



# City of Rochelle

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420 N 6<sup>th</sup> Street  
P.O. Box A  
Rochelle, IL 61068  
Tele: (815) 562-6161  
Fax: (815) 562-3888

**TO:** David Plyman, City Manager

**FROM:** Kip Countryman  
Building Inspector

**DATE:** March 3, 2015

**SUBJECT:** Case PZC-1-15 Carbon Greene

## **Summary**

On March 2, 2015 the Planning and Zoning Commission held a public hearing to review the petition of Carbon Green Greenhouses for a Special Use. The petitioner is requesting a Special Use to build a 311,000 square foot Commercial Greenhouse for Hydroponic Tomatoes, a Single Family Home, and a special use to house and feed sheep. Under the current Zoning for I-2 General Industry, Commercial Greenhouses, Single Family Residential, and farm animals are not allowed.

CG Greenhouses has designed this project in four phases with this being phase one. Each phase hereafter will double in size for a total of 1,200,000 square feet of Commercial Greenhouse to grow, pack, and ship Hydroponic Tomatoes.

The development is 20.5 acres and is located in the Centerpoint Intermodal Center on Centerpoint Drive, East of the RC-2 building at 101 Centerpoint Drive, and North of the retention area.

This project will create 20 jobs, and due to the nature of the operation, the petitioner is requesting that the operations manager 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 developed.

Gary Lazarski and Nick Helderman of Carbon Green were present to give a presentation to the Planning and Zoning Commission about this project.

## **RECOMMENDATION**

After review of the facts, the Planning and Zoning Commission finds that because of the size of this project, Commercial Greenhouses should be expanded into the I-2 General Industry District, and due to the complexity of this operation, it is important that the operations manager be able to live on site. Furthermore, a Special Use is recommended to house and raise a maximum of 5 sheep based on the size of the fenced area proposed.

Approval of the Special Use will be expire in its entirety if operations are discontinued.

Vote: 6-0.

