



City of Rochelle

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TO: Dave Plyman City Manager
FROM: Kip Countryman
Building Inspector
DATE: November 5, 2013
SUBJECT: Case PZC-10-13 1260 North Seventh Street Variance for Ground Sign

Applicant: Sawicki Motors
Location: 1260 N 7th St
Zoning: B-2 Commercial Highway
Comprehensive Plan: B-2 Commercial Highway
Lot Size: 1 ¾ Acres

Summary

On July 31 2013 the Petitioner was issued a building permit for a 20,000 square foot commercial building to replace the existing building at this location. Since this business is governed by General Motors, certain standards have to be followed to be considered part of a General Motors Dealership. On November 4 2013 the Planning and Zoning Commission reviewed the petition by Sawicki Motors for a sign variance to lease a 37 foot tall ground sign over the allowed 26 foot height and 190 square feet of additional signage over the allowed 260 square feet for a total of 450 square feet of sign on the proposed ground sign. This sign is consistent with all GM dealership signage and is the shortest height offered by GM. The sign will be located within the proper setback of 25 feet which is one half the building setback line of 50 feet allowed under B-2 Zoning on the Eastern Street frontage on North Seventh Street.

RECOMMENDATION

Staff finds the requested sign variance for Sawicki Motors to be a hardship in that they are required to adhere to the standards set forth by General Motors which is over and above the standards allowed by the Rochelle Zoning Code. Therefore, after reviewing the petition, the Planning and Zoning Commission is recommending Approval subject to:

A revised site plan and building permit application showing the proposed location of the ground sign meeting the proper setback.

Vote: 5-0