CITY OF ROCHELLE
PLANNING & ZONING COMMISSION
REPORT OF FINDINGS

Date: August 4, 2025
Case No.: PZC-10-25
Applicant: City of Rochelle
Address: 1123 N. 7th Street, Parcel 24-13-377-041, Rochelle, IL

Narrative:

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.

City staff and the Planning and Zoning Commission shall review the preliminary and final plat for conformance with the comprehensive plan, the provisions hereof, and all other applicable City ordinances. Pursuant to 65 ILCS 5/11-12-8, the Planning and Zoning Commission shall recommend or not recommend the approval of the preliminary and final plat within 90 days of the application.

After a duly noticed public hearing, the City of Rochelle Planning & Zoning Commission will consider all the relevant evidence presented at said hearing on August 4, 2025.

Staff Recommends:

Staff is presenting the preliminary and final plat of subdivision subject to the following:

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

Findings:
1. Is the proposed subdivision 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 subdivision detrimental or dangerous to public health?
    Yes: _____   No: _____
    Explanation: _____
    _____
    _____

3. Will the proposed subdivision impair property value in the neighborhood?
    Yes: _____   No: _____
    Explanation: _____
    _____
    _____

4. Will the proposed subdivision impede the normal development of the surrounding properties?
    Yes: _____   No: _____
    Explanation: _____
    _____
    _____

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: _____
    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 subdivision 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 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.

_____   That the Petitioner be denied a subdivision 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:** _____