

**ROCHELLE CITY COUNCIL
AGENDA ITEM MEMO
REGULAR MEETING**

SUBJECT: An Ordinance Approving a Special Use Permit for an Adult-Use Cannabis Infuser at 600 N. 15th Street

Staff Contact: Michelle Pease, Community Development Director

Summary: The petitioner is seeking a special use permit for a proposed adult use cannabis infuser organization. The subject property is zoned I2, General Industrial and is located at 600 N. 15th Street.

Sec. 110-160, District Use Classification List, adult use cannabis infuser organization or infuser requires a special use in an I2 zoning district.

Section 110-750 Adult Use Cannabis:

7. Adult-Use Cannabis Infuser Organization: In those zoning districts in which an Adult-Use

Cannabis Infuser Organization may be located, the proposed facility must comply with the Following:

7.1 Facility may not be located within 200 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.

7.2 Facility may not be located in a dwelling unit or within 200 feet of the property line of a preexisting property zoned or used for residential purposes.

7.3 At least 75% of the floor area of any tenant space occupied by an infusing organization shall be devoted to the activities of the infusing organization as authorized by the Act. Facility may not conduct any sales or distribution of cannabis other than as authorized by the Act.

7.4 For purposes of determining required parking, said facilities shall be classified as commercial and/ or industrial per Article XII Schedule of Off-Street Loading and Parking Requirements of the City of Rochelle Municipal Code, provided, however, that the City may require that additional parking be provided as a result of the analysis completed through Article II, Division 2 Adult-Use Cannabis: Conditional Use) herein.

7.5 Petitioner shall file an affidavit with the City affirming compliance with Article II, Division 2 as provided herein and all other requirements of the Act.

Adult Use Cannabis Infusion is allowed under Section 110-160 of the District Use Classification, as a Special Use. The Facility meets the setback requirements, as it is more

than 200 feet from any residential lot line and meets all other setback requirements. At the request of the City, a survey was required to confirm.

As a stipulation of the special use request for an adult use cannabis infuser organization located at 600 N. 15th Street, the submission of a security plan approved by the City of Rochelle Police Department will be required.

On Monday, December 1, 2025, the Planning and Zoning Commission voted 6-0 to approve the proposed Special Use for the property located at 600 N. 15th Street, with the request of a submission of a security plan approved by the Rochelle Police Department.

Funding Sources:

Source:	Budgeted Amount:	Proposed Expenditure:

Strategic Plan Goal Application: Incorporate dynamic planning and evaluation in City-wide planning

Recommendation: Approve an ordinance granting a special use for adult use cannabis infusion located at 600 N. 15th Street.