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

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

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**AN ORDINANCE APPROVING THE PRELIMINARY AND FINAL PLAT OF  
SUBDIVISION FOR THE PROPERTY LOCATED AT 916 S. MAIN STREET,  
ROCHELLE, ILLINOIS, PARCEL NUMBER 24-25-427-001**

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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  
Peterson, Johnson, and Murray, LLC, City Attorneys  
200 W. Adams, Suite 2125 Chicago, IL 60606

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Ogle County, Illinois

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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**, The Village of Roselle (“Petitioner”), is the owner of approximately 2.855-acres that is zoned I-1 Light Industry; and

**WHEREAS**, the land is located at 916 S. Main Street, Rochelle, Illinois, parcel number 24-25-427-001; and

**WHEREAS**, the Petitioner seeks to re-subdivide the 2.855-acre parcel into a one lot subdivision; and

**WHEREAS**, pursuant to the City of Rochelle Zoning Ordinance, the Petitioner, initiated a petition to subdivide the properties described in Exhibit “A” and as depicted on Preliminary Plat, Exhibit “B”, and Final Plat, Exhibit “C” known as the Veterans Parkway Industrial Park Subdivision; and

**WHEREAS**, the petition for the Preliminary Plat and Final Plat was reviewed by the Planning and Zoning Commission at their meeting of June 5, 2023 and the Planning and Zoning Commission, by a vote of 7-0, 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 the Veterans Parkway Industrial Park Subdivision located at 916 S. Main Street, Rochelle, Illinois, Parcel Number 24-25-427-001; 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 12<sup>th</sup> day of June, 2023.

AYES:

NAYS:

ABSENT:

APPROVED THIS 12<sup>th</sup> day of June, 2023.

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CITY MAYOR

ATTEST:

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CITY CLERK

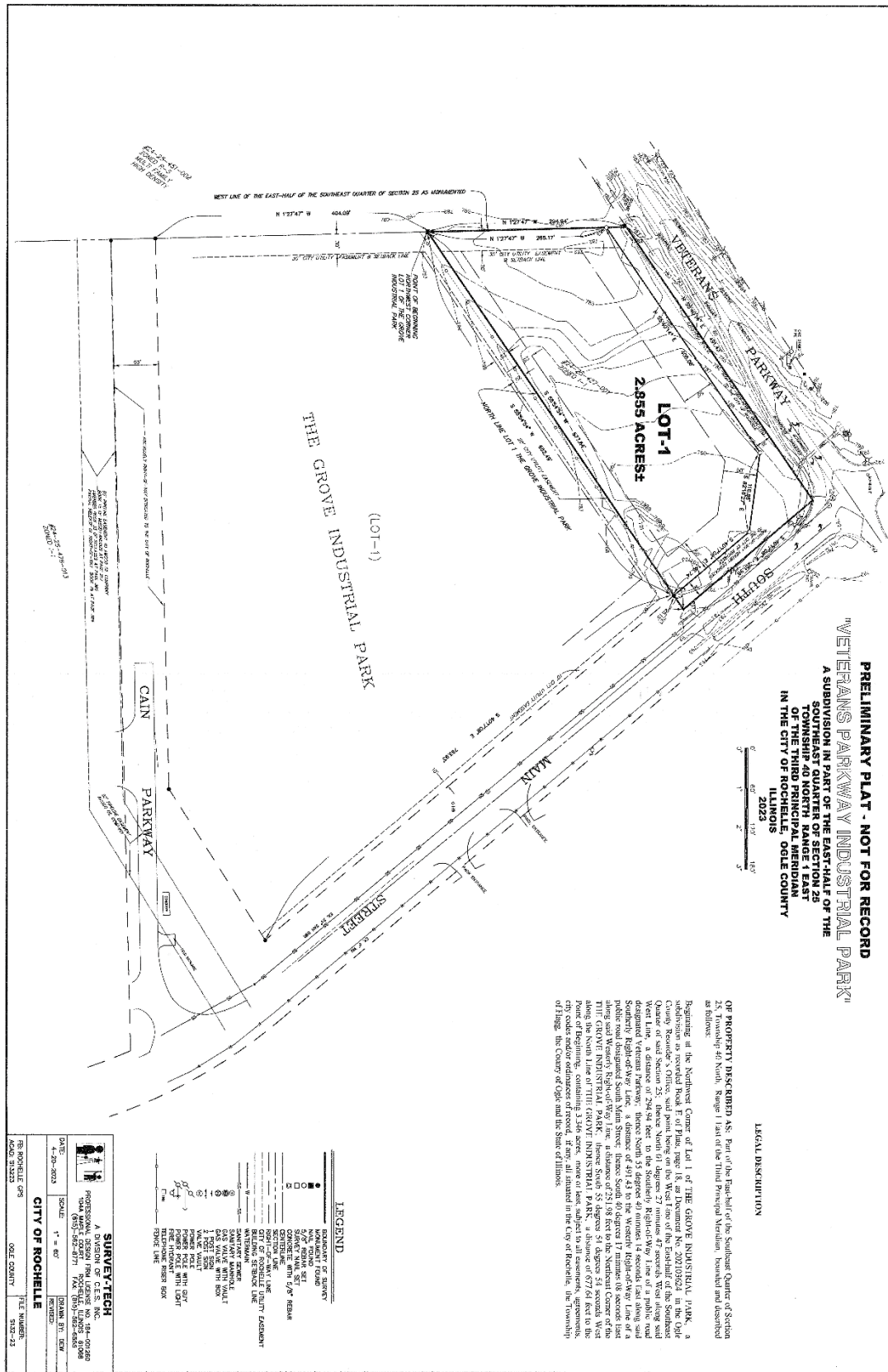
**EXHIBIT A**  
**(Legal Description)**

**Parcel Identification Number: 24-25-427-001**

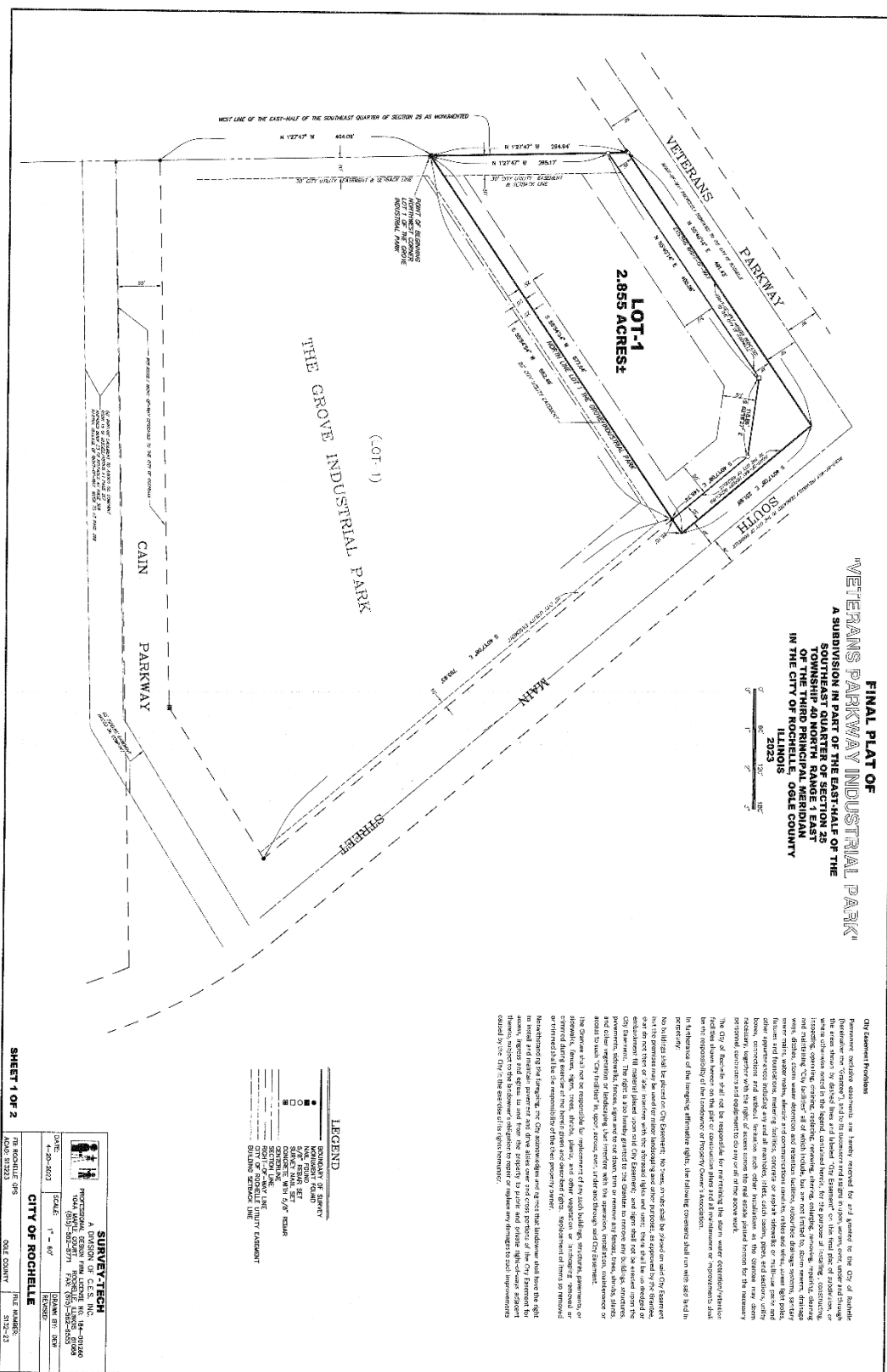
**LEGAL DESCRIPTION**

Beginning at the Northwest Corner of Lot 1 of THE GROVE INDUSTRIAL PARK, a subdivision as recorded Book E of Plats, page 18, as Document No. 202103624 in the Ogle County Recorder's Office, said point being on the West Line of the East-half of the Southeast Quarter of said Section 25; thence North 01 degrees 27 minutes 47 seconds West along said West Line, a distance of 294.94 feet to the Southerly Right-of-Way Line of a public road designated Veterans Parkway; thence North 55 degrees 40 minutes 14 seconds East along said Southerly Right-of-Way Line, a distance of 491.43 to the Westerly Right -of-Way Line of a public road designated South Main Street; thence South 40 degrees 17 minutes 08 seconds East along said Westerly Right-of-Way Line, a distance of 251.98 feet to the Northeast Corner of the THE GROVE INDUSTRIAL PARK; thence South 55 degrees 54 degrees 54 seconds West along the North Line of THE GROVE INDUSTRIAL PARK, a distance of 677.64 feet to the Point of Beginning, containing 3.346 acres, more or less, subject to all easements, agreements, city codes and/or ordinances of record, if any, all situated in the City of Rochelle, the Township of Flagg, the County of Ogle and the State of Illinois.

## EXHIBIT B – PRELIMINARY PLAT



## EXHIBIT C – FINAL PLAT







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 916 S. MAIN STREET, ROCHELLE, ILLINOIS, PARCEL NUMBER 24-25-427-001” which was adopted by the Mayor and City Council of the City of Rochelle on June 12, 2023.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Rochelle this 12<sup>th</sup> day of June, 2023.

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CITY CLERK