

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

Case No.: PZC-15-22

Applicant: City of Rochelle

Address: 420 N. 6th Street, Rochelle, IL 61068

Narrative:

The City of Rochelle is proposing text amendments to the Zoning Code, Section 110-120, B-1 Central Commercial District to add the following:

(2) Special uses and developments.

The following alterations to any vacant land or existing structure may be permitted within the B-1 Central Commercial District under the conditions and requirements specified in (Sec. 110-31. Special Uses):

- a. The new construction of any primary or accessory structure.
- b. Any addition to an existing structure.
- c. Any project that would change the physical appearance of any elevation of any side of an existing structure.

Staff recommends:

By adding this language to the B-1 Central Commercial District, the Planning and Zoning Commission will have the opportunity to review each potential new special use/construction project on a case-by-case basis. Staff is presenting the proposed text amendment.

Findings:

1. Does the proposed text amendment assist with the Comprehensive Plan and future growth and land use?

Yes: _____

No: _____

Explanation: _____

2. Will the proposed text amendment adversely affect the public health, safety, or general welfare?

Yes: _____

No: _____

Explanation: _____

3. Is the proposed text amendment necessary because of changed or changing social values, new planning concepts, or other social, technological, or economic conditions in the areas affected?

Yes: _____

No: _____

Explanation: _____

4 Will the proposed amendment impede the normal development of the surrounding properties within the zoning district?

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 text amendment for the proposed Zoning Code, Section 110-120, B-1 Central Commercial District, without conditions other than the other applicable requirements of the Rochelle Municipal Code.

_____ That the Petitioner be granted a text amendment for the proposed Zoning Code, Section 110-120, B-1 Central Commercial District, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code:

_____ That the Petitioner be denied a text amendment for the proposed Zoning Code, Section 110-120, B-1 Central Commercial District If this is based on any reason other than a “Yes” response above, the Planning and Zoning Commission explains as follows:

Passed by the Planning & Zoning Commission: _____

Vote:

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

CHAIRMAN