

**ORDINANCE NO \_\_\_\_\_**  
**Date Passed: February 13, 2012**

**AN ORDINANCE**  
**APPROVING THE PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT**  
**PLAT AND PLAN FOR THE CREEKSIDE UNIT 1 SUBDIVISION**

**WHEREAS**, on January 22, 2007 the City Council approved a conditional use permit for the Kings Crossing Planned Unit Development (PUD) which contained a Preliminary PUD Plan and Plat; and

**WHEREAS**, on March 23, 2009 the City Council approved an amendment to the Preliminary PUD Plat and Plan for the Kings Crossing PUD; and

**WHEREAS**, on May 2, 2009 the City Council approved the Final PUD Plan and Plat for Phase One of the Kings Crossing PUD; and

**WHEREAS**, pursuant to the City of Rochelle Zoning Ordinance, Creekside Land Holdings, LLC initiated a petition for approval of an amendment to the approved preliminary PUD Plan and Plat of the Kings Crossing PUD and approval of final PUD Plat and Plan known as the Creekside Unit 1 Subdivision which is legally described in Exhibit "A", the Preliminary PUD Plat and Plan is shown in Exhibit "B" and the Final Plat is shown in exhibit "C"; and

**WHEREAS**, the petition was reviewed by the Planning and Zoning Commission at a public hearing at their meeting of December 5, 2011 and the Planning and Zoning Commission, by a vote of 6-0, recommended that City Council consider approving the amended Preliminary PUD Plan and Plat and the Final Plat and Plan for the Creekside Unit 1 subdivision with certain conditions; and,

**NOW THEREFORE BE IT ORDAINED** by the Mayor and City Council of the City of Rochelle, Ogle County, Illinois, as follows:

Section 1. The Kings Crossing PUD Preliminary PUD Plat and Plan is hereby amended as shown in exhibit "B: and the Creekside Unit 1 Subdivision Final Planned Unit Development Plan and Plat is hereby approved as shown in Exhibit "C" subject to the following:

- 1) Final Engineering being approved by staff.
- 2) The Final Plat being modified where necessary from staff comments prior to recording.
- 3) Stormwater management plan being approved by staff.
- 4) Posting of required surety prior to the recording of the Final Plat.
- 5) That a temporary turn around that is approved by staff be constructed at the end of Creekside Drive.

Section 2. All other provisions of the Rochelle Zoning Ordinance and Rochelle Municipal Code, and its subsequent amendments shall remain in full force and effect.

Section 3. That this Ordinance shall be in force and effect from and after its passage, approval and adoption in pamphlet form as provided by law.

**PASSED AND APPROVED** this 13 day of February, 2012.

Ayes:\_\_\_\_\_ Nays: \_\_\_ Abstain:\_\_\_\_\_

\_\_\_\_\_  
Mayor

Attested: \_\_\_\_\_  
City Clerk

EXHIBIT "A"

Part of the North Half of Section 14, Township 40 North, Range 1 East of the Third Principal Meridian, Ogle County, Illinois described as follows:

The East Half of the Northwest Quarter and the West Half of the West Half of the Northeast Quarter, all in said Section 14, EXCEPTING THEREFROM the following described tract:

Beginning at the southeast corner of said West Half of the West Half of the Northeast Quarter of Section 14, being in the center of the road called "Flagg Center Road", running thence North along the east line of said West Half of the West Half of the Northeast Quarter of Section 14, a distance of 214 feet; thence West at right angles to the previously described course, a distance of 208.5 feet; thence South along a line parallel to the East line of said West Half of the West Half of the Northeast Quarter of said Section 14, a distance of 214 feet to the center line of said Flagg Center Road; and thence East along the center line of said road, a distance of 208.5 feet to the place of beginning, containing one acre, more or less.