

ORDINANCE NO _____
Date Passed: May 9, 2016

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT
FOR PLACE OF WORSHIP
(405 N. Main Street – Living Water Community Church)**

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, Living Water Community Church, the intended lessee of property located at 405 N. Main Street (Property), part of PIN of 24-24-341-003, filed a petition to have a special use permit issued to allow the lessee to use the Property as a Church; and

WHEREAS, Joe and Charlene Meadows, the owners of the Property, consented and agreed to the petition; and

WHEREAS, the Property is currently zoned B-1 Commercial Central Business, and Church 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 May 3, 2016 has recommended, by a vote of 3-2, that the petition be denied; and

WHEREAS, the City Council, by a majority of all City Councilmen holding office, 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 Living Water Community Church for Church at the Property indicated is hereby approved, subject to the following conditions:

(i) The Applicant removes the paneling covering the ceilings and walls, and installs a fire stop meeting the one hour fire rating for ceiling, and any openings to the adjacent building be separated with a one hour fire rating;

(ii) The Applicant ensures that egress requirements are met, including emergency battery backup lighting and battery backup exit lighting;

(iii) The Applicant ensures the space meets accessibility requirements by providing bathrooms that meet the Illinois State Plumbing Code and the Americans with

Disabilities Act, loading and unloading requirements, and stalls provided for wheel chairs;

(iv) The Applicant ensures electrical service and any other requirements set forth in NFPA 70 are met in regards to any kitchen, bathrooms, lighting, and outlets;

(v) The Applicant ensures mechanical requirements for kitchens, bathrooms, heating, cooling, and ventilation are met; and

(vi) The Special Use Permit will expire 2 years after the date of this Ordinance; and

(vii) The Applicant submit the necessary building plans for review, obtain a building permit, and obtain a certificate of occupancy before occupying the property

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 9th day of May, 2016.

Ayes: _____ Nays: _____ Abstain: _____

Mayor

Attested: _____
City Clerk