

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

SUBJECT: An Ordinance Approving a Special Use in the A- Airport District for Assembly/Meeting Hall and Public Recreational Facilities at 1207 Gurler Road, Rochelle, Illinois

Staff Contact: Michelle Pease, Community Development Director

Summary: The petitioner is seeking a special use permit for assembly to host large social events and for a public recreational facility for RV parking/camping. The subject property is zoned A – Airport. Section 110-160 District Use Classification List requires a special use in an A-Airport zoning district for Assembly and Public Recreational Facility.

Sky Team, Inc. currently has an agreement with the City of Rochelle for the use of camping at this location which outlines regulations for the campsites. Conditions for a special use for assembly would include the following:

- 1) Maximum occupancy of 400
- 2) 12-month calendar of events submitted to the Fire Chief in January of each year and updated throughout the year as necessary
- 3) Addition of a 3' door in the Northeast corner of the hangar with exit signage
- 4) Annual inspection for life safety issues scheduled with the Fire Department at the same time of the submission of the calendar of events. Inspection must be performed and passed before the first event for the calendar year.

On Monday, March 7, 2022, the Planning and Zoning Commission voted 5-0, with one member abstaining to approve the proposed Special Use- Assembly and voted 5-0 with one member abstaining for Public Recreational Facilities for Sky Team Incorporated.

Funding Sources:

Source:	Budgeted Amount:	Proposed Expenditure:

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

Recommendation: Consider approving the ordinance for a Special Use for Sky Team Incorporated for Assembly and Public Recreational Facilities in an Airport Zone.