

ORDINANCE NO. _____
Date Passed: February 12, 2018

**AN ORDINANCE APPROVING THE PRELIMINARY AND
FINAL PLAT OF LOVE'S TRAVEL STOPS & COUNTRY STORES, INC.
SUBDIVISION**

WHEREAS, pursuant to the City of Rochelle Zoning Ordinance, Love's Travel Stops & Country Stores, Inc. 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 Love's I-88 Subdivision; and

WHEREAS, the petition for the Preliminary Plat and Final Plat was reviewed by the Planning and Zoning Commission at their meeting of February 5, 2018 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 Love's Travel Stops & Country Stores, Inc. Subdivision, and, by a vote of 4-0.

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 Loves I-88 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 12th day of February, 2018.

Ayes: _____ Nays: _____ Absent/Abstain: _____

Mayor

Attested: _____
City Clerk

EXHIBIT A
(Legal Description)

Parcel 1

PARCEL DESCRIPTION

Part of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Thirty-six (36), Township Forty (40) North, Range One (1) East of the Third (3rd) Principal Meridian, Ogle County, Illinois, described as follows:

Beginning at a 5/8" steel pin on the easterly right-of-way line of U.S. Route 251 at a point 650.00 feet South of the centerline of the Interstate Route 88 at Station 4034+50; thence South 1degree 30 minutes 13 seconds East, a distance of 318.89 feet along said easterly right-of-way line to a steel pin; thence North 88 degrees 30 minutes 45 seconds East, a distance of 60.00 feet to a steel pin; thence South 1degree 30 minutes 13 seconds East, a distance of 60.00 feet to a steel pin; thence South 88 degrees 30 minutes 45 seconds West, a distance of 60.00 feet to a steel pin on said easterly right-of-way line; thence South 1 degree 30 minutes 13 seconds East, a distance of 74.25 feet said easterly right-of-way line to a found steel pin at the intersection of said easterly right-of-way line and the northerly right-of-way line of County Highway No. 17 (Steward Road); thence South 74 degrees 03 minutes 28 seconds East, a distance of 83.68 feet along said northerly right-of-way line to a found steel pin; thence North 88 degrees 30 minutes 44 seconds East, a distance of 1039.00 along said northerly right-of-way line feet to a found steel pin; thence North 1degrees 21 minutes 19 seconds West, a distance of 939.77 feet to a found steel pin on the southerly right-of-way line of Interstate Route 88; thence South 56 degrees 40 minutes 03 seconds West, a distance of 824.21 feet along said southerly right-of-way line to a found steel pin; thence South 84 degrees 25 minutes 21 seconds West, a distance of 350.89 feet along said southerly right-of-way line to the point of beginning, containing 16.928 acres, more or less.

EXHIBIT B
(Preliminary Plat)

EXHIBIT C
(Final Plat)