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

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**ORDINANCE**  
**NO. \_\_\_\_\_**

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**AN ORDINANCE PLACING A MORATORIUM ON IMPOSING FEES FOR RESIDENTIAL  
BUILDING PERMITS FOR CALENDAR YEAR 2026**

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

**TOM McDERMOTT**  
**BIL HAYES**  
**KATE SHAW-DICKEY**  
**DAN McDERMOTT**  
**ROSAELIA ARTEAGA**  
**BEN VALDIVIESO**  
**City Council**

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Published in pamphlet form by authority of the Mayor and City Council of the City of Rochelle  
Ottosen DiNolfo Hasenbalg & Castaldo, Ltd. – City Attorneys  
2441 Warrenville Road, Suite 310, Lisle, Illinois 60532

**CITY OF ROCHELLE**  
Ogle County, Illinois

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE PLACING A MORATORIUM ON IMPOSING FEES FOR RESIDENTIAL  
BUILDING PERMITS FOR CALENDAR YEAR 2020**

**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 ("City"), 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**, over the last decade the City of Rochelle ("City") has issued very few permits for the construction of new single-family residential homes; and

**WHEREAS**, the City desires to encourage development, growth, and the rehabilitation and construction of new single-family homes pursuant to its own Strategic Plan which aims to promote growth; and

**WHEREAS**, in an effort to promote realistic and sustainable growth, the City now desires to place a moratorium on charging building permit fees for the the construction of new single-family housing and any ancillary sewer connection fees and/or electric connection fees (collectively "Building Permit Fees"), as well as for the rehabilitation of any single-family housing that has been abandoned and/or vacant for more than six months when the cost of the rehabilitation will exceed \$15,000; and •

**WHEREAS**, said moratorium on Building Permit Fees shall be effective through December 31, 2026; 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 place a moratorium on charging said Building Permit Fees; and

**BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF  
ROCHELLE, ILLINOIS:**

SECTION ONE: That the City hereby incorporates all of the recitals above into this Ordinance as if fully set forth herein.

SECTION TWO: That the Corporate Authorities of the City of Rochelle hereby declare that a moratorium shall be placed on charging Building Permit Fees through December 31, 2026, and that said moratorium shall be implemented to encourage the construction of new single-family housing and the rehabilitation of single family homes that have been abandoned and/or vacant for no less than six months pursuant to the goals of the City's Strategic Plan.

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

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

SECTION SIX: 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 26<sup>th</sup> day of January, 2026.

AYES:

NAYS:

ABSENT:

APPROVED THIS 26<sup>th</sup> day of January 2026.

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MAYOR

ATTEST:

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CITY CLERK

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 PLACING A MORATORIUM ON IMPOSING FEES FOR RESIDENTIAL BUILDING PERMITS FOR CALENDAR YEAR 2026," which was adopted by the Mayor and City Council of the City of Rochelle on January 26, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Rochelle this 26th day of January, 2026.

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CITY CLERK