

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

Date: June 5, 2023
Case No.: 02-23
Applicant: City of Rochelle, Ogle Lee Fire Protection District
Address: 920 S. Main Street, Rochelle, IL

Narrative:

The petitioner is seeking a proposed special use permit for a government multi use training facility for the property located at 920 S. Main Street, parcel #24-25-476-019. The property is approximately 12.06 acres and is currently vacant land. The subject property is zoned I-1 Light Industry. Per Division 7, Sec. 110-160 District Use Classification List, a government facility in an I-1 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 June 5, 2023.

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:

