

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

Case No.: PZC-12-25
Applicant: City of Rochelle
Address: 13800 Gurler Road
Date: August 4, 2025

Narrative:

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.

Staff Presents:

Staff is presenting a plat of annexation and the request to alter the zoning map and rezone to A-Airport.

Findings: (Plat of Annexation)

1. Is the proposed plat of annexation 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 subdivision. 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 subdivision. 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 plat of annexation detrimental or dangerous to public health?

Yes: _____ No: _____

Explanation: _____

3. Will the proposed plat of annexation impair property value in the neighborhood?

Yes: _____ No: _____

Explanation: _____

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

Yes: _____ No: _____

Explanation: _____

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: _____

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 plat of annexation 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 plat of annexation 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 plat of annexation 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:

Findings: (Zoning)

1. Is the proposed zoning consistent with surrounding properties?

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 variance. 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 rezoning. 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:

_____ 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:
