



**Community Development  
Building Division**

417 N. 6<sup>th</sup> St., Box 601, Rochelle, IL 61068  
815-561-2022 Fax: 815-562-4178  
kcountrymen@rochelleil.us

**TO: Planning and Zoning Commission**

**FROM: Kip Countryman  
Building Inspector**

**DATE: June 20, 2016**

**SUBJECT: Amendment to the Zoning Ordinance**

Applicant: City of Rochelle

Location: B-1 Commercial Central Business  
I-1 Light Industrial

Zoning: B-1 Commercial Central Business  
I-1 Light Industrial

Comprehensive Plan: CDB Commercial

**Summary**

The City of Rochelle City Council approved a development agreement and the sale of the historic downtown theater on June 13, 2016. Pursuant to that agreement, the purchaser intends to use the building for the following uses: distilling and manufacture of liquor, banquet hall, conduct tours, and hold events. The purchaser will distill liquor in the historic downtown theater building, and store and age the liquor and conduct other related distillery activities at 108 S. Main Street which has also been purchased. The City of Rochelle currently has no zoning to allow the use of micro-distillery.

According to Division 4 Amendments, the Planning and Zoning Commission must conduct a public hearing and provide its recommendation to the City Council prior to any amendment of the Zoning Ordinance.

**RECOMMENDATION**

**Staff recommends that the use of micro-distillery should be a Special Use in the B-1 and I-1 Zoning Districts. The use of micro-distillery is consistent with other uses already permitted in the B-1 and I-1 Zoning Districts, and will not impede normal development in and around those districts. Staff recommends that the micro-distillery use be added as a use requiring a special use permit because the operation of multiple distilleries and the manner in which certain liquors are distilled may require consideration of the surrounding property owners prior to allowing for the use.**