



# City of Rochelle

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**TO:** David Plyman, City Manager  
**FROM:** Chris Limas, AICP  
Community Development Director  
**DATE:** January 8, 2013  
**SUBJECT:** Case PZC-1-13 Harms Subdivision Preliminary and Final Plat

Applicant: Arlen Harms  
Location: 571 S. Main  
Zoning: R-5, Multifamily High Density  
Comprehensive Plan: Medium Density Multi-Family  
Lot Size: Subdivision Size: .5 acres

## **Summary**

On January 7, 2013 the Planning and Zoning Commission reviewed the petition of Arlen Harms for the Harms Subdivision. The Petitioner is proposing a two lot subdivision which is made up of an existing lot and a lot purchased from the City that use to be an old well site. Lot 1 contains an existing house and lot 2 contains a shed. Both lots meet the R-5 requirements except for the corner side setback (Main Street) which is shown as 9.3 feet and is legally non-conforming for which 20 feet is required. The shown setback lines on lot 2 meet the R-5 requirements. A few residents gave testimony in regards to a fence located on the east property line that they felt was on their property not the subject property. This will be determined upon the setting of the final property pins if the subdivision is approved.

## **RECOMMENDATION**

After review of the facts of the case, the Planning and Zoning Commission found the Preliminary and Final Plat of the Harms Subdivision in general conformance with the Rochelle Municipal Code and recommended **Approval** subject to:

- 1) That the Final Plat reflects any changes recommended by staff prior to the recording of it.
- 2) That a stormwater management and special flood hazard plan be approved according to the Rochelle Municipal Code upon the development of lot 2.
- 3) Appropriate surety per code be provided.

**VOTE:** 5-0