



City of Rochelle

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TO: David Plyman, City Manager

FROM: Chris Limas, AICP
Community Development Director

DATE: November 7, 2012

SUBJECT: Case PZC-19-12 Behr Iron and Steel Amendment to a Conditional (Special) Use Permit for an Indoor Recycling Facility and Auto Recycling Operation (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 13, 2012 the City Council approved a Special Use Permit to allow the operation of a recycling center which would include an indoor drive-thru metal recycling center and an automobile recycling operation which is to be located at the former PBM site which they now own 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. Since starting construction of the site the petitioner discovered that the operation would operate better if the approved locations for the indoor drive-thru metal recycling center and an automobile recycling operation were at different locations than approved. The petitioner has requested an amendment to the Special Use Permit to allow the new locations for these operations.

Indoor Recycling Center

The petitioner originally proposed to use an existing building located on the north side of the site as a drive-through buy-back facility. It is now proposed to use the larger building at the south end of the property. Access would be off of Second Street at the middle of the building and exit on the north end of the building and exit to Second Street at the existing exit on the north end of the property. A description of this can be found in the "Summary of Amendment to the Special Use Permit" provided by Behr.

Automobile Recycling Facility

The petitioner proposed to use the existing main building on the site as an automobile recycling facility. It is now proposed that the building at the north end of the site be used. A description of this can be found in the "Summary of Amendment to the Special Use Permit" provided by Behr.

Access to this facility would be off of Caron Road.

Other approved items

Landscaping, fencing and sidewalk installation which was required in the original Special Use Permit has been completed.

Planning and Zoning Commission Review

On November 5, 2012 there was a scheduled meeting for a public hearing for this petition. The Planning and Zoning Commission only had four members and needed five for a quorum. The petitioner was given the opportunity to present their request and the members of the Commission that were present were given an opportunity to comment and ask questions. A straw poll was taken and all four members recommended approval. After the meeting one member that was not present e-mailed me and apologized for not making the meeting and indicated that she would have voted for the request. Proper notice on the meeting as sent out and there was no one from the public in attendance to give testimony.

Since the use has already been approved and there was only a change in the location, there was no one from the public against the request, and five members would have recommended approval of the request, it was decided by staff to send the request to the City Council instead of republishing and holding another public hearing that would possibly delay the opening of the recycling center.

Recommendation

Staff recommends and the Planning and Zoning Commission would have recommended approval of the petition to allow an amendment to the Special Use Permit that was approved on August 13, 2012 for an indoor recycling facility and automobile recycling operation located at 111 5th Avenue subject to:

- 1) All conditions of the original Special Use Permit apply except that the north building will be allowed to be used of the automobile recycling facility and the south building to be used as an indoor recycling facility as shown on the attached concept site plan.
- 2) Approval of final revised engineering.