



City of Rochelle

420 N 6th Street
P.O. Box A
Rochelle, IL 61068
Tele: (815) 562-6161
Fax: (815) 562-3888

TO: David Plyman, City Manager
FROM: Chris Limas, AICP
Community Development Director
DATE: May 8, 2012
SUBJECT: Case PZC-4-12 Alfano Rezoning (Public Hearing)

Applicant: Peter Alfano
Location: 703 Central Business District
Zoning: B-1, Highway Commercial
Comprehensive Plan: High Density Multi-Family / Institutional
Lot Size: 24,007 square feet / .55 acres

Summary

On May 7, 2012 the Planning and Zoning Commission held a public hearing in regards to a petition to rezone property located at 703 Lincoln Avenue from B-1, Central Business District to B-2, Highway Commercial to allow the operation of an auto service station at the location. Currently the B-1 zoning district does not allow such a use. The existing structure was designed to be an auto service station and was in use prior to the construction of the 7th Street overpass. It has since lost a non-conforming status due to lack of use. The Planning and Zoning Commission expressed that the request was appropriate due to other similar businesses in the area.

One resident gave testimony in regards to traffic and safety in alleys in the area and felt that the City should do something about it.

RECOMMENDATION

After review of the facts from the public hearing, the Planning and Zoning Commission recommended **Approval** of the petition to rezone property located at 703 Lincoln Avenue from B-1, Central Business District to B-2, Highway Commercial.

VOTE: 4-0