

ORDINANCE NO _____

Date Passed: May 14, 2012

AN ORDINANCE

APPROVING FRONT YARD SETBACK VARIANCE FOR PROPERTY LOCATED AT 110 AVENUE H (FBC INDUSTRIES INC.)

WHEREAS, pursuant to the City of Rochelle Zoning Ordinance, FBC Industries Inc., initiated a petition for a front yard variance for certain property legally described in Exhibit "A", attached hereto and made part hereof located at 110 Avenue H; and,

WHEREAS, The petitioner is seeking to construct a building addition and loading dock as shown in Exhibit "B" for which a 6 foot front yard setback variance from Chapter 110, Article IV, Section 110-321 of the Rochelle Municipal Code is necessary; and,

WHEREAS, a duly noticed public hearing was held on the proposed front yard variance, and the petition was reviewed by the Planning and Zoning Commission at their meeting of May 7, 2012 and the Planning and Zoning Commission, by a vote of 4-0, recommended that City Council consider approving the requested variance; and,

NOW THEREFORE BE IT ORDAINED by the Mayor and City Council of the City of Rochelle, Ogle County, Illinois, that the requested front yard variance be granted for the property located at 110 Avenue H as follows:

Section 1. A variance from Chapter 110, Article IV, Section 110-321 of the Rochelle Municipal Code to allow a 14 foot front yard setback along Quarry Road to allow the construction of a building addition and loading dock as shown in Exhibit "B" with the following conditions:

- 1) Staff approval of Final Engineering.
- 2) That the petitioner dedicate a small triangular piece of right-of-way at the intersection of Quarry Road and Wood Street upon engineering approval of future street improvement work in the area by the City.

Section 2. All other provisions of the Rochelle Zoning Ordinance and its subsequent amendments shall remain in full force and effect.

Section 3. That this Ordinance shall be in force and effect from and after its passage, approval, and adoption in pamphlet form as provided by law.

PASSED AND APPROVED this 14 day of May, 2012.

Ayes:_____ Nays: ____ Abstain:_____

Mayor

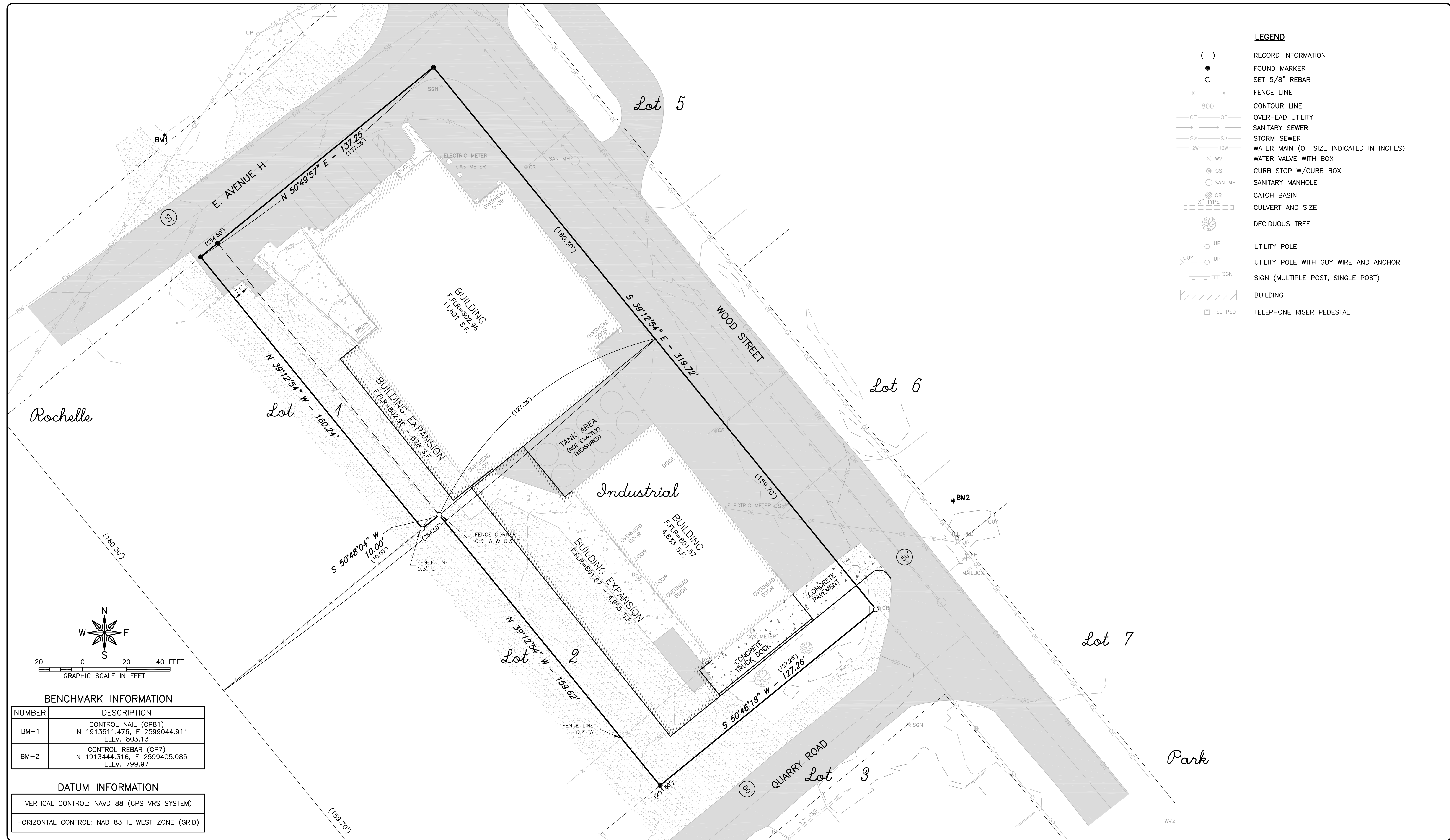
Attested: _____
City Clerk

Exhibit "A"

LEGAL DISCRIPTION

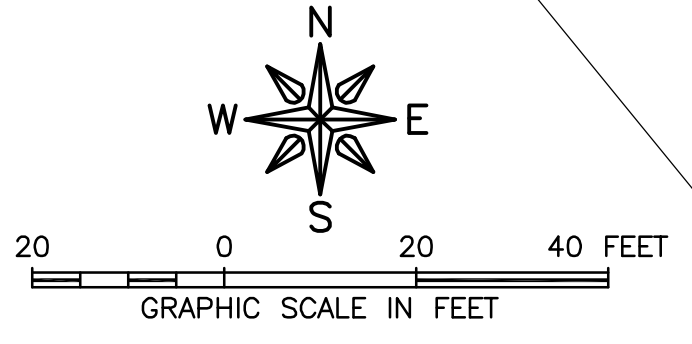
The Northeasterly 137.25 feet of LOT 1 AND the Northeasterly 127.25 feet of LOT 2 of ROCHELLE INDUSTRIAL PARK, according to the Plat thereof recorded in the Recorder's Office of Ogle County, Illinois, in Book "K" of Plats on page 24, being a part of a Re-Plat of Part of BAXTER'S SECOND ADDITION and part of the Northeast Quarter of Section 25, Township 40 North, Range 1 East of the Third Principal Meridian, all situated in the City of Rochelle, County of Ogle, State of Illinois.

PIN# 24-25-280-032 & 24-25-280-035



LEGEND

()	RECORD INFORMATION
●	FOUND MARKER
○	SET 5/8" REBAR
— X — X —	FENCE LINE
— 808 —	CONTOUR LINE
— OE — OE —	OVERHEAD UTILITY
— S — S —	SANITARY SEWER
— S — S —	STORM SEWER
— 12W — 12W —	WATER MAIN (OF SIZE INDICATED IN INCHES)
WV	WATER VALVE WITH BOX
CS	CURB STOP W/CURB BOX
SAN MH	SANITARY MANHOLE
CB	CATCH BASIN
X" TYPE	CULVERT AND SIZE
(Tree symbol)	DECIDUOUS TREE
UP	UTILITY POLE
GUY UP	UTILITY POLE WITH GUY WIRE AND ANCHOR
SGN	SIGN (MULTIPLE POST, SINGLE POST)
(Building symbol)	BUILDING
TEL PED	TELEPHONE RISER PEDESTAL



BENCHMARK INFORMATION

NUMBER	DESCRIPTION
BM-1	CONTROL NAIL (CP81) N 1913611.476, E 2599044.911 ELEV. 803.13
BM-2	CONTROL REBAR (CP7) N 1913444.316, E 2599405.085 ELEV. 799.97

DATUM INFORMATION

VERTICAL CONTROL: NAVD 88 (GPS VRS SYSTEM)
HORIZONTAL CONTROL: NAD 83 IL WEST ZONE (GRID)

FEHR-GRAHAM & ASSOCIATES, LLC
ENGINEERING AND SCIENCE CONSULTANTS
 FREEPORT, IL ROCKFORD, IL ROCHELLE, IL SPRINGFIELD, IL MONROE, WI
 ILLINOIS DESIGN FIRM NO. 184-003525
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OWNER/DEVELOPER:
 FBC INDUSTRIES, INC.
 110 EAST AVENUE H
 ROCHELLE, IL 61068

PROJECT AND LOCATION:
 PART OF LOT 1 & 2 OF ROCHELLE
 INDUSTRIAL PARK IN SECTION 25,
 T40N, R1E, THIRD P.M. OGLE
 COUNTY, ILLINOIS

DRAWN BY: SII
 APPROVED BY: SII
 DATE: 03/06/12
 SCALE: 1" = 20'

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
SITE PLAN
 G:\EGLPT\12\12-146\12-146 Fldpnts.dwg, Site

JOB NUMBER:
12-146
 SHEET NUMBER:
1 of 1