

**ROCHELLE CITY COUNCIL
AGENDA ITEM MEMO
REGULAR MEETING**

SUBJECT: An Ordinance Granting Variation Related to Setbacks for the Property Located at 323 W 2nd Avenue, Rochelle, Illinois

Staff Contact: Michelle Pease, Community Development Director

Summary: The petitioner is seeking a variance of setbacks to construct a proposed Body/Mechanic Shop, located at 323 W. 2nd Ave. The subject property is zoned I1, Light Industry. The petitioner is requesting a variance of building setbacks and landscape buffer.

Sec. 110-313. - Interior parkways, (3) a. Industrial districts, A minimum 50' interior parkway from the Right of Way is required for a landscape buffer. The property at 323 W. 2nd Ave. is a corner lot which gives the property two frontages. Sec. 110-140, I-1 Light Industry District requires a 15' side yard setback and corner lots have a 20' setback requirement on both frontages.

The petitioner is requesting the following variances:

Variance of landscaping buffer (Sec. 110-314) (3) a. 38' variance on the west side and 28' variance on the south side.

Variance of building setbacks (Sec. 110-140) 5' variance on the east side and 8' on the west side.

The petitioner is requesting to construct a building that requires setback variances because where his business is currently located is being sold and he is being forced to relocate. No alternative locations are available; therefore, he purchased the adjacent lot. The petitioner wants to continue to be located close to the downtown central business district and continue to run a successful business that is supported by our community. This has been a viable business for 10 years. The size of the building he is requesting the variance for is the smallest possible footprint to fit the paint booth and everything necessary to operate his body shop. With the required building setbacks combined with landscaping buffer requirements, there is no buildable area left on the property without a variance.

On Tuesday, September 6, 2022, the Planning and Zoning Commission voted 7-0 to approve the Variance of Code.

Funding Sources:

Source:	Budgeted Amount:	Proposed Expenditure:

Strategic Plan Goal Application: This project continues to support the City's Strategic Plan goals by improving and developing our Downtown.

Recommendation: Approving the ordinance for a variance of setbacks and landscaping.