

PLANNING & ZONING COMMISSION
Monday, January 7, 2019
MINUTES

The Rochelle Planning and Zoning Commission met at 6:00 p.m. on Monday, January 7, 2019 in the Council Chambers of City Hall, 420 N. 6th Street, Rochelle, IL 61068. Present on Roll Call were Board members: McNeilly, Carson, Myers, Snyder-Chura, Wolter, Colwill, Thiele, Chiavini and Leisher. Absent: Huddleston. There was a quorum of seven present. Also present were Michelle Knight, Kip Countryman and Michelle Pease.

Minutes: Colwill moved and seconded by Carson, **“I move the minutes of the November 5, 2018 Planning and Zoning meeting be approved.”** Motion passed by voice vote without dissent.

Public Commentary: None

Commissioner Comments: Colwill commented that the new street lights and downtown Christmas decorations look nice. Wolter asked about the signage on the Rickhouse. Countryman stated that he spoke with the sign company and the Kennay’s regarding possibilities for the signage, but they have not made a final decision yet. Snyder-Chura asked about the Brook plan and if it had been abandoned. Pease explained that the City Manager felt the brand leadership team was city staff heavy and thought the project to be a grass roots effort. Only one staff member will remain on the committee. Jenny Thompson will represent the City on the brand leadership team. The brand leadership team is looking for properties as part of that plan. Fashion Nails relocated and Off the Wall Café has closed. Snyder-Chura also asked about the buildings owned by Van. Pease explained there has been contact with the property owner. Pease shared some incentives they are working on for downtown businesses; a façade improvement program for retail will be presented to council on January 28th, the Downtown & Southern Gateway TIF and Opportunity Zone are in place. Also, pending federal approval, the Downtown will be designated a National Historical District. The historical district is a federal program, so a business owner can recoup up to 20% of their investment if they want to follow the guidelines. If they choose not to participate, they are allowed to make any changes to their building.

Business Items: Petition was pulled by the petitioner. The public hearing was withdrawn due to location issues and FAA approval pending due to the government shutdown.

Discussion Items: February 25 at 6:00 we will have a two-hour workshop in the conference center in the lower level of City Hall. DelMonte 151 was purchased. The new owner intends to demo the office section and use the building for indoor storage. 413 W. 4th Avenue and 403 Lincoln Highway were bought, and new windows were put in. Manor Court are working on under ground and will then be ready to pour the slab. Loves is working on the inside, will possibly be done by May. Americold is progressing along. This is only the third one like this built in the US. Rochelle Hospital submitted plans for renovations. City Council voted to waive permit fees and connection fees for new construction of single-family homes for three years and a three-year tax abatement on the cities portion.

Adjournment: Motion made by Snyder-Chura, seconded by Colwill, **“I move the planning and zoning commission meeting be adjourned.”** Motion carried by voice vote. The Planning and Zoning Commission adjourned at 7:12 p.m.

Michelle Knight
Community Development, City of Rochelle