

ORDINANCE NO. _____
Date Passed: _____, 2017

**AN ORDINANCE
APPROVING A VARIANCE FOR GROUND SIGNAGE
FOR ELIXIR REAL ESTATE, LLC
(1140 N SEVENTH ST)**

WHEREAS, Section 110-675 of the Rochelle Municipal Code provides, in part, for the maximum square footage of ground signs in business areas based on street frontage; and

WHEREAS, pursuant to the City of Rochelle Zoning Ordinance, Elixir Real Estate, LLC has initiated a petition for a variance from Section 110-675, in order to construct a ground sign 15 feet off the property line on the eastern street frontage of North Seventh Street located at 1140 North Seventh Street, Rochelle, Illinois (see legal description attached as Exhibit A); and

WHEREAS, after the requisite notice of the public hearing was provided, the petition for the variance was reviewed by the Planning and Zoning Commission on February 6, 2017: and

WHEREAS, the Planning and Zoning Commission, by a vote of 5-0, recommends that City Council approve the variance for a 15-foot setback on the eastern street frontage of North Seventh Street located at 1140 North Seventh Street, Rochelle, Illinois, subject to city staff reviewing and approving the proposed signage, and the agreement of the petitioner to maintain the sign in good repair.

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 from Section 110-675 for a ground sign 15 feet off the property line on the eastern street frontage of North Seventh Street located at 1140 North Seventh Street, Rochelle, Illinois is hereby approved subject to city staff review and approval, and the agreement of the applicant to maintain the sign in good repair.

PASSED AND APPROVED this 13th day of February, 2017.

Ayes: _____ Nays: _____ Abstain: _____

Mayor

Attested: _____
City Clerk

Exhibit A

LEGAL DESCRIPTION

PARCEL 1

Part of Block Ten (10) as designated upon Plat No. 2 of Sunset Fields Subdivision, being a subdivision located in the Southwest Quarter (1/4) of Section 13, Township 40 North, Range 1 East of the Third Principal Meridian, Ogle County, Illinois, according to the Plat thereof recorded in Book K of Plats, page 27 as Document No. 407942 in the Recorder's Office of Ogle County, Illinois, described as follows: Commencing at the Southeast corner of said Block 10; thence North 2 degrees 34 minutes 29 seconds East along the East line of said Block 10 and Westerly Right-of-Way of Illinois Route 251, a distance of 207.00 feet; thence South 90 degrees West, parallel with the South line of said Block 10, a distance of 235 feet to the point of beginning of the hereinafter described tract of land; thence South 90 degrees West, parallel with the South line of said Block 10, a distance of 102.98 feet to the East line of Eighth Street (West line of Block 10); thence North 00 degrees 8 minutes 4 seconds East along the East line of Eighth Street, a distance of 30.54 feet; thence North 90 degrees East parallel with the South line of Block 10, a distance of 102.98 feet; thence South a distance of 30.54 feet, more or less, parallel with the East line of Eighth Street (West line of Block 10) to the point of beginning; situated in the Township of Flagg, the County of Ogle and State of Illinois.

PARCEL 2

Part of Block Ten (10) as designated upon Plat No. 2 of Sunset Fields Subdivision, being a subdivision located in the Southwest Quarter (1/4) of Section 13, Township 40 North, Range 1 East of the Third Principal Meridian, Ogle County, Illinois, according to the Plat thereof recorded in Book K of Plats, page 27 as Document No. 407942 in the Recorder's Office of Ogle County, Illinois, described as follows: Commencing at the Southeast corner of said Block 10; thence North 2 degrees 34 minutes 29 seconds East along the East line of said Block 10 and Westerly Right-of-Way Line of Illinois Route 251, a distance of 150.00 feet; thence North 90 degrees West, parallel with the South line of said Block 10, a distance of 235.00 feet to the point of beginning of the hereinafter described tract of land; thence continuing North 90 degrees West parallel with said South line of Block 10, a distance of 100.56 feet to the East line of Eighth Street (West line of Block 10); thence North 0 degrees 08 minutes 04 seconds East along said East line of Eighth Street, a distance of 56.94 feet; thence North 90 degrees East, parallel with said South line of Block 10, a distance of 102.98 feet; thence South 2 degrees 34 minutes 29 seconds West, parallel with the East line of Block 10, a distance of 57.00 feet to the point of beginning; situated in the Township of Flagg, the County of Ogle and the State of Illinois.

PARCEL 3

Part of Block Ten (10) as designated upon Plat No. 2 of Sunset Fields Subdivision, being a subdivision located in the Southwest Quarter (1/4) of Section 13, Township 40 North, Range 1 East of the Third Principal Meridian, Ogle County, Illinois, according to the Plat thereof recorded in Book K of Plats, page 27 as Document No. 407942 in the Recorder's Office of Ogle County, Illinois, described as follows: Commencing at the Southeast corner of said Block 10; thence North 2 degrees 34 minutes 29 seconds East along the East line of said Block 10 and

Westerly Right-of-Way line of Illinois Route 251, a distance of 207.00 feet to the point of beginning of the hereinafter described tract of land; thence South 90 degrees West, parallel with the South line of said Block 10, a distance of 337.98 feet to the East line of Eighth Street (West line of Block 10); thence North 0 degrees 08 minutes 04 seconds East along the East line of Eighth Street, a distance of 30.54 feet; thence North 90 degrees East, parallel with the South line of said Block 10, a distance of 119.40 feet; thence North 0 degrees 08 minutes 04 seconds East, parallel with said East line of Eighth Street, a distance of 120.00 feet to the North line of said Block 10; thence North 90 degrees East along said North line, a distance of 225.00 feet to the East line of Block 10 and Westerly Right-of-Way Line of Illinois Route 251; thence South 2 degrees 34 minutes 29 seconds West along said East line of Block 10 and Westerly Right-of-Way, a distance of 150.70 feet to the point of beginning; EXCEPTING THEREFROM Part of Block Ten (10) as designated upon Plat No. 2 of Sunset Fields Subdivision, being a subdivision located in the Southwest Quarter (1/4) of Section 13, Township 40 North, Range 1 East of the Third Principal Meridian, Ogle County, Illinois, according to the Plat thereof recorded in Book K of Plats, page 27 as Document No. 407942 in the Recorder's Office of Ogle County, Illinois, described as follows: Commencing at the Southeast corner of said Block 10; thence North 2 degrees 34 minutes 29 seconds East along the East line of said Block 10 and Westerly Right-of-Way of Illinois Route 251, a distance of 207.00 feet; thence South 90 degrees West, parallel with the South line of said Block 10, a distance of 235 feet to the point of beginning of the hereinafter described tract of land; thence South 90 degrees West, parallel with the South line of said Block 10, a distance of 102.98 feet to the East line of Eighth Street (West line of Block 10); thence North 00 degrees 8 minutes 4 seconds East along the East line of Eighth Street, a distance of 30.54 feet; thence North 90 degrees East parallel with the South line of Block 10, a distance of 102.98 feet; thence South a distance of 30.54 feet, more or less, parallel with the East line of Eighth Street (West line of Block 10) to the point of beginning; situated in the Township of Flagg, the County of Ogle and State of Illinois.

PARCEL 4

Part of Block Ten (10) as designated upon Plat No. 2 of Sunset Fields Subdivision, being a subdivision located in the Southwest Quarter (1/4) of Section 13, Township 40 North, Range 1 East of the Third Principal Meridian, Ogle County, Illinois, according to the Plat thereof recorded in Book K of Plats, page 27 as Document No. 407942 in the Recorder's Office of Ogle County, Illinois, described as follows: Commencing at the Southeast corner of said Block 10; thence North 2 degrees 34 minutes 29 seconds East along the East line of said Block 10 and Westerly Right-of-Way line of Illinois Route 251, a distance of 150.00 feet to the point of beginning of the hereinafter described tract of land; thence North 90 degrees West, parallel with the South line of said Block 10, a distance of 235.00 feet; thence North 2 degrees 34 minutes 29 seconds East, parallel with the East line of Block 10, a distance of 57.00 feet; thence North 90 degrees East, parallel with the South line of said Block 10, a distance of 235.00 feet to the East line of Block 10 and Westerly Right-of-Way of Illinois Route 251; thence South 2 degrees 34 minutes 29 seconds West along the East line of said Block 10, a distance of 57.00 feet to the point of beginning; situated in the Township of Flagg, the County of Ogle and the State of Illinois.