
THE CITY OF ROCHELLE
Ogle County, Illinois

ORDINANCE
NO. _____

**AN ORDINANCE ANNEXING AND ZONING THE PROPERTY LOCATED AT THE
CORNER OF ILLINOIS ROUTE 251 AND STEWARD ROAD WITH
PROPERTY IDENTIFICATION NUMBERS 24-36-100-020 AND 24-36-100-025**

CHET OLSON, Mayor
BRUCE McKINNEY, City Clerk

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DAN McDERMOTT
JOHN BEARROWS
City Council

Published in pamphlet form by authority of the Mayor and City Council of the City of Rochelle
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200 W. Adams, Ste. 2125, Chicago, IL 60606

**CITY OF ROCHELLE
Ogle County, Illinois**

**ORDINANCE NO. _____
Date Passed: December 11, 2017**

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CORNER OF ILLINOIS ROUTE 251 AND STEWARD ROAD WITH
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WHEREAS, the City of Rochelle (“City”), County of Ogle, is a non-home rule body politic and corporate, organized and existing pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1, et seq.; and

WHEREAS, on December 11, 2017 by the adoption of Ordinance ____, the City entered into an annexation agreement for property located on at the corner of Route 251 and Steward Road with Property Identification Numbers 24-36-100-020 AND 24-36-100-025 commonly known as 100 Steward Road (hereinafter “Property”); and

WHEREAS, the annexation agreement approved by Ordinance ____ provides for annexation of the Property to the City of Rochelle; and

WHEREAS, following due and proper publication of notice, the Plan Commission held a public hearing on December 4, 2017, where it considered the zoning of the Property upon annexation to the City to provide for B-2 Commercial Highway District Zoning of the Property upon annexation to Rochelle; and

WHEREAS, a request has been made by Love’s Travel Stops and Country Stores, Inc. to annex into the City of Rochelle and zone the property B-2 Commercial Highway District Zoning of the Property, and

WHEREAS, the Property is contiguous to the City limits; and

WHEREAS, there are no electors residing with the Property; and

WHEREAS, all petitions, documents agreements, notices, and other necessary legal requirements are in full compliance with the Illinois Municipal Code 65 ILCS 5/7/1-1;

WHEREAS, the Mayor and City Council have determined that it is in the best interest of the City of Rochelle that the Property be annexed into the corporate limits of the City and that the Property be zoned B-2 Commercial Highway District Zoning; 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 foregoing recitals shall be, and are hereby, incorporated into and made a part of this Ordinance as if fully set forth in this Section One.

Section 2. Pursuant to Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8, the Property legally described in Exhibit A is hereby annexed to the City of Rochelle, Ogle County, Illinois.

Section 3. The City Manager and City Clerk are hereby authorized to execute the Plat of Annexation for the Property.

Section 4. The City Clerk shall be and is hereby authorized and directed to cause a certified copy of this Ordinance and the Plat of Annexation to be recorded in the Office of the Ogle County Recorder.

Section 5. Upon annexation, the Property shall be automatically zoned B-2 Commercial Highway District Zoning in accordance with the annexation agreement approved on December 11, 2017 by the adoption of Ordinance ____ and the Director of the Community Development Department shall cause the Zoning District Map of the City of Rochelle to be amended to place the Property in the B-2 Commercial Highway District Zoning.

Section 6. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form, each in the manner provided by law.

PASSED THIS 11th day of December, 2017.

AYES:

NAYS:

ABSENT:

APPROVED THIS 11th day of December, 2017.

MAYOR

ATTEST:

CITY CLERK

EXHIBIT A

LEGAL 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.

Property Tax Identification Number(s): 24-36-100-025 and 24-36-100-020