
THE CITY OF ROCHELLE
Ogle County, Illinois

ORDINANCE
NO. _____

**AN ORDINANCE REZONING 900 N. 3RD STREET FROM R-2 TO R-4 RESIDENTIAL
DISTRICT AND GRANTING A VARIANCE FOR AN ANCILLARY HOSPITAL
FACILITY**

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Published in pamphlet form by authority of the Mayor and City Council of the City of Rochelle
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Ogle County, Illinois

ORDINANCE NO. _____

AN ORDINANCE REZONING 900 N. 3RD STREET FROM R-2 TO R-4 RESIDENTIAL DISTRICT AND GRANTING A VARIANCE FOR AN ANCILLARY HOSPITAL FACILITY

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 Rochelle Community Hospital Association (“Petitioner”) is the owner of property at 900 N. 3rd Street, Rochelle, Illinois (“Subject Property”), PIN 24-24-179-007, and legally described in Exhibit A, attached herein; and

WHEREAS, the Subject Property is currently zoned R-2 Single Family – medium density residential, and is 34.9 acres; and

WHEREAS, the Subject Property was formerly utilized as a nursing home facility and was recently acquired by the Petitioner to accommodate future operational needs and support services associated with Rochelle Community Hospital; and

WHEREAS, the Petitioner filed an application seeking: (i) rezoning of the Subject Property to the R-4 multi-family residential district; and (ii) a variance to permit the construction and operation of an ancillary hospital support facility and associated parking improvements on the Subject Property; and

WHEREAS, the proposed ancillary hospital support facility is intended to function as an integral component of the Rochelle Community Hospital campus and will provide

administrative office space, meeting and training rooms, garage and maintenance facilities, employee support functions, and an employee parking lot; and

WHEREAS, the proposed development is intended to support the continued operation and growth of Rochelle Community Hospital and alleviate space constraints on the existing hospital campus, thereby enabling the hospital to devote additional space on its primary campus to patient care and medical services; and

WHEREAS, the hospital campus located immediately across North 3rd Street from the Subject Property is presently zoned R-4, and rezoning the Subject Property to the R-4 residential district will promote consistency in zoning classifications and allow the Subject Property to function as an integrated part of the overall hospital campus; and

WHEREAS, pursuant to the public notice published in a newspaper of general circulation within the City as required by Sec 110-32 of the Code of the City of Rochelle, the Planning and Zoning Commission held a public hearing on the Petition on Monday July 6, 2026; and

WHEREAS, the Petitioner presented evidence that the existing hospital campus is substantially developed and constrained by surrounding development, resulting in limited opportunities for expansion of facilities and support functions on the current campus; and

WHEREAS, the Petitioner further presented evidence that the acquisition of the Subject Property provides one of the few remaining opportunities available to accommodate necessary growth and operational support functions required for the continued provision of hospital services to the community; and

WHEREAS, after considering the testimony, evidence, and application materials submitted by the Petitioner, the Planning and Zoning Commission determined that Petitioner has met the applicable standards and voted 6-0 to recommend approval of the requested rezoning and variance; and

WHEREAS, the City Council has reviewed the record, the recommendation of the Planning and Zoning Commission, and the applicable standards of the Rochelle Zoning Ordinance and finds that approval of the requested rezoning and variance is in the best interests of the public health, safety, and welfare and will further the continued provision of healthcare services to the residents of the City of Rochelle and surrounding communities.

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 Mayor and City Council of the City of Rochelle hereby approve Petitioner's request to rezone the subject property to R-4 zoning and hereby grant a variance to permit the construction of an ancillary hospital support facility and associated parking improvements.

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 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 13th day of July, 2026.

AYES:

NAYS:

ABSENT:

APPROVED THIS 13th day of July, 2026.

CITY MAYOR

ATTEST:

CITY CLERK

EXHIBIT A – LEGAL DESCRIPTION

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Rochelle, County of Ogle, State of Illinois.

Lots One (1), Two (2), Three (3), Four (4), Five (5) and Six (6) in Block Two (2) in J.O. McConaughy's Second Addition in the City of Rochelle, according to the Plat thereof recorded in Book A of Plats, page 308, in the Recorder's Office in Ogle County, Illinois, also the East one-half (E 1/2) of the vacated alley extending through said Block Two (2) in a North-South direction; situated in the County of Ogle and State of Illinois.

Being further described according to a survey made by Robert J. Winnicki of Blew & Associates, PA on behalf of CreSurveys, LLC dated 9/13/2024, as follows:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE CITY OF ROCHELLE, COUNTY OF OGLE, STATE OF ILLINOIS.

LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5) AND SIX (6) IN BLOCK TWO (2) IN I.O. MCCONAUGHYS SECOND ADDITION IN THE CITY OF ROCHELLE, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK A OF PLATS, PAGE 308, IN THE RECORDERS OFFICE IN OGLE COUNTY, ILLINOIS, ALSO THE EAST ONE-HALF (E 1/2) OF THE VACATED ALLEY EXTENDING THROUGH SAID BLOCK TWO (2) IN A NORTH-SOUTH DIRECTION; SITUATE IN NE COUNTY OF OGLE AND STATE OF ILLINOIS.

ALSO BEING DESCRIBED BY AS-SURVEYED METES AND BOUNDS AS FOLLOWS: BEGINNING AT A FOUND 5/8" REBAR AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY UNE OF 9 TH AVENUE (37' WIDE) AND THE WESTERLY RIGHT-OF-WAY UNE OF NORTH 3 RD STREET (66' WIDE), BEING ALSO THE SOUTHEASTERLY CORNER OF LOT 6, BLOCK 2, OF THAT PROPERTY DEPICTED IN BOOK A, PAGE 308, OGLE COUNTY RECORDS;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY UNE OF SAID NORTH 3 RD STREET, NORTH 01°57'05" WEST A DISTANCE OF 396.20 FEET TO A FOUND 5/8" REBAR AT THE INTERSECTION OF THE SAID WESTERLY RIGHT-OF-WAY OF

NORTH 3RD STREET AND THE SOUTHERLY RIGHT-OF-WAY UNE OF 10 TH AVENUE (66' WIDE), BEING ALSO THE NORTHEAST CORNER OF LOT I, BLOCK 2, PER SAID BOOK A, PAGE 308, AFORESAID RECORDS; THENCE ALONG THE SAID SOUTHERLY RIGHT-OF-WAY UNE OF 10 11-1 AVENUE, SOUTH 88°23'04" WEST, PASSING OVER A POINT IN THE SAID SOUTHERLY RIGHT-OF-WAY LINE BEING 11-IE NORTHEAST CORNER OF THE PUBLIC ALLEY SHOWN IN BOOK A, PAGE 308 (NOW VACATED) WHICH BEARS A DISTANCE OF 123.75 FEET, FOR A TOTAL DISTANCE OF 132.00 FEET TO A SET 5/8 REBAR WITH CAP INSCRIBED 'BLEW & ASSOC COA 184008228" AT THE

INTERSECTION OF THE CENTERLINE OF THE SAID VACATED ALLEY AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 10TH AVENUE;

THENCE ALONG THE CENTERLINE OF SAID VACATED ALLEY, SOUTH 01°57'05" EAST A DISTANCE OF 396.08 FEET TO A FOUND 5/8" REBAR AT THE INTERSECTION OF THE CENTERLINE OF SAID VACATED ALLEY WITH THE NORTHERLY RIGHT-OF-WAY LINE OF 9TH AVENUE;

THENCE ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF 9TH AVENUE, NORTH 88°26'02" EAST, PASSING A POINT IN THE SAID NORTHERLY RIGHT-OF-WAY LINE OF 9TH AVENUE BEING THE SOUTHEASTERN CORNER OF THE SAID VACATED ALLEY WHICH BEARS A DISTANCE OF 8.25 FEET, FOR A TOTAL DISTANCE OF 132.00 FEET TO THE POINT OF BEGINNING, CONTAINING 52,289 SQUARE FEET OR 1.200 ACRES, MORE OR LESS.

Situated in OGLE COUNTY, ILLINOIS.

PIN: 24-24-179-007

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 REZONING 900 N. 3RD STREET FROM R-2 TO R-4 RESIDENTIAL DISTRICT AND GRANTING A VARIANCE FOR AN ANCILLARY HOSPITAL FACILITY," which was adopted by the Mayor and City Council of the City of Rochelle on July 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 July, 2026.

CITY CLERK