

ORDINANCE NO. _____

Date Passed: April 9, 2018

AN ORDINANCE AMENDING THE BOUNDARIES OF THE I-2 AND B-2 ZONING DISTRICTS AND AMENDING THE OFFICIAL ZONING MAP TO REZONE THE HUB CITY DEVELOPMENT PROPERTY FROM I-1 TO B-2.

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, the Rochelle Municipal Code establishes certain zoning districts within the City; and

WHEREAS, pursuant to the provisions of the Rochelle Municipal Code Section 110-162, and the Illinois Municipal Code, 65 ILCS 5/11-13-9, the City has adopted and maintained an Official Zoning Map indicating the boundaries of the various zoning districts as established and amended from time to time by the Rochelle City Council; and

WHEREAS, Chapter 110 of the Rochelle Municipal Code provides procedures for amendments of the boundaries of the various zoning districts, including changes initiated by action of the City Council; and

WHEREAS, the City Council, by adoption of ordinance 16-4575, has directed the City Manager to take all steps necessary to amend the zoning provisions of the Rochelle Municipal Code with respect to the 48 acre parcel located at 300 Steward Road in the City, the legal description of which is attached hereto as Exhibit A and which is depicted on exhibit B appended hereto and made a part of ("the Property"), by amending the boundaries of the I-2 (Light Industry) and B-2 (Commercial Highway) zoning districts in order to rezone the Property from I-1 to B-2; and

WHEREAS, the Rochelle Plan Commission, following a duly noticed and called public hearing in accordance with all legal requirements, has recommended that the Property be so rezoned, and the City Council concurs; and

WHEREAS, no objections were filed to the rezoning of the Property;

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCHELLE, OGLE COUNTY, ILLINOIS, that Chapter 110 of the Municipal Code of the City of Rochelle, and the Official Zoning Map of the City of Rochelle be amended as follows:

1. **REZONING**. By rezoning the Property from I-1 (Light Industry) to B-2 (Commercial Highway); and
2. **ZONING MAP**. By amending the Official Zoning Map of the City of Rochelle to conform to the foregoing rezoning.

This ordinance shall become effective after its passage, approval and publication as provided by law and shall modify any inconsistent provisions in the Rochelle Municipal Code prior to this date.

PASSED AND APPROVED this 9th day of April, 2018.

Ayes: _____ Nays: _____ Absent/Abstain: 0

Mayor

Attested: _____
City Clerk

EXHIBIT A
(Legal Description)

Parcel 1

Part of the South Half (1/2) of the South Half (1/2) of the Northeast Quarter (1/4) and Part of the North Half (1/2) of the South Half (1/2) of the Northeast Quarter (1/4) and Part of the South Half (1/2) of the Southeast Quarter (1/4) of the Norwest Quarter (1/4) and Part of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) and Part of the West Half (1/2) of the Southeast Quarter (1/4) of Section 36, Township 40 North, Range 1 East of the Third Principal Meridian, Ogle County, Illinois, bounded and described as follows, to-wit:

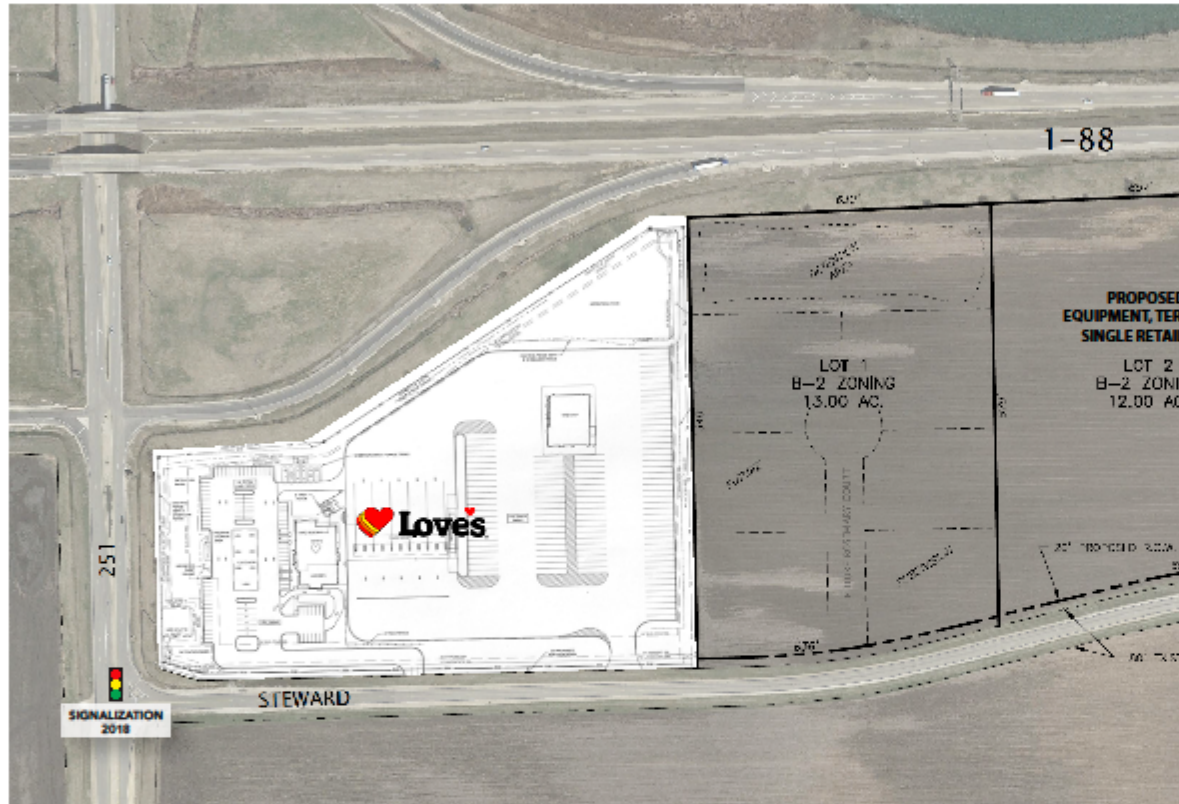
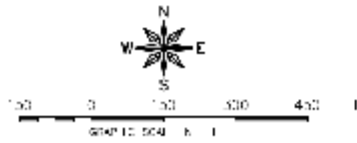
Beginning at a point 380.35 feet Southerly of the centerline Station 4072+21.26 of a highway known as the East-West Tollway extension (I-88), according to the plat thereof recorded in Book G-1 of Plats at page 11 in the Office of the Ogle County Recorder: thence North 20 degrees 24 minutes 42 seconds West, a distance of 232.71 feet to a point 155 feet Southerly of said centerline at Station 4071+53.80; thence Southwesterly along the Southerly right-of-way line of said highway, at an angle of 105 degrees 26 minutes 32 seconds as measured clockwise from the last described course, a distance of 573.16 feet to a point 155 feet Southerly of said centerline; thence Westerly along said Southerly right-of-way line at an angle of 182 degrees 56 minutes 30 seconds as measured clockwise from the last described course, a distance of 2035.97 feet to a point 188.39 feet Southerly of said centerline at Station 4045+71.40, said point being on a line drawn 1200 feet Easterly of the East right-of-way line of U.S. Route 251 (*f.k.a.* U.S. Route 51); thence Southerly, parallel with said Easterly right-of-way line, along the Easterly line of the property described in Trustee's Deed recorded in Book 273 at page 175 at an angle of 91 degrees 25 minutes 30 seconds as measured clockwise from the last described course, a distance of 939.77 feet to the Southeast corner of said property, said point being on the Northerly right-of-way line of Steward Road (C.H.17); thence Easterly along said Northerly right-of-way line, at an angle of 89 degrees 25 minutes 37 seconds as measured clockwise from the last described course, a distance of 90.46 feet to a point; thence Northeasterly along said Northerly right-of-way line, being the arc of a curve concave Northwesterly, having a radius of 1869.86 feet and whose cord forms an angle of 174 degrees 09 minutes 51 seconds as measured clockwise from the last described course, an arc distance 407.97 feet to a point; thence Northeasterly along said Northerly right-of-way line, at an angle of 173 degrees 45 minutes 00 seconds as measured clockwise from the last described chord, a distance of 403.70 feet to a point; thence Northeasterly along said Northerly right-of-way line, being the arc of a curve concave Southeasterly, having a radius of 1949.86 feet and whose cord forms an angle of 186 degrees 15 minutes 26 seconds as measured clockwise from the last described course, an arc distance of 426.94 feet to a point; thence Easterly along said Northerly right-of-way line, at an angle 186 degrees 14 minutes 34 seconds as measured clockwise from the last described chord a distance of 1123.21 feet to a point 294 feet West of the East line of the South half (1/2) of the South half (1/2) of the Northeast Quarter (1/4) of said Section 36; thence Northerly parallel with said East line, at an angle of 89 degrees 46 minutes 42 seconds as measured clockwise from the last described course, a distance of 628.46 feet to a point on the North line of the South half (1/2) of the South half (1/2) of said Northeast quarter (1/4); thence Easterly along said North line, at an angle of 89 degrees 53 minutes 51 seconds as measured counterclockwise from the last described course, a distance of 254.27 feet to the point of beginning, situated in the County of Ogle and State of Illinois.

Parcel No. 24-36-251-006

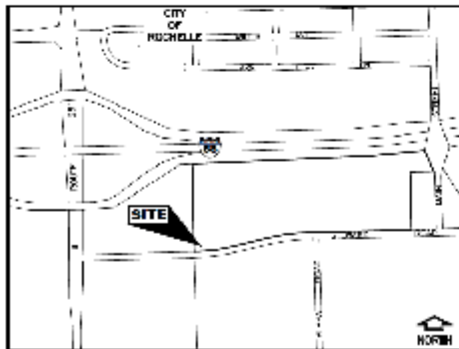
**EXHIBIT B
(CIVIL DRAWINGS)**

**CONCEPT PLAN
"HUB CITY DEVELOPMENT"**

**PART OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 10 WEST,
CITY OF ROCHELLE, OGLE COUNTY**



THIS PROPERTY IS OWNED BY A REAL ESTATE BROKER



LOCATION MAP

EXHIBIT C
(Final Plat)