

**ROCHELLE CITY COUNCIL
AGENDA ITEM MEMO
REGULAR MEETING**

SUBJECT: Ordinance Approving the Preliminary and Final Plat of Subdivision for the Property Located 340 and 400 May Mart Drive, Parcels 24-24-127-053 and 24-24-127-05

Staff Contact: Michelle Pease, Community Development Director

Summary: Central Bank Illinois has petitioned to subdivide the property located at 340 May Mart Drive and 400 May Mart Drive, Parcels 24-24-127-053 and 24-24-127-057. The properties are zoned B2 Commercial Highway and total approximately 1.394 acres.

The purpose of subdividing is to combine the Central Bank parcel (#24-24-127-053) with the parking lot portion of the radio station parcel (#24-24-127-057) into one lot. The radio station does not have a need for the entire parking lot and does not want to bear the cost of the needed repairs. Central Bank currently utilizes the radio stations parking lot.

Survey-Tech developed a preliminary and final plat of subdivision on behalf of Central Bank Illinois for a one lot subdivision with easements.

City staff and the Planning and Zoning Commission shall review the preliminary and final plat for conformance with the comprehensive plan, the provisions hereof, and all other applicable City ordinances. Pursuant to 65 ILCS 5/11-12-8, the Planning and Zoning Commission shall recommend or not recommend the approval of the preliminary and final plat within 90 days of the application.

On Monday, August 7, 2023, the Planning and Zoning Commission voted 5-0 to approve the preliminary and final plat for the property located at 340 and 400 May Mart Drive.

Funding Sources:

Source:	Budgeted Amount:	Proposed Expenditure:

Strategic Plan Goal Application: Infrastructure Effectiveness and Improvement.

Recommendation: Approve the proposed preliminary and final plat of subdivision for property located at 340 and 400 May Mart Drive, Parcels 24-24-127-053 and 24-24-127-05.