

PLANNING & ZONING COMMISSION
TUESDAY SEPTEMBER 6, 2011
MINUTES

The Rochelle Planning and Zoning Commission met at 7:00 p.m. on September 6, 2011 in the Conference Center of City Hall, 420 N. 6th Street, Rochelle, IL 61068.

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

Public Commentary: None.

Director's Report:

- Creekside petition has not gone to Council yet.
- Nippon Sharryo construction back on schedule.
- Update on Wal-Mart.

Business Items:

1. Case PZC-9-11 Rochelle Veterans War Memorial Special Use Permit and Preliminary Plat.

Last fall the Rochelle Veterans Memorial Association approached the City Council on a request to construct a Veterans War Memorial in the City. After review of sites and items to be included in the memorial, the vacant lot which is owned by the City at 927 North 7th Street was chosen. The construction of such a memorial requires a Special Use Permit for which the City has sponsored. The site is located at the southeast corner of North 7th Street and 10th Avenue. Access to the site would be from sidewalks along North 7th and 10th Avenue and from the alley to the rear. Parking would be located off of the alley. A memorial and sitting area would be located in the center of the site with landscaping in various areas. Examples of what has been installed at other memorials are pictured on the attached sheet. Commission should discuss besides the use include buffering to the property to the south and hours of operation. Members of the Rochelle Veterans Memorial Association were in attendance to discuss the project. Staff finds the request appropriate for the site and is recommending **approval**. Snyder-Chura moved and seconded by Shaw-Dickey **"I move the board move into a Public Hearing for Case PZC-9-11.** Motion passed by voice vote without dissent. Wendell Colwill introduced the project. He stated that the organization will help the City to maintain the memorial. Henry Bunger, 930 N. 6th St. stated that it is a dangerous intersection; it should be put in Atwood Park or across from the old Standard Oil Station in downtown. Norm Jenkins is opposed to the site, not the project. Diane McNeilly said to put the memorial in the cemetery. It will be a distraction and create a place for gangs to hang out. She also presented a petition signed by neighbors. Kenny Roeglin said to put in stop lights if it is such a dangerous corner. The veterans want the visual effect. Diane Cecil has a problem with having the memorial at this site. Nancy Flynn has concern with concept. Warren Moe stated that this corner is the best place for a memorial. Colwill moved and seconded by Huddleston, **I move the Planning and Zoning Commission recommends to the City Council to approve Case PZC-9-11 petition for Rochelle Veterans War Memorial Special Use Permit and Preliminary Plat"**. A roll call vote was taken. Ayes: Colwill, Rodriquez, Huddleston, Carson, and Thiele. Nays: McNeilly, Shaw-Dickey and Snyder-Chura. Motion passed 5-3.

2. **Case PZC-12-11 Roger's Ready Mix Special Use Permit.**

Recently, Roger's Ready Mix purchased the property at 701 Wood Street and is seeking to expand their outdoor storage area to store aggregate material for their concrete facility at 777 Wood Street which is adjacent to the subject site. Since they are expanding their outdoor storage area, a Special Use permit is required. The proposed storage area will meet the required setbacks and have minimal impact to the area since the area is zoned industrial and there is a current concrete facility in the area.

Staff finds the request appropriate for the site and is recommending **approval** of the petition for a Special Use Permit for outdoor storage to be located at 701 Wood Street for Roger's Ready Mix. Colwill moved and seconded by Huddleston, **"I move the Planning and Zoning Commission recess into a Public Hearing for Case PZC-12-11."** Ayes: McNeilly, Rodriguez, Shaw-Dickey, Snyder-Chura, Colwill, Huddleston, Carson, and Chairman Thiele. Nays: None. Motion passed 8-0. The petitioner was not present. Colwill moved and seconded by Shaw-Dickey, **"I move the Planning and Zoning Commission continue the Public Hearing to October 3, 2011 at 7:00 p.m."** Ayes: McNeilly, Rodriguez, Shaw-Dickey, Snyder-Chura, Colwill, Huddleston, Carson, and Chairman Thiele. Nays: None. Motion passed 8-0.

Discussion Item: none.

The Planning and Zoning Commission adjourned at 8:15 p.m.

Bruce W. McKinney

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