

ORDINANCE NO _____
Date Passed: May 29, 2012

**AN ORDINANCE
APPROVING THE PRELIMINARY AND FINAL PLAT
FOR QUEST ADDITION SUBDIVISION**

WHEREAS, Diana Quest has filed a petition for the approval of Preliminary and Final Plat for the Quest Addition Subdivision which is legally described in Exhibit “A”; and

WHEREAS, the petitioner submitted a Preliminary Plat shown in Exhibit “B” and a Final Plat shown in Exhibit “C”; and

WHEREAS, the petition was reviewed by the Planning and Zoning Commission at a public hearing at their meeting of May 7, 2012 and the Planning and Zoning Commission, by a vote of 4-1, recommended that City Council reject the petition for the Preliminary and Final Plat for the Quest Addition Subdivision”; and

WHEREAS, the petitioner has submitted a letter to the City Manager requesting that certain variances from the Rochelle Municipal Code be granted as shown in exhibit “D”; and

WHEREAS, the City Council has reviewed the petition and has determined that after reviewing the facts that the subdivision meets the Rochelle Municipal Code with certain conditions; 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 and Final Plat for the Quest Addition Subdivision be approved subject to the following:

- 1) That a sidewalk should be provided south along Main Street from West 1st Avenue to ten feet past the north lot line of lot 4. The sidewalk can be placed on an easement on the property instead of dedicating 8 feet of additional right-of-way along Main Street.
- 2) All easements be provided on the Final Plat as required by the Rochelle Municipal Code.
- 3) Proper notation needs to be placed on the Final Plat in regards to stormwater management as approved by the City Engineer.
- 4) Approved City easement certificates need to be provided prior to recording of the Final Plat.
- 5) Surety needs to be posted with the City for this public improvement.

Section 2. All other provisions of the Rochelle Zoning Ordinance and 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 29 day of May, 2012.

Ayes: _____ Nays: _____ Abstain: _____

Mayor

Attested: _____
City Clerk

Part of the North Half (N1/2) of Section Twenty-five (25), Township Forty (40) North, Range One (1) East of the Third (3rd) Principal Meridian, City of Rochelle, Ogle County, Illinois, bounded and described as follows, to wit:

Beginning at the Northeast corner of the Northwest Quarter (NW1/4) of said Section Twenty-five (25); thence Westerly along the North line of said Northwest Quarter (NW1/4), a distance of 84.39 feet to a point deeded as being 252.02 feet East of the centerline of South Main Street; thence Southeasterly at an angle of 78 degrees 27 minutes 00 seconds as measured clockwise from the last described course, a distance of 33.68 feet to a point 33.00 feet perpendicularly distant from the North line of said Northwest Quarter (NW1/4); thence Westerly parallel to said North line at an angle of 78 degrees 27 minutes 00 seconds as measured counterclockwise from the last described course, a distance of 151.94 feet to a point on the Easterly right-of-way line for said South Main Street; thence Southwesterly along said right-of-way line at an angle of 116 degrees 44 minutes 21 seconds as measured clockwise from the last described course, a distance of 48.46 feet; thence Southeasterly along said right-of-way line at an angle of 121 degrees 37 minutes 52 seconds as measured clockwise from the last described course, a distance of 325.27 feet; thence Northeasterly along said right-of-way line at an angle of 88 degrees 42 minutes 53 seconds as measured clockwise from the last described course, a distance of 1.65 feet; thence Southeasterly along said right-of-way line perpendicular to the last described course, a distance of 96.09 feet to a point on the Northwesterly line of Braiden's First Addition to Rochelle; thence Northeasterly along said line at an angle of 85 degrees 24 minutes 17 seconds as measured clockwise from the last described course, a distance of 276.56 feet; thence Northerly at an angle of 127 degrees 33 minutes 00 seconds as measured clockwise from the last described course, a distance of 264.60 feet to a point on the North line of the Northeast Quarter (NE1/4) of said Section Twenty-five; thence Westerly along said North line at an angle of 89 degrees 57 minutes 37 seconds as measured clockwise from the last described course, a distance of 192.35 feet to the Point of Beginning.