



AGENDA
CITY OF ROCHELLE
PLANNING & ZONING COMMISSION
MEETING

Monday, November 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.](#) Planning and Zoning Commission Meeting Minutes 10-05-2026
- IV. **PUBLIC COMMENTARY:**
- V. **COMMISSIONER COMMENTS:**
- VI. **BUSINESS ITEMS:**
 - [1.](#) PZC-09-26 Petition of Jason Cruz for a proposed Special Use for a religious institution for a church in a B2 zoning district for the property located at 124 May Mart Drive. (Public Hearing and Action).
- VII. **DISCUSSION ITEMS:**
- VIII. **ADJOURNMENT:**



MINUTES
CITY OF ROCHELLE
PLANNING & ZONING COMMISSION

Monday, October 05, 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, Hickey, Myers, Tenggren and Wolter. Absent: McKibben. Also present were Michelle Pease and Michelle Knight.
- III. APPROVE/ACCEPT MINUTES:** Bowerman moved, seconded by Tenggren, **"I move the minutes of the August 3, 2026 Planning and Zoning Commission meeting as presented be approved."** Ayes: Bowerman, Charnock, Hickey, Myers, Tenggren and Wolter. Nays: None. Motion carried 6-0. **Chairman Wolter requested public testimony be sworn for those who were speaking.**
- IV. PUBLIC COMMENTARY:** None
- V. COMMISSIONER COMMENTS:** None
- VI. BUSINESS ITEMS:** 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. Pease stated that a notice was published in the paper and property owners within 250' were notified. Motion made by Bowerman, seconded by Hickey, **"I move the Planning and Zoning Commission open the Public Hearing regarding the proposed special use for an indoor athletics facility for a wrestling club located at 1135 Lincoln Highway."** Ayes: Bowerman, Charnock, Hickey, Myers, Tenggren and Wolter. Nays: None. Motion carried 6-0. 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. Noah Millard with Rochelle Wrestling Club was present to answer questions. Millard explained that the club is not affiliated with any schools. The club was started in 1984 and provides classes for children Kindergarten through High School. No members of the audience testified. Motion made by Hickey, seconded by Bowerman, **"I move the Planning and Zoning Commission close the Public Hearing."** Ayes: Bowerman, Charnock, Hickey, Myers, Tenggren and Wolter. Nays: None. Motion carried 6-0.

Findings:

1. Is the proposed use allowed in the proposed zoning district, but only with a special use permit?
Yes: 6 No: _____
2. Is the proposed use detrimental or dangerous to public health? Yes: _____ No: 6
3. Will the proposed use impair property value in the neighborhood? Yes: _____ No: 6
4. Will the proposed use impede the normal development of the surrounding properties? Yes: _____ No: 6
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: 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, without conditions other than the other applicable requirements of the Rochelle Municipal Code. Motion made by Charnock, seconded by Tenggren, **"I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed special use for an indoor athletics facility for a wrestling club located at 1135 Lincoln Highway, based on the report of findings."** Ayes: Bowerman, Charnock, Hickey, Myers,

Tenggren and Wolter. Nays: None. Motion carried 6-0.

VII. DISCUSSION ITEMS: None

VIII. ADJOURNMENT: Motion made by Tenggren, seconded by Hickey, **“I move to adjourn the regularly scheduled meeting of the Planning and Zoning Commission of October 5, 2026.”** Motion carried by voice vote 6-0. The Planning and Zoning Commission adjourned at 6:12 p.m.

Michelle Knight
Community Development Specialist



**PLANNING & ZONING COMMISSION
REPORT OF FINDINGS**

Date: November 2, 2026
Case No.: PZC-09-26
Applicant: Jason Cruz
Address: 124 May Mart Drive

Narrative:

The petitioner is seeking a proposed special use permit to allow a religious institution for the operation of a church. The applicant proposes utilizing the property for religious assembly and related church activities, which may include worship services, meetings, educational activities, administrative functions, and other customary activities associated with a religious institution.

The subject property is zoned B-2 Commercial Highway and is located at 124 May Mart Drive, Parcel 24-24-201-009.

Sec. 110-160, District Use Classification List, a religious institution/church 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 November 2, 2026.

Staff recommends:

Staff is presenting the special use for a religious institution for the operation of a church at 124 May Mart Drive.

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: _____



**PLANNING & ZONING COMMISSION
REPORT OF FINDINGS**

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: