

ORDINANCE NO _____
Date Passed: June 9, 2014

**AN ORDINANCE AMENDING BOUNDARIES OF R-2 AND R-4 DISTRICTS,
AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ROCHELLE, AND
APPROVING A SPECIAL USE PERMIT FOR MEDICAL FACILITY
(813 N. 3rd Street – Rochelle Community Hospital)**

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, Chapter 110 of the Rochelle Municipal Code establishes certain zoning districts which are reflected in the Official Zoning Map of the City of Rochelle, as amended from time; and

WHEREAS, Sections 110-121 through 110-127 of the Rochelle Municipal Code provide procedures for amendments making a change in an existing district's boundaries; and

WHEREAS, pursuant to Section 110-162 of the Rochelle Municipal Code, and the Illinois Municipal Code, 65 ILCS 5/11-13-9, the City is required to adopt and maintain, and has so adopted and maintained, an Official Zoning Map indicating the boundaries of the various zoning districts as established and amended from time to time by the Rochelle City Council; and

WHEREAS, Jim and Joann Bingham, the former owners of property located at 813 N. 3rd Street (Property), the legal description of which is attached hereto as Exhibit A, filed a petition to amend the boundaries of the R-2 zoning district in order to rezone the Property from R-2 to R-4 and to have a special use permit issued to allow Rochelle Community Hospital, the now-current owner, to construct a medical facility on the Property; and

WHEREAS, once rezoned to R-4, the use of the Property as a medical facility 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 Plan Commission, following a duly noticed and called public hearing on June 2, 2014 has recommended, by a vote of 6-0, that the petition be granted, and the City Council concurs; and

WHEREAS, no objections were filed to the rezoning request;

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

Section 1. Rezoning. Chapter 110 of the Rochelle Municipal Code is hereby amended by rezoning the property from R-2 to R-4, and the Official Zoning Map of the City of Rochelle is hereby amended to conform to the foregoing re-zoning.

Section 2. Special Use Permit. The issuance of a special use permit to the Rochelle Community Hospital for a medical facility is hereby approved.

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 June, 2014.

Ayes: _____ Nays: _____ Abstain: _____

Mayor

Attested: _____
City Clerk

EXHIBIT A

LEGAL DESCRIPTION

813 N. 3RD St., Rochelle - PIN 24-24-252-004

Lot 7 in Block 1 in PALMER'S SECOND ADDITION in the City of Rochelle, according to the Plat thereof recorded in Book A of Plats, page 80, in the Recorder's Office in Ogle County, Illinois.

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AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ROCHELLE, AND
APPROVING A SPECIAL USE PERMIT FOR MEDICAL FACILITY
(808 N. 2nd Street – Rochelle Community Hospital)**

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, Chapter 110 of the Rochelle Municipal Code establishes certain zoning districts which are reflected in the Official Zoning Map of the City of Rochelle, as amended from time; and

WHEREAS, Sections 110-121 through 110-127 of the Rochelle Municipal Code provide procedures for amendments making a change in an existing district's boundaries; and

WHEREAS, pursuant to Section 110-162 of the Rochelle Municipal Code, and the Illinois Municipal Code, 65 ILCS 5/11-13-9, the City is required to adopt and maintain, and has so adopted and maintained, an Official Zoning Map indicating the boundaries of the various zoning districts as established and amended from time to time by the Rochelle City Council; and

WHEREAS, Adam Heal, the former owners of property located at 808 N. 2nd Street (Property), the legal description of which is attached hereto as Exhibit A, filed a petition to amend the boundaries of the R-2 zoning district in order to rezone the Property from R-2 to R-4 and to have a special use permit issued to allow Rochelle Community Hospital, the now-current owner, to construct a medical facility on the Property; and

WHEREAS, once rezoned to R-4, the use of the Property as a medical facility 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 Plan Commission, following a duly noticed and called public hearing on June 2, 2014 has recommended, by a vote of 6-0, that the petition be granted, and the City Council concurs; and

WHEREAS, no objections were filed to the rezoning request;

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

Section 1. Rezoning. Chapter 110 of the Rochelle Municipal Code is hereby amended by rezoning the property from R-2 to R-4, and the Official Zoning Map of the City of Rochelle is hereby amended to conform to the foregoing re-zoning.

Section 2. Special Use Permit. The issuance of a special use permit to the Rochelle Community Hospital for a medical facility is hereby approved.

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 June, 2014.

Ayes: _____ Nays: _____ Abstain: _____

Mayor

Attested: _____
City Clerk

EXHIBIT A

LEGAL DESCRIPTION

808 N. 2ND St., Rochelle – PIN 24-24-252-009

Lot Four (4), in block One (1) of Palmer's Second (2nd) Addition in the City of Rochelle; situated in the Township of Flagg, County of Ogle and State of Illinois.

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AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ROCHELLE, AND
APPROVING A SPECIAL USE PERMIT FOR MEDICAL FACILITY
(221 & 223 8th Avenue – Rochelle Community Hospital)**

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, Chapter 110 of the Rochelle Municipal Code establishes certain zoning districts which are reflected in the Official Zoning Map of the City of Rochelle, as amended from time; and

WHEREAS, Sections 110-121 through 110-127 of the Rochelle Municipal Code provide procedures for amendments making a change in an existing district's boundaries; and

WHEREAS, pursuant to Section 110-162 of the Rochelle Municipal Code, and the Illinois Municipal Code, 65 ILCS 5/11-13-9, the City is required to adopt and maintain, and has so adopted and maintained, an Official Zoning Map indicating the boundaries of the various zoning districts as established and amended from time to time by the Rochelle City Council; and

WHEREAS, Rochelle Community Hospital, the owner of property located at 221 8th Avenue and 223 8th Avenue (Property), the legal description of which is attached hereto as Exhibit A, filed a petition to amend the boundaries of the R-2 zoning district in order to rezone the Property from R-2 to R-4 and to have a special use permit issued to allow the owner to construct a medical facility on the Property; and

WHEREAS, once rezoned to R-4, the use of the Property as a medical facility 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 Plan Commission, following a duly noticed and called public hearing on June 2, 2014 has recommended, by a vote of 6-0, that the petition be granted, and the City Council concurs; and

WHEREAS, no objections were filed to the rezoning request;

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

Section 1. Rezoning. Chapter 110 of the Rochelle Municipal Code is hereby amended by rezoning the property from R-2 to R-4, and the Official Zoning Map of the City of Rochelle is hereby amended to conform to the foregoing re-zoning.

Section 2. Special Use Permit. The issuance of a special use permit to the Rochelle Community Hospital for a medical facility is hereby approved.

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 June, 2014.

Ayes: _____ Nays: _____ Abstain: _____

Mayor

Attested: _____
City Clerk

EXHIBIT A

LEGAL DESCRIPTION

221 & 223 8TH Ave., Rochelle – PIN 24-24-252-005

Lot Six (6) in Block One (1) of Palmer's Second Addition to the City of Rochelle, the Plat of said Addition is recorded in Book A of Plats on Page 80 in the Recorder's Office of Ogle County, Illinois; situated in the County of Ogle and the State of Illinois.