

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

SUBJECT: An Ordinance Rezoning 900 N 3rd Street from R-2 to R-4 Residential District and Granting a Variance for an Ancillary Hospital Facility

Staff Contact: Michelle Pease, Community Development Director

Summary: 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:

1. Administrative office space
2. Meeting and training rooms
3. Garage and maintenance facilities
4. Employee support functions
5. 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:

1. The existing hospital campus is substantially developed and constrained by surrounding development.
2. The hospital is effectively landlocked and has limited opportunities for expansion on its current campus.
3. 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.

4. 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.

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.

On Monday, July 6, 2026, the Planning and Zoning Commission voted 6-0 to approve the proposed rezone and variance for the Rochelle Community Hospital.

Funding Sources:

Source:	Budgeted Amount:	Proposed Expenditure:

Strategic Plan Goal Application: Incorporate dynamic planning and evaluation in City-wide planning

Recommendation: Approve an ordinance for a rezone and variance of code for the Rochelle Community Hospital.