



**Community Development
Building Division**

417 N. 6th St., Box 601, Rochelle, IL 61068
815-561-2022 Fax: 815-562-4178
kcountrymen@rochelleil.us

TO: Dave Plyman City Manager
FROM: Kip Countryman
Building Inspector
DATE: August 2, 2016
SUBJECT: Case PZC-9-16 Amendment to the Zoning Ordinance

Applicant: Alan and Marge Schilling
Location: 501-503 S Ninth St.
Zoning: R-3 Single Family High Density Residential
Comprehensive Plan: Moderate Density Residential

Summary

On August 1, 2016 the Planning and Zoning Commission reviewed the petition of Alan and Marge Schilling. The petitioner is requesting a zoning change for the property located at 501-503 S Ninth St. The property was originally built as a duplex, the property to the south is also a duplex, and the street to the south known as Avenue E has the zoning designation of R-4 Multi-Family Low Density Residential. The petitioner is selling the property, and the lending agent will not provide the buyer financing due to the legal non-conforming status. The property is surrounded by a residential duplex on the South, a single family residential on the north, B-2 zoning on the East, and residential to the west.

According to Section 110-125 (5) the planning and zoning commission shall hold a public hearing and shall, recommend one of three action, approval, denial, or conditional approval to change the zoning of a property.

RECOMMENDATION

After review of the facts, the Planning and Zoning Commission feels that since the building was originally built as a duplex, the zoning change will not endanger the public health,

safety, morals, comfort, and general welfare; is consistent with the land use plan, nor will it diminish or impair property value in the neighborhood, will not impede normal and orderly development of the surrounding property for uses permitted in the district, and the use conforms to the applicable regulations of the district in which it is located, and is recommending the zoning of the property be changed to R-4 Multi- family low density residential.

Vote: 4-0