

ORDINANCE NO. _____

Date Passed: June 13, 2016

AN ORDINANCE APPROVING THE PRELIMINARY AND FINAL PLAT OF ELIXIR REAL ESTATE, LLC SUBDIVISION AND GRANTING A VARIANCE OF SETBACKS

WHEREAS, pursuant to the City of Rochelle Zoning Ordinance, Elixir Real Estate, LLC, an Illinois limited liability company, initiated a petition to divide land legally described in Exhibit "A" into a one lot subdivision based on the proposed Preliminary Plat, Exhibit "B", and Final Plat, Exhibit "C" known as the Elixir Real Estate, LLC Subdivision; and

WHEREAS, the Petitioner also requested a variance of the setback line from 20 feet to 10 feet along the North Line of the Property to allow for construction of the building and because they anticipate purchasing the property to the north; and

WHEREAS, the petition for the Preliminary Plat and Final Plat was reviewed by the Planning and Zoning Commission at their meeting of June 6, 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 Elixir Real Estate, LLC Subdivision, and, by a vote of 4-0, recommended that Council approve the requested variance of setback;

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 Elixir Real Estate, LLC Subdivision are hereby approved subject to: (i) final site engineering, landscaping, and building plan approvals, and (ii) City staff approval in regards to engineering, utilities, building, and site plan.

Section 2. The Petitioner is granted a variance of the setback line along the North Property Line from 20 feet to 10 feet.

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 13th day of June, 2016.

Ayes: _____ Nays: _____ Absent/Abstain: _____

Mayor

Attested: _____
City Clerk

EXHIBIT A
(Legal Description)

Parcel 1

Part of Block 10 in Sunset Fields Subdivision No. 2, being a subdivision located in the Southwest Quarter of Section 13, Township 40 North, Range 1 East of the Third Principal Meridian, Ogle County, Illinois, according to the Plat thereof recorded in Book K of Plats, Page 27, as Document No. 407942 in the Office of the Ogle County Recorder, described as follows:

Commencing at the Southwest Corner of said Block 10; thence North 02 degrees 34 minutes 29 seconds East along the East Line of said Block 10 and westerly Right-of-Way Line of Illinois Route 251, a distance of 150.00 feet to the Point of Beginning of the hereinafter described tract of land; thence North 90 degrees 00 minutes 00 seconds West, parallel with the South Line of said Block 10, a distance of 235.00 feet; thence North 02 degrees 34 minutes 29 seconds East, parallel with the East Line of Block 10, a distance of 57.00 feet; thence North 90 degrees 00 minutes 00 seconds East, parallel with the South Line of said Block 10, a distance of 235.00 feet to the East Line of Block 10 and Westerly Right-of-Way Line of Illinois Route 251; thence South 02 degrees 34 minutes 29 seconds West along the East Line of said Block 10, a distance of 57.00 feet to the Point of Beginning, containing 0.31 acres, more or less, all situated in the Township of Flag, County of Ogle, and State of Illinois.

Parcel 2

Part of Block 10 in Sunset Fields Subdivision No. 2, being a subdivision located in the Southwest Quarter of Section 13, Township 40 North, Range 1 East of the Third Principal Meridian, Ogle County, Illinois, according to the Plat thereof recorded in Book K of Plats, Page 27, as Document No. 407942 in the Office of the Ogle County Recorder, described as follows:

Commencing at the Southeast Corner of said Block 10; thence North 02 degrees 34 minutes 29 seconds East along the East Line of said Block 10 and Westerly Right-of-Way Line of Illinois Route 251, a distance of 207.00 feet to the Point of Beginning of the hereinafter described tract of land; thence South 90 degrees 00 minutes 00 seconds West, parallel with the South Line of said Block 10, a distance of 337.98 feet to the East Line of Eighth Street (West Line of Block 10); thence North 00 degrees 08 minutes 04 seconds East along the East Line of Eighth Street, a distance of 30.54 feet; thence North 90 degrees 00 minutes 00 seconds East, parallel with the South Line of said Block 10, a distance of 119.40 feet; thence North 00 degrees 08 minutes 04 seconds East, parallel with said East Line of Eighth Street, a distance of 120.00 feet to the North Line of said Block 10; thence North 90 degrees 00 minutes 00 seconds East along said North Line, a distance of 225.00 feet to the East Line of Block 10 and Westerly Right-of-Way Line of Illinois Route 251; thence South 02 degrees 34 minutes 29 seconds West along said East Line of Block 10 and Westerly Right-of-

Way Line of Illinois Route 251, a distance of 150.70 feet to the Point of Beginning, containing 0.85 acres, more or less, all situated in the Township of Flagg, County of Ogle, and State of Illinois.

Parcel 3

Part of Block 10 in Sunset Fields Subdivision No. 2, being a subdivision located in the Southwest Quarter of Section 13, Township 40 North, Range 1 East of the Third Principal Meridian, Ogle County, Illinois, according to the Plat thereof recorded in Book K of Plats, Page 27, as Document No. 407942 in the Office of the Ogle County Recorder, described as follows:

Commencing at the Southwest Corner of said Block 10; thence North 02 degrees 34 minutes 29 seconds East along the East Line of said Block 10 and Westerly Right-of-Way Line of Illinois Route 251, a distance of 150.00 feet; thence North 90 degrees 00 minutes 00 seconds West, parallel with the South Line of said Block 10, a distance of 235.00 feet to the Point of Beginning of the hereinafter described tract of land; thence continuing North 90 degrees 00 minutes 00 seconds West parallel with said South Line of Block 10, a distance of 100.56 feet to the East Line of Eighth Street (West Line of Block 10); thence North 00 degrees 08 minutes 04 seconds East along said East Line of Eighth Street, a distance of 56.94 feet; thence North 90 degrees 00 minutes 00 seconds East, parallel with said South Line of Block 10, a distance of 102.98 feet; thence South 02 degrees 34 minutes 29 seconds West, parallel with the East Line of Block 10, a distance of 57.00 feet to the Point of Beginning, containing 0.13 acres, more or less, all situated in the Township of Flagg, County of Ogle, and State of Illinois.

EXHIBIT B
(Preliminary Plat)

EXHIBIT C
(Final Plat)