
THE CITY OF ROCHELLE
Ogle County, Illinois

ORDINANCE
NO. _____

**AN ORDINANCE APPROVING THE PRELIMINARY AND FINAL PLAT FOR HUB
CITY DEVELOPMENT, LLC'S STEWARD ROAD COMMERCIAL DEVELOPMENT**

CHET OLSON, Mayor
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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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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 ("City"), 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, pursuant to the City of Rochelle Zoning Ordinance, HUB CITY DEVELOPMENT, LLC ("Hub City"), an Illinois limited liability company, initiated a petition to divide land legally described in Exhibit A, into three lots based on the proposed Preliminary Plat, attached hereto as Exhibit B, and Final Plat, attached hereto as Exhibit C, known as STEWARD ROAD COMMERCIAL DEVELOPMENT; and

WHEREAS, said Steward Road Commercial Development is currently zoned as B-2 Commercial Highway and is a 48-acre parcel located on the north side of Steward Road East of Route 251 and West of South Main Street ("Subject Property"); and

WHEREAS, the petition for the Preliminary Plat and Final Plat was reviewed by the Planning and Zoning Commission at their meeting on November 5, 2018, and the Planning and Zoning Commission, voted 4-0 to recommend that the City Council approve the Preliminary Plat and Final Plat for STEWARD ROAD COMMERCIAL DEVELOPMENT; and

WHEREAS, Hub City desires to further expand commercial development opportunities at the Subject Property following the approval of the Preliminary Plat and Final Plat; 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 that said Preliminary Plat and Final Plat be approved and accepted; and

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ROCHELLE, ILLINOIS:

SECTION ONE: That the City hereby incorporates all of the recitals above into this Ordinance as if fully set forth herein.

SECTION TWO: That the Corporate Authorities of the City of Rochelle hereby approve and accept the Preliminary Plat, attached hereto as Exhibit B, and Final Plat, attached hereto as Exhibit C, and all necessary City Officials are hereby authorized to execute the Preliminary Plat and Final Plat prior to the final recording, subject to review and revision as to form by the City Attorney and City Staff.

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 elsewhere 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 ____ day of _____, 2018.

AYES:

NAYS:

ABSENT:

APPROVED THIS ____ day of _____, 2018.

MAYOR

ATTEST:

CITY CLERK

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 FOR HUB CITY DEVELOPMENT, LLC’S STEWARD ROAD COMMERCIAL DEVELOPMENT,” which was adopted by the Mayor and City Council of the City of Rochelle on _____, 2018.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Rochelle this _____ day of _____, 2018.

CITY CLERK