
THE CITY OF ROCHELLE
Ogle County, Illinois

ORDINANCE
NO. _____

**AN ORDINANCE APPROVING THE PRELIMINARY AND FINAL PLAT OF
SUBDIVISION FOR THE PROPERTY LOCATED AT 15TH STREET AND 8TH
AVENUE, ROCHELLE, ILLINOIS WITH PARCEL NUMBER 24-23-401-020**

JOHN BEARROWS, Mayor
ROSE HUERAMO, City Clerk

TOM McDERMOTT
BIL HAYES
KATE SHAW-DICKEY
DAN McDERMOTT
JOHN GRUBEN
ROSAELIA ARTEAGA
City Council

Published in pamphlet form by authority of the Mayor and City Council of the City of Rochelle
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200 W. Adams, Suite 2125 Chicago, IL 60606

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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, Haywell, LLC (“Petitioner”), is the owner of approximately 3.77 acres of land that is zoned I-1 Light Industry Zoning District; and

WHEREAS, the land is located at 15th Street and 8th Avenue, Rochelle, Illinois with Parcel Number 24-23-401-020; and

WHEREAS, the Petitioner seeks to create a one lot subdivision for the development of a self-storage facility with 6 units; and

WHEREAS, pursuant to the City of Rochelle Zoning Ordinance, the Petitioner, initiated a petition to subdivide the properties described in Exhibit “A” and as depicted on Preliminary Plat, Exhibit “B”, and Final Plat, Exhibit “C” known as the Hayden Addition – Unit 3 Subdivision; and

WHEREAS, the petition for the Preliminary Plat and Final Plat was reviewed by the Planning and Zoning Commission at their meeting of June 6, 2022 and the Planning and Zoning Commission, by a vote of 7-0, recommended that Council approve the Preliminary Plat and Final Plat of Subdivision for the Hayden Addition – Unit 3 Subdivision; 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 Hayden Addition – Unit 3 Subdivision located at 15th Street and 8th Avenue, Rochelle, Illinois with Parcel Number 24-23-401-020 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 13th day of June, 2022.

AYES:

NAYS:

ABSENT:

APPROVED THIS 13th day of June, 2022.

CITY MAYOR

ATTEST:

CITY CLERK

EXHIBIT A
(Legal Description)

Parcel Identification Numbers: 24-23-401-020

Description:

Part of the Northwest Quarter of the Southeast Quarter of Section 23, Township 40 North, Range 1 East of the Third Principal Meridian, bounded and described as follows:

Commencing at the Northwest corner of the Southeast Quarter of said Section 23; thence North 88 degrees 36 minutes 09 seconds East (assumed bearing) on and along the North line of said Southeast Quarter, a distance of 955.61 feet to the Point of Beginning of the hereinafter described tract of land; thence continuing North 88 degrees 36 minutes 09 seconds on and along last named line, a distance of 363.00 feet to the East line of said Northwest Quarter of the Southeast Quarter of Section 23; thence South 01 degrees 17 minutes 24 seconds East on and along last named line, a distance of 452.16 feet; thence South 88 degrees 36 minutes 09 seconds West a distance of 363.00 feet; thence North 01 degrees 17 minutes 24 seconds West a distance of 452.16 to the Point of Beginning, containing 3.77 acres, more or less.

EXHIBIT B
(Preliminary Plat)

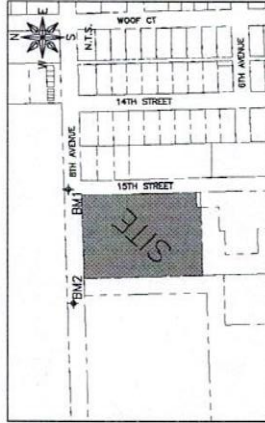
PRELIMINARY PLAT
"HAYDEN ADDITION - UNIT 3"
NW 1/4 OF SE 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 1 EAST OF 3rd P.M.
OGLE COUNTY, ILLINOIS

OWNER / DEVELOPER
HAYWELL LLC RESIDENTIAL RENTALS
PO BOX 67
ROCHELLE, ILLINOIS 61068
PIN 24-23-401-020

SURVEYOR'S STATEMENT
I, Scott L. Howell, a Professional Land Surveyor in the State of Illinois, hereby state, as the
Request of HAYDEN REAL ESTATE, that the map was made on the ground under my direction, that
the map was made in accordance with the provisions of the Surveying Act of 1984, and that the
map conforms to the current applicable Illinois State Law and Standards for a Topographic Survey, and
that the dimensions shown are given in feet and subdivisions of a foot open said feet.
Signed this 21st day of April, 2022.



Scott L. Howell, Professional Land Surveyor No. 10-1426
Current expiration date: November 30, 2022



LOCATION MAP
CURRENT ZONING: IZ GENERAL INDUSTRY
SURROUNDING USE: IZ GENERAL INDUSTRY

PROPERTY AREA = 3.77Ac±

DATUM INFORMATION	
VERTICAL CONTROL: MGD 88 (NAD 83 SYSTEM COORDINATES)	
HORIZONTAL CONTROL: MGD 88(1) STATE PLANE ILLINOIS WEST	
BENCHMARK INFORMATION	
BM1 = N 191797.10, E 2982930.83, ELEV 618.11	
BM2 = N 191706.72, E 2982205.16, ELEV 813.50	

PLANNING COMMISSION CERTIFICATE
STATE OF ILLINOIS
COUNTY OF OGLE
WE, THE UNDERSIGNED PLANNING COMMISSION OFFICERS OF THE PLANNING COMMISSION FOR THE CITY OF ROCHELLE,
HEREBY CERTIFY APPROVAL OF THE PRELIMINARY PLAT OF AN SET FORTH ABOVE AND HERON.
AT A MEETING HELD AT THE CITY CLERK'S OFFICE THAT SAID PRELIMINARY PLAT BE APPROVED.
GIVEN UNDER OUR HANDS AND SEAL THIS _____ DAY OF _____, 20____ A.D.

(Seal)

RESIDENT

PRESIDENT

CITY COUNCIL ACCEPTANCE RESOLUTION
COUNTY OF OGLE
STATE OF ILLINOIS
NOW, THEREFORE, BE IT RESOLVED BY THE CITY BOARD OF THE CITY OF ROCHELLE THAT THE PLAT
HEREIN IS ACCEPTED AND APPROVED SUBJECT TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES OF
THE EXISTING DATE.
PASSED THIS _____ DAY OF _____, 20____ A.D.

(Seal)

CITY CLERK

PRESIDENT

OWNER'S CERTIFICATE
I, DO HEREBY CERTIFY RESPONSIBILITY FOR THE INSTALLATION OF ALL TIES IN ACCORDANCE WITH THE
CURRENT STANDARDS AND SPECIFICATIONS AS SET FORTH.

OWNER

OWNER

FEHR GRAHAM
ILLINOIS
IOWA
WISCONSIN
SURVEYING & ENGINEERING, INC.
1111 W. 14TH STREET, SUITE 100
ROCHELLE, ILLINOIS 61068
TEL: 815.243.1111 FAX: 815.243.1112
WWW.FEHRGRAHAM.COM

DATE: 04/21/2022
FILED IN: OGLE CO. BOOK 15
SHEET NUMBER: 1 of 3
HAYDEN REAL ESTATE

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 APPROVING THE PRELIMINARY AND FINAL PLAT OF SUBDIVISION FOR THE PROPERTY LOCATED AT 15TH STREET AND 8TH AVENUE, ROCHELLE, ILLINOIS WITH PARCEL NUMBER 24-23-401-020” which was adopted by the Mayor and City Council of the City of Rochelle on June 13, 2022.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Rochelle this 13th day of June, 2022.

CITY CLERK