

ORDINANCE NO _____
Date Passed: December 13, 2010

AN ORDINANCE
REZONING CERTAIN PROPERTY FROM I-1, LIGHT INDUSTRY DISTRICT TO I-2,
GENERAL INDUSTRY DISTRICT (CENTERPOINT)

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 rezoning of certain property from I-1, Light Industry District to I-2 General Industry District, 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, a duly noticed public hearing was held on the rezoning request and was reviewed by the Planning and Zoning Commission at their meeting of December 6, 2010 and after reviewing the facts of the petition the Planning and Zoning Commission, by a vote of 5-1, recommended that City Council consider approving the rezoning of the property from I-1, Light Industry District to I-2 General Industry District; 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 property legally described in Exhibit "A" is rezoned from I-1, Light Industry District to I-2 General Industry District.

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 13 day of December, 2010.

Ayes: _____ Nays: _____ Abstain: _____

Mayor

Attested: _____
City Clerk

Exhibit "A"

LEGAL DISCRIPTION

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15 AND PART OF SECTION 22, ALL IN TOWNSHIP 4.0 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST COMER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE NORTH 89 DEGREES 56 MINUTES 29 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1047.89 FEET; THENCE NORTH 0 DEGREES 03 MINUTES 31 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 412.00 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 29 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 296.00 FEET; THENCE SOUTH 0 DEGREES 03 MINUTES 31 SECONDS EAST PERPENDICULAR TO THE LAST COURSE, A DISTANCE OF 412.00 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 56 MINUTES 29 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 795.98 FEET; THENCE NORTH 0 DEGREES 07 MINUTES 29 SECONDS WEST, A DISTANCE OF 3540.17 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD; THENCE NORTH 56 DEGREES 44 MINUTES 02 SECONDS WEST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1385.95 FEET; THENCE NORTH 59 DEGREES 17 MINUTES 33 SECONDS WEST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 560.00 FEET; THENCE NORTH 56 DEGREES 44 MINUTES 02 SECONDS WEST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2174.76 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 0 DEGREES 11 MINUTES 23 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 502.16 FEET TO THE NORTHWEST COMER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTH 0 DEGREES 04 MINUTES 25 SECONDS EAST ALONG THE WEST LINE OF SAID EAST HALF, A DISTANCE OF 2639.04 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTH 0 DEGREES 03 MINUTES 57 SECONDS EAST ALONG THE WEST LINE OF SAID EAST HALF, A DISTANCE OF 2639.79 FEET TO THE SOUTHWEST COMER OF SAID EAST HALF; THENCE NORTH 89 DEGREES 56 MINUTES 57 SECONDS EAST ALONG THE SOUTH LINE OF SAID EAST HALF, A DISTANCE OF 1315.93 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ROCHELLE, OGLE COUNTY, ILLINOIS, EXCEPTING THEREFROM PROPERTY DEDICATED OR CONVEYED TO THE STATE OF ILLINOIS AND BRUSH GROVE DRAINAGE DISTRICT.

Tax Code No. 24-22-100-003
24-22-100-004
24-22-200-003
24-22-400-010
24-15-377-001
24-22-300-009
24-22-300-010
24-22-300-011
24-22-400-008
24-22-400-009