

PLANNING & ZONING COMMISSION
Monday, May 6, 2019
MINUTES

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

Minutes: McNeilly moved and seconded by Wolter, **“I move the minutes of the April 1, 2019 Planning and Zoning Commission meeting as presented be approved.”** Motion passed by voice vote without dissent.

Public Commentary: Former Mayor Olson thanked the commission for their years of service and wished them success in the future.

Commissioner Comments: None

Business Items: HP Rochelle Real Estate, LLC has petitioned the City of Rochelle to subdivide two lots into one. The purpose of subdividing the lots from 2 to 1 allows the petitioner to develop the property for a future convenience store and gas station, including diesel pumps. Fehr Graham developed a preliminary and final plat of subdivision, civil engineering, building plans, increased storm water detention and on-site improvements for the convenience store/gas station. 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 city ordinances. Pursuant to 65 ILCS 5/11-12-8, the Planning and Zoning Commission shall recommend or not recommend the approval of the preliminary and final plat within 90 days of the application. Staff feels that the petition is consistent with the comprehensive plan and 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, or a guarantee for completion of improvements has been met. 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 consider recommendation of approval of the preliminary and final plat of subdivision to the City Council. Motion made by Wolter, seconded by McNeilly, **“I move the Planning and Zoning Commission open the Public Hearing regarding Rochelle Real Estate LLC proposed preliminary and final plat of subdivision for a convenience store.”** A roll call vote was taken. Ayes: McNeilly, Myers, Wolter, and Thiele. Nays: none. Motion carried 4-0. Tim Hayden explained that his family owns the land and feels that a gas station/convenience store would be a good fit in this location because the nearest station is the Clark gas station. Their convenience store will be modern with a small grocery selection. They would also like to include local fresh produce including mighty vine tomatoes and seasonal things such as Rainwater’s sweet corn. It will be a Mobil gas station and they will have some spots for semi-truck parking. Motion made by McNeilly, seconded by

Myers, **“I move the Planning and Zoning Commission close the Public Hearing.”** Motion passed by voice vote without dissent.

Findings:

1. Is the proposed development allowed in the proposed zoning district?

Yes: No: Explanation: _____

If the answer to any of the following questions is “Yes”, then the Commission should recommend that the City Council deny the petition for a variance. If the answer to all of the following questions is “No”, then the Commission may recommend that the City Council approve or deny the petition for a variance. Each question should state an answer and give an explanation. If the answer to all of the questions is “No”, but the Commission votes to recommend denying the petition, the Commission should provide an explanation as to why.

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 McNeilly, seconded by Myers, **“I move the Planning and Zoning Commission recommend to the City Council that it approve the Rochelle Real Estate LLC proposed preliminary and final plat of subdivision for a convenience store based on the report of findings.”** A roll call vote was taken. Ayes: McNeilly, Myers, Wolter, and Thiele. Nays: None. Motion passed 4-0.

Rochelle Township High School District No. 212 would like to annex the property located at 1382-1384 N. 8th Street, Rochelle, IL 61068 into the City of Rochelle. The petitioner is proposing the subject property be entered into an annexation agreement with the City of Rochelle. The property has a legal description of parcel number 24-13-301-002. The lot is 1.99 acres more or less. The Planning and Zoning Commission can recommend to City Council to approve the plat of annexation after review of the petition with a public hearing. Staff feels that since the petitioner has provided documentation for a plat of annexation, the annexation 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 the plat of annexation. Motion made by Wolter, seconded by Myers, **“I move the Planning and Zoning Commission open the Public Hearing regarding the proposed plat of annexation for Rochelle Township High School’s bus garage, located at 1382-1384 N. 8th Street.”** A roll call vote was taken. Ayes: McNeilly, Myers, Wolter, and Thiele. Nays: none. Motion carried 4-0.

Motion made by Wolter, seconded by Myers, **“I move the Planning and Zoning Commission close the Public Hearing.”** Motion passed by voice vote without dissent.

Findings:

1. Is the proposed annexed property allowed in the proposed zoning district?

Yes: No: Explanation: _____

If the answer to any of the following questions is “Yes”, then the Commission should recommend that the City Council deny the petition for a variance. If the answer to all of the following questions is “No”, then the Commission may recommend that the City Council approve or deny the petition for a variance. Each question should state an answer and give an explanation. If the answer to all of the questions is “No”, but the Commission votes to recommend denying the petition, the Commission should provide an explanation as to why.

2. Is the proposed annexed property detrimental or dangerous to public health?

Yes: No: Explanation: _____

3. Will the proposed annexed property impair property value in the neighborhood?

Yes: No: Explanation: _____

4. Will the proposed annexed property impede the normal development of the surrounding properties?

Yes: No: Explanation: _____

5. Will the proposed annexed property:

- (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 annexation of the Subject Property, without conditions, other than the applicable requirements of the Rochelle Municipal Code. Motion made by Wolter, seconded by McNeilly, **“I move the Planning and Zoning Commission recommend to the City Council that it approve the proposed plat of annexation for Rochelle Township High School’s bus garage, located at 1382-1384 N. 8th Street, based on the report of findings.”** A roll call vote was taken. Ayes: McNeilly, Myers, Wolter, and Thiele. Nays: None. Motion passed 40.

Discussion Items: None

Adjournment: Motion made by McNeilly, seconded by Wolter, **“I move to adjourn the regularly scheduled meeting of the planning and zoning commission of May 6, 2019.”** Motion carried by voice vote. The Planning and Zoning Commission adjourned at 6:25 p.m.

Michelle Knight
City of Rochelle