



**PLANNING & ZONING COMMISSION
REPORT OF FINDINGS**

Date: August 3, 2026

Case No.: PZC-06-26

Applicant: 200 Standard Oil LLC

Address: 200 N. Standard Oil Drive

Narrative:

The petitioner is seeking a proposed special use permit to operate an oil recycling facility. The subject property is zoned I-2 General Industrial and is located at 200 N. Standard Oil Drive, Parcel 24-25-283-006.

Sec. 110-160, District Use Classification List, a recycling center requires a Special Use. The proposed use will utilize an existing industrial property. Any future site improvements, outdoor storage, screening, lighting, fencing, signage, or building modifications shall comply with the requirements of the Rochelle Municipal Code and any applicable building, fire, and environmental codes.

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 special use for an oil recycling facility at 200 N. Standard Oil Drive.

Findings:

1. 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.

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?



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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: *The developer will be required to develop the property according to the Rochelle Municipal Code with a development agreement that addresses code requirements in a phased approach that is approved by City Council.*

_____ 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: