



City of Rochelle

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TO: David Plyman, City Manager

FROM: Chris Limas, AICP
Community Development Director

DATE: January 8, 2013

SUBJECT: Case PZC-3-13 Prologis Park Rochelle Unit Four Subdivision
Preliminary and Final Plat

Applicant: Prologis

Location: North of the intersection of Steward and Caron Roads

Zoning: I-2, General Industry

Comprehensive Plan: Industrial / Warehousing

Lot Size: Subdivision Size: 77.2 acres

Summary

On January 7, 2013 the Planning and Zoning Commission reviewed a petition by Prologis on the Prologis Rochelle Unit Four Subdivision which is a proposed five lot subdivision in Prologis Park Rochelle. In the subdivision there will be two buildable lots and three lots for stormwater management purposes. Lot 1 is the proposed site for project Golden Prairie which is the location an approximate 350,000 square foot manufacturing facility.

The proposed subdivision is zoned I-2 for which the proposed use is a permitted use and the subdivision is in conformance with the City's Comprehensive Plan and Zoning Ordinance.

Streets and Shared Use Path

There is an existing private street that would be dedicated to the City from Steward . The street is constructed to City standards. A sidewalk will be constructed along the existing private street and an easement for a shared use path will be dedicated along Steward Road. The path will be constructed at a future date as well as street lights along Steward Road for which staff is working on an agreement with the developer.

Rail

There is a small amount of right-of-way dedicated to the City but no new rail is proposed.

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Utilities

All public utilities are in place. Private connection utilities will be reviewed when engineering is submitted for both lots upon a development request. Other utility easements requested by the City have been provided.

RECOMMENDATION

The Planning and Zoning Commission found that the Preliminary and Final Plat of Prologis Park Rochelle Unit Four Subdivision in general conformance with the Rochelle Municipal Code and recommended **Approval** subject to:

- 1) That the Final Plat reflects any changes recommended by staff prior to the recording of it.
- 2) That a stormwater management and special flood hazard plan be approved according to the Rochelle Municipal Code.
- 3) Appropriate surety per code be provided.

VOTE: 5-0