

ORDINANCE NO. _____

Date Passed: August 8, 2016

AN ORDINANCE AMENDING THE BOUNDARIES OF THE R-3 AND R-4 ZONING DISTRICTS AND AMENDING THE OFFICIAL ZONING MAP TO REZONE PROPERTY AT 501-503 SOUTH 9TH STREET FROM R-3 TO R-4

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, the Rochelle Municipal Code establishes certain zoning districts within the City; and

WHEREAS, pursuant to the provisions of the Rochelle Municipal Code Section 110-162, and the Illinois Municipal Code, 65 ILCS 5/11-13-9, the City has adopted and maintained an Official Zoning Map indicating the boundaries of the various zoning districts as established and amended from time to time by the Rochelle City Council; and

WHEREAS, Chapter 110 of the Rochelle Municipal Code provides procedures for amendments of the boundaries of the various zoning districts, including changes initiated by petition of property owners; and

WHEREAS, the owners of property at 501-503 South 9th Street in Rochelle, the legal description of which is attached hereto as **Exhibit A** ("Property") have filed a petition requesting that the City rezone the Property from R-3 (single family high density residential) to R-4 (multi-family low density residential); and

WHEREAS, the Rochelle Plan Commission, following a duly noticed and called public hearing in accordance with all legal requirements, has recommended that the Property be so rezoned, and the City Council concurs; and

WHEREAS, no objections were filed to the rezoning of the Property;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCHELLE, OGLE COUNTY, ILLINOIS, that Chapter 110 of the Municipal Code of the City of Rochelle, and the Official Zoning Map of the City of Rochelle be amended as follows:

1. REZONING. By rezoning the Property from R-3 (single family high density residential) to R-4 (multi-family low density residential).

2. ZONING MAP. By amending the Official Zoning Map of the City of Rochelle to conform to the foregoing rezoning.

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 8th day of August, 2016.

Ayes:_____ Nays: _____ Abstain:_____

Mayor

Attested:_____
City Clerk

EXHIBIT A
Legal Description of Property

Lot 39, in Block 3, Lakeview Subdivision No. 2, in the City of Rochelle, being a subdivision of part of the West Half of the North West Quarter of Section 25, and part of the East Half of the North East Quarter of Section 26, Township 40 North, Range 1 East of the Third P.M., Ogle County, Illinois, according to the Plat thereof recorded in Book "I" of Plats at page 23.