

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

**Date: October 2, 2023**

**Case No.: PZC-07-23**

**Applicant: City of Rochelle – Comprehensive Plan Update**

**Address: 420 N. 6<sup>th</sup> Street**

**Narrative:**

The Comprehensive Plan is the framework, or blueprint, for future development and revitalization based on a thorough assessment of existing conditions, trends, goals, and objectives for the future. It is a visionary policy document that provides direction for the City's future natural, social, and economic environment. It is comprehensive in nature, whereby land use, community facilities, utilities, urban form and design, housing, transportation, and economic development goals and objectives are integrated into a unified scheme. This Plan is intended to provide the substantive and legal framework for zoning and other day-to-day land use decisions required of the City.

This Plan update is a long-range vision intended to provide an overall policy framework against which individual proposals can be evaluated by the Planning and Zoning Commission and by the City Council.

In 2016, the City updated the Comprehensive Plan. As an effective tool, the Plan should be updated every 5-7 years. In following those guidelines, the Plan has been updated for review. City departments presented workshops to the Planning and Zoning Commission, providing updates on specific projects and new initiatives.

Several significant updates have been included in the updated Plan, such as the Northern Gateway TIF, Enterprise Zone Updates, the National Historic District Downtown, Wheatland Tube, the Rochelle Transload Center, Pilot Travel Center, Loves Travel Stop, Starbucks, The Grove Housing Development, Willis Senior Lofts, Hub City Self Storage, Majeski Motors and several major infrastructure projects.

**Staff Recommends:**

Community Development staff is presenting the updated 2023 Comprehensive Plan.