



City of Rochelle

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TO: Meggon McKinley, Interim City Manager
FROM: Chris Limas, AICP
Community Development Director
DATE: March 8, 2011
SUBJECT: Case PZC-3-11 Prologis Park Rochelle Unit One Preliminary Plat

Applicant: Prologis
Location: On the north side of Steward and Ritchie Road and the intersection of Steward and Ritchie Roads
Zoning: I-2, General Industry
Comprehensive Plan: Industrial / Warehousing
Lot Size: Subdivision Size: 80.57

Summary

On March 7, 2011 the Planning and Zoning Commission reviewed the proposed Preliminary Plat of subdivision for Prologis Park Rochelle Unit One. The proposed plat is a six lot subdivision with right-of-way dedication for a road and rail. The property is being platted to allow the construction of the Nippon-Sharyo development. Nippon-Sharyo is proposing to construct a 450,000 square foot factory to construct passenger rail cars. Since the approval of their original location which was located on the Black Earth site, Nippon Sharyo has decided to locate their facility in the Prologis Park Rochelle Industrial Park located east of Caron Road, south of Interstate 88 and north of Steward and Ritchie Roads. Nippon Sharyo would be located on lot one.

Lots

The applicant is proposing a six lot subdivision. Outlots A, B, C and D will contain the detention and drainage for the subdivision. Lot 1 will contain the site for Nippon-Sharyo and Lot 2 would be available for development.

Streets

The proposed subdivision has a 75 foot right-of-way dedicated for a 1000 foot north-south road, Ritchie Court would connect to Ritchie Road. Since the City has applied for a

grant for the construction of the road and an upgrade to Ritchie Road the City would be responsible for the engineering and construction of the Road.

Rail

The proposed subdivision indicates a dedication of rail right-of-way on the north side of the subdivision that would allow the extension of the City Industrial Rail to serve the park and eventually parcel to the east and south of the subdivision.

Utilities

Utilities will serve the subdivision with water and sewer being constructed along Ritchie Court. The City has requested easements to allow the construction of the needed utilities to serve Lots 1 and 2 but to also extend utilities as shown on our long range plan to other areas. These easements are indicated on the plat. Since the City has applied for a grant for the construction of the utilities, the City would be responsible for the engineering and construction of them.

RECOMMENDATION

The Planning and Zoning Commission reviewed the request and recommended **Approval** of the Preliminary Plat of subdivision for Prologis Park Rochelle Unit One subject to any needed changes to easements or right-of-way on the Final Plat.

VOTE: 7-0