



City of Rochelle

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TO: Dave Plyman, City Manager
FROM: Kip Countryman
Building Inspector
DATE: April 27, 2015
SUBJECT: Case PZC-4-15 Rochelle Hospital Subdivision

Applicant: Rochelle Hospital
Location: 900 N Second St.
Zoning: R-4 Multi-Family Low Density Residential
Comprehensive Plan: R-4 Multi-Family Low Density Residential
Lot Size: 2.3 Acres

Summary:

The petitioner has purchased 4 properties adjacent to the subject property, and has begun to demolish a total of 5 properties to begin development of the property. The petitioner has submitted a preliminary and final plat of subdivision for the property to subdivide 10 properties into one, eliminate past easements granted to the City, and plat new easements required for future development. The property is located between N 2nd St. and N 3rd St., from 8th Avenue to 10th Avenue in Rochelle Illinois. The applicant has in the past, applied for a special use for the property to allow expansion of the campus for health care services. The preliminary and final plat is consistent with the special use granted by the City of Rochelle.

On May 4, 2015 the Planning and Zoning Commission held a public hearing to review the petition of Rochelle Hospital. Noah Carmichael with Fehr Graham and Mark Battie with the Rochelle Hospital were present to answer any questions.

Recommendation:

After review of the facts, the Planning and Zoning Commission finds that by submitting a preliminary and final plat of subdivision, the property will now have one lot, instead of 10, the subdivision will comply with the subdivision ordinance adopted by the City of Rochelle, and the current use of the property will create a campus for the special use granted by the City of Rochelle for Health Care Services consistent with the comprehensive plan, and is recommending approval of the preliminary and final plat.

Vote: 4-0