

ORDINANCE NO _____

Date Passed: January 14, 2013

**AN ORDINANCE
APPROVING THE PRELIMINARY AND FINAL PLAT OF SUBDIVISION FOR
PROLOGIS PARK ROCHELLE UNIT FOUR**

WHEREAS, pursuant to the City of Rochelle Zoning Ordinance, Prologis has initiated a petition to divide land legally described in Exhibit "A" into a five lot subdivision based on the proposed Preliminary Plat, Exhibit "B", and Final Plat, Exhibit "C" known as the Prologis Park Rochelle Unit Four Subdivision; and,

WHEREAS, the petition for the Preliminary Plat and Final Plat were reviewed by the Planning and Zoning Commission at their meeting of January 7, 2013 and the Planning and Zoning Commission, by a vote of 5-0, recommended that City Council consider approving the Preliminary and Final Plat of Subdivision for Prologis Park Rochelle Unit Four; and,

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

Section 1. That Preliminary Plat, Exhibit "B", and Final Plat, Exhibit "C" for the Prologis Park Rochelle Unit Four Subdivision is hereby approved subject to;

- 1) That the Final Plat reflects any changes recommended by staff prior to the recording of it.
- 2) Approval of final engineering which includes an agreement on the installation of streetlights and a shared use path on Steward Road.
- 3) That a stormwater management and special flood hazard plan be approved according to the Rochelle Municipal Code.
- 4) Appropriate surety per code be provided.

Section 2. All other provisions of the Rochelle Zoning, Subdivision and Storm Water Management Ordinances and its subsequent amendments shall remain in full force and effect.

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 14 day of January, 2013.

Ayes: _____ Nays: _____ Abstain: _____

Mayor

Attested: _____
City Clerk

Exhibit "A"

LEGAL DISCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF SECTION 31, AND OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 IN PROLOGIS PARK ROCHELLE - UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 8, 2011 AS DOCUMENT NUMBER 1102433, IN OGLE COUNTY, ILLINOIS, SAID SOUTHWEST CORNER ALSO BEING ON THE NORTH LINE OF RITCHIE ROAD (T.R. 389); THENCE THE FOLLOWING 3 COURSES ALONG SAID LINE: 1) SOUTH 87 DEGREES 04 MINUTES 42 SECONDS WEST, 235.96 FEET; 2) THENCE SOUTH 88 DEGREES 46 MINUTES 52 SECONDS WEST, 715.64 FEET; 3) THENCE SOUTH 89 DEGREES 04 MINUTES 38 SECONDS WEST, 384.79 FEET TO THE NORTH RIGHT OF WAY LINE OF STEWARD ROAD PER DOCUMENT 200800808101; THENCE THE FOLLOWING 3 COURSES ALONG SAID RIGHT OF WAY LINE: 1) NORTH 88 DEGREES 49 MINUTES 46 SECONDS WEST, 100.90 FEET; 2) THENCE SOUTH 88 DEGREES 19 MINUTES 41 SECONDS WEST, 718.18 FEET; 3) THENCE SOUTH 88 DEGREES 35 MINUTES 29 SECONDS WEST, 847.26 FEET TO THE LIMITS OF PROLOGIS PARK ROCHELLE - UNIT THREE, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 11, 2011 AS DOCUMENT NUMBER 1106738; THENCE THE FOLLOWING 8 COURSES ALONG SAID LIMITS: 1) NORTH 59 DEGREES 44 MINUTES 08 SECONDS EAST, 71.43 FEET; 2) THENCE NORTH 00 DEGREES 30 MINUTES 38 SECONDS WEST, 723.59 FEET TO A POINT OF CURVATURE; 3) THENCE NORTHWESTERLY ALONG A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 41.08 FEET TO A POINT OF REVERSE CURVATURE; 4) THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 205.82 FEET TO A POINT OF TANGENCY; 5) THENCE NORTH 89 DEGREES 29 MINUTES 22 SECONDS EAST, 10.00 FEET; 6) THENCE NORTH 00 DEGREES 30 MINUTES 38 SECONDS WEST, 15.66 FEET; 7) THENCE SOUTH 89 DEGREES 29 MINUTES 22 SECONDS WEST, 1267.29 FEET; 8) THENCE NORTH 00 DEGREES 30 MINUTES 38 SECONDS WEST, 15.01 FEET TO THE LIMITS OF SAID PROLOGIS PARK ROCHELLE - UNIT ONE; THENCE THE FOLLOWING 6 COURSES ALONG SAID LIMITS: 1) NORTH 42 DEGREES 28 MINUTES 28 SECONDS EAST, 414.33 FEET TO A POINT CURVATURE; 2) THENCE NORTHEASTERLY ALONG A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 620.00 FEET, AN ARC LENGTH OF 387.66 FEET TO A POINT OF TANGENCY; 3) THENCE NORTH 78 DEGREES 17 MINUTES 58 SECONDS WEST, 562.00 FEET; 4) THENCE NORTH 88 DEGREES 00 MINUTES 12 SECONDS EAST, 440.00 FEET; 5) THENCE NORTH 80 DEGREES 20 MINUTES 48 SECONDS EAST, 240.00 FEET; 6) THENCE SOUTH 57 DEGREES 06 MINUTES 38 SECONDS EAST, 2831.13 FEET TO SAID POINT OF BEGINNING, IN OGLE COUNTY, ILLINOIS.

CONTAINING 3,363,200 SQ.FT. OR 77.208 ACRES MORE OR LESS