

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

**SUBJECT:** Ordinance Adopting the Updated Comprehensive Plan and Map for the City of Rochelle

**Staff Contact:** Michelle Pease, Community Development Director

**Summary:** The Comprehensive Plan is the framework, or blueprint, for future development and revitalization based on a thorough assessment of existing conditions, trends, goals, and objectives for the future. It is a visionary policy document that provides direction for the City’s future natural, social, and economic environment. It is comprehensive in nature, whereby land use, community facilities, utilities, urban form and design, housing, transportation, and economic development goals and objectives are integrated into a unified scheme.

This Plan is intended to provide the substantive and legal framework for zoning and other day-to-day land use decisions required of the City. This Plan update is a long-range vision intended to provide an overall policy framework against which individual proposals can be evaluated by the Planning and Zoning Commission and by the City Council.

In 2016, the City updated the Comprehensive Plan. As an effective tool, the Plan should be updated every 5-7 years. In following those guidelines, the Plan has been updated for review. The Comprehensive Plan Committee review the document and facilitated public workshops with the Planning and Zoning Commission. The committee consisted of two council members, a planning and zoning commissioner and city staff. Department heads updated the chapters that were relevant to their areas.

Several significant updates have been included in the updated Plan, such as the Northern Gateway TIF, the establishment of the National Historic District in our Downtown, Enterprise Zones, and the major investments to infrastructure.

New development has also been updated in the Plan to include Wheatland Tube, Rochelle Transload Center, Pilot Travel Center, Love’s Travel Stop, Starbucks, Majeski Motors, Hub City Self Storage, Kwik Star, Tesla Charging Stations, Benny’s Corner Market, Breakthru Beverage, and several other projects. This Comprehensive Plan reflects the progress made thus far, future planning strategies and land use, plan initiatives and action items to move forward.

On Monday, October 2, 2023, the Planning and Zoning Commission voted 4-0 to approve the updated Comprehensive Plan.

**Funding Sources:**

Source:	Budgeted Amount:	Proposed Expenditure:

**Recommendation:** Approve the Ordinance Adopting an Updated Comprehensive Plan and Map for the City of Rochelle.