

PLANNING & ZONING COMMISSION
Monday, November 2, 2020
MINUTES

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

Minutes: Colwill moved and seconded by McNeilly, **“I move the minutes of the October 5, 2020 Planning and Zoning Commission meeting as presented be approved.”** A roll call vote was taken. Ayes: McNeilly, Myers, Snyder-Chura, Wolter, Colwill, Chiavini, and Carson. Nays: none. Motion carried 7-0.

Public Commentary: None

Commissioner Comments: Wolter brought up the light from MightyVine being a nuisance again. Pease stated that MightyVine has been notified of the complaints and they said that they would look into the timing of the curtains being open.

Business Items: PZC-10-20, Pipe 77, LLC, 1320 N. 7th Street, Preliminary and Final Plat of Subdivision. Pease stated that a notice was published in the paper and mailed to property owners and that this petition is continued from October. Motion made by Chiavini, seconded by Myers, **“I move the Planning and Zoning Commission open the Public Hearing regarding the proposed Preliminary and Final Plat of Subdivision for Pipe 77, LLC for the property located at 1320 N. 7th Street.”** A roll call vote was taken. Ayes: McNeilly, Myers, Snyder-Chura, Wolter, Colwill, Chiavini, and Carson. Nays: none. Motion carried 7-0. Pipe 77, LLC has petitioned to subdivide the property located at 1320 N. 7th Street. The property is zoned B2 and fronts the west side of IL Hwy. 251. The back side of the property is adjacent to the East side of north extended 8th Street. Presently, Tire Tracks operates in one of the three buildings located on the entire parcel. Other uses present include service, sales and storage of automobiles. The purpose of subdividing is to divide one approximately 1.443-acre parcel into two lots to allow for separate ownership. The proposed front lot, containing the commercial building would be 0.832 acre and the proposed back lot, containing two sheds would be 0.611 acre. The proposed subdivision meets the minimum lot requirements found in Section 110-321 of the Rochelle Municipal Code. The access points will not change. Wendler Engineering Services developed a preliminary and final plat of subdivision on behalf of Pipe 77, LLC for a two-lot subdivision with easements. The proposed subdivision would have the name “Harnett Subdivision”. Currently no water or water reclamation utilities exist to the proposed lot one, which is on the East side facing North 8th Street. The petitioner is proposing to enter into an agreement with the City to defer the extension of utilities in lieu of posting a surety or letter of credit for the future installation of said utilities. Chuck Cole, legal representative for the petitioner, stated that the petitioner’s intention

The Planning and Zoning Commission adjourned at 6:23 p.m.

Michelle Knight
City of Rochelle