

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

Case No.: 03-25
Applicant: John Ethan Gruben
Address: 334 N. 14th Street, Rochelle, Illinois 61068

Narrative:

334 N. 14th Street, parcel number 24-23-476-002, is a single-family home which is currently zoned I-2, General Industry. The petitioner is requesting to rezone/amend the zoning map of the subject property from I-2 General Industry to R-4 Multi Family Low Density Residential. The reason for the request to rezone to an R4 is because the current and past use of the property is single family residential and in order to secure financial lending to purchase the property, it has to be zoned appropriately as residential.

The property is surrounded by I-2 General Industry to the north, south and west and R-4 to the east.

After a duly noticed public hearing, the City of Rochelle Planning & Zoning Commission will consider all the relevant evidence presented at said hearing on April 7, 2025.

Staff recommends

Staff is presenting the request to rezone/map amendment to the property at 334 N. 14th Street to R-4 Multi Family Low Density Residential.

Findings:

1. Is the proposed zoning consistent with surrounding properties?

Yes: _____ No: _____

Explanation: _____

If the answer to any of the following questions is "Yes", then the Commission should recommend that the City Council deny the petition for zoning. If the answer to all of the following questions is "No", then the Commission may recommend that the City Council approve or deny the petition for zoning. Each question should state an answer and give an explanation. If the answer to all of the questions is "No", but the Commission votes to recommend denying the petition, the Commission should provide an explanation as to why.

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:
(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 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:

Vote: Ayes: _____ **Nays:** _____ **Abstain:** _____