



## MEMO

**To: Mr. Plyman & City Council Members**  
**From: Michelle Pease, Community Development Director**  
**Date: November 28, 2016**  
**Re: Comprehensive Plan**

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The Comprehensive Plan is the framework, or blueprint, for future development and revitalization based on a thorough assessment of existing conditions, trends, goals, and objectives for the future. It is a visionary policy document that provides direction for the City's future natural, social, and economic environment. It is comprehensive in nature, whereby land use, community facilities, utilities, urban form and design, housing, transportation, and economic development goals and objectives are integrated into a unified scheme.

This Plan is intended to provide the substantive and legal framework for zoning and other day-to-day land use decisions required of the City. This Plan update is a long-range vision intended to provide an overall policy framework against which individual proposals can be evaluated by the Planning and Zoning Commission and by the City Council.

In 2009, the City updated the Comprehensive Plan. As an effective tool, the Plan should be updated every 5-7 years. In following those guidelines, the Plan has been updated for review. City departments presented workshops to the Planning and Zoning Commission, providing updates on specific projects and new initiatives.

Several significant updates have been included in the updated Plan, such as the implementation of the Quiet Zones, new FEMA Floodplain maps, the rebranding initiative, Downtown & Southern Gateway TIF, rail expansion, airport runway expansion and the installation of the 4<sup>th</sup> water tower. New development has also been updated in the Plan to include, Mighty Vine, Bright Farms, Nippon Sharyo, Chicagoland Skydiving, Box Office Distillery and several other projects. This Comprehensive Plan reflects the progress made thus far, future planning strategies and land use, plan initiatives and action items to move forward.

The Planning & Zoning Commission voted 6-0 to approve the Plan on November 7, 2016.

Community Development staff recommend approving the ordinance to adopt the updated 2016 Comprehensive Plan.

420 North 6<sup>th</sup> Street  
Rochelle, IL 61068  
[www.cityofrochelle.net](http://www.cityofrochelle.net)