



City of Rochelle

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

TO: David Plyman, City Manager

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

DATE: June 7, 2011

**SUBJECT: Case PZC-7-11 Prologis Park Rochelle – Unit Three Preliminary Plat
Case PZC-8-11 Prologis Park Rochelle – Unit Three Final Plat**

Applicant: Prologis

Location: At Northeast Corner of Caron and Steward Road

Zoning: I-2, General Industry

Comprehensive Plan: Industrial / Warehousing

Lot Size: Subdivision Size: 40.08

Summary

On June 6, 2011 the Planning and Zoning Commission reviewed a petition from ProLogis for the approval of a Preliminary and Final Plat of subdivision for Prologis Park Rochelle Unit Three which is located at the Northeast Corner of Caron and Steward Road. The subdivision is a resubdivision of Logisticenter Unit One which was approved by the City in 2004 when the property was owned by DP Partners and in reality is a subdivision that cleans up the loose ends for the Prologis Park Rochelle as it has been developing.

A presentation was made by the engineer for Prologis, James Putman of Jacob and Hefner. He explained their proposal for a subdivision containing the existing DP Partners building which is occupied by Clark Steel, Del Monte and Bay Valley Foods. The subdivision also dedicates right-of-way for the City Rail which currently is on an easement as well as other drainage easements. This subdivision has two outlots which contain the existing stormwater management facilities for Prologis Park Rochelle Unit Two and the proposed Unit Three. All utilities have already been installed and there are no new streets or access drives on the lots.

Staff indicated that the proposed Subdivision is in conformance with the City's Comprehensive Plan, Subdivision and Zoning Ordinance and recommends approval.

The Planning and Zoning Commission reviewed the facts of the petition and after deliberation, agreed with the recommendation of staff.

RECOMMENDATION

The Planning and Zoning Commission finds the Preliminary and Final Plat of subdivision of Prologis Park Rochelle Unit Three in general conformance with the Rochelle Municipal Code and Comprehensive Plan and recommends **Approval**.

VOTE: 7-0



City of Rochelle

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

TO: Planning and Zoning Commission

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

DATE: June 1, 2011

SUBJECT: Case PZC-7-11 Prologis Park Rochelle – Unit Three Preliminary Plat

Applicant: Prologis

Location: At Northeast Corner of Caron and Steward Road

Zoning: I-2, General Industry

Comprehensive Plan: Industrial / Warehousing

Lot Size: Subdivision Size: 40.08

Summary

The petitioner ProLogis has requested the approval of a Preliminary Plat for Prologis Park Rochelle Unit Three Subdivision which is located at Northeast Corner of Caron and Steward Road. The subdivision is a resubdivision of Logisticenter Unit One which was approved by the City in 2004 when the property was owned by DP Partners and in reality is a subdivision that cleans up the loose ends for the Prologis Park Rochelle as it has been developing.

The proposed subdivision contains the existing DP Partners building which is occupied by Clark Steel, Del Monte and Bay Valley Foods. The subdivision also dedicates right-of-way for the City Rail which currently is on an easement as well as other drainage easements. This subdivision has two outlots which contain the existing stormwater management facilities for Prologis Park Rochelle Unit Two and the proposed Unit Three.

All utilities have been already installed and there are no new streets or access drives on to lots. The proposed Subdivision is in conformance with the City's Comprehensive Plan, Subdivision and Zoning Ordinance.

RECOMMENDATION

Staff finds the Preliminary Plat of Prologis Park Rochelle Unit Three in general conformance with the Rochelle Municipal Code and recommends **Approval** subject to:

- 1) That the Final Plat reflect any changes recommended by staff.



City of Rochelle

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

TO: Planning and Zoning Commission

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

DATE: June 1, 2011

SUBJECT: Case PZC-8-11 Prologis Park Rochelle – Unit Three Final Plat

Applicant: Prologis

Location: At Northeast Corner of Caron and Steward Road

Zoning: I-2, General Industry

Comprehensive Plan: Industrial / Warehousing

Lot Size: Subdivision Size: 40.08

Summary

The petitioner ProLogis has requested the approval of a Final Plat for Prologis Park Rochelle Unit Three Subdivision which is located at Northeast Corner of Caron and Steward Road. The subdivision is a resubdivision of Logisticenter Unit One which was approved by the City in 2004 when the property was owned by DP Partners and in reality is a subdivision that cleans up the loose ends for the Prologis Park Rochelle as it has been developing.

The proposed subdivision contains the existing DP Partners building which is occupied by Clark Steel, Del Monte and Bay Valley Foods. The subdivision also dedicates right-of-way for the City Rail which currently is on an easement as well as other drainage easements. This subdivision has two outlots which contain the existing stormwater management facilities for Prologis Park Rochelle Unit Two and the proposed Unit Three.

All utilities have been already installed and there are no new streets or access drives on to lots. The proposed Subdivision is in conformance with the City's Comprehensive Plan, Subdivision, Zoning Ordinance and Preliminary Plat for the subdivision.

RECOMMENDATION

Staff finds the Final Plat of Prologis Park Rochelle Unit Three in general conformance with the Preliminary Plat and recommends **Approval** subject to:

- 1) That the Final Plat reflects any changes recommended by staff prior to the recording of it.

All Petition & Publication Fees shall be paid at time of Application Submittal

PLANNING & ZONING COMMISSION: (Article I Sec 74-34)

Check Petition (s) Requested:

- Petition to Zone or Rezone
- Map Amendment
- Petition to Amend an Ordinance/Text (Sec 110:121 -126)
- XX Petition for Subdivision or Re-subdivide (PRELIMINARY PLAT)
- XX Petition for Subdivision FINAL PLAT
- Petition for (Preliminary) Planned Unit Development (PUD) with CONDITIONAL USE
- Petition for Final Planned Unit Development (PUD)
- Petition for CONDITIONAL USE (SPECIAL USE PERMIT) for: Antennas ART XIV Sec 110:707 ROOF SIGNS (Gen Stds Sec 110: 675)
- Off Premise signs (Sec 110:678 (1) Must be located in same subdivision as the location of business advertised on the off-premise sign in order to apply for a Conditional Use. Signs in Residential Zoning (Sec:110:672) Exemptions)
- Petition to Vacate a Street, R.O.W. or an Alley – Petition of at least 50% of owners must accompany application. Also fees due at time of application of 5¢ or 10¢ per square foot of proposed area (determined by zoning) + appraisal costs. (See special instructions per City Code Article VIII Vacation of Right-of-Way. Fees established by Council Resolution Sec. 82-242.

VARIANCES OF CODES OR SETBACKS OR CODE INTERPRETATION(Article I Sec 74-61thru 68) (Follow Requirements of 110-ART II Div. 3) (Fees Sec 22-455)

- Variance of Municipal Code (Sec 22-454 or Sec:46-40 Art I)
- Variance of Setback(s) Variance of Height
- Variance of ART. II FLOOD HAZARD AREA DEVELOPMENT Sec 46-40
- Variance of Signs ART XIII (Sec 110:661- 679)
- Variance of Article XIV Pro-Diversity Construction Standards (Sec 22:451 - 454 per req. of CHPTR 110 ART II Div 3)
 - Interpretation of: District Use Classification List (Sec 110:291) Interpretation of Unclassified or Unspecified Uses (Sec. 110:10 (4))
- APPLICATION for Appeal of Zoning Administrator or Building Official Decision

FEES MUST BE PAID AT TIME OF SUBMITTAL: EACH Petition is \$150.00 PLUS COST OF Legal Publication Fee (minimum of \$100.00) determined by the number of pages type written on 8 1/2 x 11, font of 12.

No. of petitions applied for: ___ X \$150 each petition = \$_____ + # pages legal for ea. petition @ \$100. ea. _____ = total \$ _____
PLUS WHEN APPLICABLE

Additional Developer Fees per Ord. including Engineering fees, Professional Consultant Fees, Court Reporter Fees, Vacating St., alley or R.O.W. and Preliminary PUD & Subdivision Plat filing fees based on Number of Lots and Courthouse recording fees.

Preliminary PUD Plan & Subdivision Plat Filing Fees are:

X \$350 for 1-20 lots; for more than 20 lots \$350 + \$20 for each lot in addition to 20 lots.

Total Number of Lots (6) Six

Amount due \$350.00.

HOW MANY COPIES are needed: Fill out "1" ORIGINAL Petition (Pages 1-5) and preferably sign it IN BLUE INK & have it notarized and then make **29** copies of the Original petition. Make 29 - (11x17) copies of your detailed Site plan. When required, also submit (6) full size sets of Engineering plans and 3 books of stormwater calculations. Additional drawings may be requested as well as a Sealed Plat of Survey.

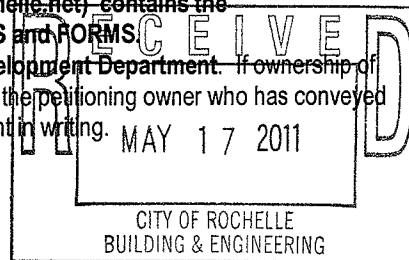
FOR ALL PETITION SUBMITTALS: The Tax Assessors office in Oregon at 815-732-1150 or (Rochelle location at 303 W. Hwy 38, 815-562-6862) can help you with researching the following information for your packet:

- Submit (1) copy of the list of addresses and names of ALL property owners within 250 ft of the outer boundaries of the proposed property.
- Pre- address a 9.5" x 4" legal size envelope for EACH name on the List of Owners within 250' and affix the current postage rate STAMP on each envelope. Please do not use metered postage because it is time dated. Leave the addressed envelopes open to submit to the Community Development office. The City staff will insert the required Public Legal Notice (s) and mail the envelopes.
- Address & add Postage to an envelope(s) to mail to yourself / the Petitioner & / or your Representative.

FOR THE RETURN ADDRESS use: City of Rochelle, Community Development, 420 N. Sixth St. Rochelle, IL 61068

For your convenience, the WEBSITE for the CITY OF ROCHELLE (www.cityofrochelle.net) contains the MUNICIPAL CODE BOOK, ZONING CODES, COMPREHENSIVE PLAN, MAPS and FORMS

NOTE: Any desire to amend or withdraw application must be submitted in writing to the Community Development Department. If ownership of any part of or all of the real property subject to the petition shall change during the pendency of the petition, the petitioning owner who has conveyed said parcel of real property shall be required to immediately advise the Community Development Department in writing.



PETITION FOR PLANNING AND ZONING COMMISSION

Please answer all the questions thoroughly. If the question does not apply, please mark NA -Not Applicable.

DATA OF APPLICANT AND OWNER(S):

TODAYS DATE: May 13, 2011

Table with 3 columns: Field Name, Value, and Contact Info. Rows include Petitioner(s), Mailing Address, Petitioner's Representative, and Property Owner.

SUBJECT PROPERTY INFORMATION: ADDRESS, USE AND ZONING OF PROPERTY & LOCATION

- 1. The petitioner hereby petitions the City of Rochelle for the following property:
a. Legal Description
b. Street Address and Common Location: 501 Steward Road
c. Current Zoning: I-2 General Industry

GENERAL CASE INFORMATION

- 2. a. Describe Reason for Request and Specify Section(s) of Ordinance sought:
b. Are you requesting a CONDITIONAL/SPECIAL USE PERMIT?
c. Are you requesting any variances?

FLOODPLAIN INFORMATION

5. Property is in or near a flood plain. Yes X No Floodplain Elevation: N/A
FLOODPLAIN: Panel Number: N/A Panel Date: N/A

VIOLATIONS OR APPEALS

6. Is the purpose of this application to address an **Ordinance Code Violation**? Yes No
 If yes, what is the violation(s)? N/A

Has a permit been applied for and denied? Yes No N/A
 Was a previous appeal made with respect to these premises? Yes No N/A
 If yes, please explain: _____

COMPREHENSIVE PLAN, IMPACTS & CONFLICTS

7a. What is the Proposed Comprehensive Plan Zoning and Use? I-2 General Industry

b. Is the proposed use in **Conformance with the City's Comprehensive Plan**? X Yes No _____

c. How will the proposed use impact **existing and future** land uses? It will make the property more developable with better access
This re subdivision will correct the current set back violations and allow for the City Rail Right of Way

d. How will the proposed use impact **adjacent** property values? Allows for the City rail to get to the Nippon facility

8. Current Water Supply and Wastewater Treatment (check applicable items):

WASTEWATER Septic System X Sanitary Sewer Other Water: Individual Well X Community Water

Describe Proposal for **future** Water Supply: City of Rochelle

Describe Proposal for **future** Wastewater Treatment -City of Rochelle

9. **TANKS** - Are you aware of any Tanks above or below ground on the property? Yes X No If yes, list number of tanks, size of each and location on property. _____

10. Will any part of **proposed structure or project** be used to house any of the following? Yes No

If yes, check **each** that applies:

- | | | |
|---|---|---|
| <input type="checkbox"/> Flammable Liquids | <input type="checkbox"/> Hazardous Chemicals | <input type="checkbox"/> Above ground Tanks |
| <input type="checkbox"/> Flammable or Fume Hazard Gases | <input type="checkbox"/> Highly Flammable Materials | <input type="checkbox"/> Below ground Tanks |
| <input type="checkbox"/> Dust Producing Machines | <input type="checkbox"/> Paint Dipping or Spraying | |
| <input type="checkbox"/> Storage of Corrosive Liquids | <input type="checkbox"/> OTHER | |

Additional Explanation: Not known at this time

SIGNATURES

11. Please check one: This property is not in a trust. This property is in a trust. (Have Trustee complete this page).

Signature James R. Nass III Date 5-16-11
Name of Trustee (s) Vice President ProLogis

Name of Beneficiaries: _____

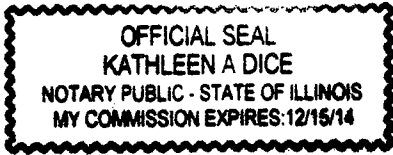
The petitioner has read and completed all of the above information and affirms that it is true and correct.

Petitioner's Signature: James R. Nass III Date: 5-16-11

Petitioner's Signature: _____ Date: _____

Subscribed and sworn to before me this 16th day of May, 20 11

(Seal)



Kathleen A. Dice
Notary Public

I hereby affirm that I am the legal owner (or authorized agent or representative- **Proof Attached**) of the subject property and authorize the petitioner to pursue this petition as described above.

Owner's Signature: James R. Nass III Date: 5-16-11

Owner's Signature: _____ Date: _____

Subscribed and sworn to before me this 16th day of May, 20 11

(Seal)



Kathleen A. Dice
Notary Public