

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

**Case No.:** PZC-11-22  
**Applicant:** Teresa Petry and Erik Petry  
**Address:** 407 Lincoln Hwy., Rochelle, Illinois 61068

**Narrative:**

The petitioner is seeking a special use permit for a three-dimensional, lighted roof top sign on the back of their building. They are also requesting a variance for a three-dimensional sign, which will cover more than the allowed area and extend past the top of their existing awning on the front of their building. The subject property is zoned B1, Commercial Central Business.

Per Section 110-365 (10) Roof signs, a roof sign shall only be allowed by the granting of a Special Use Permit by the City Council upon a recommendation received by the Planning and Zoning Commission. Per Section 110-369 "Awning Signs (2) Size", Eighty (80%) percent of maximum valance area for copy and graphics on valance. (3) "Additional Regulations": (a) One sign is permitted per awning top surface area. (c) Awning with signs and awning signs shall be generally aligned with awning and awning signs that are attached to adjacent storefronts or buildings to maintain a sense of visual continuity.

**Staff recommends**

Staff recommends consideration of the special use and variance of signage.

**Findings:**

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

Yes: \_\_\_\_\_ No: \_\_\_\_\_

Explanation: \_\_\_\_\_

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ 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: \_\_\_\_\_

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**CHAIRMAN**

**Findings:**

1. Is the proposed variance allowed in the proposed zoning district?

Yes: \_\_\_\_\_ No: \_\_\_\_\_

Explanation: \_\_\_\_\_

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 variance detrimental or dangerous to public health?

Yes: \_\_\_\_\_ No: \_\_\_\_\_

Explanation: \_\_\_\_\_

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

Yes: \_\_\_\_\_ No: \_\_\_\_\_

Explanation: \_\_\_\_\_

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

Yes: \_\_\_\_\_ No: \_\_\_\_\_

Explanation: \_\_\_\_\_

5. Will the proposed variance:

- 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 variance 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 variance for the proposed use at the Subject Property, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ That the Petitioner be denied a variance 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:** \_\_\_\_\_

\_\_\_\_\_  
**CHAIRMAN**