

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

Date: June 6, 2022
Case No.: PZC-10-22
Applicant: City of Rochelle
Address: 420 N. 6th Street, Rochelle, IL 61068

Narrative:

Currently within the City of Rochelle Zoning Ordinance, Chapter 110, Article V, Division 7 (District Use Classifications) certain uses within the I-2, general industry are not permitted in the I-3 heavy industry zoning district. The City of Rochelle is proposing certain text amendments to the Zoning Code, Section 110-160, District Use Classification List, to permit (P) or permit by special use (S) certain land uses within the I-3 to be more consistent with the I-2 zoning district. Those land uses are as follows: Adult regulated use (S), Automobile and/or truck rental (S), Automobile and/or truck repair (S), Greenhouses (P), Manufacturing, general (P), Manufacturing, light (P), Offices, Professional and Business (P), Personal Wireless Services (S), Planned developments (S), Research and development facilities (S), Small Cell Facilities (P), Utilities (S) and Transloading Facilities (P). 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 I-3, Heavy Industry district.

Staff recommends:

As we worked through the process of updating our zoning codes, we simplified our District Classification List (Sec.110-160) to be more general. In the process, several allowable I-3 uses were omitted from the list.

Staff feels that by adding these uses to the zoning code district classification list, this will allow for more versatility within the I-3 heavy industry district. Generally, what is allowed in an I-2 is allowed in an I-3. The distinction between an I-2 and I-3 is intermodal and transloading operations. These are only allowed in an I-3 zone. Staff is presenting the proposed text amendment.