

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

Case No.: PZC-02-22

Applicant: City of Rochelle

Address: 420 N. 6th Street, Rochelle, IL 61068

Narrative:

Currently within the City of Rochelle Zoning Ordinance, Article V, Division 7 (District Use Classifications) certain uses are not allowed within the Airport district. The City of Rochelle is proposing certain text amendments to the Zoning Code, Section 110-160, District Use Classification List, to permit by special use a banquet hall, brew pub (restaurant), restaurants, assembly/meeting halls, and public recreational facilities in the A - Airport District. The Planning and Zoning Commission can recommend to the City Council a text amendment to expand or alter the official zoning code district classification list to allow these facilities within an A - Airport district with a special use.

Staff recommends:

Staff feels that by adding these uses to the zoning code district classification list with a special use that this will allow for more versatility within the Airport District to expand its uses while allowing staff and the Planning and Zoning Commission to review each potential new use on a case-by-case basis. Staff is presenting the proposed text amendment.

Findings:

1. Is the proposed text amendment allowed in the proposed zoning district, but only with a special use?

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. 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 special use. 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 special use detrimental or dangerous to public health?

Yes: _____

No: _____

Explanation: _____

3. Will the proposed special use impair property value in the neighborhood?

Yes: _____ No: _____

Explanation: _____

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

Yes: _____ No: _____

Explanation: _____

5. Will the proposed special 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 for the proposed use in an A – Airport, with a special use, without conditions other than the other applicable requirements of the Rochelle Municipal Code.

_____ That the Petitioner be granted a conditional use for the proposed use in an A, Airport with a special use, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code:

_____ That the Petitioner be denied a special use for the proposed use in an A - Airport, with a special use. 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