

**THE CITY OF ROCHELLE**  
**Ogle County, Illinois**

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**ORDINANCE**  
**NO. \_\_\_\_\_**

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**AN ORDINANCE GRANTING A VARIATIONS RELATED TO LANDSCAPING, SET  
BACKS AND SIGNAGE**

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**CHET OLSON, Mayor**  
**BRUCE McKINNEY, City Clerk**

**TOM McDERMOTT**  
**BIL HAYES**  
**DON BURKE**  
**KATE SHAW-DICKEY**  
**DAN McDERMOTT**  
**JOHN BEARROWS**  
**City Council**

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Law Offices of Peterson, Johnson, & Murray—Chicago, City Attorneys  
200 W. Adams, Ste. 2125, Chicago, IL 60606

**CITY OF ROCHELLE**  
**Ogle County, Illinois**

**ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE GRANTING A VARIATIONS RELATED TO LANDSCAPING,  
SETBACKS AND SIGNAGE**

**WHEREAS**, the City of Rochelle (“City”), County of Ogle, is a non-home rule body politic and corporate, organized and existing pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1, et seq.; and

**WHEREAS**, on December 4, 2017, the Planning and Zoning Commission heard testimony on Petition #PZC-5-17 submitted by Love’s Travel Stops & Country Stores, Inc., an Oklahoma Corporation (“Petitioner”), requesting a variation from certain landscaping, set back and signage requirements; and

**WHEREAS**, Petitioner desires to construct travel stop with a convenience store, a Hardee’s restaurant, passenger fueling facilities, semi-truck fueling, semi-truck parking, and a tire shop at the northeast corner of US Route 251 and Steward Road.

**WHEREAS**, pursuant to Section 74-33, 74-34 and 110-101 of the City Code, the Planning and Zoning Commission has the authority to review and recommend a petition for variations related to landscaping, setbacks, and signage to the Mayor and City Council; and

**WHEREAS**, on December 4, 2017, after hearing testimony on the petition, the Appeals Board unanimously voted in favor of recommending Petition #PZC-5-17, that a variations from the requirements of 1) Section 110-404 interior parkways (2) Business Districts (2)(d)(ii) for the slope of earth berms, 2) Section 110-407 Site Interior (b) Foundation Plaintiff for the tire shop; 3) Section 110-633, which requires a parking area setback of 20 feet in a B-2 zone from the road right of way, 4) Section 110-531 Gasoline (Motor Fuel) Stations (2) that the total height of any overhead canopy or weather protection shall not exceed 20 feet, and 5) Section 110-675 General Standards for Signs of the Rochelle City Code to the Mayor and City Council; and

**WHEREAS**, it has been determined by the Mayor and City Council of the City of Rochelle that it is in the best interest of the City and its residents to adopt the findings and recommendations of the Planning and Zoning Commission and to approve said Petition for variation.

**NOW THEREFORE BE IT ORDAINED** by the Mayor and City Council of the City of Rochelle, Ogle County, Illinois, as follows:

**SECTION 1.** The foregoing recitals shall be and are hereby incorporated as findings of fact as if said recitals were fully set forth herein.

**SECTION 2.** The variation set forth herein below shall be applicable to the following described property:

See legal description attached hereto as Exhibit 1  
(Commonly known as 100 Steward Road, Rochelle, Illinois)  
(Hereafter referred to as the “Subject Property”)

**SECTION 3.** That variations from the requirements of 1) Section 110-404 interior parkways (2) Business Districts (2)(d)(ii) for the slope of earth berms, 2) Section 110-407 Site Interior (b) Foundation Plaintiff for the tire shop; 3) Section 110-633, which requires a parking area setback of 20 feet in a B-2 zone from the road right of way, 4) Section 110-531 Gasoline (Motor Fuel) Stations (2) that the total height of any overhead canopy or weather protection shall not exceed 20 feet, and 5) Section 110-675 General Standards for Signs of the Rochelle City Code are hereby granted to the Petitioner/Owner of the Subject Property, as follows:

1) Section 110-404 interior parkways (2) Business Districts (2)(d)(ii) for the slope of earth berm – Petitioner is granted a variation to allow an earth berm to a minimum slope of 3:1, to only include the area for the westerly access driveway on the site plan south of the Love’s Hardee’s parking lot near the westerly access driveway entrance for approximately 332 feet.

2) Section 110-407 Site Interior (b) Foundation Plaintiff for the tire shop – Petitioner is granted a variation from any plantings along the found of the tire shop.

3) Section 110-633, which requires a parking area setback of 20 feet in a B-2 zone from the road right of way- Petitioner is granted a variation regarding a parking area setback of 20 feet in a B-2 zone from the road right of way, to only include that area for the westerly access driveway entrance for approximately 332 feet.

4) Section 110-531 Gasoline (Motor Fuel) Stations (2) – Petitioner is allowed a variation to construct an overhead canopy or weather protection not exceed 25 feet in total height. and

5) Section 110-675 General Standards for Signs – Petitioner is granted a variation from the requirements of this section and can construct the following signs:

**(a) Hi-Rise Signs**

- a. One 9’ X 15’ 5-3/16” Love’s & Heart Hi-Rise Sign
- b. One 8’ X 19’ 5” Hardee’s Hi-Rise Sign
- c. One 9’ 6” X 36’ Price Hi-Rise Sign
- d. Each Hi-Rise Sign may be built with an over-all height up to 50'

**(b) Street Sign**

- a. One 15' 10" X 10' Love's / Price Sign / Hardee's / Chester's Street Sign

**(c) Building signs**

***Front Elevation***

- a. One 76" X 96" Heart & 68" Love's Letters LED illuminated Building Sign above main entrance
- b. One 4' X 5' Echo Heart LED illuminated Building Sign
- c. One 4' 2" X 13' 10<sup>3</sup>/<sub>4</sub>" Hardee's LED illuminated Building Sign
- d. One 3' 11" X 8' 9-16" Chester's LED illuminated Building Sign

***Left Elevation***

- a. One 4' 2" X 13' 10<sup>3</sup>/<sub>4</sub>" Hardee's LED illuminated Building Sign

***Right Elevation***

- a. One 4' X 5' Echo Heart LED illuminated Building Sign
- b. One 18<sup>3</sup>/<sub>4</sub>" X 7' Panaflex Love's & Heart Building Sign

***Rear Elevation***

- a. One 3' 7<sup>3</sup>/<sub>4</sub>" X 12' 12" Hardee's LED illuminated Building Sign
- b. One 18<sup>3</sup>/<sub>4</sub>" X 7' Panaflex Love's & Heart Building Sign

**(d) Truck Tire Care Signs**

***Elevation #1***

- a. One 6' 4" X 5' 4<sup>1</sup>/<sub>2</sub>" Fluorescent Illumination Love's Truck Tire Care Sign
- b. One 1' X 3' 1/2" Fluorescent Illumination Customer Entrance Sign
- c. One 2' X 6' 1/2" Fluorescent Illumination Michelin Sign
- d. One 2' X 6' 1/2" Fluorescent Illumination BF Goodrich Sign
- e. One 2' X 6' 1/2" Fluorescent Illumination Yokohama Sign
- f. One 2' X 6' 1/2" Fluorescent Illumination Bridgestone Sign
- g. One 2' X 6' 1/2" Fluorescent Illumination Continental Sign
- h. One 2' X 6' 1/2" Fluorescent Illumination Goodyear Sign
- i. One 2' X 6' 1/2" Fluorescent Illumination Firestone Sign

***Elevation #2***

- a. One 6' 4" X 5' 4<sup>1</sup>/<sub>2</sub>" Fluorescent Illumination Love's Truck Tire Care Sign
- b. One 2' X 6' 1/2" Fluorescent Illumination Michelin Sign
- c. One 2' X 6' 1/2" Fluorescent Illumination BF Goodrich Sign
- d. One 2' X 6' 1/2" Fluorescent Illumination Yokohama Sign
- e. One 2' X 6' 1/2" Fluorescent Illumination Bridgestone Sign
- f. One 2' X 6' 1/2" Fluorescent Illumination Continental Sign
- g. One 2' X 6' 1/2" Fluorescent Illumination Goodyear Sign

- h. One 2' X 6' ½" Fluorescent Illumination Firestone Sign

**(e) Fuel Canopy Signs**

- a. One 2' 3½" X 10' 2½" North Elevation Gas Canopy Sign
- b. One 2' 3½" X 10' 2½" East Elevation Gas Canopy Sign
- c. One 2' 3½" X 10' 2½" South Elevation Gas Canopy Sign
- d. One 2' 3½" X 10' 2½" West Elevation Gas Canopy Sign
  
- e. One 2' 3½" X 10' 2½" North Elevation Diesel Canopy Sign
- f. One 2' 3½" X 10' 2½" East Elevation Gas Canopy Sign
- g. One 2' 3½" X 10' 2½" South Elevation Gas Canopy Sign
- h. One 2' 3½" X 10' 2½" West Elevation Gas Canopy Sign

**(f) Directional Signs**

- a. One 4' X 8' LED Illuminated Love's Directional Sign at auto entrance
- b. One 4' X 8' LED Illuminated Love's Directional Sign at truck entrance
- c. One 1' 6" X 3' LED Illuminated Hardee's Directional Sign at drive-thru entrance

**(g) Cat Scale Signs**

- a. One 5' 4½" X 20' Cat Scale Sign
- b. One 2' X 3' Cat Scale Sign

**SECTION 4.** Any policy, resolution or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

**SECTION 5.** This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED THIS 11<sup>th</sup> day of December, 2017.

AYES:

NAYS:

ABSENT:

APPROVED THIS 11<sup>th</sup> day of December, 2017.

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MAYOR

ATTEST:

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CITY CLERK

**EXHIBIT 1**  
**LEGAL DESCRIPTION**

Part of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Thirty-six (36), Township Forty (40) North, Range One (1) East of the Third (3<sup>rd</sup>) Principal Meridian, Ogle County, Illinois, described as follows:

Beginning at a 5/8" steel pin on the easterly right-of-way line of U.S. Route 251 at a point 650.00 feet South of the centerline of the Interstate Route 88 at Station 4034+50; thence South 1degree 30 minutes 13 seconds East, a distance of 318.89 feet along said easterly right-of-way line to a steel pin; thence North 88 degrees 30 minutes 45 seconds East, a distance of 60.00 feet to a steel pin; thence South 1degree 30 minutes 13 seconds East, a distance of 60.00 feet to a steel pin; thence South 88 degrees 30 minutes 45 seconds West, a distance of 60.00 feet to a steel pin on said easterly right-of-way line; thence South 1 degree 30 minutes 13 seconds East, a distance of 74.25 feet said easterly right-of-way line to a found steel pin at the intersection of said easterly right-of-way line and the northerly right-of-way line of County Highway No. 17 (Steward Road); thence South 74 degrees 03 minutes 28 seconds East, a distance of 83.68 feet along said northerly right-of-way line to a found steel pin; thence North 88 degrees 30 minutes 44 seconds East, a distance of 1039.00 along said northerly right-of-way line feet to a found steel pin; thence North 1degrees 21 minutes 19 seconds West, a distance of 939.77 feet to a found steel pin on the southerly right-of-way line of Interstate Route 88; thence South 56 degrees 40 minutes 03 seconds West, a distance of 824.21 feet along said southerly right-of-way line to a found steel pin; thence South 84 degrees 25 minutes 21 seconds West, a distance of 350.89 feet along said southerly right-of-way line to the point of beginning, containing 16.928 acres, more or less.

**Property Tax Identification Number(s): 24-36-100-025 and 24-36-100-020**