

ORDINANCE NO. _____

Date Passed: April 13, 2015

**ORDINANCE APPROVING REDEVELOPMENT AGREEMENT
(Rochelle Community Hospital Association)**

WHEREAS, the City of Rochelle is a body politic and corporate, organized and existing pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1, et. seq.; and

WHEREAS, Rochelle Community Hospital Association, an Illinois not-for-profit corporation, ("Developer") is the owner of a certain tract of land consisting generally of approximately 4.58 acres located between N. 2nd Street and N. 3rd Street, and between W. 8th Avenue and W. 10th Avenue within the City, the legal description of which is as shown on Exhibit A ("Developer's Property"); and

WHEREAS, Developer's Property was previously annexed into the City, and is zoned R-4; and

WHEREAS, Developer intends to develop Developer's Property by constructing a new medical offices building adjacent and attached to the current Rochelle Community Hospital; and

WHEREAS, the parties have entered into certain other agreements related to the Development, as set forth in a Redevelopment Agreement which has been presented to, and reviewed by the City Council; and

WHEREAS, the City Council finds that approval of the Redevelopment Agreement is in the best interests of the City:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCHELLE, OGLE COUNTY, ILLINOIS, as follows:

1. The Redevelopment Agreement between the City of Rochelle and Rochelle Community Hospital Association, as presented to the City Council, is hereby approved, and the City Manager is authorized to execute said agreement in substantially the same form, on behalf of the City.

This ordinance shall become effective after its passage, approval and publication as provided by law.

PASSED AND APPROVED this 13th day of April, 2015.

Ayes: _____ Nays: _____ Abstain: _____

Mayor

Attested: _____
City Clerk

EXHIBIT A
Legal Description of Developer's Property

Part of Block One of Palmer's Second Addition to the City of Rochelle and part of Block One of McConaughy's Second Addition to the City of Rochelle all in Section 24, Township 40 North, Range 40 North of the Third Principal Meridian, City of Rochelle, County of Ogle, State of Illinois, described as follows:

Beginning at the intersection of the Northerly right of way line of Eighth Street and the Westerly right of way line of Third Street; thence North 01 degrees 44 minutes 32 seconds West (assumed bearing), on and along said Westerly right of way line, a distance of 326.04 feet; thence North 01 degrees 40 minutes 21 seconds West, on and along last named line a distance of 37.00 feet; thence North 01 degrees 39 minutes 51 seconds West, on and along last named line a distance of 397.60 feet to the intersection with the Southerly right of way line of Tenth Avenue; thence North 88 degrees 19 minutes 59 seconds East, on and along last named line a distance of 264.72 feet to the intersection with the Westerly right of way line of Second Street; thence South 01 degrees 32 minutes 29 seconds East, on and along last named line a distance of 397.90 feet; thence South 02 degrees 23 minutes 48 seconds East, on and along last named line a distance of 37.00 feet; thence South 01 degrees 44 minutes 32 seconds East, on and along last named line a distance of 130.17 feet; thence South 01 degrees 41 minutes 49 seconds East, on and along last named line a distance of 195.52 feet to the intersection with said Northerly right of way line of Eighth Avenue; thence South 88 degrees 19 minutes 25 seconds West, on and along last named line a distance of 264.08 feet to the Point of Beginning.

All situated in the City of Rochelle, Township of Flagg, and County of Ogle.