

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

**SUBJECT:** An Ordinance Amending Chapter 110-120 of the Rochelle Municipal Code Pertaining to B-1 Central Commercial District

**Staff Contact:** Michelle Pease, Community Development Director

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

**ADDED Language**

**(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.**

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

On Tuesday, September 6, 2022, the Planning and Zoning Commission voted 7-0 to approve the proposed text amendment for a B-2 Central Business District.

**Funding Sources:**

Source:	Budgeted Amount:	Proposed Expenditure:

**Strategic Plan Goal Application:** This project continues to support the City's Strategic Plan goals by improving and developing our Downtown.

**Recommendation:** Approve the ordinance for an Amendment of the Rochelle Municipal Code pertaining to B-1 Central Business District Development- Special Use.