



# 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:** June 3, 2014  
**SUBJECT:** Case PZC-3-14 813 N 3<sup>rd</sup> ST. (Zoning Change Special Use Permit)

**Applicant:** Jim and Joanne Bingham, Rochelle Community Hospital  
**Location:** 813 N 3<sup>rd</sup> ST  
**Zoning:** R-2 Single Family Residential  
**Comprehensive Plan:** Moderate Density Residential (Municipal Institutional)  
**Lot Size:** 8043.75 Square Feet

## Summary

On June 2, 2014 the Planning and Zoning Commission reviewed the petition of Rochelle Community Hospital for a Special Use and Zoning change to allow Rochelle Community Hospital to expand their campus by purchasing 813 N 3<sup>rd</sup> St.

The Petitioner is planning on demolishing the property and is currently under contract for the purchase of 3 other properties within the same block. In the past, RCH has purchased neighboring properties to allow for expansion of medical services. Current health regulations require that all patient health care be conducted in one main building.

Although the Comprehensive Plan indicates this property to be Moderate Density Residential, my past experience is that if an institution such as a hospital is located on a residential block, the whole block will eventually be a part of the institutional campus.

The Zoning change requested is consistent with the current zoning of the hospital and is consistent with the future land use plan found in the Comprehensive Plan.

## RECOMMENDATION

After review of the facts of the case, the Planning and Zoning Commission found that since the applicant plans to expand their campus by purchasing the property, the property should be re-zoned from R-2 to R-4, which is consistent with the current Zoning of the Hospital. Because a hospital requires a special use under the City District Use Classification the Planning and Zoning Commission recommended **Approval** of the re-zoning and the Conditional (Special Use) for a Medical Use for the Rochelle Community Hospital located at 813 N 3<sup>rd</sup> St. subject to:

- 1) Rochelle Community Hospital to use the property specifically for medical purposes consistent with the current use of the Hospital Campus

**VOTE: 6-0**



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**TO:** David Plyman, City Manager  
**FROM:** Kip Countryman  
Building Inspector  
**DATE:** June 3, 2014  
**SUBJECT:** Case PZC-4-14 808 N 2nd ST. (Zoning Change Special Use Permit)

**Applicant:** Adam Heal, Rochelle Community Hospital  
**Location:** 808 N 2<sup>nd</sup> St  
**Zoning:** R-2 Single Family Residential  
**Comprehensive Plan:** Moderate Density Residential (Municipal Institutional)  
**Lot Size:** 8043.75 Square Feet

## Summary

On June 2, 2014 the Planning and Zoning Commission reviewed the petition of Rochelle Community Hospital for a Special Use and Zoning change to allow Rochelle Community Hospital to expand their campus by purchasing 808 N 2<sup>nd</sup> ST.

The Petitioner is planning on demolishing the property and is currently under contract for the purchase of 3 other properties within the same block. In the past RCH has purchased neighboring properties to allow for expansion of medical services. Current health regulations require that all patient health care be conducted in one main building.

Although the Comprehensive Plan indicates this property to be Moderate Density Residential, my past experience is that if an institution such as a hospital is located on a residential block, the whole block will eventually be a part of the institutional campus.

The Zoning change requested is consistent with the current zoning of the hospital and is consistent with the future land use plan found in the Comprehensive Plan.

## RECOMMENDATION

After review of the facts of the case, the Planning and Zoning Commission found that since the applicant plans to expand their campus by purchasing the property, the property should be re-zoned from R-2 to R-4, which is consistent with the current Zoning of the Hospital. Because a hospital requires a special use under the City District Use Classification the Planning and Zoning Commission recommended **Approval** of the re-zoning and the Conditional (Special Use) for a Medical Use for the Rochelle Community Hospital located at 808 N 2nd St. subject to:

Rochelle Community Hospital to use the property specifically for medical purposes consistent with the current use of the Hospital Campus

**VOTE: 6-0**



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**TO:** David Plyman, City Manager  
**FROM:** Kip Countryman  
Building Inspector  
**DATE:** June 3, 2014  
**SUBJECT:** Case PZC-5-14 221, 223 8<sup>th</sup> Avenue. (Zoning Change Special Use Permit)

**Applicant:** Rochelle Community Hospital  
**Location:** 221, 223 8<sup>th</sup> Avenue  
**Zoning:** R-2 Single Family Residential  
**Comprehensive Plan:** Moderate Density Residential (Municipal Institutional)  
**Lot Size:** 8043.75 Square Feet

## Summary

On June 2, 2014 the Planning and Zoning Commission reviewed the petition of Rochelle Community Hospital for a Special Use and Zoning change to allow Rochelle Community Hospital to expand their campus by purchasing 221, 223 8<sup>th</sup> Avenue.

The Petitioner is planning on demolishing the property and is currently under contract for the purchase of 3 other properties within the same block. In the past RCH has purchased neighboring properties to allow for expansion of medical services. Current health regulations require that all patient health care be conducted in one main building.

Although the Comprehensive Plan indicates this property to be Moderate Density Residential, my past experience is that if an institution such as a hospital is located on a residential block, the whole block will eventually be a part of the institutional campus.

## RECOMMENDATION

After review of the facts of the case, the Planning and Zoning Commission found that since the applicant plans to expand their campus by purchasing the property, the property should be re-zoned from R-2 to R-4, which is consistent with the current Zoning of the Hospital. Because a hospital requires a special use under the City District Use Classification the Planning and Zoning Commission recommended **Approval** of the re-zoning and the Conditional (Special Use) for a Medical Use for the Rochelle Community Hospital located at 221, 223 8<sup>th</sup> Ave. subject to:

- 1) Rochelle Community Hospital to use the property specifically for medical purposes consistent with the current use of the Hospital Campus

**VOTE: 6-0**