

ORDINANCE NO _____

Date Passed: April 9, 2012

**AN ORDINANCE
APPROVING A FINAL PLANNED UNIT DEVELOPMENT FOR THE ROCHELLE
COMMUNITY CONSOLIDATED SCHOOL DISTRICT 231**

WHEREAS, pursuant to the City of Rochelle Zoning Ordinance, the Rochelle Community Consolidated School District 231 initiated a petition for the approval of a Final Planned Unit Development for certain property legally described in Exhibit "A", attached hereto and made part hereof located on the West side of 20th Street, north of the intersection of Flagg Road and 20th Street; and,

WHEREAS, The petitioner is seeking to construct a 72,000 square foot elementary school as shown on the Final Planned Unit Development in exhibit "B"; and,

WHEREAS, a duly noticed public hearing was held on the Final Planned Unit Development petition and was reviewed by the Planning and Zoning Commission at their meeting of April 2, 2012 and the Planning and Zoning Commission, by a vote of 7-0-1, recommended that City Council consider approving the Final Planned Unit Development; and,

NOW THEREFORE BE IT ORDAINED by the Mayor and City Council of the City of Rochelle, Ogle County, Illinois, as follows:

Section 1. That the Final Planned Unit Development for the Rochelle Community Consolidated School District 231 is approved, subject to:

- 1) Final Engineering be approved.
- 2) Final Stormwater management plan be approved.
- 3) The posting of required surety.
- 4) Final landscape plan be approved by staff.

Section 2. All other provisions of the Rochelle Zoning Ordinance and its subsequent amendments shall remain in full force and effect.

Section 3. That this Ordinance shall be in force and effect from and after its passage, approval and adoption in pamphlet form as provided by law.

PASSED AND APPROVED this 9 day of April, 2012.

Ayes: _____ Nays: _____ Abstain: _____

Mayor

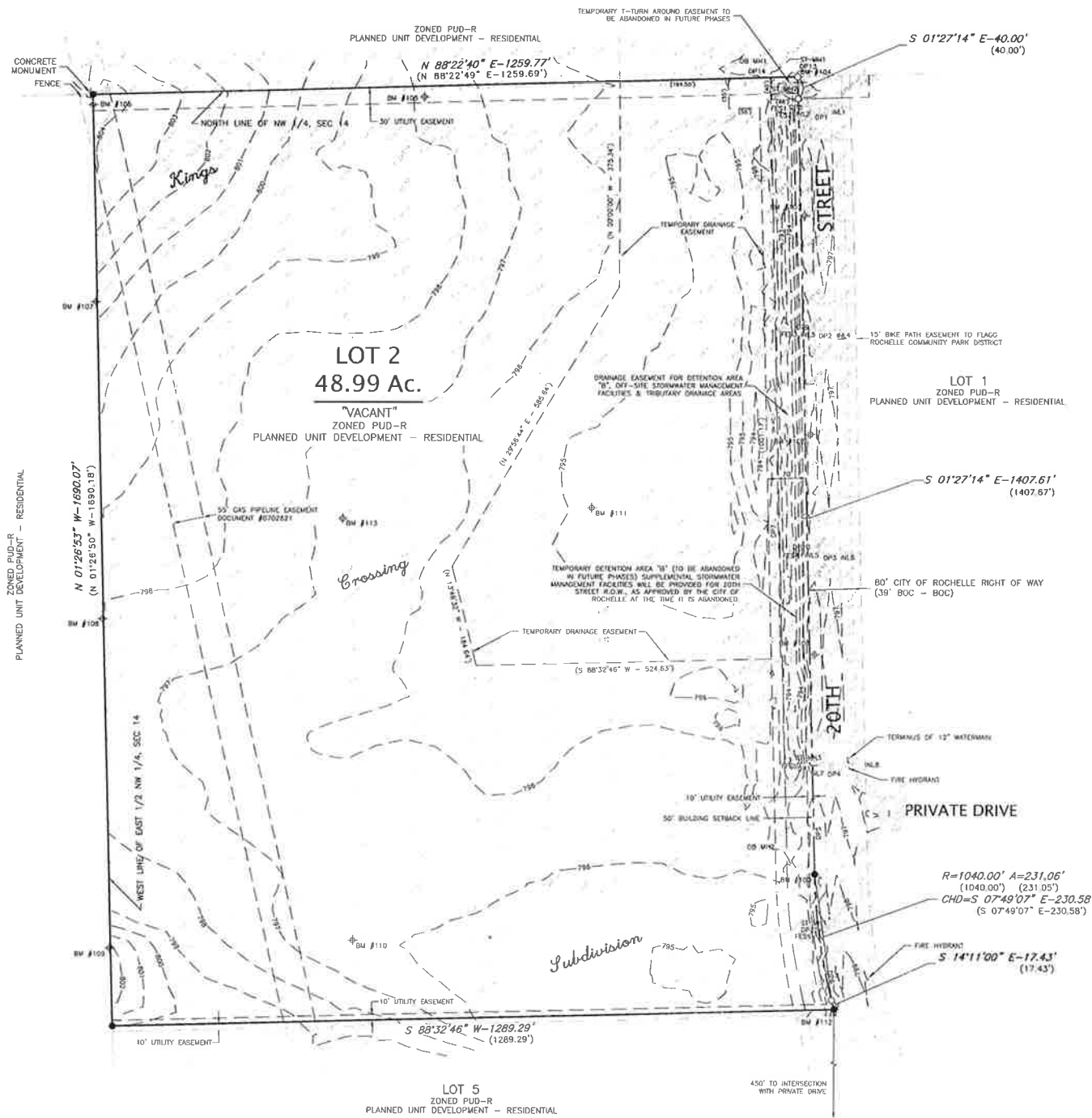
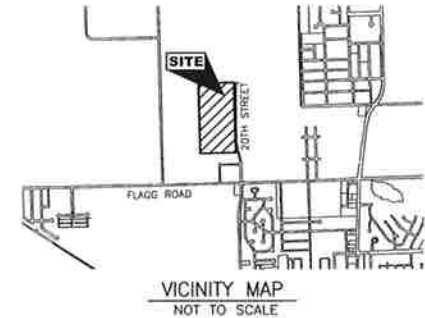
Attested: _____
City Clerk

Exhibit "A"

Lot Two in Kings Crossing – Phase 1, as recorded in the Ogle County Recorder's Office in Book D – Plats on File – 12, being a part of the North half of Section 14, Township 40 North, Range 1 East of the Third Principal Meridian, City of Rochelle, Ogle County.

PIN# 24-14-100-012

TOPOGRAPHIC SURVEY
"LOT 2 - KINGS CROSSING - PHASE 1"
 PART OF THE NORTH HALF OF SECTION 14,
 TOWNSHIP 40 NORTH, RANGE 1 EAST, THIRD P.M.
 CITY OF ROCHELLE, OGLE COUNTY, ILLINOIS - JUNE 2011



LEGEND

- EXISTING PIN FOUND
- 5/8" REBAR SET WITH CAP
- () RECORD INFORMATION
- PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- - - 1 FOOT CONTOUR LINE
- STORM SEWER
- DRAIN TILE
- ⊕ BENCHMARK (5/8" REBAR SET WITH CAP)
- SI STORM MANHOLE
- INL INLET
- OB OBSERVATION MANHOLE
- SPOT GRADE
- WATER MAIN
- FIRE HYDRANT

DESCRIPTION:
 Lot Two in Kings Crossing - Phase 1, as recorded in the Ogle County Recorder's Office in Book D - Plate on File - 12, being a part of the North half of Section 14, Township 40 North, Range 1 East of the Third Principal Meridian, City of Rochelle, Ogle County.

SURVEYOR'S STATEMENT:
 I, Brandy C. Williams, a Professional Land Surveyor in the State of Illinois, hereby state, at the request of ROCHELLE COMMUNITY CONSOLIDATED SCHOOL DISTRICT 231, this survey was made on the ground under my direction, that this plot represents the facts found at the time of the survey, that this professional service conforms to the current applicable Illinois State Laws and Standards for a Topographic Survey, and that the dimensions shown are given in feet and decimals of a foot upon said plot. I also certify that to the best of my knowledge, information, and belief, all information thereon is true and accurately shown.

Signed at Rochelle, Illinois, this 5th day of July, 2011
Brandy C. Williams
 Brandy C. Williams, Illinois Professional Land Surveyor No. 35-3764
 Current expiration date: November 30, 2012

Fieldwork completed June 30th, 2011

SURVEYOR'S NOTES:
 No title commitment has been supplied and/or used in this topographic survey. Portions of the information presented hereon were gathered from documents provided to the surveyor including the final plot, engineering plans, and as-built documents. The surveyor is not responsible for the completeness or accuracy of the documents.

AIA Document G601 - 4.8)
 The easements and Rights-of-Way presented hereon are as represented on the final plot of Kings Crossing - Phase 1.

AIA Document G601 - 4.12)
 The zoning presented hereon is as represented in the City of Rochelle Comprehensive Zoning Map current as of June 10, 2011.

AIA Document G601 - 4.13)
 The building setback line presented hereon is as presented on the final plot of Kings Crossing - Phase 1. Revised and/or additional building setback lines may be required in accordance with City of Rochelle Municipal Code.

AIA Document G601 - 5.3)
 Evidence of current earth moving activities on this lot are visible.

AIA Document G601 - 5.8)
 A mean elevation of the existing, temporary detention Area "B" does not exist as it is engineered to be a dry bottom basin.

AIA Document G601 - 5.9)
 As noted graphically, no Special Flood Hazard Areas (SFHA) exist on this lot per the Flood Insurance Rate Map (FIRM) Community Panel Number 17141C04790, effective date of December 17, 2010 and is in Zone X.

AIA Document G601 - 5.10)
 The Stormwater Management Report for Kings Crossing - Phase 1 states that 68 acres off-site to the west flows onto Lot 2.

AIA Document G601 - 5.17)
 The location and size of the adjacent watermain and location of nearest fire hydrant are shown hereon. Evidence of gas, sanitary sewer, electric, or telecom were not found on or immediately adjacent to Lot 2. It is assumed these utilities are located along Flag Road.

STORM STRUCTURE TABLE

ID	STRUCTURE TYPE	RIM	FLX	INV
ST 1M1	STORM MANHOLE	794.84	-	789.87
ST 1M2	STORM MANHOLE	797.11	-	793.04 (S) 783.46 (S) 792.52 (W) 784.04(TOP OF WALL)
ST 1M3	STORM MANHOLE	796.80	-	793.46
ST 1M4	STORM MANHOLE	799.03	-	792.52
OB 1M1	OBSERVATION MANHOLE	794.90	-	788.80
OB 1M2	OBSERVATION MANHOLE	794.34	-	792.84
INL 1	INLET	-	796.33	793.51
INL 2	INLET	-	796.16	784.13
INL 3	INLET	-	796.17	793.35
INL 4	INLET	-	796.30	793.85
INL 5	INLET	-	796.23	783.23
INL 6	INLET	-	796.31	783.79
INL 7	INLET	-	796.04	793.19
INL 8	INLET	-	796.06	793.35
FS1	12" RCP FLARED END SECTION	-	-	NW
FS2	18" RCP FLARED END SECTION	-	-	NW
FS3	12" RCP FLARED END SECTION	-	-	NW
FS4	12" RCP FLARED END SECTION	-	-	NW
FS5	18" RCP FLARED END SECTION	-	-	793.06
FS6	12" RCP FLARED END SECTION	-	-	795.31

BENCHMARKS

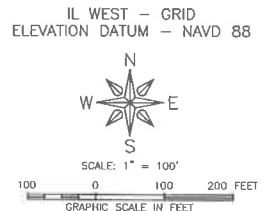
BM #	ELEVATION
100	798.03
101	797.70
102	797.30
103	797.70
104	796.29
105	797.78
106	804.68
107	802.28
108	798.29
109	801.01
110	796.24
111	795.04
112	799.27
113	796.71

STORM PIPE TABLE

PIPE NO	PIPE SIZE	PIPE MATERIAL
DP1	12"	RCP
DP2	12"	RCP
DP3	12"	RCP
DP4	12"	RCP
DP5	18"	RCP
DP6	12"	RCP
DP7	10"	DRAIN TILE
DP8	12"	RCP
DP9	12"	RCP
DP10	12"	RCP
DP11	12"	RCP
DP12	12"	RCP
DP13	12"	RCP
DP14	12"	RCP

UTILITIES

UTILITY TYPE	COMMON NAME	ADDRESS / PHONE
WATER & SEWER	ROCHELLE MUNICIPAL UTILITIES KATHY COOPER - SUPERINTENDENT WATER/WATER REC.	333 LINCOLN HIGHWAY ROCHELLE, ILLINOIS 815-561-2065
ROADWAY & STORM SEWER	CITY OF ROCHELLE SAMUEL TESSERAU, P.E. CITY ENGINEER	420 N. SIXTH STREET ROCHELLE, ILLINOIS 815-561-2023
ELECTRIC	ROCHELLE MUNICIPAL UTILITIES JOE ORLIKOWSKI - SUPERINTENDENT TRANSMISSION DISTRIBUTION	333 LINCOLN HIGHWAY ROCHELLE, ILLINOIS 815-561-2040
TELEPHONE	VERIZON ATTN: MIKE BRODZIK	112 W. ELM STREET SYCAMORE, ILLINOIS 815-695-1515
GAS	NICOR GAS CO. ATTN: MIKE LANDRETH	1844 FERRY ROAD NAPERVILLE, ILLINOIS 630-388-3146
CABLE	COMCAST ATTN: MIKE OWEN	4450 KISHWAUKEE STREET ROCKFORD, ILLINOIS 815-395-8977



FEHR-GRAHAM & ASSOCIATES, LLC
 ENGINEERING AND SCIENCE CONSULTANTS
 FREEPORT, IL ROCKFORD, IL ROCHELLE, IL SPRINGFIELD, IL MONROE, WI
 ILLINOIS DESIGN FIRM NO. 184-003535
 © 2011 FEHR-GRAHAM & ASSOCIATES

OWNER/DEVELOPER:
 ROCHELLE COMMUNITY CONSOLIDATED
 SCHOOL DISTRICT 231
 444 NORTH EIGHTH STREET
 ROCHELLE, ILLINOIS 61068

PROJECT AND LOCATION:
 LOT 2 - KINGS CROSSING - PHASE 1
 ROCHELLE, ILLINOIS

DRAWN BY: CHS
APPROVED BY: B.W.
 DATE: 6/14/11
 SCALE: AS NOTED

REV. NO.	DESCRIPTION	DATE
1	ADDED TOPOGRAPHIC INFORMATION	7/3/11

DRAWING:
 TOPOGRAPHIC SURVEY

JOB NUMBER:
 11-327

SHEET NUMBER:
 1 of 1



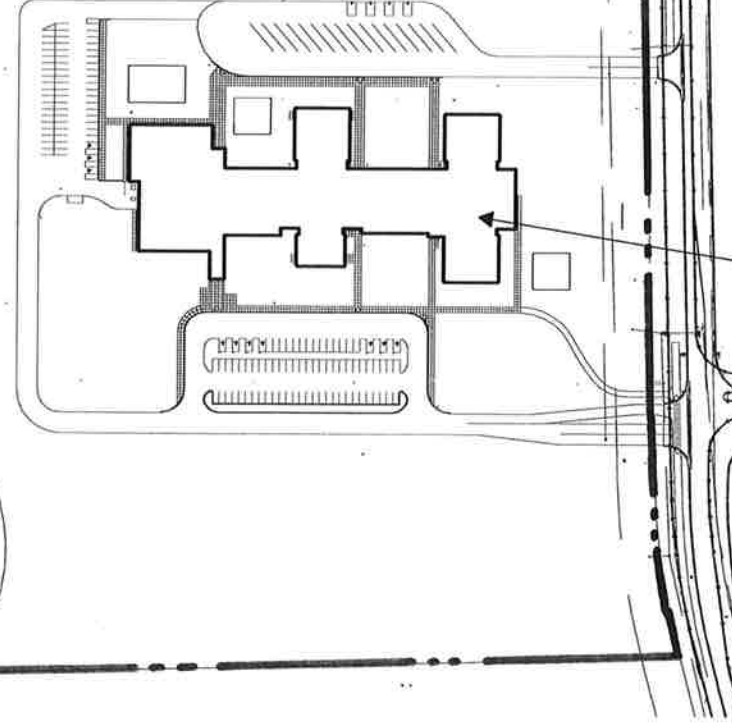
SITE PLAN

NTS

48.99 ACRES

SOCCER
FIELD

BASEBALL
FIELD



20TH STREET

NEW
SCHOOL

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NEW ELEMENTARY SCHOOL
ROCHELLE COMMUNITY CONSOLIDATED SCHOOL DISTRICT 231
1357-201113

06 MAR 2012
SITE PLAN

GREEN ASSOCIATES
ARCHITECTURE
CONSTRUCTION SERVICES

GENERAL NOTES

- REFER TO ENLARGED PLANS FOR ADDITIONAL INFORMATION

GREEN ASSOCIATES
ARCHITECTURE
CONSTRUCTION SERVICES

ARCHITECT
GREEN ASSOCIATES, INC.
111 DEER LAKE ROAD, SUITE 135
DEERFIELD, ILLINOIS 60015
847-317-0852 F 847-317-0899

CONSTRUCTION MANAGER
SHALES MCNUTT CONSTRUCTION
425 ROMBER DRIVE
ELGIN, ILLINOIS 60123
847-622-1214 F 847-622-1224

CIVIL ENGINEER
ERIKSSON ENGINEERING ASSOC., LTD.
145 COMMENCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
847-223-4804 F 847-223-4864

STRUCTURAL ENGINEER
ROBERT L. MILLER ASSOCIATED
135 ROCKAWING ROAD, SUITE C
ROLLING MEADOWS, ILLINOIS 80008
847-749-0923 F 847-870-1716

MECHANICAL/PLUMBING/PIPE ENGINEER
2019 ENGINEERING GROUP, LLC
1216 TOWER ROAD
SCHALMERSBURG, ILLINOIS 60173
847-842-2010 F 847-842-2201

ELECTRICAL ENGINEER
BERG ENGINEERING CONSULTANTS, LTD.
801 WEST WYDE ROAD
SCHALMERSBURG, ILLINOIS 60193
847-352-4500 F 847-352-4815

NEW ELEMENTARY SCHOOL
ROCHELLE COMMUNITY CONSOLIDATED SCHOOL DISTRICT 231
20TH STREET
ROCHELLE, IL 61068

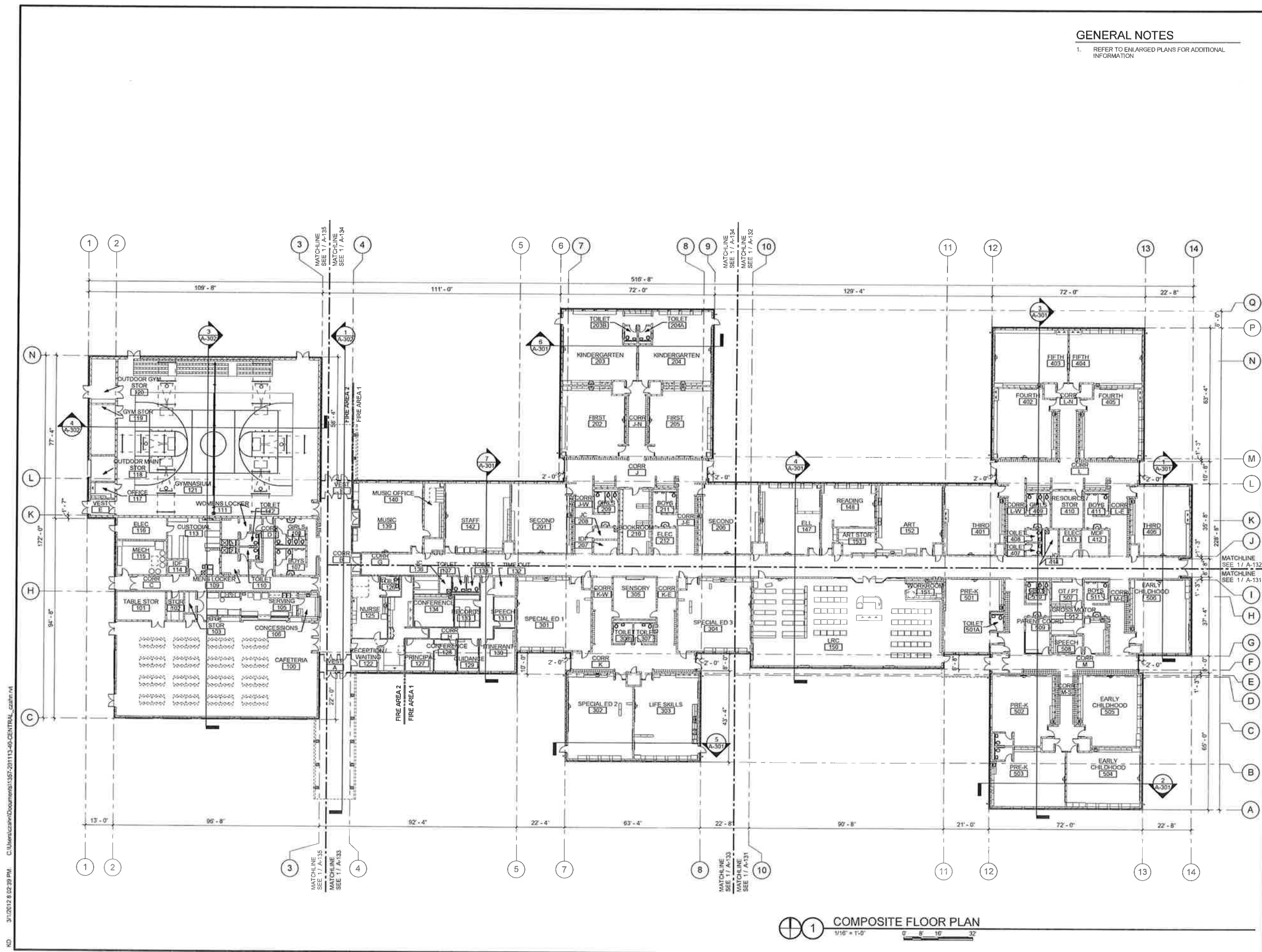
COMPOSITE FLOOR PLAN

Drawn	Checked	
KD	Checker	
Issue Date		
27 FEB 2012		
Revision Schedule		
Number	Description	Date

Project Number
1357-201113
Project Phase
CONSTRUCTION DOCUMENTS
Sheet

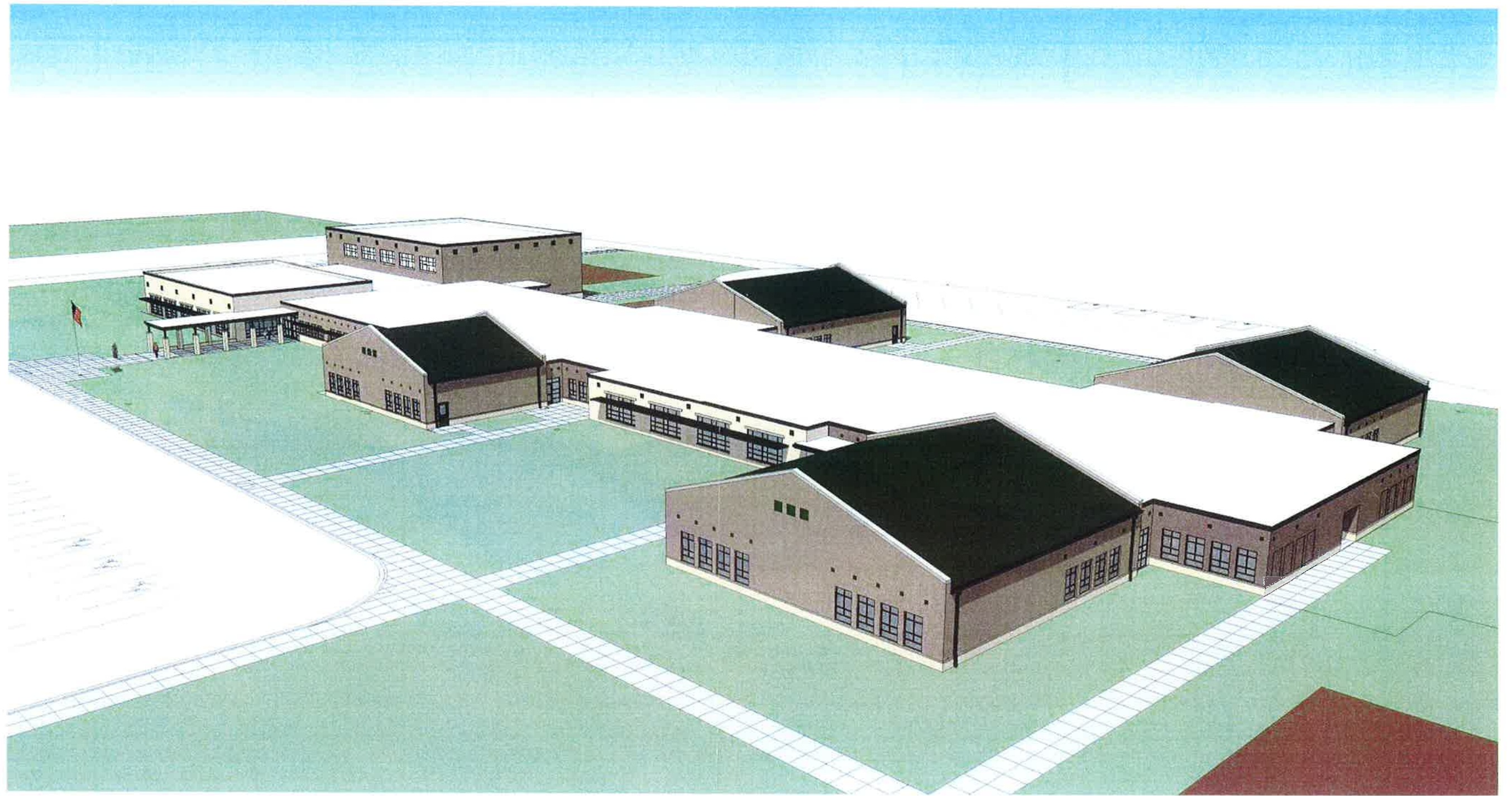
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1 COMPOSITE FLOOR PLAN
1/16" = 1'-0"
0 5 10 32

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NEW ELEMENTARY SCHOOL
ROCHELLE CCSD 231
1357-201113

15 FEB 2012
DESIGN DEVELOPMENT - EXTERIOR VIEW

GREEN ASSOCIATES
ARCHITECTURE
CONSTRUCTION SERVICES