
THE CITY OF ROCHELLE
Ogle County, Illinois

ORDINANCE
NO. _____

**AN ORDINANCE ANNEXING AND ZONING THE PROPERTY
LOCATED AT LOCATED AT THE NORTHWEST CORNER OF FLAGG
ROAD AND NORTH CARRON ROAD, FLAGG TOWNSHIP, OGLE
COUNTY, ILLINOIS, WITH PROPERTY IDENTIFICATION NUMBERS
24-13-426-003, 24-13-426-005, 24-13-426-006 AND 24-13-426-007**

CHET OLSON, Mayor
SUE MESSER, 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
Law Offices of Peterson, Johnson, & Murray—Chicago, City Attorneys
200 W. Adams, Ste. 2125, Chicago, IL 60606

**CITY OF ROCHELLE
Ogle County, Illinois**

**ORDINANCE NO. _____
Date Passed: August 13, 2018**

**AN ORDINANCE ANNEXING AND ZONING THE PROPERTY LOCATED AT
LOCATED AT THE NORTHWEST CORNER OF FLAGG ROAD AND NORTH
CARRON ROAD, FLAGG TOWNSHIP, OGLE COUNTY, ILLINOIS, WITH
PROPERTY IDENTIFICATION NUMBERS 24-13-426-003, 24-13-426-005, 24-13-426-006
AND 24-13-426-007**

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 August 13, 2018 by the adoption of Ordinance ____, the City entered into an Annexation Agreement for four parcels of property located at the northwest corner of Flagg Road and North Carron Road, Flagg Township, Ogle County, Illinois, With Property Identification Numbers 24-13-426-003, 24-13-426-005, 24-13-426-006 And 24-13-426-007 (hereinafter collectively referred to as “the 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 Planning and Zoning Commission held a public hearing on August 6, 2018, where it considered the zoning of the Property upon annexation to the City to provide for B-2 Highway Commercial District Zoning of the Property upon annexation to Rochelle; and

WHEREAS, a request has been made by each respective landowner of the Property to annex into the City of Rochelle and zone the property B-2 Highway Commercial 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 Highway Commercial 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 Highway Commercial District Zoning in accordance with the annexation agreement approved on August 13, 2018 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 Highway Commercial 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 13th day of August, 2018.

AYES:

NAYS:

ABSENT:

APPROVED THIS 13th day of August, 2018.

ATTEST:

MAYOR

CITY CLERK

EXHIBIT A

**PARCEL: 24-13-426-003
LEGAL DESCRIPTION**

Part of the Southeast Quarter of Section 13, Township 40 North, Range 1 East of the Third Principal Meridian, bounded and described as follows: Beginning at the Northeast corner of Lot 7 of Holcomb Square, a subdivision as recorded in the Ogle County Recorder's Office; thence North 0 degrees 25 minutes 32 seconds West along the Westerly Right-of-Way line of a public road designated Caron Road a distance of 563.68 feet; thence South 89 degrees 29 minutes 50 seconds West parallel with the North line of said Holcomb Square, a distance of 946.83 feet to the Easterly line of the Flagg Park District Bicycle Path; thence Southerly along said Easterly line, said line being curved to the right, having a radius of 650.00 feet, a central angle of 41 degrees 12 minutes 28 seconds, a chord bearing of South 7 degrees 08 minutes 47 seconds West, and an arc distance of 467.49 feet to the termination of said curve; thence South 27 degrees 45 minutes 01 second West along said Easterly line, a distance of 125.18 feet to a point on the Westerly extension of the North line of said Holcomb Square; thence North 89 degrees 29 minutes 50 seconds East along said Westerly extension and along said North line, a distance of 1066.22 feet to the Point of Beginning, containing 12.500 acres, more or less, all situated in the City of Rochelle, the County of Ogle and the State of Illinois

**PARCEL: 24-13-426-005
LEGAL DESCRIPTION**

Part of the Southeast Quarter of Section 13, Township 40 North, Range 1 East of the Third Principal Meridian, bounded and described as follows:

Commencing at the Northeast corner of Lot 7 of Holcomb Square, a subdivision as recorded in the Ogle County Recorder's Office; thence North 0 degrees 25 minutes 32 seconds West along the Westerly right-of-way line of a public road designated as Caron Road, a distance of 581.93 feet; thence North 89 degrees 38 minutes 00 seconds East along said Westerly right-of-way line, a distance of 5.00 feet; thence North 0 degrees 23 minutes 51 seconds West along said Westerly right-of-way line, a distance of 505.66 feet to the point of beginning of the hereinafter described tract of land; thence South 89 degrees 10 minutes 26 seconds West, a distance of 1,145.21 feet to the Easterly line of the Flagg Park District Bicycle Path; thence Northwesterly along said Easterly line, said line being curved to the left, heaving a radius of 200.00 feet, a central angle of 53 degrees 41 minutes 19 seconds, a chord bearing of North 51 degrees 09 minutes 59 seconds West, and an arc distance of 187.14 feet to the termination of said curve; thence North 78 degrees 00 minutes 39 seconds West along said Easterly line, a distance of 77.62 feet to the beginning of a curve; thence Northwesterly along said Easterly line, said line being curved to the left, having a radius of 800.00 feet, a central angle of 29 degrees 00 minutes 03 seconds, a chord bearing of North 63 degrees 30 minutes 38 seconds West and an arc distance of 404.93 feet to the termination of said curve; thence North 49 degrees 00 minutes 36 seconds West along said Easterly line, a distance of 560.23 feet; thence Northwesterly along said Easterly line, said line being curved to the right having a radius of 250.00 feet, a central angle of 18 degrees 13 minutes 03 seconds, a chord bearing of North 39 degrees 54 minutes 05 seconds West, and an arc distance of 79.49 feet to the Southerly right-of-way line of a public road designated as Flagg Road; thence North 89 degrees 10 minutes 26 seconds East along said Southerly right-of-way line, a distance of 405.58 feet; thence North 0 degrees 49 minutes 34 seconds West along said Southerly right-of-way line a distance of 5.00 feet;

thence North 89 degrees 10 minutes 26 seconds East along said Southerly right-of-way line, a distance of 1,361.55 feet; thence South 0 degrees 49 minutes 34 seconds East along said Southerly right-of-way line, a distance of 5.00 feet; thence North 89 degrees 10 minutes 26 seconds East along Southerly right-of-way line, a distance of 328.08 feet; thence South 75 degrees 20 minutes 19 seconds East along said Southerly right-of-way line, a distance of 74.90 feet to the Westerly right-of-way line of said Caron Road; thence South 13 degrees 59 minutes 27 seconds East along said Westerly right-of-way line, a distance of 91.10 feet; thence South 0 degrees 23 minutes 51 seconds East along said Westerly right-of-way line, a distance of 642.63 feet to the point of beginning, containing 30.034 acres, more or less, situated in Ogle County, Illinois.

PARCEL: 24-13-426-006
LEGAL DESCRIPTION

North 89 degrees 38 minutes 00 seconds East along said Westerly Right-of-Way line, a distance of 5.00 feet; thence North 0 degrees 23 minutes 51 seconds West along said Westerly Right-of-Way line, a distance of 505.66 feet; thence South 89 degrees 10 minutes 26 seconds West, a distance of 1 145.21 feet to the Easterly line of the Flagg Park District Bicycle Path; thence Southerly along said Easterly line, said line being curved to the right, having a radius of 200.00 feet, a central angle of 2 degrees 46 minutes 26 seconds, a chord bearing of South 22 degrees 56 minutes 07 seconds East, and an arc distance of 9.68 feet to the termination of said curve; thence South 21 degrees 32 minutes 54 seconds East along said Easterly line, a distance of 450.86 feet to the beginning of a curve; thence Southeasterly along said Easterly line, said line being curved to the right, having a radius of 650.00 feet, a central angle of 8 degrees 05 minutes 27 seconds, a chord bearing of South 17 degrees 05 minutes 11 seconds East and an arc distance of 91.79 feet; thence North 89 degrees 29 minutes 50 seconds East parallel with the North line of said Holcomb Square, a distance of 946.83 feet to the point of beginning;

EXCEPTING THEREFROM Part of the Southeast Quarter (1/4) of Section 13, Township 40 North, Range 1 East of the Third Principal Meridian, bounded and described as follows: Commencing at the Northeast corner of Lot 7 of Holcomb Square, a subdivision as recorded in the Ogle County Recorder's Office; thence North 0 degrees 25 minutes 32 seconds West along the Westerly Right-of-Way Line of a public road designated Caron Road a distance of 563.68 feet to the point of beginning of the hereinafter described tract of land; thence continuing North 0 degrees 25 minutes 32 seconds West along said Westerly Right-of-Way Line, a distance of 18.25 feet; thence North 89 degrees 38 minutes 00 seconds East along said Westerly Right-of-Way line, a distance of 5.00 feet; thence North 0 degrees 23 minutes 51 seconds West along said Westerly Right-of-Way Line, a distance of 208.76 feet; thence South 89 degrees 29 minutes 50 seconds West parallel with the North line of said Holcomb Square, a distance of 384.40 feet; thence South 0 degrees 30 minutes 10 seconds East perpendicular to the last described course, a distance of 227.00 feet; thence North 89 degrees 29 minutes 50 seconds East parallel with the North line of said Holcomb Square, a distance of 379.00 feet to the point of beginning; situated in the City of Rochelle, the County of Ogle and the State of Illinois.

PARCEL: 24-13-426-007
LEGAL DESCRIPTION

North 89 degrees 38 minutes 00 seconds East along said Westerly Right-of-Way line, a distance of 5.00 feet; thence North 0 degrees 23 minutes 51 seconds West along said Westerly Right-of-Way line, a distance of 505.66 feet; thence South 89 degrees 10 minutes 26 seconds West, a distance of 1 145.21 feet to the Easterly line of the Flagg Park District Bicycle Path; thence Southerly along said Easterly line, said line being curved to the right, having a radius of 200.00 feet, a central angle of 2 degrees 46 minutes 26 seconds, a chord bearing of South 22 degrees 56 minutes 07 seconds East, and an arc distance of 9.68 feet to the termination of said curve; thence South 21 degrees 32 minutes 54 seconds East along said Easterly line, a distance of 450.86 feet to the beginning of a curve; thence Southeasterly along said Easterly line, said line being curved to the right, having a radius of 650.00 feet, a central angle of 8 degrees 05 minutes 27 seconds, a chord bearing of South 17 degrees 05 minutes 11 seconds East and an arc distance of 91.79 feet; thence North 89 degrees 29 minutes 50 seconds East parallel with the North line of said Holcomb Square, a distance of 946.83 feet to the point of beginning;

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STATE OF ILLINOIS)
)
COUNTY OF OGLE) SS.

CERTIFICATE

I, _____, City Clerk of the City of Rochelle, County of Ogle and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. _____, “AN ORDINANCE ANNEXING AND ZONING THE PROPERTY LOCATED AT LOCATED AT THE NORTHWEST CORNER OF FLAGG ROAD AND NORTH CARRON ROAD, FLAGG TOWNSHIP, OGLE COUNTY, ILLINOIS, WITH PROPERTY IDENTIFICATION NUMBERS 24-13-426-003, 24-13-426-005, 24-13-426-006 AND 24-13-426-007” which was adopted by the Mayor and City Council of the City of Rochelle on August 13, 2018.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Rochelle this 13th day of August, 2018.

CITY CLERK