



**Community Development
Building Division**

417 N. 6th St., Box 601, Rochelle, IL 61068
815-561-2022 Fax: 815-562-4178
kcountryman@rochelleil.us

TO: Dave Plyman City Manager
FROM: Kip Countryman
Building Inspector
DATE: June 7, 2016
SUBJECT: Case PZC-6-16 Elixir Real Estate LLC

Applicant: Elixir Real Estate LLC
Location: 1140 N Seventh Street
Zoning: B-2 Commercial Highway
Comprehensive Plan: General Commercial
Lot Size: 70433 square feet / 1.3 acres

Summary

On June 6, 2016, the Planning and Zoning Commission reviewed the petition of Elixir LLC to re-subdivide 3 lots on north seventh street north of Route 38. The petitioner plans to demolish the existing structure, and construct an 8500 square foot retail building. The petitioner has submitted a preliminary and final plat showing the locations of the building on one lot, and is also asking for a variance of setbacks on the north side of the property of 10 feet from the required 20 feet because he plans to purchase the property to the north.

The current use of the property is Commercial Highway; it is surrounded by Commercial property on the south, Residential on the West, and Commercial on the North.

According to Section 86-35, 86-37, 86-44, and 86-46 of the Rochelle Municipal Code in regards to development of a preliminary and final plat, the Planning and Zoning Committee must review the submitted plats, and give a recommendation or disapproval to the Rochelle City Council.

RECOMMENDATION

After review of the facts of the case, the Planning and Zoning Commission finds that the use is consistent with the developed area, and the future land use plan, the petitioner has proposed the proper off street parking, interior parkway, and buffer yards to screen the property from the surrounding properties, allowing the variance of setbacks of ten feet on the north side poses no hardship to adjoin land owners, and is recommending Approval of the preliminary and final plat.

Approval will be 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.