

ORDINANCE NO _____
Date Passed September 12, 2011

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT AND PRELIMINARY
PLAT
(COATED SANDS SOLUTIONS, LLC)**

WHEREAS, a petition has been made by the Coated Sands Solutions, LLC for approval of a Special Use Permit to allow a silica sand coating facility on a tract of land legally described on the attached Exhibit "A" and based on a site plan shown on Exhibit "B"; and,

WHEREAS, a petition was also filed for the approval of a Preliminary Plat as shown on Exhibit "C"; and,

WHEREAS, on August 1, 2011 the Planning and Zoning Commission conducted a public hearing on the proposed Special Use Permit and Preliminary Plat and recommended approval by a vote of 5-0: and,

NOW THEREFORE BE IT ORDAINED by the Rochelle City Council of the City of Rochelle, Illinois, as follows:

Section 1. That a Special Use Permit to allow a silica sand coating facility on a tract of land legally described on the attached Exhibit "A" and based on a site plan shown on Exhibit "B" is hereby approved.

Section 2. That the Special Use Permit allows elevators and related structures on the site to be built to a height of 150 feet.

Section 3. That the Preliminary Plat as shown on Exhibit "C" is hereby approved.

Section 4. That the approval of the Special Use Permit and Preliminary Plat is subject to:

- a. Final Site and Steward Road Engineering be approved.
- b. Stormwater Management Plan be approved.
- c. That any necessary easements be given to the City upon review and approval of the Final Plat and Site Plan.
- d. Final Landscape Plan be approved.
- e. All necessary surety be approved and posted.

Section 5. All other provisions of the Rochelle Zoning Ordinance, the Rochelle Municipal Code and its subsequent amendments shall remain in full force and effect.

Section 6. This ordinance shall be in full force and effect from and after its passage, approval, and publication as provided by law.

Ayes: _____

Nays: _____

Absent: _____

PASSED AND APPROVED this 12th day of September, 2011.

Mayor

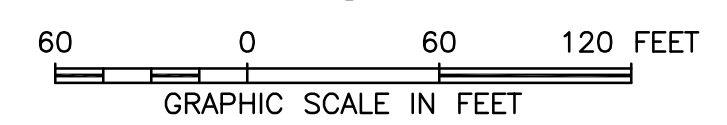
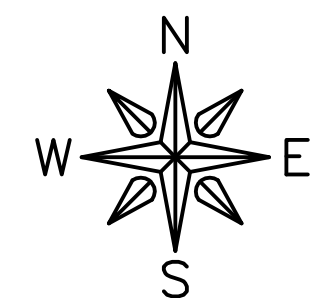
Attested to: _____
City Clerk

EXHIBIT "A"

Part of the Southeast Quarter of Section 32, Township 40 North, Range 2 East of the Third Principal Meridian bounded and described as follows:

Beginning at the Southwest corner of said Southeast Quarter; thence North 01 degree 14 minutes 52 seconds West (Assumed Bearing) on and along the West line of said Southeast Quarter, a distance of 634.57 feet; thence North 88 degrees 27 minutes 21 seconds East parallel with the South line of said Southeast Quarter, a distance of 1926.68 feet to a point on the west line of a premises conveyed in a Corrective Trustee's Deed, Document No. 0207738 as recorded in the Ogle County Recorder's Office; thence South 01 degree 2 minutes 30 seconds East on and along last named line, a distance 634.58 feet to said South line of the Southeast Quarter and the Southwest corner of said premises conveyed; thence South 88 degrees 27 minutes 21 seconds West on and along last named line, a distance of 1924.40 feet to the Point of Beginning, containing 28.05 acres, more or less. Situated in the Township of Dement, County of Ogle, State of Illinois.

PIN # Part of 25-32-400-014

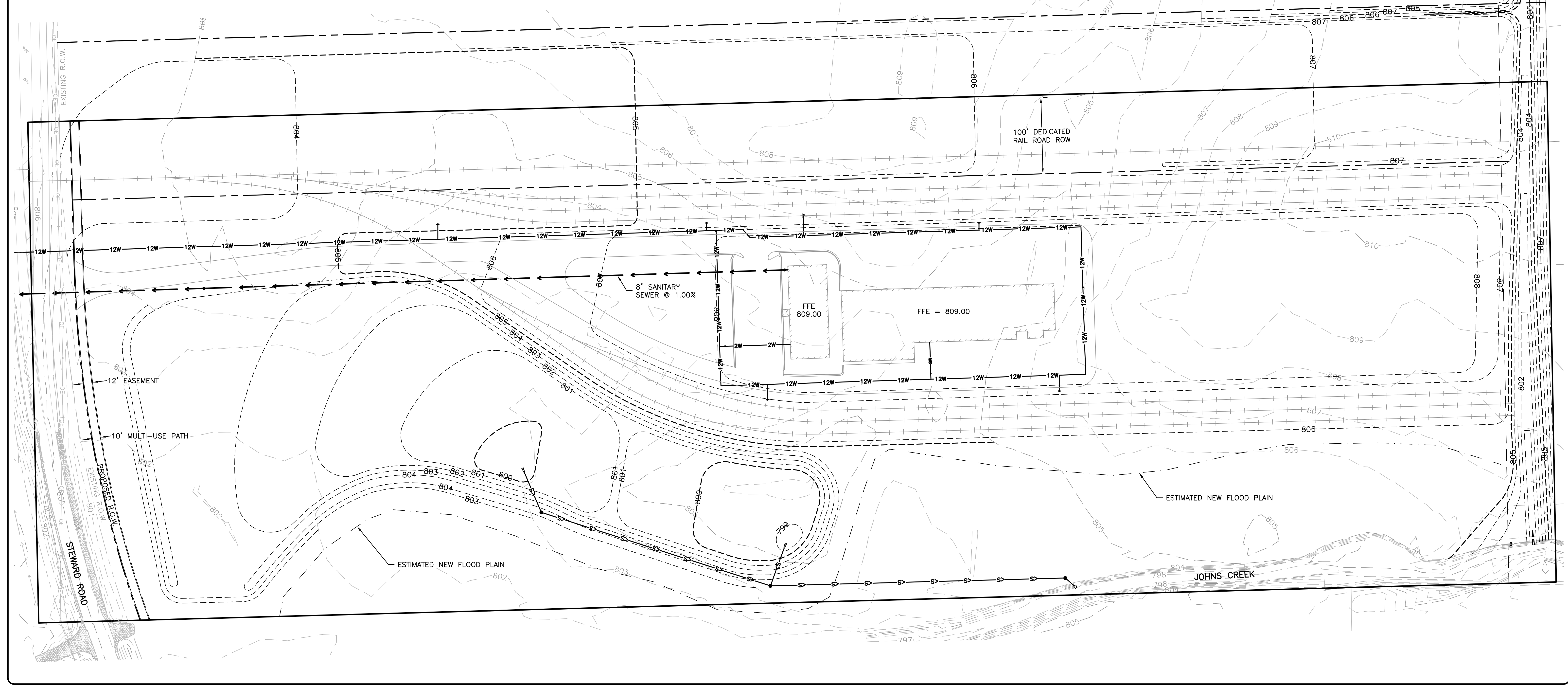


LEGEND

EXISTING	PROPOSED	
		SANITARY SEWER
		STORM SEWER
		WATER MAIN
		FIRE HYDRANT
		SANITARY MANHOLE
		SANITARY CLEAN OUT
		STORM MANHOLE
		CATCH BASIN
		STORM SEWER INLET
		STORM SEWER INLET (BEHIND CURB)

LEGEND

EXISTING	PROPOSED	
		RCCP END SECTION
		DITCH LINE (UNPAVED)
		FENCE LINE
		PROPERTY LINE
		CENTERLINE
		SETBACK LINE
		EASEMENT LINE
		RIGHT-OF-WAY LINE
		CURB AND GUTTER



FEHR-GRAHAM & ASSOCIATES, LLC
 ENGINEERING AND SCIENCE CONSULTANTS
 FREEPORT, IL ROCKFORD, IL ROCHELLE, IL SPRINGFIELD, IL MONROE, WI
 ILLINOIS DESIGN FIRM NO. 184-003525
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OWNER/DEVELOPER:
 THOMAS D. BOYLE ET AL/
 US SILICA COMPANY
 8490 PROGRESS DRIVE, SUITE 300
 FREDERICK, MD 21701

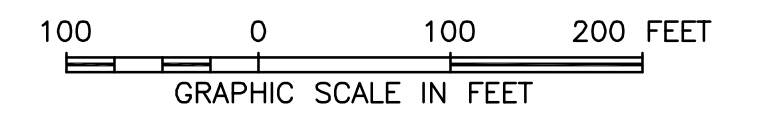
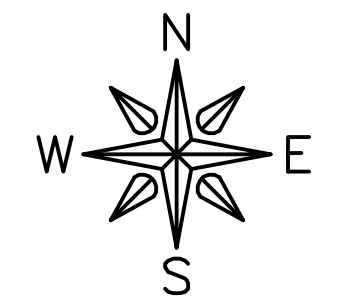
PROJECT AND LOCATION:
 COATED SANDS SOLUTION
 STEWARD ROAD
 ROCHELLE, ILLINOIS

DRAWN BY: CHS
 APPROVED BY: BCW
 DATE: 8/18/11
 SCALE: AS NOTED

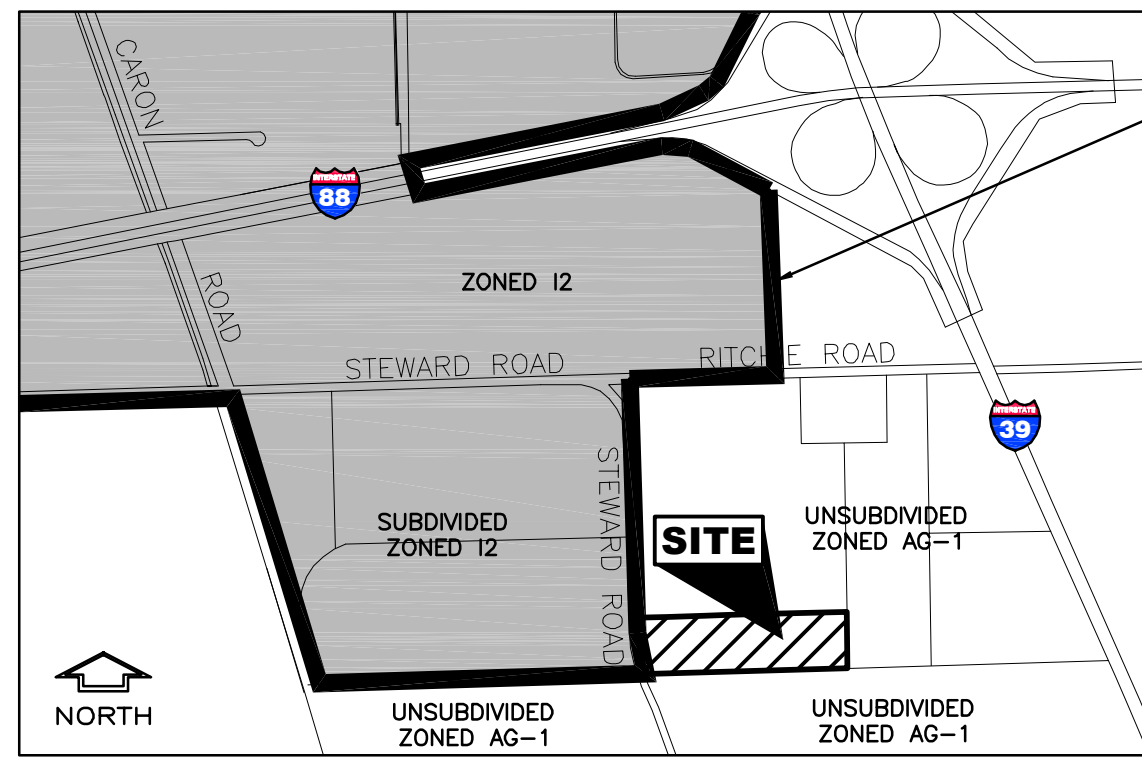
REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
 PRELIMINARY ENGINEERING PLAN
 G:\EGLPT\11-338 - Design\11-338 Design.dwg, E-1

JOB NUMBER:
 11-338
 SHEET NUMBER:
 1 of 1



PRELIMINARY PLAT FOR "COATED SANDS SOLUTIONS" LOCATED IN SECTION 32, TOWNSHIP 40 NORTH RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN OGLE COUNTY, ILLINOIS JUNE 2011



VICINITY MAP
NOT TO SCALE

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF OGLE)
WE, THE UNDERSIGNED PLANNING COMMISSION OFFICERS OF THE PLANNING COMMISSION FOR THE CITY OF ROCHELLE, HEREBY CERTIFY APPROVAL OF THE PRELIMINARY PLAN OF AS SET FORTH ABOVE AND HEREON.

WE HEREBY RECOMMEND TO THE CITY COUNCIL THAT SAID PRELIMINARY PLAN BE APPROVED.
GIVEN UNDER OUR HANDS AND SEAL THIS _____ DAY OF _____, 20____A.D.

PRESIDENT
SECRETARY

CITY COUNCIL ACCEPTANCE RESOLUTION

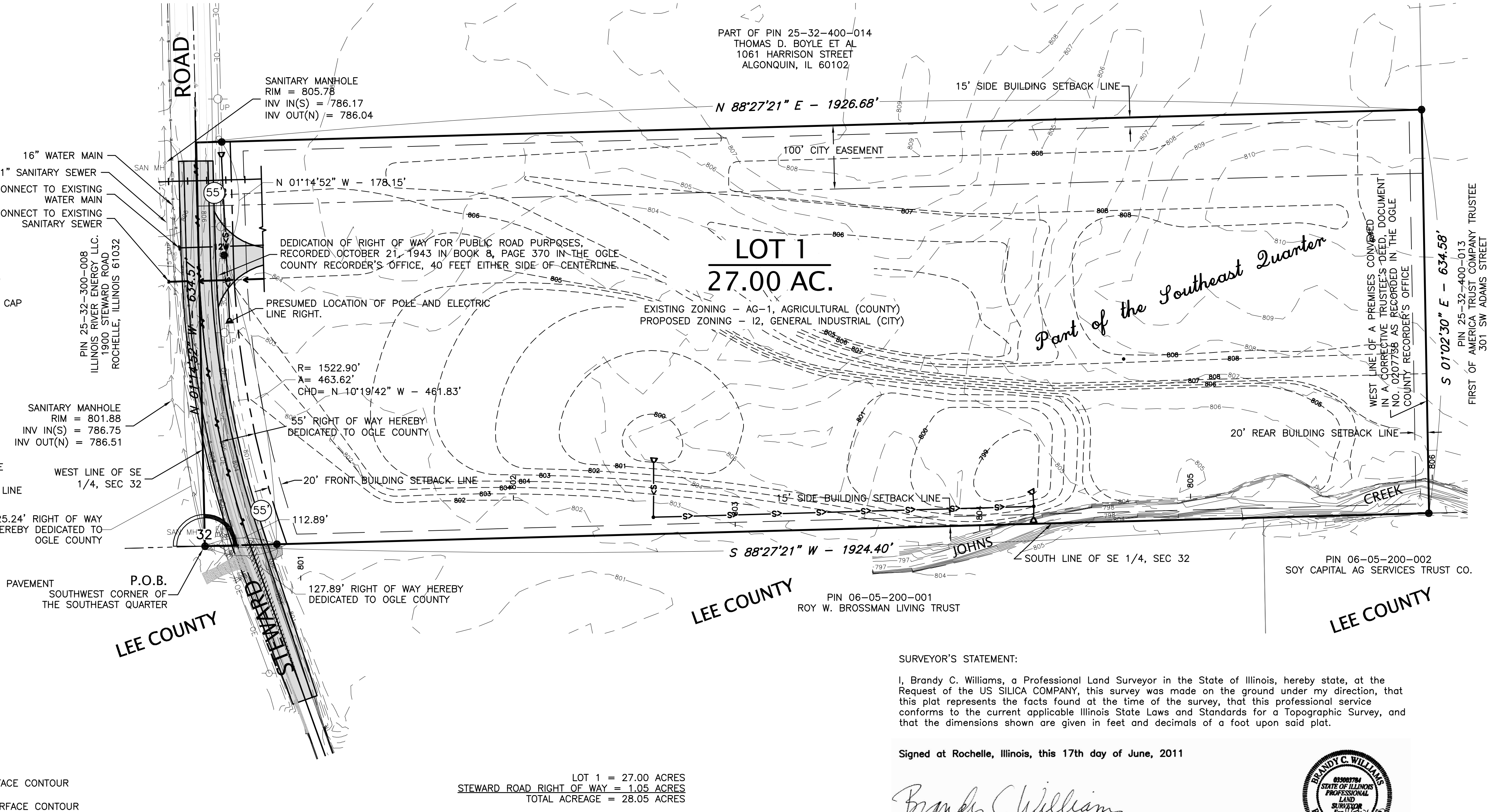
STATE OF ILLINOIS) SS
COUNTY OF OGLE)
NOW, THEREFORE IT BE RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROCHELLE THAT THE PLAT HEREON BE ACCEPTED AND APPROVED SUBJECT TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES OF THE CITY OF ROCHELLE. THIS PRELIMINARY PLAT SHALL BE VALID FOR A PERIOD OF ONE YEAR FROM THE DESCRIBED DATE.

PASSED THIS _____ DAY OF _____, 20____A.D.

PRESIDENT
CITY CLERK

OWNER'S CERTIFICATE:
WE DO HEREBY ACKNOWLEDGE RESPONSIBILITY FOR THE INSTALLATION OF ALL ITEMS IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS AS SET FORTH.

- LEGEND**
- EXISTING STAKE FOUND
 - 5/8" REBAR SET WITH CAP
 - () RECORD INFORMATION
 - PROPERTY LINE
 - - - RIGHT-OF-WAY LINE
 - - - EASEMENT LINE
 - - - SECTION LINE
 - - - CENTERLINE
 - BUILDING SETBACK LINE
 - O- OVERHEAD ELECTRICAL LINE
 - W- WATER MAIN
 - S- SANITARY SEWER
 - ▨ EXISTING GRAVEL
 - ▨ PROPOSED BITUMINOUS PAVEMENT AND/OR WIDENING
 - - - 15" CMP
 - - - CULVERT PIPE
 - MH MANHOLE
 - ⊗ WATER VALVE
 - UP UTILITY POLE
 - TELEPHONE PEDESTAL
 - ⊗ ROW MARKER
 - ⊗ FH FIRE HYDRANT
 - - - 600 EXISTING 1 FOOT SURFACE CONTOUR
 - - - 600 PROPOSED 1 FOOT SURFACE CONTOUR



SURVEYOR'S STATEMENT:
I, Brandy C. Williams, a Professional Land Surveyor in the State of Illinois, hereby state, at the Request of the US SILICA COMPANY, this survey was made on the ground under my direction, that this plat represents the facts found at the time of the survey, that this professional service conforms to the current applicable Illinois State Laws and Standards for a Topographic Survey, and that the dimensions shown are given in feet and decimals of a foot upon said plat.

Signed at Rochelle, Illinois, this 17th day of June, 2011

Brandy C. Williams
Brandy C. Williams, Illinois Professional Land Surveyor No. 35-3784
Current expiration date: November 30, 2012



LOT 1 = 27.00 ACRES
STEWARD ROAD RIGHT OF WAY = 1.05 ACRES
TOTAL ACREAGE = 28.05 ACRES

100 YEAR FLOODPLAIN LIMIT WITH BASE FLOOD ELEVATIONS INDICATED (PER THE PRELIMINARY ROCHELLE FLOOD PLAIN STUDY BY WBK ASSOCIATES, LTD., AS OF NOVEMBER 18, 2011).

FEHR-GRAHAM & ASSOCIATES, LLC
ENGINEERING AND SCIENCE CONSULTANTS
FREEPORT, IL ROCKFORD, IL ROCHELLE, IL SPRINGFIELD, IL MONROE, WI
ILLINOIS DESIGN FIRM NO. 184-003525 (815) 562-9087
© 2011 FEHR-GRAHAM & ASSOCIATES

OWNER/DEVELOPER:
THOMAS D. BOYLE ET AL/
US SILICA COMPANY
8490 PROGRESS DRIVE, SUITE 300
FREDERICK, MD 21701

PROJECT AND LOCATION:
COATED SANDS SOLUTION
STEWARD ROAD
ROCHELLE, ILLINOIS

DRAWN BY: CHS
APPROVED BY: BCW
DATE: 06/17/11
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
PRELIMINARY PLAT

©:\EQLPT\11-11-338\11-338 Plat.dwg, Preliminary

JOB NUMBER:
11-338

SHEET NUMBER:
1 of 1