

ORDINANCE NO. _____

Date Passed: August 13, 2018

**AN ORDINANCE APPROVING THE PRELIMINARY AND
FINAL PLAT OF Progressive Park, LLC SUBDIVISION**

WHEREAS, pursuant to the City of Rochelle Zoning Ordinance, Progressive Park, LLC, an Illinois limited liability company, initiated a petition to divide land legally described in Exhibit "A" into a one lot subdivision based on the proposed Preliminary Plat, Exhibit "B", and Final Plat, Exhibit "C" known as Progressive Park, LLC Subdivision; and

WHEREAS, the petition for the Preliminary Plat and Final Plat was reviewed by the Planning and Zoning Commission at their meeting of August 6, 2018 and the Planning and Zoning Commission, by a vote of 4-0, recommended that Council approve the Preliminary Plat and Final Plat of Subdivision for Progressive Park, LLC Subdivision, 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 Preliminary Plat, Exhibit "B", and Final Plat, Exhibit "C" for Progressive Park, LLC Subdivision are hereby approved subject to: (i) final site engineering, landscaping, and building plan approvals, and (ii) City staff approval in regards to engineering, utilities, building, and site plan.

Section 2. 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 13th day of August, 2018.

Ayes: _____ Nays: 0 Absent/Abstain: 0

Mayor

Attested: _____
City Clerk

EXHIBIT A
(Legal Description)

Parcels: 25-32-300-002 & 25-32-300-003

Part of the Southwest Quarter of section 32, Township 40 North, Range 2 East of the Third Principal Meridian, Ogle County, Illinois, bounded and described as follows: Commencing at the Northwest corner of said Southwest Quarter; thence East along the North line of said Southwest Quarter, 1331.40 feet, to the point of beginning of the hereinafter described tract of land; thence continuing East, along said north line, 506.29 feet; thence South 409.00 feet; thence West parallel with said North line, 189.23 feet; thence North 145.00 feet; thence West parallel with said North line, 317.06 feet; thence North 264.00 feet to the Point of Beginning, containing 3.70 Acres more or less.

DESCRIPTION: 25-32-301-001

Lot 2 of PROLOGIS PARK ROCHELLE – UNIT 2 subdivision, part of the Southwest Quarter of Section 32 and part of the Southeast Quarter of Section 31, Township 40 North, Range 2 East of the Third Principal Meridian, as recorded in the Ogle County Recorder's Office, Ogle County, Illinois.

EXHIBIT B (Preliminary Plat)

PRELIMINARY PLAT "PROGRESSIVE PARK"

BEING A RE-SUBDIVISION OF PROLOGIS PARK ROCHELLE - UNIT TWO
AND PART OF SW QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGES 2 EAST OF THE 3rd P.M.,
CITY OF ROCHELLE, OGLE COUNTY, ILLINOIS

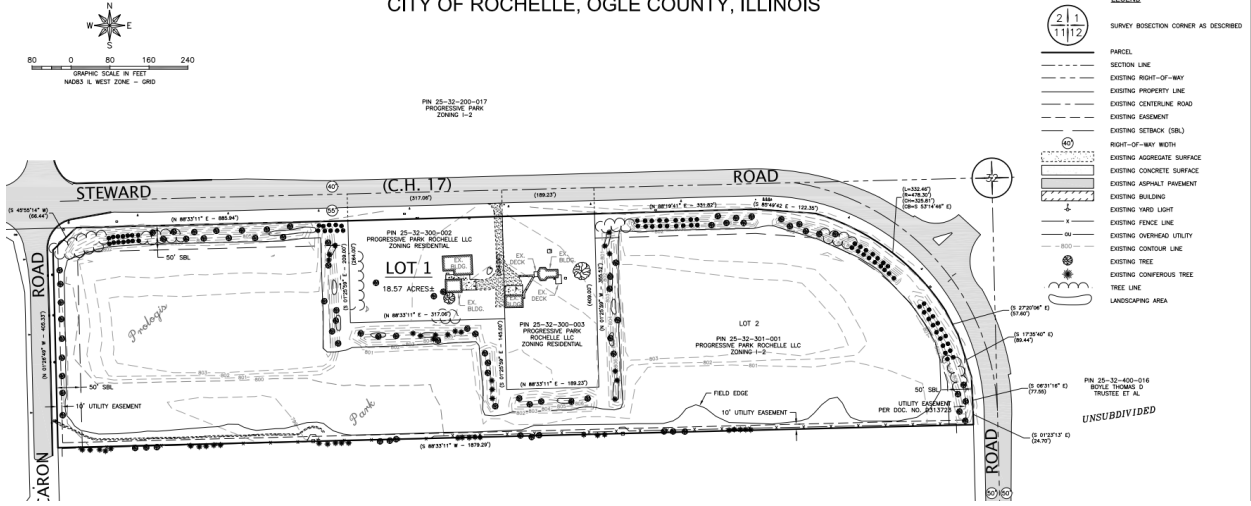
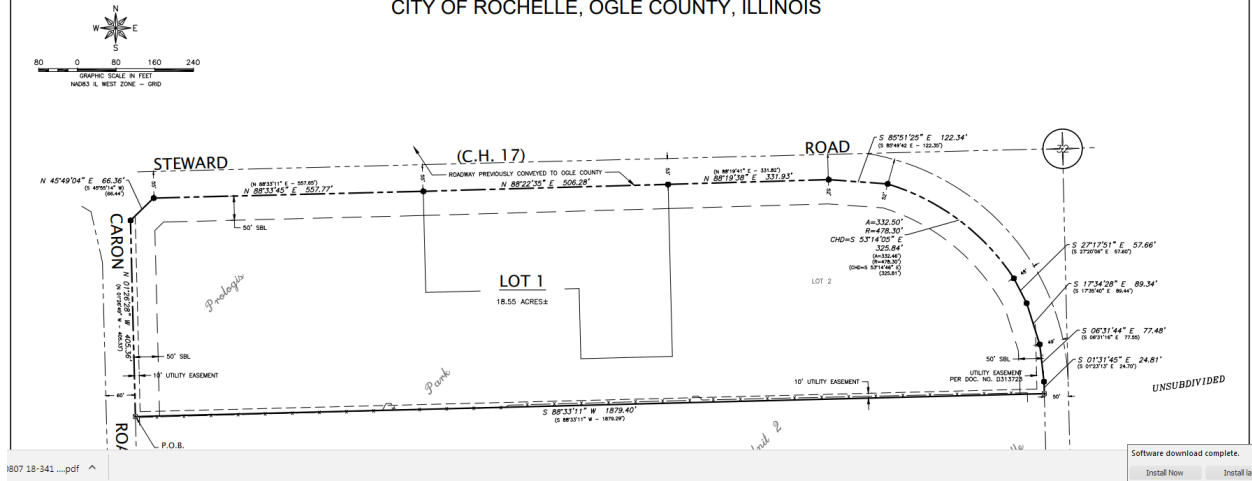


EXHIBIT C

FINAL PLAT

"PROGRESSIVE PARK"

BEING A RE-SUBDIVISION OF LOT 2 OF PROLOGIS PARK ROCHELLE - UNIT TWO
AND PART OF SW QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGES 2 EAST OF THE 3rd P.M.,
CITY OF ROCHELLE, OGLE COUNTY, ILLINOIS



(Final Plat)