



# City of Rochelle

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**TO: Planning and Zoning Commission**

**FROM: Kip Countryman  
Building Inspector**

**DATE: February 12, 2015**

**SUBJECT: Case PZC-1-15 CG Greenhouses/ Special Use for a Commercial  
Greenhouse Single Family Home, Farm Animals (Sheep)**

Applicant: CG Greenhouses

Location: 100 Centerpoint Drive

Zoning: I-2 General Industry

Comprehensive Plan: I-2 General Industry

Lot Size: 20.5 Acres

## **Summary**

The Petitioner is requesting a special use to construct a 311,000 square foot Commercial Greenhouse to produce hydroponic tomatoes. In addition to the Greenhouse facility, CG Greenhouse is requesting that a Single Family Residence be constructed on the lot, and a special use to house and feed sheep. Under the current Zoning for I-2 General Industry, Commercial Greenhouses are allowed in the I-1 Zoning District, and Single Family Residential housing is allowed in the R-1 through R-0 (Rural Office) Districts. Raising farm animals within the City of Rochelle is not allowed in any Zoning District.

CG Greenhouses has designed this project in four phases with this being phase one. Each phase hereafter will double the size of the greenhouse and packing area which potentially would create over 1,200,000 square feet of greenhouse space.

This development is 20.5 acres and is located in the Centerpoint Intermodal Center Centerpoint drive, east of the RC2 building at 101 Centerpoint drive, and North of the retention area.

This project will create over 20 jobs, and due to the nature of the operation, the petitioner is requesting that the operations manager must be on site to monitor the operation on a 24 hour basis.

The petitioner is requesting a special use to have sheep on the property as a cultural, environmentally friendly atmosphere for visitors, and has informed staff that this practice is commonplace in the Netherlands where operations such as this are commonplace for the area.

Staff has had numerous meetings with the owners, final engineering has been approved, and the final Building plans have been submitted.

### **RECOMMENDATION**

Staff finds that although the City of Rochelle Zoning does address Commercial Greenhouses, it should be expanded to allow Commercial Greenhouse operations in the I-2 Zoning District to accommodate projects this size.

Staff agrees that due to the complexity of this type of operation, it is important that the operations manager be able to live on site and the special use for a single family residence is recommended.

Staff recommends that a special use be given to allow for no more than 5 sheep at one time on the property based on the fenced area of the property proposed.

Approval of the special use will expire in its entirety if operations of the current greenhouse are discontinued.