



City of Rochelle

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TO: David Plyman, City Manager
FROM: Chris Limas, AICP
Community Development Director
DATE: May 8, 2012
SUBJECT: Case PZC-7-12 FBC Front Yard Variance (Public Hearing)

Applicant: FBC Industries Inc.
Location: 110 Avenue H
Zoning: I-2 General Industrial District
Comprehensive Plan: Industrial/Warehousing
Lot Size: .97 acres

Summary

On May 7, 2012 the Planning and Zoning Commission held a public hearing on a petition by FBC Industries for a variance from Section 110-321 which requires a 20 foot front yard setback to allow the construction of a building addition and loading dock which will only be 14 feet from the property line along Quarry Road.

Staff discussed their review of the industrial area around this site and it is made up of a number of buildings that do not conform to the required front yard or corner yard setbacks. The building adjacent to the site at 103 Quarry Road has almost a zero lot line front yard setback. The Planning and Zoning Commission agreed with staff's assessment of the area and also felt that the proposed variance would not impact the neighborhood. Also the petitioner is agreeing to donate a triangular piece of right-of-way at the intersection of Quarry Road and Wood Street for future street improvements.

RECOMMENDATION

The Planning and Zoning Commission reviewed the fact of the petition and for the above noted reasons is recommending **Approval** of the front yard variance request of six feet along Quarry Road subject to:

- 1) Staff approval of Final Engineering.
- 2) That the petitioner dedicate a small triangular piece of right-of-way at the intersection of Quarry Road and Wood Street upon engineering approval of future street improvement work in the area by the City.

VOTE: 4-0