

**PLANNING & ZONING COMMISSION**  
**MONDAY, AUGUST 15, 2011**  
**SPECIAL MEETING MINUTES**

The Rochelle Planning and Zoning Commission met at 7:00 p.m. on August 15, 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, Snyder-Chura, Shaw-Dickey, Carson and Chairman Thiele. Absent: McNeilly, Rodriquez, Huddleston, and Johns. Also present were Community Development Director Limas and City Clerk McKinney. There was a quorum.

***Business Items:***

- 1. 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 20<sup>th</sup> 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 20<sup>th</sup> 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 Reconvened Public Hearing for case-11-11.”** A roll call vote was taken. Ayes: Colwill, Shaw-Dickey, Snyder-Chura, Carson and Chairman Thiele. Nays: none. Motion passed 5-0. Spinner Hayden, Developer, was present to answer questions. Diane and Mark Metzger stated that that the previous Agreement for sidewalks, recreation path should be completed before new developer takes over. Greg Query stated that the Park District can not afford to put in bike paths and should be completed by developer. Colwill moved and seconded by Snyder-Chura, **“I move the 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 the petition of Creekside Land Holdings, LLC for Amendment to Preliminary Planned Unit Development Plat and Plan and Final Planned Unit Development Plat and Plan located north of the intersection of 20<sup>th</sup> Street and Flagg Road 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.**

A roll call vote was taken. Ayes: Colwill, Shaw-Dickey, Snyder-Chura, Carson and Chairman Thiele. Nays: none. Motion passed 5-0.

The Planning and Zoning Commission adjourned at 7:50 p.m.

Bruce W. McKinney

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