



# City of Rochelle

---

420 N 6<sup>th</sup> Street  
P.O. Box 601  
Rochelle, IL 61068  
Tele: (815) 562-6161  
Fax: (815) 562-3888

**TO:** David Playman, City Manager

**FROM:** Chris Limas, AICP  
Community Development Director

**DATE:** March 7, 2012

**SUBJECT:** Case PZC-1-12 Rezoning and Preliminary Planned Unit Development Plan and Plat for the Resubdivision of Lot 4 in Caron Ridge Subdivision (Public Hearing)

Applicant: Walter Wayne Development

Location: South side of Illinois Route 38 east of the Caron Ridge Shopping Center

Zoning: B-2, Highway Commercial

Comprehensive Plan: General Commercial

Subdivision Size: 16.73 Acres

Rezoning Size: 6.29 Acres

## **Summary**

On March 5, 2012 the Planning and Zoning Commission conducted a public hearing in regards to a petition by Walter Wayne Development to rezone property located just east of the Caron Ridge Shopping Center from B-2, Highway Commercial, to Planned Unit Development-Commercial (PUD-C) and approval of a Preliminary PUD Plat and Plan. The petitioner is proposing to develop property into a six lot subdivision which will allow for the construction of four retail buildings. Two of the buildings are proposed to be constructed this building season. The building at the southeast corner of the development will contain a new medical facility which will be run by Swedish American Hospital.

## **Rezoning**

Currently the property is zoned B-2, Highway Commercial. As discussions with staff took place, because of the unique layout of the proposed development it was suggested that the property be rezoned PUD-C thus allowing the development to be based on a master plan. This however will require a variance from the current PUD requirements of a minimum development size of 20

acres. The proposed area to be rezoned is 6.29 acres. Staff supports this request and is allowable under Section 110-538 of the Zoning Ordinance. The proposed development is part of a larger development, the Caron Ridge Shopping Center, giving the whole development a size of 16.73 acres. The Commission expressed concerns over the PUD not being at least 20 acres. Staff expressed that because of the proposed layout of the lots, the request was appropriate and a variance should be granted.

As part of their request they are also requesting to be able to develop the property with any allowed uses in the B-2 zoning district.

### **Preliminary PUD Plat**

The Preliminary Plat for this development is a six lot resubdivision of lot 4 of the Caron Ridge Subdivision. Lots 5, 6, 7 and 8 are buildable lots and Lots A and B will be used for stormwater management and contain the stormwater detention facilities. Access easements will be provided to allow access through the lots where needed. There are also easements for a water main, storm sewer and sanitary sewer. All buildable lots meet the minimum size for development in the B-2 zoning classification if developed without a rezoning.

### **Preliminary PUD Plan**

The proposed Preliminary Plan contains four buildings with shared parking. 242 parking spaces are proposed for which 80 are for the existing Sears business in the existing shopping center. The proposed parking configuration will remove 60 spaces that exist. Based on our current parking regulations for a 29,000 square foot development, 171 spaces would be required. They are only proposing 147 for the development. I don't feel that the reduction in the required parking spaces is a problem since the parking will be shared among the four buildings and there is ample parking available in the existing parking lot to the west. Access to the parking spaces will be from the main entrance off of IL Route 38 from an existing aisle or from the existing parking lot to the west of the development. Secondary access to the parking lots will be provided by a secondary entrance to IL Route 38 at the east end of the development that currently exists. There was discussion on concerns about the effects of a new medical facility on the Rochelle Community Hospital. It was pointed out by staff that such a facility could be built with the current zoning and any other property zoned B-2 in the City.

Stormwater management will be handled by the use of an existing detention pond that will be expanded and the construction of a new one along the south property line of the subdivision. As part of the development, a sidewalk along IL route 38 will be provided from the main entrance to the east property line in the right-of-way.

The submitted landscape plan appears appropriate, but staff will wait until the final landscape plan is submitted for further comment.

### **Signage**

Besides the standard signs that will be on the buildings for each tenant, there are two monument signs proposed. The first proposed monument sign will be replacing the existing one and it will

be 21 feet by 14 feet on a 3.66 foot brick base giving the sign an overall height of 25.25 feet. The proposed sign face area is 504 square feet. The current existing sign is approximately 700 square feet and is larger than the maximum square footage of 300 square feet. The current sign appears to meet the maximum height of 26 feet and is located 5 feet from the right-of-way instead of the required 25 feet. Please note that the square footage of both sides of the sign is used in making the sign area calculation. Though the current sign does not meet the current requirements, the proposed replacement sign is smaller than the existing sign. The petitioner at the configuration of this sign may be changing, thus there was minimal discussion on the sign.

The second monument sign proposed would be located by the east entrance of the development along IL Route 38. The proposed sign is to be 400 square feet in size and 22.5 feet tall and located 25 feet from the right-of-way. Except for the proposed size, the sign would meet current sign regulations. Per code each lot is allowed one monument sign which would be four. Since the development proposed is a PUD we can limit the amount of monument signage in the development or require all the signage to be on one or two signs. Since there will be multi tenants in the development and if they are not erecting four signs, it makes sense to combine the tenants on one sign along IL Route 251. If two signs are allowed, staff would recommend that the second sign be no larger than what is currently allowed by code since the replacement sign will be displaying at least, if not more, tenants in the proposed development. The Commission discussed the sign and did not make a recommendation since they voted to deny the petition. Generally though, they felt that the requested signage was too big.

## **RECOMMENDATION**

### **Commission Recommendation**

After reviewing the facts of the hearing, the commission felt that the requested PUD size was too small and voted to **deny** the petition.

**VOTE: 2-3**

### **Staff Recommendation**

After review of the facts of the hearing and for reasons noted in the staff report, Staff finds the petition appropriate and is recommending **approval** of the rezoning of the property from B-2 Highway Commercial to Planned Unit Development – Commercial and the Preliminary Planned Unit Development Plat and Plan for the Resubdivision of Lot 4 in Caron Ridge Subdivision subject to:

- 1) Final Stormwater management plan be approved by staff.

- 2) That a variance be granted to allow a Planned Unit Development to be smaller than 20 acres.
- 3) The final landscaping plan be submitted and revised as need per staff review.
- 4) Final Engineering being approved by staff.
- 5) The Final Plat and Plan being modified where necessary from staff comments prior to recording.
- 6) Posting of required surety prior to the recording of the Final Plat and Plan.
- 7) That all of the B-2 Highway Commercial uses be allowed in this development.
- 8) That the proposed replacement monument sign be allowed.
- 9) That second requested monument sign no larger than what the current sign code allows be approved.