

PLANNING & ZONING COMMISSION
MONDAY, JANUARY 7, 2013
MINUTES

The Rochelle Planning and Zoning Commission met at 7:00 p.m. January 7, 2013 in the Council Chambers of City Hall, 420 N. 6th Street, Rochelle, IL 61068.

Present on Roll Call were Board members: Colwill, McNeilly, Johns, Snyder-Chura, and Thiele. Absent: Carson, Shaw-Dickey, and Huddleston. Also present were Community Development Director Limas and City Clerk McKinney. There was a quorum present.

Minutes: Colwill moved and seconded by Snyder-Chura, **“I move minutes of the October 1, 2012 and November 5, 2012 Planning and Zoning Commission meeting be approved.”** Motion passed by voice vote without dissent.

Public Commentary: None.

Director’s Report:

- Introduce Andrew Kida, Community Development Interim. Andrew is working on the TIF projects.
- Kishwaukee Hospital Clinic plans are under consideration.
- TIF meetings on Tuesday at 5:15 p.m.
- Caron Ridge subdivision under development.
- McNeilly asked Mr. Limas to have a workshop to review zoning.

Business Items:

1. **Case PZC-1-13 Harms Subdivision Preliminary and Final Plat.** A petition from Arlen Harms located at 571 S. Main. Zoned R-5, Multifamily High Density. The petitioner is proposing a two lot subdivision which is made up of an existing lot and a lot purchased from what use to be an old well site. Lot 1 contains an existing house and lot 2 contains a shed. Both lots meet the R-5 requirements except for the corner side setback (Main Street) which is shown as 9.3 feet and is legally non-conforming for which 20 feet is required. The shown setback lines on lot 2 meet the R-5 requirements.

RECOMMENDATION Staff finds the Preliminary and Final Plat of the Harms Subdivision in general conformance with the Rochelle Municipal Code and recommends **Approval** subject to:

- That the Final Plat reflects any changes recommended by staff prior to the recording of it.
- That a stormwater management and special flood hazard plan be approved according to the Rochelle Municipal Code upon the development of lot 2.
- Appropriate surety per code be provided.

Arlen Harms was present to answer questions. Gary and Brenda Williams of 576 S. 3rd Street and Bonnie Withrow of 570 S. 3rd Street were present and stated that they received a letter from Mr. Harms about their fence. Mr. Harms replied that he had Survey Tech survey the property and found that the fence is on his property. Mr. Harms stated that he is not asking for them to take down the fence, only to notify them that if and when he sells the property, the new owner may want the fence moved. Colwill moved and seconded by McNeilly, **“I move the Planning and Zoning Commission recommends to the City Council to approve Petition PZC-1-13 for Harms Subdivision Preliminary and Final Plat located at 571 S. Main and zoned R-5, Multifamily High Density subject to:**

- **That the Final Plat reflects any changes recommended by staff prior to the recording of plat.**
- **That a stormwater management and special flood hazard plan be approved according to the Rochelle Municipal Code upon the development of lot 2.**
- **Appropriate surety per code be approved.**

A roll call vote was taken. Ayes: McNeilly, Snyder-Chura, Johns, Colwill and Chairman Thiele. Nays: None. Motion passed 5-0.

2. **Case PZC-2-13 First National Bank of Rochelle Antenna Conditional (Special) Use Permit Amendment.** The First National Bank of Rochelle petitioned for an amendment to their Antenna Conditional Use Permit, located at 340 May Mart Drive. Snyder-Chura moved and seconded by McNeilly, **“I move the planning and Zoning Commission recess into a Public Hearing for Case PZC-2-13.”** A roll call vote was taken. Ayes: McNeilly, Snyder-Chura, Johns, Colwill and Chairman Thiele. Nays: None. Motion passed 5-0. On June 11, 2012 the City Council approved a Special Use Permit to allow the installation of an antenna that would be 65 to 67 feet high. The antenna would be placed on the roof and allow the petitioner to communicate with their bank in Ashton. The current regulations required that an antenna be no higher than 15 feet from the top of the roof unless a Special Use Permit is obtained. As the petitioner was checking out if the antenna would work it was discovered that antenna needed to be between 81 and 91 feet in height. The petitioner has thus requested an amendment to the approved Special Use Permit. As before, Staff’s main concern is the visual impact that the antenna will have to the residential neighborhood to the south. The proposed antenna will be approximately 115 feet from property zoned R-2, Single Family Low Density to the south and 150 feet from the nearest residential structure. One of the standards to be considered per Section 110-708 (2) of the Zoning Ordinance is the visual impact of the antenna since it is within 250 feet of a residential structure.

RECOMMENDATION

The Commission and Staff need to review the testimony from the petitioner and public prior to making a recommendation. To this point there has been no public input from the notice of public hearing letters that were sent out. Mr. Limas stated that his office did not receive any calls or letters concerning this petition. Shelly Haws and Richard Hardcastle of the First National Bank were present to answer questions. They stated that there is a lot of interference and have applied for a license channel through FCC. Colwill moved and seconded by McNeilly, **“I move the Planning and Zoning Commission return to Open Session.”** Motion carried on voice vote without dissent. Snyder-Chura moved and seconded by Colwill, **“I move the Planning and Zoning Commission recommends to the City Council to approve Petition PZC-2-13 for the First National Bank of Rochelle Antenna Conditional (Special) use Permit Amendment located at 340 May Mart Drive to increase the height of the antenna from the approved height of 65 feet from the top of the roof to 81 to 91 feet above the roof.”** A roll call vote was taken. Ayes: McNeilly, Snyder-Chura, Johns, Colwill and Chairman Thiele. Nays: None. Motion passed 5-0.

3. **Case PZC-3-13 Prologis Park Rochelle-Unit Four Subdivision Preliminary and Final Plat.** Prologis has petitioned for a Preliminary and Final Plat for 77.2 acres located north of the intersection of Steward and Caron Roads. The petitioner is proposing a five lot subdivision which is their fourth subdivision in Prologis Park Rochelle. There will be two buildable lots and three lots for stormwater management purposes. Lot 1 is the proposed site for project Golden Prairie which is the location for an approximate 350,000 square foot manufacturing facility. The proposed subdivision is zoned I-2 for which the proposed use is a permitted use and the subdivision is in conformance with the City’s Comprehensive Plan and Zoning Ordinance.

Streets and Shared Use Path

There is an existing private street that would be dedicated to the City from Steward. The street is constructed to City standards. A side walk will be constructed along the existing private street and an easement for a shared use path will be dedicated along Steward Road. The path will be constructed at a future date as well as street lights along Steward Road.

Rail

There is a small amount of right-of-way dedicated to the City but no new rail is proposed.

Utilities

All public utilities are in place. Private connection utilities will be reviewed when engineering is submitted for both lots upon a development request. Other utility easements requested by the City have been provided.

RECOMMENDATION Staff finds the Preliminary and Final Plat of Prologis Park Rochelle Unit Four Subdivision in general conformance with the Rochelle Municipal Code and recommends **Approval** subject to:

- That the Final Plat reflects any changes recommended by staff prior to the recording of it.
- That a stormwater management and special flood hazard plan be approved according to the Rochelle Municipal Code.
- Appropriate surety per code be provided.

Jim Nass of Prologis was present to answer questions. Lots E, F, & G will be used for Stormwater. Lots 1 & 2 are buildable lots. Colwill moved and seconded by Johns: **“I move the Planning and Zoning Commission recommends to the City Council to (approve/reject) Petition PZC-3-13 for Prologis Park Rochelle Unit Four Subdivision Preliminary and Final Plat located north of the intersection of Steward and Caron Roads subject to:**

- **That the Final Plat reflects any changes recommended by staff prior to the recording of plat.**
- **That a stormwater management and special flood hazard plan be approved according to the Rochelle Municipal Code.**
- **Appropriate surety per code be approved.**

A roll call vote was taken. Ayes: McNeilly, Snyder-Chura, Johns, Colwill and Chairman Thiele. Nays: None. Motion passed 5-0.

DISCUSSION ITEM

None

Commissioner McNeilly asked Mr. Limas to have Impervious Asphalt item on a future agenda for discussion.

The Planning and Zoning Commission adjourned at 8:00p.m.

Bruce W. McKinney

Bruce W. McKinney, CMC
City Clerk, City of Rochelle