

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

**SUBJECT:** An Ordinance Rezoning 334 N. 14<sup>th</sup> Street, Parcel 24-23-476-002 From I-2 General Industry to R-4 Multifamily Low Density Residential

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

**Summary:** 334 N. 14th Street, parcel number 24-23-476-002, is a single-family home which is currently zoned I-2, General Industry.

The petitioner is requesting to rezone/amend the zoning map of the subject property from I-2 General Industry to R-4 Multi Family Low Density Residential.

The reason for the request to rezone to an R4 is because the current and past use of the property is single family residential and to secure financial lending to purchase the property, it must be zoned appropriately as residential.

The property is surrounded by I-2 General Industry to the north, south and west and R-4 to the east.

On Monday, April 7, 2025, the Planning and Zoning Commission held a public hearing and voted 6-0 to approve the rezone.

**Funding Sources:**

Source:	Budgeted Amount:	Proposed Expenditure:

**Strategic Plan Goal Application:** Community Engagement and Inclusivity

**Recommendation:** Approve the rezone for the property located at 334 14<sup>th</sup> Street.