

ORDINANCE NO _____
Date Passed: March 11, 2019

AN ORDINANCE
APPROVING A VARIANCE OF SIGNAGE ALLOWED FOR HUB CITY
DEVELOPMENT LOT 2

WHEREAS, Section 110-675 of the Rochelle Municipal Code provides, in part, for the General Standards for signage allowed by district, and;

WHEREAS, pursuant to the City of Rochelle Zoning Ordinance, Hub City Development has initiated a petition for a variance from Sections 110-675, in order to construct 3 ground signs set back from the public right of way a distance of one half the required minimum setback building line located at Lot 2 of Hub City Development 300 Steward Road, Rochelle, Illinois and exceed the allowable square feet for allowable area for signage by 200 square feet for a total not to exceed 800 square feet (see legal description attached as Exhibit A) and;

WHEREAS, the petition for the variance was reviewed by the Planning and Zoning Commission at their meeting of March 4, 2019 and the Planning and Zoning Commission, by a vote of 4-1, recommended that City Council consider approving the variance for 3 ground signs set back from the public right of way a distance of one half the required minimum setback building line located at Lot 2 of Hub City Development 300 Steward Road, Rochelle, Illinois and exceed the allowable square feet for allowable area for signage by 200 square feet for a total not to exceed 800 square feet subject to the agreement of the petitioner to maintain the signage and buildings in good repair;

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

Section 1. That a variance from Section 110-675, in order to construct 3 ground signs set back from the public right of way a distance of one half the required minimum setback building line located at Lot 2 of Hub City Development 300 Steward Road, Rochelle, Illinois and exceed the allowable square feet for allowable area for signage by 200 square feet for a total not to exceed 800 square feet.

PASSED AND APPROVED this 11 day of March, 2019.

Ayes: _____ Nays: _____ Abstain: _____

Mayor

Attested: _____
City Clerk

Exhibit A

LEGAL DESCRIPTION

PARCEL 1

Part of the East Half of Section 36, Township 40 North, Range 1 East of the Third Principal Meridian, Ogle County, Illinois, bounded and described as follows: Commencing at a point 188.39 feet Southerly of the centerline station 4045+71.40 of a highway known as the East-West Tollway Extension (I-88), according to the plat thereof recorded in Book G-1 of Plats at page 11 in the Ogle County Recorder's Office, said point also being 1200 feet Easterly of the East right of way line of US Route 251; thence North 87 degrees 12 minutes 39 seconds East (assumed bearing) on and along the Southerly right of way line of said East-West Tollway Extension (I-88), a distance of 627.59 feet to the Point of Beginning of the tract hereon described; thence continuing North 87 degrees 12 minutes 39 seconds East on and along last name line, a distance of 651.28 feet; thence South 01 degrees 09 minutes 33 seconds East a distance of 770.86 feet; thence Westerly on a curved path concave to the South with a radius of 1969.86 feet, an arc length of 394.57 feet, a chord bearing of South 81 degrees 51 minutes 28 seconds West and a chord distance of 393.91 feet; thence South 75 degrees 53 minutes 16 seconds West a distance of 266.82 feet; thence North 01 degrees 09 minutes 33 seconds West a distance of 860.04 feet to the Point of Beginning, containing 12.00 acres, more or less.