

ORDINANCE NO _____

Date Passed: March 14, 2011

**AN ORDINANCE
APPROVING THE PRELIMINARY PLAT OF SUBDIVISION
FOR PROLOGIS PARK ROCHELLE UNIT ONE**

WHEREAS, pursuant to the City of Rochelle Zoning Ordinance, Prologis has initiated a petition to divide land legally described in Exhibit “A” into a six lot subdivision based on the proposed Preliminary Plat, Exhibit “B”, known as the Prologis Park Rochelle Unit One in order to allow the construction of the Nippon-Sharyo development; and,

WHEREAS, the petition for the Preliminary Plat was reviewed by the Planning and Zoning Commission at their meeting of March 7, 2011 and the Planning and Zoning Commission, by a vote of 7-0, and recommended that Council consider approving the Preliminary Plat of Subdivision for Prologis Park Rochelle Unit One; 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 Preliminary Plat, Exhibit “B”, for the Prologis Park Rochelle Unit One is hereby approved subject to any needed changes to easements or right-of-way on the Final Plat.

Section 2. All other provisions of the Rochelle Zoning, Subdivision and Storm Water Management Ordinances and its subsequent amendments shall remain in full force and effect.

Section 3. This ordinance shall become effective after its passage, approval and publication as provided by law and shall modify any inconsistent provisions in the municipal code prior to this date.

PASSED AND APPROVED this 14 day of March, 2011.

Ayes: _____ Nays: _____ Abstain: _____

Mayor

Attested: _____
City Clerk

LEGAL DISCRPTION

THAT PART OF THE NORTHEAST QUARTER OF SECTION 31, THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN OGLE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE SOUTH 01 DEGREES 47 MINUTES 44 SECONDS EAST ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 1264.60 FEET TO THE NORTH LINE OF RITCHIE ROAD (T.R. 389); THENCE THE FOLLOWING 2 COURSES ALONG SAID NORTH LINE: 1) SOUTH 88 DEGREES 46 MINUTES 52 SECONDS WEST, A DISTANCE OF 108.56 FEET; 2) THENCE SOUTH 87 DEGREES 04 MINUTES 42 SECONDS WEST, A DISTANCE OF 264.28 FEET; THENCE NORTH 57 DEGREES 06 MINUTES 38 SECONDS WEST, A DISTANCE OF 2835.54 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 18 SECONDS WEST, A DISTANCE OF 163.65 FEET; THENCE SOUTH 84 DEGREES 27 MINUTES 13 SECONDS WEST, A DISTANCE OF 578.83 FEET; THENCE SOUTH 79 DEGREES 16 MINUTES 24 SECONDS WEST, A DISTANCE OF 561.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 620.00 FEET, AN ARC LENGTH OF 170.85 FEET TO A POINT OF TANGENCY; THENCE SOUTH 36 DEGREES 33 MINUTES 33 SECONDS WEST, A DISTANCE OF 279.79 FEET TO THE LIMITS OF LOGISTICENTER UNIT 1, RECORDED AS DOCUMENT NO. 0402791; THENCE THE FOLLOWING 3 COURSES ALONG SAID LIMITS: 1) NORTH 00 DEGREES 30 MINUTES 38 SECONDS WEST, A DISTANCE OF 240.59 FEET; 2) THENCE NORTH 39 DEGREES 06 MINUTES 17 SECONDS EAST, A DISTANCE OF 46.27 FEET; 3) THENCE SOUTH 78 DEGREES 43 MINUTES 43 SECONDS WEST, A DISTANCE OF 706.44 FEET TO THE EASTERLY LINE OF CARON ROAD; THENCE NORTH 19 DEGREES 46 MINUTES 35 SECONDS WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 121.40 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 88 (ILLINOIS TOLLWAY); THENCE THE FOLLOWING 4 COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE: 1) NORTH 78 DEGREES 43 MINUTES 43 SECONDS EAST, A DISTANCE OF 903.82 FEET; 2) THENCE NORTH 76 DEGREES 20 MINUTES 30 SECONDS EAST, A DISTANCE OF 600.52 FEET; 3) THENCE NORTH 78 DEGREES 43 MINUTES 43 SECONDS EAST, A DISTANCE OF 1158.87 FEET; 4) THENCE NORTH 78 DEGREES 43 MINUTES 45 SECONDS EAST, A DISTANCE OF 690.96 FEET TO THE SOUTHERLY LINE OF ILLINOIS TOLLWAY RAMP "F"; THENCE THE FOLLOWING 5 COURSES ALONG SAID SOUTHERLY LINE: 1) NORTH 84 DEGREES 23 MINUTES 28 SECONDS EAST, A DISTANCE OF 100.49 FEET; 2) THENCE NORTH 80 DEGREES 49 MINUTES 27 SECONDS EAST, A DISTANCE OF 900.72 FEET; 3) THENCE SOUTH 85 DEGREES 33 MINUTES 51 SECONDS EAST, A DISTANCE OF 304.25 FEET; 4) THENCE SOUTH 58 DEGREES 46 MINUTES 05 SECONDS EAST, A DISTANCE OF 386.39 FEET; 5) THENCE SOUTH 62 DEGREES 16 MINUTES 01 SECONDS EAST, A DISTANCE OF 382.26 FEET TO SAID EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 32; THENCE SOUTH 01 DEGREES 47 MINUTES 44 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 322.55 FEET TO SAID POINT OF BEGINNING.