
**THE CITY OF ROCHELLE
Ogle County, Illinois**

**ORDINANCE
NO. _____**

**AN ORDINANCE APPROVING THE PLAT OF ANNEXATION AND A ZONING MAP
AMENDMENT FOR 13800 GURLER ROAD, PIN 24-35-400-008**

**JOHN BEARROWS, Mayor
ROSE HUERAMO, City Clerk**

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City Council**

Published in pamphlet form by authority of the Mayor and City Council of the City of Rochelle
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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 pursuant to the City of Rochelle Zoning Ordinance and Illinois Statute (65 ILCS 5/7-1 et. seq.) the City is proposing a plat of annexation for five acres contiguous to the Rochelle Airport to be annexed into the City of Rochelle; and

WHEREAS, the City is seeking to annex the property as A-Airport Zoning; and

WHEREAS, the subject property (the legal description of which is attached herein as Exhibit A) is currently outside of the city limits with an auto body shop for semis and large fleet vehicles known as Large Car Rebuilders; and

WHEREAS, the subject property is contiguous to the City of Rochelle pursuant to 65 ILCS 5/7-1-13; and

WHEREAS, notice of a public hearing on the Petition was properly published in accordance with the Rochelle City Ordinance; and

WHEREAS, the petition for annexation and zoning was reviewed by the Planning and Zoning Commission at their meeting of August 4, 2025. The Planning and Zoning Commission, by a vote of 4-0, recommended that Council approve the Plat of Annexation and zoning of the subject property to A-Airport Zoning; 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 Plat of Annexation, attached hereto and incorporated herein as Exhibit B, of 13800 Gurler Road, Parcel Number 24-35-400-008; is hereby approved by the Mayor and City Council.

SECTION THREE: The subject property, legally described in Exhibit A, is hereby annexed into the corporate limits of the City and assigned a zoning classification of A-Airport Zoning. The Official Zoning Map of the City shall be amended accordingly to reflect this annexation and zoning designation.

SECTION FOUR: The Mayor and City Council of the City of Rochelle hereby approve and accept said Plat of Annexation, attached hereto as Exhibit B and all necessary City Officials are hereby authorized to execute said Plat prior to the final recording, subject to review and revision as to form by the City Attorney and City staff.

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

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

SECTION NINE: 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 DISCRIPTION

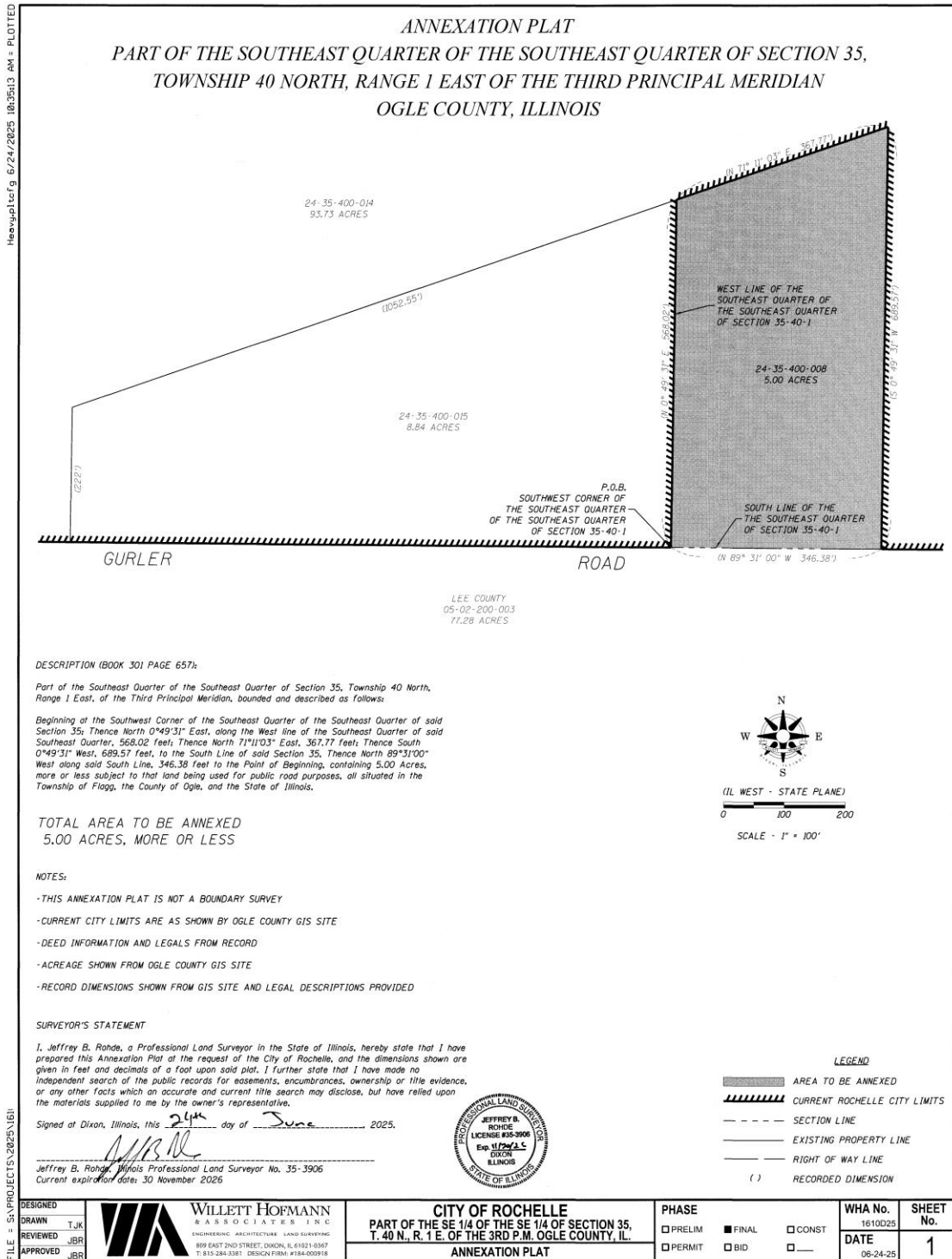
Part of the Southeast Quarter of the Southeast Quarter of Section 35, Township 40 North, Range 1 East, of the Third Principal Meridian, bounded and described as follows:

Beginning at the Southwest Corner of the Southeast Quarter of the Southeast Quarter of said Section 35; Thence North 01 degrees 49 minutes 31 seconds East, along the West line of the Southeast Quarter of said Southeast Quarter, 568.02 feet; Thence North 71 degrees 11 minutes 03 seconds East, 367.77 feet; Thence South 0 degrees 49 minutes 31 seconds West, 689.57 feet, to the South Line of said Section 35; Thence North 89 degrees 31 minutes 00 seconds West along said South Line, 346.38 feet to the Point of Beginning, containing 5.00 Acres, more or less subject to that land being used for public road purposes, all situated in the Township of Flagg, the County of Ogle, and the State of Illinois.

PIN: 24-35-400-008

3800 Gurler Road, Rochelle, Illinois

EXHIBIT B



STATE OF ILLINOIS)

) SS.

COUNTY OF OGLE)

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 PLAT OF ANNEXATION AND A ZONING MAP AMENDMENT FOR 13800 GURLER ROAD, PIN 24-35-400-008" 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