



MINUTES
CITY OF ROCHELLE
PLANNING & ZONING COMMISSION

Monday, October 06, 2025 at 6:00 PM

City of Rochelle Council Chambers—420 North 6th Street, Rochelle, IL 61068

- I. **CALL TO ORDER:** The meeting was called to order at 6:00 p.m.
- II. **ROLL CALL:** Present were Commissioners Hickey, Myers, Bowerman, Charnock and Wolter. Absent: Colwill and McKibben. Non-voting Commissioners absent were: Barber and Tenggren. Also present were Michelle Knight and Michelle Pease.
- III. **APPROVE/ACCEPT MINUTES:** Bowerman moved, seconded by Hickey, **"I move the minutes of the August 4, 2025 Planning and Zoning Commission meeting as presented be approved."** Ayes: Hickey, Myers, Bowerman, Charnock and Wolter. Nays: None. Motion carried 5-0.
- IV. **PUBLIC COMMENTARY:** None
- V. **COMMISSIONER COMMENTS:** None
- VI. **BUSINESS ITEMS: PZC-13-25 Petition of Kendra Elion for a Special Use permit for the property located at 211 East Route 38.** Pease stated that a notice was published in the paper and property owners were notified. Motion made by Charnock, seconded by Hickey, **"I move the Planning and Zoning Commission open the Public Hearing regarding the proposed special use for the property located at 211 East Route 38."** Ayes: Hickey, Myers, Bowerman, Charnock and Wolter. Nays: None. Motion carried 5-0. The petitioner is seeking a special use permit for a childcare center. The subject property is zoned B2, Commercial Highway and is located at 211 East IL Route 38. Sec. 110-160, District Use Classification List, Daycare Centers require a special use in a B2 zoning district. Kendra Elion was present to answer questions. Motion made by Bowerman, seconded by Hickey, **"I move the Planning and Zoning Commission close the Public Hearing."** Ayes: Hickey, Myers, Bowerman, Charnock and Wolter. Nays: None. Motion carried 5-0.

Findings: Special Use

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

Yes: 5 No:

2. Is the proposed special use detrimental or dangerous to public health?

Yes: No: 5

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

Yes: No: 5

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

Yes: No: 5

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: 5

Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council: 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.

Motion made by Myers, seconded by Bowerman, **"I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed special use for the property located at 211 East Route 38, based on the report of findings."** Ayes: Hickey, Myers, Bowerman, Charnock and Wolter. Nays: None. Motion carried 5-0.

VII. DISCUSSION ITEMS: None

VIII. ADJOURNMENT: Motion made by Charnock, seconded by Myers, **“I move to adjourn the regularly scheduled meeting of the Planning and Zoning Commission of October 6, 2025.”** Motion carried by voice vote 5-0. The Planning and Zoning Commission adjourned at 6:20 p.m.

Michelle Knight
Community Development Specialist