



City of Rochelle

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TO: David Plyman, City Manager
FROM: Chris Limas, AICP
Community Development Director
DATE: September 4, 2011
SUBJECT: Case PZC-13-11 Final Plat

Applicant: Coated Sand Solutions, LLC
Location: East side of Steward Road just north of the Lee County line
in Ogle County
Zoning: AG-1, Agriculture – Ogle County
Comprehensive Plan: Industrial/Warehousing
Lot Size: 28.05 Acres

Summary

On September 3, 2011 the Planning and Zoning Commission reviewed the Final Plat for the Coated Sand Solutions subdivision. The Final Plat as was the case for the Preliminary Plat is a one lot subdivision with right-of-way dedicated for Steward Road, a 100 foot rail right-of-way dedication on the north side of the subdivision that will allow the expansion of the City Rail system to serve the site and various drainage easements.

RECOMMENDATION

After review of the Final Plat for the Coated Sand Solutions subdivision the Planning and Zoning Commission found it in conformance with the approved Preliminary Plat and recommended **approval** subject to:

- 1) Any additional right-of-way be dedicated for Steward Road and any easements be added or adjusted per City staff prior to the signing and recording of the plat.
- 2) All necessary surety be approved and posted.
- 3) Stormwater impact fee be paid.

VOTE: 5-0