

PLANNING & ZONING COMMISSION
Monday, November 5, 2018
MINUTES

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

Minutes: Wolter moved and seconded by McNeilly, **“I move the minutes of the September 10, 2018 Planning and Zoning meeting be approved.”** Motion passed by voice vote without dissent.

Public Commentary: None

Commissioner Comments: None

Business Items: In 2010, the City entered into an annexation agreement with Hub City Development, LLC for a 48-acre parcel of land on the north side of Steward Road East of Route 251 and west of S. Main St. In April 2018 PZC and City Council amended the Zoning map to zone the property B-2. Since that time Hub City Development has petitioned the City of Rochelle to amend the current annexation agreement to include 3 lots. Hub City Development has provided a preliminary and final plat of subdivision for 3 lots. Lot one is 13 acres zoned B-2 Commercial Highway, lot 2 is 12 acres zoned B-2 and lot 3 will be an out lot that is undeveloped. The purpose of subdividing the lots allows the petitioner to develop the property for future expansion of Commercial Development. The City improvements and easements were provided in the original Annexation Agreement but rezoning and a minor subdivision is required along with amending the current annexation agreement. 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. After a duly noticed public hearing, the City of Rochelle Planning & Zoning Commission will consider all the relevant evidence presented at said hearing on November 5, 2018. Staff feels that since the petitioner will enter 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. Motion made by Snyder-Chura, seconded by McNeilly, **“I move the Planning and Zoning Commission recess into a Public Hearing regarding the proposed petition of Hub City Development LLC**

preliminary and final plat of subdivision for three lots.” A roll call vote was taken. Ayes: McNeilly, Wolter, Snyder-Chura, and Colwill. Nays: none. Motion carried 4-0. Jim Planey explained that by subdividing the lots he can sell them for potential commercial development. He stated that lot 3, which is 22 acres, will remain agriculture. Motion made by McNeilly, seconded by Snyder-Chura, **“I move the planning and zoning commission return to open session.”** Motion passed by voice vote without dissent.

Findings:

1. Is the proposed subdivision allowed in the proposed zoning district?
Yes: No: Explanation: _____
2. Is the proposed minor 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 minor subdivision for the proposed use at the Subject Property without conditions other than the other applicable requirements of the Rochelle Municipal Code.

Motion made by Wolter, seconded by Snyder-Chura, **“I move the Planning and Zoning Commission recommend to the City Council that it approve the proposed petition of Hub City Development LLC preliminary and final plat of subdivision for three lots based on the report of findings.”** A roll call vote was taken. Ayes: McNeilly, Wolter, Snyder-Chura and Colwill. Nays: None. Motion passed 4-0.

Discussion Items: An ordinance requiring the removal of dead trees. Kip Countryman explained that an ordinance is being established which requires property owners to cut down trees that are over 50% dead. Commissioners asked about a payment plan option for homeowners who would cannot afford it. It was stated that the Community Development Department would oversee enforcing this ordinance.

Adjournment: Motion made by Snyder-Chura, seconded by McNeilly, **“I move the planning and zoning commission meeting be adjourned.”** Motion carried by voice vote. The Planning and Zoning Commission adjourned at 6:28 p.m.

Michelle Knight
Community Development, City of Rochelle