

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

SUBJECT: An Ordinance approving the Preliminary and Final Plats of the Rochelle Business and Technology Park, Phase 3

Staff Contact: Michelle Pease, Community Development Director

Summary: The City of Rochelle has petitioned to subdivide the property located at Parcel #25-17-300-025 and #25-17-300-026. The parcels are zoned B-2 Commercial Highway.

The purpose of the preliminary and final plat of subdivision is to change the property lines for future development.

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 3, 2026, the Planning and Zoning Commission voted 5-0 to approve the preliminary and final plats.

Funding Sources:

Source:	Budgeted Amount:	Proposed Expenditure:

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

Recommendation: Approve an ordinance to approve preliminary and final plats.