

**ORDINANCE NO \_\_\_\_\_**  
**Date Passed: January 10, 2010**

**AN ORDINANCE**  
**APPROVING THE PRELIMINARY PLAT FOR CENTERPOINT INTERMODAL**  
**CENTER ROCHELLE PHASE TWO**

**WHEREAS**, pursuant to the City of Rochelle Zoning Ordinance, Rochelle Development Joint Venture LLC, Rochelle Development Lot 1 LLC and CenterPoint Intermodal Center Rochelle Property Owners Association have initiated a petition for the approval of a Preliminary Plat and related Concept Plan, located on the north side of Illinois Route 38 generally at the Intersection of Centerpoint Drive and Illinois Route 38 legally described in Exhibit "A"; and,

**WHEREAS**, The petitioner is looking to develop a rail served industrial park; and,

**WHEREAS**, the layout of the Preliminary Plat (Exhibit "B") and Concept Plan (Exhibit "C") reflect a layout for an industrial development that will be rail served; and,

**WHEREAS**, the request was reviewed by the Planning and Zoning Commission at their meeting of January 3, 2011 and after reviewing the facts of the petition the Planning and Zoning Commission, by a vote of 8-0, recommended that City Council consider approving the Preliminary Plat for CenterPoint Intermodal Center Rochelle Phase 2; and,

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

Section 1. That the Preliminary Plat for CenterPoint Intermodal Center Rochelle Phase 2 (Exhibit "B") and related Concept Plan (Exhibit "C") for property legally described in Exhibit "A" is hereby approved subject to any changes being worked out during the final platting and engineering process.

Section 2. All other provisions of the Rochelle Zoning Ordinance, the Rochelle Municipal Code and its subsequent amendments shall remain in full force and effect.

Section 3. That this Ordinance shall be in force and effect from and after its passage, approval and adoption in pamphlet form as provided by law.

PASSED AND APPROVED this 10 day of January, 2011.

Ayes: \_\_\_\_\_ Nays: \_\_\_\_\_ Abstain: \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attested: \_\_\_\_\_  
City Clerk

## Exhibit "A"

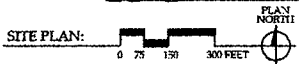
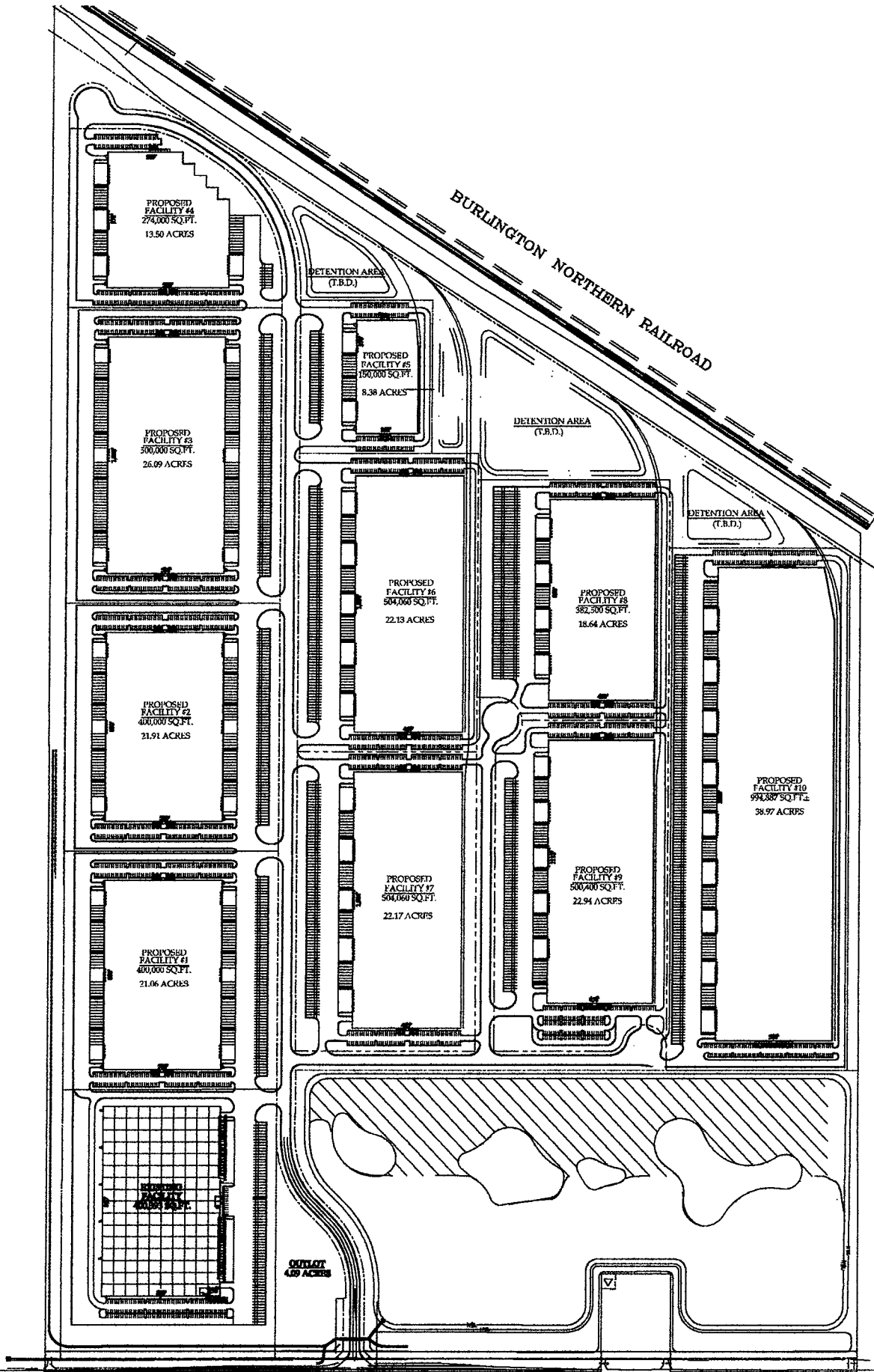
### LEGAL DISCRPTION

Part of the Southeast Quarter of the Southwest Quarter of Section 15 and part of Section 22; All of Lot 2 of Centerpoint Intermodal Center Rochelle Phase One, a subdivision recorded on July 24<sup>th</sup> 2007 as Document No. 0707621, as recorded in the Ogle County Recorder's Office; All of Lot 2 of the First Re-subdivision of Lot 1, a subdivision recorded in the Ogle County Recorder's Office, all in Township 40 North, Range 1 East of the Third Principal Meridian, bounded and described as follows:

Commencing at the Southeast Corner of the Southwest Quarter of said Section 22; thence South 89 degrees 56 minutes 57 seconds West along the South Line of said Southwest Quarter, a distance of 1315.93 feet to the Southwest Corner of the East-half of the Southwest Quarter of said Section 22; thence North 00 degree 03 minutes 57 seconds West along the West Line of said East-half and West Line of Lot 1 of Centerpoint Intermodal Center Rochelle Phase One, a subdivision recorded on July 24<sup>th</sup> 2007 as Document No. 0707621, as recorded in the Recorder's Office of Ogle County, Illinois, a distance of 1133.10 feet; thence North 89 degrees 53 minutes 18 seconds East, a distance of 30.00 feet to the Southwest Corner of Lot 2 of the First Re-subdivision of Lot 1, a subdivision as recorded in the Ogle County Recorder's Office, said point being the Point of Beginning of the hereinafter described tract of land; thence North 00 degree 03 minutes 57 seconds West, along the West Line of said Lot 2, a distance of 946.35 feet to a point on the North Line of Lot 1 of said Centerpoint Point Intermodal Center Rochelle Phase One; thence South 89 degrees 52 minutes 41 seconds West along said North Line, a distance of 30.00 feet to the West Line of the East-half of the Southwest Quarter of said Section 22; thence North 00 degree 03 minutes 57 seconds West along said West Line, a distance of 560.34 feet to the Southwest Corner of the East-half of the Northwest Quarter of said Section 22; thence North 00 degree 04 minutes 25 seconds West along the West Line of said East-half, a distance of 2639.04 feet to the Southwest Corner of the East-half of the Southwest Quarter of Section 15; thence North 00 degree 11 minutes 23 seconds West along the West Line of said East-half, a distance of 502.16 feet to the Southerly Right-of-Way Line of the Burlington Northern Santa Fe Railroad; thence South 56 degrees 44 minutes 02 seconds East along said Southerly Right-of-Way Line, a distance of 2174.76 feet; thence South 59 degrees 17 minutes 34 seconds East along said Southerly Right-of-Way Line, a distance of 560.00 feet; thence South 56 degrees 44 minutes 02 seconds East along said Southerly Right-of-Way Line, a distance of 1382.95 feet ; thence South 00 degree 07 minutes 29 seconds East, a distance of 2260.71 feet to the Southeast Corner of Lot 2 of said Centerpoint Intermodal Center Rochelle Phase One; thence South 89 degrees 52 minutes 41 seconds West along the South Line of said Lot 2, a distance of 2398.50 feet to the Southwest Corner of said Lot 2; thence North 00 degree 03 minutes 57 seconds West along the West Line of said Lot 2, a distance of 543.67 feet; thence South 89 degree 56 minutes 03 seconds West, a distance of 80.00 feet to the East Line of Lot 2 of said First Re-subdivision of Lot 1; thence South 00 degree 03 minutes 57 seconds East along the East Line of said Lot 2, a distance of 640.29 feet to the Southeast Corner of said Lot 2; thence South 89 degrees 52 minutes 41 seconds West along the South Line of said Lot 2, a distance of 236.54 feet; thence South 00 degree 06 minutes 42 seconds East along said South Line, a distance of 45.93 feet; thence South 89 degrees 53 minutes 18 seconds West along said South Line, a distance of 709.50 feet to the Point of

Beginning, containing 269.225 acres, more or less, subject to easements, agreements, city codes and/or ordinances of record, if any, all situated in the City of Rochelle, the Township of Flagg, the County of Ogle and the State of Illinois.





**CENTERPOINT BUSINESS CENTER ROCHELLE**  
 ROCHELLE, ILLINOIS

SEPTEMBER 20, 2010 #03093



**EXHIBIT C**