

ORDINANCE NO _____
Date Passed: July 8, 2013

AN ORDINANCE
APPROVING A VARIANCE FOR WALL SIGNAGE
FOR DOWNTOWN ROCHELLE ASSOCIATION
(314 N. Sixth Street)

WHEREAS, Section 110-675 of the Rochelle Municipal Code provides, in part, for the maximum square footage of wall signs in business areas based on street frontage, and Section 110-678 provides, in part, for off-premise signage; and

WHEREAS, pursuant to the City of Rochelle Zoning Ordinance, the Downtown Rochelle Association has initiated a petition for a variance from Sections 110-675 and 110-678, in order to construct a 8-foot by 45-foot wall sign on the southern side of the building located at 314 N. Sixth Street, Rochelle, Illinois (see legal description attached as Exhibit A), over and above the 89 square feet allowed for a lot with between 30 and 35 feet of road frontage, and in an off-premise location to the petitioner; and

WHEREAS, the petition for the variance was reviewed by the Planning and Zoning Commission at their meeting of July 1, 2013 and the Planning and Zoning Commission, by a vote of 5-0, recommended that City Council consider approving the variances for a 8-foot by 45-foot wall sign on the southern side of the building located at 314 N. Sixth Street, subject to City staff reviewing and approving the proposed signage, and the agreement of the petitioner to maintain the sign 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 Sections 110-676 and 110-678 for a 8-foot by 45-foot wall sign on the southern side of the building located at 314 N. Sixth Street is hereby approved subject to City staff review and approval, and the agreement of the applicant to maintain the sign in good repair.

PASSED AND APPROVED this 8 day of July, 2013.

Ayes: _____ Nays: _____ Abstain: _____

Mayor

Attested: _____
City Clerk

Exhibit A

LEGAL DESCRIPTION

The North Half (1/2) of Lot Four (4) in Block Fifteen (15) in the Original Town of Lane, now City of Rochelle, according to the Plat thereof recorded in Book D of Plats, page 2, in the Recorder's Office in Ogle County, Illinois; situated in the Township of Flagg, County of Ogle, and State of Illinois.