



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: August 8, 2012

SUBJECT: Case PZC-13-12 Special Use Permit – Recycling Center
Behr Iron & Steel (Public Hearing)

Applicant: Behr Iron & Steel

Location: 111 5th Avenue

Zoning: I-2, General Industrial District

Comprehensive Plan: Industrial / Warehousing

Use: Vacant pre-manufactured concrete facility

Summary

On August 6, 2012 the Planning and Zoning Commission held a public hearing in regards to a petition by Behr Iron and Steel for a Special Use Permit to allow the operation of a recycling center which will include an indoor drive-thru metal recycling center and an automobile recycling operation which is to be located at the former PBM site at 111 5th Avenue. Hours of operation would be from 8:00AM to 5:00PM on Monday through Friday and 8:00AM to 12:00PM on Saturday.

Indoor Recycling Center

The petitioner proposes to use an existing building located on the north side of the site as a drive-through buy-back facility as shown on sheet 4 of the plans. Access would be off of Second Street. A paved access drive to the building would be constructed that contains a parking area for employees. The petitioner also proposes to store ferrous metals in containers adjacent to the south side of the building as part of this recycling center.

The petitioner has requested an 18 month grace period to construct a sewer line to the building since sewer service for restrooms is not currently available. This is a requirement for occupancy of a building but the Planning and Zoning Commission felt this request was reasonable since restroom facilities are available in the building to the south which will contain the automobile recycling facility.

Automobile Recycling Facility

The petitioner proposes to use the existing main building on the site as an automobile recycling facility as shown on sheet 5 of the plans. A paved drive would be constructed that would allow vehicles to enter on the east side of the building. The vehicles would be drained of fluids and then

flattened, loaded on a trailer, weighed on a scale and shipped to another Behr facility for further processing. Access to this facility would be off of Caron Road.

Right-of-way Dedication and Sidewalk Installation

As requested by the City the petitioner is going to dedicate 15 feet of right-of-way to the City along Second Avenue and install a 4 foot sidewalk.

Fencing and Landscaping

The petitioner requested two variances for the installation of fencing around the site which is part of the Special Use Permit request. Existing fence locations are shown on sheet 2 of the plans which consist of a chain link fence with barbed wire along Second Avenue which is 14 feet off of the existing property line instead of the required 50 feet and a chain link fence with barbed wire which is on the north property line instead of the required fifty feet.

The two variances requested are for the installation of new fencing which would be a 10 foot high wood panel type fence as shown on sheet 5 of the plans. The first one is to allow the fence to be 14 feet from the property line along Second Avenue instead of the required 50 feet. This would be after the 15 foot right-of-way dedication. The second variance would be to a fence along the north property line to be 20 feet from the property line instead of the required 50 feet. Along this property line going east the fence would then be on the property line once it is near an existing transformer. The Planning and Zoning Commission felt that the variance requests were appropriate.

In regards to landscaping, as shown on sheet 8 part of the site around the indoor recycling center would be a seeded lawn. Also there would be evergreens planted in the buffer zones along the west and north property lines. The Planning and Zoning Commission felt that the proposed landscaping was appropriate.

Public Comment

There was one person who testified at the public hearing. He indicated that the proposed fencing should go all the way to the creek area along the north property line and that the petitioner should be required to pay a \$500 per day fine if the property is not kept up and items are stored outside that are not part of the plan.

Recommendation

After review of the facts of the petition and the public testimony the Planning and Zoning Commission recommended **approval** of the petition to allow an indoor recycling center and automobile recycling operation at 111 5th Street as shown on the submitted Buyback Facility Improvement Plans and allowing 18 months for the petitioner to serve the indoor recycling center with sewer.

VOTE: 5-0