

ORDINANCE NO. _____
Date Passed: August 13,2018

**AN ORDINANCE AMENDING THE BOUNDARIES OF THE B-2 ZONING DISTRICTS AND AMENDING THE OFFICIAL ZONING MAP TO REZONE
Parcels 24-13-426-003, 24-13-426-005, 24-13-426-006, and 24-13-426-007.**

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 parcels 24-13-426-003, 24-13-426-005, 24-13-426-006, and 24-13-426-007 located 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 B-2 Commercial Highway zoning districts; 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 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 13th day of August, 2018.

Ayes: _____ Nays: _____ Absent/Abstain: 0

Mayor

Attested: _____
City Clerk

**EXHIBIT A
(Legal Description)**

Parcel 24-13-426-003

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

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

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

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.

EXHIBIT B
Northern Gateway TIF Map



EXHIBIT A - BOUNDARY MAP
NORTHERN GATEWAY TIF DISTRICT
 Rochelle, IL

