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

**RESOLUTION
NO. _____**

**AN ORDINANCE APPROVING THE PRELIMINARY AND FINAL PLATS OF THE ROCHELLE
BUSINESS AND TECHNOLOGY PARK, PHASE 3**

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

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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
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CITY OF ROCHELLE
Ogle County, Illinois

ORDINANCE NO. ____

**AN ORDINANCE APPROVING THE PRELIMINARY AND FINAL PLATS OF THE ROCHELLE
BUSINESS AND TECHNOLOGY PARK, PHASE 3**

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 the property at the Rochelle Business and Technology Plat, Parcels: 25-17-300-025 and 25-17-300-026, legally described in Exhibit A.

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 re-plat “Lot 3” and “Outlot B” to change property lines for future development as depicted on Preliminary Plat, attached as Exhibit B, and Final Plat, attached as Exhibit C; and

WHEREAS, the petition for the Preliminary Plat and Final Plat was reviewed by the Planning and Zoning Commission at their meeting of August 3, 2026, and the Planning and Zoning Commission, by a vote of 5-0, 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 Business and Technology Park, Phase 3, PINs: 25-17-300-025 and 25-17-300-026; 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 10th day of August, 2026.

AYES:

NAYS:

ABSENT:

APPROVED THIS 10th day of August, 2026.

CITY MAYOR

ATTEST:

CITY CLERK

EXHIBIT A – LEGAL DISCRIPTION

Lot 3 and Outlot B in Rochelle Business and Technology Park Phase 2, being a subdivision of part of Section 17, Township 40 North, Range 2 East of the Third Principal Meridian, as recorded in Book D of Plats, page 18 as Document No. 0805023 in the Recorder's Office of Ogle County, Illinois, all situated in the Township of Dement, the County of Ogle and the State of Illinois.

PINS: 25-17-300-025 and 25-17-300-026

EXHIBIT B

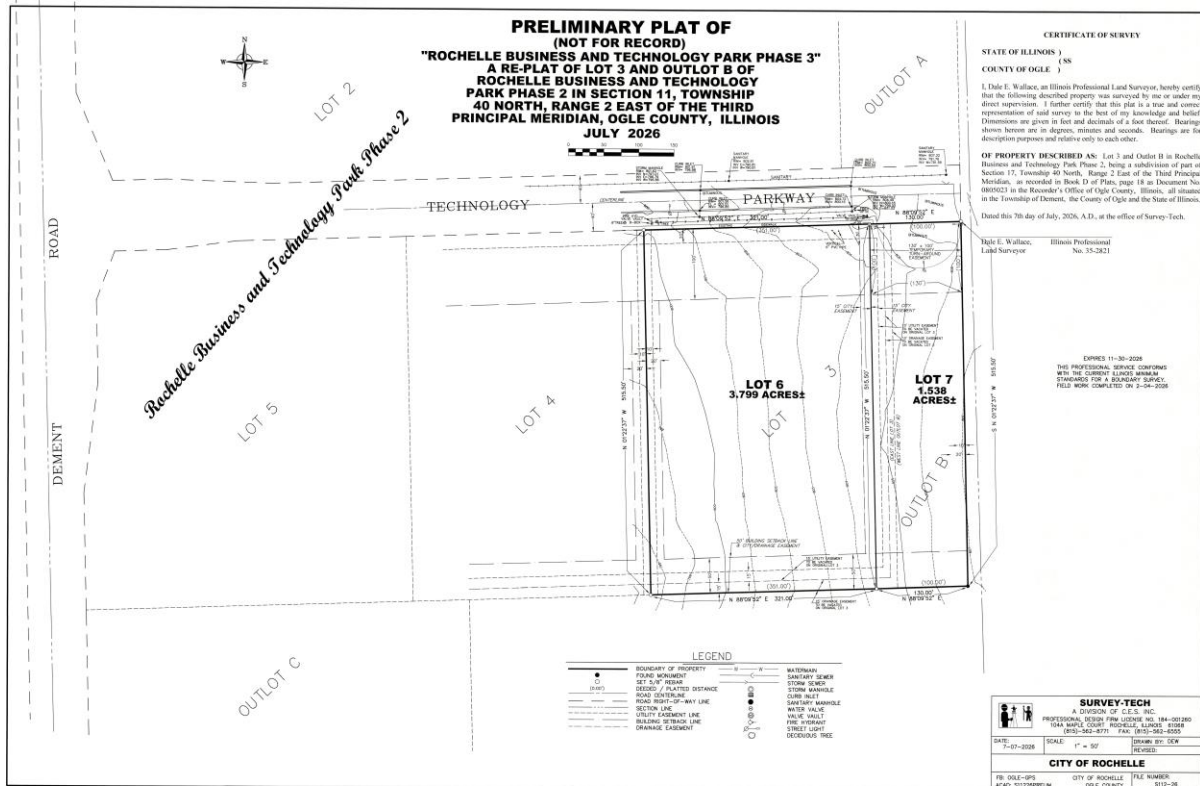
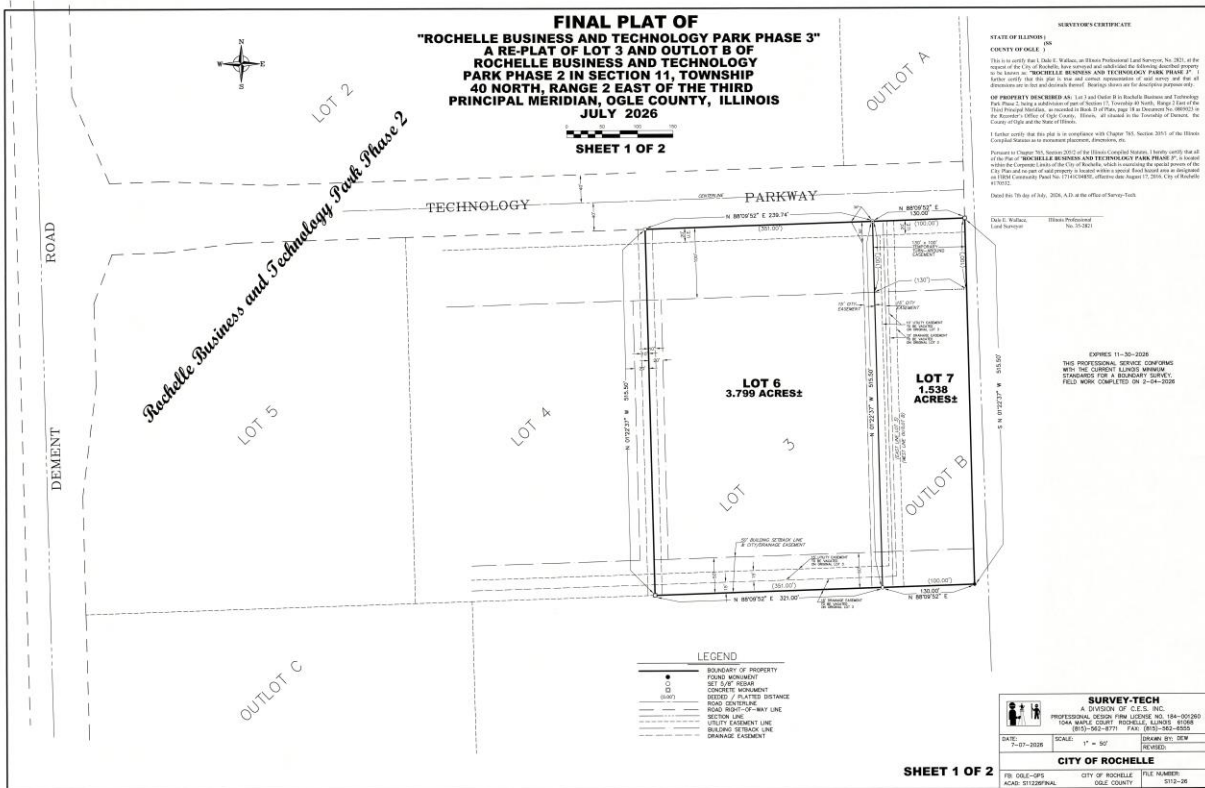


EXHIBIT C



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 THE ROCHELLE BUSINESS AND TECHNOLOGY PARK, PHASE 3" 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