

**CITY OF ROCHELLE  
PLANNING & ZONING COMMISSION  
REPORT OF FINDINGS**

**Case No.:** 01-17  
**Applicant:** Elixir Real Estate LLC  
**Address:** 1140 N 7<sup>th</sup> St., Rochelle, Illinois 61068

**Narrative:**

The applicant was issued a demolition permit back in October 2016 to demolish the existing building and has since been issued a building permit to construct an 8500 square foot commercial building on the existing lot with an improvement value of over \$800,000. The existing topography of N 7<sup>th</sup> St. does not run parallel north and south which causes the existing lots along the corridor to have a slight taper as they line up north and south. The proposed development meets the required setbacks of 50 feet, provides parking in the front of the building, and has also provided a 20 foot interior parkway adjacent to the city right of way along N 7<sup>th</sup> St. which is double the requirement of 10 feet found in Section 110- 404. The current zoning for a proposed ground sign is one half the required building set back of 50 feet in the B-2 zoning district which would be 25 feet. This requirement for a ground sign would require a development in the B-2 zoning district to provide an interior parkway of 25- 30 feet to allow for a ground sign rather than the required 10 feet.

The petitioner is requesting a variance of setbacks for the proposed ground sign of 15 feet from the property line from the required 25 feet. Under Section 110-101 a variance may be granted where practical difficulties or unusual hardships are determined to exist. As you may recall a variance was granted to Sawicki Motors back in 2013 for a similar request.

Staff feels that since the petitioner has provided twice the required interior parkway, the proposed ground sign will not interfere with any easements, is consistent with other signs within the same zoning district, is not dangerous to public health, will not impair property values in the neighborhood, will not impede normal development of the surrounding properties, will not impair light to adjacent property, congest public streets, or increase the risk of fire recommends that the planning and zoning commission approve a variance of setbacks of 15 feet for the proposed ground sign for the portion of the Property.

After a duly noticed public hearing, the City of Rochelle Planning & Zoning Commission held a public hearing on February 6, 2017 to consider all the relevant evidence.

**Findings:**

**The City of Rochelle Planning and Zoning Commission finds:**

- The proposed variance is only allowed in the proposed zoning district with a variance.
- The proposed variance is not detrimental or dangerous to public health.
- The proposed variance will not impair property value in the neighborhood.
- The proposed variance will not impede the normal development of the surrounding properties.
- The proposed variance will not:
  - impair light and air to adjacent property;
  - congest public streets;
  - increase the risk of fire;
  - substantially diminish property values within the vicinity; or
  - endanger public health

**Recommendation:**

Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council that:

  X   That the Petitioner be granted a variance for the proposed use at the Subject Property, without conditions other than the other applicable requirements of the Rochelle Municipal Code.

**Passed by the Planning & Zoning Commission:** \_\_\_\_\_

**Vote:**

**Ayes:**   5        **Nays:**   0        **Abstain:** \_\_\_\_\_

\_\_\_\_\_  
**CHAIRMAN**

