



City of Rochelle

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TO: David Plyman

FROM: Chris Limas, AICP
Community Development Director

DATE: May 9, 2012

SUBJECT: Case PZC-6-12 Resubdivision of Lot 4 in Caron Ridge Subdivision
Final Planned Unit Development (Public Hearing)

Applicant: Sullivans Foods

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

Zoning: PUD-C

Comprehensive Plan: General Commercial

Subdivision Size: 16.73 acres for Development of Caron Ridge
4.48 acres for subdivision

Summary

On May 7, 2012 the Planning and Zoning Commission held a public hearing in regards to a petition by Sullivan's Foods for the approval of the Resubdivision of Lot 4 in the Caron Ridge Subdivision Final Planned Unit Development. The City Council Approved the Rezoning of the subject 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 on March 12, 2012.

The Final Planned Unit Development contains four buildable lots as did the Preliminary Planned Unit Development and one lot for stormwater management. Two buildings are proposed to be constructed this construction season. A building at the southeast corner of the development will contain a new medical facility which will be run by Swedish American Hospital and a building just to the north will be a multi-tenant building.

Part of the proposed parking lot will be constructed in the first phase with access to the parking spaces from the main entrance off of IL Route 38 from an existing aisle or from the existing parking lot. Secondary access to the parking lots will be provided by a

secondary entrance to IL Route 38 at the east end of the development. As proposed before, 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 is appropriate and the petitioner has added landscaped islands in the secondary access drive as well as in the existing parking lot for the original development of the shopping center.

RECOMMENDATION

After review of the fact of the petition, the Planning and Zoning Commission found the Resubdivision of Lot 4 in Caron Ridge Subdivision Final Planned Unit Development in conformance with the approved Preliminary Planned Unit Development Plan and Plat and is recommend **approval** subject to:

- 1) Final Stormwater management plan be approved by staff.
- 2) Final Engineering being approved by staff.
- 3) The Final Plat being modified where necessary from staff comments prior to recording.
- 4) Posting of required surety prior to the recording of the Final Plat.
- 5) That site development review for lots 7 and 9 will be handled administratively.

VOTE: 4-0