

PLANNING & ZONING COMMISSION
Monday, February 5, 2018
MINUTES

The Rochelle Planning and Zoning Commission met at 6:00 p.m. on February 5, 2018 in the Council Chambers of City Hall, 420 N. 6th Street, Rochelle, IL 61068. Present on Roll Call were Board members: McNeilly, Williams, Wolter, and Colwill. Absent: Carson, Snyder-Chura, Thiele and Huddleston. There was a quorum of four present. Also present were Michelle Pease and Sam Tesreau.

Minutes: Wolter moved and seconded by McNeilly, **“I move the minutes of the December 11, 2017 Planning and Zoning meeting be approved.”** Motion passed by voice vote without dissent.

Public Commentary: None

Commissioner Comments: None

Business Items: In December 2017 Love’s Travel Stops & Country Stores was approved to re-zone the property to B-2 and entered into an annexation agreement for 17 acres with the City of Rochelle at the corner of 251 South and Steward road south of I-88, construct a travel stop with a convenience store, a Hardees and Chester chicken restaurant attached, passenger fueling, semi-truck fueling, semi-truck parking, and a tire shop. The property is fronting I-88 on the north, route 251 on the west, Steward Road on the south, and 40 acres zoned I-1, of undeveloped property on the east. Love’s Travel Stops along with City staff developed an annexation agreement with the City of Rochelle that will contain a preliminary and final plat of subdivision, Zoning for B-2 Commercial Highway, City utilities (Water, Sewer, Electric) to the easterly edge of the property, widening along Steward road for a vehicle turn lane, traffic signaling at Route 251 and Steward road, and upgrades to the current lift station to serve adjoining properties as part of the Hub City Development Annexation Agreement in 2010. City staff and the planning and zoning commission shall review the preliminary and final plat for conformance with the comprehensive plan, the provisions hereof, and all other applicable ordinances. Pursuant to 65 ILCS 5/11-12-8, the planning and zoning commission shall disapprove or recommend approval of the preliminary and final plat within 60 days of the acceptance of the annexation agreement. Staff feels that since the petitioner has entered into an annexation agreement with the City of Rochelle that meets all the standards provided in the Rochelle Municipal Code, staff has reviewed the preliminary and final plat, land improvements have been proposed, easements have been dedicated, a guarantee for completion of improvements has been met and a development in this area will provide a gateway of growth for the community of Rochelle. The proposed development 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. Staff recommends that the planning and zoning commission recommend approval of the preliminary and final plat of subdivision to the City Council. The legal description is attached. McNeilly expressed concern with the lighting and the effects on residents. Chad Bruner, Love’s representative, addressed her concerns with describing the actual lights used and the position of the lights. The lights will be LED and will the light casting downward. Motion made by McNeilly, seconded by Williams, **“I move the Planning and Zoning Commission recess into a Public Hearing regarding the proposed Loves Travel Stops and Country Stores Inc. Preliminary and Final Plats of Subdivision”**. A roll call vote was taken. Ayes: McNeilly, Colwill, Williams and Wolter. Nays: none. Motion made by McNeilly, seconded by Wolter, **“I move the planning and zoning commission return to open session.”** Motion passed by voice vote without dissent.

Findings:

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

5. Will the proposed subdivision:
- (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 subdivision for the proposed Subject Property, without conditions other than the other applicable requirements of the Rochelle Municipal Code.

Motion made by Williams, seconded by McNeilly, **“I move the Planning and Zoning Commission recommend to the City Council that it approve the proposed Loves Travel Stops and Country Stores Inc. Preliminary and Final Plats of Subdivision subject to City staff comments are addressed in regards to engineering, easements, utilities and site review.”** A roll call vote was taken. Ayes: Williams, Colwill, McNeilly, and Wolter. Nays: None. Motion passed 4-0.

Adjournment: Motion made by McNeilly, seconded by Williams, **“I move the planning and zoning commission meeting be adjourned.”** Motion carried by voice vote. The Planning and Zoning Commission adjourned at 6:17 p.m.

Michelle Pease
Community Development Director, City of Rochelle