



City of Rochelle

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TO: David Plyman, City Manager

**FROM: Chris Limas, AICP
Community Development Director**

DATE: April 3, 2012

SUBJECT: Case PZC-2-12 Hub City Car Wash Variance Requests (Public Hearing)

Applicant: Dave L. Hoffmann

Location: 1185 N. 7th Street

Zoning: B-2, Highway Commercial

Comprehensive Plan: General Commercial

Lot Size: .68 Acres

Summary

On April 2, 2012 the Planning and Zoning Commission held a public hearing in regards to a petition for three variances from the Rochelle Municipal Code from Dave Hoffman who owns the Hub City Car Wash. These variance were requested due to the expansion of his business and the IDOT widening of Illinois Route 251.

Front Yard Parking Variance

The first variance the petitioner is requesting is to allow a 9 foot parking setback from the front property line instead of the required 20 feet as indicated in Section 110-633 of the Rochelle Municipal Code. Due to the reconfiguration of access point with the Illinois Route 251 widening, part of the front yard will be taken for the IDOT improvements and the front yard will need to be reconfigured. Also the petitioner as part of his remodeling would like to move the vacuum machines to the outer area of the parking lot in order to allow better traffic flow though the facility. Staff does not object to this request since it is typical of car washes to have the vacuum machines near the front of the site and they should not interfere with traffic flow.

Buffer Yard Variance

The second variances to allow a 5 foot side buffer yard setback instead of the required 10 feet as indicated Section 110-405 of the Rochelle Municipal Code. The petitioner is proposing to add a 4th self-service bay and requests the reduction in order to allow vehicles a larger turning radius. Staff has no problem with this request.

Sign Variance

The third variance requested is to allow the relocation of the existing sign. The current location of the sign will be part of the drive going into the property that is reconfigured and the sign will

need to be relocated requiring a variance from Section 110-675 (1) of the Rochelle Municipal Code which requires a 25 foot setback for the sign. The proposed location of the sign will be located at the west end of the IDOT access improvement with the sign face being about 2 feet from the right-of-way and the sign pole being 7 feet from the right-of-way. Staff does not object to this request since the proposed location is about the only location the sign can be placed be at in the front yard and not affect traffic flow due to IDOT improvements.

RECOMMENDATION

After reviewing the facts of the case, the Planning and Zoning Commission found that there is a hardship because of the IDOT Illinois Route 251 widening project and that the expansion of the business was appropriate. The Commission recommend **approval** of the following variances for Hub City Car Wash located at 1185 N. 7th Street:

- 1) A variance from Section 110-633 of the Rochelle Municipal Code to allow a 9 foot parking setback.
- 2) A variance from Section 110-405 of the Rochelle Municipal Code to allow a 5 foot side buffer yard.
- 3) A variance from Section 110-675 (1) of the Rochelle Municipal Code to allow a ground sign to be 2 feet from the front property line.

VOTE: 6-0