



AGENDA
CITY OF ROCHELLE
PLANNING & ZONING COMMISSION
MEETING

Monday, August 03, 2026 at 6:00 PM

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

- I. **CALL TO ORDER:**
- II. **ROLL CALL:**
- III. **APPROVE/ACCEPT MINUTES:**
 - [1.](#) Planning and Zoning Commission Meeting Minutes 07-06-2026
- IV. **PUBLIC COMMENTARY:**
- V. **COMMISSIONER COMMENTS:**
- VI. **BUSINESS ITEMS:**
 - [1.](#) PZC-06-26 Petition of 200 Standard Oil LLC for a proposed special use for an oil recycling facility located at 200 N. Standard Oil Rd. (Public Hearing and Action.)
 - [2.](#) PZC-07-26 Petition of the City of Rochelle for a proposed Preliminary and Final Plat for parcels 25-17-300-025 and 25-17-300-026. (Public Hearing and Action.)
- VII. **DISCUSSION ITEMS:**
- VIII. **ADJOURNMENT:**



MINUTES
CITY OF ROCHELLE
PLANNING & ZONING COMMISSION

Monday, July 06, 2026 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 6:00 p.m.
- II. ROLL CALL:** Present were Commissioners Bowerman, Charnock, McKibben, Myers, Tenggren and Wolter. Absent: Hickey. Also present were Michelle Pease, Michelle Knight, City Manager Zeke Jackson and City Attorney Dominic Lanzito.
- III. APPROVE/ACCEPT MINUTES:** Bowerman moved, seconded by Myers, **"I move the minutes of the June 1, 2026 Planning and Zoning Commission meeting as presented be approved."** Ayes: Bowerman, Charnock, McKibben, Myers, Tenggren and Wolter. Nays: None. Motion carried 6-0.
- IV. PUBLIC COMMENTARY:** None
- V. COMMISSIONER COMMENTS:** None
- VI. BUSINESS ITEMS:** Wolter requested public testimony be sworn for those who were speaking.
- PZC-03-26 Petition of Eugene Judge Jr. for a proposed site plan, landscaping, signage, and building plan for a car wash within a PUD zoning district for the property located at 25-18-378-002.** Pease stated that a notice was published in the paper and property owners were notified. Motion made by Charnock, seconded by Myers, **"I move the Planning and Zoning Commission open the Public Hearing regarding the proposed site plan, landscaping, signage and building plan for a car wash within a PUD zoning district for the property located at 25-18-378-002."** Ayes: Bowerman, Charnock, McKibben, Myers, Tenggren and Wolter. Nays: None. Motion carried 6-0. The petitioner is seeking approval of site plan, building elevations, signage plan and landscaping plan for a previously approved special use permit for the development of a car wash within a Planned Unit Development (PUD) Zoning District. The subject property is located at parcel #25-18-378-002. The parcel is a vacant lot, is .91 acres and is located next to 450 Coronado Drive. The petitioner is now seeking approval of the final development plans prior to issuance of building permits and commencement of construction. The Planning and Zoning Commission and City Council previously reviewed and approved a Special Use Permit allowing a car wash facility within the PUD District. The approval recognized the compatibility of the proposed use with the surrounding commercial development and established the framework for future site development. The petitioner has now submitted detailed development plans including: Site Plan, Building Elevations, Signage Plan, Landscaping Plan, Stormwater and engineering information as required. The purpose of the current review is to determine whether the submitted plans are consistent with the approved Special Use Permit, the intent of the PUD District, and applicable provisions of the Rochelle Municipal Code. Petitioner Eugene Judge Jr. was present to answer any questions. Mr. Judge presented visual boards of the proposed building. Motion made by McKibben, seconded by Bowerman, **"I move the Planning and Zoning Commission close the Public Hearing."** Ayes: Bowerman, Charnock, McKibben, Myers, Tenggren and Wolter. Nays: None. Motion carried 6-0.

Findings:

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 use detrimental or dangerous to public health?
Yes: No: 6
3. Will the proposed use impair property value in the neighborhood?
Yes: No: 6
4. Will the proposed use impede the normal development of the surrounding properties?
Yes: No: 6
5. Will the proposed 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 development at the Subject Property, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code:

1. Subject to final City staff review and comments on all plans submitted according to Rochelle Municipal Code requirements. Additional information may be requested by City staff.

2. ARTICLE VII. – PLANNED UNIT DEVELOPMENTS Per Sec. 110-250 – Purpose (a) The development and execution of zoning regulations is based upon the division of the city into districts in which the use of land and buildings and the bulk and location of buildings and structures in relation to the land are substantially uniform.

Motion made by McKibben, seconded by Myers, **“I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed site plan, landscaping, signage and building plan for a car wash within a PUD zoning district for the property located at 25-18-378-002, based on the report of findings.”** Ayes: Bowerman, Charnock, McKibben, Myers, Tenggren and Wolter. Nays: None. Motion carried 6-0.

PZC-04-26 Petition of Rochelle Community Hospital for a proposed rezone to R-4 and a variance to construct a building as an ancillary use to the hospital for the property located at 900 N. 3rd Street. Pease stated that a notice was published in the paper and property owners were notified. Motion made by Myers, seconded by Bowerman, **“I move the Planning and Zoning Commission open the Public Hearing regarding the proposed rezone to R-4 and a variance to construct a building as an ancillary use to the hospital for the property located at 900 N. 3rd Street.”** Ayes: Bowerman, Charnock, McKibben, Myers, Tenggren and Wolter. Nays: None. Motion carried 6-0. The petitioner is seeking rezoning of the property located at 900 N. 3rd Street to R-4 High Density Residential District; and a variance to permit the construction of an ancillary hospital support facility and associated parking improvements.

The subject property is located at 900 N. 3rd Street and was formerly a nursing home facility. The property was recently acquired by the Rochelle Community Hospital Association to accommodate future operational needs and support services associated with the hospital. The petitioner proposes to construct a building that will serve as an ancillary use to the hospital campus. The proposed facility will provide: Administrative office space, meeting and training rooms, garage and maintenance facilities, employee support functions and an employee parking lot. The proposed development is intended to support hospital operations while alleviating space constraints on the existing hospital campus. The petitioner requests that the property be rezoned to R-4 High Density Residential District. The hospital campus located immediately across the street is currently zoned R-4. Rezoning the subject property to R-4 would create consistency between the two properties and allow the site to function as an integrated part of the hospital campus. The petitioner has identified the following hardship: (1) The existing hospital campus is substantially developed and constrained by surrounding development. (2) The hospital is effectively landlocked and has limited opportunities for expansion on its current campus. (3) The acquisition of the property at 900 N. 3rd Street provides one of the few available opportunities to accommodate necessary growth and support functions required for continued hospital operations. (4) Relocating administrative offices, meeting space, maintenance operations, and employee parking to the subject property will allow the hospital to better utilize its existing campus for patient care and medical services.

Sec. 110-29. – Variances.

(a) Intent and purpose. A variance is a grant of relief to a property owner from the literal requirements of the zoning ordinance, where literal enforcement would cause undue hardship. Additionally, a variance is intended to provide relief where the requirements of the zoning ordinance render the land difficult to use because of some unique physical attribute of the property itself, or some other factor unique to the property for which the variance is requested. A variance is not intended merely to remove an inconvenience or financial burden that the requirements of the zoning ordinance may impose on a property owner in general. A variance is not intended to allow the establishment of a use that is not otherwise allowed in a zoning district or that would change the zoning district classification of any or all of the affected property, and should not be granted where a special use permit or an amendment to the official zoning map would be more appropriate.

(f) Standards for granting a variance. The planning and zoning commission shall not recommend, and the city council shall not grant, a variance from the regulations of the zoning ordinance unless it makes findings based on evidence presented to it in each specific case that:

- (1) The variance is in harmony with the general purpose and intent of the zoning ordinance;
- (2) The plight of the owner is due to unique circumstances (65 ILCS 5/11-13-4) and thus strict enforcement of the zoning ordinance would result in practical difficulties, or impose exceptional hardships, due to the special and unusual conditions that are not generally found on other properties in the same zoning district;
- (3) The property cannot yield a reasonable return if permitted only under the conditions allowed by the zoning ordinance; and
- (4) The variance, if granted, will not alter the essential character of the locality, and will not be a substantial detriment to adjacent property.

(g) Burden of proof. In each case of a requested variance, the applicant must satisfy the proof that the proposed variance meets the standards of subsection (f) of this section, even if there is no testimony or other evidence opposing or rebutting the requested variance. Kacey Chadwick, Attorney representing Rochelle Community Hospital explained the intent of the rezone and variance. Mrs. Chadwick explained the existing structure will be demolished and the intent for the façade of the new building is to blend with the current hospital as well as the residential area in which it resides. Commissioner Tenggren asked about the garage/maintenance portion of the building. Chadwick stated that the garage/maintenance portion is no longer in the plans for the new building. Motion made by Bowerman, seconded by Charnock, **“I move the Planning and Zoning Commission close the Public Hearing.”** Ayes: Bowerman, Charnock, McKibben, Myers, Tenggren and Wolter. Nays: None. Motion carried 6-0.

Findings: (Variance)

- 1. Is the proposed variance in harmony with the general purpose and intent of the zoning ordinance?
Yes: 6 No: _____
- 2. The plight of the owner is due to unique circumstances and thus strict enforcement of the zoning ordinance would result in practical difficulties, or impose exceptional hardships, due to the special and unusual conditions that are not generally found on other properties in the same zoning district?
Yes: 6 No: _____
- 3. The property cannot yield a reasonable return if permitted only under the conditions allowed by the zoning ordinance?
Yes: 6 No: _____
- 4. Is the proposed variance detrimental or dangerous to public health?
Yes: _____ No: 6
- 5. Will the proposed variance impair property value in the neighborhood?
Yes: _____ No: 6
- 6. Will the proposed variance impede the normal development of the surrounding properties?
Yes: _____ No: 6
- 7. Will the proposed variance:
 - (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 variance for the Subject Property, without conditions other than the other applicable requirements of the Rochelle Municipal Code.

Findings: (Rezone)

- 1. Is the proposed zoning consistent with surrounding properties?
Yes: 6 No: _____
Explanation: _____
- 2. Is the proposed zoning detrimental or dangerous to public health?
Yes: _____ No: 6
Explanation: _____
- 3. Will the proposed zoning impair property value in the neighborhood?
Yes: _____ No: 6
Explanation: _____

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

Yes: _____ No: 6

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: 6

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

Motion made by Bowerman, seconded by Charnock, **“I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed rezone to R-4 and a variance to construct a building as an ancillary use to the hospital for the property located at 900 N. 3rd Street, based on the report of findings.”**

Ayes: Bowerman, Charnock, McKibben, Myers, Tenggren and Wolter. Nays: None. Motion carried 6-0.

PZC-05-26 Petition of the City of Rochelle for a proposed Text Amendment to Section 110-545 (Residential, security and farm fences). Pease stated that a notice was published in the paper and property owners were notified. Motion made by Myers, seconded by Bowerman, **“I move the Planning and Zoning Commission open the Public Hearing regarding the proposed Text Amendment to Section 110-545 (Residential, security and farm fences).”**

Ayes: Bowerman, Charnock, McKibben, Myers, Tenggren and Wolter. Nays: None. Motion carried 6-0. The City of Rochelle is proposing a text amendment to Chapter 110 (Zoning), Article V (Districts), Division 2 (Residential Districts), Section 110-545 (Residential, Security and Farm Fences) to allow the installation of safety netting barriers on residential properties that directly abut the golf course. The proposed amendment recognizes that golf safety netting systems are unique structures designed for a specific protective purpose and differ substantially from conventional residential fencing. The amendment establishes a regulatory framework that allows such installations while maintaining appropriate design, safety and maintenance standards. The text amendment would:

- * Allow safety netting barriers only on residential properties directly contiguous to a golf course.
 - * Limit installation to the rear property line shared with the golf course.
 - * Require a permit from the City Building Official prior to installation or modification.
 - * Establish a maximum allowable height of twenty (20) feet.
 - * Require durable, weather-resistant materials and non-reflective, dark-colored netting designed to minimize visual impacts.
 - * Require installation in accordance with manufacturer specifications.
 - * Require ongoing maintenance by the property owner.
 - * Provide enforcement authority should the structure become damaged, hazardous, unsightly, or fail to serve its intended purpose. Resident Silva Jose Manuel Gomez, 112 Shirley Avenue, stated he did not understand the purpose of the fence; however he was provided clarification that the fence was not required by homeowners, it will be allowed, if they choose to install one, with a building permit. Commissioner Charnock shared concern regarding neighbors views being obstructed; however public notices were sent out and there were no responses. Motion made by Myers, seconded by Tenggren, **“I move the Planning and Zoning Commission close the Public Hearing.”**
- Ayes: Bowerman, Charnock, McKibben, Myers, Tenggren and Wolter. Nays: None. Motion carried 6-0.

Findings:

1. Is the proposed amendment consistent with the comprehensive plan?

Yes: 6 No: _____

2. Will the proposed amendment adversely affect public health, safety or general welfare?

Yes: _____ No: 6

3. Is the proposed amendment necessary because of changed or changing social values, new planning concepts, or other social, technological, or economic conditions in the areas affected?

Yes: _____ No: 6

Motion made by Myers, seconded by Tenggren, **“I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed text amendment to Section 110-545 (Residential, security and farm fences), based on the report of findings.”** Ayes: Bowerman, Charnock, McKibben, Myers, Tenggren and Wolter. Nays: None. Motion carried 6-0.

VII. DISCUSSION ITEMS: None

VIII. ADJOURNMENT: Motion made by McKibben, seconded by Charnock, **“I move to adjourn the regularly scheduled meeting of the Planning and Zoning Commission of July 6, 2026.”** Motion carried by voice vote 6-0. The Planning and Zoning Commission adjourned at 6:46 p.m.

Michelle Knight
Community Development Specialist



PLANNING & ZONING COMMISSION
REPORT OF FINDINGS

Date: August 3, 2026
Case No.: PZC-06-26
Applicant: 200 Standard Oil LLC
Address: 200 N. Standard Oil Drive

Narrative:

The petitioner is seeking a proposed special use permit to operate an oil recycling facility. The subject property is zoned I-2 General Industrial and is located at 200 N. Standard Oil Drive, Parcel 24-25-283-006.

Sec. 110-160, District Use Classification List, a recycling center requires a Special Use. The proposed use will utilize an existing industrial property. Any future site improvements, outdoor storage, screening, lighting, fencing, signage, or building modifications shall comply with the requirements of the Rochelle Municipal Code and any applicable building, fire, and environmental codes.

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 3, 2026.

Staff recommends:

Staff is presenting the special use for an oil recycling facility at 200 N. Standard Oil Drive.

Findings:

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

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 special use permit. 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 special use permit. Each question should state an answer and give an explanation. If the answers 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 use detrimental or dangerous to public health?

Yes: _____ No: _____

Explanation: _____

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

Yes: _____ No: _____

Explanation: _____

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



PLANNING & ZONING COMMISSION
REPORT OF FINDINGS

Yes: _____

No: _____

Explanation: _____

5. Will the proposed 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: _____

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 special use permit 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 special use permit for the proposed use at the Subject Property, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code: *The developer will be required to develop the property according to the Rochelle Municipal Code with a development agreement that addresses code requirements in a phased approach that is approved by City Council.*

_____ That the Petitioner be denied a special use permit 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:



**PLANNING & ZONING COMMISSION
REPORT OF FINDINGS**

Date: August 3, 2026
Case No.: PZC-07-26
Applicant: City of Rochelle
Address: Parcels 25-17-300-025 and 25-17-300-026

Narrative:

The City of Rochelle has petitioned to subdivide the property located at Parcel #25-17-300-025 and #25-17-300-026. The parcels are zoned B-2 Commercial Highway.

The purpose of the preliminary and final plat of subdivision is to change the property lines for future development.

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 3, 2026.

Staff recommends:

Staff is presenting the preliminary and final plat 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?



PLANNING & ZONING COMMISSION
REPORT OF FINDINGS

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:
- _____ 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:

LOT 2

Rachelle Business and Technology Park Phase 2

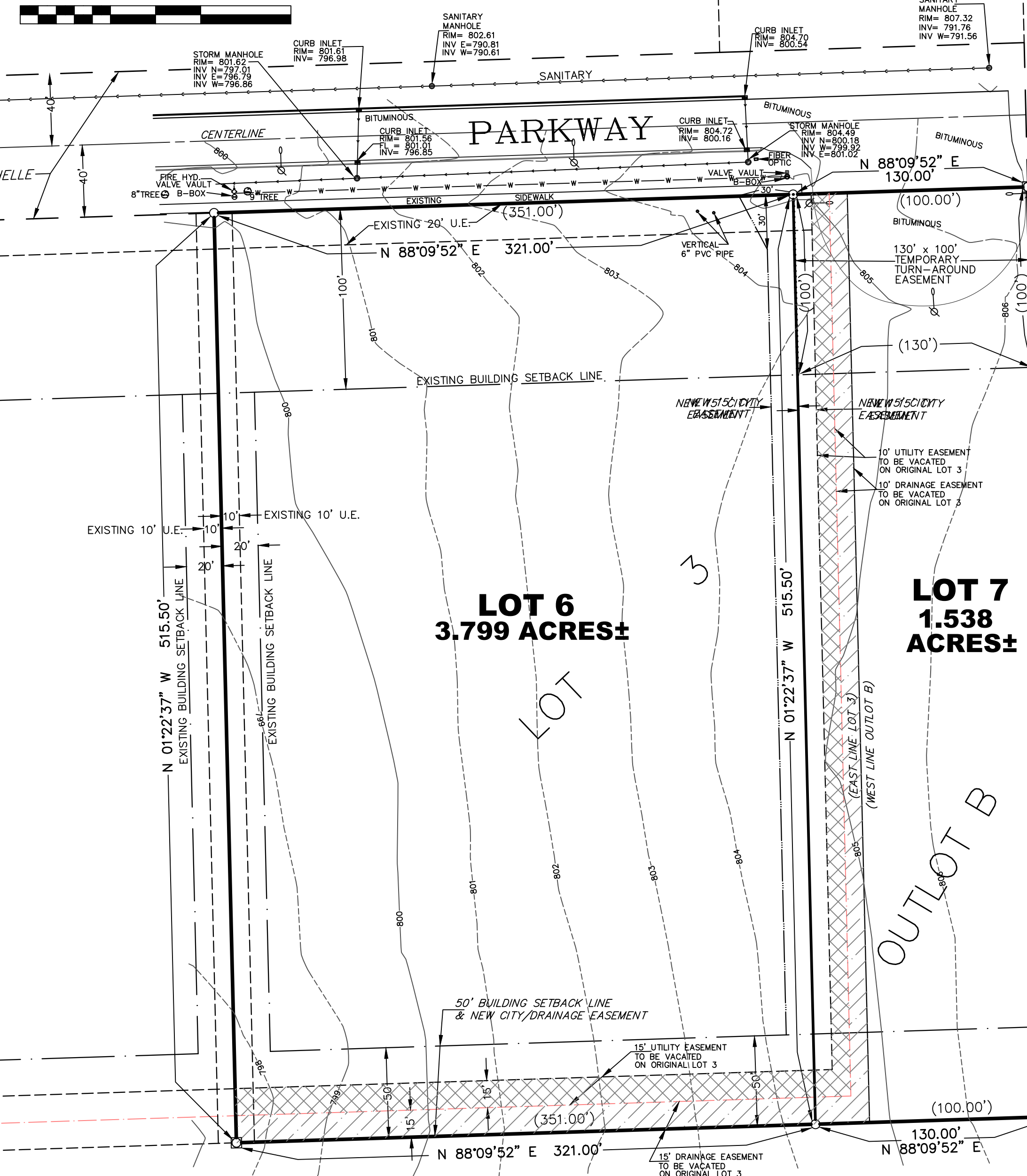
LOT 5

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

OF PROPERTY DESCRIBED AS: Lot 3 and Outlot B in Rochelle Business and Technology Park Phase 2, being a subdivision of part of Section 17, Township 40 North, Range 2 East of the Third Principal Meridian, as recorded in Book D of Plats, page 18 as Document No. 0805023 in the Recorder's Office of Ogle County, Illinois, all situated in the Township of Dement, the County of Ogle and the State of Illinois.

Dale E. Wallace, Land Surveyor	Illinois Professional No. 35-2821
-----------------------------------	--------------------------------------

EXPIRES 11-30-2026
THIS PROFESSIONAL SERVICE CONFORMS
WITH THE CURRENT ILLINOIS MINIMUM
STANDARDS FOR A BOUNDARY SURVEY.
FIELD WORK COMPLETED ON 2-04-2026



	BOUNDARY OF PROPERTY		W		W		WATERMAIN
	FOUND MONUMENT						SANITARY SEWER
	SET 5/8" REBAR						STORM SEWER
	DEEDED / PLATTED DISTANCE						STORM MANHOLE
	ROAD CENTERLINE						CURB INLET
	ROAD RIGHT-OF-WAY LINE						SANITARY MANHOLE
	SECTION LINE						WATER VALVE
	UTILITY EASEMENT LINE (U.E.)						VALVE VAULT
	BUILDING SETBACK LINE						FIRE HYDRANT
	DRAINAGE EASEMENT						STREET LIGHT
							DECIDUOUS TREE



SURVEY-TECH
A DIVISION OF C.E.S. INC.
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-001260
104A MAPLE COURT ROCHELLE, ILLINOIS 61068
(815)-562-8771 FAX: (815)-562-6555

DATE: 7-10-2026	SCALE: 1" = 50'	DRAWN BY: DEW
		REVISED:

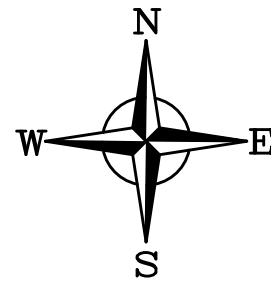
CITY OF ROCHELLE

FB: OGLE-GPS	CITY OF ROCHELLE	FILE NUMBER:
ACAD: S11226PRELIM	OGLE COUNTY	S112-26

**FINAL PLAT OF
"ROCHELLE BUSINESS AND TECHNOLOGY PARK PHASE 3"
A RE-PLAT OF LOT 3 AND OUTLOT B OF
ROCHELLE BUSINESS AND TECHNOLOGY
PARK PHASE 2 IN SECTION 11, TOWNSHIP
40 NORTH, RANGE 2 EAST OF THE THIRD
PRINCIPAL MERIDIAN, OGLE COUNTY, ILLINOIS
JULY 2026**



SHEET 1 OF 2



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

This is to certify that I, Dale E. Wallace, an Illinois Professional Land Surveyor, No. 2821, at the request of the City of Rochelle, have surveyed and subdivided the following described property to be known as: "ROCHELLE BUSINESS AND TECHNOLOGY PARK PHASE 3". I further certify that this plat is true and correct representation of said survey and that all dimensions are in feet and decimals thereof. Bearings shown are for descriptive purposes only.

OF PROPERTY DESCRIBED AS: Lot 3 and Outlot B in Rochelle Business and Technology Park Phase 2, being a subdivision of part of Section 17, Township 40 North, Range 2 East of the Third Principal Meridian, as recorded in Book D of Plats, page 18 as Document No. 0805023 in the Recorder's Office of Ogle County, Illinois, all situated in the Township of Dement, the County of Ogle and the State of Illinois.

I further certify that this plat is in compliance with Chapter 765, Section 205/1 of the Illinois Compiled Statutes as to monument placement, dimensions, etc.

Pursuant to Chapter 765, Section 205/2 of the Illinois Compiled Statutes, I hereby certify that all of the Plat of "ROCHELLE BUSINESS AND TECHNOLOGY PARK PHASE 3", is located within the Corporate Limits of the City of Rochelle, which is exercising the special powers of the City Plan and no part of said property is located within a special flood hazard area as designated on FIRM Community Panel No. 17141C0485E, effective date August 17, 2016. City of Rochelle #170532.

Dated this 10th day of July, 2026, A.D. at the office of Survey-Tech.

Dale E. Wallace, Illinois Professional
Land Surveyor No. 35-2821

EXPIRES 11-30-2026
THIS PROFESSIONAL SERVICE CONFORMS
WITH THE CURRENT ILLINOIS MINIMUM
STANDARDS FOR A BOUNDARY SURVEY.
FIELD WORK COMPLETED ON 2-04-2026

ROAD

DEMENT

Rochelle Business and Technology Park Phase 2

LOT 5

LOT 4

LOT

OUTLOT C

OUTLOT A

OUTLOT B

TECHNOLOGY

PARKWAY

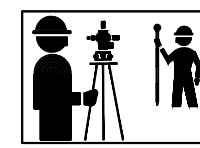
**LOT 6
3.799 ACRES±**

**LOT 7
1.538 ACRES±**

LEGEND

- BOUNDARY OF PROPERTY
- FOUND MONUMENT
- SET 5/8" REBAR
- CONCRETE MONUMENT
- DEEDED / PLATTED DISTANCE
- ROAD CENTERLINE
- ROAD RIGHT-OF-WAY LINE
- SECTION LINE
- UTILITY EASEMENT LINE (U.E.)
- BUILDING SETBACK LINE
- DRAINAGE EASEMENT

SHEET 1 OF 2



SURVEY-TECH
A DIVISION OF C.E.S. INC.
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-001260
104A MAPLE COURT ROCHELLE, ILLINOIS 61068
(815)-562-8771 FAX: (815)-562-6555

DATE: 7-10-2026	SCALE: 1" = 50'	DRAWN BY: DEW REVISED:
--------------------	--------------------	---------------------------

CITY OF ROCHELLE		
FB: OGLE-GPS ACAD: S11226FINAL	CITY OF ROCHELLE OGLE COUNTY	FILE NUMBER: S112-26

FINAL PLAT OF
"ROCHELLE BUSINESS AND TECHNOLOGY PARK PHASE 3"
A RE-PLAT OF LOT 3 AND OUTLOT B OF
ROCHELLE BUSINESS AND TECHNOLOGY
PARK PHASE 2 IN SECTION 11, TOWNSHIP
40 NORTH, RANGE 2 EAST OF THE THIRD
PRINCIPAL MERIDIAN, OGLE COUNTY, ILLINOIS
JULY 2026
SHEET 2 OF 2

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 purpose of installing , constructing, inspecting, operating, draining, replacing, renewing, altering, enlarging, removing, repairing, cleaning and maintaining "City facilities" all of 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 communications 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, together with the right of access across the real estate platted hereon for the necessary personnel, contractors and equipment to do any or all of the above work.

The City of Rochelle shall not be responsible for maintaining any "storm water management facilities" located on Lot 6 and Lot 7 shown hereon on the plat or the approved site plans and all maintenance or improvements shall be the responsibility of the Landowner of Lot 6 and Lot 7 or Property Owner's Association.

In furtherance of the foregoing affirmative rights, the following covenants shall run with said land in perpetuity:

No buildings shall be placed on City Easement; No trees, shrubs shall be placed on said City Easement but the premises may be used for minor landscaping and other purposes, as approved by the Grantee, that do not then or later interfere with the aforesaid rights and uses; there shall be no dredged or embankment fill material placed upon said City Easement; and signs shall not be erected upon the City Easement. The right is also hereby granted to the Grantee to remove any buildings, structures, pavements, sidewalks, fences, signs and to cut down, trim or remove any fences, trees, shrubs, plants, and other vegetation or landscaping that interfere with the operation, installation, maintenance or access to such "City facilities" in, upon, across, over, under and through said City Easement.

The Grantee shall not be responsible for replacement of any such buildings, structures, pavements, or sidewalks, fences, signs, trees, shrubs, plants, and other vegetation or landscaping removed or trimmed during exercise of the herein given and described rights. Replacement of items so removed or trimmed shall be the responsibility of the then property owner.

Notwithstanding the foregoing, the City acknowledges and agrees that landowner shall have the right to install and maintain pavement and drive aisles over and cross portions of the City Easement for access, ingress and egress to and from the property to public and private right-of-ways adjacent thereto, subject to the landowner's obligation to repair or replace any damages to such improvements caused by the City in the exercise of its rights hereunder.

Drainage Easement Provisions

Permanent exclusive easements are hereby reserved for and granted to the City of Rochelle, the owner of lot 2, (hereinafter the "Grantees"), and to their respective successors and assigns in, upon, across, over, under and through the areas shown by dashed lines and labeled "Drainage Easement" on this final plat of subdivision, or where otherwise noted in the legend, contained herein, for the purpose of installing, constructing, inspecting, operating, draining, replacing, renewing, altering, enlarging, removing, repairing, cleaning and maintaining "storm water management facilities" all of which include, but are not limited to, storm sewers, drainage ways, ditches, storm water detention and retention facilities, subsurface drainage systems, 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 Grantees may deem necessary, together with the right of access across the real estate platted hereon for the necessary personnel, contractors and equipment to do any or all of the above work.

The City of Rochelle shall not be responsible for maintaining any "storm water management facilities" located on Lot 6 and Lot 7 shown hereon on the plat or the approved site plans and all maintenance or improvements shall be the responsibility of the Landowner of Lot 6 and Lot 7 or Property Owner's Association.

In furtherance of the foregoing affirmative rights, the following covenants shall run with said land in perpetuity:

No buildings shall be placed on Drainage Easements; No trees, shrubs shall be placed on said Drainage Easements but the premises may be used for minor landscaping and other purposes, as approved by the Grantees, that do not then or later interfere with the aforesaid rights and uses; there shall be no dredged or embankment fill material placed upon said Drainage Easements; and fences and signs shall not be erected upon the Drainage Easements. The right is also hereby granted to the Grantees to remove any buildings, structures, pavements, sidewalks, fences, signs and to cut down, trim or remove any fences, trees, shrubs, plants, and other vegetation or landscaping that interfere with the operation, installation, maintenance or access to such "storm water management facilities" in, upon, across, over, under and through said Drainage Easements.

The Grantees shall not be responsible for replacement of any such buildings, structures, pavements, or sidewalks, fences, signs, trees, shrubs, plants, and other vegetation or landscaping removed or trimmed during exercise of the herein given and described rights. Replacement of items so removed or trimmed shall be the responsibility of the then property owner.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
(SS
CITY OF ROCHELLE)

We, the City of Rochelle, Owners of the land represented on the plat hereon, do certify that the said plat was prepared at our request and under our direction by, Dale E. Wallace, Illinois Professional Land Surveyor for the firm of Survey-Tech. After the said surveyor duly surveyed said lands, substantial iron pins or concrete monuments as shown hereon marked the corners of lots. The parts of the said lands described as streets are hereby dedicated to the State of Illinois, for use as streets by the public in accordance with the laws of the State of Illinois, governing and controlling the dedication of and uses of ordinance adopted by the City of Rochelle, State of Illinois.

Dated this ____ day of _____, 2026.

BY: City of Rochelle

Mathew Zeke Joakson
City Manager

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

I, _____, a notary public, in and for said County, in the state aforesaid, a notary public, do hereby and certify that Mathew Zeke Jackson, City Manager, personally known me to be the same person whose name is subscribed to the foregoing instrument as such owner, appeared before me this day in person and acknowledged that he signed and delivered the annexed plat as his own free and voluntary act for the uses and purposes therein and set forth.

Given under my hand and Notarial Seal this ____ day of _____, 2026, at _____, Illinois.

Notary Public

My Commission Expires On

SCHOOL DISTRICT CERTIFICATE

This is to certify to the best of our knowledge, we, the City of Rochelle, as Owner of the property herein described in the Surveyor's Certificate, which will be known as "ROCHELLE BUSINESS AND TECHNOLOGY PARK PHASE 3", is located within the boundaries of Rochelle Community Consolidated District No. 231 and Rochelle Township High School District No. 212, Rochelle School District No. 231 in Ogle County, Illinois.

Dated this ____ day of _____, 2026 A.D.

BY: The City of Rochelle

Mathew Zeke Jackson
City Manager

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

I, _____, a notary public, in and for said County, in the state aforesaid, a notary public, do hereby and certify that Mathew Zeke Jackson, City Manager, personally known me to be the same person whose name is subscribed to the foregoing instrument as such owner, appeared before me this day in person and acknowledged that he signed and delivered the annexed plat as his own free and voluntary act for the uses and purposes therein and set forth.

Given under my hand and Notarial Seal this ____ day of _____, 2026, at _____, Illinois.

Notary Public

My Commission Expires On

ENGINEER AND OWNERS DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

Pursuant to Chapter 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 use, and that such surface waters will not be deposited on the property of adjoining lands in such concentrations as may cause damage to adjoining property because of the construction of the subdivision.

Dated this ____ day of _____, 2026.

Samuel C. Tesreau
Professional Engineer No. 062-055018

BY: City of Rochelle

Mathew Zeke Jackson
City Manager

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

We, the undersigned members of the Planning Commission for the City of Rochelle, hereby approve the "ROCHELLE BUSINESS AND TECHNOLOGY PARK PHASE 3" to the City of Rochelle as set forth above and hereon.

Given under our hands and seals this ____ day of _____, 2026.

President

Secretary

CITY ENGINEER CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

I, Samuel C. Tesreau, do hereby certify that the required improvements have been installed, or the required improvements have been installed, or the required guarantee bond has been posted for the completion of all required land improvements.

Dated at _____, Illinois, this ____ day of _____, 2026.
(Seal)

Samuel C. Tesreau, City Engineer

License Number 062-055018

CITY COUNCIL ACCEPTANCE RESOLUTION

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

WHEREAS, The City of Rochelle, Owner of the land shown hereon have caused same 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 _____, 2026.

Rose Hueramo, City Clerk

John Bearrows, Mayor

CERTIFICATE OF 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 _____, 2026.

Collector of Special Assessments

COUNTY CLERK 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.

Given under my hand and seal at _____, Illinois, this ____ day of _____, 2026.

County Clerk

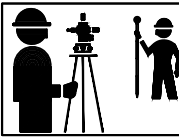
COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

Filed for record this ____ day of _____, 2026 at ____ o'clock in Book ____ of Plats, Page ____ and examined. Microfilm Number _____, Document Number _____.

County Recorder:

SHEET 2 OF 2

 SURVEY-TECH A DIVISION OF C.E.S. INC. PROFESSIONAL DESIGN FIRM LICENSE NO. 184-001260 104A MAPLE COURT ROCHELLE, ILLINOIS 61068 (815)-562-8771 FAX: (815)-562-6555		
DATE: 7-10-2026	SCALE: 1" = 50'	DRAWN BY: DEW REVISED:
CITY OF ROCHELLE		
FB: OGLE-GPS ACAD: S11226FINAL	CITY OF ROCHELLE OGLE COUNTY	FILE NUMBER: S112-26