

PLANNING & ZONING COMMISSION
Monday, March 2, 2020
MINUTES

The Rochelle Planning and Zoning Commission met at 6:00 p.m. on Monday, March 2, 2020 in the Council Chambers of City Hall, 420 N. 6th Street, Rochelle, IL 61068. Present on Roll Call were Board members: McNeilly, Carson, Myers, Wolter, Chiavini and Colwill. Absent: Snyder-Chura. There was a quorum of six present. Non-voting members present were: Becker and Leisher. Absent: Huddleston. Also present were Michelle Pease, Michelle Knight, Geoff Starr, Dominic Lanzito, Jeff Fiegenschuh and Mayor John Bearrows.

Minutes: McNeilly moved and seconded by Chiavini, **“I move the minutes of the January 6, 2020 Planning and Zoning Commission meeting as presented be approved.”** Motion passed by voice vote without dissent.

Public Commentary: Resident Jacob Burke asked for the Planning & Zoning Commissioners to take serious consideration in the fiduciary responsibility on the city’s behalf regarding the Burton Foundation. He stated that he researched the organization and personally felt that it wasn’t a good fit for the cities TIF district and that there were discrepancies regarding the Burton Foundation ~~being~~ a non-for-profit organization.

Commissioner Comments: None

Business Items: None

Discussion Items: #1: Tracey Manning, President of the Burton Foundation responded to Jacob Burke’s comments by stating that the Burton Foundation is a 501C3 non-for-profit organization. She stated that TIF funds could be used as part of a development agreement, but no such discussions have taken place. Manning also explained that the Burton Foundation has sister companies that are for profit organizations.

Manning then explained that the Burton Foundation has interest in the site located at the corner of Coronado Drive and North Pointe Road for a multi-use retail/residential development. According to Manning, this would be a less than market rate rental housing development with amenities. The buildings are built energy efficient. Commissioners asked about the size and maintenance of the buildings – they would be a 40-unit complex with a third-party maintenance company. Randy Bees, the Architect on the project explained the retail spaces could be up to four or five spaces depending on how the spaces are broken up. The proposed concept is based on a retail/commercial site plan with 8,500 square feet. The design of the buildings is with siding and an accent of stone or masonry. There will be one, two, and three bedroom options, a playground with picnic tables, bike racks, benches and enclosed dumpsters. The remaining east side will be undeveloped. The West side faces the drive along Walmart and would be bermed with trees. Manning spoke again on their ideas for filling the retail spaces with service type businesses such as doctors offices that would benefit their residents. Ben Bussman the Engineer on the project stated that detention has been provided. The proposed site plan shows property on the East would provide room for the detention.

#2: Pete Iosue with Teska & Associates discussed the draft zoning for chapter one. A few changes that were discussed were staff authority to allow for minor deviations from code without having to go through the variance process. Another change was to stay with the term special use, whereas the current code uses conditional use and special use interchangeably. For future chapters a redlined version will be provided to see the changes from the previous code to the proposed changes for a new code.

Adjournment: Motion made by Carson, seconded by McNielly, “**I move to adjourn the regularly scheduled meeting of the Planning and Zoning Commission of March 2, 2020.**” Motion carried by voice vote. The Planning and Zoning Commission adjourned at 7:11 p.m.

Michelle Knight
City of Rochelle