

ORDINANCE NO. _____

Date Passed: April 9, 2018

AN ORDINANCE AMENDING THE BOUNDARIES OF THE R-O AND B-1 ZONING DISTRICTS AND AMENDING THE OFFICIAL ZONING MAP TO REZONE 501 6th AVE. PROPERTY FROM R-O TO B-1.

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 action of the City Council; and

WHEREAS, the City Council, by adoption of ordinance 16-4575, has directed the City Manager to take all steps necessary to amend the zoning provisions of the Rochelle Municipal Code with respect to the parcel located at 501 W 6th Ave. in the City, the legal description of which is attached hereto as Exhibit A and which is depicted on exhibit B appended hereto and made a part of ("the Property"), by amending the boundaries of the R-O (Residential Office) and B-1 (Commercial Central Business) zoning districts in order to rezone the Property from R-O to B-1; 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-O (Residential Office) to B-1 (Commercial Central Business); and
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 9th day of April, 2018.

Ayes: _____ Nays: _____ Absent/Abstain: 0

Mayor

Attested: _____
City Clerk

**EXHIBIT A
(Legal Description)**

Parcel 1

The South 42.92 feet of Lot Five (5) in Block Seven (7) as designated upon the Plat of Palmer's First Addition in the City of Rochelle, according to the Plat thereof recorded in Book A of Miscellaneous, page 30 in the Recorder's Office of Ogle County, Illinois; situated in the Township of Flagg, the County of Ogle and the State of Illinois.

**EXHIBIT B
(BEACON IMAGE)**



