

PLANNING & ZONING COMMISSION
MONDAY, AUGUST 6, 2012
MINUTES

The Rochelle Planning and Zoning Commission met at 7:00 p.m. August 6, 2012 in the Council Chambers of City Hall, 420 N. 6th Street, Rochelle, IL 61068.

Present on Roll Call were Board members: Shaw-Dickey, Snyder-Chura, Johns, Colwill, Carson and Thiele. Absent: McNeilly, Johns, and Huddleston. Also present were Community Development Director Limas and City Clerk McKinney. There was a quorum present.

Minutes: Colwill moved and seconded by Carson, **“I move minutes of the June 4, 2012 Planning and Zoning Commission meeting be approved.”** Motion passed, as amended, by voice vote without dissent.

Public Commentary: None.

Director’s Report:

- Big R update.
- August 22 will be a meeting with Teska on the TIF
- Updated the board on Council action of 1st National Bank Petition, Rail Comprehensive Plan and UDO

1. **Business Items: Case PZC-13-12 Behr Iron and Steel Conditional Use Permit for an Indoor Recycling Facility and Auto Recycling Operation.** Snyder-Chura moved and seconded by Shaw-Dickey **“I move the Planning and Zoning Commission recess into a Public Hearing for Case PZC-13-12.”** A roll call vote was taken. Ayes: Shaw-Dickey, Snyder-Chura, Colwill, Carson, and Chairman Thiele. Nays: None. Motion passed 5-0. Mr. Limas stated the petitioner, Behr Iron and Steel, is requesting a Special Use Permit to allow the operation of a recycling center which will include an indoor drive-thru metal recycling center and an automobile recycling operation. This is to be located at the former PBM site, which they now own at 111 5th Avenue. Hours of operation would be from 8:00AM to 5:00PM on Monday through Friday and 8:00AM to 12:00PM on Saturday.

Indoor Recycling Center

The petitioner proposes to use an existing building located on the north side of the site as a drive-through buy-back facility as shown on sheet 4 of the plans. Access would be off of Second Street. A paved access drive to the building would be constructed that contains a parking area for employees. The petitioner has requested an 18 month grace period to construct a sewer line to the building since sewer service for restrooms is not currently available. This is a requirement for occupancy of a building but staff does not object to this request since restroom facilities are available in the building to the south which will contain the automobile recycling facility as part of the indoor recycling center. The petitioner also proposes to store ferrous metals in containers adjacent to the south side of the building as part of this recycling center.

Automobile Recycling Facility

The petitioner proposes to use the existing main building on the site as an automobile recycling facility as shown on sheet 5 of the plans. A paved drive would be constructed that would allow vehicles to enter on the east side of the building. The vehicles would be drained of fluids and then flattened, loaded on a trailer, weighed on a scale and shipped to another Behr facility for further processing. Access to this facility would be off of Caron Road.

Right-of-way Dedication and Sidewalk Installation

As requested by the City, the petitioner is going to dedicate 15 feet of right-of-way to the City along Second Avenue and install a 4 foot sidewalk.

Fencing and Landscaping

The petitioner has requested two variances for the installation of fencing around the site which is part of the Special Use Permit request. Existing fence locations are shown on sheet 2 of the plans which consist of a chain link fence with barbed wire along Second Avenue, which is 14 feet off of the existing property line instead of the required 50 feet, and a chain link fence with barbed wire which is on the north property line instead of the required fifty feet.

The petitioner is requesting two variances for the installation of new fencing which would be a 10 foot high wood panel type fence as shown on sheet 4 of the plans. The first one is to allow the fence to be 14 feet from the property line along Second Avenue instead of the required 50 feet. This would be after the 15 foot right-of-way dedication. The second variance would be to a fence along the north property line to be 20 feet from the property line instead of the required 50 feet. Along this property line going east the fence would then be on the property line once it is near an existing transformer.

In regards to landscaping, as shown on sheet 8, part of the site around the indoor recycling center would be a seeded lawn. Also there would be evergreens planted in the buffer zones along the west and north property lines.

Staff Recommendation

After review of the zoning classification of the site, proposed uses, landscaping and fencing as shown on the submitted plans, staff finds the request appropriate and is recommending **approval** of the petition to allow an indoor recycling center and automobile recycling operation at 111 5th Street and allowing 18 months for the petitioner to serve the indoor recycling center with sewer.

Present to answer questions were: Lee Foecking, CFO; William Bremner, President & CEO; and John Blumbery, Project Manager. Richard Ohlinger stated that the company should put the fence all the way to the creek and the city should establish a fine if the company does not follow the ordinance.

2. DISCUSSION ITEM

SUBJECT: Corridor Lighting Plan

The City recently formed a committee to explore decorative lighting in the City and TESKA Associates was hired to develop a lighting design concept plan with the committee. Mr. Limas discussed the findings of this plan with the Commission. Bil Hayes stated that if the company sold the partial of property that is between the creek and Dement Road, they will need an easement to get their trucks to Dement Road and not use 7th Avenue.

Colwill moved and seconded by Carson to return to Open Session. Motion passed by voice vote without dissent. Colwill moved and seconded by Snyder-Chura, **“I move the Planning and Zoning Commission recommends to the City Council to approve the Petition PCC-13-12 for Behr Iron & Steel, located at 111 5th Avenue to allow an indoor recycling center and automobile recycling operation and allowing 18 months for the petitioner to serve the indoor recycling center with sewer.”** A roll call vote was taken. Ayes: Shaw-Dickey, Snyder-Chura, Colwill, Carson, and Chairman Thiele. Nays: None. Motion passed 5-0.

The Planning and Zoning Commission adjourned at 8:11p.m.

Bruce W. McKinney
Bruce W. McKinney, CMC
City Clerk, City of Rochelle