

PLANNING & ZONING COMMISSION
MONDAY, April 4, 2016
MINUTES

The Rochelle Planning and Zoning Commission met at 6:13 p.m. April 4, 2016 in the Council Chambers of City Hall, 420 N. 6th Street, Rochelle, IL 61068. Present on Roll Call were Board members: McNeilly, Snyder-Chura, Colwill, and Chairman Thiele. Absent: Shaw-Dickey, Carson, Johns, Huddleston. Also present were David Plyman, Sue Messer. There was a quorum of four present.

Minutes: Colwill moved and seconded by Snyder-Chura, **“I move minutes of the March 7, 2016 Planning and Zoning meeting be approved.”** Motion passed by voice vote without dissent.

Public Commentary: None

Commissioner Comments: None

Business Items:

1. Case PZC-2-16 City of Rochelle Golf Course Subdivision, City of Rochelle/Rochelle Park District

The Petitioner is requesting to subdivide 1.433 Acres of the original 72.86 Acres of the Rochelle Golf Course Subdivision. The petitioner is requesting to rezone the property to B-2 Commercial and separate the restaurant portion of the property from the golf course. The petitioner has submitted a preliminary and final plat showing the locations of the buildings on one lot.

The current use of the property is recreational; it is surrounded by S 7th St B-2 Commercial on the West, R-5 Multi Family Residential North and East, and Residential 1 Single Family on the South.

The petitioner states that separating the Golf Course from the restaurant allows for a potential buyer to acquire the restaurant, and the petitioner to keep the golf course use.

Rezoning the property to B-2 Commercial will allow for the restaurant use.

According to Section 86-37, and 86-47 of the Rochelle Municipal Code in regards to preliminary and final plat, any proposed changes need to be recommended for approval to City Council by the Planning and Zoning Committee.

Consideration of Factors

Recommendations

Staff finds that since the primary use of the property will stay the same, re-subdividing the restaurant portion of the property will allow for a prospective buyer to purchase only the restaurant.

Staff finds that rezoning the property to B-2 Commercial highway is consistent with the use of the property, and the comprehensive plan.

Staff finds the petitioner has proposed adequate parking for the proposed use, buffer yards consistent with the current zoning, and staff recommends Approval of the preliminary and final plat, and re zoning the property to B-2.

Motion made by McNeilly and seconded by Snyder, **“I move the planning and zoning commission recess into a public hearing for the proposed City of Rochelle Golf Course Subdivision.”** A roll call vote was taken. Ayes: McNeilly, Snyder-Chura, Colwill, and Chairman Thiele. Nays: none. City Manager David Plyman spoke on behalf of the City. He explained that the City and Park District entered into a five year agreement in 2013 to preserve the open space of the golf course. Both parties are currently working on an amendment to that

agreement which will go to the respective boards for approval soon and plan to work together to operate the course this year. Plyman anticipates that the course will require a public subsidy for the next few years however, marketing is being increased. He stated that the subdivision map presented at the meeting may require a final tweak but it would be minor. The purpose of the request is to allow the City and the Park District to market and sell the restaurant property if the parties so desire. The City has received a proposal which will be presented to the City Council and the Park District. The existing parking area will be split between the restaurant and golf course and will likely need to be reconfigured to maximize the parking. There will probably need to be a written agreement at the time of sale related to parking, plowing, maintenance, etc. This action is being taken because a prior party interested in the purchase of the restaurant expressed the need to own the property in order to make the investment in the necessary improvements. The City has solicited two appraisals on the restaurant property which range from \$600,000 - \$250,000. If the restaurant property is subdivided it will also need to be rezoned to B-2. Russ Stevens asked whether or not the liquor license for the restaurant would be grandfathered at that facility. Mr. Plyman responded that the Mayor is the Liquor Commissioner and the new restaurant owners would need to apply for a license. Mr. Plyman also pointed out that the way the restaurant property is being re-subdivided allows room for expansion.

Motion made by McNeilly and seconded by Snyder-Chura, "**I move the planning and zoning commission return to open session.**" Motion passed by voice vote without dissent.

Motion made by Colwill and seconded by Johns, "**I move the planning and zoning commission recommends to the City Council that it Approve the Golf Course Subdivision including the Preliminary and Final Plat, Case PZC 2-16.**" A roll call vote was taken. Ayes: McNeilly, Snyder-Chura, Colwill, and Chairman Thiele. Nays: none. Motion passed 4-0.

Motion made by Colwill and seconded by McNeilly, "I move the planning and zoning commission recommends to the City Council that it Approve Rezoning the Golf Course Subdivision from R-1 to B-2." A roll call vote was taken. Ayes: McNeilly, Snyder-Chura, Colwill, and Chairman Thiele. Nays: none. Motion passed 4-0.

Discussion Items:

Adjournment: Motion made by Colwill, seconded by Thiele "**I move the planning and zoning commission meeting be adjourned**". The Planning and Zoning Commission adjourned at 7:20 p.m.

Sue Messer
Deputy City Clerk, City of Rochelle