



# City of Rochelle

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**TO: David Plyman, City Manager**

**FROM: Chris Limas, AICP  
Community Development Director**

**DATE: June 20, 2012**

**SUBJECT: Chapter 86 Code Modification**

On July 6, 2010 the Planning and Zoning Commission reviewed proposed changes to Chapter 86 Subdivisions at a public hearing and recommended approval by a vote of 5-0. The goal was to update the subdivision code to what the current standards are, that is being used by staff since the existing code was obsolete. Also, staff wanted to make the code more easily readable.

After the Planning and Zoning Commission made their recommendation, the City Council reviewed the proposed changes as a discussion item. It was also reviewed at a committee meeting, and at a meeting with interested parties.

The following is a summary of the changes:

**Section 86-1 Definitions** – Added a definition for a shared use path. This was recommended at the June PZC meeting.

**Section 86-1 Definitions** – Updated the definitions for the types of streets which include frontage road, local, arterial, collector, and residential collector.

**Section 86-1 Definitions** – Defined items that are used throughout the chapter such as the comprehensive plan, RMU master plans, the official zoning map, and what a subdivider and developer is.

**Article II. Procedures** – Further defined who must follow the procedures of this chapter.

**Section 86-59 Minor Subdivisions** – Allowing the approval of a Minor Subdivision by staff.

**Preliminary, Final Plats and Engineering** – Further defined what master plan must be followed in developing a preliminary plat, final plat and engineering.

**Section 86-126 Street Improvements** – Updated the street improvement requirements and standards to what current requirements are.

**Section 86-127 Storm Sewer Improvements** – Updated the storm sewer improvement requirements and standards to what current requirements are.

**Section 86-239 Calculation of Contribution in Lieu of Park and Open Space Acreage** - Changed the school and park donation section to be more user friendly.