

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

SUBJECT: Ordinance Approving the Preliminary & Final Plat of Subdivision for the property located at 15th Street and 8th Avenue, Parcel # 24-23-401-020.

Staff Contact: Michelle Pease, Community Development Director

Summary: Haywell, LLC has petitioned for a preliminary and final plat of subdivision for the property located at Parcel # 24-23-401-020, which is located on 8th Avenue. The property is zoned I-1, Light Industry.

The purpose is to create a one lot subdivision for the development of a self-storage facility with 6 units.

Fehr Graham developed a preliminary and final plat of subdivision on behalf of Haywell, LLC for a single lot subdivision with easements.

Staff finds the preliminary and final plat of subdivision in general conformance with the Rochelle Municipal Code and recommends approval, subject to the following:

- 1) Final Stormwater management plan be approved by staff.
- 2) Final Engineering be approved by staff.
- 3) The Final Plat being modified where necessary from staff comments prior to recording.
- 4) Posting of required surety prior to the recording of the Final Plat.

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, June 6, 2022, the Planning and Zoning Commission voted 7 to 0 to approve the Preliminary & Final Plat of Subdivision for property located at 15th Street and 8th Avenue, Parcel # 24-23-401-020.

Funding Sources:

Source:	Budgeted Amount:	Proposed Expenditure:

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

Recommendation: Approve the Preliminary & Final Plat of Subdivision for property located at 15th Street and 8th Avenue, Parcel # 24-23-401-020.