



City of Rochelle

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TO: Dave Plyman
FROM: Kip Countryman
Building Inspector

DATE: July 17, 2015

SUBJECT: Case PZC-6-15 Rochelle Hospital Vacation of Alley and Easement

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 Planning and Zoning Commission will hold a public hearing on July 27th, 2015 at 6:00 P.m. to discuss a vacation of alley, and utility easement as part of the Final Plat for the Rochelle Hospital Subdivision.

The petitioner has submitted a preliminary and final plat of subdivision for the property to subdivide 10 properties into one, eliminate past easements, and alleys 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. Attached is the preliminary, Final Plat, and the Planning and Zoning Commission must recommend vacation of any alleyway, and or easement to City Council. Staff has reviewed the Plats, and finds no reason to require the alleyway, or easement in the future.

Recommendation:

After review of the facts, staff recommends approval of the vacation of utility easement, and vacation of alley.