

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

Case No.: PZC-04-25
Applicant: Elion Business Center, LLC
Address: 450 Coronado Drive, Rochelle, Illinois 61068

Narrative:

The petitioner is seeking a special use permit for a childcare center. The subject property is zoned PUD, Planned Unit Development and is located at 450 E. Coronado Drive. This currently is a vacant building which was previously a medical facility and has been vacant for a few years.

Article VII – Planned Unit Developments

Sec. 110-251 – Objectives. The PUD, as a subdivision of land, is intended to encourage improved design in the development of land by providing relief from traditional zoning requirements which may cause undue hardship or complication for desirable but unconventional development, and to establish standards and procedures for the issuance of a special use permit (section 110-31, special uses) for a PUD in order to achieve the following objectives:

1. To stimulate creative approaches to residential, commercial and industrial development of land.
2. To provide for more efficient use of land.
3. To preserve or enhance natural features and provide open space areas.

Sec. 110-252. - Modification of district regulations.

Sec. 110-253. - General standards and criteria for PUDs.

Sec. 110-254. - Permitted uses and density.

Staff recommends

Staff recommends consideration of the special use for a childcare center located at 450 E. Coronado Drive.

Findings:

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.

1. Is the proposed use detrimental or dangerous to public health?

Yes: _____ No: _____

Explanation: _____

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

Yes: _____ No: _____

Explanation: _____

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

Yes: _____ No: _____

Explanation: _____

4. 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:** _____

CHAIRMAN