



City of Rochelle

420 N 6th Street
P.O. Box A
Rochelle, IL 61068
Tele: (815) 562-6161
Fax: (815) 562-3888

TO: Ken Alberts, City Manager

FROM: Chris Limas, AICP
Community Development Director

DATE: January 4, 2011

SUBJECT: Case PZC-1-11Centerpoint Intermodal Center Rochelle Phase 2
Preliminary Plat

Applicant: Rochelle Development Joint Venture LLC, Rochelle
Development Lot 1 LLC and CenterPoint Intermodal
Center Rochelle Property Owners Association

Location: North side of Illinois Route 38 generally at the Intersection
of Centerpoint Drive and Illinois Route 38

Zoning: I-2, General Industry

Comprehensive Plan: Business-Research Park/Light Industry

Lot Size: Subdivision Size: 360 Acres

Summary

On January 3, 2011 the Planning and Zoning Commission reviewed a request by Rochelle Development Joint Venture LLC, Rochelle Development Lot 1 LLC and CenterPoint Intermodal Center Rochelle Property Owners Association for the approval of a preliminary plat which contained a concept plan for the CenterPoint Intermodal Center.

It was indicated that the new preliminary plat has 13 lots with 10 buildable running north and south to allow rail access to the lots 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 new ones in this phase. Water and sewer run along the streets along the east and west property lines.

Staff noted that the plan is in general conformance with changes such as easements, utility size and locations which can be worked out during the final platting and engineering process. One item that was 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 and the Commission felt comfortable with that explanation.

The Planning and Zoning Commission agreed with the staff recommendation for approval and felt it reflected what was indicated for the new layout when the property was rezoned to I-2, General Industry, last month.

RECOMMENDATION

Based on the plat being in general conformance with the Rochelle Municipal Code, the Planning and Zoning commission recommended **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.

VOTE: 8-0



City of Rochelle

420 N 6th Street
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Tele: (815) 562-6161
Fax: (815) 562-3888

TO: Planning and Zoning Commission

FROM: Chris Limas, AICP
Community Development Director

DATE: December 28, 2010

SUBJECT: Case PZC-1-11 Centerpoint Intermodal Center Rochelle Phase 2
Preliminary Plat

Applicant: Rochelle Development Joint Venture LLC, Rochelle
Development Lot 1 LLC and CenterPoint Intermodal
Center Rochelle Property Owners Association

Location: North side of Illinois Route 38 generally at the Intersection
of Centerpoint Drive and Illinois Route 38

Zoning: I-2, General Industry

Comprehensive Plan: Business-Research Park/Light Industry

Lot Size: Subdivision Size: 360 Acres

Summary

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.