



City of Rochelle

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TO: David Plyman, City Manager
FROM: Kip Countryman
Building Inspector
DATE: July 8, 2014
SUBJECT: Case PZC-7-14 800 N 2nd St. (Zoning Change Special Use Permit)

Applicant: Dennis and Susan Wittwer/ Rochelle Community Hospital
Location: 800 N 2nd St.
Zoning: R-2 Single Family Residential
Comprehensive Plan: Moderate Density Residential (Municipal Institutional)
Lot Size: 8118 Square Feet

Summary

On July 7, 2014 the Planning and Zoning Commission reviewed the petition of Rochelle Community Hospital for a Special Use and Zoning change to allow Rochelle Community Hospital to expand their campus by purchasing 800 N 2nd St.

The Petitioner is planning on demolishing the property and has purchased 3 other properties within the same block. In the past RCH has purchased neighboring properties to allow for expansion of medical services. Current health regulations require that all patient health care be conducted in one main building.

Although the Comprehensive Plan indicates this property to be Moderate Density Residential, my past experience is that if an institution such as a hospital is located on a residential block, the whole block will eventually be a part of the institutional campus.

RECOMMENDATION

After review of the facts of the case, the Planning and Zoning Commission found that since the applicant plans to expand their campus by purchasing the property, the property should be re-zoned from R-2 to R-4, which is consistent with the current Zoning of the Hospital. Because a hospital requires a special use under the City District Use Classification the Planning and Zoning Commission recommended **Approval** of the re-zoning and the Conditional (Special Use) for a Medical Use for the Rochelle Community Hospital located at 800 N 2nd St. subject to:

- 1) Rochelle Community Hospital to use the property specifically for medical purposes consistent with the current use of the Hospital Campus

VOTE: 5-0