



**AGENDA**  
**CITY OF ROCHELLE**  
**PLANNING AND ZONING COMMISSION**  
**MEETING**

**Tuesday, September 06, 2022 at 6:00 PM**

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

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- I. **CALL TO ORDER:**
- II. **ROLL CALL:**
- III. **APPROVE/ACCEPT MINUTES:**
  - [1.](#) 08-01-2022 Planning and Zoning Commission Meeting Minutes
- IV. **PUBLIC COMMENTARY:**
- V. **COMMISSIONER COMMENTS:**
- VI. **BUSINESS ITEMS:**
  - 1. PZC-07-22 City of Rochelle - Continuation of Public Hearing to October 3, 2022 Planning and Zoning Commission meeting.
  - 2. PZC-08-22 Rochelle Hospitality, LLC - Continuation of Public Hearing to October 3, 2022 Planning and Zoning Commission meeting.
  - [3.](#) PZC-12-22 Petition of Seldal Properties, LLC for a proposed rezone from B2 to R5 for the property located at 450 Willis Ave. (Public Hearing and Action).
  - [4.](#) PZC-13-22 Petition of Toby and Betsy Petrie for a proposed variance of setbacks for a fence for the property located at 421 S. 3rd St. (Public Hearing and Action).
  - [5.](#) PZC-14-22 Petition of Robert Kuehl for a proposed variance of setbacks and landscaping for the property located at 323 W. 2nd Ave. (Public Hearing and Action).
  - [6.](#) PZC-15-22 City of Rochelle for a proposed text amendment to B1 District regarding Special Use requirements. (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](mailto:mknight@rochelleil.us) or call 815-562-6161 to make arrangements.

The meeting will be held in the Council Chambers of the Rochelle City Hall, 420 N. 6th Street.

**PLANNING & ZONING COMMISSION**  
**Monday, August 1, 2022**  
**MINUTES**

The Rochelle Planning and Zoning Commission met at 6:00 p.m. on Monday, August 1, 2022 in the Council Chambers of City Hall, 420 N. 6<sup>th</sup> Street, Rochelle, IL 61068. Present on Roll Call were Board members: Colwill, McKibben, McLachlan, McNeilly, Myers, Swinton and Wolter. Absent: None. Non-voting members absent: None. There was a quorum of seven present. Also present were Michelle Pease, Michelle Knight, Geoff Starr and Mayor Bearrows. Colwill moved, seconded by McLachlan, **“I move the minutes of the June 6, 2022 Planning and Zoning Commission meeting as presented be approved.”** A roll call vote was taken. Ayes: Colwill, McLachlan, McNeilly, Myers, Swinton and Wolter Nays: none. Abstain: McKibben. Motion carried 6-0.

**Public Commentary:** None

**Commissioner Comments:** Colwill commented on how nice the downtown flowers and decorations look and also complimented the street improvements that have been made. Wolter mentioned past Commissioner Becker who recently resigned and that the Commission appreciated the time he served on the Board and welcomed new member McKibben.

**Business Items:** Pease stated that a notice was published in the paper and mailed to property owners and that the City of Rochelle has requested to continue their petition. Motion made by McLachlan, seconded by Myers, **“I move the Planning and Zoning Commission Continue the Public Hearing to September 6, 2022 regarding the proposed Preliminary and Final Plat of Subdivision for the City of Rochelle located at 1123 N. 7<sup>th</sup> Street.”** A roll call vote was taken. Ayes: Colwill, McKibben, McLachlan, McNeilly, Myers, Swinton and Wolter. Nays: none. Motion carried 7-0.

Pease stated that a notice was published in the paper and mailed to property owners and that the Rochelle Hospitality, LLC has requested to continue their petition. Motion made by Myers, seconded by Swinton, **“I move the Planning and Zoning Commission Continue the Public Hearing to September 6, 2022 regarding the proposed Preliminary and Final Plat of Subdivision for the Rochelle Hospitality, LLC located at 1133 N. 7<sup>th</sup> Street.”** A roll call vote was taken. Ayes: Colwill, McKibben, McLachlan, McNeilly, Myers, Swinton and Wolter. Nays: none. Motion carried 7-0.

PZC-11-22 Teresa Petry special use and variance for signage. Pease stated that a notice was published in the paper and mailed to property owners. Motion made by Myers, seconded by McLachlan, **“I move the Planning and Zoning Commission open the Public Hearing regarding the proposed special use and variance for signage for the property located at 407 Lincoln Highway.”** A roll call vote was taken. Ayes: Colwill, McKibben, McLachlan, McNeilly, Myers, Swinton and Wolter. Nays: none. Motion carried 7-0. The petitioner is seeking a special use permit for a three-dimensional, lighted roof top sign on the back of their building. They are also requesting a variance for a three-dimensional sign, which will cover more than the allowed area and extend past the top of their existing awning on the front of their building. The subject property is zoned B1, Commercial Central Business. Per Section 110-365 (10) Roof signs, a roof sign shall only be allowed by the granting of a Special Use Permit by the City Council upon a recommendation received by the Planning and Zoning Commission. Per

Section 110-369 “Awning Signs (2) Size”, Eighty (80%) percent of maximum valance area for copy and graphics on valance. (3) “Additional Regulations”: (a) One sign is permitted per awning top surface area. (c) Awning with signs and awning signs shall be generally aligned with awning and awning signs that are attached to adjacent storefronts or buildings to maintain a sense of visual continuity. Erik Petry was present to explain the concept of the signs, the type of lighting and materials that will be used to construct the signs. Motion made by McLachlan, seconded by Swinton: **“I move the Planning and Zoning Commission close the Public Hearing.”** A roll call vote was taken. Ayes: Colwill, McKibben, McLachlan, McNeilly, Myers, Swinton and Wolter. Nays: none. Motion carried 7-0.

**Findings:**

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

Yes: 7

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: 7

Explanation: \_\_\_\_\_

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

Yes: \_\_\_\_\_

No: 7

Explanation: \_\_\_\_\_

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

Yes: \_\_\_\_\_

No: 7

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: 7

Explanation: \_\_\_\_\_

**Recommendation:**

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

7 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.

### Findings:

1. Is the proposed **variance** allowed in the proposed zoning district?

Yes: 7 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 variance detrimental or dangerous to public health?

Yes: 1 1 No: 7

Explanation: \_\_\_\_\_

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

Yes: 11 No: 7

**Explanation:**

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

Yes:                      No:     7

**Explanation:**

5. Will the proposed variance:

- 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: 7

Explanation:

### Recommendation:

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

7 That the Petitioner be granted a variance 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 McLachlan, **“I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed special use for a three-dimensional, lighted roof top sign located at 407 Lincoln Hwy., based on the report of findings.”** A roll call vote was taken. Ayes: Colwill, McKibben, McLachlan, McNeilly, Myers, Swinton and Wolter. Nays: none. Motion carried 7-0. Motion made by Myers, seconded by McKibben, **“I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed variance to exceed the allowed coverage and alignment for an awning sign located at 407 Lincoln Hwy., based on the report of findings.”** A roll call vote was taken. Ayes: Colwill, McKibben, McLachlan, McNeilly, Myers, Swinton and Wolter. Nays: none. Motion carried 7-0.

**Discussion Items:** Tom Farace, representing the American Planning Association and David Silverman, attorney with Ancel and Glink presented and facilitated “Citizen Planner Training.” This was an interactive training with the presenters, Planning and Zoning Commissioners, staff members and Mayor.

**Adjournment:** Motion made by Colwill, seconded by Swinton, “**I move to adjourn the regularly scheduled meeting of the Planning and Zoning Commission of August 1, 2022.**” A roll call vote was taken. Ayes: Colwill, McKibben, McLachlan, McNeilly, Myers, Swinton and Wolter. Nays: none. Motion carried 7-0.

The Planning and Zoning Commission adjourned at 9:37 p.m.

Michelle Knight  
City of Rochelle

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

**Case No.:** 12-22  
**Applicant:** Seldal Properties, LLC/Bruce Seldal  
**Address:** 450 Willis Ave., Rochelle, Illinois 61068

**Narrative:**

450 Willis Avenue, parcel number 24-36-127-001, is vacant land and sits at the corner of Willis Avenue and Lake Lida Lane. It is 1.59 acres and is currently zoned B2, Commercial Highway. The petitioner is requesting to rezone the subject property from a B2 Commercial Highway to an R5 Multi-Family, High Density Residential. The purpose for the request to rezone to an R5 is to build an apartment building.

The property is surrounded by B-2 Commercial Highway on the west, north and south and R5 Multi-Family, High Density Residential immediately to the east, northeast and southeast.

Section 110-314 – Buffer Yards. Multiple-family residential districts. A minimum fifteen (15) foot wide planting strip shall be provided along the entire length of the buffer yard.

After a duly noticed public hearing, the City of Rochelle Planning & Zoning Commission will consider all the relevant evidence presented at said hearing on September 6, 2022.

**Staff recommends**

Staff is presenting the request to rezone the property at 450 Willis Ave. to R5 Multi-Family.

**Findings:**

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

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 zoning. 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 zoning. Each question should state an answer

and give an explanation. If the answer 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 zoning detrimental or dangerous to public health?

Yes: \_\_\_\_\_ No: \_\_\_\_\_

Explanation: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Yes: \_\_\_\_\_ No: \_\_\_\_\_

Explanation: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Yes: \_\_\_\_\_ No: \_\_\_\_\_

Explanation: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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: \_\_\_\_\_

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 zoning 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 zoning for the proposed use at the Subject Property, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code:

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\_\_\_\_\_

\_\_\_\_\_ That the Petitioner be denied zoning 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:

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\_\_\_\_\_

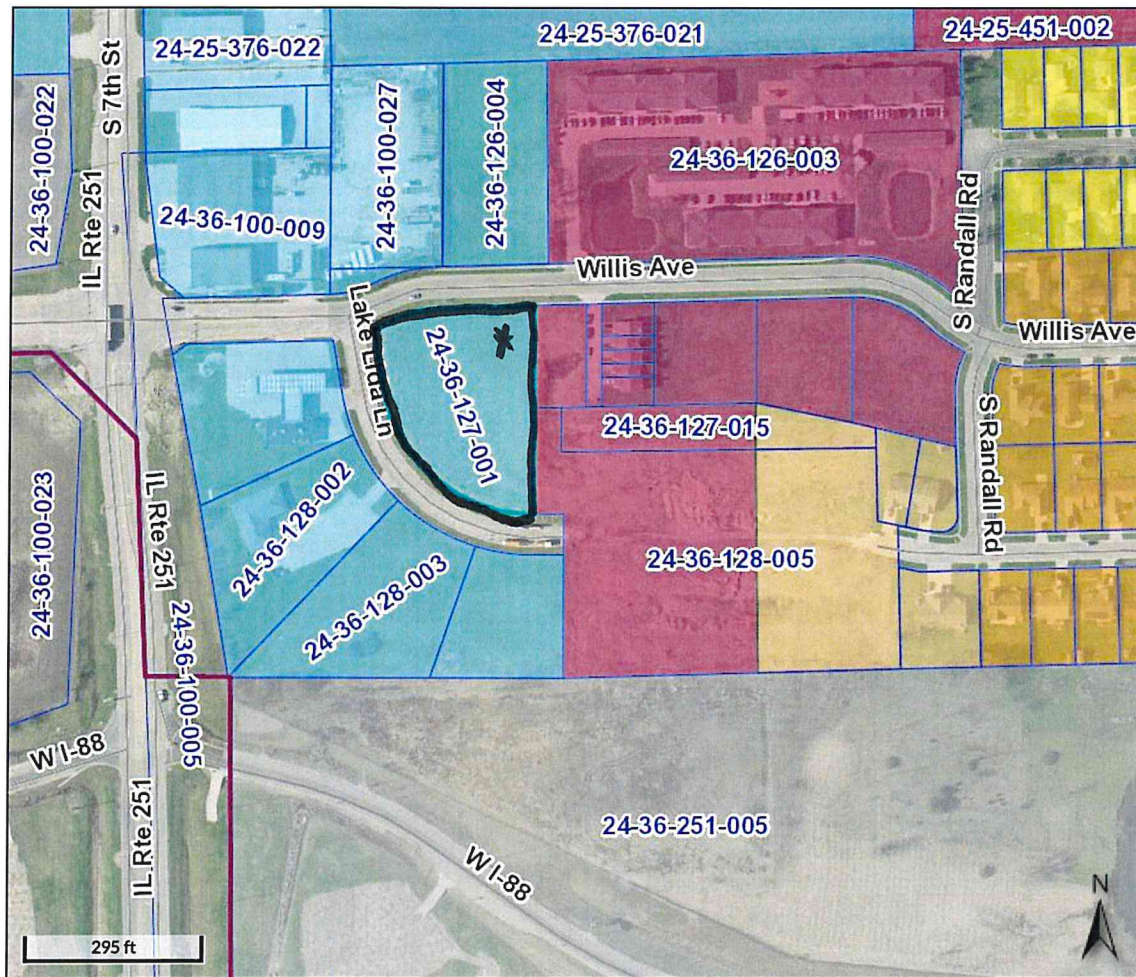
Passed by the Planning & Zoning Commission: \_\_\_\_\_

**Vote:**

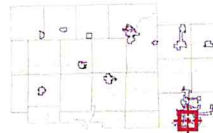
**Ayes:** \_\_\_\_\_ **Nays:** \_\_\_\_\_ **Abstain:** \_\_\_\_\_

\_\_\_\_\_  
**CHAIRMAN**





### Overview



### Legend

#### Rochelle Zoning

- B1 - Commercial - Central Business
- B2 - Commercial Highway
- B3 - Commercial - Neighborhood
- I1 - Light Industry
- I2 - General Industri
- I3 - Heavy Industry
- PUD-C - Planned Unit Developmen - Commercial
- PUD-R - Planned Unit Development Residential
- R1 - Single Family, Low Density Residential
- R2 - Single Family - Low Density Residential
- R3 - Single Family, Moderate Density Residential
- R4 - Multi-Family, Low Density Residential
- R5 - Multi-Family, High Density Residential
- RD - Rural Development
- RO - Residential - Office
- Technology Overla District
- Municipalities
- Townships
- Roads
- Tax Parcels

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

**Case No.:** PZC-13-22  
**Applicant:** Toby and Betsy Petrie  
**Address:** 421 S. 3<sup>rd</sup>. Street, Rochelle, IL

**Narrative:**

The petitioner is seeking a variance of setbacks to construct a proposed four-foot chain link fence beyond the building line at 421 S. 3<sup>rd</sup> Street. The property is zoned R5, Multi Family High Density Residential. The petitioner is requesting to extend the fence beyond the building line from the southeast corner of the driveway, south up to the public sidewalk, west parallel along the public sidewalk, then back north to the front southeast corner of the house.

Sec. 110-545- Residential, Security and Farm Fences (1). On corner lots, no fence or wall will extend beyond the street setback requirements, or building line, whichever is greater.

Compliance with Sec. 110-545 would place the petitioners fence directly through the middle of their usable yard, reducing the enclosed area to a 10' wide strip. The petitioner's reason for the request is to "ensure the safety of children by providing a minimally adequate enclosed play area along a busy street."

**Staff Presents**

Staff is presenting the request for a variance of setbacks for a fence.

**Findings:**

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

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 variance detrimental or dangerous to public health?

Yes: \_\_\_\_\_ No: \_\_\_\_\_

Explanation: \_\_\_\_\_

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

Yes: \_\_\_\_\_ No: \_\_\_\_\_

Explanation: \_\_\_\_\_

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

Yes: \_\_\_\_\_ No: \_\_\_\_\_

Explanation: \_\_\_\_\_

5. Will the proposed variance:

- (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 variance 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 variance for the proposed use at the Subject Property, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code:

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\_\_\_\_\_ That the Petitioner be denied a variance 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:

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**Passed by the Planning & Zoning Commission:** \_\_\_\_\_

**Vote:**

**Ayes:** \_\_\_\_\_ **Nays:** \_\_\_\_\_ **Abstain:** \_\_\_\_\_

\_\_\_\_\_  
**CHAIRMAN**

ADDRESS: 421 South 3rd. Street, Rochelle, IL 61068

CONTRACTOR: Avila Fencing / DeKalb, IL

SCOPE OF WORK: Install new fencing, as follows: 1.) Install 6' wood privacy fencing at interior side yard (north side) beginning approx. 28' back from west lot boundary at front corner (northwest corner) of house, (gate to front yard) extending north to north lot boundary, proceeding east along north lot boundary to east lot boundary at alleyway, extending to driveway and back to northeast corner of garage wall. \*2.) Install 4' chain link fencing at rear yard (south side) beginning approx. 79' back from west lot boundary at rear corner (southwest corner) of house, extending south to south lot boundary along sidewalk, (gate at sidewalk) extending to east lot boundary at alleyway, extending north to driveway and back to southeast corner of garage wall. All fencing to be located within lot boundaries. \*Zoning Variance Request.

Gas meters located at northeast corner of building. Electric meters located on northeast corner of building.



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

**Case No.:** PZC-14-22  
**Applicant:** Robert Kuehl  
**Address:** 323 W. 2<sup>nd</sup> Ave., Rochelle, IL

**Narrative:**

The petitioner is seeking a variance of setbacks to construct a proposed Body/Mechanic Shop, located at 323 W. 2<sup>nd</sup> Ave. The subject property is zoned I1, Light Industry. The petitioner is requesting a variance of building setbacks and landscape buffer.

Sec. 110-313. - Interior parkways, (3) a. Industrial districts, A minimum 50' interior parkway from the Right of Way is required for a landscape buffer. The property at 323 W. 2<sup>nd</sup> Ave. is a corner lot which gives the property two frontages. Sec. 110-140, I-1 Light Industry District requires a 15' side yard setback and corner lots have a 20' setback requirement on both frontages.

The petitioner is requesting the following variances:

Variance of landscaping buffer (Sec. 110-314) (3) a. 38' variance on the west side and 28' variance on the south side.

Variance of building setbacks (Sec. 110-140) 5' variance on the east side and 8' on the west side.

The petitioner is requesting to construct a building that requires setback variances because where his business is currently located is being sold and he is being forced to relocate. No alternative locations are available; therefore, he purchased the adjacent lot. The petitioner wants to continue to be located close to the downtown central business district and continue to run a successful business that is supported by our community. This has been a viable business for ten years. The size of the building he is requesting the variance for is the smallest possible footprint to fit the paint booth and everything necessary to operate his body shop. With the required building setbacks combined with landscaping buffer requirements, there is no buildable area left on the property without a variance.

**Staff Presents**

Staff is presenting the request for a variance of setbacks and landscape buffer to construct a building for a body/mechanic shop.

**Findings: *Variance of Building Setbacks***

1. Is the proposed variance allowed in the proposed zoning district, but only with a variance?  
 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 variance detrimental or dangerous to public health?

Yes: \_\_\_\_\_ No: \_\_\_\_\_

Explanation: \_\_\_\_\_

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

Yes: \_\_\_\_\_ No: \_\_\_\_\_

Explanation: \_\_\_\_\_

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

Yes: \_\_\_\_\_ No: \_\_\_\_\_

Explanation: \_\_\_\_\_

5. Will the proposed variance:

- (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 variance 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 variance for the proposed use at the Subject Property, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code:

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\_\_\_\_\_ That the Petitioner be denied a variance 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:

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**Passed by the Planning & Zoning Commission:** \_\_\_\_\_

**Vote:**

**Ayes:** \_\_\_\_\_ **Nays:** \_\_\_\_\_ **Abstain:** \_\_\_\_\_

\_\_\_\_\_  
**CHAIRMAN**

**Findings: *Variance of Landscape Buffer***

1. Is the proposed variance allowed in the proposed zoning district, but only with a variance?

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 variance detrimental or dangerous to public health?

Yes: \_\_\_\_\_ No: \_\_\_\_\_

Explanation: \_\_\_\_\_



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

Yes: \_\_\_\_\_ No: \_\_\_\_\_

Explanation: \_\_\_\_\_

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

Yes: \_\_\_\_\_ No: \_\_\_\_\_

Explanation: \_\_\_\_\_

5. Will the proposed variance:

- 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 variance 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 variance for the proposed use at the Subject Property, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code:

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\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ That the Petitioner be denied a variance 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:

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**Passed by the Planning & Zoning Commission:** \_\_\_\_\_

**Vote:**

**Ayes:** \_\_\_\_\_ **Nays:** \_\_\_\_\_ **Abstain:** \_\_\_\_\_

\_\_\_\_\_  
**CHAIRMAN**







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

**Case No.:** PZC-15-22  
**Applicant:** City of Rochelle  
**Address:** 420 N. 6<sup>th</sup> Street, Rochelle, IL 61068

**Narrative:**

The City of Rochelle is proposing text amendments to the Zoning Code, Section 110-120, B-1 Central Commercial District to add the following:

(2) Special uses and developments.

The following alterations to any vacant land or existing structure may be permitted within the B-1 Central Commercial District under the conditions and requirements specified in (Sec. 110-31. Special Uses):

- a. The new construction of any primary or accessory structure.
- b. Any addition to an existing structure.
- c. Any project that would change the physical appearance of any elevation of any side of an existing structure.

**Staff recommends:**

By adding this language to the B-1 Central Commercial District, the Planning and Zoning Commission will have the opportunity to review each potential new special use/construction project on a case-by-case basis. Staff is presenting the proposed text amendment.

**Findings:**

1. Does the proposed text amendment assist with the Comprehensive Plan and future growth and land use?

Yes: \_\_\_\_\_ No: \_\_\_\_\_

Explanation: \_\_\_\_\_

2. Will the proposed text amendment adversely affect the public health, safety, or general welfare?

Yes: \_\_\_\_\_ No: \_\_\_\_\_

Explanation: \_\_\_\_\_

3. Is the proposed text amendment necessary because of changed or changing social values, new planning concepts, or other social, technological, or economic conditions in the areas affected?

Yes: \_\_\_\_\_ No: \_\_\_\_\_

Explanation: \_\_\_\_\_

4 Will the proposed amendment impede the normal development of the surrounding properties within the zoning district?

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 text amendment for the proposed Zoning Code, Section 110-120, B-1 Central Commercial District, without conditions other than the other applicable requirements of the Rochelle Municipal Code.

\_\_\_\_\_ That the Petitioner be granted a text amendment for the proposed Zoning Code, Section 110-120, B-1 Central Commercial District, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code:

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\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ That the Petitioner be denied a text amendment for the proposed Zoning Code, Section 110-120, B-1 Central Commercial District 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:** \_\_\_\_\_

\_\_\_\_\_  
**CHAIRMAN**