



**AGENDA**  
**CITY OF ROCHELLE**  
**PLANNING & ZONING COMMISSION**

**Monday, August 07, 2023 at 6:00 PM**

**City of Rochelle Council Chambers—420 North 6th Street, Rochelle, IL 61068**

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- I. **CALL TO ORDER:**
- II. **ROLL CALL:**
- III. **APPROVE/ACCEPT MINUTES:**
  - [1.](#) 07-03-2023 Planning and Zoning Commission Meeting Minutes
- IV. **PUBLIC COMMENTARY:**
- V. **COMMISSIONER COMMENTS:**
- VI. **BUSINESS ITEMS:**
  - [1.](#) PZC-04-23 Petition of Central Bank Illinois for a proposed preliminary and final plat of subdivision for the property located at 340 and 400 May Mart Drive, parcel numbers 24-24-127-053 and 24-24-127-057 (Public Hearing and Action).
- VII. **DISCUSSION ITEMS:**
- VIII. **ADJOURNMENT:**

Anyone interested in participating in public commentary remotely should contact Michelle Knight at [mknight@rochelleil.us](mailto:mknight@rochelleil.us) or call 815-562-6161 to make arrangements. Commission members may participate in the Planning and Zoning Meeting remotely as a result of the Governor suspending the requirement for in-person attendance at Public Meetings.



**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Monday, July 3, 2023**

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- I. CALL TO ORDER:** The meeting was called to order at 6:00 p.m. Motion made by Myers, seconded by Swinton, **"I move to appoint Will McLachlan as acting Pro Tem Chair."** A roll call vote was taken. Ayes: Swinton, McNeilly, Myers, McKibben, and McLachlan. Nays: None. Motion carried 5-0.
- II. ROLL CALL:** Present were Commissioners Swinton, McNeilly, Myers, McKibben and McLachlan. Absent: Colwill and Wolter. There was a quorum of 5 present. Also present were Michelle Knight, Geoff Starr and Kate Shaw-Dickey.
- III. APPROVE/ACCEPT MINUTES:** McKibben moved, seconded by Swinton, **"I move the minutes of the June 5, 2023 Planning and Zoning Commission meeting as presented be approved."** A roll call vote was taken. Ayes: Swinton, McNeilly, Myers, McKibben, and McLachlan. Nays: None. Motion carried 5-0.
- IV. PUBLIC COMMENTARY:** None
- V. COMMISSIONER COMMENTS:** None
- VI. BUSINESS ITEMS:** None
- VII. DISCUSSION ITEMS:** Pete Iosue with Teska was present to review the updates to chapters 8, 9 and 10.
1. Comprehensive Plan Workshop #4
    - A. Chapter 8 Watershed Management
    - B. Chapter 9 Economic Development
    - C. Chapter 10 Plan Implementation
- VIII. ADJOURNMENT:** Motion made by Myers, seconded by McLachlan, **"I move to adjourn the regularly scheduled meeting of the Planning and Zoning Commission of July 3, 2023."** Ayes: Swinton, Myers, McKibben, and McLachlan. Nays: None. Abstaining: McNeilly. Motion Carried 4-1. The Planning and Zoning Commission adjourned at 7:12 p.m.

Michelle Knight  
City of Rochelle

CITY OF ROCHELLE  
PLANNING & ZONING COMMISSION  
REPORT OF FINDINGS

**Date:** August 7, 2023  
**Case No.:** PZC-04-23  
**Applicant:** Central Bank Illinois  
**Address:** 340 and 400 May Mart Drive, Parcels 24-24-127-053 and 24-24-127-057

**Narrative:**

Central Bank Illinois has petitioned to subdivide the property located at 340 May Mart Drive and 400 May Mart Drive, Parcels 24-24-127-053 and 24-24-127-057. The properties are zoned B2 Commercial Highway and total approximately 1.394 acres.

The purpose of subdividing is to combine the Central Bank parcel (#24-24-127-053) with the parking lot portion of the radio station parcel (#24-24-127-057) into one lot. The radio station does not have a need for the entire parking lot and does not want to bear the cost of the needed repairs. Central Bank currently utilizes the radio stations parking lot.

Survey-Tech developed a preliminary and final plat of subdivision on behalf of Central Bank Illinois for a one lot subdivision with easements.

City staff and the Planning and Zoning Commission shall review the preliminary and final plat for conformance with the comprehensive plan, the provisions hereof, and all other applicable City ordinances. Pursuant to 65 ILCS 5/11-12-8, the Planning and Zoning Commission shall recommend or not recommend the approval of the preliminary and final plat within 90 days of the application.

**Staff Recommends:**

Staff is presenting the preliminary and final plat of subdivision subject to final City staff review and comments. Submission of the surety for public land improvements as required by Rochelle Municipal Code to be reviewed and approved by the City Engineer.

**Findings:**

- 1. Is the proposed subdivision allowed in the proposed zoning district?  
Yes: \_\_\_\_\_ No: \_\_\_\_\_  
Explanation: \_\_\_\_\_

If the answer to any of the following questions is "Yes", then the Commission should recommend that the City Council deny the petition for a subdivision. If the answer to all of the following questions is "No", then the Commission may recommend that the City Council approve or deny the petition for a subdivision. Each question should state an answer and give an explanation. If the answer to all of the questions is "No", but the Commission votes to recommend denying the petition, the Commission should provide an explanation as to why.

2. Is the proposed subdivision detrimental or dangerous to public health?

Yes: \_\_\_\_\_ No: \_\_\_\_\_

Explanation: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Will the proposed subdivision impair property value in the neighborhood?

Yes: \_\_\_\_\_ No: \_\_\_\_\_

Explanation: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Will the proposed subdivision impede the normal development of the surrounding properties?

Yes: \_\_\_\_\_ No: \_\_\_\_\_

Explanation: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. Will the proposed subdivision:

- (a) impair light and air to adjacent property;
- (b) congest public streets;
- (c) increase the risk of fire;
- (d) substantially diminish property values within the vicinity; or
- (e) endanger the public health?

Yes: \_\_\_\_\_ No: \_\_\_\_\_

Explanation: \_\_\_\_\_  
\_\_\_\_\_

**Recommendation:**

Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council that:

\_\_\_\_\_ That the Petitioner be granted a subdivision for the proposed use at the Subject Property, without conditions other than the other applicable requirements of the Rochelle Municipal Code.

\_\_\_\_\_ That the Petitioner be granted a subdivision for the proposed use at the Subject Property, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code:

1. Subject to final City staff review and comments of preliminary and final plats

2. Submission of the surety for public land improvements as required by Rochelle Municipal Code to be reviewed and approved by the City Engineer.

\_\_\_\_\_ That the Petitioner be denied a subdivision for the proposed use at the Subject Property. If this is based on any reason other than a "Yes" response above, the Planning and Zoning Commission explains as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

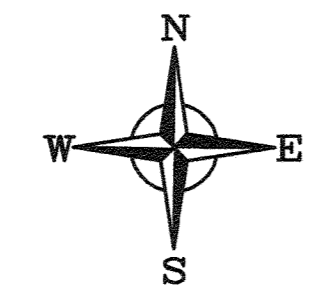
**Passed by the Planning & Zoning Commission:** \_\_\_\_\_

**Vote:**

**Ayes:** \_\_\_\_\_ **Nays:** \_\_\_\_\_ **Abstain:** \_\_\_\_\_

\_\_\_\_\_  
**CHAIRMAN**

**PRELIMINARY PLAT OF  
(NOT FOR RECORD)  
Central Subdivision**  
PART OF THE NORTHEAST QUARTER  
OF THE NORTHWEST QUARTER OF  
SECTION 24, TOWNSHIP 40 NORTH  
RANGE 1 EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN THE CITY  
OF ROCHELLE, THE COUNTY OF OGLE  
AND THE STATE OF ILLINOIS  
2023



**LEGEND**

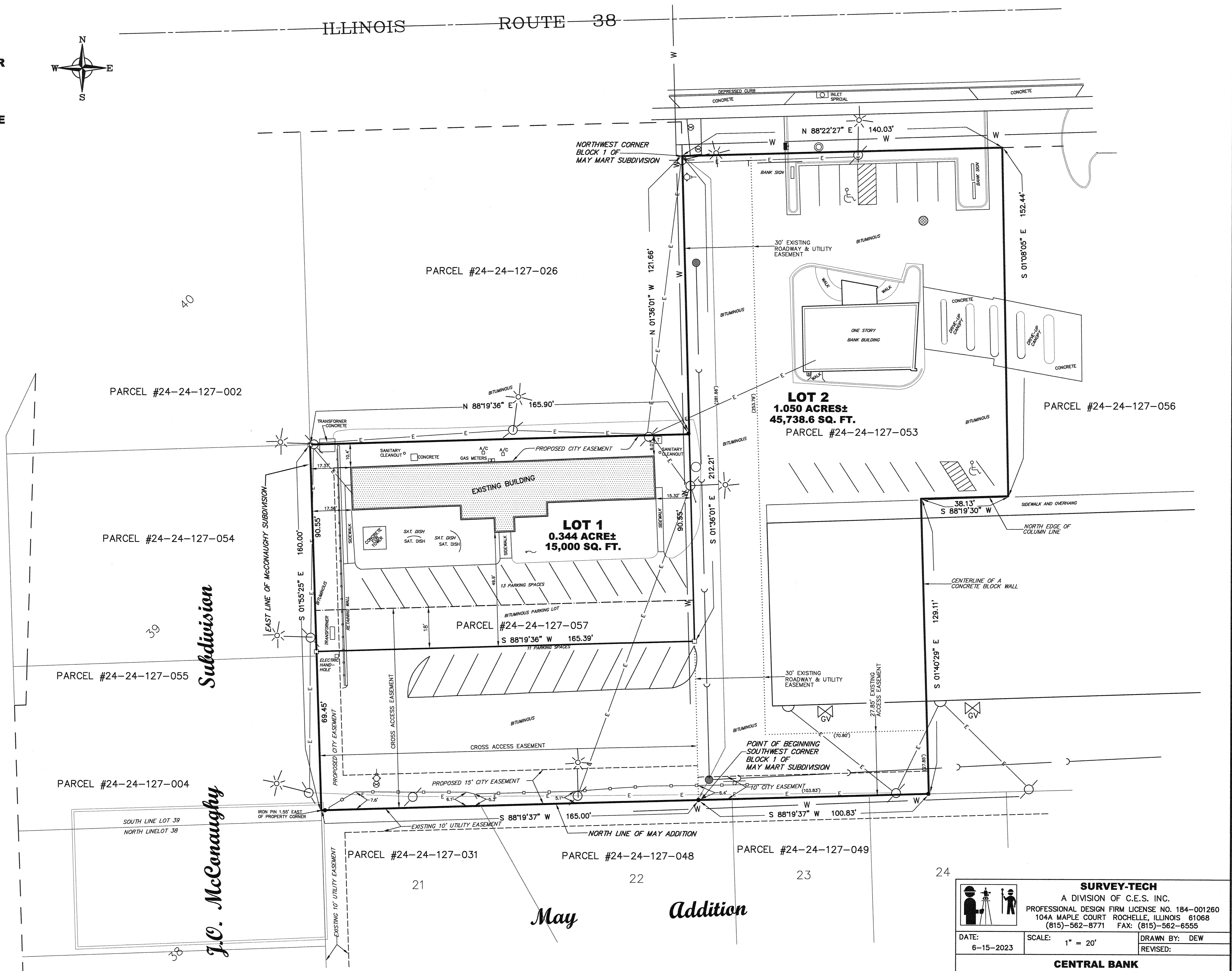
- BOUNDARY OF PROPERTY
- FOUND MONUMENT
- SET 5/8" REBAR
- SET MAG/SURVEY NAIL
- FENCE LINE
- ROAD CENTERLINE
- ROAD RIGHT-OF-WAY LINE
- SECTION LINE
- GAS LINE
- OVERHEAD ELECTRIC LINE
- TELEPHONE LINE
- UTILITY EASEMENT LINE
- BUILDING SETBACK LINE
- WATERMAIN
- SANITARY SEWER
- ACCESS / UTILITY EASEMENT LINE
- CROSS ACCESS EASEMENT
- STORM MANHOLE
- CATCH BASIN
- CURB INLET
- SANITARY MANHOLE
- WATER VALVE
- VALVE VAULT
- FIRE HYDRANT
- GAS METER
- UTILITY POLE
- GUY WIRE
- UTILITY POLE/LIGHT
- 1 POST SIGN
- HANDICAP
- GAS VALVE

**LEGAL DESCRIPTION**

**OF PROPERTY DESCRIBED AS:** Part of Block 1 of May Mart Subdivision in the City of Rochelle, being a subdivision of part of the Northeast Quarter of the Northwest Quarter and part of the Northwest Quarter of the Northeast Quarter of Section 24, as recorded in Book "H" of Plats, page 38 in the Recorder's Office of Ogle County, Illinois and part of the Northeast Quarter of the Northwest Quarter of Section 24, all in Township 40 North, Range 1 East of the Third Principal Meridian, bounded and described as follows:

Beginning at the Southwest Corner of Block 1 of said May Mart Subdivision; thence South 88 degrees 19 minutes 37 seconds West along the North Line of May Addition to the City of Rochelle, a distance of 165.00 feet to the Northwest Corner of Lot 21 of said May Addition, also being the East Line of J. O. McConaughy Subdivision; thence North 01 degree 55 minutes 25 seconds West along said East Line, a distance of 160.00 feet; thence North 88 degrees 19 minutes 36 seconds East, a distance of 165.90 feet to the West Line of Block 1 of said May Mart Subdivision; thence North 01 degree 36 minutes 01 seconds West along said West Line, a distance of 121.66 feet to the Northwest Corner of said Block 1; thence North 88 degrees 22 minutes 27 seconds East along the North Line of said Block 1 and the Southerly Right-of-Way Line of a public road designed Illinois Route 38, a distance of 140.03 feet; thence South 01 degrees 08 minutes 05 seconds East, a distance of 152.44 feet to North Line of an existing line of concrete columns; thence South 88 degrees 19 minutes 30 seconds West along said North Line, a distance of 38.13 feet to the Northerly projection of the centerline of an existing concrete block wall; thence South 01 degree 40 minutes 29 seconds East along said centerline and the Southerly projection thereof, a distance of 129.11 feet to the South Line of said Block 1; thence South 88 degrees 19 minutes 37 seconds West along said South Line, a distance of 100.83 feet to the Point of Beginning, containing 1.394 acres, more or less, subject to all easements, agreements, city codes and/or ordinances of record, if any, all situated in the City of Rochelle, the County of Ogle and the State of Illinois.

HIGHWAY  
LINCOLN



<b>SURVEY-TECH</b>		
A DIVISION OF C.E.S. INC.		
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-001260 104A MAPLE COURT ROCHELLE, ILLINOIS 61068 (815)-562-8771 FAX: (815)-562-6555		
DATE: 6-15-2023	SCALE: 1" = 20'	DRAWN BY: DEW
<b>CENTRAL BANK</b>		
FB: O-GPS	CITY OF ROCHELLE	FILE NUMBER:
ACAD: S33622PRELIM	OGLE COUNTY	S336-22

SURVEYOR'S CERTIFICATE

COUNTY OF OGLE )  
(SS)  
STATE OF ILLINOIS )

This is to certify that I, Dale E. Wallace, an Illinois Professional Land Surveyor, No. 2821, at the request of the City of Rochelle, have surveyed and subdivided the following described property to be known as "CENTRAL SUBDIVISION". I further certify that this plat is true and correct representation of said survey and that all dimensions are in feet and decimals thereof. Bearings shown hereon are in degrees, minutes and seconds. Bearings shown are for descriptive purposes only.

**OF PROPERTY DESCRIBED AS:** Part of Block 1 of May Mart Subdivision in the City of Rochelle, being a subdivision of part of the Northeast Quarter of the Northwest Quarter and part of the Northwest Quarter of the Northeast Quarter of Section 24, as recorded in Book "H" of Plats, page 38 in the Recorder's Office of Ogle County, Illinois and part of the Northeast Quarter of the Northwest Quarter of Section 24, all in Township 40 North, Range 1 East of the Third Principal Meridian, bounded and described as follows:

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I further certify that this plat is in compliance with Chapter 765, Section 205/1 of the Illinois Compiled Statutes as to monument placement, dimensions, etc.

Pursuant to Chapter 765, Section 205/2 of the Illinois Compiled Statutes, I hereby certify that all of the Plat of "CENTRAL SUBDIVISION" is located within the Corporate Limits of the City of Rochelle, which is exercising the special powers of the City Plan and no part of said property is located within a special flood hazard area as designated on FIRM Community Panel No. 17141C0487E, effective date August 17, 2016.

Dated this 15th day of June, 2023, at the office of Survey-Tech.

*Dale E. Wallace*  
Dale E. Wallace, Illinois Professional Land Surveyor, No. 35-2821

City Easement Provisions

Permanent exclusive easements are hereby reserved for and granted to the City of Rochelle (hereinafter the "Grantee"), and to its successors and assigns in, upon, across, over, under and through the areas shown by dashed lines and labeled "City Easement" on this final plat of subdivision, or where otherwise noted in the legend, contained herein, for the purpose of installing, constructing, inspecting, operating, draining, replacing, renewing, altering, enlarging, removing, repairing, cleaning and maintaining "City facilities" all of which include, but are not limited to, storm sewers, drainage ways, ditches, storm water detention and retention facilities, subsurface drainage systems, sanitary sewer mains, water mains, electric and communications conduits, cables and wires, street light poles, fixtures and foundations, metering facilities, concrete or asphalt sidewalks or multi-use paths and other appurtenances including any and all manholes, inlets, catch basins, pipes, end sections, utility boxes, connections and without limitation such other installations as the Grantee may deem necessary, together with the right of access across the real estate platted hereon for the necessary personnel, contractors and equipment to do any or all of the above work.

The City of Rochelle shall not be responsible for maintaining the storm water detention/retention facilities shown hereon on the plat or construction plans and all maintenance or improvements shall be the responsibility of the Landowner or Property Owner's Association.

In furtherance of the foregoing affirmative rights, the following covenants shall run with said land in perpetuity:

No buildings shall be placed on City Easement; No trees, shrubs shall be placed on said City Easement but the premises may be used for minor landscaping and other purposes, as approved by the Grantee, that do not then or later interfere with the aforesaid rights and uses; there shall be no dredged or embankment fill material placed upon said City Easement; and signs shall not be erected upon the City Easement. The right is also hereby granted to the Grantee to remove any buildings, structures, pavements, sidewalks, fences, signs and to cut down, trim or remove any fences, trees, shrubs, plants, and other vegetation or landscaping that interfere with the operation, installation, maintenance or access to such "City facilities" in, upon, across, over, under and through said City Easement.

The Grantee shall not be responsible for replacement of any such buildings, structures, pavements, or sidewalks, fences, signs, trees, shrubs, plants, and other vegetation or landscaping removed or trimmed during exercise of the herein given and described rights. Replacement of items so removed or trimmed shall be the responsibility of the then property owner.

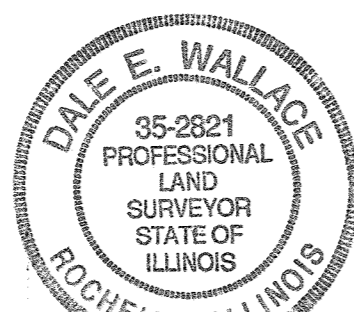
Notwithstanding the foregoing, the City acknowledges and agrees that landowner shall have the right to install and maintain pavement and drive aisles over and cross portions of the City Easement for access, ingress and egress to and from the property to public and private right-of-ways adjacent thereto, subject to the landowner's obligation to repair or replace any damages to such improvements caused by the City in the exercise of its rights hereunder.

CROSS ACCESS EASEMENT PROVISIONS

A PERMANENT, NON-EXCLUSIVE ACCESS EASEMENT IS HEREBY GRANTED FOR ENTRANCE, INGRESS, EGRESS, AND PASSAGEWAY FOR VEHICULAR AND PEDESTRIAN TRAFFIC OVER, THROUGH AND ACROSS ANY AND ALL EXISTING AND FUTURE DRIVEWAYS, ROADWAYS, AND ACCESS POINTS TO PROVIDE FOR THE PASSAGE OF MOTOR VEHICLES AND PEDESTRIANS BETWEEN ALL PORTION OF LOTS 1 AND 2 SHOWN AS CROSS ACCESS EASEMENTS. THE ACCESS EASEMENT SHALL BE FOR THE PURPOSE OF ACCESSING THESE LOTS FOR THE CONDUCT OF BUSINESS THEREUPON AND SHALL INCLUDE RIGHTS FOR PARKING FOR DELIVERY, EMPLOYEE OR CUSTOMER PARKING, OR SIMILAR PARKING PURPOSES AND THE RIGHTS GRANTED FOR THE BENEFIT OF THE PROPERTY ARE EXPRESSLY LIMITED TO THE MATTERS SET FORTH HEREIN. THE OWNER OF ANY PARCEL BURDENED BY THE ACCESS EASEMENT SHALL BE PERMITTED TO RELOCATE THAT PORTION OF THE ACCESS EASEMENT LOCATED UPON ITS PROPERTY AT SUCH PARTY'S SOLE COST AND EXPENSE, PROVIDED HOWEVER, THAT NO OWNER MAY REMOVE AN ACCESS POINT CONNECTING ITS PROPERTY TO A PUBLIC ROADWAY WITHOUT THE CONSENT OF THE OTHER OWNERS OF LOTS 1 and 2.

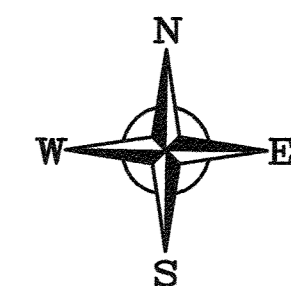
**FINAL PLAT OF**  
*Central Subdivision*  
**PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ROCHELLE, THE COUNTY OF OGLE AND THE STATE OF ILLINOIS 2023**

**SHEET 1 OF 2**



EXPIRES 11-30-2024  
THIS PROFESSIONAL SERVICE CONFORMS WITH THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. FIELD WORK COMPLETED ON 4-24-23

ILLINOIS ROUTE 38



LEGEND

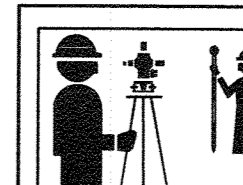
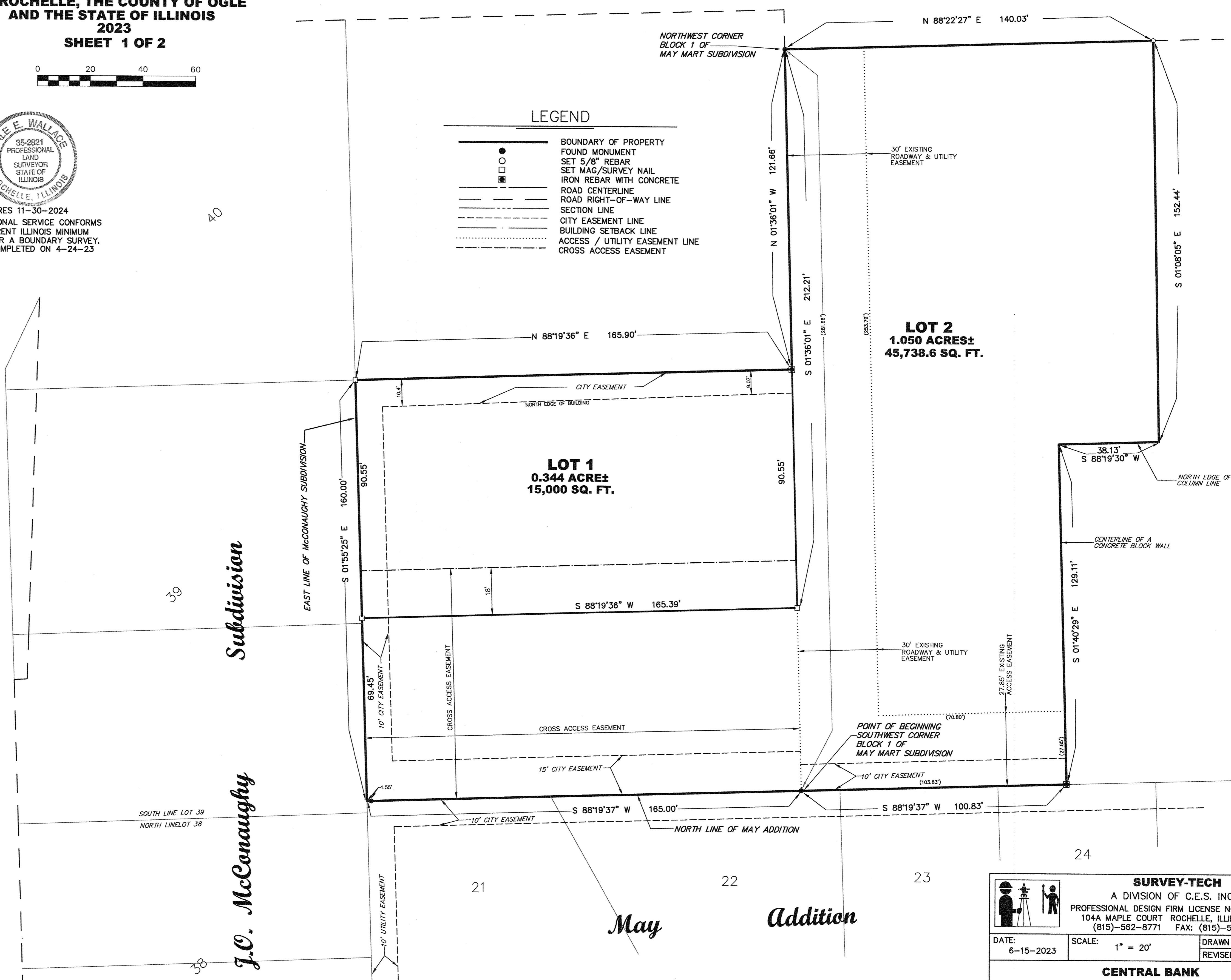
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- - - CROSS ACCESS EASEMENT

HIGHWAY  
LINCOLN

Subdivision  
J.O. McConaughy

**LOT 1**  
0.344 ACRES±  
15,000 SQ. FT.

**LOT 2**  
1.050 ACRES±  
45,738.6 SQ. FT.



**SURVEY-TECH**

A DIVISION OF C.E.S. INC.  
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-001260  
104A MAPLE COURT ROCHELLE, ILLINOIS 61068  
(815)-562-8771 FAX: (815)-562-6555

DATE: 6-15-2023 SCALE: 1" = 20' DRAWN BY: DEW  
REVISED:

**CENTRAL BANK**

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ACAD: S33622FINAL OGLE COUNTY S336-22