
THE CITY OF ROCHELLE
Ogle County, Illinois

ORDINANCE
NO. _____

**AN ORDINANCE APPROVING THE PRELIMINARY AND
FINAL PLAT OF SUBDIVISION FOR THE GROVE INDUSTRIAL PARK
SUBDIVISION LOCATED AT 920 SOUTH MAIN STREET, ROCHELLE, ILLINOIS**

JOHN BEARROWS, Mayor
SUE MESSER, City Clerk

TOM McDERMOTT
BIL HAYES
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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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 City of Rochelle (“Petitioner”), is the owner of a parcel of land located at 920 South Main Street, Rochelle, Illinois and Petitioner filed a petition (PZC-4-21) to subdivide (“The Grove Industrial Park Subdivision”) the parcel into two smaller parcels; and

WHEREAS, the purpose of the subdivision is to allow for dedication of easements and right of way after the subdivision was completed; and

WHEREAS, pursuant to the City of Rochelle Zoning Ordinance, the Petitioner, initiated a petition to dedicate utility easements and right of way legally described in Exhibit “A” and as depicted on Preliminary Plat, Exhibit “B”, and Final Plat, Exhibit “C” known as The Grove 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 March 1, 2021 and the Planning and Zoning Commission, by a vote of 6-0, recommended that Council approve the Preliminary Plat and Final Plat of Subdivision for The Grove Industrial Park Subdivision; and

NOW THEREFORE BE IT ORDAINED by the Mayor and City Council of the City of Rochelle, Ogle County, Illinois, as follows:

Section 1. That City hereby incorporates all of the recitals above into this Ordinance as if fully set forth herein.

Section 2. The Preliminary Plat, Exhibit “B”, and Final Plat, Exhibit “C” for The Grove Industrial Park subdivision located 920 South Main Street, Rochelle, Illinois are hereby approved.

Section 3. The City Clerk shall publish this Ordinance in pamphlet form.

Section 4. This ordinance shall become effective after its passage, approval and publication as provided by law and shall modify any inconsistent provisions in the municipal code prior to this date.

PASSED AND APPROVED this 8th day of March, 2021.

Ayes: _____ Nays: _____ Absent/Abstain: _____

Mayor

Attested: _____
City Clerk

EXHIBIT A
(Legal Description)

PARCEL: 24-25-476-011

DESCRIPTION:

Lot Five (5) EXCEPT the South 66 feet in the Resubdivision of the Rochelle Tollway Industrial Park and the Rochelle Tollway Industrial Park First Addition in the City of Rochelle, according to the Plat thereof recorded in Plat File A, Page 59, in the Recorder's Office in Ogle County, Illinois; situated in the Township of Flagg, County of Ogle and State of Illinois.

EXHIBIT B (Preliminary Plat)

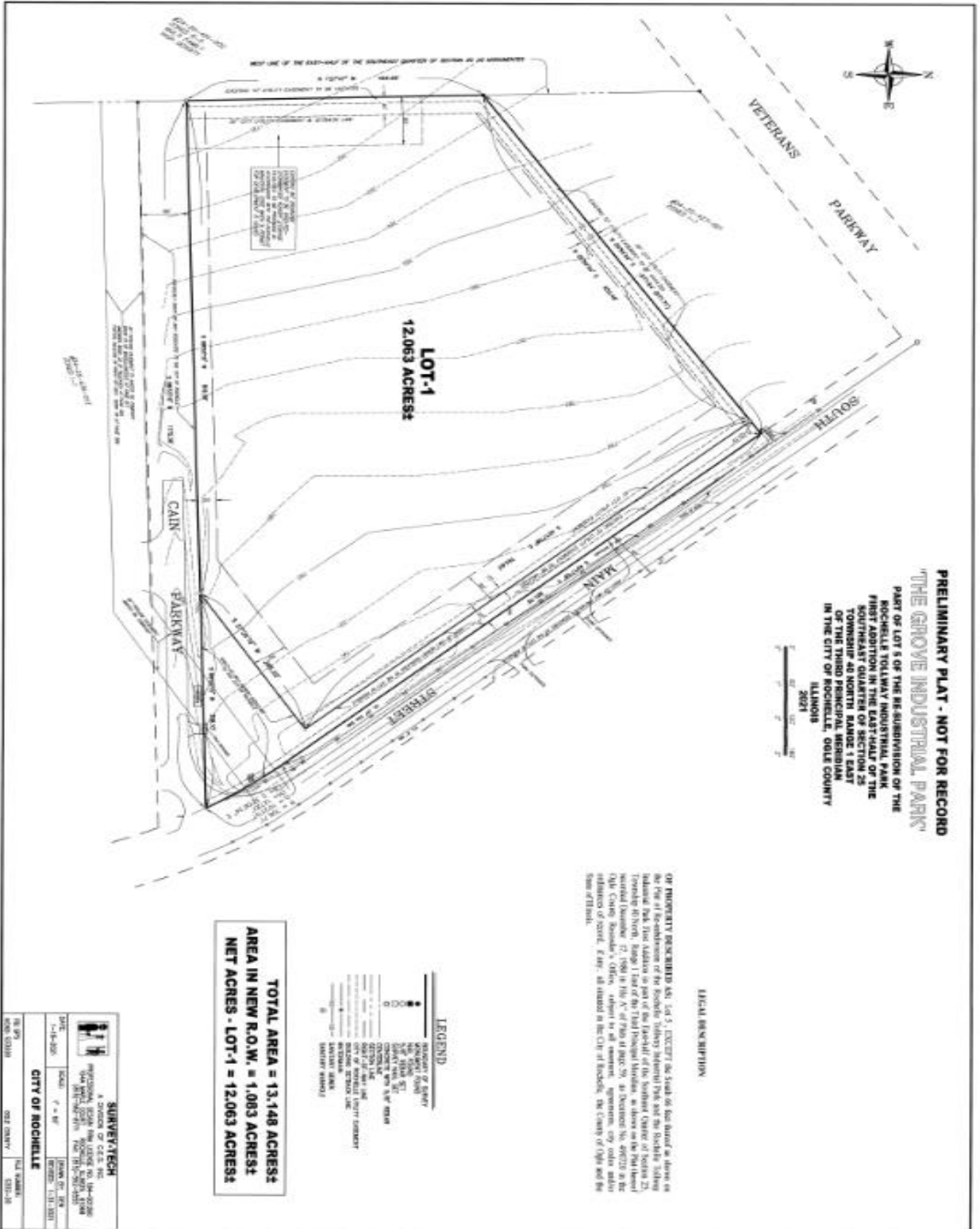
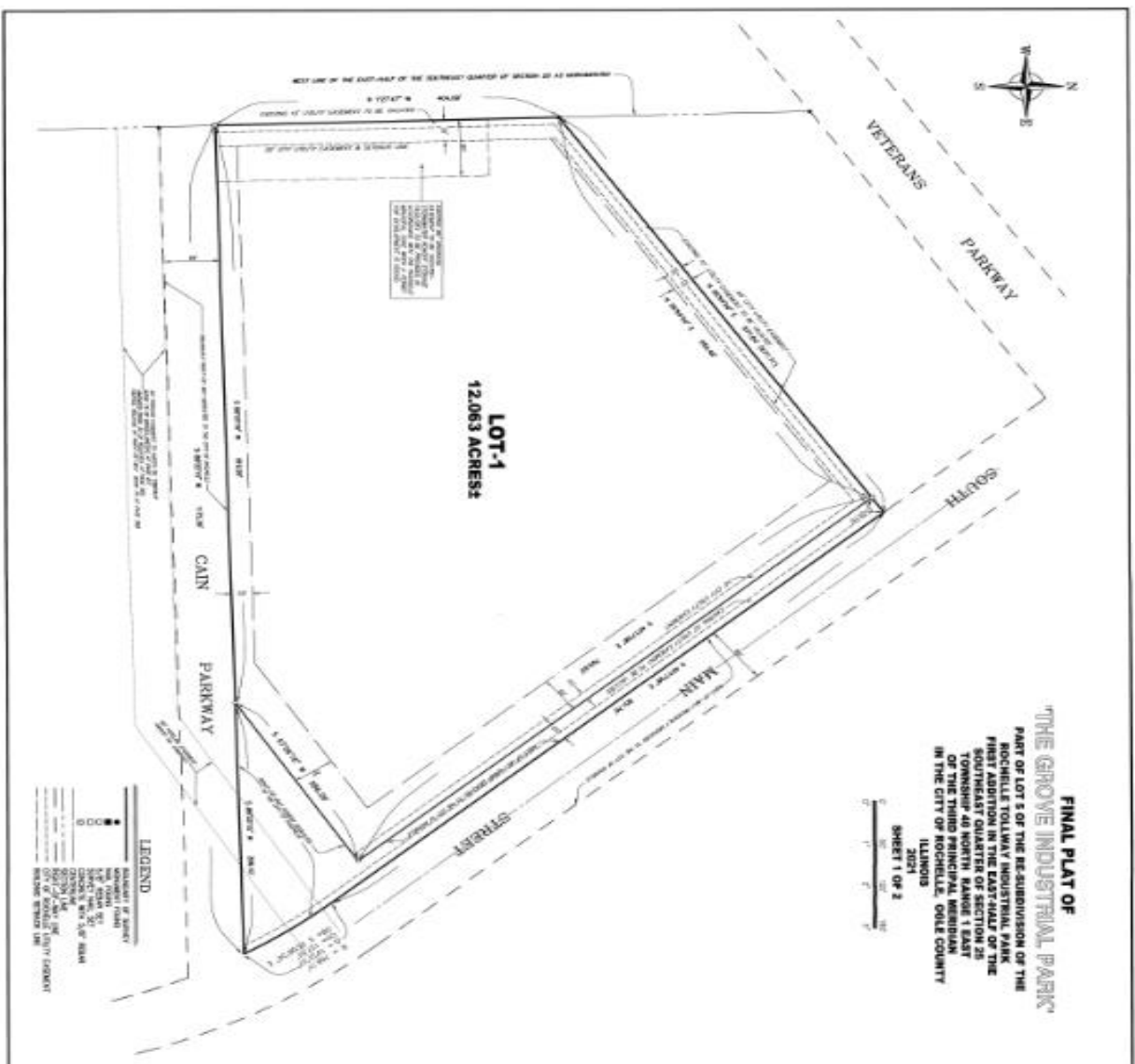


EXHIBIT C (Final Plat)



(B) General Notes:

This plat is based on a survey conducted by the Surveyor and is subject to the City of Rockefelle's zoning ordinance and other applicable laws and regulations. The Surveyor is not responsible for any errors or omissions in this plat, and the City of Rockefelle is not responsible for any errors or omissions in this plat. The Surveyor is not responsible for any errors or omissions in this plat, and the City of Rockefelle is not responsible for any errors or omissions in this plat. The Surveyor is not responsible for any errors or omissions in this plat, and the City of Rockefelle is not responsible for any errors or omissions in this plat.

Legend:

- BOUNDARY OF LOT 1
- BOUNDARY OF LOT 2
- BOUNDARY OF LOT 3
- BOUNDARY OF LOT 4
- BOUNDARY OF LOT 5
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- BOUNDARY OF LOT 49
- BOUNDARY OF LOT 50

Scale: 1" = 40'

North Arrow: N

City of Rockefelle, Ogle County, Illinois

Surveyor: [Name]

Date: [Date]

Sheet 1 of 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 THE PRELIMINARY AND FINAL PLAT OF SUBDIVISION FOR THE GROVE INDUSTRIAL PARK SUBDIVISION LOCATED AT 920 SOUTH MAIN STREET, ROCHELLE, ILLINOIS” which was adopted by the Mayor and City Council of the City of Rochelle on March 8, 2021.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Rochelle this 8th day of March, 2021.

CITY CLERK