



PLANNING & ZONING COMMISSION REPORT OF FINDINGS

Date: July 6, 2026

Case No.: PZC-04-26

Applicant: Rochelle Community Hospital Association

Address: 900 N. 3rd Street, Rochelle, IL, Parcel # 24-24-179-007

Narrative:

The petitioner is seeking rezoning of the property located at 900 N. 3rd Street to R-4 High Density Residential District; and a variance to permit the construction of an ancillary hospital support facility and associated parking improvements.

The subject property is located at 900 N. 3rd Street and was formerly a nursing home facility. The property was recently acquired by the Rochelle Community Hospital Association to accommodate future operational needs and support services associated with the hospital.

The petitioner proposes to construct a building that will serve as an ancillary use to the hospital campus. The proposed facility will provide:

- Administrative office space;
- Meeting and training rooms;
- Garage and maintenance facilities;
- Employee support functions; and
- An employee parking lot.

The proposed development is intended to support hospital operations while alleviating space constraints on the existing hospital campus.

The petitioner requests that the property be rezoned to R-4 High Density Residential District. The hospital campus located immediately across the street is currently zoned R-4. Rezoning the subject property to R-4 would create consistency between the two properties and allow the site to function as an integrated part of the hospital campus.

The petitioner has identified the following hardship:

- The existing hospital campus is substantially developed and constrained by surrounding development.
- The hospital is effectively landlocked and has limited opportunities for expansion on its current campus.
- The acquisition of the property at 900 N. 3rd Street provides one of the few available opportunities to accommodate necessary growth and support functions required for continued hospital operations.
- Relocating administrative offices, meeting space, maintenance operations, and employee parking to the subject property will allow the hospital to better utilize its existing campus for patient care and medical services.



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Sec. 110-29. – Variances.

(a) Intent and purpose. A variance is a grant of relief to a property owner from the literal requirements of the zoning ordinance, where literal enforcement would cause undue hardship. Additionally, a variance is intended to provide relief where the requirements of the zoning ordinance render the land difficult to use because of some unique physical attribute of the property itself, or some other factor unique to the property for which the variance is requested.

A variance is not intended merely to remove an inconvenience or financial burden that the requirements of the zoning ordinance may impose on a property owner in general.

A variance is not intended to allow the establishment of a use that is not otherwise allowed in a zoning district or that would change the zoning district classification of any or all of the affected property, and should not be granted where a special use permit or an amendment to the official zoning map would be more appropriate.

(f) Standards for granting a variance. The planning and zoning commission shall not recommend, and the city council shall not grant, a variance from the regulations of the zoning ordinance unless it makes findings based on evidence presented to it in each specific case that:

- (1) The variance is in harmony with the general purpose and intent of the zoning ordinance;
- (2) The plight of the owner is due to unique circumstances (65 ILCS 5/11-13-4) and thus strict enforcement of the zoning ordinance would result in practical difficulties, or impose exceptional hardships, due to the special and unusual conditions that are not generally found on other properties in the same zoning district;
- (3) The property cannot yield a reasonable return if permitted only under the conditions allowed by the zoning ordinance; and
- (4) The variance, if granted, will not alter the essential character of the locality, and will not be a substantial detriment to adjacent property.

(g) Burden of proof. In each case of a requested variance, the applicant must satisfy the proof that the proposed variance meets the standards of subsection (f) of this section, even if there is no testimony or other evidence opposing or rebutting the requested variance.

After a duly noticed public hearing, the City of Rochelle Planning & Zoning Commission will consider all the relevant evidence presented at said hearing on July 6, 2026.

Staff recommends:

Staff is presenting a variance request for the construction and operation of an ancillary hospital support facility, including office space, meeting rooms, garage and maintenance areas, and employee parking, subject to City staff review and rezoning the property located at 900 N 3rd Street to R-4 High Density Residential.

Findings: (Variance)

1. Is the proposed variance in harmony with the general purpose and intent of the zoning ordinance?

Yes: _____

No: _____



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Explanation: _____

2. The plight of the owner is due to unique circumstances and thus strict enforcement of the zoning ordinance would result in practical difficulties, or impose exceptional hardships, due to the special and unusual conditions that are not generally found on other properties in the same zoning district?

Yes: _____ No: _____

Explanation: _____

3. The property cannot yield a reasonable return if permitted only under the conditions allowed by the zoning ordinance?

Yes: _____ No: _____

Explanation: _____

4. Is the proposed variance detrimental or dangerous to public health?

Yes: _____ No: _____

Explanation: _____

5. Will the proposed variance impair property value in the neighborhood?

Yes: _____ No: _____

Explanation: _____

6. Will the proposed variance impede the normal development of the surrounding properties?

Yes: _____ No: _____

Explanation: _____

7. Will the proposed variance:

- (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 variance for the Subject Property, without conditions other than the other applicable requirements of the Rochelle Municipal Code.

_____ That the Petitioner be granted a variance for the Subject Property, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code:

_____ That the Petitioner be denied a variance for the Subject Property. If Findings 1-3 are all affirmative, and Findings 4-7 are all negative, the Planning and Zoning Commission explains as follows:



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Findings: (Rezone)

1. Is the proposed zoning consistent with surrounding properties?

Yes: _____ No: _____

Explanation: _____

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

Yes: _____ No: _____

Explanation: _____

3. Will the proposed zoning impair property value in the neighborhood?

Yes: _____ No: _____

Explanation: _____

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

Yes: _____ No: _____

Explanation: _____

5. Will the proposed zoning:

(f) impair light and air to adjacent property;

(g) congest public streets;

(h) increase the risk of fire;

(i) substantially diminish property values within the vicinity; or

(j) 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 zoning for the proposed use at the Subject Property, without conditions other than the other applicable requirements of the Rochelle Municipal Code.

_____ That the Petitioner be granted zoning for the proposed use at the Subject Property, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code:

_____ That the Petitioner be denied zoning for the proposed use at the Subject Property. If this is based on any reason other than a "Yes" response above, the Planning and Zoning Commission explains as follows:



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