

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

SUBJECT: Ordinance Approving the Preliminary and Final Plat of Subdivision for the Property Located at 450 Coronado Drive- PIN # 25-18-378-001

Staff Contact: Michelle Pease, Community Development Director

Summary: Rochelle Crossings LLC has petitioned to subdivide the property located at 450 E. Coronado Drive, Parcel 25-18-378-001. The property is zoned PUD, Planned Unit Development and is approximately 2.62 acres.

The purpose of subdividing is to divide the existing 2.62-acre lot into two parcels. The first lot (lot 7A) will remain with the existing clinic building, which will eventually be repurposed. This lot will become a 1.71-acre lot. The second lot (lot 7B) will be a .91-acre lot and will be sold off for development. Both lots meet the minimum required lot area of 15,000 sq. ft.

Fehr Graham developed a preliminary and final plat of subdivision on behalf of Rochelle Crossings LLC for a two-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, October 2, 2023, the Planning and Zoning Commission voted 4-0 to approve the preliminary and final plat of subdivision for 450 Coronado Drive.

Funding Sources:

Source:	Budgeted Amount:	Proposed Expenditure:

Strategic Plan Goal Application: Economic and Business Development

Recommendation: Approve the proposed preliminary and final plat of subdivision for 450 Coronado Drive.