



City of Rochelle

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TO: David Plyman, City Manager
FROM: Kip Countryman
Building Inspector
DATE: June 3, 2014
SUBJECT: Case PZC-6-14 1010 S 7th ST (Special Use Permit)

Applicant: First National Bank of Rochelle Trust #06-002
Location: 1010 S 7th ST
Zoning: B-2 Commercial Highway
Comprehensive Plan: B-2 Commercial Highway
Lot Size: 2.5 Acres

Summary

On June 2, 2014 the Planning and Zoning Commission reviewed the petition of First National Bank of Rochelle Trust #06-002 for a Special Use to allow a place of worship. The property was developed in 1985 as a 2300 square foot financial institution and since that time has had multiple businesses and financial institutions occupying the property until 2012.

The property is located on S 7th ST in the Commercial Highway B-2 Zoning District and is surrounded by other Commercial Business. At this time, the adjacent property to the North has a liquor licenses issued by the City, but the primary business use is retail fuel sales and a convenience store. Under the Illinois Liquor Control Commission, a place of worship needs to be 100 feet away from the nearest part of any building and not the property boundaries. There are no restrictions for a place of worship where the sale of liquor is not the primary business, nor does it apply if the license was issued prior to a place of worship being established.

Under the City of Rochelle Municipal Zoning Code for off Street Parking, a place of worship is required to have one parking space for six seats. The property currently has 22 parking spaces which would allow up to 132 people in the building. This ratio is also consistent with the current adopted Building Code for the occupant load.

RECOMMENDATION

After review of the facts of the case, the Planning and Zoning Commission found that a place of worship in the B-2 Zoning district shall be allowed because the use is consistent with other businesses in the district, the petitioner has adequate parking, and the building meets the proposed occupant load and has recommended **Approval** subject to:

The owners addressing any life safety issues within the building and any future expansion conforms to the current City of Rochelle Municipal Code.

VOTE: 6-0