

ORDINANCE NO _____
Date Passed: April 11, 2016

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT
FOR OUTDOOR STORAGE
(Part of 1310 N. 7th Street – Keith Scott)**

WHEREAS, the City of Rochelle is a body politic and corporate, organized and existing pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1, et. seq.; and

WHEREAS, Keith Scott, the owner of property located at 1310 N. 7th Street (Property), with a PIN of 24-13-326-004, filed a petition to have a special use permit issued to allow the owner to construct outdoor storage on a portion of the Property; and

WHEREAS, the Property is currently zoned B-2 Commercial Highway, and outdoor storage is permissible under the Rochelle Municipal Code only if a special use permit is issued; and

WHEREAS, in accordance with all legal requirements, the Rochelle Planning and Zoning Commission, following a duly noticed and called public hearing on January 4, 2016 has recommended, by a vote of 6-0, that the petition be denied; and

WHEREAS, the City Council recognizes that there are similar uses in the surrounding area, but nevertheless believes it is in the best interests of the City that those uses be phased out over time, and that therefore this special use ought to be limited in duration; and

WHEREAS, the City Council, by a majority of all City Councilmen holding office, finds it to be in the best interests of the City that the Special Use Permit be approved, and further finds that the special use meets the criteria necessary to approve a special use permit, provided the conditions included herein;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCHELLE, OGLE COUNTY, ILLINOIS, as follows:

Section 1. Special Use Permit. The issuance of a special use permit to Keith Scott for Outdoor Storage at the portion of the Property indicated is hereby approved, subject to the following conditions:

- (i) the Owner will place 6' wood fencing along the east and west lines of the proposed use area;
- (ii) the Owner will provide a 15' setback from the West property line which abuts a public right-of-way;
- (iii) the Owner will place louvered chain-link fencing along the north and south lines of the proposed use area;

(iv) the Owner will plant prairie grass in the buffer areas between the proposed use area and his property lines;

(v) the Owner will grant the City a 20' wide utility easement along the north and south property lines from the east line of his entire property to the west line of his entire property;

(vi) the Owner will limit outdoor storage to vehicles, with no individual vehicle being kept at the outdoor storage location for more than 30 days;

(vii) the Owner shall not store, nor shall he permit or allow to be stored, new or used vehicle parts, tires, or similar items; and

(viii) this Special Use permit shall expire 10 years after the date of this ordinance, unless otherwise expressly extended by action of the Rochelle City Council.

This ordinance shall become effective after its passage, approval and publication as provided by law and shall modify any inconsistent provisions in the Rochelle Municipal Code prior to this date.

PASSED AND APPROVED this 11th day of April, 2016.

Ayes: _____ Nays: _____ Abstain: _____

Mayor

Attested: _____
City Clerk