

# Rocky's Smoke Shop

901 S. 7<sup>th</sup> Street. Rochelle, Illinois 61068

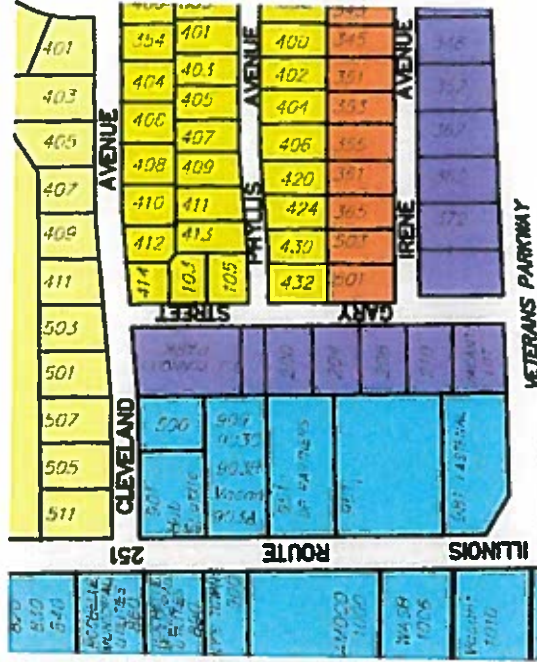
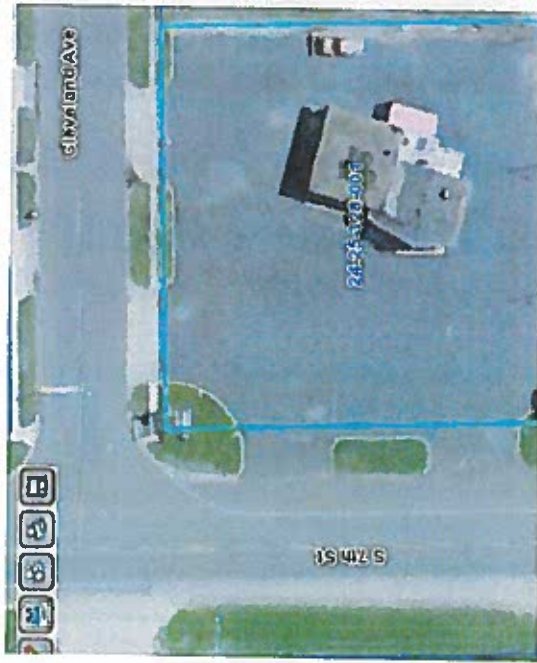


Petition for Planning & Zoning Commission  
Comprehensive Proposal  
By Oedae Farraj

# 901 SOUTH 7TH STREET, ROCHELLE, IL 61068 ZONED FOR B-2 COMMERCIAL HIGHWAY

00640T

RNG/BLK:1 TWP:40 SECT/LOT:25 S 150FT N 465FT E 195.15FT E RT 51 NE4 SW4



# REQUESTING PERMIT PER SEC 110-291 VARIANCE OF CODE INTERPRETATION

**Sec. 110-291.** - District use classification list.

In the following list of uses, an "X" means that the use is permitted in the zoning district subject to the general provisions of this chapter; a "0" means that the use will be permitted only if a conditional (special) use permit is granted by the city council. For uses not included on this list, application shall be made to the planning and zoning commission for interpretation.

	B-1	B-2
Miscellaneous, retail	0	0
Variety shop	X	X

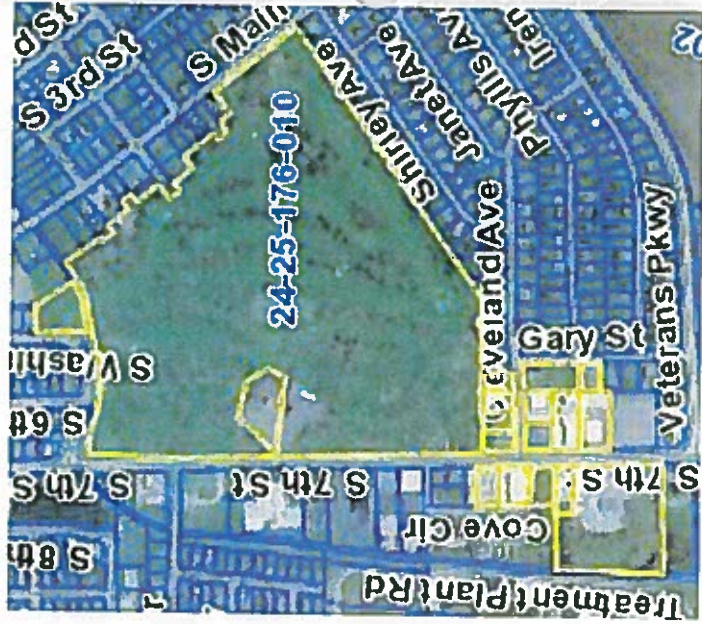
# **SMOKE SHOP RETAIL ITEMS**

CLASSIFIED AS MISCELLANEOUS OR VARIETY ITEMS

LOOSE TOBACCO    CIGARS    TOBACCO ACCESSORIES  
GLASS ACCESSORIES    TRAYS    NOVELTY ITEMS    E-CIGS GIFTS  
CANDLES    INCENTS    CHARGERS    CBD    BATTERIES    SOUVENIRS

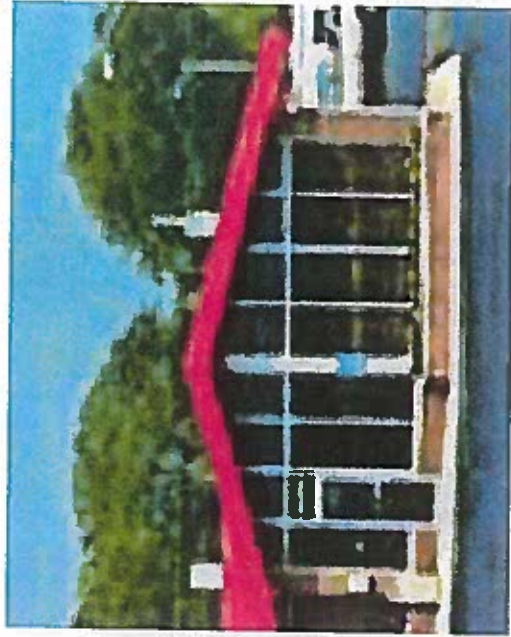
LIST OF PARCELS AND OWNERS  
 250 FT RADIUS OF 901 SOUTH 7TH STREET ROCHELLE, IL 61068  
 Parcel# 24-25-328-001  
 PETITION FOR ROCKY'S SMOKE SHOP

PARCEL ID	ADDRESS	OWNER
24-25-176-010		FLAGG-ROCHELLE COMMUNITY PARK DISTRICT
24-25-302-003	860 S 7TH ST	CITY OF ROCHELLE
24-25-302-004	900 S 7TH ST	JIMMY J AND PAULA J COMBS
24-25-302-002	1000 S 7th ST	BOWMAN FARMS, INC
24-25-302-011	890 S 7TH ST	N/A NOT PROVIDED
24-25-302-012	810 S 7TH ST	SILVER EAGLE, LTD
24-25-326-002	511 CLEVELAND AVE	KEVIN DAVID & RACHEL LYNN SAMPSON
24-25-326-003	505 CLEVELAND AVE	KEITH R DARNELL
24-25-326-004	507 CLEVELAND AVE	DIORGENIS RODRIGUEZ & CARCASSES, IVETTE LYVA
24-25-326-005	501 CLEVELAND AVE	SHARON L TRUSTEE STODDARD
24-25-328-001	901 S 7TH ST	HUB CITY SHUTTLE, RUSS STEVENS
24-25-328-002	500 CLEVELAND AVE	DOUGLAS & KYLE A JOHNSON
24-25-328-003	903 S 7TH ST	DIAMOND PETROLEUM SYSTEMS INC
24-25-328-004	951 S 7TH ST	DAVID W & KAREN G DIAMOND
24-25-328-002	200 GARY ST	SELDAL PROPERTIES
24-25-328-014		JOANN ORR



# ROCKY'S SMOKE SHOP

Rocky's Smoke Shop in this half of building

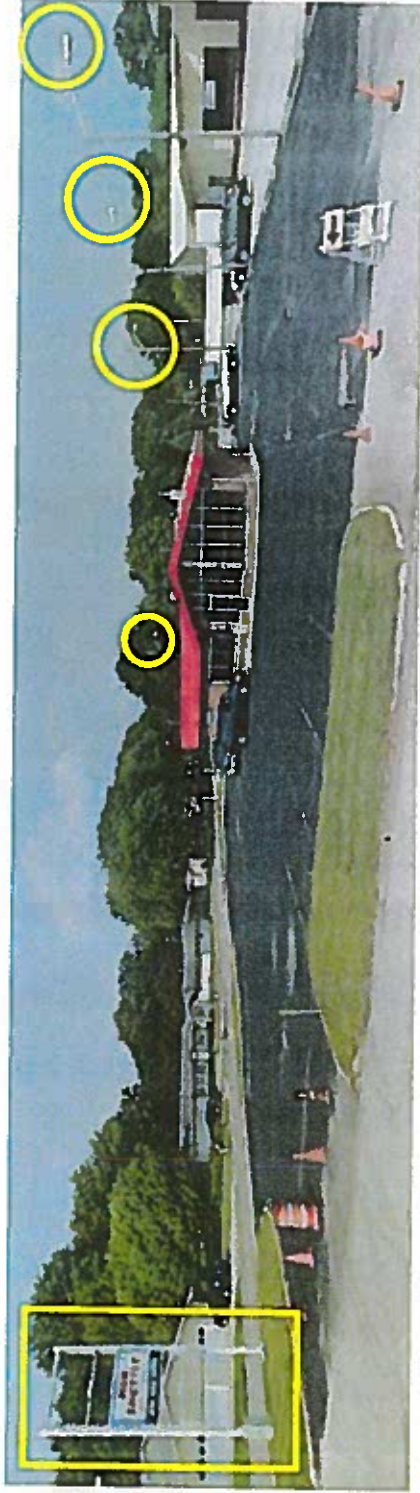


# LIGHTS

CREATE A SAFE WELCOMING BUSINESS CORNER



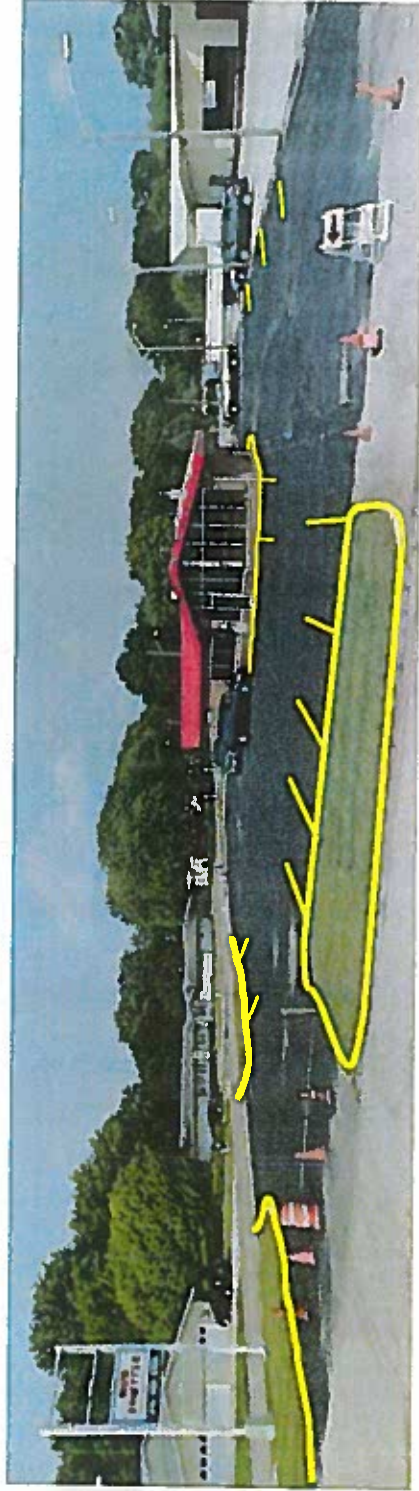
ILLUMINATE STREET SIGN \* NEW SIGN PANELS  
PARKING LOT LIGHTS  
COMPLETE EXTERIOR OF BUILDING



# PAINT

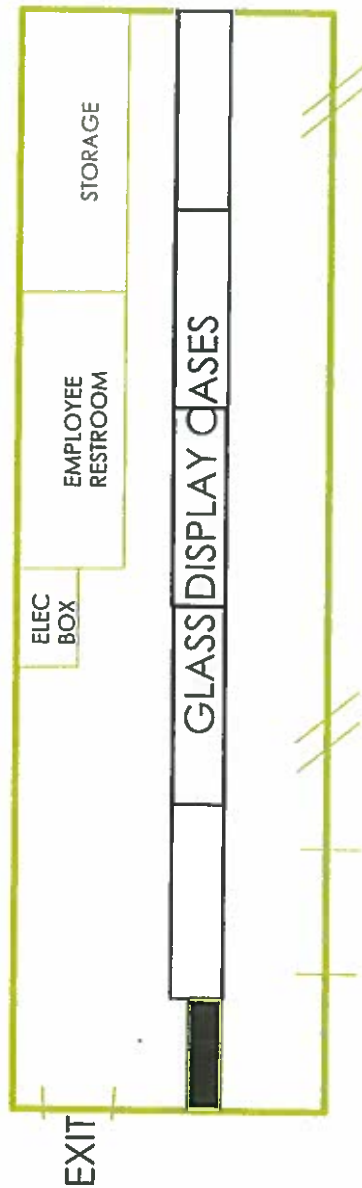
CREATE A SAFE WELCOMING BUSINESS CORNER

REFRESH EXTERIOR OF BUILDING WITH NEW COAT OF PAINT  
REFRESH PARKING SPACES  
PAINT CURBS OF ENTRY WAYS





# INTERIOR LAY OUT



# ROCKY'S SMOKE SHOP

6165 SOUTH CASS AVE, WESTMONT, IL 60559

ORIGINAL STORE OPENED 2011 IN WESTMONT, ILLINOIS

IN COMPLIANCE WITH LOCAL, STATE AND FEDERAL LAWS

4.7 STARS AND 173 REVIEWS ON GOOGLE

QUALITY, UNIQUE AND SPECIALTY TOBACCO PRODUCTS

OWNER: OEDAE FARRAJ 815-209-4704