

ORDINANCE NO. _____

Date Passed: June 13, 2016

AN ORDINANCE APPROVING THE PRELIMINARY AND FINAL PLAT OF SUBDIVISION FOR HAYDEN ADDITION UNIT 1 SUBDIVISION AND REZONING LOT 1

WHEREAS, pursuant to the City of Rochelle Zoning Ordinance, AKCK, 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 Hayden Addition Unit 1 Resubdivision, and to have the property rezoned B-2; 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 Resubdivision of Hayden Addition Unit 1 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 Reubdivision of Hayden Addition Unit 1 Subdivision are hereby approved subject to: (i) final site engineering, landscaping, and building plan approvals, (ii) City staff approval in regards to engineering, utilities, building, and site plan, and (iii) water and sewer installation to the Property or surety posted in lieu of installing the services.

Section 2. Lot 1 of the Resubdivision of Hayden Addition Unit 1 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 13th day of June, 2016.

Ayes: _____ Nays: _____ Absent/Abstain: _____

Mayor

Attested: _____
City Clerk

EXHIBIT A
(Legal Description)

Part of the Northwest Quarter of Section 23, Township 40 North, Range 1 East of the Third Principal Meridian, described as follows: Beginning at the intersection of the South line of said Northwest Quarter of Section 23 and the Westerly right-of-way line of Twentieth Street, said point being South 84 degrees 24 minutes 33 seconds West (assumed bearing) a distance of 33.00 feet from the Southeast corner of said Northwest Quarter of Section 23; thence South 84 degrees 24 minutes 33 seconds West on and along last named South line a distance of 410.00 feet; thence North 01 degrees 32 minutes 18 seconds West a distance of 305.00 feet; thence North 84 degrees 24 minutes 33 seconds East a distance of 410.00 feet to said Westerly right-of-way line of Twentieth Street; thence South 01 degrees 32 minutes 18 seconds East on and along last named line a distance of 305.00 feet to the Point of Beginning, containing 2.87 acres, more or less, all situated in the Township of Flagg, County of Ogle, State of Illinois.

EXHIBIT B
(Preliminary Plat)

EXHIBIT C
(Final Plat)