

**ORDINANCE NO \_\_\_\_\_**  
**Date Passed: March 21, 2011**

**AN ORDINANCE  
GRANTING A SPECIAL USE PERMIT TO ALLOW THE OPERATIONS OF A  
SKYDIVING BUSINESS (CHICAGOLAND SKYDIVING CENTER)**

**WHEREAS**, pursuant to the City of Rochelle Zoning Ordinance, Sky Team, Inc. has initiated a petition for the approval of a Special Use Permit to allow the operations of a skydiving business; and,

**WHEREAS**, The subject property is zoned A-Airport zoning district and is to be located on part of the City Airport property commonly known as Koritz Field, 1201 Gurler Road for which Koritz Field is legally described in Exhibit "A"; and,

**WHEREAS**, the proposed skydiving business will be operating out of temporary facilities for the 2011 season in a location on Koritz Field based in accordance with their Temporary Facilities Plan as shown in Exhibit "B" and beginning in the 2012 season in accordance with their Preliminary Site Plan as shown in Exhibit "C"; and,

**WHEREAS**, the request was reviewed at a public hearing by the Planning and Zoning Commission at their meeting of March 7, 2011 and after reviewing the facts of the petition the Planning and Zoning Commission, by a vote of 5-0, recommended that City Council consider approving the Special Use Permit request with conditions; 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 a Special Use Permit is hereby granted for the operations of a skydiving business and related accessory structures and uses for Sky Team, Inc which will be located at Koritz Field, 1201 Gurler Road with the following conditions:

- 1) That the layout of the facility be in general conformance with the Preliminary Site Plan dated 2/25/11 by Fehr-Graham & Associates.
- 2) That the special use permit will allow accessory uses which include an aircraft hanger, welcome center, restaurant, RV Park and other uses shown on the site plan.
- 3) That a signed lease agreement between the petitioner and the City be approved prior to the operation of the business.
- 4) A final site plan and all engineering which includes stormwater management must be submitted and approved prior to the issuance of a certificate of occupancy for any of the permanent structures.
- 5) Permanent water and sewer utilities need to be installed prior to opening in the 2012 season.

- 6) All facilities must meet the applicable Rochelle Municipal Codes and State and Federal Handicap Accessibility codes. All Ogle County and State Public Health Department codes also must be met.
- 7) A sign permit must be approved prior to the installation of any signs and shall be no higher than 24 feet.
- 8) RV's must be removed at the end of the season as defined in the lease agreement.
- 9) The grounds must be maintained and free of litter.
- 10) The operation of the skydiving business shall not interfere with the normal operations of the airport.
- 11) Road upgrades to Gurler Road shall be done per the City requirements.
- 12) That temporary structures will be allowed for the 2011 season based on the Temporary Facilities Site Plan dated 2/25/11 by Fehr-Graham & Associates with the following conditions:
  - a) The use of temporary structures can only be used for the initial season. After that the permanent facilities must be constructed per the preliminary site plan. Areas that are not used for permanent structures must be restored to the satisfaction of the City.
  - b) The parking lot, RV parking area and access drive need to be kept dust free including mud control. If the parking lot is deemed too small by the City, the petitioner upon notification shall submit a plan to increase the size of it in a timely manner. Parking will not be allowed on grass, along any access drives or along Gurler Road for the operation of the facility.
  - c) A final site plan and all engineering which includes stormwater management must be submitted and approved prior to the issuance of a certificate of occupancy.
  - d) All facilities must meet the applicable Rochelle Municipal Codes and State and Federal Handicap Accessibility Codes. All Ogle County and State Public Health Department codes also must be met.
  - e) A sign permit must be approved prior to the installation of any signs.
  - f) All temporary structures must be removed prior to the start of the 2012 season.

Section 2. That if no lease agreement is entered into between Sky Team, Inc. and the City of Rochelle that this ordinance is repealed.

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 21 day of March, 2011.

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

\_\_\_\_\_  
Mayor

Attested: \_\_\_\_\_  
City Clerk

## LEGAL DESCRIPTION

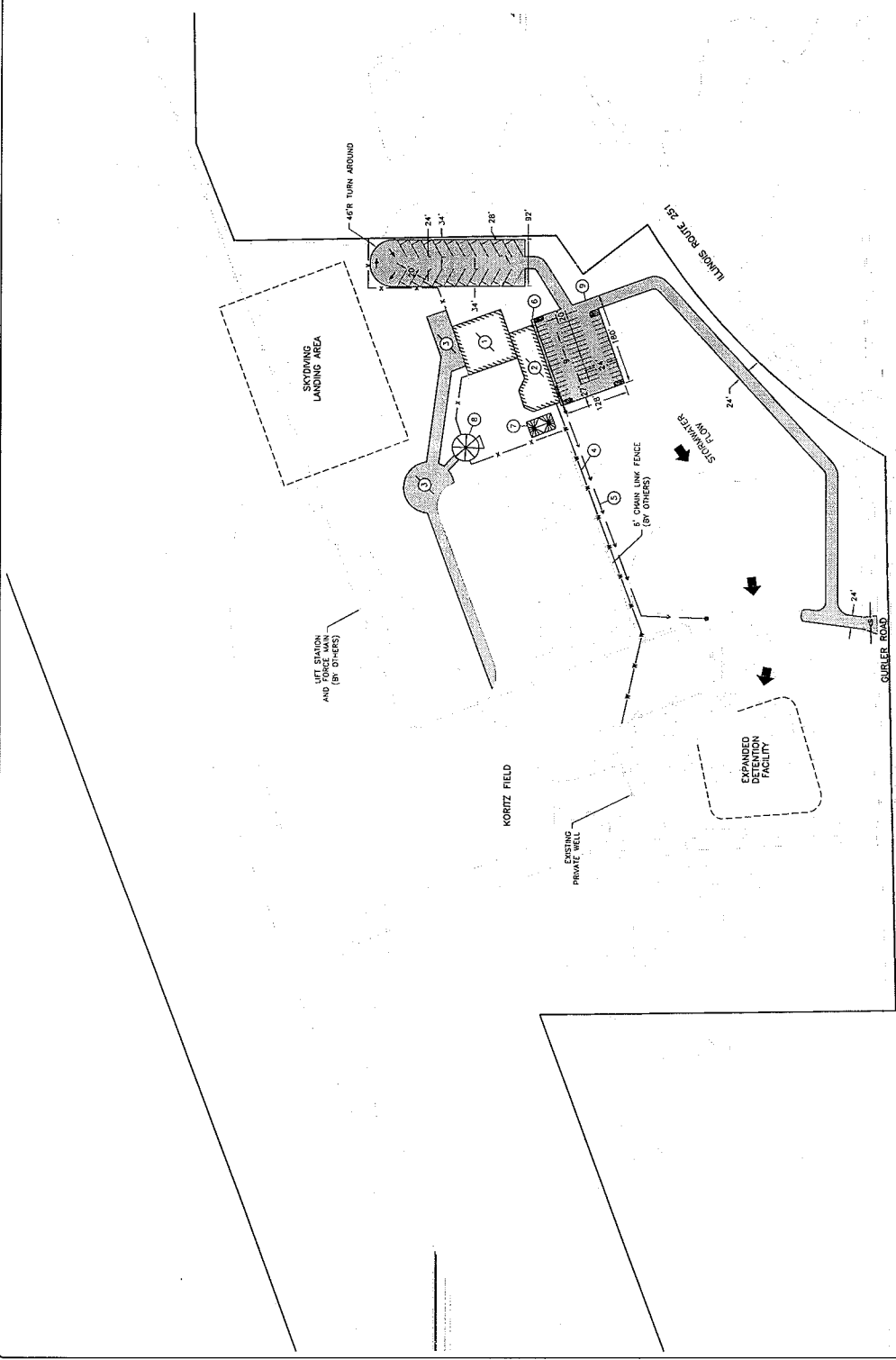
Part of the Southwest Quarter of Section 36, Township 40 North, Range 1 East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of said Section 36; thence North 88 degrees 35 minutes 14 seconds East (assumed bearing) on and along the South line of said Section 36, a distance of 9.24 feet to the Northwest corner of Section 1, Township 39 North, Range 1 East of the Third Principal Meridian; thence North 88 degrees 38 minutes 21 seconds East on and along last named line a distance of 148.020 feet to the centerline of S.B.I. Route 70 (Illinois Route 251); thence Northeasterly on and along last named centerline and a curved path concaved to the Southeast with a radius of 1011.00 feet, an arc length of 248.27 feet, a chord bearing of North 38 degrees 26 minutes 27 seconds East and a chord distance of 247.64 feet; thence North 20 degrees 07 minutes 18 seconds West a distance of 43.75 feet to a point on the Westerly Right-of-way line of said S.B. I. Route 70 (Illinois Route 251) and the Point of Beginning of the tract hereon described; thence North 20 degrees 07 minutes 18 seconds West a distance of 643.55 feet; thence North 69 degrees 34 minutes 55 seconds East a distance of 347.86 feet; thence North 01 degrees 04 minutes 23 seconds West a distance of 53.63 feet; thence North 69 degrees 34 minutes 55 seconds East a distance of 143.43 feet; thence South 01 degrees 16 minutes 53 seconds East a distance of 428.46 feet to the Northeasterly corner of premises conveyed to Henry and Alice Marks, recorded in Book 239 of Deeds on page 301 in the Recorder's Office of Ogle County; thence South 52 degrees 14 minutes 21 seconds West parallel with said centerline of S.B.I. Route 70 (Illinois Route 251), a distance of 100.00 feet to the Northwesterly corner of said premises; thence South 37 degrees 45 minutes 39 seconds East perpendicular to said centerline of S.B.I. Route 70 (Illinois Route 251), a distance of 160.00 feet to said Westerly Right-of-way line of S.B.I. Route 70 (Illinois Route 251); thence South 52 degrees 14 minutes 21 seconds West on and along last named line a distance of 235.47 feet; thence Southwesterly on and along last named line and a curved path concaved to the Southeast with a radius of 1051.00 feet, an arc length of 106.00 feet, a chord bearing of South 49 degrees 21 minutes 01 seconds West and a chord distance of 105.94 feet to the Point of Beginning, containing 5.32 acres more or less. Situated in the City of Rochelle, County of Ogle, State of Illinois.



100 0 100 200 FEET  
GRAPHIC SCALE IN FEET

**KEY NOTES**

- 1 100' X 100' MANGROVE SEE ARCHITECTURAL PLANS FOR DETAILS.
- 2 100' X 100' MANGROVE BUILDING SEE ARCHITECTURAL PLANS FOR DETAILS.
- 3 ASPHALT PAVED DRIVEWAY 8" AGGREGATE BASE COURSE WITH 1/4" FEET PAV REGULATIONS.
- 4 2" COPPER WATER SERVICE WITH CURB STOP. SEE ARCHITECTURAL PLANS FOR DETAILS.
- 5 6" PVC SANITARY SERVICE. SEE ARCHITECTURAL PLANS FOR DETAILS.
- 6 5' CONCRETE SIDEWALK.
- 7 SEASONAL TENT STRUCTURE.
- 8 GRASS FOR STAGING JUMPERS.
- 9 ASHLEY PARKING LOT AND DRIVEWAY AT AGGREGATE BASE COURSE WITH 3" OF HOT MIX ASPHALT SURFACE.



JOB NUMBER  
11-217  
SHEET NUMBER  
1 of 1

DRAWING:  
PRELIMINARY SITE PLAN  
S:\PROJECTS\11-217\_2011\11-217 - 09-08-2011.dwg

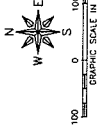
REV. NO.	REVISIONS	DATE

DESIGNED BY: YG  
CHECKED BY: JC  
DATE: 02/25/11  
SCALE: AS NOTED

PROJECT AND LOCATION:  
ROCHELLE SKYDIVING FACILITY  
ROCHELLE, IL 61088

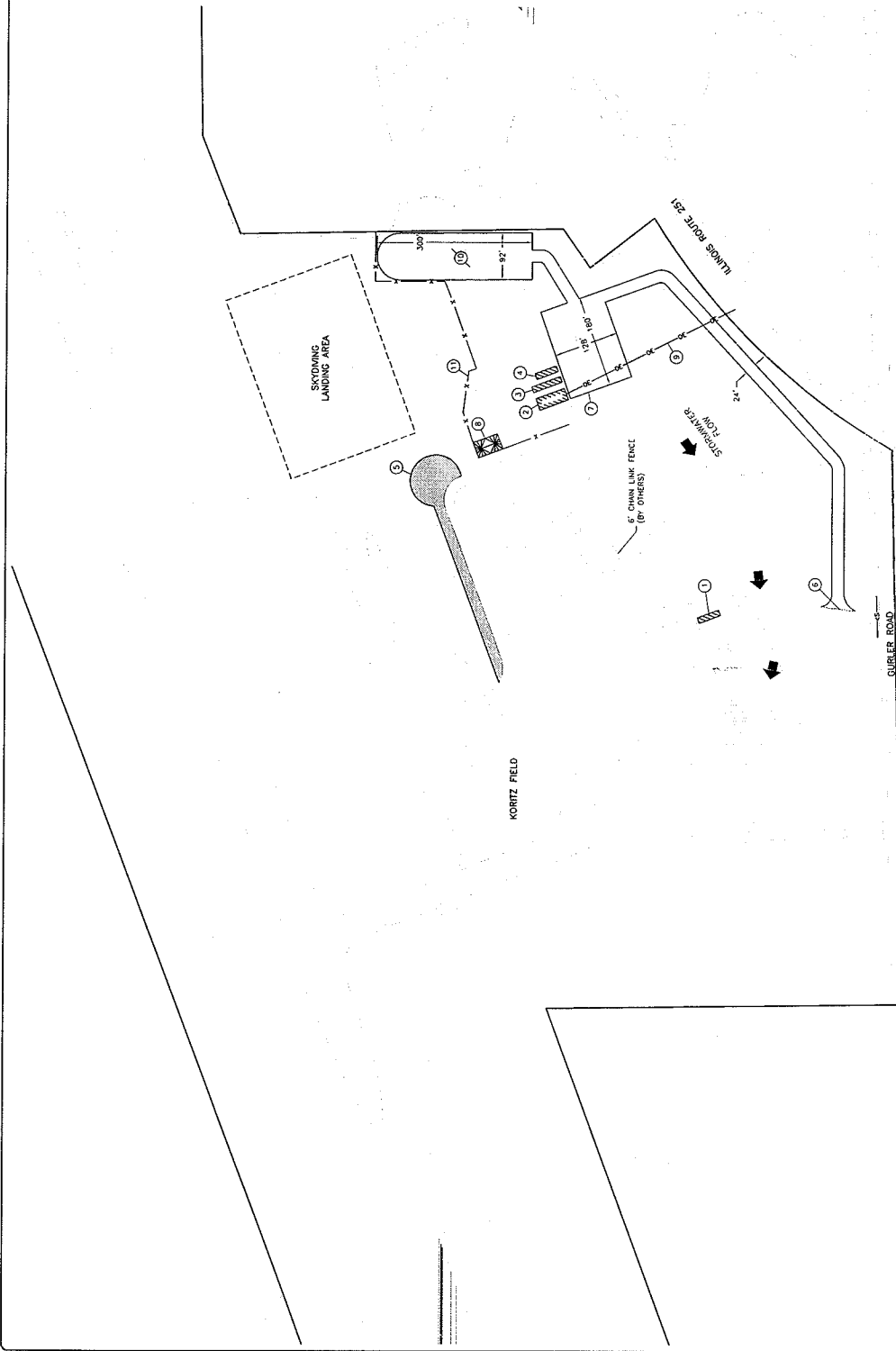
OWNER/DEVELOPER:  
CHICAGO-LAND SKYDIVING CENTER  
1700 W. WHEELER CIRCLE  
SUGART GROVE, IL 60554

**FEHR-GRAHAM & ASSOCIATES, LLC**  
ENGINEERING AND SCIENCE CONSULTANTS  
FREEDPORT, IL ROCKFORD, IL ROCHELLE, IL SPRINGFIELD, IL MONROE, WI  
ILLINOIS LICENSE NUMBER: 04-000225  
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**KEY NOTES**

- 1 45' x 12' TEMPORARY RESTROOM FACILITY, FACILITY TO BE DEMOLISHED AT THE END OF THE DURATION OF USE
- 2 24' x 80' TEMPORARY OFFICE TRAILER
- 3 12' x 80' TEMPORARY OFFICE TRAILER
- 4 12' x 45' TEMPORARY OFFICE TRAILER
- 5 TAXIWAY AND RAMP EXPANSION, 8" AGGREGATE BASE WITH 8" OF ASPHALT
- 6 TEMPORARY CONNECTION TO EXISTING AGGREGATE
- 7 TEMPORARY ASPHALT AND PARKING AREA CONSISTING OF 8" OF AGGREGATE BASE COURSE
- 8 TEMPORARY TENT FOR STAGING AREA
- 9 EXISTING SERVICE BY RAIL LOCATIONS SUBJECT TO RAIL APPROVAL
- 10 RV PARKING AREA
- 11 8' CHAIN LINK FENCE



JOB NUMBER	11-217
SHEET NUMBER	1 of 1

REVISED	REVISIONS	DATE

DESIGNED BY	VC
CHECKED BY	AC
DATE	02/25/11
SCALE	AS NOTED

PROJECT AND LOCATION:  
 ROCHELLE SKYDING FACILITY  
 ROCHELLE, IL 61068

OWNER/PROPOSER:  
 CHICAGO-LAND SKYDING CENTER  
 SUGAR GROVE, IL 60554

**FEHR-GRAHAM & ASSOCIATES, LLC**  
 ENGINEERING AND SCIENCE CONSULTANTS  
 FREEPORT, IL ROCKFORD, IL ROCHELLE, IL SPRINGFIELD, IL MONROE, WI



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