



# City of Rochelle

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**TO: Dave Plyman City Manager**

**FROM: Kip Countryman  
Building Inspector**

**DATE: May 3, 2016**

**SUBJECT: Case PZC-2-16 City of Rochelle Golf Course Subdivision**

Applicant: City of Rochelle/ Rochelle Park District

Location: 531 S. Seventh St.

Zoning: R-1 Single Family Residential

Comprehensive Plan: Moderate Density Residential

Lot Size: 72.86 acres

## **Summary**

The Petitioner is requesting to subdivide 1.433 Acres of the original 72.86 Acres of the Rochelle Golf Course Subdivision. The petitioner is requesting to Re Zone the property to B-2 Commercial and separate the restaurant portion of the property from the golf course. The petitioner has submitted a preliminary and final plat showing the locations of the buildings on one lot.

The current use of the property is Recreational; it is surrounded by S 7<sup>th</sup> St B-2 Commercial on the West, R-5 Multi Family Residential North and East, and Residential 1 Single Family on the South.

The petitioner states that separating the Golf Course from the restaurant allows for a potential buyer to acquire the restaurant, and the petitioner to keep the golf course use. Rezoning the property to B-2 Commercial will allow for the restaurant use.

According to Section 86-37, and 86-47 of the Rochelle Municipal Code in regards to preliminary and final plat, any proposed changes need to be recommended for approval to City Council by the Planning and Zoning Committee.

## **RECOMMENDATION**

After review of the facts, the Planning and Zoning Commission finds that since the primary use of the property will stay the same, re-subdividing the restaurant portion of the property will allow for a prospective buyer to purchase only the restaurant.

Staff finds that rezoning the property to B-2 Commercial highway is consistent with the use of the property, and the comprehensive plan.

Staff finds the petitioner has proposed adequate parking for the proposed use, buffer yards consistent with the current zoning, and approved the preliminary and final plat, and re zoning the property to B-2.

**Vote 4-0**