

PLANNING & ZONING COMMISSION
MONDAY, MARCH 5, 2012
MINUTES

The Rochelle Planning and Zoning Commission met at 7:00 p.m. on March 5, 2012 in the Council Chambers of City Hall, 420 N. 6th Street, Rochelle, IL 61068.

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

Snyder-Chura moved and seconded by McNeilly to appoint Colwill as Chairman Pro-tem of tonight's meeting. Roll Call vote was taken. Ayes: McNeilly, Shaw-Dickey, Snyder-Chura, Johns and Carson. Nays: None. Present: Colwill. Motion passed 5-0 with one abstaining.

Minutes: Shaw-Dickey moved and seconded by McNeilly, **"I move minutes of the December 5, 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
- Hiring of Michelle Knight

Business Items:

- 1. Case PZC-1-12 Preliminary Rezoning and preliminary Planned Unit Development Plan and Plat for the Resubdivision of Lot 4 in Caron Ridge Subdivision.** Snyder-Chura moved and seconded by Shaw-Dickey, **"I move the Planning and Zoning Commission recess into a Public Hearing for Case PZC-1-12."** Ayes: McNeilly, Shaw-Dickey, Snyder-Chura, Colwill, Johns, and Carson. Nays: None. Motion passed 6-0.

The Petitioner Walter Wayne development is requesting to develop property which is part of the original Caron Ridge Subdivision into a six lot subdivision which will allow for the construction of four retail buildings. Two of the buildings are proposed to be constructed this building season. The building at the southeast corner of the development will contain a new medical facility which will be run by Swedish American Hospital. There is also a request for the area to be developed to be rezoned to Planned Unit Development Commercial (PUD-C).

Rezoning

Currently the property is zoned B-2, Highway Commercial. As discussions with staff took place, because of the unique layout of the proposed development it was suggested that the property be rezoned PUD-C thus allowing the development to be based on a master plan. This though will require a variance from the current PUD requirements of a minimum development size of 20 acres. The proposed area to be rezoned is 6.29 acres. Staff supports this request and is allowable under Section 110-538 of the Zoning Ordinance. As part of their request they are requesting to be able to develop the property with any allowed uses in the B-2 zoning district.

Preliminary PUD Plat

The Preliminary Plat for this development is a six lot resubdivision of lot 4 of the Caron Ridge Subdivision. Lots 5, 6, 7 and 8 are buildable lots and Lots A and B will be used for stormwater management and contain the stormwater detention facilities. Access easements will be provided to allow access through the lots where needed. There are also easements for a water main, storm sewer and sanitary sewer. All buildable lots meet the minimum size for development in the B-2 zoning classification if developed without a rezoning.

Preliminary PUD Plan

The proposed Preliminary Plan contains four buildings with shared parking. 242 parking spaces are proposed for which 80 are for the existing Sears business in the existing shopping center. The proposed parking configuration will remove 60 spaces that exist. Based on our current parking regulations for a 29,000 square foot development 171 spaces would be required. They are only proposing 147 for the development. I don't feel that the reduction in the required parking spaces is a problem since the parking will be shared among the four buildings and there is ample parking available in the existing parking lot to the west. Access to the parking spaces will be from the main entrance off or IL Route 38 from an existing aisle or from the existing parking lot to the west of the development. Secondary access to the parking lots will be provided by a secondary entrance to IL Route 38 at the east end of the development that currently exists. Stormwater management will be handled by the use of an existing detention pond that will be expanded and the construction of a new one along the south property line of the subdivision. As part of the development a side walk along IL route 38 will be provided from the main entrance to the east property line in the right-of-way. The submitted landscape plan appears appropriate but staff will wait until the final landscape plan is submitted for further comment.

Signage

Besides the standard signs that will be on the buildings for each tenant there are two monument signs proposed. The first proposed monument sign will be replacing the existing one and it will be 21 feet by 14 feet on a 3.66 foot brick base giving the sign an overall height of 25.25 feet. The proposed sign face area is 504 square feet. The current existing sign is approximately 700 square feet and is larger than the maximum square footage of 300 square feet. The current sign appears to meet the maximum height of 26 feet and is located 5 feet from the right-of-way instead of the required 25 feet. Please note that the square footage of both sides of the sign are used in making the sign area calculation. Though the current sign does not meet the current requirements the proposed replacement sign is smaller than the existing sign. Staff does not object to the proposed replacement sign. The second monument sign proposed would be located by the east entrance of the development along IL Route 38. The proposed sign is to be 400 square feet in size and 22.5 feet tall and located 25 feet from the right-of-way. Except for the proposed size the sign would meet current sign regulations. Per code each lot is allowed one monument sign which would be four. Since the development proposed is a PUD we can limit the amount of monument signage in the development or require all the signage to be on one or two. Since this may be considered a separate development from the original Caron Ridge Shopping center there may be argument that an additional ground sign may be allowed. If the Commission chooses to allow two signs I would recommend that the second sign be no larger than what is currently allowed by code since the replacement sign will be displaying at least if not more tenants in the proposed development.

After review of the request Staff finds it appropriate and is recommending **approval** of the rezoning of the property from B-2 Highway Commercial to Planned Unit Development – Commercial and the Preliminary Planned Unit Development Plat and Plan for the Resubdivision of lot 4 in Caron Ridge Subdivision subject to:

- 1) Final Stormwater management plan be approved by staff.
- 2) The final landscaping plan be submitted and revised as need per staff review.
- 3) Final Engineering being approved by staff.

- 4) The Final Plat and Plan being modified where necessary from staff comments prior to recording.
- 5) Posting of required surety prior to the recording of the Final Plat and Plan.
- 6) That all of the B-2 Highway Commercial uses be allowed in this development.
- 7) That the proposed replacement monument sign be allowed.
- 8) That second requested monument sign if approved be no larger than what the current sign code allows.

Mr. Dave Diamond explained the project.

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

Commissioner McNeilly stated that she is against the project because the project is too small and the code states that this project has to be at least 20 acres and that this project, because of the medical facility, would hurt Rochelle Hospital. Commissioner Johns agreed that he was not in favor of the project because of the medical facility.

There was discussion on the second sign. The board was not in favor because of the size of the signs. Mr. Limas suggested that the petitioner bring back the sign language on final plat. At this time, no second sign would be allowed.

Shaw-Dickey moved and seconded by Colwill, **“I move the Planning and Zoning Commission recommends to the City Council to (approve/reject) the Petition PZC-1-12 Rezoning and Preliminary Planned Unit Development Plan and Plat for the Resubdivision of Lot 4 in Caron Ridge Subdivision subject to:**

- **Final Stormwater management plan be approved by staff**
- **The final landscaping plan be submitted and revised as needed per staff review.**
- **Final Engineering being approved by staff.**
- **The Final Plat and Plan being modified where necessary from staff comments prior to recording.**
- **Posting of required surety prior to the recording of the Final Plat and Plan**
- **That all of the B-2 Highway Commercial uses be allowed in this development.**
- **That the proposed replacement monument sign not be allowed.**

Ayes: Shaw-Dickey and Colwill. Nays: McNeilly, Snyder-Chura, and Johns. Motion failed 2-3.

Discussion Item: Bicycle Transportation Plan. Councilman Rice presented the plan.

The Planning and Zoning Commission adjourned at 8:43 p.m.

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