
THE CITY OF ROCHELLE
Ogle County, Illinois

ORDINANCE
NO. _____

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR AN ADULT-
USE CANNABIS INFUSER AT 600 N. 15th STREET**

JOHN BEARROWS, Mayor
ROSE HUERAMO, City Clerk

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City Council

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2441 Warrenville Road, Suite 310, Lisle, Illinois 60532

**CITY OF ROCHELLE
Ogle County, Illinois**

ORDINANCE NO. _____

Date: December 8, 2025

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR AN ADULT-
USE CANNABIS INFUSER AT 600 N. 15th STREET**

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, Petitioner, Stash Holding Corporation (“Petitioner”) has submitted an application for a Special Use Permit at 600 N. 15th Street (“Subject Property”); and

WHEREAS, the legal description of the Subject Property is attached herein as Exhibit A; and

WHEREAS, the subject property is zoned I-2, General Industrial; and

WHEREAS, Petitioner is seeking a proposed special use permit to allow for an adult-use cannabis infuser organization at 600 N. 15th Street; and

WHEREAS, pursuant to Sec. 110-160 of the Zoning Ordinance, an adult-use cannabis infuser is only permitted in I-2 zoning with a special use permit; and

WHEREAS, all adult-use cannabis facilities must meet the conditions listed in Sec. 110-750 Adult-Use Cannabis; and

WHEREAS, in addition to meeting all the conditions listed in Sec. 110-750 of the Zoning Ordinance, petitioner must also submit a security plan approved by the City of Rochelle Police Department; and

WHEREAS, on December 1, 2025, the City's Planning and Zoning Commission ("PZC") conducted a public hearing on Petitioner's request for a Special Use Permit to operate a cannabis infuser at the Subject Property; and

WHEREAS, public notice in the form required by law was given of said public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said public hearing; and

WHEREAS, on December 1, 2025, the PZC voted 6-0 to recommend approval of the Special Use Permit to operate a cannabis infuser on the Subject Property, subject to the submission of a security plan approved by the Rochelle Police Department; and

WHEREAS, the PZC has filed its report of findings and recommendations regarding the approval of the Special Use Permit for the Subject Property with the Mayor and City Council, and the City Council has duly considered said report, findings, and recommendations; and

WHEREAS, it has been determined by the Corporate Authorities of the City of Rochelle that it is in the best interest of the City and its residents to grant Petitioner a Special Use Permit subject to the approval of the required security plan.

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: That the report of findings and recommendations of the PZC are herein incorporated by reference as the findings of the Mayor and City Council, as complete as is fully set forth herein at length. This City Council finds that the Petitioner has provided evidence to establish that it has met the standards for granting a Special Use Permit as set forth in the Rochelle Municipal Code and Zoning Ordinance, and granting of the Special Use Permit as set forth herein is in the best interest of the City and its residents and is consistent with and fosters the purpose and spirit of the City's Municipal Code and Zoning Ordinance.

SECTION THREE: That a Special Use Permit for the operation of an adult-use cannabis infuser at the Subject Property located at 600 N. 15th Street (and legally described in Exhibit A) shall be granted subject to a security plan being approved by the Rochelle Police Department.

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

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

SECTION SEVEN: 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 8th day of December, 2025.

AYES:

NAYS:

ABSENT:

APPROVED THIS 8th day of December, 2025.

MAYOR

ATTEST:

CITY CLERK

EXHIBIT A

LEGAL DESCRIPTION

PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, IN TOWNSHIP 40 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN 264 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THENCE WEST ON THE HALF SECTION LINE 6 RODS, THENCE SOUTH, PARALLEL WITH THE EAST LINE OF SAID FORTY, TO THE SOUTH LINE OF SAID FORTY, THENCE EAST 22 RODS TO THE SOUTHEAST CORNER OF SAID FORTY, THENCE NORTH ON SAID EAST LINE 1155 FEET TO AN IRON PIN 165 FEET SOUTH OF SAID NORTHEAST CORNER, THENCE WEST 264 FEET, AND THENCE NORTH 165 FEET TO THE POINT OF BEGINNING:

EXCEPTING THEREFROM THAT PROPERTY CONVEYED BY CORPORATION WARRANTY DEED RECORDED DECEMBER 23, 1993 IN BOOK 1993 PAGE 14536 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 30.90 FEET TO THE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED PARCEL; THENCE SOUTH 00 DEGREES 06 MINUTES 33 SECONDS WEST, ALONG THE WEST LINE OF FIFTEENTH STREET AS NOW LAID OUT AND USED, 470.00 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 27 SECONDS WEST, 60.00 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 33 SECONDS WEST, 84.32 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 27 SECONDS WEST, 95.32 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 33 SECONDS WEST, 20.00 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 27 SECONDS WEST, 93.68 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 33 SECONDS WEST, 124.71 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 27 SECONDS EAST, 99.00 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 33 SECONDS WEST, 51.00 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 27 SECONDS EAST, 150.00 FEET TO ITS INTERSECTION WITH THE WEST LINE OF SAID FIFTEENTH STREET; THENCE SOUTH 00 DEGREES 06 MINUTES 33 SECONDS WEST, ALONG THE WEST LINE OF SAID FIFTEENTH STREET, 569.20 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE SOUTH 89 DEGREES 56 MINUTES 59 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION, 332.10 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 33 SECONDS EAST, PARALLEL WITH THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1319.52 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 332.10 FEET TO THE POINT OF BEGINNING

SITUATED IN THE COUNTY OF OGLE AND THE STATE OF ILLINOIS.

STATE OF ILLINOIS)
)
COUNTY OF OGLE) SS.

CERTIFICATE

I, Rose Huéramo, 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 A SPECIAL USE PERMIT FOR AN ADULT-USE CANNABIS INFUSER AT 600 N. 15th STREET” which was adopted by the Mayor and City Council of the City of Rochelle on December 8, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Rochelle this 8th day of December, 2025.

CITY CLERK