

CITY OF OGLESBY

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ORDINANCE NO. 1055-030419

AN ORDINANCE GRANTING SPEEDWAY LLC A SPECIAL USE,  
A VARIANCE AND DESIGN REVIEW BOARD APPROVAL

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ADOPTED BY THE CITY COUNCIL OF  
THE CITY OF OGLESBY  
THIS 4<sup>th</sup> DAY OF MARCH, 2019

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Published in pamphlet form by authority of the City Council of the City of Oglesby,  
LaSalle County, Illinois, this 4<sup>th</sup> day of March, 2019.

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STATE OF ILLINOIS     )  
                                  ) SS.  
COUNTY OF LASALLE    )

I, Stacie Mertes, duly appointed and authorized Clerk of the City of Oglesby,  
LaSalle County, Illinois.

I further certify that on the 4<sup>th</sup> day of March, 2019, the corporate authorities of the  
above municipality passed and approved Ordinance No. 1055-030419, entitled "An  
Ordinance Granting Speedway LLC a Special Use, a Variance and Design Review Board  
Approval", which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 1055-030419, including the ordinance and  
cover sheet thereof, was prepared and a copy of such ordinance was posted in the  
municipal building, commencing on the 4<sup>th</sup> day of March, 2019, and continuing for at least  
ten days thereafter. Copies of the ordinance were also available for public inspection

upon request in the office of the municipal clerk.

Dated in Oglesby, Illinois, this 4<sup>th</sup> day of March, 2019.

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Stacie Mertes, City Clerk

(SEAL)

ORDINANCE NO. 1055-030419

AN ORDINANCE GRANTING SPEEDWAY LLC A SPECIAL USE,  
A VARIANCE AND DESIGN REVIEW BOARD APPROVAL

WHEREAS, the City of Oglesby received a request for a special use permit pursuant to the provisions of the Land Development Code of Oglesby Illinois from Speedway LLC and referred the special use request to the Oglesby Plan Commission; and

WHEREAS, the City of Oglesby received a request for a variance from the provisions of the Land Development Code of Oglesby Illinois from Speedway LLC and referred the variance request to the Oglesby Zoning Board of Appeals; and

WHEREAS, the proposed Speedway truck stop development required approval by the Oglesby Design Review Board and the Speedway LLC site development plan was referred to the Oglesby Design Review Board; and

WHEREAS, the Oglesby Plan Commission, the Oglesby Zoning Board of Appeals and the Oglesby Design Review Board each held a hearing, after due notice as required by law, on February 27, 2019; and

WHEREAS, the Oglesby Zoning Board of Appeals made certain Findings of Fact and Recommendations to grant the variances requested by Speedway LLC; and

WHEREAS, the Oglesby Plan Commission made certain Findings of Fact and Recommendations to grant the special use requested by Speedway LLC; and

WHEREAS, the Oglesby Design Review Board recommended approval of the design plans submitted by Speedway LLC; and

WHEREAS, the corporate authorities of the City of Oglesby have reviewed the Findings of Fact and Recommendation made by the Oglesby Plan Commission and the Oglesby Zoning Board of Appeals as well as the Minutes of the meeting of the Oglesby Plan Commission and the Oglesby Zoning Board of Appeals which are attached to this ordinance as Group Exhibit A and incorporated by reference as if set out in full herein; and

WHEREAS, the corporate authorities of the City of Oglesby have reviewed the Minutes of the meeting of the Oglesby Design Review Board and the recommendations contained in said Minutes which are also attached to this ordinance as Group Exhibit A and incorporated by reference as if set out in full herein; and

WHEREAS, Section 11-13-10 of the Illinois Municipal Code (65 ILCS 5/11-13-10) authorizes municipalities to grant variances from zoning ordinances; and

WHEREAS, Section 11-13-11 (65 ILCS 5/11-13-11) authorizes the City of Oglesby to grant a special use; and

WHEREAS, the corporate authorities of the City of Oglesby deem it to be in the best interest of the health and welfare of the residents of the City of Oglesby to grant the variance requested by Speedway, grant the special use requested by Speedway and approve the design of the Speedway truck stop.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COMMISSIONERS OF THE CITY OF OGLESBY, LASALLE COUNTY, ILLINOIS, AS FOLLOWS:

1. The recitals contained in the preamble to this ordinance are incorporated by reference as if set out in full herein.

2. Speedway LLC is hereby granted a special use permit to construct a truck stop for automobile and commercial vehicle refueling and a convenience store on property commonly known as 1000 West Walnut Street, Oglesby, LaSalle County, Illinois, said real estate being more specifically described in Exhibit B attached to this ordinance and incorporated by reference as if set out in full herein.

3. The City of Oglesby hereby grants the variance requests of Speedway LLC, as follows: (i) Speedway LLC shall be allowed to construct a driveway forty-five (45') feet in width; (ii) Speedway LLC shall be allowed to erect a hi-rise sign having a height of one hundred five (105') feet and an area of six hundred twenty-eight (628") feet and a mid-rise sign having a height of sixty (60') feet and an area of two hundred sixty-two (262ft<sup>2</sup>) square feet; (iii) Speedway LLC shall be allowed to erect signage on its fuel canopies covering more that twenty-three (23%) percent of the canopy; and (iv) Speedway LLC shall be allowed to install directional signs five (5') feet from the right-of-way and fifteen (15') feet from the paved portion of the roadway adjacent to the entrances and exits from the Speedway truck stop to direct vehicle traffic. These variances are all granted for the property to be purchased by Speedway LLC located at 1000 West Walnut Street, Oglesby, Illinois. The legal description of said property is attached hereto, marked as Exhibit B and incorporated by reference as if set out in full herein.

4. The City of Oglesby hereby adopts the recommendations of the Oglesby

Design Review Board and approves the design plans of Speedway LLC for property located at 1000 West Walnut Street, Oglesby, LaSalle County, Illinois, the legal description for said property being attached hereto, marked as Exhibit B and incorporated by reference as if set out in full herein.

5. This ordinance will be in full force and effect after its passage, approval, and publication in pamphlet form as provided by law.

PRESENTED, PASSED AND ADOPTED at a regular meeting of the City Council of the City of Oglesby, LaSalle County, Illinois, by an aye and nay roll call vote as follows:

PASSED AND ADOPTED THIS 4<sup>th</sup> DAY OF MARCH, 2019.

ERIC ZBOROWSKI        \_\_\_\_\_ AYE; \_\_\_\_\_ NAY; \_\_\_\_\_ ABSENT; \_\_\_\_\_ PASS

DOMINIC RIVARA        \_\_\_\_\_ AYE; \_\_\_\_\_ NAY; \_\_\_\_\_ ABSENT; \_\_\_\_\_ PASS

THOMAS PORTER        \_\_\_\_\_ AYE; \_\_\_\_\_ NAY; \_\_\_\_\_ ABSENT; \_\_\_\_\_ PASS

THOMAS ARGUBRIGHT    \_\_\_\_\_ AYE; \_\_\_\_\_ NAY; \_\_\_\_\_ ABSENT; \_\_\_\_\_ PASS

DONALD J. FINLEY        \_\_\_\_\_ AYE; \_\_\_\_\_ NAY; \_\_\_\_\_ ABSENT; \_\_\_\_\_ PASS

APPROVED:

\_\_\_\_\_  
Donald J. Finley, Mayor

\_\_\_\_\_  
Stacie Mertes, Clerk