

**ORDINANCE NO \_\_\_\_\_**  
**Date Passed: February 14, 2011**

**AN ORDINANCE**  
**AMENDING CHAPTER 110 OF THE ROCHELLE MUNICIPAL CODE CREATING**  
**THE A AIRPORT ZONING DISTRICT AND AMENDING THE ZONING MAP OF THE**  
**CITY OF ROCHELLE DESIGNATING KORITZ FIELD AS AN A AIRPORT ZONING**  
**DISTRICT**

**WHEREAS**, pursuant to the City of Rochelle Zoning Ordinance, The City of Rochelle has initiated a petition for the approval of a various text amendments to Chapter 110 of the Rochelle Municipal Code (Exhibit “A”); and,

**WHEREAS**, the text amendments will create a new zoning classification A Airport zoning district and designate the City Airport commonly known as Koritz Field legally described in Exhibit “B” being in the A Airport zoning district; and,

**WHEREAS**, the A Airport zoning district will develop a comprehensive approach to the development of the airport and airport related uses; and,

**WHEREAS**, the request was reviewed at a public hearing by the Planning and Zoning Commission at their meeting of February 7, 2011 and after reviewing the facts of the petition the Planning and Zoning Commission, by a vote of 7-0, recommended that City Council consider approving the text amendments and amending the official zoning map to place Koritz field in an A Airport zoning district; and,

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

Section 1. That Chapter 110 of the Rochelle Municipal Code is hereby amended to incorporate the text amendments creating an A Airport Zoning classification as shown in Exhibit “A”.

Section 2. That the property commonly known as Koritz Field and legally described in Exhibit “B” is hereby rezoned from I-2 General Industry to the A Airport zoning district classification.

Section 3. All other provisions of the Rochelle Zoning Ordinance, the Rochelle Municipal Code and its subsequent amendments shall remain in full force and effect.

Section 4. That this Ordinance shall be in force and effect from and after its passage, approval and adoption in pamphlet form as provided by law.

PASSED AND APPROVED this 14 day of February, 2011.

Ayes: \_\_\_\_\_ Nays: \_\_\_\_ Abstain: \_\_\_\_\_

\_\_\_\_\_

Mayor

Attested: \_\_\_\_\_

City Clerk

Exhibit "A"

**Sec. 110-221. A – Airport District**

The A Airport District is to promote development of Airport related-businesses, and other uses compatible with the City Airport Koritz Field in specified A Districts within the City.

**Sec. 110-222. Location.**

The A District location is commonly known as Koritz Field and is described as an area of approximately 137 acres located northwest intersection of Illinois Route 251 and Gurler, and shall be bounded by:

Part of the Southeast Quarter of Section 34, Part of the South Half of Section 35 and Part of the Southwest Quarter of Section 36, Township 40 North, Range 1 East of the Third Principal Meridian, and Part of the Northwest Quarter of Section 2, Township 39 North, Range 1 East of the Third Principal Meridian, bounded and described as follows:

Beginning at a Point at the Southeast corner of said Section 34; thence North 89 degrees 29 minutes 34 seconds West along the South Line of said Southeast Quarter of Section 34, a distance of 149.31 feet; thence North 74 degrees 05 minutes 54 seconds East a distance of 99.95 feet; thence Northeasterly along a curve of radius 3944.72' curving to the left, a chord bearing of N 65°16'37" E, a chord length of 1216.41' and an arc length of 1221.27'; thence North 73 degrees 10 minutes 06 seconds East a distance of 156.28 feet; thence North 56 degrees 26 minutes 00 seconds East a distance of 165.24 feet; thence South 01 degrees 05 minutes 00 seconds West a distance of 304.22 feet; thence North 71 degrees 12 minutes 00 seconds East a distance of 5547.17 feet; thence South 00 degrees 28 minutes 09 seconds East a distance of 183.00 feet; thence South 04 degrees 59 minutes 31 seconds East a distance of 314.88 feet; thence South 00 degrees 35 minutes 36 seconds West a distance of 256.78 feet; thence Southwesterly along a curve of radius 1011.51' curving to the right, a chord bearing of S 03°57'13" W, a chord length of 141.01' and an arc length of 141.12'; thence North 89 degrees 29 minutes 00 seconds West a distance of 563.28 feet; thence South 71 degrees 12 minutes 00 seconds West a distance of 172.52 feet; thence South 00 degrees 36 minutes 50 seconds West a distance of 637.55 feet; thence South 54 degrees 08 minutes 04 seconds West a distance of 100.00 feet; thence South 35 degrees 51 minutes 56 seconds East a distance of 200.00 feet; thence South 54 degrees 08 minutes 04 seconds West a distance of 235.47 feet; thence Southwesterly along a curve of radius 1011.00' curving to the right, a chord bearing of S 43°43'04" W, a chord length of 365.59' and an arc length of 367.61'; thence North 89 degrees 30 minutes 31 seconds West a distance of 1136.49 feet; thence North 00 degrees 48 minutes 39 seconds East a distance of 687.39 feet; thence South 71 degrees 12 minutes 00 seconds West a distance of 1420.32 feet; thence South 01 degrees 06 minutes 40 seconds West a distance of 221.22 feet; thence North 89 degrees 28 minutes 48 seconds West a distance of 626.68 feet; thence South 71 degrees 13 minutes 30 seconds West a distance of 1285.61 feet; thence North 18 degrees 48 minutes 00 seconds West a distance of 450.16 feet; thence North 89 degrees 28 minutes 49 seconds West a distance of 995.80 feet

to the Point of Beginning, containing 137.15 acres, more or less, subject to all easements, agreements county codes and/or ordinances of record if any, all situated in the Township of Flagg, the County of Ogle and also in the Township of Reynolds, the County of Lee and the State of Illinois.

The A District may be expanded from time to time for Airport related uses upon approval of the City Council after a public hearing before the Planning and Zoning Commission.

**Sec. 110-223. Permitted Uses.**

A. The following shall be permitted uses in the A District:

1. Airports
2. Airplane maintenance facilities
3. Airplane technology based businesses
4. Flight related fueling facilities
5. Heliports
6. Restaurants
7. Retail
8. Schools

**Sec. 110-224. Prohibited Uses.**

The following uses shall be prohibited in the A District:

1. Any uses, including without limitation that interfere with the Airport Hazard Zoning (AHZ).
2. Any uses, including without limitation that interfere with the Airport Layout Plan (ALP).
3. Other uses not listed as a permitted or special use in this district.

**Sec. 110-225 Special Uses**

The following uses shall be special uses in the A District.

1. Airport related warehousing facilities
2. Airport related distribution facilities
3. Airport related manufacturing facilities
4. Corporate professional offices
5. Cargo facilities
6. Skydiving Operations

**Sec, 110-226 Lot Area, density and dimension requirements**

Front yard – 30 feet

Side yard – 20 feet

Corner side yard – 30 feet

Rear yard – 30 feet  
Minimum lot width – 100 feet  
Minimum lot size – 15,000 square feet

Minimum lot width and size do not apply if the use is located on the city airport property.

**Sec. 110-227. Appearance Criteria.**

No building permit approval shall be granted for the development of any building, structure or improvement on any parcel in the A District until the Community Development Director or his designee has determined that the proposed development will conform to the following criteria:

A. Relationship of Buildings to Site and context.

1. The site shall be planned to provide for efficient screening, airplane movement, auto movement and parking areas.
2. Buildings location, mass, scale, and orientation shall be harmonious with the character of the adjoining structures and ALP.
3. Any site development shall comply with the requirements of the Rochelle Municipal Code.

B. Building Design

1. To incorporate an architectural theme for the buildings and other structures in the A District, such buildings and structures shall have an airport related theme.
2. Any building or structure in the A District shall meet the requirements of the AHZ, ALP and FAA in design.

**110-228. Application and Contents.**

Applications for development within the A District shall be accompanied by the boundary survey, architectural drawings, elevations, landscape plan and site engineering.

- A. The property owner or his agent shall meet with the Community Development Director and Superintendent of Streets/Cemetery/Airport and any other required City staff, to explain the development proposed, discuss procedures and obtain an application form.
- B. The applicant shall file the completed application form, together with the required exhibits and the filing fee, with the Community Development Department.
- C. The Community Development Director or designee shall transmit the application to the Planning and Zoning Commission for review and consideration.
- D. The Planning and Zoning Commission shall determine whether the proposed development is consistent with the requirements of the A District, including without

limitation whether the appearance and arrangement of buildings, off street parking, lighting, landscaping, ingress and egress, drainage, signs and other improvements are designed in a manner that will promote safety and convenience for the public and preserve property values of surrounding property. Following its consideration, the Planning and Zoning Commission will recommend approval, denial or conditional approval of the application.

- E. The Planning and Zoning Commission's recommendation will be referred to the City Council for final action.

Exhibit "B"

LEGAL DISCRIPTION

Part of the Southeast Quarter of Section 34, Part of the South Half of Section 35 and Part of the Southwest Quarter of Section 36, Township 40 North, Range 1 East of the Third Principal Meridian, and Part of the Northwest Quarter of Section 2, Township 39 North, Range 1 East of the Third Principal Meridian, bounded and described as follows:

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