

**ORDINANCE NO \_\_\_\_\_**  
**Date Passed: April, 11 2016**

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT  
FOR OUTDOOR STORAGE  
(Part of 194 N. 15<sup>th</sup> Street – J. Pease, Inc.)**

**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**, J. Pease, Inc., the owner of property located at 194 N. 15<sup>th</sup> Street (Property), with a PIN of 24-23-484-001, filed a petition to have a special use permit issued to allow the owner to construct outdoor storage on a portion of the Property; and

**WHEREAS**, the Property is currently zoned I-2 General Industry, and outdoor storage is permissible under the Rochelle Municipal Code only if a special use permit is issued; and

**WHEREAS**, in accordance with all legal requirements, the Rochelle Planning and Zoning Commission, following a duly noticed and called public hearing on March 7, 2016 has recommended, by a vote of 6-0, that the petition be granted; and

**WHEREAS**, the City Council finds it to be in the best interests of the City that the Special Use Permit be approved, and further finds that the special use meets the criteria necessary to approve a special use permit, provided the conditions included herein;

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

**Section 1. Special Use Permit.** The issuance of a special use permit to J. Pease, Inc., for Outdoor Storage at the portion of the Property indicated is hereby approved, subject to the following conditions: (i) approval of a site plan by the City of Rochelle; (ii) right-of-way dedications in conjunction with the approved site plan for the construction of the Jack Dame Road Overpass Project; (iii) appropriate fencing and landscape buffering for the site per the Rochelle Municipal Code and City approval; (iv) outdoor storage shall be limited to the storage necessary for the primary use, maintenance of vehicles, and shall specifically not include used vehicle parts; and (v) approval of a building permit by the City of Rochelle.

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 11<sup>th</sup> day of April, 2016.

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

\_\_\_\_\_  
Mayor

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

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