

**ORDINANCE NO \_\_\_\_\_**  
**Date Passed: December 12, 2011**

**AN ORDINANCE**  
**APPROVING THE PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT**  
**PLAT AND PLAN FOR LIGHTHOUSE POINTE – A PLANNED UNIT**  
**DEVELOPMENT “SECOND ADDITION”**

**WHEREAS**, on Spring Creek Development Group has filed a petition for the approval of Preliminary and Final Planned Unit Development Plan and Plat for the Lighthouse Pointe – A Planned Unit Development “Second Addition” which is legally described in Exhibit “A”; and

**WHEREAS**, Spring Creek Development Group submitted a Concept Plan shown in Exhibit “B” and a Preliminary and Final Plat 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 Preliminary and Final Planned Unit Development Plan and Plat for the Lighthouse Pointe – A Planned Unit Development “Second Addition” 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. That a Conditional (Special Use) Permit for the Preliminary and Final Planned Unit Development Plan and Plat for the Lighthouse Pointe – A Planned Unit Development “Second Addition” as shown in Exhibits “B” and “C” be approved subject to the following:

- 1) The building setback line along North Pointe Street on lot 7 should be 50 feet.
- 2) Each individual site plan for each lot be approved administratively.
- 3) All required land improvements including streetlights be installed.
- 4) Final Engineering being approved by staff.
- 5) The Final Plat being modified where necessary from staff comments prior to recording.
- 6) Stormwater management plan being approved by staff for each lot.
- 7) Posting of required surety prior to the recording of the Final Plat.
- 8) Access points for lots to be approved by staff during final site plan review of each lot.
- 9) Lot shall be developed according the current Rochelle Municipal Code at the time of site plan approval for each lot.
- 10) That all of the B-2 Highway Commercial permitted uses be allowed in this development. B-2 special uses will still have to go through the special use permit process.

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 12 day of December, 2011.

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

\_\_\_\_\_  
Mayor

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

## Exhibit "A"

### TRACT A

Beginning at the Northeast Corner of Lot B of the FINAL PUD PLAT OF LIGHTHOUSE POINTE WAL-MART ADDITION as recorded in Book D of Plats Page 36 as Document Number 0911104; thence South 88 degrees 21 minutes 28 seconds West a distance of 488.28 feet; thence North 01 degrees 44 minutes 39 seconds West a distance of 182.19 feet; thence North 88 degrees 22 minutes 19 seconds East a distance of 6.69 feet to a point on a curve; thence Easterly on a curved path concave to the North having a radius of 462.00 feet, a length of 140.26 feet, a chord bearing of North 79 degrees 40 minutes 28 seconds East and a chord length of 139.72 feet; thence North 70 degrees 58 minutes 38 seconds East a distance of 198.85 feet to a point on a curve; thence Easterly on a curved path concave to the South having a radius of 338.00 feet, a length of 102.03 feet, a chord bearing of North 79 degrees 37 minutes 28 seconds East and a chord length of 101.64 feet; thence North 88 degrees 16 minutes 19 seconds East a distance of 54.19 feet; thence South 01 degrees 30 minutes 48 seconds East a distance of 278.20 feet to the Point of Beginning;

### TRACT B

Beginning at the Northeast Corner of Lot C of the FINAL PUD PLAT OF LIGHTHOUSE POINTE WAL-MART ADDITION as recorded in Book D of Plats Page 36 as Document Number 0911104; thence South 43 degrees 22 minutes 46 seconds West a distance of 42.51 feet; thence South 88 degrees 16 minutes 19 seconds West a distance of 24.57 feet to a point on a curve; thence Westerly on a curved path concave to the South having a radius of 440.00 feet, a length of 132.82 feet, a chord bearing of South 79 degrees 37 minutes 28 seconds West and a chord length of 132.31 feet; thence South 70 degrees 58 minutes 38 seconds West a distance of 198.85 feet to a point on a curve; thence Westerly on a curved path concave to the North having a radius of 360.00 feet, length of 109.30 feet, a chord bearing of South 79 degrees 40 minutes 28 seconds West and a chord length of 108.88 feet; thence South 88 degrees 22 minutes 19 seconds West a distance of 25.97 feet; thence North 01 degrees 44 minutes 39 seconds West a distance of 619.43 feet; thence North 88 degrees 21 minutes 03 seconds East a distance of 35.00 feet; thence North 01 degrees 44 minutes 39 seconds West a distance of 113.43 feet; thence North 88 degrees 21 minutes 03 seconds East a distance of 376.23 feet to a point on a curve; thence Southerly on a curved path concave to the East having a radius of 358.00 feet, length of 148.82 feet, a chord bearing of South 15 degrees 55 minutes 31 seconds East and a chord length of 147.75 feet; thence South 27 degrees 50 minutes 02 seconds East a distance of 78.09 feet to a point on a curve; thence Southerly on a curved path concave to the West having a radius of 278.00 feet, a length of 127.71 feet, a chord bearing of South 14 degrees 40 minutes 25 seconds East and a chord length of 126.59 feet; thence South 01 degrees 30 minutes 48 seconds East a distance of 270.33 feet to the Point of Beginning.