

ORDINANCE NO. \_\_\_\_\_

Date Passed: May 9, 2016

**AN ORDINANCE APPROVING THE PRELIMINARY AND FINAL  
PLAT OF SUBDIVISION FOR ON PAR SUBDIVISION  
AND REZONING LOT 1**

**WHEREAS**, pursuant to the City of Rochelle Zoning Ordinance, the City and the Flagg-Rochelle Community Park District have initiated a petition to divide land legally described in Exhibit "A" into a two lot subdivision based on the proposed Preliminary Plat, Exhibit "B", and Final Plat, Exhibit "C" known as the On Par Subdivision; and,

**WHEREAS**, the petition for the Preliminary Plat and Final Plat was reviewed by the Planning and Zoning Commission at their meeting of April 4, 2016 and the Planning and Zoning Commission, by a vote of 4-0, recommended that Council approve the Preliminary Plat and Final Plat of Subdivision for the On Par Subdivision, and the rezoning of Lot 1 to B-2 Commercial Highway;

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

Section 1. The Preliminary Plat, Exhibit "B", and Final Plat, Exhibit "C" for the On Par Subdivision are hereby approved subject to the Final Plat reflecting any changes recommended by City staff prior to recording.

Section 2. Lot 1 of the On Par Subdivision, after being duly recorded subsequent to this Ordinance, is hereby rezoned to B-2 Commercial Highway.

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 9<sup>th</sup> day of May, 2016.

Ayes: \_\_\_\_\_ Nays: \_\_\_\_\_ Absent/Abstain: \_\_\_\_\_

\_\_\_\_\_  
Mayor

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

## EXHIBIT A

### LEGAL DESCRIPTION

**OF PROPERTY DESCRIBED AS:** Part of the East-half of the Northwest Quarter of Section 25, Township 40 North, Range 1 East of the Third Principal Meridian, bounded and described as follows:

Commencing at the Northwest Corner of the East-half of the Northwest Quarter of said Section 25; thence South 1 degree 41 minutes 45 seconds East along the West Line of said East-half, a distance of 1658.88 feet; thence South 87 degrees 03 minutes 10 seconds East, a distance of 40.13 feet to a point on the Easterly Right-of-Way Line of a public road designated Illinois Route 251, said point being the Point of Beginning of the hereinafter described tract of land; thence continuing South 87 degrees 03 minutes 10 seconds East, a distance of 183.23 feet; thence South 78 degrees 03 minutes 39 seconds East, a distance of 105.01 feet; thence North 14 degrees 39 minutes 35 seconds East, a distance of 16.76 feet; thence South 74 degrees 44 minutes 06 seconds East, a distance of 120.00 feet; thence North 27 degrees 05 minutes 46 seconds East, a distance of 104.81 feet; thence North 29 degrees 46 minutes 37 seconds West, a distance of 127.34 feet; thence North 75 degrees 38 minutes 47 seconds West, a distance of 198.01 feet; thence South 38 degrees 25 minutes 28 seconds West, a distance of 143.37 feet; thence South 47 degrees 22 minutes 09 seconds West, a distance of 115.65; thence South 88 degrees 18 minutes 11 seconds West, a distance of 24.66 feet to the Easterly Right-of-Way Line of said Illinois Route 251; thence South 1 degree 41 minutes 45 seconds East along said Right-of-Way Line, a distance of 15.03 feet to the Point of Beginning, containing 1.524 acres, more or less, subject to all 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.