
THE CITY OF ROCHELLE
Ogle County, Illinois

ORDINANCE
NO. _____

**AN ORDINANCE APPROVING A CONDITIONAL USE IN B-1
COMMERCIAL CENTRAL BUSINESS ZONING DISTRICT FOR A PLACE
OF WORSHIP AT 405 N. MAIN STREET
(LIVING WATER COMMUNITY CHURCH, PETITIONER)**

JOHN BEARROWS, Mayor
SUE MESSER, City Clerk

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KATE SHAW-DICKEY
DAN McDERMOTT
JOHN GRUBEN
DON BURKE
City Council

Published in pamphlet form by authority of the Mayor and City Council of the City of Rochelle
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**CITY OF ROCHELLE
Ogle County, Illinois**

**ORDINANCE NO. _____
Date Passed: January 13, 2020**

**AN ORDINANCE APPROVING A CONDITIONAL USE IN B-1
COMMERCIAL CENTRAL BUSINESS ZONING DISTRICT FOR A PLACE
OF WORSHIP AT 405 N. MAIN STREET
(LIVING WATER COMMUNITY CHURCH, PETITIONER)**

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, Living Water Community Church, the intended lessee of property located at 405 N. Main Street (Property), part of PIN of 24-24-341-003, filed a petition to have a special use permit issued to allow the lessee to use the Property as a Church; and

WHEREAS, Joe and Charlene Meadows, the owners of the Property, consented and agreed to the petition; and

WHEREAS, the Property is currently zoned B-1 Commercial Central Business, and Church is permissible under the Rochelle Municipal Code only if a special use permit is issued; and

WHEREAS, on January 6, 2020, the City’s Planning and Zoning Commission (“PZC”) conducted a public hearing on PZC-01-20 relative to a request received by Living Water Community Church (“Petitioner”), seeking a Conditional Use Permit to allow for a place of worship at 405 N. Main Street, Rochelle, Illinois 61068 (“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 January 6, 2020, the PZC voted 7-0 to recommend approval of the Conditional Use Permit to allow for a place of worship at the Subject Property; and

WHEREAS, the PZC has filed its report of findings and recommendations regarding the approval of the Conditional Use Permit to allow for a place of worship 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 Conditional 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 Petitioner has provided to establish that they have met the standards for granting of a Conditional Use Permit as set forth in the City of Rochelle's Zoning Ordinance, and the proposed granting of the Conditional Use Permit, 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 Zoning Ordinance.

SECTION THREE: The Conditional Use Permit set forth herein below shall be applicable to the following described Property,

LEGAL DESCRIPTION:

[ATTACHED HERETO AS EXHIBIT 1]

PIN: 24-24-341-003

Commonly known as: 405 N. Main Street, Rochelle, Illinois 61068 ("Subject Property")

SECTION FOUR: That a Conditional Use Permit to allow for a place of worship 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 13th day of January, 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS 13th day of January, 2020.

MAYOR

ATTEST:

CITY CLERK

EXHIBIT 1

LEGAL DESCRIPTION

Lot 6 and the South 2.40 feet of Lot 7 in Block 9 of the Original Town of Lane (now called the City of Rochelle). Ogle County, Illinois, according to the Plat thereof recorded July 30, 1853 as Document No. 9921 and re-recorded June 30, 1915 in Book D of Plats, Page 2.

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 A CONDITIONAL USE IN B-1 COMMERCIAL CENTRAL BUSINESS ZONING DISTRICT FOR A PLACE OF WORSHIP AT 405 N. AIN STREET (LIVING WATER COMMUNITY CHURCH, PETITIONER)” which was adopted by the Mayor and City Council of the City of Rochelle on January 13, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Rochelle this 13th day of January, 2020.

CITY CLERK