



AGENDA
CITY OF ROCHELLE
PLANNING & ZONING COMMISSION
MEETING

Monday, December 01, 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. 10-06-2025 Planning and Zoning Commission Meeting Minutes
- IV. **PUBLIC COMMENTARY:**
- V. **COMMISSIONER COMMENTS:**
- VI. **BUSINESS ITEMS:**
 - 1. 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. (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, October 06, 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 6:00 p.m.
- II. **ROLL CALL:** Present were Commissioners Hickey, Myers, Bowerman, Charnock and Wolter. Absent: Colwill and McKibben. Non-voting Commissioners absent were: Barber and Tenggren. Also present were Michelle Knight and Michelle Pease.
- III. **APPROVE/ACCEPT MINUTES:** Bowerman moved, seconded by Hickey, **"I move the minutes of the August 4, 2025 Planning and Zoning Commission meeting as presented be approved."** Ayes: Hickey, Myers, Bowerman, Charnock and Wolter. Nays: None. Motion carried 5-0.
- IV. **PUBLIC COMMENTARY:** None
- V. **COMMISSIONER COMMENTS:** None
- VI. **BUSINESS ITEMS: PZC-13-25 Petition of Kendra Elion for a Special Use permit for the property located at 211 East Route 38.** Pease stated that a notice was published in the paper and property owners were notified. Motion made by Charnock, seconded by Hickey, **"I move the Planning and Zoning Commission open the Public Hearing regarding the proposed special use for the property located at 211 East Route 38."** Ayes: Hickey, Myers, Bowerman, Charnock and Wolter. Nays: None. Motion carried 5-0. 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. Kendra Elion was present to answer questions. Motion made by Bowerman, seconded by Hickey, **"I move the Planning and Zoning Commission close the Public Hearing."** Ayes: Hickey, Myers, Bowerman, Charnock and Wolter. Nays: None. Motion carried 5-0.

Findings: Special Use

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 special use detrimental or dangerous to public health?

Yes: _____ No: 5

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

Yes: _____ No: 5

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

Yes: _____ No: 5

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: 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 use at the Subject Property, without conditions other than the other applicable requirements of the Rochelle Municipal Code. Motion made by Myers, seconded by Bowerman, **"I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed special use for the property located at 211 East Route 38, based on the report of findings."** Ayes: Hickey, Myers, Bowerman, Charnock and Wolter. Nays: None. Motion carried 5-0.

VII. DISCUSSION ITEMS: None

VIII. ADJOURNMENT: Motion made by Charnock, seconded by Myers, **“I move to adjourn the regularly scheduled meeting of the Planning and Zoning Commission of October 6, 2025.”** Motion carried by voice vote 5-0. The Planning and Zoning Commission adjourned at 6:20 p.m.

Michelle Knight
Community Development Specialist



**PLANNING & ZONING COMMISSION
REPORT OF FINDINGS**

Date: December 1, 2025

Case No.: PZC-14-25

Applicant: Stash Holdings Corporation

Address: 600 N. 15th Street, Rochelle, Illinois 61068

Narrative:

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.



See the attached report from Dinsmore, Legal Counsel for Stash Holdings Corp., which addresses these requirements.

After a duly noticed public hearing, the City of Rochelle Planning & Zoning Commission will consider all the relevant evidence presented at said hearing on December 1, 2025.

Staff recommends:

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.

Findings:

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

Yes: _____ 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. See attached survey.

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:

[Subject to submission of a security plan approved by the City of Rochelle Chief of Police.](#)

_____ 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:** _____



Legal Counsel.

DINSMORE & SHOHL LLP
222 W. Adams Street, Suite 3400
Chicago, IL 60606
www.dinsmore.com

Patrick A. Clancy
(513) 837-4377 (direct) · (312) 372-6060 (fax)
patrick.clancy@Dinsmore.com

October 14, 2025

City of Rochelle
Planning & Zoning Commission
420 N. Sixth Street
Rochelle, IL 61068

Re: Special Use Permit Application
Stash Holdings Corp.
600 N. 15th Street, Rochelle, IL; Ogle County APN 24-23-401-015

Dear Commission:

Stash Holdings Corporation (“Stash”) is a well-regarded owner and operator of high-end recreational cannabis infusing facilities in the State of Illinois. Stash is currently under contract to acquire the real property at 600 N. 15th Street in the City of Rochelle (the “Property”), which Stash intends to renovate into a state-of-the-art adult-use cannabis infuser organization (the “Development”). To that end, Stash is requesting a Special Use Permit from the City of Rochelle (the “City”) to permit the Development pursuant to City of Rochelle Zoning Ordinance (the “Code”) Section 110-601.

Enclosed with this letter is a complete Special Use Permit application form and accompanying materials, which are described in more detail below.

I. Applicant

As stated above, Stash is the owner and operator of high-quality recreational cannabis infusing facilities across the State of Illinois. Stash currently has two facilities located in Peru, IL and Orland Hills, IL. Stash has a track record of being a responsible owner and operator, and, unlike other fly by night cannabis operators, Stash takes great pride in their operations, ensuring that their facilities are in line with top of the market cannabis operators. Stash is excited to bring their operations to the City.

II. Current Use; Adjacent Properties

The Property is currently zoned I-2 General Industrial and was previously used for light industrial purposes by Del Monte Foods but is currently vacant and unused. All properties immediately adjacent to the Property are also zoned I-2 General Industrial, and the Property does not abut any residential or institutional uses.

III. Special Use Permit Criteria

Section 110-602 of the Code lists the evaluation criteria for the City to consider when vetting a potential Adult-Use Cannabis Facility use in the City. The criteria are listed here along with Stash’s comments as to how the Development shall meet the criteria:

1. Impact of the proposed facility on existing or planned uses located within the vicinity of the subject property.

As mentioned above, the Property is located within an industrial district, with all adjacent properties being zoned for I-2 General Industrial uses. The Development will not have an impact on the area dissimilar to the existing uses in the area. Much like the prior user of the Property, the Development will operate akin to a light industrial use, with operations taking place inside the facility to mitigate any noise impacts on surrounding properties.

Stash is unaware of any planned uses within the vicinity of the Property but expects that any such future uses would be of an industrial character as permitted in the I-2 General Industrial zoning district.

2. Proposed structure in which the facility will be located, including co-tenancy (if in a multi-tenant building), total square footage, security installations/security plan and building code compliance.

The Development will be housed within the existing structures on the Property, which will be internally renovated by Stash to accommodate their operations. The total acreage of the Property is 1.08 acres, and the total square footage of all buildings is 11,309. There are no other tenants on the Property.

Stash will install security apparatus in compliance with the State of Illinois' licensing requirements for cannabis facilities. Stash will also work with the City to meet all building code requirements associated with the Development.

3. Hours of operation and anticipated number of customers/employees.

Stash anticipates that their operations will commence with approximately 6 employees, working on an 8/9am-5/6pm schedule. Pursuant to Illinois law, Stash may introduce further working shifts as operations grow on the Property.

4. Anticipated parking demand based on Article X (Off-Street Parking and Loading) of this Code and available private parking supply.

Given their low employee count, and non-retail operation, Stash anticipates a parking demand of approximately 10 spaces. The Property currently has approximately 25 parking spaces, well in excess of such demand, featuring large parking areas to the side and rear of the main building.

5. Anticipated traffic generation in the context of adjacent roadway capacity and access to such roadways.

In light of the Stash's low employee count at the Property, and lack of retail operations, the Development is not anticipated to cause any material increase in traffic generation or adversely affect the roadway capacity of N. 15th Street. The Property currently features one large curb cut onto N. 15th Street, which Stash is not proposing to increase or decrease as part of the Development as the curb cut is more than adequate to service the Development.

6. Site design, including access points and internal site circulation.

Stash will utilize the current site design, access points and internal circulation pattern seen on the Property today.

7. Proposed signage plan Article IX (Signs).

The Development will not feature any external signage.

8. Compliance with all requirements provided in Section 110-603, adult-use cannabis craft grower; Section 110-604, adult-use cannabis cultivation center; Section 110-605, adult-use cannabis dispensing organization; Section 110-606, adult-use cannabis infuser organization; Section 110-607, adult-use cannabis processing organization; or Section 110-608, adult-use cannabis transporting organization, as applicable.

Stash's compliance with the Code requirements for an Adult-Use Cannabis Infuser Organization are outlined in Section IV below.

9. Other criteria determined to be necessary to assess compliance with Section 110.31 (Special Uses) of this chapter.

Section 110.31 of the Code provides the City with the following criteria by which Special Uses should be evaluated:

"a. The special use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish property values within the neighborhood; and

b. The establishment of the special use will not impede the normal and orderly development and improvement of the adjacent properties for uses permitted in the subject zoning district."

Regarding *a* above, the Development of the Property for an Adult-Use Cannabis Infuser Organization will not be injurious to the use and enjoyment of the other property in the immediate area, or substantially diminish property values in the neighborhood. As stated herein, the Property is located in an industrial zoning district, and bounded on all sides by properties zoned for industrial use. Thus, there will be no residentially zoned parcels immediately adjacent to the Development. Further, the Development is a non-retail cannabis operation with no external operations or signage. Other than Stash employees and deliveries, there are no other individuals accessing the Property or causing any increased burden on local traffic patterns or driving individuals to the Property. From the perspective of the neighborhood, the Development will be the same as all other users in the zoning district and will not act to bring any retail users to the site.

Additionally, the Property is currently vacant and unutilized. The Development will activate the Property and provide new sources of revenue for the City, while bringing jobs and investment. By activating a vacant site, the Development can be expected to have a positive impact on adjacent property values and signal economic vitality in the N. 15th industrial corridor.

As for *b* above, the Development will not impede the normal and orderly development and improvement of the adjacent properties for uses permitted in the I-2 General Industrial zoning district. The Adult-Use Cannabis Infuser Organization use is similar to the other industrial uses permitted in the district and will not result in any impediment to the continued industrial operations of adjacent property owners.

Stash Holdings – Special Use Permit
 City of Rochelle
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From the perspective of other industrial operators in the district, Stash will be akin to any other user in the area. There are no special aspects of Stash's operations that differ from that of a traditional land user in the I-2 District, except that their inventory is cannabis.

IV. Cannabis Use Requirements

Section 110-606 of the City Code sets the following restrictions on Adult-Use Cannabis Infuser Organizations, with Stash's responses to each item included behind the applicable restriction:

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 153 residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this section. **The facilities on the Property are not located within 200' of any of the foregoing uses.**
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. **The facilities on the Property are not located within 200' of any residentially zoned parcels.**
3. At least 75 percent 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. **The entirety of the floor area of the site will be occupied by the infusing organization and there will be no sales or distribution of cannabis on site.**
4. For purposes of determining required parking, said facilities shall be classified as commercial and/or industrial per Article X (Off-Street Parking and Loading) of this chapter; provided however, that the city may require that additional parking be provided as a result of the analysis completed through Section 110.31 (Special Uses) of this chapter. **Stash notes this requirement and directs the City to the responses provided herein regarding parking.**
5. Petitioner shall file an affidavit with the city affirming compliance with Section 110.31 (Special Uses) of this chapter as provided herein, and all other requirements of the Act. **Stash shall file the required affidavit upon the City's request.**

V. Comprehensive Plan

In September 2023, the City implemented an update to the City's Comprehensive Plan (the "Comp Plan"). Included in the Comp Plan is a Future Land Use Plan. As stated in Chapter 4 of the Comp Plan, the Future Land Use Plan is the "blueprint" for determining the quality and character of development that will likely take place in the City. The Plan's Future Land Plan classifies the Property for continued light industrial and warehouse use. As such, the Development complies with the Plan's future use classification for the Property.

In addition to complying with the City's Future Land Use Plan, the Development also serves the two of the Comp Plan's state goals: (i) encourage new business development as part of existing centers of the community and (ii) enhance the marketability of vacant and underutilized properties and encourage private investment to strengthen the City's tax base.

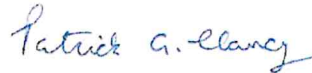
Stash Holdings – Special Use Permit
City of Rochelle
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Ultimately, the Development is in line with the Comp Plan's intended future use of the Property, while serving the economic development goals of the City.

VI. Conclusion

Based on the foregoing, Stash respectfully requests approval of a Special Use Permit so that it can proceed with the Development and begin operating in the City.

Sincerely,

A handwritten signature in blue ink that reads "Patrick A. Clancy".

Patrick A. Clancy
Attorney for Stash

Enclosures
63382732.1

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

November 19, 2025


City of Rochelle
420 N Sixth Street
Rochelle, IL 61068

RE: Building distance to Residential Homes
600 N Fifteenth St
Rochelle, IL 61068

To whom it concerns:

I have measured the East face of the main building at 600 N Fifteenth Street, Rochelle, IL to be 207ft West of a privacy fence along the West line of residential homes along the West side of fourteenth Street.

Signed and certified by:



Scott I. Immel, Illinois Professional Land Surveyor
No. 35-3462

