

ORDINANCE NO _____
Date Passed: May 14, 2012

AN ORDINANCE
APPROVING A CONDITIONAL (SPECIAL USE) PERMIT FOR OUTDOOR
STORAGE (DISPLAY) AND A SIGN VARIANCE FOR PROPERTY LOACED AT
1240 NORTH 7TH STREET (ILLIANA REALTY, LLC)

WHEREAS, pursuant to the City of Rochelle Zoning Ordinance, Illiana Realty, Inc. initiated a petition for a conditional (special use) permit to allow outdoor storage (display) and a sign variance to allow a larger ground sign than what is allowed for certain property legally described in Exhibit "A", attached hereto and made part hereof located at 1240 North 7th Street; and,

WHEREAS, the petitioner is proposing to open a Big R store at the location is proposing to located the outdoor storage (display) at a location as shown in Exhibit "B"; and,

WHEREAS, the petitioner is requesting a variance to allow a 520 square foot ground sign with a reader board as shown in Exhibit "C"; and,

WHEREAS, a duly noticed public hearing was held on the proposed conditional (special use) permit and sign 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 conditional (special use) permit with conditions and a sign variance to allow a 520 square foot ground sign; and,

NOW THEREFORE BE IT ORDAINED by the Mayor and City Council of the City of Rochelle, Ogle County, Illinois, as follows:

Section 1. A Conditional (Special Use) Permit is hereby granted for outdoor storage (display) to be located in the southeast corner of the parking lot and that the south fencing of the storage area contain slats facing Carrie Avenue.

Section 2. That a variance from Chapter 110, Article XIII, Section 110-675 (3) of the Rochelle Municipal Code be granted to allow a 520 square foot ground sign instead of the allowable 300 square feet as shown in Exhibit "C".

Section 3. All other provisions of the Rochelle Zoning Ordinance and its subsequent amendments shall remain in full force and effect.

Section 4. 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

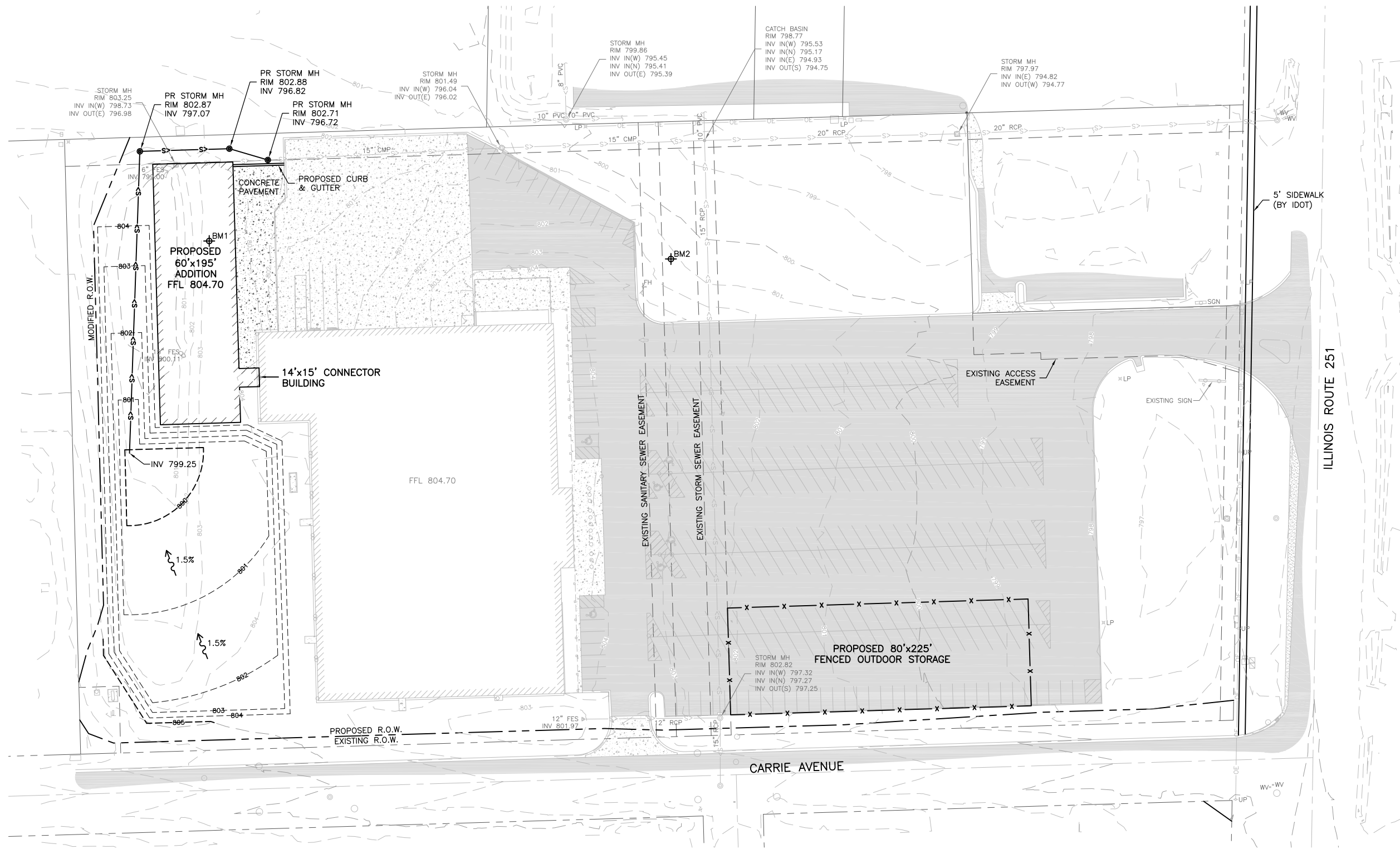
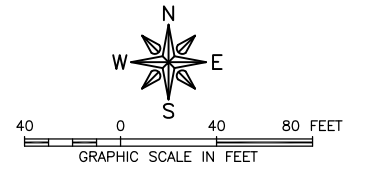
Attested: _____
City Clerk

Exhibit "A"

LEGAL DISCRIPTION

Lot 1 of Wal-mart's Subdivision, being a re-subdivision of the East part of Block 9 of Sunset Fields Subdivision No. 2, City of Rochelle, Ogle County, Illinois; according to the Plat thereof recorded May 20, 1985 in Plat File A, page 71 as Document No. 524287

Pin# 24-13-351-011



FEHR-GRAHAM & ASSOCIATES, LLC
 ENGINEERING AND SCIENCE CONSULTANTS
 FREEPORT, IL ROCKFORD, IL ROCHELLE, IL SPRINGFIELD, IL MONROE, WI
 ILLINOIS DESIGN FIRM NO. 184-003525
 © 2012 FEHR-GRAHAM & ASSOCIATES

OWNER/DEVELOPER:
 BIG R STORES
 200 NORTH ERNEST GROVE PARKWAY
 WATSEKA, ILLINOIS 60970

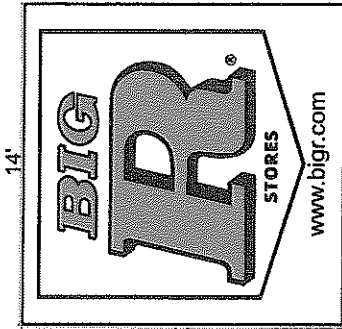
PROJECT AND LOCATION:
 BIG R STORES
 1240 NORTH 7TH STREET
 ROCHELLE, ILLINOIS 61068

DRAWN BY: B.C.
 APPROVED BY: N.C.
 DATE: 04/11/12
 SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
 SITE DESIGN
 G:\EGLPT\12\12-171a\12-171a Flpnts.dwg, Site

JOB NUMBER:
 12-171A
 SHEET NUMBER:
 1 of 1



- SIGN TYPE**
- CENTER MOUNTED POLE SIGN
 - ROOF MOUNTED SIGN
 - WALL SIGN
 - FASCIA RETURN SIGN
 - WINDOW LETTERING
 - FLAG MOUNT WALL SIGN
 - FASCIA SIGN
 - UNDER CANOPY SIGN
 - ON CANOPY SIGN
 - POST & PANEL
 - DUAL PYLON SIGN
 - FLAG MOUNTED PYLON SIGN
 - BANNER
 - PUSH THRU

GENERAL DIM.

CABINET SIZE
 H 14' W 14' OAH _____

RETAINER SIZE: _____

FLANGE SIZE: _____

MESSAGE UNIT SIZE
 H 4' W 16' _____

PIXELS: _____

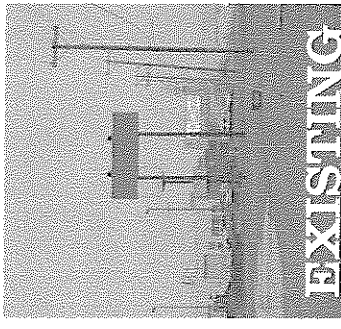
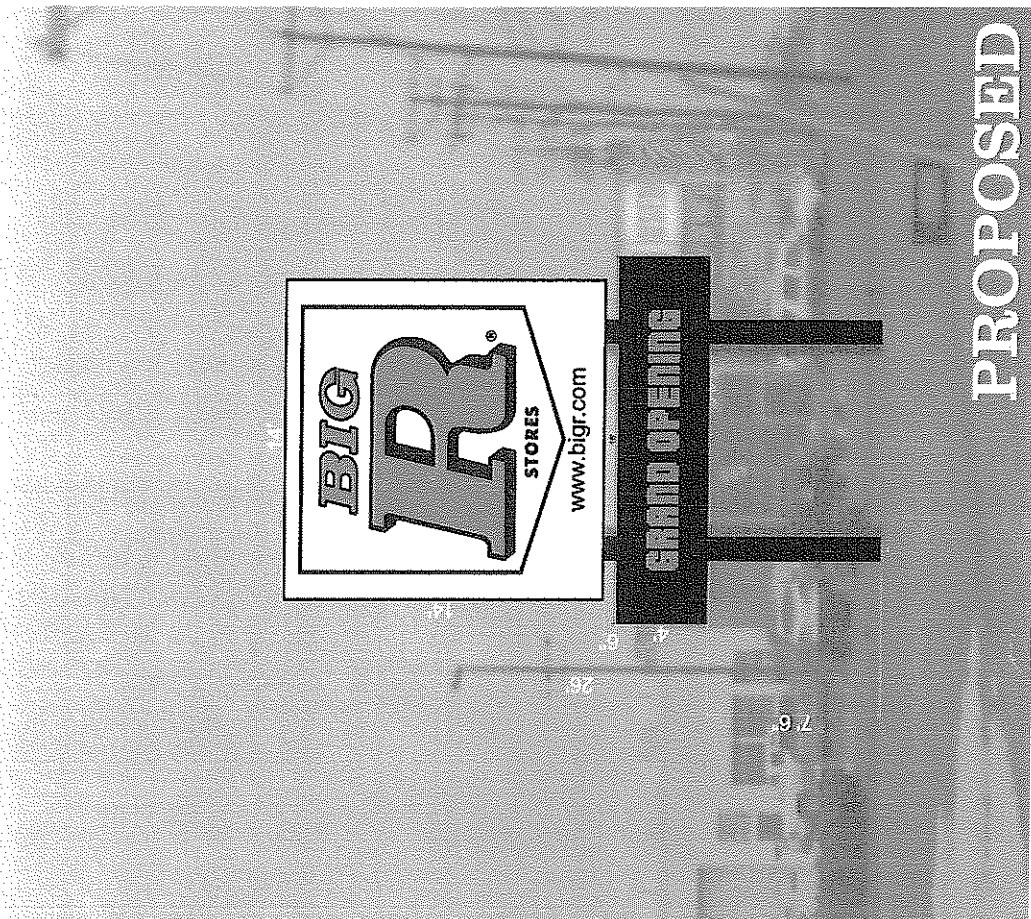
CABINET COLOR: Black _____

MATERIALS / COLORS

MATERIALS-
 SUBSTRATE _____
 POLYCARBONATE
 FLEX METAL _____
 FACE _____

EMBOSSED PAN FLAT

BACKGROUND COLOR:
 White Face with 3630-33 Red
 and 7725-12 Black



SIGN CRAFTERS INCORPORATED
 1508 STRINGTOWN ROAD
 EVANSVILLE, INDIANA 47711
 (812)424-9011
 FAX (812) 428-4973

CLIENT: Big R - Rochelle, IL

SALES REP: Brenda Owens

APPROVED:

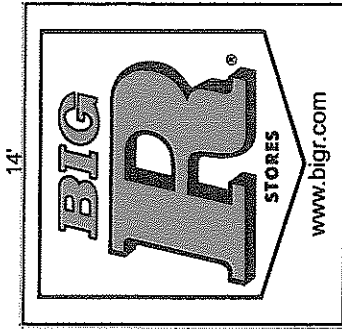
SCALE: 1/8" = 1'

DATE: 2/29/12

DRAWN BY: Natalie

DESIGN NO.: pole sign-rochelle-il a.fs

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SIGN TYPE

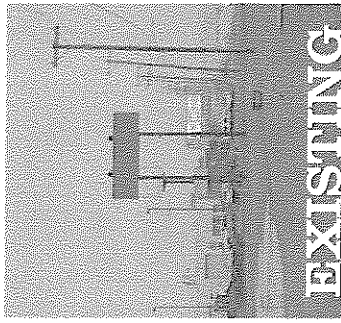
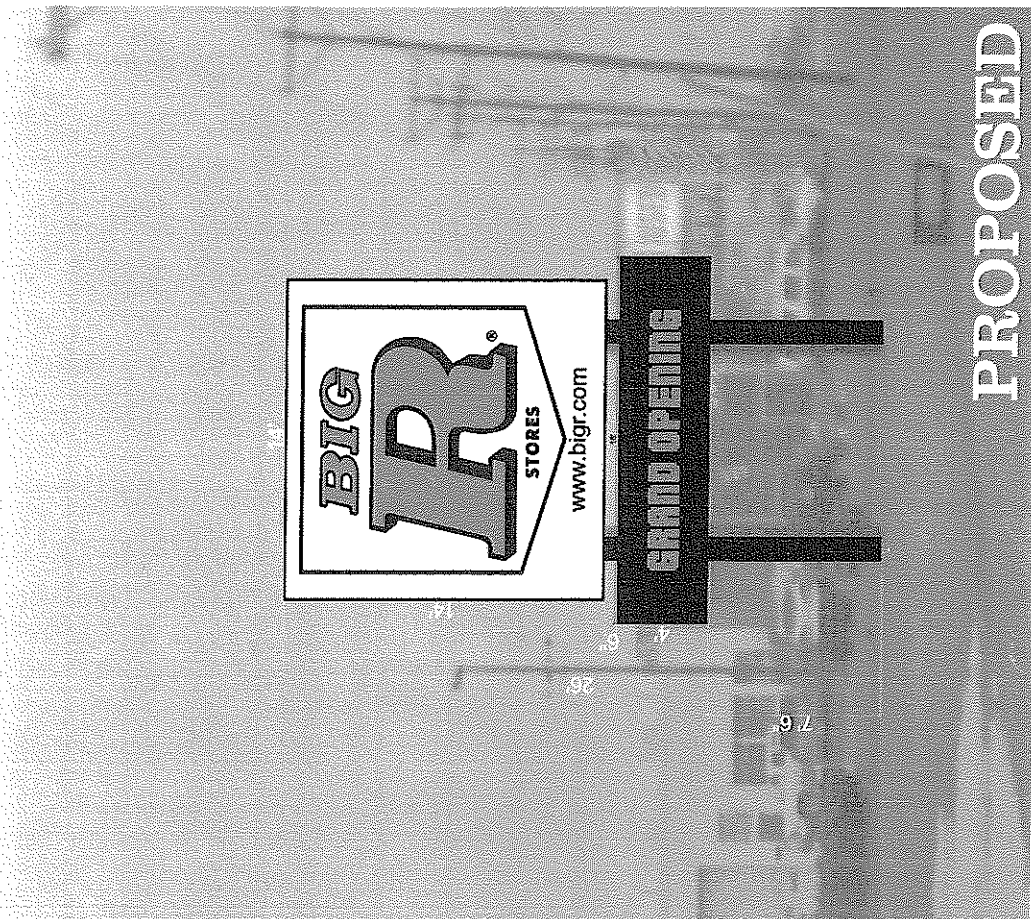
- CENTER MOUNTED POLE SIGN
- ROOF MOUNTED SIGN
- WALL SIGN
- FASCIA RETURN SIGN
- WINDOW LETTERING
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- FASCIA SIGN
- UNDER CANOPY SIGN
- ON CANOPY SIGN
- POST & PANEL
- DUAL PYLON SIGN
- FLAG MOUNTED PYLON SIGN
- BANNER
- PUSH THRU

GENERAL DIM.

CABINET SIZE
 H 14' W 14' OAH _____
 RETAINER SIZE: _____
 FLANGE SIZE: _____
 MESSAGE UNIT SIZE
 H 4' W 16' _____
 PIXELS: _____
 CABINET COLOR: Black _____

MATERIALS / COLORS

MATERIALS-
 SUBSTRATE _____
 POLYCARBONATE
 FLEX METAL _____
 FACE _____
 EMBOSSED PAN FLAT
 BACKGROUND COLOR:
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 and 7725-12 Black



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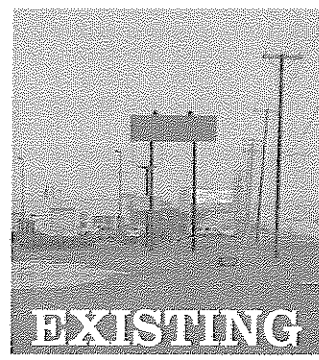
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PROPOSED



EXISTING

SIGN TYPE

- CENTER MOUNTED POLE SIGN
- ROOF MOUNTED SIGN
- WALL SIGN
- FASCIA RETURN SIGN
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MATERIALS / COLORS

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 FLEX METAL
 FACE
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 BACKGROUND COLOR:
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 and 7725-12 Black**



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