

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

**SUBJECT:** An Ordinance Approving the Preliminary and Final Plats of Subdivision for 1123 N. 7th Street, PIN 24-13-377-041

**Staff Contact:** Michelle Pease, Community Development Director

**Summary:** The City of Rochelle has petitioned to subdivide the property located at 1123 N. 7th Street. The property is zoned B-2 Commercial Highway.

The purpose is to re-subdivide lots two and three and part of lots one and four of Binz and Davis Subdivision, as well as lot seven and part of lot eight and nine of Tilton Manor Subdivision into a two-lot subdivision. Lot one will be approximately .11 acres, 4,794 square feet. As part of the development agreement, lot one will be less than the Rochelle Municipal Code minimum lot size requirement of 15,000 square feet and will be transferred to the adjacent property owner, Rochelle Hospitality LLC. Also, a 20' ingress/egress to Lot 1 is being dedicated to Rochelle Hospitality. Lot two will be approximately 1.94 acres and will be marketed for future commercial development.

Willett Hofmann and Associates developed a preliminary and final plat of subdivision on behalf of the City of Rochelle for a two-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 4, 2025, the Planning and Zoning Commission voted 4-0, to approve the proposed Preliminary and Final Plat of Subdivision Vagabond located at 1123 N. 7th Street.

**Funding Sources:**

Source:	Budgeted Amount:	Proposed Expenditure:

**Strategic Plan Goal Application:** Incorporate dynamic planning and evaluation in City-wide planning.

**Recommendation:** Consider approving the Preliminary & Final Plat of Subdivision for Vagabond located at 1123 N. 7th Street.