
THE CITY OF ROCHELLE
Ogle County, Illinois

ORDINANCE
NO. _____

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR
RECYCLING AT 200 STANDARD OIL ROAD**

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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2441 Warrenville Road, Suite 310, Lisle, Illinois 60532

CITY OF ROCHELLE
Ogle County, Illinois

ORDINANCE NO. _____

Date: _____

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR
RECYCLING AT 200 STANDARD OIL ROAD**

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, 200 Standard Oil LLC (“Petitioner”) has submitted an application for a Special Use Permit at 200 N. Standard Oil Drive (“Subject Property”); and

WHEREAS, the legal description of the Subject Property is attached herein as Exhibit A and is identified as PIN 24-25-283-006; and

WHEREAS, the Subject Property is zoned I-2, General Industrial, and is located at 200 N. Standard Oil Drive; and

WHEREAS, Petitioner is seeking a proposed Special Use Permit to allow for recycling at the Subject Property; and

WHEREAS, pursuant to Sec. 110-160 of the Zoning Ordinance, recycling is only permitted with a Special Use Permit; and

WHEREAS, on August 3, 2026, the City’s Planning and Zoning Commission (“PZC”) conducted a public hearing on Petitioner’s request for a Special Use Permit to allow for recycling 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 August 3, 2026, the PZC voted 5-0 to recommend approval of the Special Use Permit for recycling on the Subject Property. Any future site improvements, outdoor storage, screening, lighting, fencing, signage, or building modifications shall comply with the requirements of the Rochelle Municipal Code and any applicable building, fire, and environmental codes; 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 for recycling at 200 N. Standard Oil Drive.

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 the 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 recycling at 200 N. Standard Oil Drive (and legally described in Exhibit A) shall be granted.

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 10th day of August, 2026.

AYES:

NAYS:

ABSENT:

APPROVED THIS 10th day of August, 2026.

MAYOR

ATTEST:

CITY CLERK

EXHIBIT A

LEGAL DESCRIPTION

Part of the East $\frac{1}{2}$ of Section 25, Township 40 North, Range 1 East of the Third Principal Meridian, described as follows, to-wit: Beginning at a point on the North line of the South East $\frac{1}{4}$ of said Section 138.6 feet West of the Northeast corner of said South East $\frac{1}{4}$; thence from the point of beginning in a Northeasterly direction at an angle of 32 degrees 58' measured counterclockwise from said Quarter Section line, 19.95 feet; thence Northwesterly at an angle of 86 degrees 10' measured clockwise from last described course, 250 feet to the Southerly R.O.W. line of the Standard Oil Company Private Road, thence Southwesterly along said R.O.W. line at an angle of 93 degrees 50' measured clockwise from last described course, 719.06 feet to the centerline of the existing County Road; thence Southeasterly along said road center line at an angle of 84 degrees 53' measured clockwise from last described course, 22.09 feet; thence Northeasterly at an angle of 95 degrees 07' measured clockwise from last described course, 358.56 feet; thence Southeasterly at an angle of 93 degrees 50' measured counterclockwise from the last described course 228 feet; thence Northeasterly at an angle of 93 degrees 50' measured clockwise from the last described course, 340.05 feet to the point of beginning, situated in Ogle County, State of Illinois, EXCEPTING THEREFROM the following described tract: Beginning at the intersection of the centerline of an existing road known as South Main Street and the Southerly Right-of-Way line of Standard Oil Road; thence Northeasterly along said Southerly Right-of-Way line, 359.05 feet; thence Southeasterly at an angle of 93 degrees 50' measured counterclockwise from the last described course, 22.05 feet; thence Southwesterly at an angle of 86 degrees 10' measured counterclockwise from the last described course, parallel with said Southerly Right-of-Way line, 358.56 feet to said centerline; thence Northwesterly along said centerline 22.09 feet to the Point of Beginning, in Ogle County, 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 RECYCLING AT 200 STANDARD OIL ROAD" which was adopted by the Mayor and City Council of the City of Rochelle on August 10, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Rochelle this 10th day of August, 2026.

CITY CLERK