

ORDINANCE NO. _____
Date Passed: June 26, 2017

**AN ORDINANCE AMENDING BOUNDARIES OF RD (RURAL DEVELOPMENT) AND
I-2 (GENERAL INDUSTRIAL) DISTRICTS AND AMENDING OFFICIAL ZONING
MAP OF THE CITY OF ROCHELLE
(REZONING AMERICOLD PROPERTY FROM RD TO I-2)**

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, the Rochelle Municipal Code establishes certain zoning districts within the City; and

WHEREAS, pursuant to the provision of the Rochelle Municipal Code Section 110-162, and the Illinois Municipal Code, 65 ILCS 5/11-13-9, the City has adopted and maintained an Official Zoning Map indicating the boundaries of the various zoning districts as established and amended from time to time by the Rochelle City Council; and

WHEREAS, Chapter 110 of the Rochelle Municipal Code provides procedures for amendment of the boundaries of the various zoning districts; and

WHEREAS, Americold Logistics LLC, Petitioner, and on behalf of ART Mortgage Borrower Propco 2010-4 LLC, being the owner of certain property within the corporate boundaries, the legal description of which is hereinafter set forth as Exhibit A and which is depicted on the drawing appended hereto and made a part hereof as Exhibit B (“the Property”), has petitioned the City to amend the boundaries of the RD (Rural Development) and I-2 (General Industrial) zoning districts in order to rezone the Property from RD to I-2; and

WHEREAS, the Rochelle Planning & Zoning Commission, following a duly noticed and called public hearing held on June 19, 2017 in accordance with all legal requirements, has recommended by a vote of 3-0, with one commissioner abstaining, that the petition be granted without conditions other than the applicable requirements of any federal and state laws and the Rochelle Municipal Code, and the City Council concurs; and

WHEREAS, the City Council has reviewed the matter herein and has determined that the recommendation of the Planning and Zoning Commission to amend the boundaries of the RD (Rural Development) and I-2 (General Industrial) zoning districts in order to rezone the Property from RD to I-2 is in the best interests of the City of Rochelle; and

WHEREAS, no objections were filed to the rezoning request.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE
CITY OF ROCHELLE, OGLE COUNTY, ILLINOIS**, that Chapter 110 of the Municipal

Code of the City of Rochelle, and the Official Zoning Map of the City of Rochelle be amended as follows:

SECTION ONE: By rezoning the Property legally described in the attached Exhibit A and depicted in the attached Exhibit B from RD (Rural Development) to I-2 (General Industrial); and

SECTION TWO: By amending the Official Zoning Map of the City of Rochelle to conform to the foregoing rezoning.

SECTION THREE: This ordinance shall become effective after its passage, approval and publication as provided by law and shall modify any inconsistent provisions in the Rochelle Municipal Code prior to this date.

PASSED AND APPROVED this ____ day of _____, 2017.

Ayes: _____ Nays: _____ Abstain: _____

Mayor

Attested: _____
City Clerk

EXHIBIT A
Legal Description of Property

PARCEL IV: (TRACT CC)

PART OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89° 50' 06" EAST ALONG THE NORTH LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER, A DISTANCE OF 667.22 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89° 43' 40" EAST ALONG THE NORTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER. A DISTANCE OF 11.87 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE CITY LEAD TRACK; THENCE SOUTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, ON A LINE CURVED TO THE RIGHT, HAVING A RADIUS OF 599.85 FEET, A CENTRAL ANGLE OF 3° 09' 13", A CHORD BEARING OF SOUTH 1° 45' 17" EAST, AND AN ARC DISTANCE OF 33.02 FEET TO A POINT 33.00 FEET SOUTHERLY OF, AS MEASURED PERPENDICULAR TO THE NORTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89° 43' 40" EAST PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 588.48 FEET TO A POINT 66.00 FEET WESTERLY OF, AS MEASURED PERPENDICULAR TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 0° 13' 48" EAST PARALLEL WITH SAID EAST LINE, A DISTANCE OF 439.17 FEET; THENCE NORTH 89° 43' 40" EAST PARALLEL WITH THE NORTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER, A DISTANCE OF 66.00 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT OF LAND; THENCE SOUTH 0° 13' 48" EAST ALONG SAID EAST LINE AND ALSO BEING ALONG THE WEST LINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER, A DISTANCE OF 850.72 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID SOUTHWEST QUARTER; THENCE NORTH 89° 48' 24" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1078.94 FEET (1077.48 FEET DEEDED) TO A POINT 256.76 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, AS MEASURED ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 0° 17' 03" WEST PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 851.20 FEET TO A POINT 472.17 FEET SOUTHERLY OF THE NORTH LINE OF THE SOUTH HALF OF THE EAST HALF OF SAID SOUTHWEST QUARTER, AS MEASURED PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89° 46' 53" WEST PARALLEL WITH THE NORTH LINE OF THE SOUTH HALF OF THE EAST HALF OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1078.13 FEET TO THE POINT OF BEGINNING. ALL SITUATED IN THE COUNTY OF OGLE AND THE STATE OF ILLINOIS.

Tax Parcel Identification Number: 25-29-300-019