

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

SUBJECT: Ordinance Approving the Preliminary and Final Plat of Subdivision for the Property Located at 400-420 Willis Ave, Rochelle, Illinois with Parcel Numbers 24-36-127-003; 24-36-127-004; 24-36-127-005

Staff Contact: Michelle Pease, Community Development Director

Summary: Willis Senior Lofts Limited Partnership have petitioned to subdivide the property located at 400 – 420 Willis Avenue, Parcels 24-36-127-003; 24-36-127-004; 24-36-127-005. The property is zoned R-5 Multi Family High Density Residential and is approximately 2.037 acres.

The purpose of subdividing is to combine the three parcels into one for a multi-family senior housing development for those aged 55 and older. The proposed development is for a four-story building with 60 units. This development is an allowable use within the R-5 Multi Family High Density Residential and only a subdivision is required.

Manhard Consulting developed a preliminary and final plat of subdivision on behalf of Willis Senior Lofts Limited Partnership 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, June 5, 2022, the Planning and Zoning Commission voted 7-0 to approve the preliminary and final plat of subdivision for Willis Senior Lofts.

Funding Sources:

Source:	Budgeted Amount:	Proposed Expenditure:

Strategic Plan Goal Application: Community Engagement & Inclusivity- Expand the variety of housing options.

Recommendation: Approve the proposed preliminary and final plat of subdivision for the Willis Senior Lofts.