

ORDINANCE NO. _____

Date Passed: June 13, 2016

AN ORDINANCE APPROVING THE PRELIMINARY AND FINAL PLAT OF SELDAL PROPERTIES, LLC SUBDIVISION

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

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 Seldal Properties, 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. 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 the North Half (1/2) of the Southeast Quarter (1/4) of Section 24, Township 40 North, Range 1 East of the Third Principal Meridian, in the City of Rochelle, described as follows:

Beginning at a point on the South line of Seventh Avenue 340 feet East of the East line of Second Street; thence East on said South line of Seventh Avenue, 765.06 feet to the center line of Kyte Creek; thence Southeasterly on said center line to a point which is 120 feet South of the South line of Seventh Avenue, measured perpendicular to said Seventh Avenue; thence West, parallel with the South line of Seventh Avenue in the City of Rochelle, a distance of 302.16 feet; thence North 120 feet to the point of beginning; EXCEPT that part described as follows: Beginning at a point in the South line of Seventh Avenue 437 feet East of the point of beginning of the tract first described; thence South, 120 feet; thence East, parallel with the South line of Seventh Avenue, 60 feet; thence North 120 feet to the South line of Seventh Avenue; thence West on said South line 60 feet to the point of beginning; FURTHER EXCEPTING Lots 1, 2 and 3 of the Final Plat of Price Parkway as recorded in the Ogle County Recorder's Office; situated in the Township of Flagg, the County of Ogle and State of Illinois.

Parcel 2

Lots One (1) and Two (2) of the Final Plat of Price Parkway being a subdivision located in part of the North Half (1/2) of the Southeast Quarter (1/4) of Section 24, Township 40 North, Range 1 East of the Third Principal Meridian in the City of Rochelle, Ogle County, Illinois, according to the Plat of said subdivision recorded November 16, 2004 in File D of Plats page 72 as Document No. 0413282 as recorded in the Ogle County Recorder's Office; situated in the Township of Flagg, the County of Ogle and State of Illinois.

Parcel 3

Lot Three (3) in Price Parkway, being a subdivision located in part of the North Half (1/2) of the Southeast Quarter (1/4) of Section 24, Township 40 North, Range 1 East of the Third Principal Meridian in the City of Rochelle, Ogle County, Illinois, according to the Plat of said subdivision recorded November 16, 2004 in File D of Plats page 72 as Document No. 0413282 as recorded in the Ogle County Recorder's Office; situated in the Township of Flagg, the County of Ogle and State of Illinois.

EXHIBIT B
(Preliminary Plat)

EXHIBIT C
(Final Plat)