

ORDINANCE NO _____
Date Passed: March 9, 2015

**AN ORDINANCE APPROVING SPECIAL USE PERMIT
FOR COMMERCIAL GREENHOUSE WITH ASSOCIATED
CARETAKER RESIDENCE
(100 Centerpoint Drive)**

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, pursuant to the City of Rochelle Zoning Ordinance, CG Greenhouses, LLC, the owner of property located at 100 Centerpoint Drive, the legal description of which is attached hereto as Exhibit A, filed a petition for a special use permit to allow the property to be used as a commercial greenhouse with associated caretaker residence; and

WHEREAS, the property is currently zoned I-2 General Industry; and

WHEREAS, commercial greenhouses are allowed in the I-1, Light Industry, zoning district, but are not allowed in the I-2 zoning district; and

WHEREAS, notwithstanding the foregoing, the Planning and Zoning Commission has recommended that the Rochelle Municipal Code be amended to allow for commercial greenhouse operations in the I-2 zoning district, and that the requested special use permit be granted on the terms set forth herein; and

WHEREAS, the petition for special use was reviewed by the Planning and Zoning Commission at its meeting on March 2, 2015, and the Planning and Zoning Commission, by a vote of 6-0, recommended that City Council approve the issuance of a special use permit for a commercial greenhouse with associated caretaker residence and the presence of no more than five (5) sheep at one time on the property based on the fenced area of the property proposed, and the City Council concurs; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCHELLE, OGLE COUNTY, ILLINOIS, as follows:

Section 1. The issuance of a special use permit for a commercial greenhouse with associated caretaker residence and the presence of no more than five (5) sheep at one time on the property based on the fenced area of the property proposed, is hereby approved, subject to the owners addressing any life safety issues within the buildings.

Section 2. This ordinance shall become effective after its passage and approval.

PASSED AND APPROVED this 9th day of March, 2015.

Ayes: _____ Nays: _____ Abstain: _____

Mayor

Attested: _____
City Clerk

EXHIBIT A

LEGAL DESCRIPTION

100 Centerpoint Drive – PIN 24-22-400-011

The Westerly 20.5 Acres of Lot two (2) as designated upon the final plat of Centerpoint Intermodal Center Rochelle “Phase One”, being a subdivision located in part of Section 22, Township 40 North, Range 1 East of the third principal meridian, the plat of which is recorded in plat file D on page 95 as document no.0707621 in the recorder’s office of Ogle County, Illinois; All situated in the City of Rochelle, the township of Flagg, the County of Ogle and the State of Illinois.