

**ROCHELLE CITY COUNCIL  
REGULAR MEETING 11/12/19  
DISCUSSION ITEM NO. 1**

Teska has reviewed the entire text of the Rochelle Zoning Ordinance, with the intention of providing guidance to the City in order to determine if the Zoning Ordinance can be amended and updated, or if a complete rewriting of the Zoning Ordinance is required.

After review of the Rochelle Zoning Ordinance, Teska has discovered numerous issues that need to be addressed. Some of these issues are urgent, requiring immediate attention, while others can be addressed at the discretion of the City.

The biggest issue concerning the Zoning Ordinance is the general lack of consistency, and overall disorganization of the document. The City has obviously paid a great deal of attention to zoning related issues throughout the years, as numerous amendments are inserted throughout the document. Unfortunately, this has resulted in certain topics (such as accessory uses) being addressed in multiple sections within the document, definitions being spread out in multiple sections of the document, and references to other regulations being unclear and hard to find.

The end result is a document that is difficult for citizens and businesses to understand and unnecessarily hard for staff to enforce, which impedes the City's desire to protect the character of the community and promote continued economic development within the City.

As the Zoning Ordinance is well over 20 years old (1996), many current zoning issues (such as gaming, medical/recreational cannabis, wind turbines, solar panels, beekeeping, chickens/goats, modern telecommunications, etc.) are not addressed. In addition, a number of major issues were identified that should be rectified immediately, including sign regulations that are not consistent with recent court rulings, and questionable standards for granting variances.

It is the recommendation of Teska that the City of Rochelle create and adopt a new zoning ordinance that addresses the omissions and inconsistencies of the current ordinance and incorporates modern planning techniques.

**Reference:** Teska Zoning Ordinance Review