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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  
400-420 WILLIS AVE, ROCHELLE, ILLINOIS WITH  
PARCEL NUMBERS 24-36-127-003; 24-36-127-004; 24-36-127-005**

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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

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

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PARCEL NUMBERS 24-36-127-003; 24-36-127-004; 24-36-127-005**

**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**, Willis Senior Lofts Limited Partnership (“Petitioner”), is the owner of approximately 2.037 acres that is zoned R-5 Multi Family High Density Residential; and

**WHEREAS**, the land is located at 400 – 420 Willis Avenue, Rochelle, Illinois with Parcels 24-36-127-003; 24-36-127-004; 24-36-127-005; and

**WHEREAS**, the Petitioner seeks to create a subdivision to combine the three parcels into one for a multi-family senior housing development for those aged 55 and older; 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 First Resubdivision Lake Lida – Phase I; 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 for the Willis Senior Lofts; 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, First Resubdivision Lake Lida – Phase I for the Willis Senior Lofts located at 400 – 420 Willis Avenue, Rochelle, Illinois with Parcel Numbers 24-36-127-003; 24-36-127-004; 24-36-127-005 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 Numbers:** 24-36-127-003; 24-36-127-004; 24-36-127-005

**LEGAL DESCRIPTION**

Lots 7, 8 and 9 in Lake Lida – Phase I, located in the North Half of Section 36, Township 40 North, Range 1 East of the 3<sup>rd</sup> Principal Meridian, City of Rochelle, Ogle County, Illinois.

—

FOURTH, PARAGRAPH 1, EAST OF THE THIRD "NATIONAL HIGHWAY" BRIDGE, A 66.1 COUNTY, 11002.



**Abstract**

LINCOLN AVENUE CAPITAL  
401 WILSHIRE BOULEVARD, SUITE 1070  
SANTA MONICA, CA 90401

JAKE LIDA DEVELOPMENT, INC.  
621 FIRST AVENUE  
ROCHELLE, ILLINOIS 61068

PLANNING AND ZONING COMMISSION  
420 NORTH 6TH ST.  
ROCHELLE, IL 61068

LOT 7 AREA:	25.477 SQ. FT. (0.585 ACRES)
LOT 8 AREA:	31.628 SQ. FT. (0.726 ACRES)
LOT 9 AREA:	31.628 SQ. FT. (0.726 ACRES)
TOTAL AREA:	88.729 SQ. FT. (2.037 ACRES)

CURRENT AREA ZONED: R5 MULTI-FAMILY - HIGH DENSITY RESIDENTIAL

LOT 1: 88,728 SQ. FT. (2.057 ACRES)

24-36-127-005 (LOT 7)  
24-36-127-004 (LOT 8)  
24-36-127-006 (LOT 9)

1. RESTAURANTS AND HOTELS IN WEST LONDON PROVIDED 16 AGENTS TO EMPLOY IN THE NORTH-WEST. 30-41 IN ALL. ASSIGNED BY SOCIAL AGENTS TO HOUSES, CLUBS, NIGHT CLUBS AND ROOMS IN NORTH-WEST LONDON, AND PROVIDED BY THE NORTH-WEST AGENTS TO RESTAURANTS.
2. FOUR AGENTS FROM THE WEST LONDON AGENTS TO THE "STREET" WERE IN THE AREA OF THE NORTH-WEST AGENTS. IN THE "STREET" WERE IN THE AREA OF THE NORTH-WEST AGENTS. IN THE "STREET" WERE IN THE AREA OF THE NORTH-WEST AGENTS.
3. TWO AGENTS FROM THE WEST LONDON AGENTS TO THE "STREET" WERE IN THE AREA OF THE NORTH-WEST AGENTS. IN THE "STREET" WERE IN THE AREA OF THE NORTH-WEST AGENTS.

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ESTABLISHED BY A RFA - THE ADJUSTED (STN) 0.000  
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24-36-127-004 (LOT 8)  
24-36-127-006 (LOT 9)

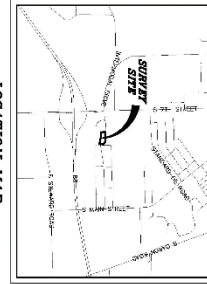
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700 Springer Drive, Lombard, IL 60148 ph:630.351.6500 fax:630.351.6565 [martind.com](http://www.martind.com)  
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

FIRST RESUBDIVISION OF LAKE LIDA PHASE 1  
ROCHELLE, ILLINOIS  
PRELIMINARY PLAT OF SUBDIVISION

LAC:ROL-01

# EXHIBIT C – FINAL PLAT



## FINAL PLAT OF FIRST RESUBDIVISION OF LAKE LIDA PHASE 1

BEING A SUBDIVISION OF 36.4 ACRES OF THE NW 1/4 & NE 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 1, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COFF COUNTY, ILLINOIS.

LOCATION MAP  
NOT TO SCALE

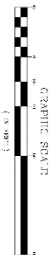
LOT 25  
LAKE LIDA  
SUBDIVISION  
PHASE 1

LOT 24  
LAKE LIDA SUBDIVISION PHASE 1  
ROCHELLE, ILLINOIS

LOT 23  
LAKE LIDA SUBDIVISION PHASE 1  
ROCHELLE, ILLINOIS

### BASIS OF BEARINGS

BEARINGS AND DISTANCES FOR THE 1/2 SECTION 36, TOWNSHIP 40 NORTH, RANGE 1, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COFF COUNTY, ILLINOIS, AS SHOWN ON THE SURVEY MAP.



OWNER  
LAKE LIDA DEVELOPMENT, INC.  
ROCHELLE, ILLINOIS

### SUBMITTED BY/RETURN TO:

NAME OF SUBMITTER  
PLANNING AND DESIGN FIRM  
ROCHELLE, ILLINOIS

### EXISTING LOT AREA

LOT 1	1.00 ACRES	3,647.40 SQ. FT. (0.08 ACRES)
LOT 2	1.00 ACRES	3,647.40 SQ. FT. (0.08 ACRES)
LOT 3	1.00 ACRES	3,647.40 SQ. FT. (0.08 ACRES)
LOT 4	1.00 ACRES	3,647.40 SQ. FT. (0.08 ACRES)
LOT 5	1.00 ACRES	3,647.40 SQ. FT. (0.08 ACRES)
LOT 6	1.00 ACRES	3,647.40 SQ. FT. (0.08 ACRES)
LOT 7	1.00 ACRES	3,647.40 SQ. FT. (0.08 ACRES)
LOT 8	1.00 ACRES	3,647.40 SQ. FT. (0.08 ACRES)
LOT 9	1.00 ACRES	3,647.40 SQ. FT. (0.08 ACRES)
LOT 10	1.00 ACRES	3,647.40 SQ. FT. (0.08 ACRES)
LOT 11	1.00 ACRES	3,647.40 SQ. FT. (0.08 ACRES)
LOT 12	1.00 ACRES	3,647.40 SQ. FT. (0.08 ACRES)
LOT 13	1.00 ACRES	3,647.40 SQ. FT. (0.08 ACRES)
LOT 14	1.00 ACRES	3,647.40 SQ. FT. (0.08 ACRES)
LOT 15	1.00 ACRES	3,647.40 SQ. FT. (0.08 ACRES)
LOT 16	1.00 ACRES	3,647.40 SQ. FT. (0.08 ACRES)
LOT 17	1.00 ACRES	3,647.40 SQ. FT. (0.08 ACRES)
LOT 18	1.00 ACRES	3,647.40 SQ. FT. (0.08 ACRES)
LOT 19	1.00 ACRES	3,647.40 SQ. FT. (0.08 ACRES)
LOT 20	1.00 ACRES	3,647.40 SQ. FT. (0.08 ACRES)
LOT 21	1.00 ACRES	3,647.40 SQ. FT. (0.08 ACRES)
LOT 22	1.00 ACRES	3,647.40 SQ. FT. (0.08 ACRES)
LOT 23	1.00 ACRES	3,647.40 SQ. FT. (0.08 ACRES)
LOT 24	1.00 ACRES	3,647.40 SQ. FT. (0.08 ACRES)
LOT 25	1.00 ACRES	3,647.40 SQ. FT. (0.08 ACRES)

### PROPOSED LOT AREA

LOT 1: 1.00 ACRES (3,647.40 SQ. FT.)

PIN'S

24-36-117-001 (LOT 1)  
24-36-117-002 (LOT 2)  
24-36-117-003 (LOT 3)  
24-36-117-004 (LOT 4)  
24-36-117-005 (LOT 5)  
24-36-117-006 (LOT 6)  
24-36-117-007 (LOT 7)  
24-36-117-008 (LOT 8)  
24-36-117-009 (LOT 9)  
24-36-117-010 (LOT 10)  
24-36-117-011 (LOT 11)  
24-36-117-012 (LOT 12)  
24-36-117-013 (LOT 13)  
24-36-117-014 (LOT 14)  
24-36-117-015 (LOT 15)  
24-36-117-016 (LOT 16)  
24-36-117-017 (LOT 17)  
24-36-117-018 (LOT 18)  
24-36-117-019 (LOT 19)  
24-36-117-020 (LOT 20)  
24-36-117-021 (LOT 21)  
24-36-117-022 (LOT 22)  
24-36-117-023 (LOT 23)  
24-36-117-024 (LOT 24)  
24-36-117-025 (LOT 25)

### SURVEYOR'S NOTES

1. THE SURVEY WAS MADE BY THE SURVEYOR, ROCHELLE, ILLINOIS, ON THE 15TH DAY OF MAY, 2024.
2. THE SURVEY WAS MADE BY THE SURVEYOR, ROCHELLE, ILLINOIS, ON THE 15TH DAY OF MAY, 2024.
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24. THE SURVEY WAS MADE BY THE SURVEYOR, ROCHELLE, ILLINOIS, ON THE 15TH DAY OF MAY, 2024.
25. THE SURVEY WAS MADE BY THE SURVEYOR, ROCHELLE, ILLINOIS, ON THE 15TH DAY OF MAY, 2024.

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FIRST RESUBDIVISION OF LAKE LIDA PHASE 1  
ROCHELLE, ILLINOIS  
FINAL PLAT OF SUBDIVISION

**Manhard**  
CONSULTING

2100 Spring Valley Road, Suite 100, Springfield, IL 62761-1000  
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	DESCRIPTION	BY
05/15/24	REVISION FOR CITY COMMENTS	MAN

1 of 2  
LAKE LIDA





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 400-420 WILLIS AVE, ROCHELLE, ILLINOIS WITH PARCEL NUMBERS 24-36-127-003; 24-36-127-004; 24-36-127-005” 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