



AGENDA
CITY OF ROCHELLE
PLANNING & ZONING COMMISSION
MEETING

Monday, March 02, 2026 at 6:00 PM

City of Rochelle Council Chambers—420 North 6th Street, Rochelle, IL 61068

- I. **CALL TO ORDER:**
- II. **ROLL CALL:**
- III. **APPROVE/ACCEPT MINUTES:**
 - [1.](#) 12-01-2025 Planning and Zoning Commission Meeting Minutes
- IV. **PUBLIC COMMENTARY:**
- V. **COMMISSIONER COMMENTS:**
- VI. **BUSINESS ITEMS:**
 - [1.](#) PZC-01-26 Petition of Eugene Judge for a proposed Special Use for a car wash in a PUD zoning district for the property located at 25-18-378-002. (Public Hearing and Action).
- VII. **DISCUSSION ITEMS:**
- VIII. **ADJOURNMENT:**

Anyone interested in participating in public commentary remotely should contact Michelle Knight at mknight@rochelleil.us or call 815-562-6161 to make arrangements.



MINUTES
CITY OF ROCHELLE
PLANNING & ZONING COMMISSION

Monday, December 01, 2025 at 6:00 PM

City of Rochelle Council Chambers—420 North 6th Street, Rochelle, IL 61068

- I. **CALL TO ORDER:** The meeting was called to order at 6:01 p.m.
- II. **ROLL CALL:** Present were Commissioners Hickey, McKibben, Bowerman, Charnock and Wolter. Absent: Colwill. Myers joined the meeting at 6:07 p.m. Non-voting Commissioners Absent were: Tenggren and Barber. Also present were Michelle Pease and City Attorney Dominic Lanzito.
- III. **APPROVE/ACCEPT MINUTES:** Charnock moved, seconded by Bowerman, **"I move the minutes of the October 6, 2025 Planning and Zoning Commission meeting as presented be approved."** Ayes: Hickey, McKibben, Bowerman, Charnock and Wolter. Nays: None. Motion carried 5-0.
- IV. **PUBLIC COMMENTARY:** None
- V. **COMMISSIONER COMMENTS:** None
- VI. **BUSINESS ITEMS: PZC-14-25 Petition of Stash Holdings Corp. for a proposed Special Use for an adult use cannabis infuser organization for the property located at 600 N. 15th Street.** Pease stated that a notice was published in the paper and property owners were notified. Motion made by McKibben, seconded by Hickey, **"I move the Planning and Zoning Commission open the Public Hearing regarding the proposed special use for the property located at 600 N. 15th Street."** Ayes: Hickey, McKibben, Bowerman, Charnock and Wolter. Nays: None. Motion carried 5-0. Chairman Wolter requested public testimony be sworn for those who were speaking. The petitioner is seeking a special use permit for a proposed adult use cannabis infuser organization. The subject property is zoned I2, General Industrial and is located at 600 N. 15th Street. Sec. 110-160, District Use Classification List, adult use cannabis infuser organization or infuser requires a special use in an I2 zoning district. Section 110-750 Adult Use Cannabis:
 - 7. *Adult-Use Cannabis Infuser Organization: In those zoning districts in which an Adult-Use Cannabis Infuser organization may be located, the proposed facility must comply with the Following:*
 - 7.1 *Facility may not be located within 200 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.*
 - 7.2 *Facility may not be located in a dwelling unit or within 200 feet of the property line of a preexisting property zoned or used for residential purposes.*
 - 7.3 *At least 75% of the floor area of any tenant space occupied by an infusing organization shall be devoted to the activities of the infusing organization as authorized by the Act. Facility may not conduct any sales or distribution of cannabis other than as authorized by the Act.*
 - 7.4 *For purposes of determining required parking, said facilities shall be classified as commercial and/ or industrial per Article XII Schedule of Off-Street Loading and Parking Requirements of the City of Rochelle Municipal Code, provided, however, that the City may require that additional parking be provided as a result of the analysis completed through Article II, Division 2 Adult-Use Cannabis: Conditional Use) herein.*
 - 7.5 *Petitioner shall file an affidavit with the City affirming compliance with Article II, Division 2 as provided herein and all other requirements of the Act.*
 Staff is presenting the special use for an adult use cannabis infuser organization located at 600 N. 15th Street, subject to submission of a security plan approved by the City of Rochelle Chief of Police. Pat Clancey with Dinsmore, Legal Counsel for Stash Holdings Corp., was present to answer questions. Motion made by Hickey, seconded by Bowerman, **"I move the Planning and Zoning Commission close the Public Hearing."** Ayes: Hickey, McKibben, Myers, Bowerman, Charnock and Wolter. Nays: None. Motion carried 6-0.

Findings: Special Use

1. Is the proposed use allowed in the proposed zoning district, but only with a special use permit?

Yes: 6 No:

Explanation: Yes, it is allowed under Section 110-160 of the District Use Classification, as a Special Use. The Facility meets the setback requirements, as it is more than 200 feet from any residential lot line and meets all other setback requirements. Survey was provided.

2. Is the proposed special use detrimental or dangerous to public health?

Yes: _____ No: 6

3. Will the proposed special use impair property value in the neighborhood?

Yes: _____ No: 6

4. Will the proposed special use impede the normal development of the surrounding properties?

Yes: _____ No: 6

5. Will the proposed special use:

- (a) impair light and air to adjacent property;
- (b) congest public streets;
- (c) increase the risk of fire;
- (d) substantially diminish property values within the vicinity; or
- (e) endanger the public health?

Yes: _____ No: 6

Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council: That the Petitioner be granted a special use permit for the proposed use at the Subject Property, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code: Subject to submission of a security plan approved by the City of Rochelle Chief of Police. Motion made by Bowerman, seconded by Charnock, **“I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed special use for the property located at 600 N. 15th Street, based on the report of findings.”** Ayes: Hickey, McKibben, Myers, Bowerman, Charnock and Wolter. Nays: None. Motion carried 6-0.

VII. **DISCUSSION ITEMS:** None

VIII. **ADJOURNMENT:** Motion made by McKibben, seconded by Hickey, **“I move to adjourn the regularly scheduled meeting of the Planning and Zoning Commission of December 1, 2025.”** Motion carried by voice vote 6-0. The Planning and Zoning Commission adjourned at 6:33 p.m.

Michelle Knight/Michelle Pease
Community Development



PLANNING & ZONING COMMISSION
REPORT OF FINDINGS

Date: March 2, 2026
Case No.: PZC-01-26
Applicant: Eugene Judge
Address: Parcel # 25-18-378-002

Narrative:

The petitioner is seeking a proposed special use permit for a car wash. The subject property is zoned PUD, Planned Unit Development and is located at parcel #25-18-378-002. This parcel is a vacant lot, is .91 acres and is located next to 450 Coronado Drive.

Article VII – Planned Unit Developments

Sec. 110-251 – Objectives. The PUD, as a subdivision of land, is intended to encourage improved design in the development of land by providing relief from traditional zoning requirements which may cause undue hardship or complication for desirable but unconventional development, and to establish standards and procedures for the issuance of a special use permit (section 110-31, special uses) for a PUD in order to achieve the following objectives:

- 1. To stimulate creative approaches to residential, commercial and industrial development of land.
2. To provide for more efficient use of land.
3. To preserve or enhance natural features and provide open space areas.

Sec. 110-252. - Modification of district regulations.
Sec. 110-253. - General standards and criteria for PUDs.
Sec. 110-254. - Permitted uses and density.

After a duly noticed public hearing, the City of Rochelle Planning & Zoning Commission will consider all the relevant evidence presented at said hearing on March 2, 2026.

Staff recommends:

Staff is presenting the special use for a car wash in a PUD located at parcel 25-18-378-002.

Findings:

- 1. Is the proposed use allowed in the proposed zoning district, but only with a special use permit?

Yes: _____ No: _____

Explanation: _____

If the answer to any of the following questions is "Yes", then the Commission should recommend that the City Council deny the petition for a special use permit. If the answer to all of the following questions is "No", then the Commission may recommend that the City Council approve or deny the petition for a special use permit. Each question should state an answer and give an explanation. If the answers to all of the questions is "No", but the Commission votes to recommend denying the petition, the Commission should provide an explanation as to why.



PLANNING & ZONING COMMISSION
REPORT OF FINDINGS

- 2. Is the proposed use detrimental or dangerous to public health?
Yes: _____ No: _____
Explanation: _____
- 3. Will the proposed use impair property value in the neighborhood?
Yes: _____ No: _____
Explanation: _____
- 4. Will the proposed use impede the normal development of the surrounding properties?
Yes: _____ No: _____
Explanation: _____
- 5. Will the proposed use:
 - (a) impair light and air to adjacent property;
 - (b) congest public streets;
 - (c) increase the risk of fire;
 - (d) substantially diminish property values within the vicinity; or
 - (e) endanger the public health?
 Yes: _____ No: _____
Explanation: _____

Recommendation:

Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council that:

_____ That the Petitioner be granted a special use permit for the proposed use at the Subject Property, without conditions other than the other applicable requirements of the Rochelle Municipal Code.

_____ That the Petitioner be granted a special use permit for the proposed use at the Subject Property, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code:

_____ That the Petitioner be denied a special use permit for the proposed use at the Subject Property. If this is based on any reason other than a "Yes" response above, the Planning and Zoning Commission explains as follows:

Passed by the Planning & Zoning Commission: _____

Vote: **Ayes:** _____ **Nays:** _____ **Abstain:** _____