
THE CITY OF ROCHELLE
Ogle County, Illinois

ORDINANCE
NO. _____

**AN ORDINANCE APPROVING THE PRELIMINARY AND FINAL PLAT OF
SUBDIVISION FOR THE PROPERTY LOCATED AT 450 CORONADO DRIVE,
PIN 25-18-378-001**

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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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, Rochelle Crossings LLC (“Petitioner”), has petitioned to subdivide the lot at 450 Coronado Drive, Parcel 25-18-378-001, (the Legal Description is attached herein as Exhibit A). The property is zoned PUD, Planned Unit Development and is approximately 2.62 acres; and

WHEREAS, the Petitioner seeks to divide the parcel into two lots. The proposed lot 7A would be a 1.71 acre lot with the existing clinic building, which will be repurposed in the future. The proposed lot 7B would be a .91-acre lot to be sold off for future development; and

WHEREAS, the proposed lots each meet the minimum required lot area of 15,000 sq. ft.; and

WHEREAS, the Petition for the Preliminary Plat and Final Plat was reviewed by the Planning and Zoning Commission at their meeting on October 2, 2023 and the Planning and Zoning Commission, by a vote of 4-0, recommended that Council approve the Preliminary Plat and Final Plat of 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 450 Coronado Drive, Parcel Number 25-18-378-001; 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 October, 2023.

AYES:

NAYS:

ABSENT:

APPROVED THIS 10th day of October, 2023.

CITY MAYOR

ATTEST:

CITY CLERK

EXHIBIT A
(Legal Description)

Parcels Identification Number: 25-18-378-001

Part of the Southwest Fractional Quarter and the Southeast Quarter of Section 18, Township 40 North, Range 2 East of the Third Principal Meridian, described as follows:

Beginning at the Northeast Corner of Lot B of the Final PUD Plat of Lighthouse Pointe Wal-Mart Addition as recorded in Book D of Plats Page 36 as Document Number 0911104; thence South 88 degrees 21 minutes 28 seconds West a distance of 488.28 feet; thence North 01 degrees 44 minutes 39 seconds West a distance of 182.19 feet; thence North 88 degrees 22 minutes 19 seconds East a distance of 6.69 feet to a point on a curve; thence Easterly on a curved path concave to the North having a radius of 462.00 feet, a length of 140.26 feet, a chord bearing of North 79 degrees 40 minutes 28 seconds East and a chord length of 139.72 feet; thence North 70 degrees 58 minutes 38 seconds East a distance of 198.85 feet to a point on a curve; thence Easterly on a curve path concave to the South having a radius of 338.00 feet, a length of 102.03 feet, a chord bearing of North 79 degrees 37 minutes 28 seconds East and a chord length of 101.64 feet; thence North 88 degrees 16 minutes 19 seconds East a distance of 54.19 feet; thence South 01 degrees 30 minutes 48 seconds East a distance of 278.20 feet to the Point of Beginning; situated in the Township of Dement, the County of Ogle and the State of Illinois. Lot Seven (7) as designated upon the Final Plat for "Lighthouse Pointe Second Addition" Subdivision, located in Section 18, Township 40 North, Range 2 East of the Third Principal Meridian in Ogle County, Illinois, according to the Plat thereof recorded in Plat File Don Page 23 as Document No. 201201200498, in the Recorder's Office of Ogle County, Illinois; situated in the Township of Dement, the County of Ogle and the State of Illinois.

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 450 CORONADO DRIVE, PIN 25-18-378-001” which was adopted by the Mayor and City Council of the City of Rochelle on October 10, 2023.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Rochelle this 10th day of October, 2023.

CITY CLERK