

PLANNING & ZONING COMMISSION
MONDAY, JANUARY 3, 2011
MINUTES

The Rochelle Planning and Zoning Commission met at 7:00 p.m. on January 3, 2011 in the Council Chambers of City Hall, 420 N. 6th Street, Rochelle, IL 61068.

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

Mr. Huddleston moved and seconded by Mr. Colwill, **"I move the Planning and Zoning commission appoints Dr. Joe Thiele as Chairman Pro-tem for the January and February 2011 meetings."** A roll call vote was taken. Ayes: McNeilly, Snyder-Chura, Colwill, Rodriguez, Shaw-Dickey, Johns and Huddleston. Nays: None. Abstain: Thiele. Motion passed 7-0.

Minutes: Mr. Huddleston moved and seconded by Mr. Colwill, **"I move the minutes of December 6, 2010 Planning and Zoning Commission meeting be approved."** Motion passed by voice vote without dissent.

Public Commentary: None.

Director's Report:

- o Informed the Commission about the announcement of City Manager Alberts retirement.

Business Items:

1. **Case PZC-11-10 Pre-Manufactured Vaulted Toilet Sewage System Variance (Public Hearing).** Director Limas stated that the Park District asked to have this item continued until the February meeting. Dr. McNeilly moved and seconded by Mr. Rodriguez, **"I move the Planning and Zoning Commission recess into a continued Public Hearing for Case PZC-11-10."** A roll call vote was taken. Ayes: McNeilly, Rodriguez, Shaw-Dickey, Snyder-Chura, Thiele, Colwill, Johns, and Huddleston. Motion passed 8-0. There was no one that came forwarded. Mrs. Snyder-Chura moved and seconded by Mr. Johns, **"I move the Planning and Zoning Commission continue the Public Hearing till the January 3 PNZ meeting and return to Open Session."** Motion passed by voice vote without dissent.

2. **Case PZC-1-11 Centerpoint Intermodal Center Rochelle Phase 2 Preliminary Plat.** In 2003 the City Council approved an annexation agreement with CenterPoint, Rochelle, LLC for property located North side of Illinois Route 38 generally at the intersection of Centerpoint Drive and Illinois Route 38. As part of the approval there was a concept plan and preliminary plat that had the lots going from east to west. As discussed when the property was rezoned this month, the site will be served by rail with access along the north property line. The new preliminary plat has 113 lots with 10 buildable running north and south, to allow rail access and three outlots for detention and stormwater management. Centerpoint Drive continues to the north, Centerpoint Court is a new east and west street and Industrial Drive is a new north and south street. Stormwater Management is handled by the existing pond in phase one as well as the new ones in this phase. Water and sewer run along the streets as well, along the east and west property lines. The plan is in general conformance with changes such as easements, utility size and locations that can be

worked out during the final platting and engineering process. One item that needs to be noted is that CenterPoint Drive is longer than the allowable 1,200 feet. The City has requested a street to go west to access the property to the west. Per the annexation agreement this will be required upon final platting of lots 5 and 6.

RECOMMENDATION

Based on the plat being in general conformance with the Rochelle Municipal Code, staff is recommending approval of the Centerpoint Intermodal Center Rochelle Phase 2 Preliminary Plat subject to any changes being worked out during the final platting and engineering process.

Ed Herrington, President of CenterPoint was present to answer questions. Mr. Colwill moved and seconded by Mr. Rodriquez, **"I move the Planning and Zoning Commission recommends to the City Council to approve the request of CenterPoint Properties for Phase 2 Preliminary Plat."** A roll call vote was taken. Ayes: McNeilly, Rodriquez, Shaw-Dickey, Snyder-Chura, Thiele, Colwill, Johns, and Huddleston. Motion passed 8-0

Discussion Item:

- **Chicagoland Skydiving Center.** Doug Smith of Chicago Skydiving Center presented a proposed business called Chicago Skydiving Cener which would be located at Koritz Field.
- **Signs.** The following is draft of the new sign ordinance for which the sign committee drafted for discussion at the meeting on Monday. The draft includes the following:
 - 1) Includes a purpose for the ordinance which was not in the previous ordinance.
 - 2) Establishes two sign zones. Sign zone "A" which are the interstate sign areas and sign zone "B" which is the rest of the City.
 - 3) Expands the list of prohibited signs.
 - 4) Defines sign illumination, structural and maintenance requirements.
 - 5) Further defines the exempt types of signage.
 - 6) Expands on the classification of signage and structural types.
 - 7) Regulates the allowance of more types of residential signage which currently is limited.
 - 8) Develops standards for both sign zones for commercial development allowing more signage for sign zone "A".
 - 9) Allows more temporary signage.

Please note that the standards such as size, height and type are being refined and will be reviewed by a local business group and a recommendation will be brought back to the commission at the next meeting for the public hearing.

The Planning and Zoning Commission adjourned at 8:39 p.m.

Bruce W. McKinney
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