



# City of Rochelle

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**TO:** David Plyman, City Manager

**FROM:** Chris Limas, AICP  
Community Development Director

**DATE:** May 9, 2012

**SUBJECT:** Case PZC-9-12 Transloading Text Amendments (Public Hearing)

Applicant: City of Rochelle

## Summary

The Planning and Zoning Commission held a public hearing in regards to a petition by the City of Rochelle for a text amendment to Section 110-9 of the Rochelle Municipal Code to add a definition of transloading and amending section 110-291 to allow it as a permitted use in the I-2, General Industrial District.

Recently the City has been contacted by potential developers about constructing transloading facilities in the City. Transloading is defined as “the process of transferring a shipment from one mode of transportation to another, such as railcar to truck (and vice-versa). It is most commonly employed when one mode cannot be used for the entire trip, as for instance when goods must be shipped internationally from one inland point to another. An “intermodal” facility is a form of transloading, even though in this case the product typically does not change containers” and has become common along properties that have rail access. Currently, transloading is only allowed in the I-3, Heavy Industrial District, as a permitted use but it would make sense to allow it in the I-2 zoning district since other industries are doing it as an accessory use to their business.

The Planning and Zoning Commission agreed with the staff recommendation but felt that it should be a special use not a permitted use in the I-2 zoning district.

## RECOMMENDATION

The Planning and Zoning Commission recommended **Approval** of the proposed text amendment to Section 110-9 of the Rochelle Municipal Code adding a definition of transloading as follows, “**Transloading**, the process of transferring a shipment from one mode of transportation to another, such as railcar to truck (and vice-versa). It is most commonly employed when one mode cannot be used for the entire trip, as for instance

when goods must be shipped internationally from one inland point to another. An “intermodal” facility is a form of transloading, even though in this case the product typically does not change containers”and amending section 110-291 to allow it as a special use in the I-2, General Industrial District.

**VOTE: 4-0**