



City of Rochelle

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TO: David Plyman, City Manager

FROM: Kip Countryman
Building Inspector

DATE: July 17, 2014

SUBJECT: Case PZC-5-15 Amendment to Chapter 110, Zoning (Commercial Greenhouses)

Summary

On July 6, 2015 the Planning and Zoning Commission held a public hearing to review the District Use Classification in Chapter 110- 291 Zoning of the Rochelle Municipal Code.

Recently, The Planning and Zoning Commission recommended a special use for CG Greenhouses to develop a Commercial based greenhouse in the I-2 district, and staff is currently working on a development (Carbon Green) which would add another Commercial Greenhouse in the I-2 Zoning District.

Under the existing Zoning, Commercial Greenhouses are only allowed in the I-1 zoning district, and with a special use in the B-1 and B-2 Districts.

Staff feels that the I-2 zoning district is well suited for this use because of the size of the developments proposed, truck traffic associated with the use, and the requirement for infrastructure that is better suited in this zoning area.

RECOMMENDATION

After review of the amended ordinance, the Planning and Zoning Commission recommended **Approval** of the ordinance.

VOTE: 6-0