



PLANNING & ZONING COMMISSION REPORT OF FINDINGS

Date: December 1, 2025

Case No.: PZC-14-25

Applicant: Stash Holdings Corporation

Address: 600 N. 15th Street, Rochelle, Illinois 61068

Narrative:

The petitioner is seeking a special use permit for a proposed adult use cannabis infuser organization. The subject property is zoned I2, General Industrial and is located at 600 N. 15th Street.

Sec. 110-160, District Use Classification List, adult use cannabis infuser organization or infuser requires a special use in an I2 zoning district.

Section 110-750 Adult Use Cannabis:

7. Adult-Use Cannabis Infuser Organization: In those zoning districts in which an Adult-Use Cannabis Infuser Organization may be located, the proposed facility must comply with the Following:

7.1 Facility may not be located within 200 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.

7.2 Facility may not be located in a dwelling unit or within 200 feet of the property line of a preexisting property zoned or used for residential purposes.

7.3 At least 75% of the floor area of any tenant space occupied by an infusing organization shall be devoted to the activities of the infusing organization as authorized by the Act. Facility may not conduct any sales or distribution of cannabis other than as authorized by the Act.

7.4 For purposes of determining required parking, said facilities shall be classified as commercial and/ or industrial per Article XII Schedule of Off-Street Loading and Parking Requirements of the City of Rochelle Municipal Code, provided, however, that the City may require that additional parking be provided as a result of the analysis completed through Article II, Division 2 Adult-Use Cannabis: Conditional Use) herein.

7.5 Petitioner shall file an affidavit with the City affirming compliance with Article II, Division 2 as provided herein and all other requirements of the Act.



See the attached report from Dinsmore, Legal Counsel for Stash Holdings Corp., which addresses these requirements.

After a duly noticed public hearing, the City of Rochelle Planning & Zoning Commission will consider all the relevant evidence presented at said hearing on December 1, 2025.

Staff recommends:

Staff is presenting the special use for an adult use cannabis infuser organization located at 600 N. 15th Street, subject to submission of a security plan approved by the City of Rochelle Chief of Police.

Findings:

1. Is the proposed use allowed in the proposed zoning district, but only with a special use permit?

Yes: _____ No: _____

Explanation: Yes, it is allowed under Section 110-160 of the District Use Classification, as a Special Use. The Facility meets the setback requirements, as it is more than 200 feet from any residential lot line and meets all other setback requirements. See attached survey.

If the answer to any of the following questions is "Yes", then the Commission should recommend that the City Council deny the petition for a special use permit. If the answer to all of the following questions is "No", then the Commission may recommend that the City Council approve or deny the petition for a special use permit. Each question should state an answer and give an explanation. If the answers to all of the questions is "No", but the Commission votes to recommend denying the petition, the Commission should provide an explanation as to why.

2. Is the proposed use detrimental or dangerous to public health?

Yes: _____ No: _____

Explanation: _____

3. Will the proposed use impair property value in the neighborhood?

Yes: _____ No: _____

Explanation: _____

4. Will the proposed use impede the normal development of the surrounding properties?

Yes: _____ No: _____

Explanation: _____

5. Will the proposed 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:

Subject to submission of a security plan approved by the City of Rochelle Chief of Police.

_____ 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:

Passed by the Planning & Zoning Commission: _____

Vote:

Ayes: _____ Nays: _____ Abstain: _____