

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

**Case No.:** 19-22  
**Applicant:** Wirtz Realty Corporation  
**Address:** 1380 N. 7<sup>th</sup> Street, Rochelle, IL

**Narrative:**

The petitioner is seeking a proposed special use permit for warehousing for the property located at 1380 N. 7<sup>th</sup> Street. An existing 12,500 square foot building, formerly used as a car dealership and currently vacant, is proposed to become a warehouse with office space. The subject property is zoned B-2, Commercial Highway.

Pending Council approval of a text amendment to allow warehousing with a special use in a B2 Highway Commercial Zone, Division 7, Sec. 110-160 District Use Classification List would be updated 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 special use.

**Findings:**

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

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

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

2. Will the proposed special use impair property value in the neighborhood?

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

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

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

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

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

4. Will the proposed special 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:

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