

PLANNING & ZONING COMMISSION
Monday, August 6, 2018
MINUTES

The Rochelle Planning and Zoning Commission met at 6:00 p.m. on Monday, August 6, 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: Williams, Thiele, Carson, and Huddleston. There was a quorum of four present. Also present were Michelle Knight, Jeff Fiegenschuh and City Attorney Dominick Lanzito.

Minutes: Snyder-Chura moved and seconded by McNeilly, **“I move the minutes of the May 7, 2018 Planning and Zoning meeting be approved.”** Motion passed by voice vote without dissent.

Public Commentary: Jeff Tilton with Holcomb Bank asked a question regarding the TIF boundary lines and why some properties were excluded. Jeff Fiegenschuh spoke on behalf of the City and provided an explanation of the TIF map.

Commissioner Comments: None

Business Items: *Michelle Knight stated that the public hearing was published and that notices were mailed. City Manager Jeff Fiegenschuh and Noah Carmichael with Fehr Graham were sworn in by City attorney Dominick Lanzito.* Progressive Park LLC (formerly Prologis Park) has petitioned the City of Rochelle to amend the current annexation agreement to include the 2 lots that were excluded in the original Annexation Agreement in 2006. Progressive Park LLC has since purchased the excluded lots. The purpose of subdividing the lots from 3 to 1 allows the petitioner to develop the property for future expansion of warehouse distribution, office space, and off-street parking. 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.

Progressive Park LLC along with City staff developed and amended the Annexation Agreement with the City of Rochelle that will contain a preliminary and final plat of subdivision and Zoning for I-2 General Industry. 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.

Motion made by McNeilly, seconded by Snyder-Chura, **“I move the Planning and Zoning Commission recess into a Public Hearing regarding the proposed amendment to the annexation agreement and subdivision of property for Progressive Park.”** A roll call vote was taken. Ayes: McNeilly, Wolter, Snyder-Chura, and Colwill. Nays: none. Motion carried 4-0. Carmichael with Fehr Graham stated that the residential structures are vacant and will be demolished. Prologis Park sold the property to Progressive Park and the intent is to create one industrial lot for future development. 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 variance:
 - (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 Wolter, seconded by McNeilly, **“I move the Planning and Zoning Commission recommend to the City Council that it approve the proposed amendment to the annexation agreement and subdivision of property for Progressive Park 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.

The City of Rochelle has entered into an annexation agreement with four property owners on N. Caron Road south of Flagg Road with the purpose to include these properties in the Northern Gateway TIF district. The purpose of this public hearing is to review the annexation agreement and to amend the zoning map to include these properties in the proper zoning district consistent with the comprehensive plan once development takes place. 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, that 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 to re zone the property B-2 Commercial Highway to the City Council.

Motion made by McNeilly, seconded by Snyder-Chura, **“I move the Planning and Zoning Commission recess into a Public Hearing regarding the proposed annexation and rezoning of the Holcomb Square Subdivision.”** A roll call vote was taken. Ayes: McNeilly, Wolter, Snyder-Chura, and Colwill. Nays: none. Motion carried 4-0. Resident Sally Sawicki voiced her concern regarding potential flood issues if the property were to be developed. Fiegenschuh spoke on storm water detention guidelines that are required with new development should a project arise. Fiegenschuh also reiterated that there are no proposed projects at this time. 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 development allowed in the proposed zoning district?
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 findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council that the Petitioner be granted re zoning for the proposed Subject Property, without conditions other than the other 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 annexation and rezoning of the Holcomb Square Subdivision 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.

Adjournment: Motion made by McNeilly, seconded by Wolter, **“I move the planning and zoning commission meeting be adjourned.”** Motion carried by voice vote. The Planning and Zoning Commission adjourned at 6:36 p.m.

Michelle Knight
Community Development, City of Rochelle