



**AGENDA**  
**CITY OF ROCHELLE**  
**PLANNING & ZONING COMMISSION**  
**MEETING**

**Monday, August 04, 2025 at 6:00 PM**

**City of Rochelle Council Chambers—420 North 6th Street, Rochelle, IL 61068**

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- I. **CALL TO ORDER:**
- II. **ROLL CALL:**
- III. **APPROVE/ACCEPT MINUTES:**
  - [1.](#) 06-02-2025 Planning and Zoning Commission Meeting Minutes
- IV. **PUBLIC COMMENTARY:**
- V. **COMMISSIONER COMMENTS:**
- VI. **BUSINESS ITEMS:**
  - [1.](#) PZC-10-25 Petition of the City of Rochelle for a Preliminary and Final Plat of Subdivision for the property located at 1123 N. 7th Street. (Public Hearing and Action).
  - [2.](#) PZC-11-25 Petition of Rochelle Hospitality, LLC for a Preliminary and Final Plat of Subdivision for the property located at 1133 N. 7th Street. (Public Hearing and Action).
  - [3.](#) PZC-12-25 Petition of the City of Rochelle for a Plat of Annexation and Zoning for the property located at 13800 Gurler Road. (Public Hearing and Action).
- VII. **DISCUSSION ITEMS:**
- VIII. **ADJOURNMENT:**

Anyone interested in participating in public commentary remotely should contact Michelle Knight at [mknight@rochelleil.us](mailto:mknight@rochelleil.us) or call 815-562-6161 to make arrangements.



**MINUTES**  
**CITY OF ROCHELLE**  
**PLANNING & ZONING COMMISSION**

**Monday, June 02, 2025 at 6:00 PM**

**City of Rochelle Council Chambers—420 North 6th Street, Rochelle, IL 61068**

- I. CALL TO ORDER:** The meeting was called to order at 6:02 p.m. Motion made by Myers, seconded by Hickey, **"I move to appoint Claude McKibben as acting Pro Tem Chair."** Ayes: Colwill, Hickey, McKibben, Myers, Bowerman and Charnock. Nays: None. Motion carried 6-0.
- II. ROLL CALL:** Present were Commissioners Colwill, Hickey, McKibben, Myers, Bowerman and Charnock. Absent: Wolter. Non-voting Commissioners absent were: Barber and Tenggren. There was a quorum of 6 present. Also present were Michelle Pease and Michelle Knight.
- III. APPROVE/ACCEPT MINUTES:** Myers moved, seconded by Charnock, **"I move the minutes of the May 5, 2025 Planning and Zoning Commission meeting as presented be approved."** Ayes: Colwill, Hickey, McKibben Myers, Bowerman and Charnock. Nays: None. Motion carried 6-0.
- IV. PUBLIC COMMENTARY:** None
- V. COMMISSIONER COMMENTS:** None
- VI. BUSINESS ITEMS: PZC-08-25 Petition of St. Paul Lutheran Church for a Preliminary and Final Plat of Subdivision for parcels 24-23-226-001 and 24-23-226-002, located at or near 1415 10<sup>th</sup> Avenue.**  
 Pease stated that a notice was published in the paper and property owners were notified. Motion made by Myers, seconded by Hickey, **"I move the Planning and Zoning Commission open the Public Hearing regarding the preliminary and final plat of subdivision for parcels 24-23-226-001 and 24-23-226-002, located at or near 1415 10<sup>th</sup> Avenue."** Ayes: Colwill, Hickey, McKibben, Myers, Bowerman and Charnock. Nays: None. Motion carried 6-0. St. Paul Lutheran Church has petitioned to subdivide the property located at 1415 10<sup>th</sup> Avenue, Parcels 24-23-226-001 and 24-23-226-002. The property is zoned R1 Single Family low density residential and is approximately 9.73 acres. The purpose of subdividing is to divide the existing 9.73-acres into four parcels for single family homes. Lot one will be 4.53 acres, lot two will be .63 acres, lot three will have 1.16 acres and lot four will be 3.41 acres. The four lots will maintain the current zoning of R1 Single Family low density residential. All lots meet the minimum required lot area of 15,000 sq. ft. Fehr Graham developed a preliminary and final plat of subdivision on behalf of St. Paul Lutheran Church for a four-lot subdivision with easements. City staff and the Planning and Zoning Commission shall review the preliminary and final plat for conformance with the comprehensive plan, the provisions hereof, and all other applicable City ordinances. Pursuant to 65 ILCS 5/11-12-8, the Planning and Zoning Commission shall recommend or not recommend the approval of the preliminary and final plat within 90 days of the application. Staff is presenting the preliminary and final plat of subdivision subject to the following: 1. Final City staff review and comment of the preliminary and final plats of subdivision. 2. The Surety for any public infrastructure/utility extension will need to be provided for each subdivided parcel prior to the issuance of any permits. City Engineer certificates for surety will be removed from the plat. 3. Providing engineering plans for all stormwater retention, detention, or retention at the time of application for any permits for each subdivided parcel. 4. Obtaining a permit from the City for individual lot access across City Right of Way and for any work that is performed within the City Right of Way, including applicable surety at that time. Noah Carmichael with Fehr Graham was present to provide explanation on the subdivision of the lots and answer questions on behalf of the petitioner. There were several neighboring property owners present with concerns. Judy Stran, 1095 Page Way, spoke regarding her concerns of the setbacks on the proposed lots and she also had concerns about stormwater, Squires Landing ponds and drudging. Kaycee Chadwick, 1800 Squires Landing, expressed her concerns regarding the 10' setbacks, the property staying an R1 if it were to be developed in the future, the access point/turn around for lot 4 and drainage for Squires Landing. Mrs. Chadwick also expressed concern regarding 15th Street, stating she felt it is a narrow street, and any additional housing could create a hazard. Questions were answered for property owners Jennifer Behm, 1183 Westview Drive and John Smith, 1237 Westview Drive. Motion made by Bowerman, seconded by Myers, **"I move the Planning and Zoning Commission close**

**the Public Hearing."** Ayes: Colwill, Hickey, McKibben, Myers, Bowerman and Charnock. Nays: None. Motion carried 6-0.

**Findings:**

1. Is the proposed subdivision allowed in the proposed zoning district?  
Yes: 6 No:
2. Is the proposed subdivision detrimental or dangerous to public health?  
Yes:          No: 6
3. Will the proposed subdivision impair property value in the neighborhood?  
Yes:          No: 6
4. Will the proposed subdivision impede the normal development of the surrounding properties?  
Yes:          No: 6
5. Will the proposed subdivision:
  - a. impair light and air to adjacent property;
  - b. congest public streets;
  - c. increase the risk of fire;
  - d. substantially diminish property values within the vicinity; or
  - e. endanger the public health?
 Yes:          No: 6

**Recommendation:**

Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council: That the Petitioner be granted a subdivision for the proposed use at the Subject Property, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code:

1. Final City staff review and comment of the preliminary and final plats of subdivision.
2. The Surety for any public infrastructure/utility extension will need to be provided for each subdivided parcel prior to the issuance of any permits. City Engineer certificates for surety will be removed from the plat.
3. Providing engineering plans for all stormwater retention, detention, or retention at the time of application for any permits for each subdivided parcel.
4. Obtaining a permit from the City for individual lot access across City Right of Way and for any work that is performed within the City Right of Way, including applicable surety at that time.

Motion made by Myers, seconded by Hickey, **"I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed preliminary and final plat of subdivision for parcels 24-23-226-001 and 24-23-226-002, located at or near 1415 10th Avenue, based on the report of findings."** Ayes: Colwill, Hickey, McKibben, Myers, Bowerman and Charnock. Nays: None. Motion carried. 6-0.

**PZC-09-25 Petition of Verizon Americas LLC d/b/a Verizon Wireless for a Special Use for an Antenna on the property located at 1133 N. 7th Street.** Pease stated that a notice was published in the paper and property owners were notified. Motion made by Bowerman, seconded by Hickey, **"I move the Planning and Zoning Commission open the Public Hearing regarding the proposed special use for an antenna on the property located at 1133 N. 7th Street."** Ayes: Colwill, Hickey, McKibben, Myers, Bowerman and Charnock. Nays: None. Motion carried 6-0. The petitioner, Verizon Wireless, is seeking a proposed special use permit to add antennas, radios, base equipment and related equipment to the rooftop of the existing building located at 1133 N. 7th Street in order to improve coverage in Rochelle and serve its customers better. The property is approximately 2.7 acres with an existing hotel, condos and parking garage. The subject property is zoned B-2 Highway Commercial. Per Division 7, Sec. 110-160 District Use Classification List, "small cell facilities" in a B-2 requires a special use. ARTICLE XI. - ANTENNAS AND SATELLITE DISHES. Sec. 110-450. - Purpose; intent. It is the intent and purpose of this article to permit antennas and satellite dishes where they can be installed with minimal visual impact by encouraging collocation and other aesthetic measures, without creating adverse economic or safety impacts and promoting the health, safety and general welfare of the community. Furthermore, it is the intent of this article to ensure compliance with Federal Communications Commission (FCC) regulations as they relate to the promotion of universal service and competitive contracting by ensuring fairness through the creation of clear and objective approval criteria. Sec. 110-458. - Abandoned facilities. An antenna or satellite dish that has been discontinued for a period of six consecutive months or longer is hereby declared abandoned. Abandoned facilities shall be removed by the property owner within 90 days of abandonment. Failure to remove an

abandoned facility is declared a public nuisance and is subject to penalties as outlined in this Code. Mark Shaeve with Insite Inc. Wireless Consulting Services, representing Verizon Wireless, was present via phone to provide an explanation of the proposed antenna and answer any questions. Motion made by McKibben, seconded by Myers, **“I move the Planning and Zoning Commission close the Public Hearing.”** Ayes: Colwill, Hickey, McKibben, Myers, Bowerman and Charnock. Nays: None. Motion carried 6-0.

#### **Findings: Special Use**

1. Is the proposed use allowed in the proposed zoning district, but only with a special use permit?

Yes: 6 No: \_\_\_\_\_

2. Is the proposed special use detrimental or dangerous to public health?

Yes: \_\_\_\_\_ No: 6

3. Will the proposed special use impair property value in the neighborhood?

Yes: \_\_\_\_\_ No: 6

4. Will the proposed special use impede the normal development of the surrounding properties?

Yes: \_\_\_\_\_ No: 6

5. Will the proposed special use:

- (a) impair light and air to adjacent property;
- (b) congest public streets;
- (c) increase the risk of fire;
- (d) substantially diminish property values within the vicinity; or
- (e) endanger the public health?

Yes: \_\_\_\_\_ No: 6

Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council: that the Petitioner be granted a special use permit for the proposed use at the Subject Property, without conditions other than the other applicable requirements of the Rochelle Municipal Code. Motion made by Charnock, seconded by Bowerman, **“I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed special use for an antenna on the property located at 1133 N. 7<sup>th</sup> Street, based on the report of findings.”** Ayes: Colwill, Hickey, McKibben, Myers, Bowerman and Charnock. Nays: None. Motion carried 6-0.

**VII. DISCUSSION ITEMS:** None

**VIII. ADJOURNMENT:** Motion made by Bowerman, seconded by McKibben, **“I move to adjourn the regularly scheduled meeting of the Planning and Zoning Commission of June 2, 2025.”** Ayes: Colwill, Hickey, McKibben, Myers, Bowerman and Charnock. Nays: None. Motion carried 6-0. The Planning and Zoning commission adjourned at 6:50 p.m.

Michelle Knight  
Community Development Specialist



**CITY OF ROCHELLE  
PLANNING & ZONING COMMISSION  
REPORT OF FINDINGS**

**Date: August 4, 2025**

**Case No.: PZC-10-25**

**Applicant: City of Rochelle**

**Address: 1123 N. 7<sup>th</sup> Street, Parcel 24-13-377-041, Rochelle, IL**

**Narrative:**

The City of Rochelle has petitioned to subdivide the property located at 1123 N. 7<sup>th</sup> Street, Parcel # 24-13-377-041. The property is zoned B-2 Commercial Highway.

The purpose is to re-subdivide lots two and three and part of lots one and four of Binz and Davis Subdivision, as well as lot seven and part of lot eight and nine of Tilton Manor Subdivision into a two-lot subdivision. Lot one will be approximately .11 acres, 4,794 square feet. As part of the development agreement, lot one will be less than the Rochelle Municipal Code minimum lot size requirement of 15,000 square feet and will be transferred to the adjacent property owner, Rochelle Hospitality LLC. Also, a 20' ingress/egress to Lot 1 is being dedicated to Rochelle Hospitality. Lot two will be approximately 1.94 acres and will be marketed for future commercial development.

Willett Hofmann and Associates developed a preliminary and final plat of subdivision on behalf of the City of Rochelle for a two-lot subdivision with easements.

City staff and the Planning and Zoning Commission shall review the preliminary and final plat for conformance with the comprehensive plan, the provisions hereof, and all other applicable City ordinances. Pursuant to 65 ILCS 5/11-12-8, the Planning and Zoning Commission shall recommend or not recommend the approval of the preliminary and final plat within 90 days of the application.

After a duly noticed public hearing, the City of Rochelle Planning & Zoning Commission will consider all the relevant evidence presented at said hearing on August 4, 2025.

**Staff Recommends:**

Staff is presenting the preliminary and final plat of subdivision subject to the following:

1. Final City staff review and comment of the preliminary and final plats of subdivision.

**Findings:**

1. Is the proposed subdivision allowed in the proposed zoning district?

Yes: \_\_\_\_\_

No: \_\_\_\_\_

Explanation: \_\_\_\_\_

If the answer to any of the following questions is "Yes", then the Commission should recommend that the City Council deny the petition for a subdivision. If the answer to all of the following questions is "No", then the Commission may recommend that the City Council approve or deny the petition for a subdivision. Each question should state an answer and give an explanation. If the answer to all of the questions is "No", but the Commission votes to recommend denying the petition, the Commission should provide an explanation as to why.

2. Is the proposed subdivision detrimental or dangerous to public health?

Yes: \_\_\_\_\_ No: \_\_\_\_\_

Explanation: \_\_\_\_\_

\_\_\_\_\_

3. Will the proposed subdivision impair property value in the neighborhood?

Yes: \_\_\_\_\_ No: \_\_\_\_\_

Explanation: \_\_\_\_\_

\_\_\_\_\_

4. Will the proposed subdivision impede the normal development of the surrounding properties?

Yes: \_\_\_\_\_ No: \_\_\_\_\_

Explanation: \_\_\_\_\_

\_\_\_\_\_

5. Will the proposed subdivision:

(a) impair light and air to adjacent property;

(b) congest public streets;

(c) increase the risk of fire;

(d) substantially diminish property values within the vicinity; or

(e) endanger the public health?

Yes: \_\_\_\_\_ No: \_\_\_\_\_

Explanation: \_\_\_\_\_

\_\_\_\_\_

### **Recommendation:**

Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council that:

\_\_\_\_\_ That the Petitioner be granted a subdivision for the proposed use at the Subject Property, without conditions other than the other applicable requirements of the Rochelle Municipal Code.

\_\_\_\_\_ That the Petitioner be granted a subdivision for the proposed use at the Subject Property, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code:

1. Final City staff review and comments of the preliminary and final plats of subdivision.

\_\_\_\_\_ That the Petitioner be denied a subdivision for the proposed use at the Subject Property. If this is based on any reason other than a “Yes” response above, the Planning and Zoning Commission explains as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Passed by the Planning & Zoning Commission: \_\_\_\_\_

Vote:

Ayes: \_\_\_\_\_ Nays: \_\_\_\_\_ Abstain: \_\_\_\_\_

LEGEND	
	BOUNDARY OF PROPERTY SURVEYED
	EXISTING RIGHT OF WAY LINE
	EXISTING LOT LINES
	EXISTING PROPERTY LINES
	EXISTING CURB & GUTTER
	EXISTING EDGE OF PAVEMENT
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
	EXISTING FENCE
	EXISTING HEDGEROW
	EXISTING GUARDRAIL
	GUARDPOST
	MONITORING WELL
	MANHOLES
	CLEANOUT
	LIGHT POLE
	TELEPHONE SPLICE BOX
	UTILITY SPLICE BOX
	JUNCTION BOX
	GAS WARNING SIGN
	GAS VALVE
	GAS REGULATOR
	WATER VALVE
	FIRE HYDRANT
	BUSH
	DECIDUOUS TREE
	CONIFEROUS TREE
	TREE STUMP
	MAILBOX
	HANDHOLE
	FLAGPOLE
	FOUND SURVEY MONUMENT IN PLACE
	RECORDED DIMENSION

## LEGAL DESCRIPTION

Part of Lots 1, 4, and all of Lots 2 and 3 of Binz and Davis Subdivision, said subdivision recorded December 2, 1948 in Book "F" of Plats, Page 39 in the Recorder's Office of Ogle County; ALSO Lot 7 and part of Lot 8 in Tilton Manor Subdivision, said subdivision recorded December 14, 1965 in Book "J" of Plats, Page 1 in the Recorder's Office of Ogle County, all situated in the City of Rochelle, Ogle County, Illinois, described as follows:

Beginning at the northeast corner of said Lot 8; thence South 0 degrees 53 minutes 50 seconds West, 199.70 feet on the east line of said Lots 7 and 8 of said Tilton Manor Subdivision, to the southeast corner of said Lot 7; thence South 88 degrees 22 minutes 23 seconds West, 263.88 feet on the south line of said Lot 7, to the southwest corner of said Lot 7, also being the East line of said Binz and Davis Subdivision; thence South 0 degrees 54 minutes 23 seconds West, 20.13 feet on said east line of said Binz and Davis Subdivision, to a point 60.00 feet north of the southeast corner of Lot 4; thence South 88 degrees 22 minutes 23 seconds West, 188.12 feet to the east right of way line of Illinois Route 251; thence North 0 degrees 55 minutes 30 seconds East, 177.75 feet on said east right of way line; thence North 89 degrees 22 minutes 23 seconds East, 188.06 feet to the west line of said Tilton Manor Subdivision; thence North 1 degrees 42 minutes 38 seconds East, 53.13 feet on said west line; thence South 88 degrees 58 minutes 14 seconds East, 114.22 feet; thence North 0 degrees 34 minutes 51 seconds East, 14.70 feet; thence South 87 degrees 47 minutes 11 seconds East, 16.06 feet; thence South 0 degrees 34 minutes 51 seconds West, 7.36 feet; thence South 88 degrees 53 minutes 50 seconds East, 75.98 feet; thence North 0 degrees 53 minutes 50 seconds East, 7.59 feet; thence South 89 degrees 02 minutes 42 seconds East, 57.32 feet to the east line of said Lot 9 of Tilton Manor Subdivision and being on a 130.00 foot radius curve to the left; thence Southwesterly, 13.40 feet on said curve, whose chord bearing is South 03 degrees 51 minutes 04 seconds West, a chord distance of 13.40 feet to the Point of Beginning, containing 2.04 acres, more or less.

## PRELIMINARY PLAT OF VAGABOND SUBDIVISION

A RESUBDIVISION OF LOTS 2 &amp; 3 AND PART OF LOTS 1 &amp; 4 OF BINZ AND DAVIS SUBDIVISION

AND LOT 7 AND PART OF LOT 8 &amp; 9 OF TILTON MANOR SUBDIVISION

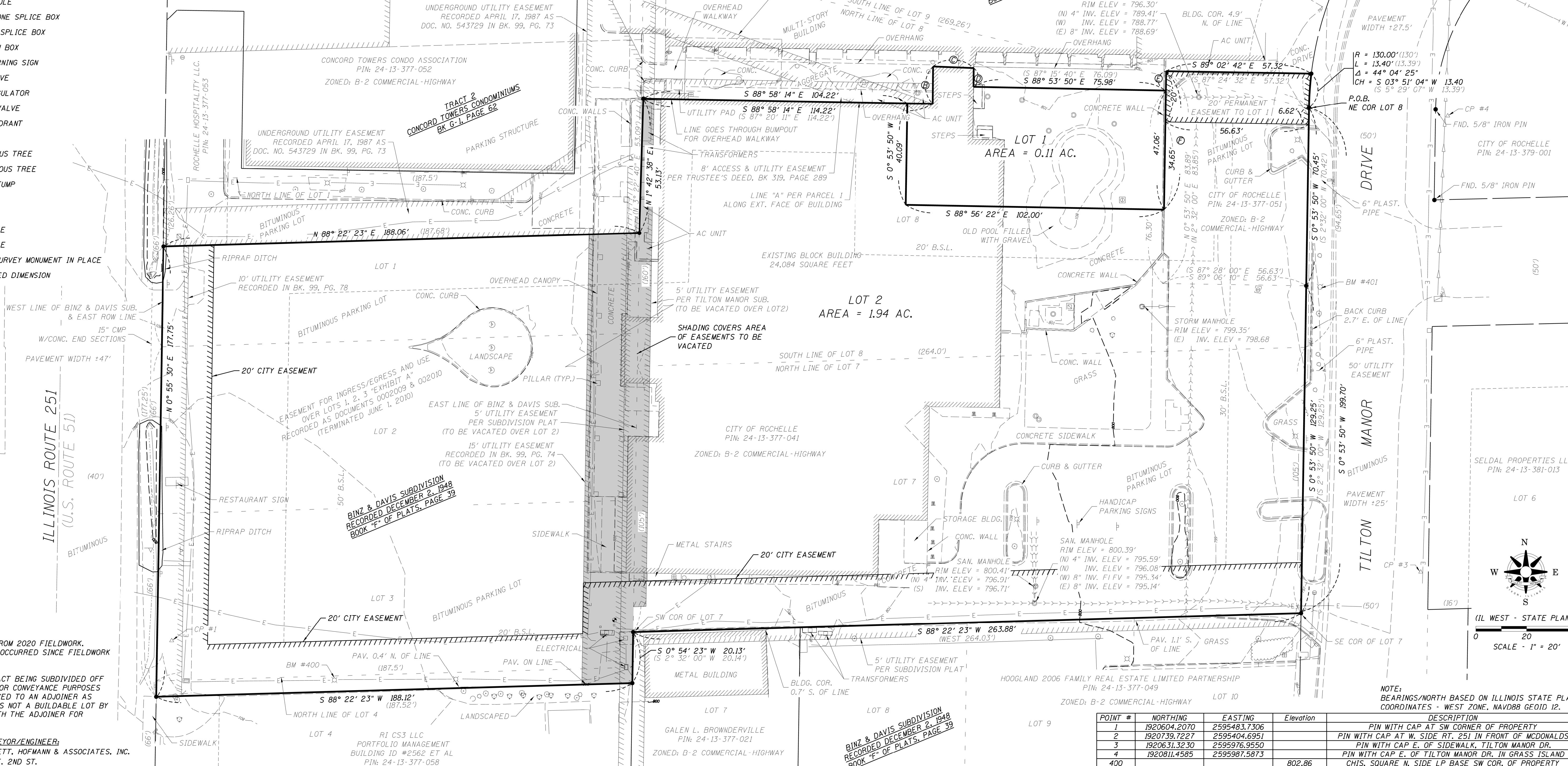
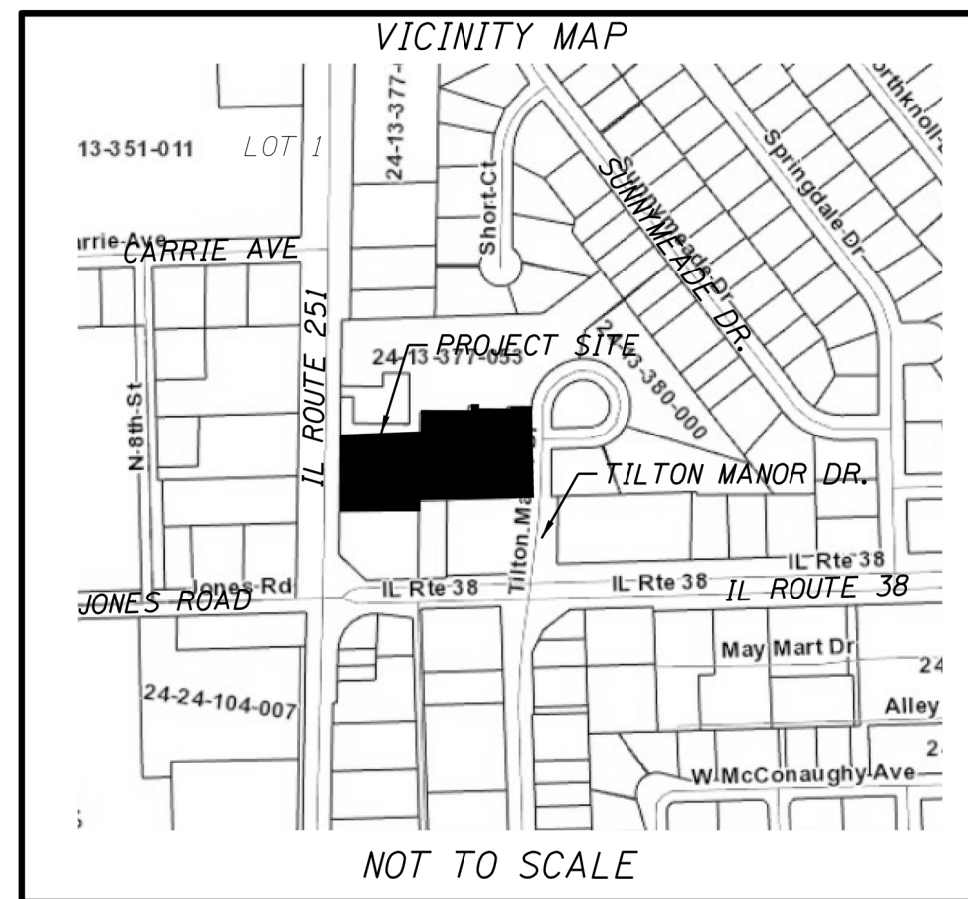
CITY OF ROCHELLE, OGLE COUNTY, ILLINOIS

LINE LEGEND	
B = N 0° 34' 51" E 14.70' ALONG EXT. FACE OF BUILDING (N 02° 44' 08" E 14.70')	
C = S 87° 47' 11" E 16.06' ALONG EXT. FACE OF BUILDING, THEN THROUGH TO EAST FACE OF BUILDING (S 86° 25' 37" E 15.87')	
D = S 0° 34' 51" W 7.36' ALONG EXT. FACE OF BUILDING (S 02° 44' 08" W 7.36')	
E = N 0° 53' 50" E 7.59'	
F = N 0° 53' 50" E 54.65'	

TRACT 3  
CONCORD TOWERS CONDOMINIUMS  
BK G-1, PAGE 62

ZONED: B-2 COMMERCIAL-HIGHWAY  
ROCHELLE HOSPITALITY LLC.  
PIN: 24-13-377-053

TILTON MANOR SUBDIVISION  
RECORDED DECEMBER 14, 1965  
BOOK "J" OF PLATS, PAGE 1



## SURVEYOR'S NOTES:

-TOPOGRAPHIC SURVEY SHOWN FROM 2020 FIELDWORK. CONSTRUCTION/DEMOLITION HAS OCCURRED SINCE FIELDWORK COMPLETION.

-LOT 1 SHOWN HEREON IS A TRACT BEING SUBDIVIDED OFF OF COUNTY PIN 24-13-377-041 FOR CONVEYANCE PURPOSES ONLY. THIS LOT WILL BE CONVEYED TO AN ADJOINER AS PART OF A LAND SWAP. LOT 1 IS NOT A BUILDABLE LOT BY ITSELF AND WILL NEED RUN WITH THE ADJOINER FOR FUTURE CONVEYANCES.

OWNER/SUBDIVIDER:  
CITY OF ROCHELLE  
1123 N. 7TH STREET  
ROCHELLE, IL. 61068

SURVEYOR/ENGINEER:  
WILLETT, HOFMANN & ASSOCIATES, INC.  
809 E. 2ND ST.  
DIXON, IL. 61021

REVISION	DATE	BY	REMARKS

DRAWN	TJK
CHECKED	JBR
APPROVED	JBR

CITY OF ROCHELLE  
2025



WILLETT HOFMANN  
& ASSOCIATES, INC.  
ENGINEERING ARCHITECTURE LAND SURVEYING  
809 EAST 2ND STREET, DIXON, IL 61021-0367  
TEL: 815-284-3361 DESIGN FIRM: #184-000918

VAGABOND SUBDIVISION  
1123 N. 7TH STREET, ROCHELLE, ILLINOIS  
PRELIMINARY PLAT

PHASE  
☐ PRELIM  
☐ PERMIT

☒ FINAL  
☐ BID  
☐ CONST

WHA No.  
1036D20

DATE  
05-02-25

SHEET  
No.  
1

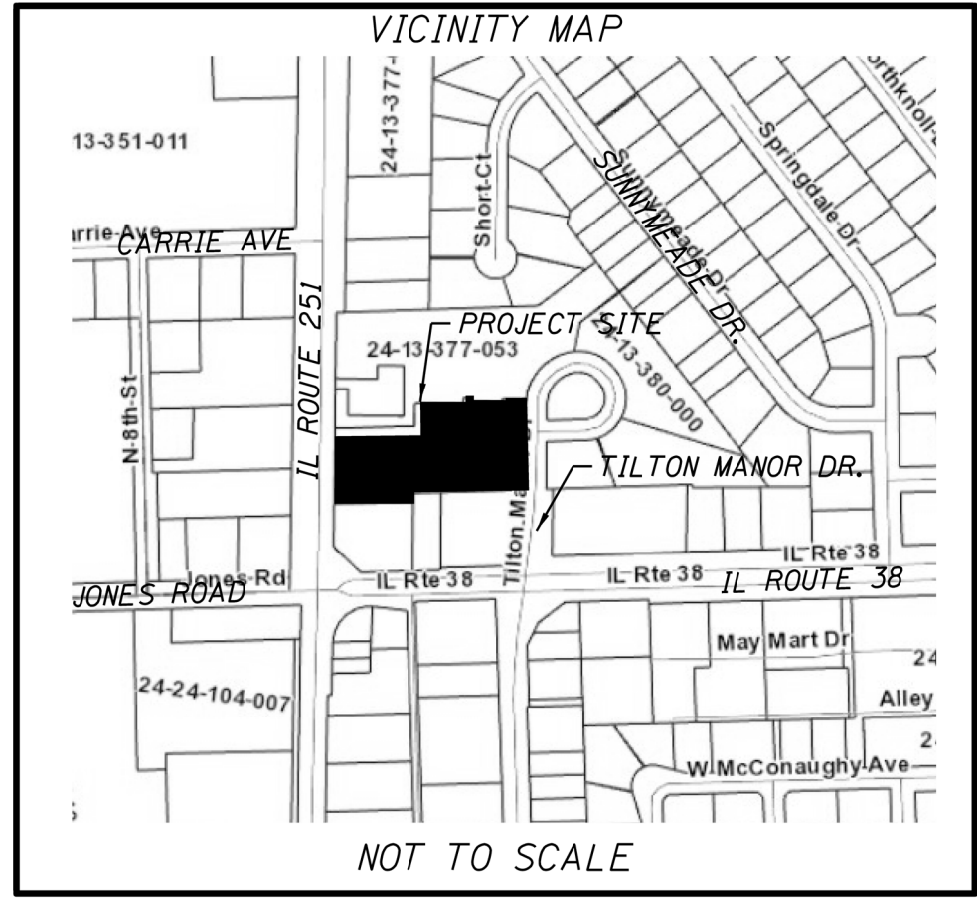
NOTE: BEARINGS/NORTH BASED ON ILLINOIS STATE PLANE COORDINATES - WEST ZONE, NAVD88 GEOID 12.

POINT #	NORTHING	EASTING	Elevation	DESCRIPTION
1	1920604.2070	2595483.7306		PIN WITH CAP AT SW CORNER OF PROPERTY
2	1920739.7227	2595404.6951		PIN WITH CAP AT W. SIDE RT. 251 IN FRONT OF MCDONALDS
3	1920631.3230	2595976.9550		PIN WITH CAP E. OF SIDEWALK, TILTON MANOR DR.
4	1920811.4585	2595987.5873		PIN WITH CAP E. OF TILTON MANOR DR. IN GRASS ISLAND
400			802.86	CHIS. SQUARE N. SIDE LP BASE SW COR. OF PROPERTY
401			799.34	"M" IN MUELLER FH W. SIDE OF TILTON MANOR DR.

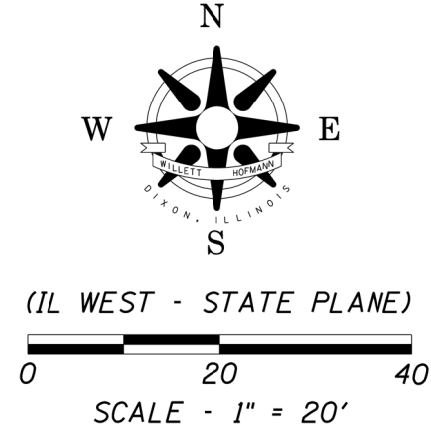


Heavyp1ctcf 5/5/2025 10:42:20 AM = PLOTTED

FILE : S:\PROJECTS\2020\1036D20 Hickory SURVEY\Proposed Subdivision\1036D20\_Hickory\_Sub\_Final.dgn



**FINAL PLAT OF VAGABOND SUBDIVISION**  
A RESUBDIVISION OF LOTS 2 & 3 AND PART OF LOTS 1 & 4 OF BINZ AND DAVIS SUBDIVISION  
AND LOT 7 AND PART OF LOT 8 & 9 OF TILTON MANOR SUBDIVISION  
CITY OF ROCHELLE, OGLE COUNTY, ILLINOIS



LINE LEGEND

B =	N 0° 34' 51"	E 14.70'
	(N 02° 44' 08" E 14.70')	
C =	S 87° 47' 11"	E 16.06'
	(S 86° 25' 37" E 15.87')	
D =	S 0° 34' 51"	W 7.36'
	(S 02° 44' 08" W 7.36')	
E =	N 0° 53' 50"	E 7.59'
F =	N 0° 53' 50"	E 54.65'
G =	N 0° 53' 50"	E 20.00'

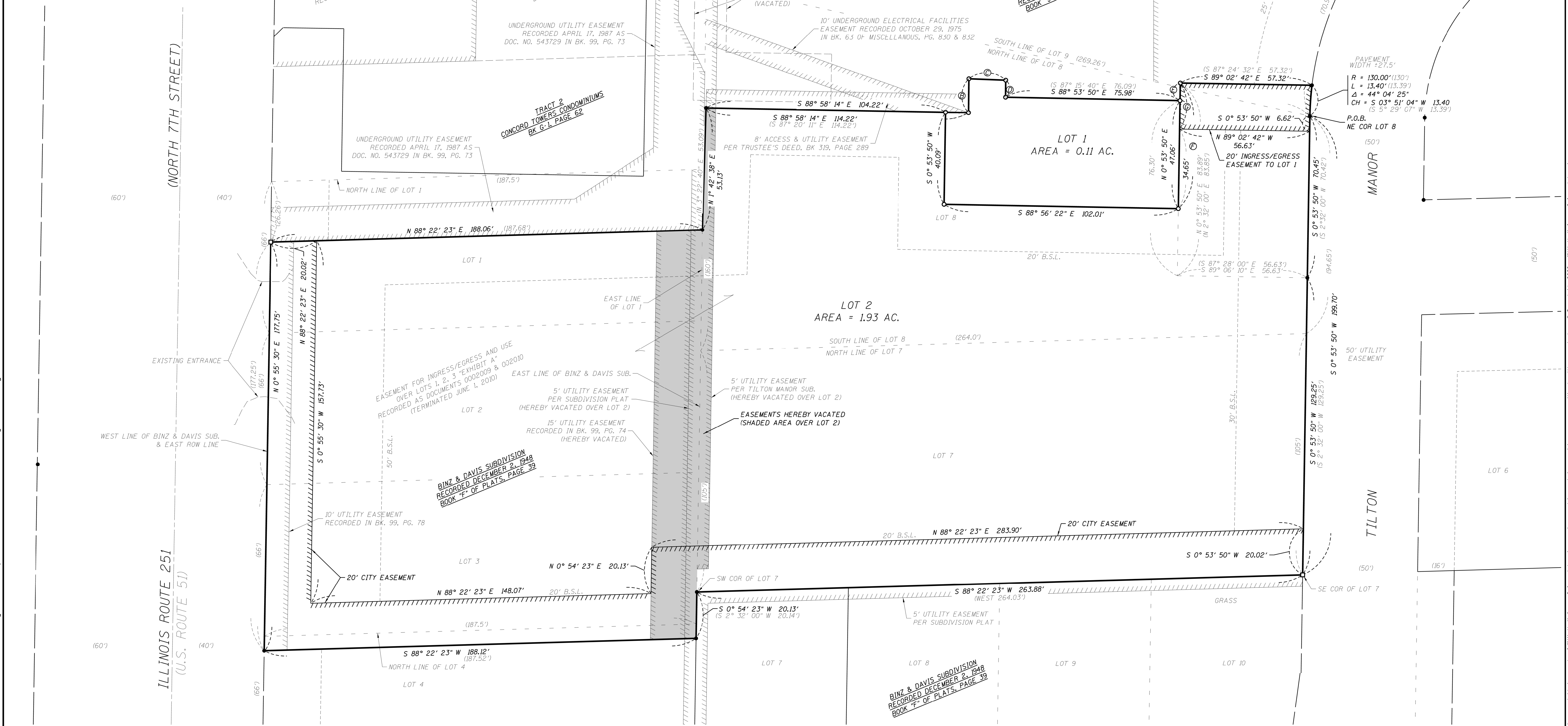
TRACT 3  
CONCORD TOWERS CONDOMINIUMS  
BK G-1, PAGE 62

TILTON MANOR SUBDIVISION  
RECORDED DECEMBER 14, 1965  
BOOK "J" OF PLATS, PAGE 1

TRACT 2  
CONCORD TOWERS CONDOMINIUMS  
BK G-1, PAGE 62

BINZ & DAVIS SUBDIVISION  
RECORDED DECEMBER 2, 1948  
BOOK "F" OF PLATS, PAGE 39

BINZ & DAVIS SUBDIVISION  
RECORDED DECEMBER 2, 1948  
BOOK "F" OF PLATS, PAGE 39



REVISION	DATE	BY	REMARKS

DRAWN	TJK
CHECKED	JBR
APPROVED	JBR

CITY OF ROCHELLE  
2025



WILLETT HOFMANN  
& ASSOCIATES, INC.  
ENGINEERING ARCHITECTURE LAND SURVEYING  
809 EAST 2ND STREET, DIXON, IL 61021-0367  
TEL: 815-284-3381 DESIGN FIRM: #184-000918

VAGABOND SUBDIVISION  
1123 N. 7TH STREET, ROCHELLE, ILLINOIS  
SUBDIVISION PLAT

PHASE	<input type="checkbox"/> PRELIM	<input checked="" type="checkbox"/> FINAL	<input type="checkbox"/> CONST
	<input type="checkbox"/> PERMIT	<input type="checkbox"/> BID	<input type="checkbox"/>

WHA No.	1036D20	SHEET No.	1
DATE	05-05-25		

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5/5/2025 10:18:45 AM = PLOTTED Heevyplctcf 9 FILE = S:\PROJECTS\7D20 Hickory SURVEY\Proposed Subdivision\7D20\_Hickory\_Sub\_Final.dgn

FINAL PLAT OF VAGABOND SUBDIVISION  
A RESUBDIVISION OF LOTS 2 & 3 AND PART OF LOTS 1 & 4 OF BINZ AND DAVIS SUBDIVISION AND  
LOT 7 AND PART OF LOT 8 & 9 OF TILTON MANOR SUBDIVISION  
CITY OF ROCHELLE, OGLE COUNTY, ILLINOIS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
( SS  
COUNTY OF OGLE )

I, Jeffrey B. Rohde, an Illinois Professional Land Surveyor, hereby state that at the request of the property owners shown hereon, I have subdivided and platted shown hereon and to be now known as Vagabond Subdivision.

Part of Lots 1, 4, and all of Lots 2 and 3 of Binz and Davis Subdivision, said subdivision recorded December 2, 1948 in Book "F" of Plats, Page 39 in the Recorder's Office of Ogle County; ALSO Lot 7 and part of Lot 8 in Tilton Manor Subdivision, said subdivision recorded December 14, 1965 in Book "J" of Plats, Page 1 in the Recorder's Office of Ogle County; all situated in the City of Rochelle, Ogle County, Illinois, described as follows:

Beginning at the northeast corner of said Lot 8; thence South 0 degrees 53 minutes 50 seconds West, 199.70 feet on the east line of said Lots 7 and 8 of said Tilton Manor Subdivision, to the southeast corner of said Lot 7; thence South 88 degrees 22 minutes 23 seconds West, 263.88 feet on the south line of said Lot 7, to the southwest corner of said Lot 7, also being the East line of said Binz and Davis Subdivision; thence South 0 degrees 54 minutes 23 seconds West, 20.13 feet on said east line of said Binz and Davis Subdivision, to a point 60.00 feet north of the southeast corner of Lot 4; thence South 88 degrees 22 minutes 23 seconds West, 188.12 feet to the east right of way line of Illinois Route 251; thence North 0 degrees 55 minutes 30 seconds East, 177.75 feet on said east right of way line; thence North 89 degrees 22 minutes 23 seconds East, 188.06 feet to the west line of said Tilton Manor Subdivision; thence North 1 degrees 42 minutes 38 seconds East, 53.13 feet on said west line; thence South 88 degrees 58 minutes 14 seconds East, 114.22 feet; thence North 0 degrees 34 minutes 51 seconds East, 14.70 feet; thence South 87 degrees 47 minutes 11 seconds East, 16.06 feet; thence South 0 degrees 34 minutes 51 seconds West, 7.36 feet; thence South 88 degrees 53 minutes 50 seconds East, 75.98 feet; thence North 0 degrees 53 minutes 50 seconds East, 7.59 feet; thence South 89 degrees 02 minutes 42 seconds East, 57.32 feet to the east line of said Lot 9 of Tilton Manor Subdivision and being on a 130.00 foot radius curve to the left; thence Southwesterly, 13.40 feet on said curve, whose chord bearing is South 03 degrees 51 minutes 04 seconds West, a chord distance of 13.40 feet to the Point of Beginning, containing 2.04 acres, more or less.

I further state that this survey was made on the ground under my direction, that this plat represents the facts found at the time of the survey, that this professional service conforms to the current applicable Illinois State Laws and Standards, that monuments were set or found at the locations indicated, and that the dimensions shown are given in feet and decimals of a foot upon said plat.

I further state that I have made no independent search of the public records for easements, encumbrances, ownership or title evidence, or any other facts which an accurate and current title search may disclose, as part of this survey, but have relied upon the materials supplied to me by the owner's representative.

This is to certify that the parcels included in this record of deed are in Zone X Zone X are areas determined to be outside the 0.2% annual chance floodplain, as identified for Ogle County, Illinois by the Federal Emergency Management Agency on the Flood Insurance Rate Map No. 17141C0487E, Effective Date August 17, 2016.

Signed at Dixon, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Jeffrey B. Rohde - Illinois Professional Land Surveyor No. 35-3906  
Current Expiration date: 30 November 2026

SURVEYOR'S NOTES:

- LOT 1 SHOWN HEREON IS A TRACT BEING SUBDIVIDED OFF OF COUNTY PIN 24-13-377-041 FOR CONVEYANCE PURPOSES ONLY. THIS LOT WILL BE CONVEYED TO AN ADJOINER AS PART OF A LAND SWAP. LOT 1 IS NOT A BUILDABLE LOT BY ITSELF AND WILL NEED RUN WITH THE ADJOINER FOR FUTURE CONVEYANCES.

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS )  
( SS  
COUNTY OF OGLE )

We, the undersigned, members of the Planning Comission for the City of Rochelle, Illinois, hereby approve the Plat of Vagabond Subdivision as set forth above and hereon.

Given under our hands and seals this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

President

Secretary

OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
( SS  
COUNTY OF OGLE )

We as owners, of the land represented hereon, do hereby state that this plat was prepared at our request and under our direction, by Jeffrey B. Rohde, Illinois Professional Land Surveyor for the firm of WILLETT HOFMANN & ASSOCIATES, INC.

IN WITNESS WHEREOF, the owners have caused this instrument to be signed by its Owner's or Owner's Representative.

on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

City of Rochelle Title

NOTARY PUBLIC

I, the undersigned, a Notary Public in and for the County of Ogle and State of Illinois, do hereby certify that \_\_\_\_\_ and \_\_\_\_\_ are personally known to me to be the same persons whose names are subscribed to the foregoing owner's certificate and school statement, appeared before me this day in person and acknowledged the execution of the statement as their free and voluntary act.

Given under my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

NOTARY PUBLIC

CITY ENGINEER CERTIFICATION

STATE OF ILLINOIS )  
( SS  
COUNTY OF OGLE )

I, \_\_\_\_\_ do hereby certify that the required improvements have been installed, or the required guarantee bond has been posted for the completion of all required improvements.

Dated at Rochelle, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Samuel Tesreau, City Engineer

License Number

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS )  
( SS  
COUNTY OF OGLE )

I, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have not been apportioned against the tract of land included in the plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.  
at \_\_\_\_\_, Illinois.

Collector of Special Assessments

Printed

ENGINEER AND OWNERS DRAINAGE CERTIFICATE

STATE OF ILLINOIS )  
( SS  
COUNTY OF OGLE )

Pursuant to 765 ILCS 205/2, we hereby certify that to the best of our knowledge and belief, the drainage of surface water will not be changed by the construction of this subdivision or any part thereof, or that if such surface water drainage will be changed, adequate provision has been made for the collection and diversion of such surface water into water retention areas, public use areas, or drains which the subdivider has the right to sue, and that such surface waters will not be deposited on the property of adjoining lands in such concentration as may cause damage to the adjoining property because of the construction of the subdivision.

IN WITNESS WHEREOF, the owners have caused this instrument to be signed by its Owner's or Owner's Representative

on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

City of Rochelle Title Registered Professional Engineer

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
( SS  
COUNTY OF OGLE )

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 2025 at \_\_\_\_\_ o'clock, \_\_\_\_\_M, in

Book \_\_\_\_\_ of Plats, page \_\_\_\_\_, as Document No. \_\_\_\_\_ and examined.

County Recorder

COUNTY CLERK'S TAX CERTIFICATE

STATE OF ILLINOIS )  
( SS  
COUNTY OF OGLE )

I, \_\_\_\_\_, County Clerk of Ogle County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid forfeited taxes and no redeemable tax sales against any of the land included in the annexed plat.

I further certify that I have received all statutory fees in connection with the annexed plat.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of said County at my office in Oregon, in said County, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

County Clerk

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS )  
( SS  
COUNTY OF OGLE )

\_\_\_\_\_ are the Owner(s) of the land described in the Surveyor's Certificate on the foregoing Plat, and as the Owner(s), do hereby state that to the best of their knowledge, all of the lots in this Subdivision lie within:

Rochelle Elementary District #231  
Rochelle Township High School District #212

OWNER

PRINT NAME

ATTEST

OWNER/SUBDIVIDER:  
CITY OF ROCHELLE  
1123 N. 7TH STREET  
ROCHELLE, IL. 61068

CITY EASEMENT PROVISIONS:

PERMANENT EXCLUSIVE EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ROCHELLE (HEREINAFTER THE "GRANTEE"), AND TO ITS SUCCESSORS AND ASSIGNS IN, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "CITY EASEMENT" ON THIS FINAL PLAT OF SUBDIVISION OR WHERE OTHERWISE NOTED IN THE LEGEND CONTAINED HEREIN, FOR THE PURPOSES OF INSTALLING; CONSTRUCTING; INSPECTING; OPERATING; DRAINING; REPLACING; RENEWING; ALTERING; ENLARGING; REMOVING; REPAIRING; CLEANING AND MAINTAINING "CITY FACILITIES" WHICH INCLUDE, BUT ARE NOT LIMITED TO: STORM SEWERS; DRAINAGE WAYS; DITCHES; STORM WATER DETENTION AND RETENTION; FACILITIES; SUBSURFACE DRAINAGE SYSTEMS; SANITARY SEWER MAINS; WATER MAINS; ELECTRIC AND COMMUNICATION CONDUITS; CABLES AND WIRES; STREET LIGHT POLES, FIXTURES AND FOUNDATIONS; METERING FACILITIES; CONCRETE OR ASPHALT SIDEWALKS OR MULTI-USE PATHS; AND, OTHER APPURTENANCES INCLUDING ANY AND ALL; MANHOLES; INLETS; CATCH BASINS; PIPES; END SECTIONS; UTILITY BOXES; CONNECTIONS; AND WITHOUT LIMITATION SUCH OTHER INSTALLATIONS AS THE GRANTEE MAY DEEM NECESSARY PERSONNEL, CONTRACTORS AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK.

IN FURTHERANCE OF THE FOREGOING AFFIRMATIVE RIGHTS AND USES, THE FOLLOWING COVENANTS SHALL RUN WITH THE LAND PLATTED HEREON IN PERPETUITY, NO BUILDINGS SHALL BE PLACED ON A CITY EASEMENT; AND NO TREES OR SHRUBS SHALL BE PLACED ON A CITY EASEMENT, BUT THE LAND THEREIN MAY BE USED FOR MINOR LANDSCAPING; PLACEMENT OF FENCING; AND OTHER PURPOSES APPROVED BY THE GRANTEE THAT DO NOT THEN OR LATER INTERFERE WITH THE FOREGOING AFFIRMATIVE RIGHTS AND USES; THERE SHALL BE NO DREDGED OF EMBANKMENT FILL MATERIAL PLACED UPON A CITY EASEMENT; AND, SIGNS SHALL NOT BE ERECTED UPON A CITY EASEMENT, THE RIGHT IS ALSO HEREBY GRANTED TO THE GRANTEE; TO REMOVE ANY BUILDINGS, STRUCTURES, PAVEMENTS, SIDEWALKS, FENCES AND SIGNS; AND, TO CUT DOWN, TRIM OR REMOVE TREES SHRUBS, PLANTS, AND OTHER VEGETATION OR LANDSCAPING THAT INTERFERE WITH THE OPERATION, INSTALLATION, MAINTENANCE OR ACCESS TO CITY FACILITIES IN, UPON, ACROSS, OVER, UNDER AND THROUGH ANY CITY EASEMENT, THE GRANTEE SHALL NOT BE RESPONSIBLE FOR REPLACEMENT OF ANY SUCH: BUILDINGS, STRUCTURES, PAVEMENT, SIDEWALKS; FENCES; SIGNS; TREES, SHRUBS; PLANTS; AND, OTHER VEGETATION OR LANDSCAPING REMOVED OR TRIMMED DURING EXERCISE OF THE HEREIN GIVEN AND DESCRIBED RIGHTS AND USES, REPLACEMENT OF ITEMS SO REMOVED OR TRIMMED SHALL BE THE RESPONSIBILITY OF THE THEN LANDOWNER.

NOTWITHSTANDING ANY OF THE FOREGOING, THE GRANTEE ACKNOWLEDGES AND AGREES THAT THE LANDOWNER(S) SHALL HAVE THE RIGHT AT THEIR OWN EXPENSES TO CONSTRUCT, MAINTAIN, AND UTILIZE PAVEMENT, DRIVEWAYS AND ASSOCIATED APPURTENANCES OVER AND ACROSS ANY CITY EASEMENT FOR ACCESS AND INGRESS TO THE LAND FROM, AND EGRESS FROM THE LAND TO, PUBLIC AND PRIVATE RIGHT-OF-WAYS ADJACENT THERETO; SUBJECT TO THE LANDOWNER'S OBLIGATION TO REPAIR OR REPLACE ANY DAMAGE TO SUCH IMPROVEMENTS CAUSED BY THE GRANTEE IN THE EXERCISE OF ITS RIGHTS AND USES HEREUNDER.

ILLINOIS DEPARTMENT OF TRANSPORTATION

STATE OF ILLINOIS )  
COUNTY OF LEE )

This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to 765 ILCS 205/2. However, a highway permit for access is required of the owner of the property prior to construction within State rights-of-way. A plan that meets requirements contained in the Department's "Policy on Permits for Access Driveways to State Highways" will be required by the Department.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Deputy Director of Highways  
Region 2 Engineer

CITY COUNCIL ACCEPTANCE RESOLUTION

STATE OF ILLINOIS )  
( SS  
COUNTY OF OGLE )

WHEREAS, \_\_\_\_\_, Owner(s) of the land shown hereon have caused ame to be subdivided and platted as shown, and

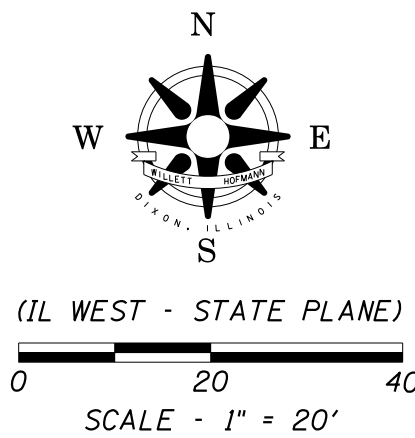
WHEREAS, the said land lies within the Corporate Limits of the City of Rochelle, Ogle County, Illinois,

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Rochelle, that the plat hereon be accepted and approved subject to the provisions of all applicable Ordinances of the City of Rochelle.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Mayor

City Clerk



LEGEND

- BOUNDARY OF PROPERTY SURVEYED
- EXISTING RIGHT OF WAY LINE
- EXISTING LOT LINES
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- FOUND SURVEY MONUMENT IN PLACE
- SET 5/8" IRON PIN
- SET CONCRETE MONUMENT
- RECORDED DIMENSION

REVISION	DATE	BY	REMARKS

DRAWN	TJK
CHECKED	JBR
APPROVED	JBR

CITY OF ROCHELLE  
2025



VAGABOND SUBDIVISION  
1123 N. 7TH STREET, ROCHELLE, ILLINOIS  
SUBDIVISION PLAT

PHASE  
☐ PRELIM ☒ FINAL ☐ CONST  
☐ PERMIT ☐ BID ☐

WHA No.  
1036D20  
DATE  
05-05-25

SHEET  
No.  
2



**CITY OF ROCHELLE  
PLANNING & ZONING COMMISSION  
REPORT OF FINDINGS**

**Date:** August 4, 2025  
**Case No.:** PZC-11-25  
**Applicant:** Rochelle Hospitality, LLC  
**Address:** 1133 N. 7<sup>th</sup> Street, Parcel 24-13-377-053, Rochelle, IL

**Narrative:**

Rochelle Hospitality, LLC has petitioned to subdivide the property located at 1133 N. 7<sup>th</sup> Street, Parcel # 24-13-377-053. The property is zoned B-2 Commercial Highway.

The purpose is to re-subdivide a portion of two lots into one. The newly subdivided lot will be an exchange of land as per the approved development agreement with the City of Rochelle. This land exchange allows the hotel to build an exterior pool, in conformance with City codes, which is required by the franchise. The access easement to the Condo Association’s garbage corral will be eliminated. There is an agreement between the condo and hotel to move the garbage corral to the North side of the building.

Willett Hofmann and Associates developed a preliminary and final plat of subdivision on behalf of Rochelle Hospitality, LLC for a single lot subdivision with easements.

City staff and the Planning and Zoning Commission shall review the preliminary and final plat for conformance with the comprehensive plan, the provisions hereof, and all other applicable City ordinances. Pursuant to 65 ILCS 5/11-12-8, the Planning and Zoning Commission shall recommend or not recommend the approval of the preliminary and final plat within 90 days of the application.

After a duly noticed public hearing, the City of Rochelle Planning & Zoning Commission will consider all the relevant evidence presented at said hearing on August 4, 2025.

**Staff Recommends:**

Staff is presenting the preliminary and final plat of subdivision subject to the following:

1. Final City staff review and comment of the preliminary and final plats of subdivision.

**Findings:**

1. Is the proposed subdivision allowed in the proposed zoning district?

Yes: \_\_\_\_\_ No: \_\_\_\_\_

Explanation: \_\_\_\_\_

If the answer to any of the following questions is "Yes", then the Commission should recommend that the City Council deny the petition for a subdivision. If the answer to all of the following questions is "No", then the Commission may recommend that the City Council approve or deny the petition for a subdivision. Each question should state an answer and give an explanation. If the answer to all of the questions is "No", but the Commission votes to recommend denying the petition, the Commission should provide an explanation as to why.

2. Is the proposed subdivision detrimental or dangerous to public health?

Yes: \_\_\_\_\_ No: \_\_\_\_\_

Explanation: \_\_\_\_\_

\_\_\_\_\_

3. Will the proposed subdivision impair property value in the neighborhood?

Yes: \_\_\_\_\_ No: \_\_\_\_\_

Explanation: \_\_\_\_\_

\_\_\_\_\_

4. Will the proposed subdivision impede the normal development of the surrounding properties?

Yes: \_\_\_\_\_ No: \_\_\_\_\_

Explanation: \_\_\_\_\_

\_\_\_\_\_

5. Will the proposed subdivision:

(a) impair light and air to adjacent property;

(b) congest public streets;

(c) increase the risk of fire;

(d) substantially diminish property values within the vicinity; or

(e) endanger the public health?

Yes: \_\_\_\_\_ No: \_\_\_\_\_

Explanation: \_\_\_\_\_

\_\_\_\_\_

**Recommendation:**

Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council that:

\_\_\_\_\_ That the Petitioner be granted a subdivision for the proposed use at the Subject Property, without conditions other than the other applicable requirements of the Rochelle Municipal Code.

\_\_\_\_\_ That the Petitioner be granted a subdivision for the proposed use at the Subject Property, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code:

1. Final City staff review and comments of the preliminary and final plats of subdivision.

\_\_\_\_\_ That the Petitioner be denied a subdivision for the proposed use at the Subject Property. If this is based on any reason other than a “Yes” response above, the Planning and Zoning Commission explains as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Passed by the Planning & Zoning Commission: \_\_\_\_\_

Vote:

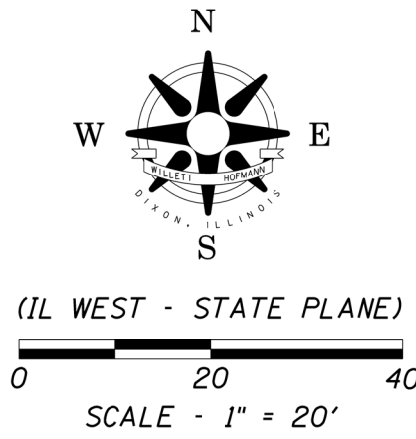
Ayes: \_\_\_\_\_ Nays: \_\_\_\_\_ Abstain: \_\_\_\_\_

Heevyplctcf 5/2/2025 9:43:56 AM = PLOTTED

FILE = S:\PROJECTS

# PRELIMINARY PLAT OF ROCHELLE HOSPITALITY SUBDIVISION

A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 13,  
TOWNSHIP 40 NORTH, RANGE 1 EAST OF THE FOURTH PRINCIPAL MERIDIAN  
AND PART OF LOT 1 OF BINZ AND DAVIS SUBDIVISION ALL IN THE  
CITY OF ROCHELLE, OGLE COUNTY, ILLINOIS



- LEGEND**
- BOUNDARY OF PROPERTY SURVEYED
  - EXISTING RIGHT OF WAY LINE
  - EXISTING LOT LINES
  - EXISTING PROPERTY LINES
  - EXISTING CURB & GUTTER
  - EXISTING EDGE OF PAVEMENT
  - EXISTING UNDERGROUND ELECTRIC LINE
  - EXISTING WATER LINE
  - EXISTING SANITARY SEWER LINE
  - EXISTING STORM SEWER LINE
  - EXISTING FENCE
  - EXISTING HEDGEROW
  - EXISTING GUARDRAIL
  - GUARDPOST
  - MONITORING WELL
  - MANHOLES
  - CLEANOUT
  - LIGHT POLE
  - TELEPHONE SPLICE BOX
  - UTILITY SPLICE BOX
  - JUNCTION BOX
  - GAS WARNING SIGN
  - GAS VALVE
  - GAS REGULATOR
  - WATER VALVE
  - FIRE HYDRANT
  - BUSH
  - DECIDUOUS TREE
  - CONIFEROUS TREE
  - TREE STUMP
  - SIGN
  - MAILBOX
  - HANDHOLE
  - FLAGPOLE
  - FOUND SURVEY MONUMENT IN PLACE
  - RECORDED DIMENSION

## LEGAL DESCRIPTION

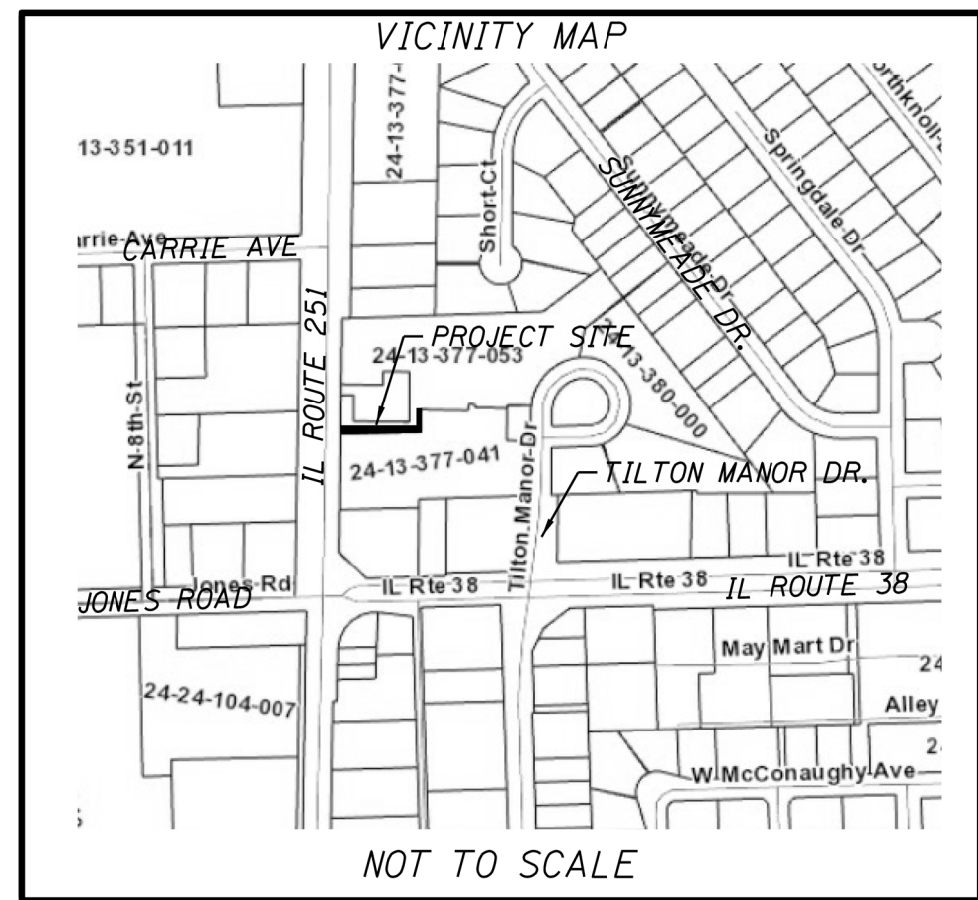
Part of the Southwest Quarter of Section 13, Township 40 North, Range 1 East of the Fourth Principal Meridian and Part of Lot 1 of Binz and Davis Subdivision, said subdivision recorded December 2, 1948 in Book "F" of Plats, Page 39 in the Recorder's Office of Ogle County, all situated in the City of Rochelle, Ogle County, Illinois, described as follows:

Commencing at the northwest corner of said Lot 1; thence South 0 degrees 55 minutes 30 seconds West, 6.84 feet on the west line of said Lot 1 and the east right of way line of U.S. Route 251, to the Point of Beginning; thence South 89 degrees 10 minutes 49 seconds East, 180.53 feet; thence North 1 degree 42 minutes 38 seconds East, 41.59 feet; thence South 88 degrees 58 minutes 14 seconds East, 7.50 feet to the west line of Tilton Manor Subdivision, said subdivision recorded December 14, 1965 in Book "J" of Plats, Page 1 in said Recorder's Office; thence South 1 degree 42 minutes 38 seconds West, 53.13 feet on said west line, to a point on the east line of said Lot 1; thence South 88 degrees 22 minutes 23 seconds West, 188.06 feet to the said west line of Lot 1 and said east right of way line; thence North 0 degrees 55 minutes 30 seconds East, 19.59 feet on west line and said east right of way line, to the Point of beginning, containing 0.07 acre, more or less.

## SURVEYOR'S NOTES:

-TOPOGRAPHIC SURVEY SHOWN FROM 2020 FIELDWORK. CONSTRUCTION/DEMOLITION HAS OCCURRED SINCE FIELDWORK COMPLETION.

-LOT 1 SHOWN HEREON IS A TRACT BEING SUBDIVIDED OFF OF COUNTY PIN 24-13-377-053 FOR CONVEYANCE PURPOSES ONLY. THIS LOT WILL BE CONVEYED TO AN ADJOINER AS PART OF A LAND SWAP. LOT 1 IS NOT A BUILDABLE LOT BY ITSELF AND WILL NEED RUN WITH THE ADJOINER FOR FUTURE CONVEYANCES.



**OWNER/SUBDIVIDER:**  
ROCHELLE HOSPITALITY LLC  
1133 N. 7TH STREET  
ROCHELLE, IL. 61068

**SURVEYOR/ENGINEER:**  
WILLETT, HOFMANN & ASSOCIATES, INC.  
809 E. 2ND ST.  
DIXON, IL. 61021

POINT #	NORTHING	EASTING	Elevation	DESCRIPTION
1	1920604.2070	2595483.7306		PIN WITH CAP AT SW CORNER OF PROPERTY
2	1920739.7227	2595404.6951		PIN WITH CAP AT W. SIDE RT. 251 IN FRONT OF MCDONALDS
3	1920631.3230	2595976.9550		PIN WITH CAP E. OF SIDEWALK, TILTON MANOR DR.
4	1920811.4585	2595987.5873		PIN WITH CAP E. OF TILTON MANOR DR. IN GRASS ISLAND
400			802.86	CHIS. SQUARE N. SIDE LP BASE SW COR. OF PROPERTY
401			799.34	"M" IN MUELLER FH W. SIDE OF TILTON MANOR DR.

REVISION	DATE	BY	REMARKS

DRAWN	TJK
CHECKED	JBR
APPROVED	JBR

CITY OF ROCHELLE  
2025



**WILLETT HOFMANN & ASSOCIATES, INC.**  
ENGINEERING ARCHITECTURE LAND SURVEYING  
809 EAST 2ND STREET, DIXON, IL 61021-0367  
TEL: 815-284-3381 DESIGN FIRM: #184-000918

**ROCHELLE HOSPITALITY SUBDIVISION**  
1133 N. 7TH STREET, ROCHELLE, ILLINOIS  
**PRELIMINARY PLAT**

**PHASE**  
☐ PRELIM ☒ FINAL ☐ CONST  
☐ PERMIT ☐ BID ☐

**WHA No.**  
1036D20  
**DATE**  
05-02-25

**SHEET No.**  
1



FILE = S:\PROJECTS\72020 Hickory SURVEY\Proposed Subdivision\72020 Hickory\_Sub\_Final.dgn 5/5/2025 10:19:15 AM = PLOTTED

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(NORTH 7TH STREET)

ILLINOIS ROUTE 251  
(U.S. ROUTE 51)

CITY EASEMENT PROVISIONS:

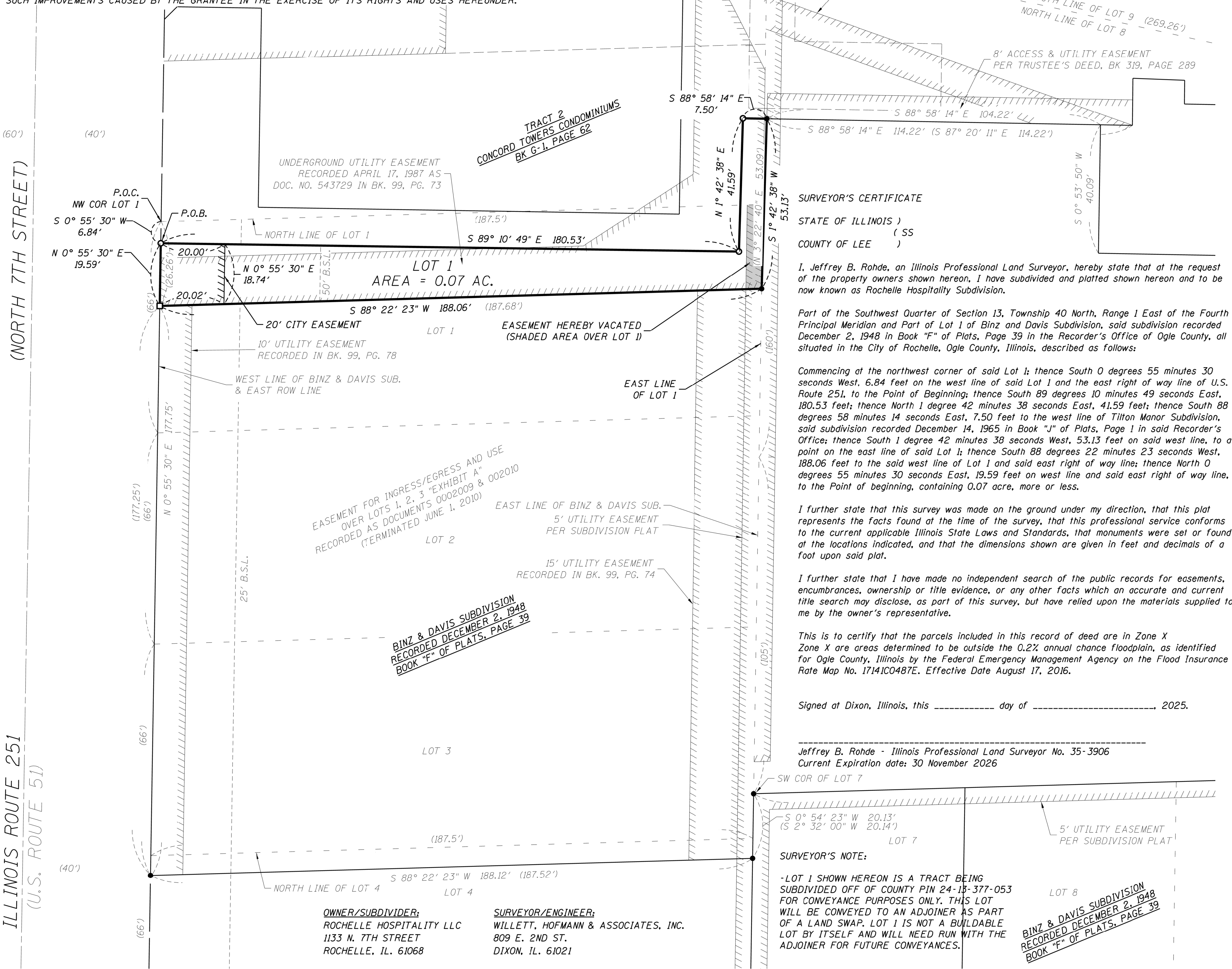
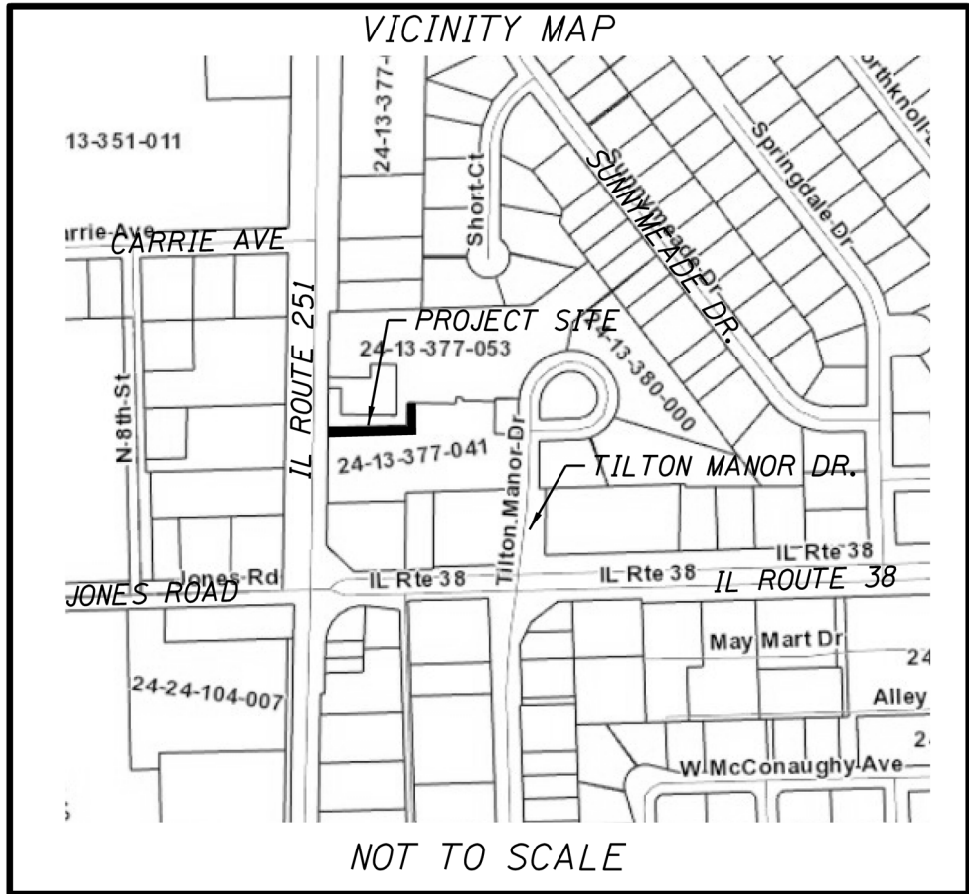
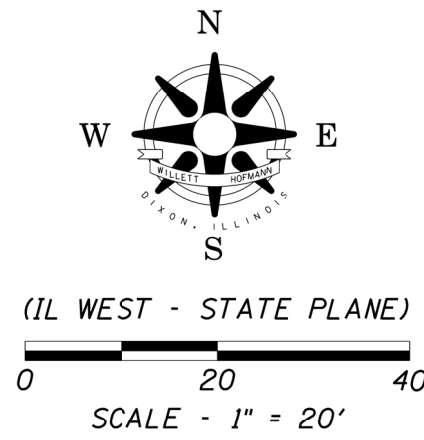
PERMANENT EXCLUSIVE EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ROCHELLE (HEREINAFTER THE "GRANTEE"), AND TO ITS SUCCESSORS AND ASSIGNS IN, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "CITY EASEMENT" ON THIS FINAL PLAT OF SUBDIVISION OR WHERE OTHERWISE NOTED IN THE LEGEND CONTAINED HEREIN, FOR THE PURPOSES OF INSTALLING; CONSTRUCTING; INSPECTING; OPERATING; DRAINING; REPLACING; RENEWING; ALTERING; ENLARGING; REMOVING; REPAIRING; CLEANING AND MAINTAINING "CITY FACILITIES" WHICH INCLUDE, BUT ARE NOT LIMITED TO: STORM SEWERS; DRAINAGE MAINS; DITCHES; STORM WATER DETENTION AND RETENTION; FACILITIES; SUBSURFACE DRAINAGE SYSTEMS; SANITARY SEWER MAINS; WATER MAINS; ELECTRIC AND COMMUNICATION CONDUITS; CABLES AND WIRES; STREET LIGHT POLES, FIXTURES AND FOUNDATIONS; METERING FACILITIES; CONCRETE OR ASPHALT SIDEWALKS OR MULTI-USE PATHS; AND, OTHER APPURTENANCES INCLUDING ANY AND ALL; MANHOLES; INLETS; CATCH BASINS; PIPES; END SECTIONS; UTILITY BOXES; CONNECTIONS; AND WITHOUT LIMITATION SUCH OTHER INSTALLATIONS AS THE GRANTEE MAY DEEM NECESSARY PERSONNEL, CONTRACTORS AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK.

IN FURTHERANCE OF THE FOREGOING AFFIRMATIVE RIGHTS AND USES, THE FOLLOWING COVENANTS SHALL RUN WITH THE LAND PLATTED HEREON IN PERPETUITY, NO BUILDINGS SHALL BE PLACED ON A CITY EASEMENT; AND NO TREES OR SHRUBS SHALL BE PLACED ON A CITY EASEMENT, BUT THE LAND THEREIN MAY BE USED FOR: MINOR LANDSCAPING; PLACEMENT OF FENCING; AND OTHER PURPOSES APPROVED BY THE GRANTEE THAT DO NOT THEN OR LATER INTERFERE WITH THE FOREGOING AFFIRMATIVE RIGHTS AND USES; THERE SHALL BE NO DREDGED OF EMBANKMENT FILL MATERIAL PLACED UPON A CITY EASEMENT; AND, SIGNS SHALL NOT BE ERECTED UPON A CITY EASEMENT. THE RIGHT IS ALSO HEREBY GRANTED TO THE GRANTEE; TO REMOVE ANY BUILDINGS, STRUCTURES, PAVEMENTS, SIDEWALKS, FENCES AND SIGNS; AND, TO CUT DOWN, TRIM OR REMOVE TREES SHRUBS, PLANTS, AND OTHER VEGETATION OR LANDSCAPING THAT INTERFERE WITH THE OPERATION, INSTALLATION, MAINTENANCE OR ACCESS TO CITY FACILITIES IN, UPON, ACROSS, OVER, UNDER AND THROUGH ANY CITY EASEMENT, THE GRANTEE SHALL NOT BE RESPONSIBLE FOR REPLACEMENT OF ANY SUCH BUILDINGS, STRUCTURES, PAVEMENT, SIDEWALKS; FENCES; SIGNS; TREES, SHRUBS; PLANTS; AND, OTHER VEGETATION OR LANDSCAPING REMOVED OR TRIMMED DURING EXERCISE OF THE HEREIN GIVEN AND DESCRIBED RIGHTS AND USES. REPLACEMENT OF ITEMS SO REMOVED OR TRIMMED SHALL BE THE RESPONSIBILITY OF THE THEN LANDOWNER.

NOTWITHSTANDING ANY OF THE FOREGOING, THE GRANTEE ACKNOWLEDGES AND AGREES THAT THE LANDOWNER(S) SHALL HAVE THE RIGHT AT THEIR OWN EXPENSES TO CONSTRUCT, MAINTAIN, AND UTILIZE PAVEMENT, DRIVEWAYS AND ASSOCIATED APPURTENANCES OVER AND ACROSS ANY CITY EASEMENT FOR ACCESS AND INGRESS TO THE LAND FROM, AND EGRESS FROM THE LAND TO, PUBLIC AND PRIVATE RIGHT-OF-WAYS ADJACENT THERETO; SUBJECT TO THE LANDOWNER'S OBLIGATION TO REPAIR OR REPLACE ANY DAMAGE TO SUCH IMPROVEMENTS CAUSED BY THE GRANTEE IN THE EXERCISE OF ITS RIGHTS AND USES HEREUNDER.

# FINAL PLAT OF ROCHELLE HOSPITALITY SUBDIVISION

A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 13,  
TOWNSHIP 40 NORTH, RANGE 1 EAST OF THE FOURTH PRINCIPAL MERIDIAN  
AND PART OF LOT 1 OF BINZ AND DAVIS SUBDIVISION ALL IN THE  
CITY OF ROCHELLE, OGLE COUNTY, ILLINOIS



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
( SS  
COUNTY OF LEE )

I, Jeffrey B. Rohde, an Illinois Professional Land Surveyor, hereby state that at the request of the property owners shown hereon, I have subdivided and platted shown hereon and to be now known as Rochelle Hospitality Subdivision.

Part of the Southwest Quarter of Section 13, Township 40 North, Range 1 East of the Fourth Principal Meridian and Part of Lot 1 of Binz and Davis Subdivision, said subdivision recorded December 2, 1948 in Book "F" of Plats, Page 39 in the Recorder's Office of Ogle County, all situated in the City of Rochelle, Ogle County, Illinois, described as follows:

Commencing at the northwest corner of said Lot 1; thence South 0 degrees 55 minutes 30 seconds West, 6.84 feet on the west line of said Lot 1 and the east right of way line of U.S. Route 251, to the Point of Beginning; thence South 89 degrees 10 minutes 49 seconds East, 180.53 feet; thence North 1 degree 42 minutes 38 seconds East, 41.59 feet; thence South 88 degrees 58 minutes 14 seconds East, 7.50 feet to the west line of Tilton Manor Subdivision, said subdivision recorded December 14, 1965 in Book "J" of Plats, Page 1 in said Recorder's Office; thence South 1 degree 42 minutes 38 seconds West, 53.13 feet on said west line, to a point on the east line of said Lot 1; thence South 88 degrees 22 minutes 23 seconds West, 188.06 feet to the said west line of Lot 1 and said east right of way line; thence North 0 degrees 55 minutes 30 seconds East, 19.59 feet on west line and said east right of way line, to the Point of beginning, containing 0.07 acre, more or less.

I further state that this survey was made on the ground under my direction, that this plat represents the facts found at the time of the survey, that this professional service conforms to the current applicable Illinois State Laws and Standards, that monuments were set or found at the locations indicated, and that the dimensions shown are given in feet and decimals of a foot upon said plat.

I further state that I have made no independent search of the public records for esements, encumbrances, ownership or title evidence, or any other facts which an accurate and current title search may disclose, as part of this survey, but have relied upon the materials supplied to me by the owner's representative.

This is to certify that the parcels included in this record of deed are in Zone X Zone X are areas determined to be outside the 0.2% annual chance floodplain, as identified for Ogle County, Illinois by the Federal Emergency Management Agency on the Flood Insurance Rate Map No. 17141C0487E. Effective Date August 17, 2016.

Signed at Dixon, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

Jeffrey B. Rohde - Illinois Professional Land Surveyor No. 35-3906  
Current Expiration date: 30 November 2026

SURVEYOR'S NOTE:

-LOT 1 SHOWN HEREON IS A TRACT BEING SUBDIVIDED OFF OF COUNTY PIN 24-13-377-053 FOR CONVEYANCE PURPOSES ONLY. THIS LOT WILL BE CONVEYED TO AN ADJOINER AS PART OF A LAND SWAP. LOT 1 IS NOT A BUILDABLE LOT BY ITSELF AND WILL NEED RUN WITH THE ADJOINER FOR FUTURE CONVEYANCES.

TRACT 3  
CONCORD TOWERS CONDOMINIUMS  
BK G-1, PAGE 62

TILTON MANOR SUBDIVISION  
RECORDED DECEMBER 14, 1965  
BOOK "J" OF PLATS, PAGE 1

TRACT 2  
CONCORD TOWERS CONDOMINIUMS  
BK G-1, PAGE 62

EASEMENT FOR INGRESS/EGRESS AND USE  
OVER LOTS 1, 2, 3 "EXHIBIT A"  
RECORDED AS DOCUMENTS 0002009 & 002010  
(TERMINATED JUNE 1, 2010)

BINZ & DAVIS SUBDIVISION  
RECORDED DECEMBER 2, 1948  
BOOK "F" OF PLATS, PAGE 39

BINZ & DAVIS SUBDIVISION  
RECORDED DECEMBER 2, 1948  
BOOK "F" OF PLATS, PAGE 39

ENGINEER AND OWNERS DRAINAGE CERTIFICATE

STATE OF ILLINOIS )  
( SS  
COUNTY OF OGLE )

Pursuant to 765 ILCS 205/2, we hereby certify that to the best of our knowledge and belief, the drainage of surface water will not be changed by the construction of this subdivision or any part thereof, or that if such surface water drainage will be changed, adequate provision has been made for the collection and diversion of such surface water into water retention areas, public use areas, or drains which the subdivider has the right to sue, and that such surface waters will not be deposited on the property of adjoining lands in such concentration as may cause damage to the adjoining property because of the construction of the subdivision.

IN WITNESS WHEREOF, the owners have caused this instrument to be signed by its Owner's or Owner's Representative

on this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

City of Rochelle Title Registered Professional Engineer

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
( SS  
COUNTY OF OGLE )

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_ 2025 at \_\_\_\_\_ o'clock, \_\_\_\_\_M, in

Book \_\_\_\_\_ of Plats, page \_\_\_\_\_, as Document No. \_\_\_\_\_ and examined.

County Recorder

COUNTY CLERK'S TAX CERTIFICATE

STATE OF ILLINOIS )  
( SS  
COUNTY OF OGLE )

I, \_\_\_\_\_ County Clerk of Ogle County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid forfeited taxes and no redeemable tax sales against any of the land included in the annexed plat.

I further certify that I have received all statutory fees in connection with the annexed plat.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of said County at my office in Oregon, in said County, this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

County Clerk

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS )  
( SS  
COUNTY OF OGLE )

\_\_\_\_\_ are the Owner(s) of the land described in the Surveyor's Certificate on the foregoing Plat, and as the Owner(s), do hereby state that to the best of their knowledge, all of the lots in this Subdivision lie within:

Rochelle Elementary District #231  
Rochelle Township High School District #212

OWNER

PRINT NAME

ATTEST

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS )  
( SS  
COUNTY OF OGLE )

We, the undersigned, members of the Planning Comission for the City of Rochelle, Illinois, hereby approve the Plat of Rochelle Hospitality Subdivision as set forth above and hereon.

Given under our hands and seals this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

President

Secretary

ILLINOIS DEPARTMENT OF TRANSPORTATION

STATE OF ILLINOIS )  
COUNTY OF LEE )

This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to 765 ILCS 205/2. However, a highway permit for access is required of the owner of the property prior to construction within State rights-of-way. A plan that meets requirements contained in the Department's "Policy on Permits for Access Driveways to State Highways" will be required by the Department.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

Deputy Director of Highways  
Region 2 Engineer

REVISION	DATE	BY	REMARKS

DRAWN	TJK
CHECKED	JBR
APPROVED	JBR

CITY OF ROCHELLE  
2025



ROCHELLE HOSPITALITY SUBDIVISION  
1133 N. 7TH STREET, ROCHELLE, ILLINOIS  
SUBDIVISION PLAT

PHASE	WHA No.	SHEET No.
<input type="checkbox"/> PRELIM <input checked="" type="checkbox"/> FINAL <input type="checkbox"/> CONST	1036D20	1
<input type="checkbox"/> PERMIT <input type="checkbox"/> BID <input type="checkbox"/> _____	DATE 05-05-25	

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CITY OF ROCHELLE  
PLANNING & ZONING COMMISSION  
REPORT OF FINDINGS

Case No.: PZC-12-25  
Applicant: City of Rochelle  
Address: 13800 Gurler Road  
Date: August 4, 2025

Narrative:

The City of Rochelle is proposing a plat of annexation for five acres contiguous to the Rochelle Airport to be annexed into the City of Rochelle. The subject property is currently outside of the city limits with an auto body shop for semis and large fleet vehicles known as Large Car Rebuilders.

The City of Rochelle would like to annex the property into the City limits with an A-Airport Zoning. The Planning and Zoning Commission can recommend to the City Council an amendment to expand or alter the zoning map after review of the petition of the owner with a public hearing.

Staff Presents:

Staff is presenting a plat of annexation and the request to alter the zoning map and rezone to A-Airport.

Findings: (Plat of Annexation)

1. Is the proposed plat of annexation allowed in the proposed zoning district?

Yes: \_\_\_\_\_ No: \_\_\_\_\_

Explanation: \_\_\_\_\_

If the answer to any of the following questions is “Yes”, then the Commission should recommend that the City Council deny the petition for a subdivision. If the answer to all of the following questions is “No”, then the Commission may recommend that the City Council approve or deny the petition for a subdivision. Each question should state an answer and give an explanation. If the answer to all of the questions is “No”, but the Commission votes to recommend denying the petition, the Commission should provide an explanation as to why.

2. Is the proposed plat of annexation detrimental or dangerous to public health?

Yes: \_\_\_\_\_ No: \_\_\_\_\_

Explanation: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

3. Will the proposed plat of annexation impair property value in the neighborhood?

Yes: \_\_\_\_\_ No: \_\_\_\_\_



Explanation: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Will the proposed plat of annexation impede the normal development of the surrounding properties?

Yes: \_\_\_\_\_ No: \_\_\_\_\_

Explanation: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. Will the proposed plat of annexation:

- (a) impair light and air to adjacent property;
- (b) congest public streets;
- (c) increase the risk of fire;
- (d) substantially diminish property values within the vicinity; or
- (e) endanger the public health?

Yes: \_\_\_\_\_ No: \_\_\_\_\_

Explanation: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Recommendation:**

Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council that:

\_\_\_\_\_ That the Petitioner be granted a plat of annexation for the proposed use at the Subject Property, without conditions other than the other applicable requirements of the Rochelle Municipal Code.

\_\_\_\_\_ That the Petitioner be granted a plat of annexation for the proposed use at the Subject Property, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ That the Petitioner be denied a plat of annexation for the proposed use at the Subject Property. If this is based on any reason other than a “Yes” response above, the Planning and Zoning Commission explains as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Findings: (Zoning)**

1. Is the proposed zoning consistent with surrounding properties?

Yes: \_\_\_\_\_

No: \_\_\_\_\_

Explanation: \_\_\_\_\_

If the answer to any of the following questions is “Yes”, then the Commission should recommend that the City Council deny the petition for a variance. If the answer to all of the following questions is “No”, then the Commission may recommend that the City Council approve or deny the petition for rezoning. Each question should state an answer and give an explanation. If the answer to all of the questions is “No”, but the Commission votes to recommend denying the petition, the Commission should provide an explanation as to why.

2. Is the proposed zoning detrimental or dangerous to public health?

Yes: \_\_\_\_\_

No: \_\_\_\_\_

Explanation: \_\_\_\_\_

3. Will the proposed zoning impair property value in the neighborhood?

Yes: \_\_\_\_\_

No: \_\_\_\_\_

Explanation: \_\_\_\_\_

4. Will the proposed zoning impede the normal development of the surrounding properties?

Yes: \_\_\_\_\_

No: \_\_\_\_\_

Explanation: \_\_\_\_\_

5. Will the proposed zoning:

(a) impair light and air to adjacent property;

(b) congest public streets;

(c) increase the risk of fire;

(d) substantially diminish property values within the vicinity; or

(e) endanger the public health?

Yes: \_\_\_\_\_

No: \_\_\_\_\_

Explanation: \_\_\_\_\_

**Recommendation:**

Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council that:

\_\_\_\_\_ That the Petitioner be granted zoning for the proposed use at the Subject Property, without conditions other than the other applicable requirements of the Rochelle Municipal Code.

\_\_\_\_\_ That the Petitioner be granted zoning for the proposed use at the Subject Property, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ That the Petitioner be denied zoning for the proposed use at the Subject Property. If this is based on any reason other than a “Yes” response above, the Planning and Zoning Commission explains as follows:

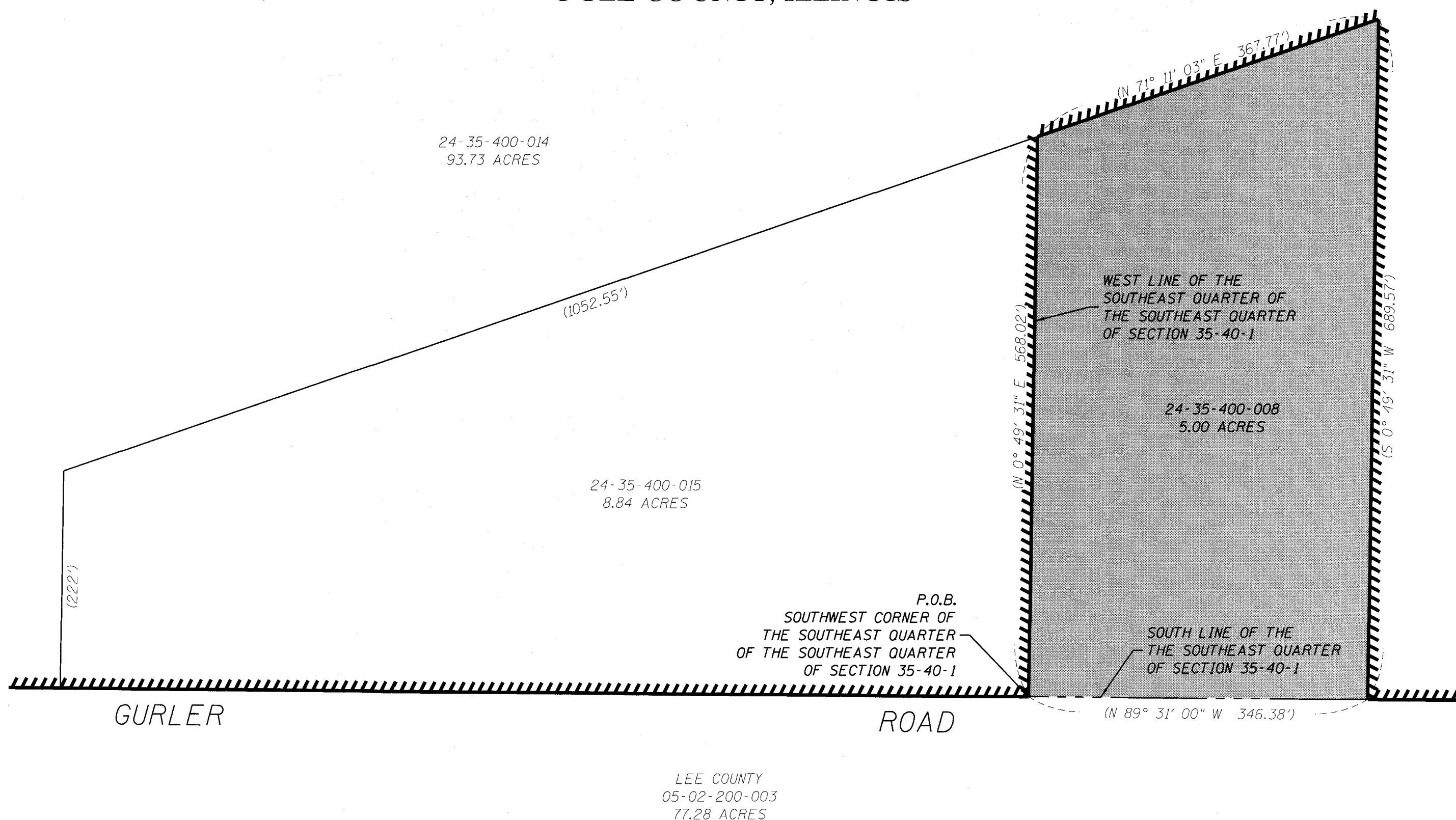
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## ANNEXATION PLAT

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35,  
TOWNSHIP 40 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN  
OGLE COUNTY, ILLINOIS



## DESCRIPTION (BOOK 301 PAGE 657):

Part of the Southeast Quarter of the Southeast Quarter of Section 35, Township 40 North, Range 1 East, of the Third Principal Meridian, bounded and described as follows:

Beginning at the Southwest Corner of the Southeast Quarter of the Southeast Quarter of said Section 35; Thence North 0°49'31" East, along the West line of the Southeast Quarter of said Southeast Quarter, 568.02 feet; Thence North 71°11'03" East, 367.77 feet; Thence South 0°49'31" West, 689.57 feet, to the South Line of said Section 35, Thence North 89°31'00" West along said South Line, 346.38 feet to the Point of Beginning, containing 5.00 Acres, more or less subject to that land being used for public road purposes, all situated in the Township of Flagg, the County of Ogle, and the State of Illinois.

TOTAL AREA TO BE ANNEXED  
5.00 ACRES, MORE OR LESS

## NOTES:

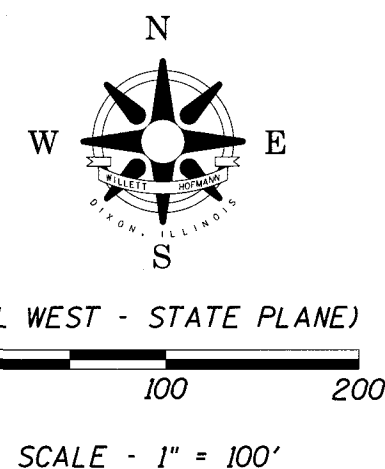
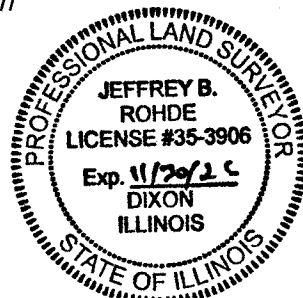
- THIS ANNEXATION PLAT IS NOT A BOUNDARY SURVEY
- CURRENT CITY LIMITS ARE AS SHOWN BY OGLE COUNTY GIS SITE
- DEED INFORMATION AND LEGALS FROM RECORD
- ACREAGE SHOWN FROM OGLE COUNTY GIS SITE
- RECORD DIMENSIONS SHOWN FROM GIS SITE AND LEGAL DESCRIPTIONS PROVIDED

## SURVEYOR'S STATEMENT

I, Jeffrey B. Rohde, a Professional Land Surveyor in the State of Illinois, hereby state that I have prepared this Annexation Plat at the request of the City of Rochelle, and the dimensions shown are given in feet and decimals of a foot upon said plat. I further state that I have made no independent search of the public records for easements, encumbrances, ownership or title evidence, or any other facts which an accurate and current title search may disclose, but have relied upon the materials supplied to me by the owner's representative.

Signed at Dixon, Illinois, this 24th day of June, 2025.

Jeffrey B. Rohde, Illinois Professional Land Surveyor No. 35-3906  
Current expiration date: 30 November 2026



## LEGEND

- AREA TO BE ANNEXED
- CURRENT ROCHELLE CITY LIMITS
- SECTION LINE
- EXISTING PROPERTY LINE
- RIGHT OF WAY LINE
- ( ) RECORDED DIMENSION

DESIGNED	
DRAWN	TJK
REVIEWED	JBR
APPROVED	JBR



**WILLETT HOFMANN**  
& ASSOCIATES, INC.  
ENGINEERING ARCHITECTURE LAND SURVEYING  
809 EAST 2ND STREET, DIXON, IL 61021-0367  
T: 815-284-3381 DESIGN FIRM: #184-000918

**CITY OF ROCHELLE**  
PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 35,  
T. 40 N., R. 1 E. OF THE 3RD P.M. OGLE COUNTY, IL.  
**ANNEXATION PLAT**

**PHASE**

☐ PRELIM ☒ FINAL ☐ CONST

☐ PERMIT ☐ BID ☐

**WHA No.**  
1610D25

**DATE**  
06-24-25

**SHEET No.**  
1