



AGENDA
CITY OF ROCHELLE
PLANNING & ZONING COMMISSION
MEETING

Monday, October 05, 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.](#) Planning and Zoning Commission Meeting Minutes 08-03-2026
- IV. **PUBLIC COMMENTARY:**
- V. **COMMISSIONER COMMENTS:**
- VI. **BUSINESS ITEMS:**
 - [1.](#) PZC-08-26 Petition of Rochelle Wrestling Club for a proposed Special Use for an indoor athletics facility for a wrestling club in a B2 zoning district for the property located at 1135 Lincoln Hwy. (Public Hearing and Action).
- VII. **DISCUSSION ITEMS:**
- VIII. **ADJOURNMENT:**



MINUTES
CITY OF ROCHELLE
PLANNING & ZONING COMMISSION

Monday, August 03, 2026 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 6:00 p.m.
- II. ROLL CALL:** Present were Commissioners Bowerman, Charnock, McKibben, Myers, and Tenggren. Absent: Wolter and Hickey. Also present were Michelle Pease, Michelle Knight and City Attorney Dominic Lanzito.
- III. APPOINT PRO TEM CHAIR:** Myers moved, seconded by Tenggren, **“I move to appoint Claude McKibben as acting Pro Tem Chair.”** Ayes: Bowerman, Charnock, Myers, Tenggren and McKibben. Nays: None. Motion carried 5-0.
 McKibben requested public testimony be sworn for those who were speaking.
- IV. APPROVE/ACCEPT MINUTES:** Charnock moved, seconded by Tenggren, **“I move the minutes of the July 6, 2026 Planning and Zoning Commission meeting as presented be approved.”** Ayes: Bowerman, Charnock, Myers, Tenggren and McKibben. Nays: None. Motion carried 5-0.
- V. PUBLIC COMMENTARY:** None
- VI. COMMISSIONER COMMENTS:** None
- VII. BUSINESS ITEMS: PZC-06-26 Petition of 200 Standard Oil LLC for a proposed special use for an oil recycling facility located at 200 N. Standard Oil Rd.** Pease stated that a notice was published in the paper and property owners were notified. Motion made by Bowerman, seconded by Myers, , **“I move the Planning and Zoning Commission open the Public Hearing regarding the proposed special use for 200 Standard Oil LLC for an oil recycling facility located at 200 N. Standard Oil Road.”** Ayes: Bowerman, Charnock, Myers, Tenggren and McKibben. Nays: None. Motion carried 5-0. The petitioner is seeking a proposed special use permit to operate an oil recycling facility. The subject property is zoned I-2 General Industrial and is located at 200 N. Standard Oil Drive, Parcel 24-25-283-006. Sec. 110-160, District Use Classification List, a recycling center requires a Special Use. The proposed use will utilize an existing industrial property. Any future site improvements, outdoor storage, screening, lighting, fencing, signage, or building modifications shall comply with the requirements of the Rochelle Municipal Code and any applicable building, fire, and environmental codes. Jason Wiesbrock with Spaceco, representing the petitioner, was present to answer questions. Commissioners asked about the number of tanks and how many gallons of oil per tank. There will be 4 tanks that will hold approximately 50,000 gallons per tank. Charnock asked about a containment wall. Mr. Wiesbrock stated there would be a containment wall and that this facility will be regulated by the EPA. Pease stated that there will be a development agreement to phase in the municipal code requirements of the property. No members of the audience testified. Motion made by Myers, seconded by Charnock, **“I move the Planning and Zoning Commission close the Public Hearing.”** Ayes: Bowerman, Charnock, Myers, Tenggren and McKibben. Nays: None. Motion carried 5-0.

Findings:

1. Is the proposed use allowed in the proposed zoning district, but only with a special use permit?
 Yes: 5 No: _____
2. Is the proposed use detrimental or dangerous to public health? Yes: _____ No: 5
3. Will the proposed use impair property value in the neighborhood? Yes: _____ No: 5
4. Will the proposed use impede the normal development of the surrounding properties? Yes: _____ No: 5
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: 5

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 development at the Subject Property, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code: The developer will be required to develop the property according to the Rochelle Municipal Code with a development agreement that addresses code requirements in a phased approach that is approved by City Council. Motion made by Charnock, seconded by Bowerman, **“I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed special use for 200 Standard Oil LLC for an oil recycling facility located at 200 N. Standard Oil Road, based on the report of findings.”** Ayes: Bowerman, Charnock, Myers, Tenggren and McKibben. Naves: None. Motion carried 5-0.

PZC-07-26 Petition of the City of Rochelle for a proposed Preliminary and Final Plat for parcels 25-17-300-025 and 25-17-300-026. Pease stated that a notice was published in the paper and property owners were notified. Motion made by Bowerman, seconded by Charnock, **“I move the Planning and Zoning Commission open the Public Hearing regarding the proposed preliminary and final plat for the City of Rochelle for parcels 25-17-300-025 and 25-17-300-026.”** Ayes: Bowerman, Charnock, Myers, Tenggren and McKibben. Naves: None.

Motion carried 5-0. The City of Rochelle has petitioned to subdivide the property located at Parcel #25-17-300-025 and #25-17-300-026. The parcels are zoned B-2 Commercial Highway. The purpose of the preliminary and final plat of subdivision is to change the property lines for future development. City staff and the Planning and Zoning Commission shall review the preliminary and final plat for conformance with the comprehensive plan, the provisions hereof, and all other applicable City ordinances. Pease explained that lot 6 had to be increased in size for a potential hotel development and an easement was vacated to keep the size of lot 7 large enough to be a viable lot for additional future development. No public members of the audience testified. Motion made by Myers, seconded by Bowerman, **“I move the Planning and Zoning Commission close the Public Hearing.”** Ayes: Bowerman, Charnock, Myers, Tenggren and McKibben. Naves: None. Motion carried 5-0.

Findings:

1. Is the proposed subdivision allowed in the proposed zoning district? Yes: 5 No: _____
2. Is the proposed subdivision detrimental or dangerous to public health? Yes: _____ No: 5
3. Will the proposed subdivision impair property value in the neighborhood? Yes: _____ No: 5
4. Will the proposed subdivision impede the normal development of the surrounding properties?
Yes: _____ No: 5
5. Will the proposed subdivision:
 - (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: 5

Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council that the Petitioner be granted a subdivision for the proposed use at the Subject Property, without conditions other than the other applicable requirements of the Rochelle Municipal Code. Motion made by Myers, seconded by Tenggren, **“I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed preliminary and final plat for the City of Rochelle for parcels 25-17-300-025 and 25-17-300-026, based on the report of findings.”** Ayes: Bowerman, Charnock, Myers, Tenggren and McKibben. Naves: None. Motion carried 5-0.

VIII. DISCUSSION ITEMS: None

- IX. ADJOURNMENT:** Motion made by Charnock, seconded by McKibben, **“I move to adjourn the regularly scheduled meeting of the Planning and Zoning Commission of August 3, 2026.”** Motion carried by voice vote 5-0. The Planning and Zoning Commission adjourned at 6:27 p.m.

Michelle Knight
Community Development Specialist



**PLANNING & ZONING COMMISSION
REPORT OF FINDINGS**

Date: October 5, 2026
Case No.: PZC-08-26
Applicant: Rochelle Wrestling Club
Address: 1135 Lincoln Highway

Narrative:

The petitioner is seeking a proposed special use permit to allow an indoor athletics facility for the operation of a wrestling club. The proposed facility would provide indoor space for wrestling practices, instruction, training and other related athletic activities.

The subject property is zoned B-2 Commercial Highway and is located at 1135 Lincoln Highway, Parcel 24-24-127-005.

Sec. 110-160, District Use Classification List, an indoor athletics facility/wrestling club requires a Special Use.

After a duly noticed public hearing, the City of Rochelle Planning & Zoning Commission will consider all the relevant evidence presented at said hearing on October 5, 2026.

Staff recommends:

Staff is presenting the special use for an indoor athletics facility for the operation of a wrestling club at 1135 Lincoln Highway.

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.

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: _____



**PLANNING & ZONING COMMISSION
REPORT OF FINDINGS**

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: