



AGENDA
CITY OF ROCHELLE
PLANNING & ZONING COMMISSION
MEETING

Monday, October 06, 2025 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.](#) 08-04-2025 Planning and Zoning Commission Meeting Minutes
- IV. **PUBLIC COMMENTARY:**
- V. **COMMISSIONER COMMENTS:**
- VI. **BUSINESS ITEMS:**
 - [1.](#) PZC-13-25 Petition of Kendra Elion for a Special Use permit for the property located at 211 East Route 38. (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, August 04, 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 6:05 p.m. Motion made by Bowerman, seconded by Charnock, **"I move to appoint Claude McKibben as acting Pro Tem Chair."** Ayes: Myers, Bowerman, Charnock and McKibben. Nays: None. Motion carried 4-0.
- II. ROLL CALL:** Present were Commissioners McKibben, Myers, Bowerman and Charnock. Absent: Wolter, Hickey and Colwill. Non-voting Commissioners present: Tenggren. Non-voting Commissioners absent: Barber. There was a quorum of 4 present. Also present were Michelle Pease, Michelle Knight, Sam Tesreau, Mayor Bearrows and City Attorney Dominic Lanzito.
- III. APPROVE/ACCEPT MINUTES:** McKibben moved, seconded by Myers, **"I move the minutes of the June 2, 2025 Planning and Zoning Commission meeting as presented be approved."** Ayes: Myers, Bowerman, Charnock and McKibben. Nays: None. Motion carried 4-0.
- IV. PUBLIC COMMENTARY:** None
- V. COMMISSIONER COMMENTS:** None
- VI. BUSINESS ITEMS: PZC-10-25 Petition of the City of Rochelle for a Preliminary and Final Plat of Subdivision for the property located at 1123 N. 7th Street.** Pease stated that a notice was published in the paper and property owners were notified. Motion made by Myers, seconded by Bowerman, **"I move the Planning and Zoning Commission open the Public Hearing regarding the preliminary and final plat of subdivision for the property located at 1123 N. 7th Street."** Ayes: Myers, Bowerman, Charnock and McKibben. Nays: None. Motion carried 4-0. The City of Rochelle has petitioned to subdivide the property located at 1123 N. 7th Street, Parcel # 24-13-377-041. The property is zoned B-2 Commercial Highway. The purpose is to re-subdivide lots two and three and part of lots one and four of Binz and Davis Subdivision, as well as lot seven and part of lot eight and nine of Tilton Manor Subdivision into a two-lot subdivision. Lot one will be approximately .11 acres, 4,794 square feet. As part of the development agreement, lot one will be less than the Rochelle Municipal Code minimum lot size requirement of 15,000 square feet and will be transferred to the adjacent property owner, Rochelle Hospitality LLC. Also, a 20' ingress/egress to Lot 1 is being dedicated to Rochelle Hospitality. Lot two will be approximately 1.94 acres and will be marketed for future commercial development. Willett Hofmann and Associates developed a preliminary and final plat of subdivision on behalf of the City of Rochelle for a two-lot subdivision with easements. Staff is presenting the preliminary and final plat of subdivision subject to Final City staff review and comment of the preliminary and final plats of subdivision. City Attorney Dominic Lanzito was present to answer questions. Motion made by Myers, seconded by Bowerman, **"I move the Planning and Zoning Commission close the Public Hearing."** Ayes: Myers, Bowerman, Charnock and McKibben. Nays: None. Motion carried 4-0.

Findings:

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

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, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code:

1. Final City staff review and comments of the preliminary and final plats of subdivision.

Motion made by Myers, seconded by Charnock, **"I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed preliminary and final plat of subdivision for the property located at 1123 N. 7th Street, based on the report of findings."** Ayes: Myers, Bowerman, Charnock and McKibben. Nays: None. Motion carried 4-0.

PZC-11-25 Petition of Rochelle Hospitality, LLC for a Preliminary and Final Plat of Subdivision for the property located at 1133 N. 7th Street. 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 preliminary and final plat of subdivision for the property located at 1133 N. 7th Street."** Ayes: Myers, Bowerman, Charnock and McKibben. Nays: None. Motion carried 4-0.

Rochelle Hospitality LLC has petitioned to subdivide the property located at 1133 N. 7th Street, Parcel # 24-13-377-053. The property is zoned B-2 Commercial Highway. The purpose is to re-subdivide a portion of two lots into one. The newly subdivided lot will be an exchange of land as per the approved development agreement with the City of Rochelle. This land exchange allows the hotel to build an exterior pool, in conformance with City codes, which is required by the franchise. The access easement to the Condo Association's garbage corral will be eliminated. There is an agreement between the condo and hotel to move the garbage corral to the North side of the building. Willett Hofmann and Associates developed a preliminary and final plat of subdivision on behalf of Rochelle Hospitality, LLC for a single lot subdivision with easements. Staff is presenting the preliminary and final plat of subdivision subject to Final City staff review and comment of the preliminary and final plats of subdivision. City Attorney Dominic Lanzito and City Engineer Sam Tesreau answered commissioner questions about the placement of the pool and property lines. Representing Rochelle Hospitality were Nikhil Maisuria and Sanju Kumar. Motion made by Myers, seconded by Bowerman, **"I move the Planning and Zoning Commission close the Public Hearing."** Ayes: Myers, Bowerman, Charnock and McKibben. Nays: None. Motion carried 4-0.

Findings:

1. Is the proposed subdivision allowed in the proposed zoning district?

Yes: 4

No: _____

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

Yes: _____

No: 4

3. Will the proposed subdivision impair property value in the neighborhood?

Yes: _____

No: 4

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

Yes: _____

No: 4

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: 4**Recommendation:**

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, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code:

1. Final City staff review and comments of the preliminary and final plats of subdivision.

Motion made by McKibben, seconded by Charnock, **"I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed preliminary and final plat of subdivision for the property located at 1133 N. 7th Street, based on the report of findings."** Ayes: Myers, Bowerman, Charnock and McKibben. Nays: None. Motion carried 4-0.

PZC-12-25 Petition of the City of Rochelle for a Plat of Annexation and Zoning for the property located at 13800 Gurler Road. Pease stated that a notice was published in the paper and property owners were notified. Also, all taxing bodies and board trustees were notified via Certified Mail. Motion made by Charnock, seconded by Bowerman, **"I move the Planning and Zoning Commission open the Public Hearing regarding the proposed plat of annexation, zoning map amendment and rezoning to Airport for the property located at 13800 Gurler Road."** Ayes: Myers, Bowerman, Charnock and McKibben. Nays: None. Motion carried 4-0. The City of Rochelle is proposing a plat of annexation for five acres contiguous to the Rochelle Airport to be annexed into the City of Rochelle. The subject property is currently outside of the city limits with an auto body shop for semis and large fleet vehicles known as Large Car Rebuilders. The City of Rochelle would like to annex the property into the City limits with an A-Airport Zoning. The Planning and Zoning Commission can recommend to the City Council an amendment to expand or alter the zoning map after review of the petition of the owner with a public hearing. City Attorney Dominic Lanzito was present to answer questions. Motion made by Myers, seconded by Charnock, **"I move the Planning and Zoning Commission close the Public Hearing."** Ayes: Myers, Bowerman, Charnock and McKibben. Nays: None. Motion carried 4-0.

Findings: (Plat of Annexation)

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

Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council: That the Petitioner be granted a plat of annexation 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 Bowerman, **"I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed plat of annexation for the property located at 13800 Gurler Road, based on the report of findings."** Ayes: Myers, Bowerman, Charnock and McKibben.

Nays: None. Motion carried 4-0.

Findings: (Zoning)

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

Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council: That the Petitioner be granted zoning for the proposed use at the Subject Property, without conditions other than the other applicable requirements of the Rochelle Municipal Code. Motion made by Bowerman, seconded by Charnock, **"I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed Airport Zoning for the property located at 13800 Gurler Road, based on the report of findings."** Ayes: Myers, Bowerman, Charnock and McKibben. Nays: None. Motion carried 4-0. Motion made by Charnock, seconded by Bowerman, **"I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed amendment to expand or alter the official zoning map."** Ayes: Myers, Bowerman, Charnock and McKibben. Nays: None. Motion carried 4-0.

VII. **DISCUSSION ITEMS:** None

VIII. **ADJOURNMENT:** Motion made by Myers, seconded by Bowerman, **"I move to adjourn the regularly scheduled meeting of the Planning and Zoning Commission of August 4, 2025."** Motion carried by voice vote 4-0. The Planning and Zoning commission adjourned at 6:36 p.m.

Michelle Knight
Community Development Specialist

**CITY OF ROCHELLE
PLANNING & ZONING COMMISSION
REPORT OF FINDINGS**

Date: October 6, 2025

Case No.: PZC-13-25

Applicant: Kendra Elion

Address: 211 East IL Route 38, Rochelle, Illinois 61068

Narrative:

The petitioner is seeking a special use permit for a childcare center. The subject property is zoned B2, Commercial Highway and is located at 211 East IL Route 38.

Sec. 110-160, District Use Classification List, Daycare Centers require a special use in a B2 zoning district.

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 6, 2025.

Staff recommends

Staff recommends consideration of the special use for a childcare center located at 211 East IL Route 38.

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: _____

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:** _____