



**Community Development
Building Division**

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TO: Dave Plyman City Manager
FROM: Kip Countryman
Building Inspector
DATE: June 7, 2016
SUBJECT: Case PZC-4-16 Haywell Self Storage
Applicant: Haywell LLC
Location: 1800 20th St.
Zoning: PUD-R Planned Unit Development Residential
Comprehensive Plan: Moderate Density Residential
Lot Size: 125,050 square foot / 2.87 acres

Summary

On June 6, 2016 the Planning and Zoning Commission reviewed the petition of Haywell LLC for a major amendment to the Annexation Agreement by Re Subdividing 2.87 Acres of the original 151 Acres in the Squires Landing West Subdivision annexed into the City in 2005. The petitioner is requesting to expand the B-2 Zoning boundary to develop another 2: 40 by 240 foot enclosed storage buildings in addition to the two existing storage buildings. The petitioner has submitted a preliminary and final plat showing the locations of the buildings on one lot.

The current use of the property is Agricultural; it is surrounded by 20th Street (Cemetery Residential 1) on the East, Residential PUD on the North and West, and Industrial 2 on the South.

The petitioner was approved to rezone the property to B-2, and amend the annexation agreement in August 2014. The petitioner states that self-storage units are an auxiliary use to residential zoning but presently is only allowed in the Business and Industrial Districts.

According to Section 110-444 of the Rochelle Municipal Code in regards to development of a PUD, any proposed changes need to be recommended to Council by the Planning and Zoning Committee.

RECOMMENDATION

After review of the facts of the case, the Planning and Zoning Commission found that since enclosed storage is allowed in B-2 Zoning, zoning the property to B-2 is a more suitable buffer to Residential Development than Re Zoning the property I-2, the petitioner has proposed buffer yards to screen the property from future development surrounding the property and is only asking to subdivide a small portion of the original PUD, and recommends Approval of the preliminary and final plat, and Re Zoning the property to B-2. Subject to:

- 1.) Final Site Engineering, Landscaping and Building plans submitted.
 - 2.) City staff comments are addressed in regards to the engineering, utilities, building and site plan review.
 - 3.) Water and Sewer installation to the property or Surety posted in lieu of installing the services.
- Vote 4-0