
THE CITY OF ROCHELLE
Ogle County, Illinois

ORDINANCE
NO. _____

**AN ORDINANCE APPROVING A SPECIAL USE TO OGLE LEE FIRE
PROTECTION DISTRICT AND THE CITY OF ROCHELLE FOR A
GOVERNMENT MULTI-USE TRAINING FACILITY**

JOHN BEARROWS, Mayor
ROSE HUERAMO, City Clerk

TOM McDERMOTT
BIL HAYES
KATE SHAW-DICKEY
DAN McDERMOTT
ROSAELIA ARTEAGA
BEN VALDIVIESO
City Council

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

CITY OF ROCHELLE
Ogle County, Illinois

ORDINANCE NO. _____

Date: June 12, 2023

**AN ORDINANCE APPROVING A SPECIAL USE TO OGLE LEE FIRE
PROTECTION DISTRICT AND THE VILLAGE OF ROCHELLE FOR A
GOVERNMENT MULTI-USE TRAINING 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, Petitioners, the Ogle Lee Fire Protection District and the Village of Rochelle (“Petitioners”) are owners of approximately 12.06 acres of vacant land located at 920 S. Main Street, Rochelle, Illinois 61068 (“Subject Property”) parcel #24-25-476-019 (legal description attached herein as Exhibit 1); and

WHEREAS, Petitioners, are seeking to use the Subject Property for a government multi-use training facility; and

WHEREAS, the Subject Property is zoned, I-1 Light Industry; and

WHEREAS, pursuant to Division 7, Sec. 110-160 of the Rochelle Zoning Ordinance, a government facility in an I-1 requires a Special Use Permit; and

WHEREAS, on June 5, 2023, the City’s Planning and Zoning Commission (“PZC”) conducted a public hearing on Petitioners’ request for a Special Use Permit for a government multi-use training facility on 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 (a copy of proof of publication is attached herein as Exhibit 2); and

WHEREAS, the PZC voted 7-0 to recommend approval of the Special Use Permit to allow a government multi-use training facility at the Subject Property; and

WHEREAS, the PZC has filed its report of findings and recommendations regarding the approval of the Special Use Permit to allow for a government multi-use training facility at the Subject Property with this Mayor and City Council, and this 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 said Special Use Permit; 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: That the report of findings and recommendations of the PZC are herein incorporated by reference as the findings of this Mayor and City Council, as complete as is fully set forth herein at length. This City Council finds that the Petitioners have provided to establish that they have met the standards for granting of a Special Use Permit as set forth in the Rochelle Municipal Code and Zoning Ordinance, and the proposed granting of the Special Use Permit for a government multi-use training facility in the I-1 Light Industry Zoning District, as set forth herein, is in the public good and 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: The Special Use Permit set forth herein below shall be applicable to the following described Property:

LEGAL DESCRIPTION: ATTACHED HERETO AS EXHIBIT 1.

Commonly known as: 920 S. Main Street, in Rochelle, Illinois ("Subject Property")

SECTION FOUR: That a Special Use Permit to allow for a government multi-use training facility at the Subject Property is hereby granted to Petitioners.

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 12th day of June, 2023.

AYES:

NAYS:

ABSENT:

APPROVED THIS 12th day of June, 2023.

MAYOR

ATTEST:

CITY CLERK

EXHIBIT 1

LEGAL DESCRIPTION

Lot One (1) of the Final Plat of The Grove Industrial Park being part of Lot Five (5) of the Re-Subdivision of the Rochelle Tollway Industrial Park First Addition in the East Half (E ½) of the Southeast Quarter (SE ¼) of Section 25, Township 40 North, Range 1 East of the Third Principal Meridian; situated in the Township of Flagg, County of Ogle and State of Illinois.

EXHIBIT 2

PROOF OF PUBLICATION

gutter as well as other associated work located at various locations throughout the City of Rochelle.

Specifications and/or plans may be obtained at the Office of the City Engineer, Engineering Department, located at 1030 S. 7th Street, Rochelle, Illinois. The office is open by appointment only by emailing cward@rochelleil.us. Bidders will be required to sign for the specifications and/or plans before they are released. There is no cost for specifications and/or plans picked up at the Engineering Office. A fee of \$100.00 will be required for any specifications and/or plans that are mailed to prospective Bidders. Bids will be mailed USPS First Class mail only. All bids are to be returned to the Office of the City Clerk, 420 N. 6th Street, Rochelle, IL 61068.

THE CITY OF ROCHELLE PREFERS THE SEALED BID BE HAND DELIVERED TO THE OFFICE OF THE CITY CLERK, CITY HALL, 420 NORTH SIXTH STREET, ROCHELLE, ILLINOIS BEFORE 10:00 A.M., JUNE 6, 2023; HOWEVER, BIDS MAY ALSO BE MAILED. ANY BID RECEIVED AFTER 10:00 A.M., JUNE 6, 2023, WILL BE RETURNED, UNOPENED.

ALL completed bids will be publicly opened and read aloud at a bid opening at 10:00 a.m., June 6, 2023, in the Council Chambers at City Hall in Rochelle, Illinois.

ANY OBJECTIONS, QUESTIONS OR COMMENTS on the City's specifications shall be submitted in writing on or before 1 p.m. June 1, 2023. If deemed necessary by the City, an addendum will be distributed to all prospective bidders by facsimile transmission at least two (2) business days prior to the bid opening date. The decisions of the City shall be final. THE CITY OF ROCHELLE is an equal opportunity employer. All Contracts for Construc-

approved, after which all BID BONDS will be returned. A certified cashier's check may be used in lieu of a BID BOND.

A Performance Surety will be required as specified in the contract documents and specifications.

No. 0532
(May 17 and 21, 2023)

NOTICE OF PUBLIC HEARING

(Preliminary & Final Plat of Subdivision)

PUBLIC NOTICE is hereby given to all persons in the City of Rochelle, Ogle County, Illinois, that a public hearing will be held by the Planning and Zoning Commission on Monday, June 5, 2023 at 6:00 p.m. in the Rochelle City Hall Council Chambers; 420 North 6th Street relative to the following:

Petition of the City of Rochelle for a preliminary & final plat of subdivision.

The subject property is approximately 2.855 acres, zoned I-1 Light Industry, is located at 916 S. Main Street and has a legal description of:

Parcel #: 24-25-427-001

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 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-

HEARING (Special Use for Government Multi Use Training Facility)

PUBLIC NOTICE is hereby given to all persons in the City of Rochelle, Ogle County, Illinois, that a public hearing will be held by the Planning and Zoning Commission on Monday, June 5, 2023 at 6:00 p.m. in the Rochelle City Hall Council Chambers; 420 North 6th Street relative to the following:

Petition of The City of Rochelle and Ogle Lee Fire Protection District for a special use for a Government Multi Use Training Facility in an I-1 zoning district.

The subject property is zoned I-1 Light Industry and is located at 1380 N. 7th Street, and has a legal description of: PIN No.: 24-25-476-019 Lot One (1) of the Final Plat of The Grove Industrial Park being part of Lot Five (5) of the Re-Subdivision of the Rochelle Tollway Industrial Park First Addition in the East Half (E ½) of the Southeast Quarter (SE ¼) of Section 25, Township 40 North, Range 1 East of the Third Principal Meridian; situated in the Township of Flagg, County of Ogle and State of Illinois.

The petition is on file and available for examination in the office of the Community Development Director, 420 N. 6th Street, Rochelle, Illinois during normal business hours.

All persons interested are invited to attend said hearing and be heard. Anyone interested in participating in public commentary remotely should contact Michelle Knight at mknight@rochelleil.us or call 815-562-6161 to make arrangements. Commission members may participate in the Planning and Zoning Meeting remotely as a result of the Governor suspending the requirement for in-person attendance at Public Meetings.

Rose Hueramo, City Clerk
City of Rochelle
No. 0534
(May 21, 2023)

tact Michelle Knight at mknight@rochelleil.us or call 815-562-6161 to make arrangements.

Commission members may participate in the Planning and Zoning Meeting remotely as a result of the Governor suspending the requirement for in-person attendance at Public Meetings.

Rose Hueramo, City Clerk
City of Rochelle
No. 0535
(May 21, 2023)

PUBLIC NOTICE LYNNVILLE TOWNSHIP

LINDENWOOD, IL

Notice is hereby given that a tentative Budget and Appropriation Ordinance for the General Town Fund and the General Assistance Fund for Lynnville Township in the County of Ogle, State of Illinois for the fiscal year beginning April 1, 2023 and ending March 31, 2024 will be on file and available for inspection by calling Ali Harms @ 815-393-4998.

Notice is further given that a public hearing on said Budget and Appropriation Ordinance will be held at 7:30 P.M. on Monday June 19, 2023 at the Lynnville Township building in Lindenwood and that final hearing and action on this ordinance will be taken at this meeting.

Notice is hereby given that a tentative Budget and Appropriation Ordinance for the Road And Bridge Fund, the CBHB #915 Fund, and the Special Building and Equipment Fund for the Road District for Lynnville Township in the County of Ogle, State of Illinois for the fiscal year beginning April 1, 2023 and ending March 31, 2024 will be on file and available for inspection by calling Ali Harms @ 815-393-4998.

Notice is further given that a public hearing on said Budget and Appropriation Ordinance will be held immediately after the prior budget hearing on Monday June 19, 2023 at the Lynnville Township Building in Lindenwood and that final hearing

and action on this ordinance will be taken at this meeting.

113 FINANCIAL

NOTICE Advance Fee Loans or Credit Offers Companies that do business by phone can't ask you to pay for credit before you get it. For more information, call toll-free 1-877-FTC-HELP. A public service message from your hometown newspaper and the Federal Trade Commission.

119 ANNOUNCEMENTS

"This publication does not knowingly accept fraudulent or deceptive advertising. Readers are cautioned to thoroughly investigate all ads, especially those asking for money in advance."

127 SERVICES AND REPAIRS

FURMAN'S Lawn Care and Tree Work. Mowing, bushes, spring clean up, weeding and much more. Call Jeremy Furman 815-761-9619. Please leave a message will return call ASAP. Fully insured, in business since 1999. Servicing Rochelle and surrounding areas.

CUSTOM Construction Systems. Residential/Commercial Roofing. Shingles/Metal/Flat. 815-871-7835. (05-24-23)

201 DOMESTIC/CHILD CARE

NO INDIVIDUAL, unless licensed or holding a permit as a childcare facility, may cause to be published any advertisement soliciting a child care service. A childcare facility that is licensed or operating under a

com

ANTIQUES WANTED: I pay cash for antiques; furniture, glassware, pottery & crocks, tin & iron toys, sterling silver, decoys. If it's antique, I'm interested in looking! Call 815-562-2928 or email dickharms@hotmail.com

305 GARAGE SALE

GARAGE SALE. 1120 Pickwick Drive, Rochelle. Thursday, 5/18 8am - 5pm, Friday, 5/19 8am-1pm. Housewares, clothing, books, bike and other miscellaneous. (05-17-23)

307 MISCELLANEOUS FOR SALE

BUNDLED Newspaper -\$3 per Bundle. End Roll- Cost Depends on Weight of Roll. Available Monday-Friday 815-562-4171 (8AM-NOON ONLY) Rochelle News Leader.

405 HOUSES FOR SALE

ALL REAL ESTATE advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preferences, limitation or discrimination. We will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that dwellings advertised are available on an equal opportunity basis.

203 HELP WANTED

Follow
Mouse

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 SPECIAL USE TO OGLE LEE FIRE PROTECTION
DISTRICT AND THE VILLAGE OF ROCHELLE FOR A GOVERNMENT MULTI-USE
TRAINING FACILITY” 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 12th day of June, 2023.

CITY CLERK