

Mr. David Plyman
City Manager
City of Rochelle
420 N. 6th Street
Rochelle, IL 61068

Re: Quest Subdivision

Dear Mr. Plyman:

My client, Diana Quest, would like to go forward with her petition to subdivide the property located at the intersection of Main Street and First Avenue. In discussions with City staff, and because of the small nature of this subdivision, my client would like certain variances from the provisions normally applicable to subdivisions. By way of responding to comments from City Staff, my client proposes the following.

1. *Right-of-Way not previously dedicated along 1st Avenue and Main Street shall be clearly dedicated.* My client agrees to dedicate to the City portions of the property that Main Street and 1st Avenue currently lie on. This will have the effect of squaring the lots and providing the City the requested right-of-way dedication.
2. *Additional 8' right-of-way along west side of Main Street.* My client requests a variance from granting this additional right-of-way.
3. *Floodplain line and base flood elevation for the 100 year event not delineated.* The most current version of the plat contains the floodplain lines and the base flood elevation for the 100 year event. My client requests a variance from the requirement of additional easement as the result of the property lying within a special flood hazard area, if any.
4. *Provisions for stormwater management not identified.* My client requests a variance from such provisions. It is my understanding that you have no objection to this, so long as stormwater management provisions are identified for the lot being developed prior to commencing any additional construction on a particular lot.
5. *Shared access shall be maintained lots 1, 2, and 4.* My client proposes to maintain the current access point along Main Street as access for Lot 4, and does not believe this requires a variance, but if it does, she would request it. The other lots currently have access points along 1st Avenue.

6. *Drainage easement to be increased by 15' along the north side of Kyte River.* My client will agree to the additional 15' easement for drainage purposes. However, my client requests that such easement not cross the current building located on Lot 3. To that extent, my client requests a variance for those sections not granted as an easement.
7. *Stormwater drainage easements not provided.* My client requests a variance from providing stormwater drainage easements at this time. It is my understanding that you have no objection to this variance, so long as the easements are provided on any given lot prior to the commencing of additional construction on said lot.
8. *Sidewalks to be installed along Main Street.* My client requests a variance from constructing any sidewalk along Main Street. In exchange for this, my client will grant an easement to the City across Lot 1 and Lot 4 adjacent to Main Street for the purposes of constructing a future sidewalk.
9. *Surety, for all public improvements.* My client is not constructing any public improvement or infrastructure as part of this subdivision. Therefore, no surety is required of my client.
10. *All necessary building set back lines not shown.* The current plat shows the necessary building set back lines, as required by the City.
11. *Minimum depth and square footage met for zoning.* The property is not being re-zoned. However, the depths and square footages do meet the requirements of the current zoning.
12. *Adjacent right-of-way shall be clearly identified and dimensioned on the Plat.* The current plat conforms to this request, as required by the City.
13. *Identify the various lines on the preliminary plat.* The current plat conforms with this request, as required by the City.
14. *Identify and label existing utilities on the preliminary plat.* My client requests a variance from providing this information on the plat due to the costs required to identify the existing utilities.
15. *Check list for preliminary plat must be followed.* It is my understanding that the check list for the preliminary plat has been complied with, with exception only of the requested variances.
16. *Easement certificates must be provided on the plat.* The current plat contains easement certificates for all of the easements requested, except for those for which my client is seeking a variance.

My client would like to propose the property be subdivided per the plat, and asks that the City Council grant the variances detailed above in order to comply with the City's Municipal Code and still maintain the feasibility of subdividing this property.

Sincerely,

SPENCER HAYDEN