

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

SUBJECT: An Ordinance Approving the Preliminary & Final Plat of Subdivision for the Properties Located on Lida Lake Lane with Parcels #24-26-127-015 & 24-36-128-005

Staff Contact: Michelle Pease, Community Development Director

Summary: New Directions Housing Corporation have petitioned to subdivide the property located at Lake Lida Lane, Parcel # 24-36-127-015 and 24-36-128-005. The property is zoned R-5 Multi Family High Density Residential and is approximately 5.7 acres.

The purpose of subdividing is to combine the two parcels into one for a residential multi-family housing development. The proposed development is for a two-story building with 30 units. New Directions Housing Corporation is an Illinois non-profit 501(c)(3) tax-exempt charitable corporation that was formed in 1994 whose sole purpose is: “to provide high quality affordable housing to households who would otherwise be unable to afford safe and decent housing without undue hardship.”

Fehr Graham developed a preliminary and final plat of subdivision on behalf of New Directions Housing Corporation for a one 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, March 7, 2022, the Planning and Zoning Commission voted 4-0, with two members abstaining to approve the proposed Preliminary and Final Plat of Subdivision for Lake Lida Lane, Parcel # 24-36-127-015 and 24-36-128-005.

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 Lake Lida Lane, Parcel # 24-36-127-015 and 24-36-128-005.