

PLANNING & ZONING COMMISSION
Monday, June 6, 2016
MINUTES

The Rochelle Planning and Zoning Commission met at 6:00 p.m. June 6, 2016 in the Council Chambers of City Hall, 420 N. 6th Street, Rochelle, IL 61068. Present on Roll Call were Board members: Shaw-Dickey, McNeilly, Johns, and Chairman Thiele. Absent: Colwill, Snyder-Chura, Carson, and Huddleston. There was a quorum of four present. Also present were Kip Countryman, Michelle Pease, Michelle Knight, and Sam Tesreau.

Minutes: McNeilly moved and seconded by Shaw-Dickey, **“I move the minutes of the May 3, 2016 Planning and Zoning meeting be approved.”** Motion passed by voice vote without dissent.

Public Commentary: None

Commissioner Comments:

Business Items: Case PZC 4-16, Amendment to the Annexation Agreement for AKCK Haywell Self Storage and Preliminary and Final Plats of Subdivision. The Petitioner is requesting a major amendment to the Annexation Agreement by Re Subdividing 2.87 Acres of the original 151 Acres in the Squires Landing West Subdivision annexed into the City in 2005. The petitioner is requesting to develop another 2: 40 by 240 foot enclosed storage buildings in addition to the two existing storage buildings. 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 Agricultural; it is surrounded by 20th Street (Cemetery Residential 1) on the East, Residential PUD on the North and West, and Industrial 2 on the South. The petitioner was approved to rezone the property to B-2, and amend the annexation agreement in August 2014. The petitioner states that self-storage units are an auxiliary use to residential zoning but presently is only allowed in the Business and Industrial Districts. According to Section 110-444 of the Rochelle Municipal Code in regards to development of a PUD, any proposed changes need to be recommended to Council by the Planning and Zoning Committee. Staff finds that since enclosed storage is allowed in B-2 Zoning, zoning the property to B-2 is a more suitable buffer to Residential Development than Re Zoning the property I-2. Staff finds the petitioner has proposed buffer yards to screen the property from future development surrounding the property and is only asking to subdivide a small portion of the original PUD. Since the PUD was annexed and approved no development has taken place, staff recommends Approval of the preliminary and final plat, and Re Zoning the property to B-2. Approval will be subject to: (1) Final Site Engineering, Landscaping and Building plans submitted. (2) City staff comments are addressed in regards to the engineering, utilities, building and site plan review. (3) Water and Sewer installation to the property or Surety posted in lieu of installing the services. Motion made by Johns and seconded by Shaw-Dickey, **“I move the planning and zoning commission recess into a public hearing for the amendment to the annexation agreement for AKCK Haywell self storage, and preliminary and final plats of subdivision - Case PZC 4-16.”** A roll call vote was taken. Ayes: Shaw Dickey, McNeilly, Johns, and Chairman Thiele. Nays: none. Tim Hayden spoke on his behalf. He stated that he intends to plant additional trees along the property line and add some additional lighting. The additional storage units will blend with the existing ones. Motion made by Shaw-Dickey, seconded by McNeilly, **“ I move the planning and zoning commission return to open session.”** Motion passed by voice vote without dissent. Motion made by Shaw-Dickey, seconded by Johns, **“I move the planning and zoning commission recommend to the City Council that it approve the proposed amendment to the annexation agreement for AKCK Haywell self storage for amending boundaries of B2 and PUD-R zoning districts and amending the official zoning map for the City of Rochelle.” PZC 4-16.** A roll call vote was taken. Ayes: Shaw Dickey, McNeilly, Johns, and Chairman Thiele. Nays: None. Motion passed 4-0. Motion made by Shaw-Dickey, seconded by Johns, **“I move the Planning and Zoning Commission recommend to the City Council that it approve the proposed Haywell preliminary and final plats of subdivision subject to City staff comments are addressed in regards to Engineering, Easements, Utilities, and Site Review.” PZC 4-16.** A roll call vote was taken. Ayes: Shaw Dickey, McNeilly, Johns, and Chairman Thiele. Nays: None. Motion passed 4-0.

Case PZC 5-16, Seldal Preliminary and Final Plats of Subdivision. The Petitioner is requesting a preliminary and final plat of subdivision to re-subdivide 3 lots on seventh avenue east of north Second Street, and west of Caron road to one lot, and to include an out lot to the west for storm water detention. The petitioner is requesting to develop two multifamily buildings on lot one. The petitioner has submitted a preliminary and final plat showing the locations of the buildings on one lot, and provided storm water detention on the out lot. The current use of the property is Multi-Family Residential; it is surrounded by an Industrial use on the south, Multi-Family Residential on the West, and Multi-Family Residential on the North. According to Section 86-35, 86-37, 86-44, and 86-46 of the Rochelle Municipal Code in regards to development of a preliminary and final plat, the Planning and Zoning Committee must review the submitted plats, and give a recommendation or disapproval to the Rochelle City Council. Staff finds that the use is consistent with the developed area, and the future land use plan. Staff finds the petitioner has proposed the proper off street parking, interior parkway, and buffer yards to screen the property from the surrounding properties, and is recommending Approval of the preliminary and final plat. Approval will be subject to: (1) Final Site Engineering, Landscaping and Building plans submitted. (2) City staff comments are addressed in regards to the engineering, utilities, building and site plan review. Motion made by Johns and seconded by Shaw-Dickey, **“I move the planning and zoning commission recess into a public hearing for the proposed preliminary and final plats of subdivision for Seldal” Case PZC 5-16.** A roll call vote was taken. Ayes: Shaw Dickey, McNeilly, Johns, and Chairman Thiele. Nays: none. McNeilly asked about the site being in a flood way. Brandy Williams with Fehr-Graham spoke for the petitioner. Williams stated that a small compensatory storage is required and there will be no basement, the buildings will be built on a slab. McNeilly asked about flood insurance and Williams stated the petitioner is very aware of flood insurance. It was also stated that the previous Behr building’s runoff flows a different direction and goes into a different basin. Seldal then spoke and informed the commission of the type of quality and size of apartments that he intends to build. He feels there is a need for higher end apartments with more amenities and larger in size. Countryman stated the City will have some requirements as there will be some bridge work completed in the future. It was also stated that this property is within the current TIF district. Motion made by Johns, seconded by Shaw-Dickey, **“I move the planning and zoning commission return to open session.”** Motion passed by voice vote without dissent. Motion made by McNeilly, seconded by Johns, **“I move the Planning and Zoning Commission recommend to the City Council that it approve the proposed Seldal preliminary and final plats of subdivision subject to City staff comments are addressed in regards to Engineering, Easements, Utilities, and Site Review.” PZC 5-16.** A roll call vote was taken. Ayes: Shaw Dickey, McNeilly, Johns, and Chairman Thiele. Nays: None. Motion passed 4-0.

Case PZC 6-16, Elixir Real Estate Preliminary and Final Plats of Subdivision and Variance of Setbacks. The Petitioner is requesting to subdivide 3 lots on north seventh street north of Route 38. The petitioner is has submitted for review site plans to demolish the existing structure, and construct an 8500 square foot retail building. The petitioner has submitted a preliminary and final plat showing the locations of the building on one lot, and is also asking for a variance of setbacks on the north side of the property of 5 feet from the required 20 feet because he plans to purchase the property to the north. The current use of the property is Commercial Highway; it is surrounded by Commercial property on the south, Residential on the West, and Commercial on the North. According to Section 86-35, 86-37, 86-44, and 86-46 of the Rochelle Municipal Code in regards to development of a preliminary and final plat, the Planning and Zoning Committee must review the submitted plats, and give a recommendation or disapproval to the Rochelle City Council. Staff finds that the use is consistent with the developed area, and the future land use plan. Staff finds the petitioner has proposed the proper off street parking, interior parkway, and buffer yards to screen the property from the surrounding properties, and is recommending Approval of the preliminary and final plat. Approval will be subject to: (1) Final Site Engineering, Landscaping and Building plans submitted. (2) City staff comments are addressed in regards to the engineering, utilities, building and site plan review. (3) There is no hardship presented for the variance of setbacks and staff feels it should be considered as a condition of approval. Motion made by Johns, seconded by Shaw-Dickey, **“I move the planning and zoning commission recess into a public hearing for the proposed preliminary and final plats of subdivision for Elixir Real Estate” Case PZC 6-16.** A roll call vote was taken. Ayes: Shaw Dickey, McNeilly, Johns, and Chairman Thiele. Nays: none. Tim Hayden spoke for the petitioner explaining that an 8500 square foot building will be built on the north side of the current Sunset Lounge. Upon completion, the Sunset will be demolished and parking with a landscape buffer would go on that lot. Phase two of the project is to create a convenience store in the north end of the building and keep the gas where Clark currently exists. The Uhaul trailers would be moved to a more inconspicuous part of the property. Johns asked about the 251 widening and how that could impact this development. Tesreau explained that the 251 widening project will not be done for at least three

years as the State of Illinois does not have the funding. Motion made by Shaw-Dickey, seconded by Johns, “**I move the planning and zoning commission return to open session.**” Motion passed by voice vote without dissent. Motion made by Shaw-Dickey, seconded by Johns, “**I move the Planning and Zoning Commission recommend to the City Council that it approve the proposed Elixir Real Estate preliminary and final plats of subdivision subject to City staff comments are addressed in regards to Engineering, Easements, Utilities, and Site Review.**” PZC 6-16. A roll call vote was taken. Ayes: Shaw Dickey, McNeilly, Johns, and Chairman Thiele. Nays: None. Motion passed 4-0. Motion made by Shaw-Dickey, seconded by Johns, “**I move the Planning and Zoning Commission recommend to the City Council that it approve the Variance of Setbacks requested by the petitioner.**” PZC 6-16. A roll call vote was taken. Ayes: Shaw Dickey, McNeilly, Johns, and Chairman Thiele. Nays: None. Motion passed 4-0.

Adjournment: Motion made by McNeilly, seconded by Shaw-Dickey, “**I move the planning and zoning commission meeting be adjourned**”. The Planning and Zoning Commission adjourned at 6:34 p.m.

Michelle Knight
Administrative Assistant, City of Rochelle