



**PLANNING & ZONING COMMISSION
REPORT OF FINDINGS**

Date: August 3, 2026

Case No.: PZC-07-26

Applicant: City of Rochelle

Address: Parcels 25-17-300-025 and 25-17-300-026

Narrative:

The City of Rochelle has petitioned to subdivide the property located at Parcel #25-17-300-025 and #25-17-300-026. The parcels are zoned B-2 Commercial Highway.

The purpose of the preliminary and final plat of subdivision is to change the property lines for future development.

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 3, 2026.

Staff recommends:

Staff is presenting the preliminary and final plat 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?



**PLANNING & ZONING COMMISSION
REPORT OF FINDINGS**

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:

_____ 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: