



City of Rochelle

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TO: David Plyman, City Manager

FROM: Chris Limas, AICP
Community Development Director

DATE: October 4, 2011

SUBJECT: Case PZC-12-11 Roger's Ready Mix, Special Use Permit (Public Hearing)

Applicant: Roger's Ready Mix

Location: 701 Wood Street

Zoning: I-2, General Industry

Comprehensive Plan: Industrial / Warehousing

Lot Size: .9 Acres

Summary

On October 3, 2011 the Planning and Zoning Commission held a public hearing to review a request by Roger's Ready Mix for a Special Use Permit to allow outdoor storage at their facility located at 701 Wood Street. Recently Roger's Ready Mix purchased the property located at 701 Wood Street and is seeking to expand their outdoor storage area to store aggregate material for their concrete facility at 777 Wood Street which is adjacent to the subject site.

The Planning and Zoning Commission reviewed the facts of the request which were that the proposed storage area will meet the required setbacks, have minimal impact to the area since the area is zoned industrial and there is a current concrete facility in the area.

RECOMMENDATION

After review of the noted facts, the Planning and Zoning Commission recommended **approval** of the petition for a Special Use Permit for outdoor storage to be located at 701 Wood Street for Roger's Ready Mix .

VOTE 5-0