
THE CITY OF ROCHELLE
Ogle County, Illinois

ORDINANCE
NO. _____

**AN ORDINANCE APPROVING THE PRELIMINARY AND FINAL PLATS OF SUBDIVISION
FOR 1123 N. 7th STREET, PIN 24-13-377-041**

JOHN BEARROWS, Mayor
ROSE HUERAMO, City Clerk

TOM McDERMOTT
BIL HAYES
KATE SHAW-DICKEY
DAN McDERMOTT
ROSAELIA ARTEAGA
BEN VALDIVIESO
City Council

Published in pamphlet form by authority of the Mayor and City Council of the City of Rochelle
Ottosen DiNolfo Hasenbalg & Castaldo, Ltd., City Attorneys
1804 North Naper Boulevard, Suite 350
Naperville, Illinois 60563

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Ogle County, Illinois

ORDINANCE NO. _____

**AN ORDINANCE APPROVING THE PRELIMINARY AND FINAL PLATS OF SUBDIVISION
FOR 1123 N. 7th STREET, PIN 24-13-377-041**

WHEREAS, Section 7 of Article VII of the 1970 Constitution of the State of Illinois provides that a municipality that is not a home rule unit shall only have the powers granted to them by law and as such the City of Rochelle, Ogle County, Illinois being a non-home rule unit pursuant to the provisions of said Section 7 of Article VII, and may exercise only the powers expressly granted by law; and

WHEREAS, the Illinois General Assembly granted non-home rule municipalities broad authority to “pass all ordinances and make all rules and regulations proper or necessary, to carry into effect the powers granted to municipalities.” 65 ILCS 5/1-2-1; and

WHEREAS, while “non-home rule municipalities have the authority to enact ordinances, such ordinances may in no event conflict with state law or prohibit what a state statute expressly permits . . . A local ordinance may impose more rigorous or definite regulations in addition to those enacted by the state legislature so long as they do not conflict with the statute.” (*Village of Wauconda v. Hutton*, 291 Ill. App. 3d 1058, 1060 (1997)); and

WHEREAS, the City of Rochelle (“Petitioner”), has petitioned to subdivide their property at 1123 N. 7th Street, PIN 24-13-377-041; and

WHEREAS, the land is currently zoned B-2 Commercial Highway; and

WHEREAS, pursuant to the City of Rochelle Zoning Ordinance, the Petitioner, initiated a petition to subdivide the properties legally described in Exhibit “A” and as depicted on Preliminary Plat, Exhibit “B”, and Final Plat, Exhibit “C” known as the Vagabond 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 4, 2025, and the Planning and Zoning Commission, by a vote of 4-0, recommended that Council approve the Preliminary Plat and Final Plat of Subdivision, subject to additional staff input; and

NOW THEREFORE BE IT ORDAINED by the Mayor and City Council of the City of Rochelle, Ogle County, Illinois, as follows:

SECTION ONE: 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 TWO: The Preliminary Plat, Exhibit B, and Final Plat, Exhibit C, for the Rochelle Vagabond Subdivision located at 1123 N. 7th Street, Parcel Number 24-13-377-041; subject to additional staff comment are hereby approved by the Mayor and City Council.

SECTION THREE: That the Mayor and City Council of the City of Rochelle hereby approve and accept said Preliminary and Final Plats, attached hereto as Exhibit B and Exhibit C, and all necessary City Officials are hereby authorized to execute said Plats prior to the final recording,

subject to review and revision as to form by the City Attorney and City staff.

SECTION FOUR: The City Clerk shall be and is hereby authorized and directed to cause a certified copy of this Ordinance with the attached Exhibit B and Exhibit C, to be recorded in the Office of the Ogle County Recorder.

SECTION FIVE: If any provision of this Ordinance or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

SECTION SIX: Where the conditions imposed by any provisions of this Ordinance are more restrictive than comparable provisions imposed Ordinance in any other local law, ordinance, resolution, rule or regulation, the regulations of this Ordinance will govern.

SECTION SEVEN: The City Clerk shall publish this Ordinance in pamphlet form.

SECTION EIGHT: This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED THIS 11th day of August, 2025.

AYES:

NAYS:

ABSENT:

APPROVED THIS 11th day of August, 2025.

CITY MAYOR

ATTEST:

CITY CLERK

EXHIBIT A – LEGAL DISCRPTION

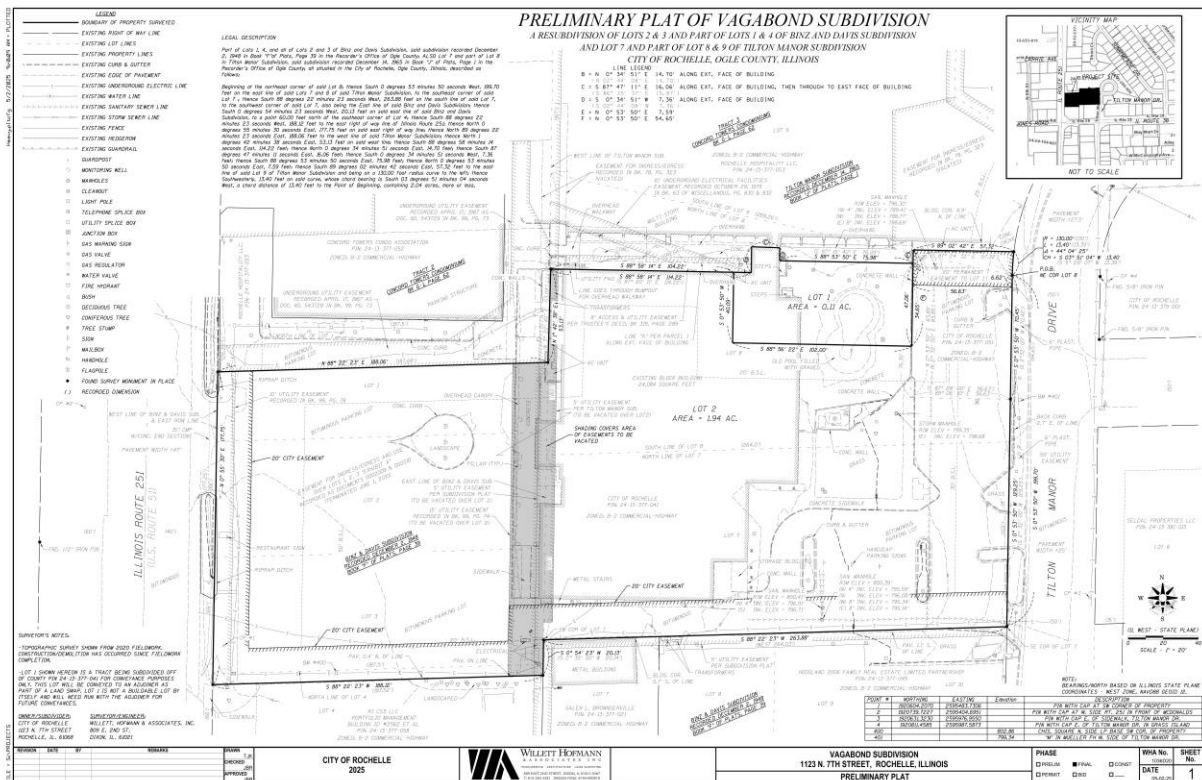
Part of Lots 1, 4, and all of Lots 2 and 3 of Binz and Davis Subdivision, said subdivision recorded December 2, 1948 in Book "F" of Plats, Page 39 in the Recorder's Office of Ogle County; ALSO Lot 7 and part of Lot 8 in Tilton Manor Subdivision, said subdivision recorded December 14, 1965 in Book "J" of Plats, Page 1 in the Recorder's Office of Ogle County; all situated in the City of Rochelle, Ogle County, Illinois, described as follows;

Beginning at the northeast corner of said Lot 8; thence South 0 degrees 53 minutes 50 seconds West, 199.70 feet on the east line of said Lots 7 and 8 of said Tilton Manor Subdivision, to the southeast corner of said Lot 7 ; thence South 88 degrees 22 minutes 23 seconds West, 263.88 feet on the south line of said Lot 7, to the southwest corner of said Lot 7, also being the East line of said Binz and Davis Subdivision; thence South 0 degrees 54 minutes 23 seconds West, 20.13 feet on said east line of said Binz and Davis Subdivision, to a point 60.00 feet north of the southeast corner of Lot 4; thence South 88 degrees 22 minutes 23 seconds West, 188.12 feet to the east right of way line of Illinois Route 251; thence North 0 degrees 55 minutes 30 seconds East, 177.75 feet on said east right of way line; thence North 89 degrees 22 minutes 23 seconds East, 188.06 feet to the west line of said Tilton Manor Subdivision; thence North 1 degrees 42 minutes 38 seconds East, 53.13 feet on said west line; thence South 88 degrees 58 minutes 14 seconds East, 114.22 feet; thence North 0 degrees 34 minutes 51 seconds East, 14.70 feet; thence South 87 degrees 47 minutes 11 seconds East, 16.06 feet; thence South 0 degrees 34 minutes 51 seconds West, 7.36 feet; thence South 88 degrees 53 minutes 50 seconds East, 75.98 feet; thence North 0 degrees 53 minutes 50 seconds East, 7.59 feet; thence South 89 degrees 02 minutes 42 seconds East, 57.32 feet to the east line of said Lot 9 of Tilton Manor Subdivision and being on a 130.00 foot radius curve to the left; thence Southwesterly, 13.40 feet on said curve, whose chord bearing is South 03 degrees 51 minutes 04 seconds West, a chord distance of 13.40 feet to the Point of Beginning, containing 2.04 acres, more or less.

1123 N. 7th Street, Rochelle, Illinois

PIN: 24-13-377-041

EXHIBIT B



FINAL PLAT OF VAGABOND SUBDIVISION
A RESUBDIVISION OF LOTS 2 & 3 AND PART OF LOTS 1 & 4 OF BINZ AND DAVIS SUBDIVISION
AND LOT 7 AND PART OF LOT 8 & 9 OF TILTON MANOR SUBDIVISION
CITY OF ROCHELLE, OGLE COUNTY, ILLINOIS



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 Resolution No. _____, "AN ORDINANCE APPROVING THE PRELIMINARY AND FINAL PLATS OF SUBDIVISION FOR 1123 N. 7th STREET, PIN 24-13-377-041" which was adopted by the Mayor and City Council of the City of Rochelle on August 11, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Rochelle this 11th day of August, 2025.

CITY CLERK