
THE CITY OF ROCHELLE
Ogle County, Illinois

ORDINANCE
NO. _____

**AN ORDINANCE APPROVING A CAR WASH AS PART OF A PLANNED
UNIT DEVELOPMENT AT PIN 25-18-378-002**

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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CITY OF ROCHELLE
Ogle County, Illinois

ORDINANCE NO. _____

Date: _____

**AN ORDINANCE APPROVING A CAR WASH AS PART OF A PLANNED
UNIT DEVELOPMENT AT PIN 25-18-378-002**

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, Eugene Judge Jr. (“Petitioner”) is the owner of the property next to 450 Coronado Drive, PIN number: 25-18-378-002 (“Subject Property”); and

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

WHEREAS, Petitioner was previously granted approval for a special use permit for the development of a car wash within a Planned Unit Development (PUD) Zoning District; and

WHEREAS, Petitioner is seeking approval of site plan, building elevations, signage plan and landscaping plan for a car wash on the Subject Property; and

WHEREAS, after proper notice was published, on June 6, 2026, the City’s Planning and Zoning Commission (“PZC”) reviewed Petitioner’s detailed development plans to determine if they are consistent with the previously approved Special Use Permit, the intent of the PUD District, and applicable provisions of the Rochelle Municipal Code; and

WHEREAS, on June 6, 2026 the PZC voted 6-0 to recommend approval of Petitioner's site plan, building elevations, signage plan and landscaping plan for a car wash on the Subject Property; and

WHEREAS, the PZC has filed its report of findings and recommendations regarding the approval of Petitioners detailed development plans for a car wash on 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 approve Petitioner's final development plans for a car wash on the Subject Property subject to Staff comments and conditions.

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 Petitioner's site plan, building elevations, signage plan and landscaping plan for a car wash on the Subject Property are consistent with the approved Special Use Permit, the intent of the PUD District, and applicable provisions of the Rochelle Municipal Code. Therefore, Petitioner's final development plans are hereby approved subject to Staff comments and conditions.

SECTION THREE: That a Special Use Permit for a daycare facility as part of the Planned Unit Development at the Subject Property (and legally described in Exhibit A) is hereby 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 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 13th day of June, 2026.

AYES:

NAYS:

ABSENT:

APPROVED THIS 13th day of June, 2026.

ATTEST:

MAYOR

CITY CLERK

EXHIBIT A

LEGAL DESCRIPTION

Lot 7B as designated upon the Final Plat of Re-Subdivision of Lot 7 in Lighthouse Pointe Second Addition, 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 E on Page 25 as Document No. 202304666, 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, Rose Hueramo, 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 CAR WASH AS PART OF A PLANNED UNIT DEVELOPMENT AT PIN 25-18-378-002" which was adopted by the Mayor and City Council of the City of Rochelle on June 13, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Rochelle this 13th day of June, 2026.

CITY CLERK