

**PLANNING & ZONING COMMISSION**  
**MONDAY, AUGUST 1, 2011**  
**MINUTES**

The Rochelle Planning and Zoning Commission met at 7:00 p.m. on August 1, 2011 in the Conference Center of City Hall, 420 N. 6<sup>th</sup> Street, Rochelle, IL 61068.

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

***Election of Chairman:***

***Minutes:*** Colwill moved and seconded by Shaw-Dickey, **“I move the minutes of June 6, 2011 Planning and Zoning Commission meeting be approved.”** Motion passed by voice vote without dissent.

***Public Commentary:*** City Manager Dave Plyman introduced himself to the board.

***Director’s Report:***

- Prologis Unit 3 update.
- Nippon Sharryo start construction.
- Update on Wal-Mart.

***Business Items:***

1. **Case PZC-9-11 Rochelle Veterans War Memorial Special Use Permit and Preliminary Plat.** Last fall the Rochelle Veterans Memorial Association approached the City Council on a request to construct a Veterans War Memorial in the City. After review of sites and items to be included in the memorial, the vacant lot which is owned by the City at 927 North 7<sup>th</sup> Street was chosen. The construction of such a memorial requires a Special Use Permit for which the City has sponsored. The site is located at the southeast corner of North 7<sup>th</sup> Street and 10<sup>th</sup> Avenue. Access to the site would be from sidewalks along North 7<sup>th</sup> and 10<sup>th</sup> Avenue and from the alley to the rear. Parking would be located off of the alley. A memorial and sitting area would be located in the center of the site with landscaping in various areas. Examples of what has been installed at other memorials are pictured on the attached sheet. Commission should discuss besides the use include buffering to the property to the south and hours of operation. Members of the Rochelle Veterans Memorial Association will be in attendance to discuss the project. Staff finds the request appropriate for the site and is recommending **approval**. Colwill moved and seconded by Carson **“I move the board move into a Public Hearing for Case PZC-9-11.”** Motion passed by voice vote without dissent. Wendell Colwill introduced the project. Mr. Jeff Pignato objected to the project. Henry Bunger, living right behind the project objects because his garage is too close to the alley and he is afraid that it will get hit when people back out. He also stated that he did not receive any notice from the city about this public hearing. Ms Diane McNeilly spoke as a neighbor and not a member of the PNC Commission. She also did not receive a notice. She stated that she is not against the project, just not

at this location because it would put too much traffic on the alley. City Engineer Tesreau stated that the alley is a public alley and open to everyone. Snyder-Chura moved and seconded by Colwill to return to Open Session. Motion passed by voice vote without dissent. McNeilly stated that the item should be held over and notices sent to all neighbors. Colwill moved and seconded by Carson, **I move Case PZC-9-11 for a petition for Rochelle Veterans War Memorial Special Use Permit and Preliminary Plat be approved.** A roll call vote was taken. Ayes: Colwill, Carson, and Thiele. Nays: McNeilly and Snyder-Chura. Motion passed 3-2.

2. **Case PAC-10-11 Coated Sand Solutions Zoning, Special Use Permit and Preliminary Plat.** Coated Sand Solutions, LLC (CSS) has petitioned the City of Rochelle for the Annexation and rezoning of 28.05 acres of property located on the east side of Steward Road just north of the Lee County line in Ogle County. CSS proposes to construct a silica sand coating facility on the property which requires a special use permit and also a one lot subdivision. CSS proposes to annex the property into the City and has requested a zoning classification of I-2, General Industrial District. The property is located in the Rochelle Dual Rail Industrial Area located along Steward Road Across from the IRE ethanol plant. The City's Comprehensive Plan designates this area as Industrial/Warehousing for which the proposed development complies. CSS is proposing a one lot subdivision with right-of-way dedicated for Steward Road. Steward Road will be upgraded to a three lane section where needed and then tapering down to a two lane section at the Ogle-Lee County line. The proposed right-of-way dedication and design has been discussed with Ogle County and upon submittal of final engineering should be approved. Necessary utility easements will be provided on the final plat upon final design of the site and an easement for a shared use path along Steward Road needs to be provided. CSS has applied for a Special Use Permit to allow the operation of a silica sand coating facility. They will be receiving raw sand by truck and rail and it will be heated and mixed with a resin that will coat it. The finished material will be shipped out by rail. The material will be used in the fracing industry. As part of their Special Use Permit request CSS is requesting to be allowed a building with a height of 70 feet and an elevator with a height of 135 feet instead of the maximum height of 60 feet in the I-2 zoning district. Currently IRE's milling silos are 140 feet in height and staff has no problem with the request since both facilities are in the same area. In regards to their site plan, CSS will be donating a 100 foot easement to the City to expand the City Industrial Rail(CIR) system on the north side of the site. The CIR expansion will cross Steward Road from the IRE property for which an easement is in the process of being granted. From the CIR, rail will be provided to the facility. Access to the site is off of Steward Road at a location approved by staff, the structures to be built meet the I-2 zoning district standards except for the maximum height for which they have requested a variance and the detention pond for stormwater management will be located along the south property line and discharge into Johns Creek. Upon submittal of a final site plan, a final landscape plan also will be reviewed for conformance to landscaping requirements.

**RECOMMENDATION** Staff finds the request appropriate for the site based on the Comprehensive Plan and in general conformance to the Rochelle Municipal Code for a preliminary Plat, site plan and is recommending **approval** of the zoning of the property

to I-2, General Industrial District, Preliminary Plat for Coated Sand Solutions Subdivision and Special Use Permit to operate a silica sand coating facility subject to:

- 1) Final Site and Steward Road Engineering be approved.
- 2) Stormwater Management Plan be approved.
- 3) Final Landscape Plan be approved.
- 4) All necessary surety be approved and posted.

Colwill moved and seconded by McNeilly, **"I move the Planning and Zoning Commission recess into a Public Hearing for Case PZC—10-11.** A roll call vote was taken. Ayes: Colwill, McNeilly, Snyder-Chura, Carson and Chairman Thiele. Nays: none. Motion passed 5-0. Jason Anderson and John Caruso, Coated Sand Solutions were present to answer questions. Snyder Chura moved and seconded by McNeilly, **"I move the Commission return to Open Session."** Motion passed by voice vote without dissent. Colwill moved and Carson seconded, **"I move the Planning and Zoning Commission recommends to the City Council to approve Case-10-11, for the petition of Coated Sand Solutions Zoning, Special Use Permit and Preliminary Plat subject to the above recommendations."** A roll call vote was taken. Ayes: Colwill, McNeilly, Snyder-Chura, Carson and Chairman Thiele. Nays: none. Motion passed 5-0.

**3. Case PZC-11-11 Creekside Subdivision Amendment to Preliminary Planned Unit Development Plat and Plan and Final Planned Unit Development Plat and Plan.**

The Petitioner Creekside Land Holdings, LLC has requested to amend the Preliminary Plat and Plan of the Kings Crossing Planned Unit Development (PUD) and for approval of the Final PUD Plan and Plat so that a 31 unit single family residential development can be built. The location of the proposed development is north and west of the San Gabriel Senior Housing Development on 20th Street. Recently the petitioner has acquired the Kings Crossing PUD property and plans to develop a portion of it as a 31 lot single family residential subdivision. When the northern part of the PUD is developed it would be developed with a different plan than was previously approved which would be brought before the Planning and Zoning Commission at a later date. The petitioner is requesting to amend the approved Preliminary Plat and Plan of the Kings Crossing PUD as shown on the Overall Exhibit. The proposed subdivision is located where the current plan indicates park land. Full access would be off of 20th Street and a right-in right-out access off of Flagg Road onto Creekside Drive. Creekside drive would be constructed with a 31 foot back to back street on a 60 foot right-of-way with 4 foot sidewalks. Parkway trees would be planted on the lots on easements. Water would be connected to a main on 20<sup>th</sup> Street and the main would be looped to a well on the High School property. Sewer would be provided from a lift station constructed by the northeast corner of the San Gabriel Development. The lift station would be sized to accommodate the development of the Elementary School property in the future. Stormwater management would be handled by the reconfiguring of the existing detention pond along 20<sup>th</sup> Street and the construction of a new on north of the High School property. A multi-use path would be constructed along the west side of 20<sup>th</sup> street from Flagg Road to the entrance shown to the high school property. Another path would be constructed on an existing easement from 20<sup>th</sup> Street to the west property line of the subdivision within 10 years if needed. The Final PUD Plat and Plan conforms with the submitted Preliminary

PUD Plat and Plan which is under consideration. The 31 lots vary from .272 to .534 acres. Minimum lots widths are 80 feet. Setbacks will be 25 feet for the front and rear yards and 8 feet for a side yard. Staff finds the request appropriate and is recommending **approval** 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:

- 1) Final Engineering being approved by staff.
- 2) The Final Plat being modified where necessary from staff comments prior to recording.
- 3) Stormwater management plan being approved by staff.

Posting of required surety prior to the recording of the Final Plat.

Colwill moved and seconded by Snyder-Chura, **"I move the Commission recess into a Public Hearing for case-11-11."** A roll call vote was taken. Ayes: Colwill, McNeilly, Snyder-Chura, Carson and Chairman Thiele. Nays: none. Motion passed 5-0. Diane and Mark Metzger stated that they did not receive notice and need some time to review the plans. They are concerned about the new agreement not completing the bike path. After discuss of the Commission, McNeilly moved and seconded by Colwill, **"I move the Commission postpone consideration of Case-11-11 until August 15, 2011 at 7:00 p.m. in the City Council Chambers."** A roll call vote was taken. Ayes: Colwill, McNeilly, Snyder-Chura, Carson and Chairman Thiele. Nays: none. Motion passed 5-0.

**Discussion Item: none.**

The Planning and Zoning Commission adjourned at 8:41 p.m.

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