

**PLANNING & ZONING COMMISSION
MONDAY, DECEMBER 5, 2011
MINUTES**

The Rochelle Planning and Zoning Commission met at 7:00 p.m. on December 5, 2011 in the Conference Center of City Hall, 420 N. 6th Street, Rochelle, IL 61068.

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

Minutes: Colwill moved and seconded by McNeilly, **“I move minutes of the October 3, 2011 Planning and Zoning Commission meeting be approved.”** Motion passed by voice vote without dissent.

Public Commentary: None.

Director’s Report:

- Nippon Sharryo construction on schedule.
- Update on Coated Sands
- Update on skydiving center
- Anne Mott retired

Business Items:

1. Case PZC-14-11 Preliminary Planned Unit Development and Final Planned Unit Development Plan and Plat for Lighthouse Pointe.

Colwill moved and seconded by Huddleston, **“I move the Planning and Zoning Commission recess into a Public Hearing for Case PZC-14-11.”** Ayes: McNeilly, Shaw-Dickey, Snyder-Chura, Colwill, Johns, Huddleston, and Chairman Thiele. Nays: None. Motion passed 7-0.

Colwill moved and seconded by Shaw-Dickey, **“I move the Planning and Zoning Commission return to Open Session.”** Motion passed by voice vote without dissent.

Colwill moved and seconded by Shaw-Dickey, **“I move the Planning and Zoning Commission recommends to the City Council to approve of the Preliminary Planned Unit Development and Final Planned Unit Development Plan and Plat for the Lighthouse Pointe-A Planned Unit Development “Second Addition subject to:”**

- **The building setback line along North Pointe Street on Lot 7 should be 50 feet.**
- **Each individual site plan for each lot be approved administratively.**
- **All required land improvements including streetlights be installed.**
- **Final Plat being modified where necessary from staff comments prior to recording.**
- **Stormwater management plan being approved by staff for each lot.**
- **Posting of required surety prior to the recording of the Final Plat.**
- **Access pints for lots to be approved by staff during final site plan review of each lot.**
- **Lot shall be developed according to the current Rochelle Municipal Code at the time of site plan approval for each lot.**
- **That all of the B-2 Highway Commercial user shall be allowed in this development.**

Ayes: McNeilly, Shaw-Dickey, Snyder-Chura, Colwill, Johns, and Chairman Thiele. Nays: None. Motion passed 6-0.

2. **Case PZC-11-11 Creekside Subdivision Amendment to Preliminary Planned Unit Development Plat and Plan and Final Planned Unit Development Plat and Plan.** Johns moved and seconded by Colwill, **“I move the Planning and Zoning Commission recess into a Public Hearing for case PAC-11-11.** Ayes: McNeilly, Shaw-Dickey, Snyder-Chura, Colwill, Johns, Huddleston, and Chairman Thiele. Nays: None. Motion passed 7-0.

Colwill moved and seconded by Snyder-Chura, **“I move the Planning and Zoning Commission return to Open Session.”** Motion passed by voice vote without dissent.

Motion made by Shaw-Dickey and seconded by Johns, **“I move the Planning and Zoning Commission recommends to the City Council to approve the Petition PZC-11-11 of the amendment to Preliminary Planned Unit Development Plat and Plan for the Kings Crossing Planned Unit Development and Final Planned Unit Development Plat and Plan for the Creekside Subdivision Unit 1 subject to:**

- **Final Engineering being approved by staff.**
- **The Final Plat being modified where necessary from staff comments prior to recording.**
- **Stormwater management plan being approved by staff.**
- **Posting of required surety prior to the recording of the Final Plat.**
- **That a temporary turn around that is approved by staff be constructed at the end of Creekside Drive.**

Ayes: McNeilly, Shaw-Dickey, Snyder-Chura, Colwill, Johns, and Chairman Thiele. Nays: None. Motion passed 6-0.

Discussion Item: Outdoor Storage.

The Planning and Zoning Commission adjourned at 7:35 p.m.

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