

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

Date: April 7, 2025
Case No.: 02-25
Applicant: City of Rochelle, Rochelle Municipal Utilities
Address: Parcel Number 25-17-100-010

Narrative:

The petitioner is seeking a proposed special use permit to build public infrastructure (utilities) for Well #13 on parcel #25-17-100-010. This parcel is located directly east of 915 Technology Parkway. The new well will mitigate pressure issues on the northeast side of Rochelle and allow for development.

The property is approximately 2.04 acres and is currently vacant land owned by the City of Rochelle. The subject property is zoned B-2 Highway Commercial. Per Division 7, Sec. 110-160 District Use Classification List, Utilities in a B-2 requires a special use.

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 presents the special use.

Findings:

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

Yes: _____ No: _____

Explanation: _____

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

Yes: _____ No: _____

Explanation: _____

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

Yes: _____ No: _____

Explanation: _____

4. 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: _____

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 special use permit 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 a special use permit 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 a special use permit 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:

