



# City of Rochelle

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**TO:** David Plyman, City Manager

**FROM:** Chris Limas, AICP  
Community Development Director

**DATE:** September 7, 2011

**SUBJECT:** Case PZC-10-11 Coated Sand Solutions Zoning, Special Use Permit and Preliminary Plat (Public Hearing)

Applicant: Coated Sand Solutions, LLC

Location: East side of Steward Road just north of the Lee County line in Ogle County

Zoning: AG-1, Agriculture – Ogle County

Comprehensive Plan: Industrial/Warehousing

Lot Size: 28.05 Acres

## **Summary**

On August 1, 2011 the Planning and Zoning Commission held a public hearing on a petition by Coated Sand Solutions, LLC (CSS) for the annexation and rezoning of 28.05 acres of property located on the east side of Steward Road just north of the Lee County line in Ogle County and a Special Use Permit to be allowed to construct a silica sand coating facility. The Planning and Zoning Commission also reviewed a request for approval of a Preliminary Plat for the development.

## **Annexation and Rezoning**

CSS proposes to annex the property into the City and has requested a zoning classification of I-2, General Industrial District. The property is located in the Rochelle Dual Rail Industrial Area located along Steward Road across from the IRE ethanol plant. The City's Comprehensive Plan designates this area as Industrial/Warehousing for which the proposed development complies. The Planning and Zoning Commission felt that the requested I-2 zoning was appropriate for the site.

### **Preliminary Plat**

CSS is proposing a one lot subdivision with right-of-way dedicated for Steward Road. Steward Road will be upgraded to a three lane section where needed and then tapering down to a two lane section at the Ogle-Lee County line. The proposed right-of-way dedication and design has been discussed with Ogle County and upon submittal of final engineering should be approved. Necessary utility easements will be provided on the final plat upon final design of the site and an easement for a shared use path along Steward Road needs to be provided. The Planning and Zoning Commission felt that the proposed subdivision was in conformance with the Rochelle Municipal Code and the Steward Road dedication was appropriate.

### **Special Use Permit/ Site Review**

CSS has applied for a Special Use Permit to allow the operation of a silica sand coating facility. They will be receiving raw sand by truck and rail and it will be heated and mixed with a resin that will coat it. The finished material will be shipped out by rail. The material will be used in the fracking industry. As part of their Special Use Permit request CSS is requesting to be allowed a building with a height of 70 feet and an elevator with a height of 135 feet instead of the maximum height of 60 feet in the I-2 zoning district. Currently IRE's silos are 140 feet in height and the elevators are 180 feet in height. Staff has no problem with the request since both facilities are in the same area.

In regards to their site plan, CSS will be donating a 100 foot easement to the City to expand the City Industrial Rail (CIR) system on the north side of the site. The CIR expansion will cross Steward Road from the IRE property for which an easement is in the process of being granted. From the CIR, rail will be provided to the facility.

Access to the site is off of Steward Road at a location approved by staff, the structures to be built meet the I-2 zoning district standards except for the maximum height for which they have requested a variance to allow certain structures to be built at a height not to exceed 150 feet. A detention pond for stormwater management will be located along the south property line and discharge into Johns Creek. Upon submittal of a final site plan, a final landscape plan also will be reviewed for conformance to landscaping requirements. The Planning and Zoning Commission felt that the proposed site and requested Special Use Permit was appropriate as well as the requested variance.

### **RECOMMENDATION**

After review of the petition, the Planning and Zoning Commission found the Coated Sands Solution request was appropriate for the site based on the Comprehensive Plan and is in general conformance to the Rochelle Municipal Code and is recommending approval of the zoning of the property to I-2, General Industrial District, Preliminary Plat for Coated Sand Solutions Subdivision and Special Use Permit, to operate a silica sand coating facility with the related height variance subject to:

- 1) Final Site and Steward Road Engineering be approved.
- 2) Stormwater Management Plan be approved.
- 3) Final Landscape Plan be approved.
- 4) Any necessary easements be dedicated on the Final Plat
- 5) All necessary surety be approved and posted.

**VOTE: 5-0**