

ORDINANCE NO _____
Date Passed: July 8, 2013

**AN ORDINANCE APPROVING A VARIANCE FOR A GROUND SIGN AND
ADDITIONAL WALL SIGNAGE FOR NJB OPERATIONS, INC. (LIGHTHOUSE
POINTE TACO BELL)**

WHEREAS, Section 110-675 of the Rochelle Municipal Code provides, in part, for the maximum square footage of wall signs in business areas, based on street frontage, allowing only the footage of one street to be used in calculating the allowable square footage, and also provides that only one ground sign shall be allowed on each parcel of real property; and

WHEREAS, pursuant to the City of Rochelle Zoning Ordinance, NJB Operations Inc., the tenant of the Taco Bell located at 1221 Caron Road, being a part of Lot 2 of the Lighthouse Pointe subdivision (the legal description of which is attached as Exhibit A), has initiated a petition for a variance from Section 110-675, in order to construct a 26- foot tall pylon ground sign at the southwest corner of its property (in addition to any other ground signs allowed at the property), and 144 additional square feet of wall signage, over and above the 67 square feet allowed under Section 110-675 for a building with up to 20 feet of street frontage, said signage to be placed on the east, south and west sides of the building; and

WHEREAS, the petition for a variance was reviewed by the Planning and Zoning Commission at their meeting of July 1, 2013 and the Planning and Zoning Commission, by a vote of 5-0, recommended that City Council approve the request for a variance for a 26-foot tall pylon ground sign and 144 additional square footage of wall signs for 1221 Caron Road, subject to City staff reviewing and approving the proposed signage on each side of the building for conformance to maximum square footage under Section 110-675:

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

Section 1. That a variance for a 26-foot tall pylon ground sign and 144 additional square feet of wall signage (over and above the 67 square feet allowed for a building with up to 20 feet of street frontage) for 1221 Caron Road be approved, subject to City staff reviewing the proposed signage for conformance with Section 110-675 of the Rochelle Municipal Code for the maximum square footage allowed for the wall signage on each of the three frontages of the property on the east, south and west sides of 1221 Caron Road.

PASSED AND APPROVED this 8th day of July, 2013.

Ayes: _____ Nays: _____ Abstain: _____

Mayor

Attested: _____
City Clerk

Exhibit "A"

LEGAL DESCRIPTION

Lot two (2) as designated upon the Final Plat of LIGHTHOUSE POINTE WAL-MART ADDITION, being a Subdivision of parts of Section 17 and 18, Township 40 North, Range 2 East of the Third Principal Meridian, Ogle County, Illinois, the Plat of which Subdivision is recorded in Plat of Index File D on Page 36 as Document No. 200900911104 in the Recorder's Office of Ogle County, Illinois; situated in the Township of Dement, the County of Ogle and the State of Illinois.