forklifts with pallets to a height of 20 feet which is limited to the reach of a conventional forklift. By developing an ASRS system, the capacity and storage of product is greatly increased by allowing the product to be extended to a height of 120 feet with automated delivery and retrieval, minimizing aisle space, and is anticipated to yield tremendous energy savings. Americold is proposing to construct an 183,000 square foot building that will be attached to the existing building on the south end. The proposed building will have a height of 140 feet, but the current Rochelle Municipal Code in Section 110-731 allows for buildings to have a maximum height of 60 feet. Americold has provided documentation of approval from the Federal Aviation Association, the Illinois Tollway Authority, and the proposed building meets the proper setbacks as required by the building height and area requirements found in the adopted International Building Code. The building will be setback 123.65 feet on the south, 101 feet on the west, attached to the existing building on the north, and truck docks on the east. Americold has proposed to extend and pave the existing fire lane around the entire development, loop the current dead end water main, and has met the required interior parkway and buffer yard requirements along with off street parking and loading set forth in the Rochelle Municipal Code. The property is surrounded by General Industry on the West, I 88 on the south, Wiscold drive on the North, and Residential park district property on the east. The petitioner is requesting a variance of height of 140 feet for the proposed building addition. Under Section 110-101 a variance may be granted where practical difficulties or unusual hardships are determined to exist, but only after a public hearing has been duly advertised and held by the board of zoning appeals which may recommend such restrictions and conditions upon the premises benefitted by the variance as it considers necessary, so that the public health, safety and general welfare may be secured and substantial justice done. Staff feels that since the petitioner has provided documentation of approval from the FAA, the Illinois Tollway Authority, the building meets the proper setbacks required in the International Building Code under heights and areas, Americold is proposing to extend and pave the required fire lane, provided interior parkway, buffer yard, and off street parking and loading requirements, the proposed addition is not dangerous to public health, will not impair property values in the neighborhood, will not impede normal development of the surrounding properties, will not impair light to adjacent property, congest public streets, or increase the risk of fire, and recommends that the planning and zoning commission approve a variance of height for the proposed building of 140 feet, the legal description of which is attached.

Case PZC-3-17: The existing building in Rochelle provides cold storage where product is loaded and retrieved by manually-operated forklifts with pallets to a height of 20 feet which is limited to the reach of a conventional forklift. By developing an ASRS system, the capacity and storage of product is greatly increased by allowing the product to be extended to a height of 120 feet with automated delivery and retrieval, minimizing aisle space, and is anticipated

to yield tremendous energy savings. As part of this development Americold is proposing to expand the off street parking by developing the undeveloped attached parcel toward the east of the property. The parcel is currently zoned rural development and Americold is proposing to re-zone the property to I-2 to be consistent with the adjacent property. Americold has proposed to provide storm water detention for the addition of off street parking, has met the required interior parkway and buffer yard requirements abutting residential zoning, landscaping, and off street parking and loading requirements set forth in the Rochelle Municipal Code. The property is surrounded by General Industry on the West, residential park district on the south, undeveloped residential property on the North, and Residential park district property on the east. The petitioner is requesting to rezone the property from rural development to I-2. Under Section 110-121 this chapter may be amended, changed or altered only by a favorable majority vote of the city council and only after a public hearing has been duly advertised and held by the planning and zoning commission. Staff feels that since the petitioner has provided documentation of approval for the development of an (ASRS) facility, provided interior parkway, buffer yard, storm water detention, and off street parking and loading requirements, the proposed zoning is not dangerous to public health, will not impair property values in the neighborhood, will not impede normal development of the surrounding properties, will not impair light to adjacent property, congest public streets, or increase the risk of fire, and recommends that the planning and zoning commission approve to rezone the property from rural development to I-2. Motion made by Colwill, seconded by Carson, **“I move the planning and zoning commission recess into a public hearing for Case PZC 2-17, for the height variance for Americold and Case PZC 3-17, re-zone to I-2 for Americold, 1010 Americold Drive.** A roll call vote was taken. Ayes: McNeilly, Colwill, Carson, and Thiele. Nays: none. Dan Lundquist with Americold gave a brief explanation of who Americold is and what they do. McNeilly asked if other cold storage companies in Rochelle could potentially be asking for the same variance. Jason Anderson, City of Rochelle, explained that other similar companies are land locked and have no space to add on. Americold’s project could give the city an opportunity for grants to expand Dement Road. Americold’s representatives spoke on the reason why they want to build such a tall building such as energy savings and less cost of refrigeration with the building going up. Motion made by Colwill, seconded by Carson, **“I move the planning and zoning commission return to open session.”** Motion passed by voice vote without dissent.

Findings (Case PZC-2-17):

1. Is the proposed allowed in the proposed zoning district, but only with a variance?
Yes: No: Explanation: _____
2. Is the proposed detrimental or dangerous to public health?
Yes: No: Explanation: _____
3. Will the proposed impair property value in the neighborhood?
Yes: No: Explanation: _____
4. Will the proposed impede the normal development of the surrounding properties?
Yes: No: Explanation: _____
5. Will the proposed:
 - (a) impair light and air to adjacent property;
 - (b) congest public streets;
 - (c) increase the risk of fire;
 - (d) substantially diminish property values within the vicinity; or
 - (e) endanger the public health?
 Yes: No: Explanation: _____

Recommendation: Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council that the Petitioner be granted a variance for the proposed use at the Subject Property, without conditions other than the other applicable requirements of the Rochelle Municipal Code.

Findings (Case PZC-3-17):

1. Is the proposed re-zoning allowed?
Yes: No: Explanation: _____
2. Is the proposed re-zoning detrimental or dangerous to public health?
Yes: No: Explanation: _____
3. Will the proposed re-zoning impair property value in the neighborhood?
Yes: No: Explanation: _____
4. Will the proposed re-zoning impede the normal development of the surrounding properties?
Yes: No: Explanation: _____
5. Will the proposed re-zoning:

- (a) impair light and air to adjacent property;
- (b) congest public streets;
- (c) increase the risk of fire;
- (d) substantially diminish property values within the vicinity; or
- (e) endanger the public health?

Yes: _____ No: Explanation: _____

Recommendation: Based on the above findings, the Planning and Zoning Commission hereby recommends to the Rochelle City Council that the Petitioner’s application to re-zone property at 1010 Americold Drive from rural development to I2 be approved at the Subject Property, without conditions other than applicable requirements of the Rochelle Municipal Code.

Motion made by Carson, seconded by Colwill , **“I move the planning and zoning commission recommend to the City Council that it approve Case PZC-2-17, Height Variance for Americold at 1010 Americold Drive, based on the report of findings”**. A roll call vote was taken. Ayes: Thiele, Carson, and Colwill. Nays: McNeilly.

Motion passed 3-1. Motion made by Carson, seconded by Colwill , **“I move the planning and zoning commission recommend to the City Council that it approve Case PZC-3-17, Re-zone from rural development to I2 for Americold at 1010 Americold Drive, based on the report of findings”**. A roll call vote was taken. Ayes: Thiele, Carson, and Colwill. Nays: None. Abstain: McNeilly. Motion passed 3-1.

Adjournment: Motion made by Colwill, seconded by Carson, **“I move the planning and zoning commission meeting be adjourned”**. Motion carried by voice vote. The Planning and Zoning Commission adjourned at 7:07 p.m.

Michelle Knight
Administrative Assistant, City of Rochelle