

ORDINANCE NO. \_\_\_\_\_

Date Passed: January 11, 2016

**AN ORDINANCE DESIGNATING THE PROPOSED DOWNTOWN  
AND SOUTHERN GATEWAY REDEVELOPMENT PROJECT AREA,  
A REDEVELOPMENT PROJECT AREA PURSUANT TO THE  
TAX INCREMENT ALLOCATION REDEVELOPMENT ACT**

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, it is desirable and in the best interests of the citizens of the City of Rochelle, Ogle & Lee Counties, Illinois (the "City"), for the City to implement tax increment allocation financing pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS 5/11-74.4-1, et seq. (the "TIF Act"), for a redevelopment plan and redevelopment project as set forth in the Downtown and Southern Gateway Tax Increment Financing Redevelopment Plan and Project (the "Plan" and "Project") within the municipal boundaries of the City and within a proposed redevelopment project area (the "Area") described in *Section 1* of this Ordinance; and

WHEREAS, the Mayor and City Council of the City (collectively, the "Corporate Authorities") have heretofore by ordinance adopted and approved the Plan and Project, which Plan and Project were identified in such ordinance and were the subject, along with the Area designation hereinafter made, of a public hearing held on the 19<sup>th</sup> day of November, 2015, at the City Hall, City of Rochelle, 420 N. 6<sup>th</sup> Street, Rochelle, Illinois, and it is now necessary and desirable to designate the Area as a "redevelopment project area" pursuant to the TIF Act;

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE  
CITY OF ROCHELLE, OGLE COUNTY, ILLINOIS, as follows:**

**Section 1. Area Designated.** The Area, as described in *Exhibit A*, attached hereto and incorporated herein as if set out in full by this reference, is hereby designated as a redevelopment project area pursuant to Section 11-74.4-4 of the TIF Act. The map of the Area showing the street location is depicted in *Exhibit B*, attached hereto and incorporated herein as if set out in full by this reference.

**Section 2. Invalidity of Any Section.** If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

**Section 3. Determination of Total Initial Equalized Assess Valuation; Parcel Identification Numbers Identified.** It is hereby expressly found and determined that the year the County Clerk of the County of Ogle, Illinois (the "*County Clerk*"), shall use for determining the total initial equalized assessed valuation of the Area is 2014. It is further hereby expressly found and determined that the list of the parcel tax identification numbers for each parcel of property included in the Area, described in *Exhibit C*, attached hereto and incorporated herein as if set out in full by this reference, is a true, correct and complete list of said numbers for said parcels of property.

**Section 4. Transmittal to County Clerk.** The City Clerk is hereby expressly directed to transmit forthwith to the County Clerk a certified copy of this Ordinance, which is hereby expressly found to include a legal description of the Area, a map of the Area, identification of the year that the County Clerk shall use for determining the total initial equalized assessed value of the Area, and a list of the parcel tax identification numbers for each parcel of property included in the Area.

**Section 5. Superseder and Effective Date.** All ordinances, resolutions, motions, or orders in conflict herewith are hereby repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

This ordinance shall become effective after its passage, approval and publication as provided by law.

PASSED AND APPROVED this 11th day of January, 2016.

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

\_\_\_\_\_  
Mayor

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

**EXHIBIT A**  
**Legal Description of Designated Area**

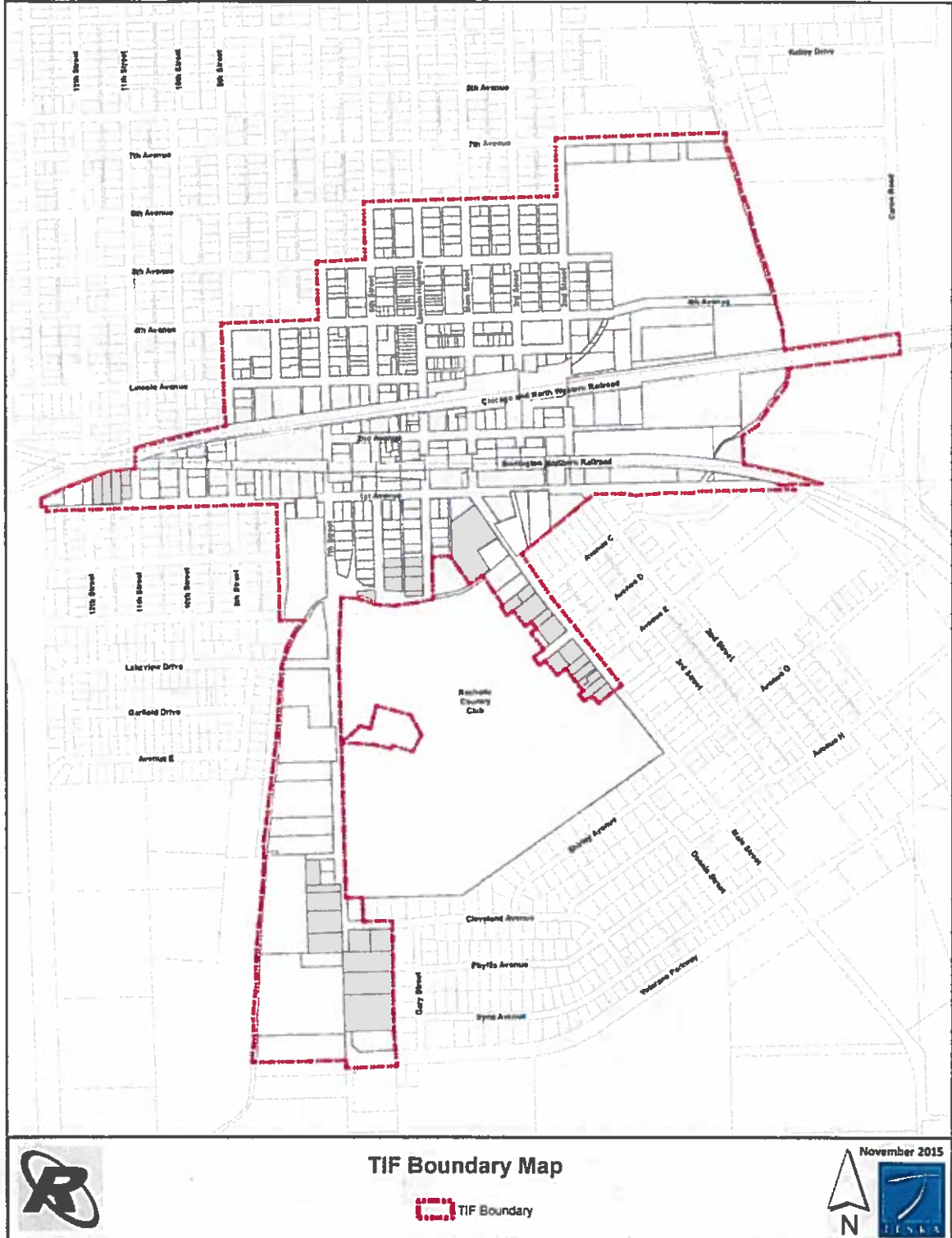
Part of the Southeast Quarter of Section 23; part of the South-half of Section 24; part of Section 25 and part of the Northeast Quarter of Section 26, Township 40 North, Range 1 East of the Third Principal Meridian, Ogle County, Illinois, bounded and described as follows:

Commencing at the Southeast Corner of said Section 24; thence Westerly along the South Line of said Section 24, to the Northeasterly Right-of-Way Line of the Burlington Northern Santa Fe Railroad; thence continuing Westerly along said South Line, to the Southwesterly Right-of-Way Line of said railroad; thence Southeasterly along said Southwesterly Right-of-Way Line to the Southerly Right-of-Way Line of a public road designated 1st Avenue; thence Westerly along said Southerly Right-of-Way Line to the Northeasterly Right-of-Way Line of a public road designated 2nd Street; thence Southwesterly to the Northerly corner of Lot 1 of Braiden's 4th Addition to the City of Rochelle; thence Southwesterly along the Northwesterly Line of said Braiden's 4th Addition and the Southwesterly extension thereof to the Northeasterly Right-of-Way Line of a public road designated South Main Street; thence Southeasterly along said Northeasterly Right-of-Way Line to the Southwesterly Corner of parcel #24-25-213-003; thence Southwesterly to the Northeasterly Corner of parcel # 24-25-209-010; thence Southwesterly along the Southeasterly Line of said parcel to the Southwesterly Corner of said parcel; thence Northwesterly along the Southwesterly Line of said parcel to the Southeasterly Line of parcel #24-25-209-009; thence Southwesterly along said Southeasterly Line to the Southwesterly Corner of said parcel; thence Northwesterly along the Southwesterly Line of said parcel to the Northwesterly Corner of said parcel; thence Northeasterly along the Northwesterly Line of said parcel to the Southwesterly Corner of parcel #24-25-209-008; thence Northwesterly along the Southwesterly Line of parcels #24-25-209-008, #24-25-209-007, #24-25-209-006 and #24-25-209-005 to the Southeasterly Line of parcel #24-25-209-002; thence Southwesterly along said Southeasterly Line to the Southwesterly Corner of said parcel; thence Northwesterly along the Southwesterly Line of said parcel to the Southeasterly Right-of-Way Line of a public road designated Avenue "D"; thence Southwesterly along said Right-of-Way Line to the end of said Right-of-Way; thence Northwesterly along said Right-of-Way to the Northwesterly Right-of-Way Line of said Avenue "D"; thence Northeasterly along said Northwesterly Right-of-Way Line to the Southwesterly Corner of parcel #24-25-205-003; thence Northwesterly along the Southwesterly Line of said parcel and the Northwesterly extension of said line to the Southeasterly Line of parcel #24-25-130-003; thence Southwesterly along said Southeasterly Line to the Southwesterly Corner of said parcel; thence Northwesterly along the Southwesterly Line of said parcel to the Northwesterly Corner of said parcel; thence Northeasterly along the Northwesterly Line of said parcel to the Southwesterly Corner of parcel #24-25-130-

002; thence Northwesterly along the Southwesterly Line of said parcel and the Southwesterly Line of parcel #24-25-130-001 and the Northwesterly extension to the center of Kyte Creek; thence Southwesterly along said centerline, a distance of 99.64 feet to a point; thence Northwesterly to a point being in the centerline of an alley on the Easterly projection of the North Line of Lot 7 in Block 1 of Atwater's Addition to the City of Rochelle; thence Westerly along said Easterly projection and the North Line of said Lot 7 to the Easterly Right-of-Way Line of a public road designated Washington Street; thence Southerly along said Easterly Right-of-Way Line to the centerline of said Kyte Creek; thence Westerly along said centerline to the Easterly Right-of-Way Line of a public road designated Illinois Route 251; thence Southerly along said Easterly Right-of-Way Line, a distance of 75.00 feet; thence Southerly along said Easterly Right-of-Way Line, a distance of 270.76 feet; thence Southerly along said Easterly Right-of-Way Line, a distance of 620.51 feet; thence Easterly, perpendicular to the last described course, a distance of 25.00 feet; thence Northeasterly at an angle of 139 degrees 03 minutes 57 seconds as measured clockwise from the last described course, a distance of 115.65 feet; thence Southeasterly at an angle of 237 degrees 10 minutes 34 seconds as measured clockwise from the last described course, a distance of 60.27 feet; thence Northeasterly at an angle of 89 degrees 01 minutes 28 seconds as measured clockwise from the last described course, a distance of 131.12 feet; thence Southeasterly at an angle of 270 degrees 47 minutes 01 seconds as measured clockwise from the last described course, a distance of 198.01 feet; thence Southeasterly at an angle of 225 degrees 52 minutes 10 seconds as measured clockwise from the last described course, a distance of 127.34 feet; thence Southwesterly at an angle of 236 degrees 52 minutes 23 seconds as measured clockwise from the last described course, a distance of 104.81 feet; thence Northwesterly at an angle of 258 degrees 10 minutes 08 seconds as measured clockwise from the last described course, a distance of 120.00 feet; thence Southwesterly at an angle of 89 degrees 23 minutes 40 seconds as measured clockwise from the last described course, a distance of 16.76 feet; thence Northwesterly at an angle of 267 degrees 16 minutes 47 seconds as measured clockwise from the last described course, a distance of 105.01 feet; thence Northwesterly at an angle of 171 degrees 00 minutes 29 seconds as measured clockwise from the last described course, a distance of 183.23 feet to the Easterly Right-of-Way Line of said Illinois Route 251; thence Southerly along said Easterly Right-of-Way Line to the Northwest Corner of Lot 1 of Block 1 of Cleveland Addition to the City of Rochelle; thence Easterly along the North Line of said Lot 1 to the Northwest Corner of Lot 2 of Block 1 of said Cleveland Addition; thence Southerly along the West Line of said Lot 2 to the Southwest Corner of said Lot 2; thence Easterly along the South Line of said Lot 2 and the South Line of Lot 3 of said Subdivision to the Northerly extension of the West Line of Block 4 of said Subdivision; thence Southerly along said West Line and West Line of Cleveland Subdivision No. 5 to the City of Rochelle and the Southerly extension thereof to the Southerly Right-of-Way Line of a public road designated Veterans Parkway; thence Westerly along said Southerly Right-of-Way Line to the East Line of

the West-half of the Southwest Quarter of Section 25; thence Northerly along said East Line to the Southeast Corner of parcel # 24-25-302-007, as recorded as document number 014696 in the Ogle County Recorder's Office; thence Westerly along the South Line of said parcel to the Centerline of Kyte Creek; thence Northerly along said Centerline to a point on the Easterly extension of the Southerly Right-of-Way Line of a public road designated Avenue B; thence Westerly along said Southerly Right-of-Way Line to a point on the Southerly extension of the Westerly Right-of-Way Line of a public road designated 8th Street; thence Northerly along said Westerly Right-of-Way Line to the Southerly Right-of-Way Line of a public road designated 1st Avenue; thence Westerly along said Southerly Right-of-Way Line to the Easterly Right-of-Way Line of a public road designated 13th Street; thence Northerly to the South Line of the Southeast Quarter of Section 23; thence Westerly along said South Line to the Southeasterly Right-of-Way Line of the Union Pacific Railroad; thence Northeasterly along said Southeasterly Right-of-Way Line to the East Line of the Southeast Quarter of said Section 23; thence Northerly along said East Line to the Northwesterly Right-of-Way Line of said Union Pacific Railroad; thence Northeasterly along said Northwesterly Right-of-Way Line to the Westerly Right-of-Way Line of public road designated 9th Street; thence Northerly along said Westerly Right-of-Way Line to the Northerly Right-of-Way Line of a public road designated 4th Avenue; thence Easterly along said Northerly Right-of-Way Line to the Westerly Right-of-Way Line of a public road designated 7th Street (Illinois Route 251); thence Northerly along said Westerly Right-of-Way Line to the Northerly Right-of-Way Line of a public road designed 5th Avenue; thence Easterly along said Northerly Right-of-Way Line to the Westerly Right-of-Way Line of a public road designated 6th Street; thence Northerly along said Westerly Right-of-Way Line to the Northerly Right-of-Way Line of a public road designed 6th Avenue; thence Easterly along said Northerly Right-of-Way Line to the Westerly Right-of-Way Line of a public road designated 2nd Street; thence Northerly along said Westerly Right-of-Way Line to the Northerly Right-of-Way Line of a public road designated 7th Avenue; thence Easterly along said Northerly Right-of-Way Line to the Centerline of Kyte Creek; thence Southeasterly along said Centerline to the Northerly Right-of-Way Line of said Union Pacific Railroad; thence Northeasterly along said Northerly Right-of-Way Line to the East Line of the Southeast Quarter of said Section 24; thence Southerly along said East Line to the Southerly Right-of-Way Line of said Union Pacific Railroad; thence Southwesterly along said Southerly Right-of-Way Line to the Centerline of said Kyte Creek; thence Southwesterly along said Centerline to a point on the Northerly extension of the East Line of parcel #24-24-478-004, as recorded in book 248 page 427 in the Ogle County Recorder's Office; thence Southerly along said East Line to the Northerly Right-of-Way Line of said Burlington Northern Santa Fe Railroad; thence Southeasterly along said Northerly Right-of-Way Line to the Point of Beginning.

# EXHIBIT B Map of Designated Area



**EXHIBIT C**  
**Parcel Identification Numbers**

24-23-485-001	24-24-338-002	24-24-340-011	24-24-361-002
24-23-485-003	24-24-338-003	24-24-340-012	24-24-361-003
24-23-485-004	24-24-338-004	24-24-341-001	24-24-361-004
24-23-485-005	24-24-338-005	24-24-341-002	24-24-362-001
24-23-485-006	24-24-338-006	24-24-341-003	24-24-362-002
24-23-485-007	24-24-338-007	24-24-341-004	24-24-362-003
24-23-485-008	24-24-338-008	24-24-341-005	24-24-362-004
24-23-485-009	24-24-339-001	24-24-341-006	24-24-363-001
24-23-485-010	24-24-339-003	24-24-341-007	24-24-363-002
24-24-335-001	24-24-339-004	24-24-341-008	24-24-363-003
24-24-335-002	24-24-339-005	24-24-341-009	24-24-363-004
24-24-335-003	24-24-339-006	24-24-353-001	24-24-363-005
24-24-335-004	24-24-339-007	24-24-353-002	24-24-363-006
24-24-335-005	24-24-339-008	24-24-353-003	24-24-363-007
24-24-335-006	24-24-339-009	24-24-353-004	24-24-363-008
24-24-335-007	24-24-339-010	24-24-353-006	24-24-363-013
24-24-335-008	24-24-339-012	24-24-353-007	24-24-376-002
24-24-336-001	24-24-339-013	24-24-354-001	24-24-376-003
24-24-336-002	24-24-339-014	24-24-354-002	24-24-376-004
24-24-336-003	24-24-339-015	24-24-354-003	24-24-376-005
24-24-336-004	24-24-339-016	24-24-354-004	24-24-376-006
24-24-336-005	24-24-339-017	24-24-354-005	24-24-376-007
24-24-336-006	24-24-339-018	24-24-354-006	24-24-376-009
24-24-336-007	24-24-339-019	24-24-354-007	24-24-376-010
24-24-336-008	24-24-339-020	24-24-354-008	24-24-376-012
24-24-336-009	24-24-339-021	24-24-354-010	24-24-376-013
24-24-337-001	24-24-339-022	24-24-354-011	24-24-376-016
24-24-337-002	24-24-339-023	24-24-354-012	24-24-376-017
24-24-337-003	24-24-339-024	24-24-357-001	24-24-377-002
24-24-337-004	24-24-339-025	24-24-357-002	24-24-377-003
24-24-337-005	24-24-340-001	24-24-357-003	24-24-377-004
24-24-337-006	24-24-340-002	24-24-357-004	24-24-377-005
24-24-337-007	24-24-340-003	24-24-357-012	24-24-377-006
24-24-337-008	24-24-340-004	24-24-357-013	24-24-377-007
24-24-337-009	24-24-340-005	24-24-358-001	24-24-377-008
24-24-337-010	24-24-340-006	24-24-359-001	24-24-377-009
24-24-337-011	24-24-340-007	24-24-359-002	24-24-377-010
24-24-337-012	24-24-340-008	24-24-359-003	24-24-377-011
24-24-337-013	24-24-340-009	24-24-360-001	24-24-377-012
24-24-338-001	24-24-340-010	24-24-361-001	24-24-377-013

24-24-377-014	24-24-382-016	24-24-392-004	24-24-408-010
24-24-377-015	24-24-382-017	24-24-392-005	24-24-451-001
24-24-377-019	24-24-382-019	24-24-392-006	24-24-452-001
24-24-377-020	24-24-382-020	24-24-392-007	24-24-452-002
24-24-377-021	24-24-382-021	24-24-393-004	24-24-452-004
24-24-377-022	24-24-383-001	24-24-393-006	24-24-453-003
24-24-378-001	24-24-383-002	24-24-394-002	24-24-453-004
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24-24-378-009	24-24-385-005	24-24-404-008	24-24-456-003
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24-24-378-011	24-24-385-007	24-24-404-011	24-24-457-004
24-24-378-012	24-24-386-001	24-24-404-012	24-24-457-007
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24-24-379-004	24-24-386-003	24-24-405-002	24-24-457-013
24-24-379-005	24-24-386-004	24-24-405-003	24-24-457-015
24-24-379-006	24-24-387-001	24-24-405-004	24-24-457-019
24-24-379-007	24-24-387-002	24-24-405-005	24-24-457-020
24-24-379-008	24-24-387-003	24-24-405-006	24-24-458-001
24-24-379-013	24-24-387-006	24-24-405-007	24-24-458-004
24-24-379-014	24-24-388-001	24-24-405-008	24-24-458-005
24-24-380-001	24-24-388-002	24-24-405-009	24-24-458-006
24-24-380-002	24-24-388-003	24-24-405-010	24-24-459-002
24-24-380-003	24-24-389-001	24-24-405-011	24-24-459-007
24-24-381-001	24-24-389-002	24-24-406-007	24-24-460-001
24-24-381-002	24-24-389-003	24-24-407-001	24-24-460-002
24-24-381-004	24-24-389-005	24-24-407-002	24-24-460-004
24-24-381-005	24-24-389-007	24-24-407-003	24-24-460-005
24-24-381-006	24-24-389-008	24-24-407-004	24-24-460-008
24-24-381-007	24-24-389-009	24-24-407-005	24-24-476-001
24-24-382-003	24-24-390-001	24-24-407-006	24-24-478-004
24-24-382-004	24-24-390-002	24-24-407-007	24-24-478-005
24-24-382-005	24-24-390-003	24-24-407-008	24-24-479-002
24-24-382-006	24-24-391-001	24-24-407-009	24-24-501-001
24-24-382-007	24-24-391-002	24-24-408-006	24-24-501-002
24-24-382-008	24-24-392-001	24-24-408-007	24-24-501-003
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24-24-501-009	24-25-126-003	24-25-127-021	24-25-205-002
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24-24-501-013	24-25-126-007	24-25-128-003	24-25-209-003
24-24-501-014	24-25-126-010	24-25-128-004	24-25-209-005
24-24-501-015	24-25-126-011	24-25-128-005	24-25-209-006
24-24-501-017	24-25-126-012	24-25-128-006	24-25-209-007
24-24-501-019	24-25-126-013	24-25-128-008	24-25-209-008
24-24-501-020	24-25-126-014	24-25-128-010	24-25-209-009
24-24-501-021	24-25-126-015	24-25-128-011	24-25-209-010
24-24-501-022	24-25-126-018	24-25-129-001	24-25-302-003
24-24-501-023	24-25-126-019	24-25-129-002	24-25-302-004
24-24-501-024	24-25-126-021	24-25-129-003	24-25-302-007
24-24-501-025	24-25-126-022	24-25-130-001	24-25-302-009
24-24-501-026	24-25-126-024	24-25-130-002	24-25-302-010
24-24-501-027	24-25-127-001	24-25-130-003	24-25-302-011
24-24-503-001	24-25-127-002	24-25-130-004	24-25-302-012
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24-25-104-001	24-25-127-013	24-25-155-001	24-25-328-006
24-25-104-002	24-25-127-014	24-25-155-002	
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