

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

SUBJECT: An Ordinance Approving the Preliminary and Final Plats of Subdivision for 1133 N. 7th Street, PIN # 24-13-377-053

Staff Contact: Michelle Pease, Community Development Director

Summary: Rochelle Hospitality, LLC has petitioned to subdivide the property located at 1133 N. 7th Street. The property is zoned B-2 Commercial Highway.

The purpose is to re-subdivide a portion of two lots into one. The newly subdivided lot will be an exchange of land as per the approved development agreement with the City of Rochelle. This land exchange allows the hotel to build an exterior pool, in conformance with City codes, which is required by the franchise. The access easement to the Condo Association's garbage corral will be eliminated. There is an agreement between the condo and hotel to move the garbage corral to the North side of the building.

Willett Hofmann and Associates developed a preliminary and final plat of subdivision on behalf of Rochelle Hospitality, LLC for a single 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 Rochelle Hospitality, LLC located at 1133 N. 7th Street.

Funding Sources:

| Source: | Budgeted Amount: | Proposed Expenditure: |
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Strategic Plan Goal Application: Incorporate dynamic planning and evaluation in City-wide planning.

Recommendation: Consider approving the Preliminary & Final Plat of Subdivision for Rochelle Hospitality, LLC located at 1133 N. 7th Street.