

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

Case No.: PZC-18-22
Applicant: City of Rochelle
Address: 420 N. 6th Street, Rochelle, IL 61068
Narrative:

Currently within the City of Rochelle Zoning Ordinance, Article V, Division 7 (District Use Classifications) warehousing is not allowed within the B2 Commercial Highway district. The City of Rochelle is proposing a text amendment to the Zoning Code, Section 110-160, District Use Classification List, to permit by special use warehousing in the B2. The Planning and Zoning Commission can recommend to the City Council a text amendment to expand or alter the official zoning code district classification list to allow warehousing in a B2 Commercial Highway District with a special use.

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 5, 2022.

Staff recommends:

Staff presents the proposed text amendment.

Findings:

1. Does the proposed text amendment assist with the Comprehensive Plan, future growth and/or land use?

Yes: _____ No: _____

Explanation: _____

2. Will the proposed text amendment adversely affect the public health, safety, or general welfare?

Yes: _____ No: _____

Explanation: _____

3. Does the proposed text amendment assist with changing development, planning concepts, technological, or economic conditions in the areas affected?

Yes: _____ No: _____

Explanation: _____

- 4 Will the proposed amendment impede the normal development of the surrounding properties within the zoning district?

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 text amendment for the proposed Zoning Code, Section 110-160, District Use Classification List, without conditions other than the other applicable requirements of the Rochelle Municipal Code.

_____ That the Petitioner be granted a text amendment for the proposed Zoning Code, Section 110-160, District Use Classification List, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code:

_____ That the Petitioner be denied a text amendment for the proposed Zoning Code, Section 110-160, District Use Classification List. If this is based on any reason other than a “Yes” response above, the Planning and Zoning Commission explains as follows:
