
THE CITY OF ROCHELLE
Ogle County, Illinois

ORDINANCE
NO. _____

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A CAR
WASH ON PIN 25-18-378-002 (CORONADO DRIVE)**

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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2441 Warrenville Road, Suite 310, Lisle, Illinois 60532

CITY OF ROCHELLE
Ogle County, Illinois

ORDINANCE NO. _____
Date: March 9, 2026

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A CAR
WASH ON PIN 25-18-378-002 (CORONADO DRIVE)**

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 (“Petitioner”) has submitted an application for a Special Use Permit on a .91 acre vacant lot on 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. The location of the Subject Property is depicted in Exhibit B; and

WHEREAS, the subject property is zoned PUD, Planned Unit Development; and

WHEREAS, Petitioner is seeking a proposed Special Use Permit to allow for a car wash on the Subject Property; and

WHEREAS, pursuant to Sec. 110-160 of the Zoning Ordinance, a car wash is only permitted in PUD zoning with a Special Use Permit; and

WHEREAS, on March 2, 2026, the City’s Planning and Zoning Commission (“PZC”) conducted a public hearing on Petitioner’s request for a Special Use Permit to operate a car wash at the Subject Property; and

WHEREAS, public notice in the form required by law was given of said public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said public hearing; and

WHEREAS, on March 2, 2026, the PZC voted 6-0 to recommend approval of the Special Use Permit to operate a car wash on the Subject Property.

WHEREAS, the PZC has filed its report of findings and recommendations regarding the approval of the Special Use Permit for 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 grant Petitioner a Special Use Permit subject to the approval of the required security plan.

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 the Petitioner has provided evidence to establish that it has met the standards for granting a Special Use Permit as set forth in the Rochelle Municipal Code and Zoning Ordinance, and granting of the Special Use Permit as set forth herein is in the best interest of the City and its residents and is consistent with and fosters the purpose and spirit of the City's Municipal Code and Zoning Ordinance.

SECTION THREE: That a Special Use Permit for the operation of a car wash at the Subject Property (PIN: 25-18-378-002) located on Coronado Drive and legally described in Exhibit A shall be 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 by 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 9th day of March, 2026.

AYES:

NAYS:

ABSENT:

APPROVED THIS 9th day of March, 2026.

MAYOR

ATTEST:

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.

PIN: 25-18-378-002

EXHIBIT B



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 APPROVING A SPECIAL USE PERMIT FOR A CAR WASH ON PIN 25-18-378-002 (CORONADO DRIVE)” which was adopted by the Mayor and City Council of the City of Rochelle on March 9, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Rochelle this 9th day of March, 2026.

CITY CLERK