

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

SUBJECT: Ordinance Approving a Special Use for Wirtz Realty Corporation- Warehousing- B2

Staff Contact: Michelle Pease, Community Development Director

Summary: The petitioner is seeking a proposed special use permit for warehousing for the property located at 1380 N. 7th Street. An existing 12,500 square foot building, formerly used as a car dealership and currently vacant, is proposed to become a warehouse with office space. The subject property is zoned B-2, Commercial Highway.

Pending Council approval of a text amendment to allow warehousing with a special use in a B2 Highway Commercial Zone, Division 7, Sec. 110-160 District Use Classification List would be updated to allow warehousing in a B2 Commercial Highway District with a special use.

On Monday, December 5, 2022, the Planning and Zoning Commission voted 6-1, to approve the proposed special use.

Funding Sources:

Source:	Budgeted Amount:	Proposed Expenditure:

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

Recommendation: Consider approving the ordinance for a special use for Wirtz Realty Corporation for Warehousing in a B-2 Highway Commercial Zone.