



AGENDA
CITY OF ROCHELLE
PLANNING & ZONING COMMISSION

Monday, June 05, 2023 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.](#) 05-01-2023 Planning and Zoning Commission Meeting Minutes
- IV. **PUBLIC COMMENTARY:**
- V. **COMMISSIONER COMMENTS:**
- VI. **BUSINESS ITEMS:**
 - [1.](#) PZC-01-23 Petition of Willis Senior Lofts Limited Partnership for a proposed preliminary and final plat of subdivision for the property located at 400-420 Willis Ave., parcel numbers 24-36-127-003, 24-36-127-004 and 24-36-127-005. (Public Hearing and Action).
 - [2.](#) PZC-02-23 Petition of The City of Rochelle and Ogle Lee Fire Protection District for a proposed special use for a Government Multi Use Training Facility in the I-1 Light Industry District for the property located at 920 S. Main St. (Public Hearing and Action).
 - [3.](#) PZC-03-23 Petition of the City of Rochelle for a proposed preliminary and final plat of subdivision for the property located at 916 S. Main St., parcel number 24-25-427-001. (Public Hearing and Action).
- VII. **DISCUSSION ITEMS:**
 - 1. 1. Comprehensive Plan Workshop #3
 - A. Chapter 6 Community Facilities and Services Plan
 - B. Chapter 7 Utility Plan
- VIII. **ADJOURNMENT:**

Anyone interested in participating in public commentary remotely should contact Michelle Knight at mknight@rochelleil.us or call 815-562-6161 to make arrangements. Commission members may participate in the Planning and Zoning meeting remotely as a result of the Governor suspending the requirement for in-person attendance at Public Meetings.

MINUTES
PLANNING & ZONING COMMISSION
Monday, May 1, 2023

The Rochelle Planning and Zoning Commission met at 6:00 p.m. on Monday, May 1, 2023 in the Council Chambers of City Hall, 420 N. 6th Street, Rochelle, IL 61068. Present on Roll Call were Board members: Colwill, McKibben, McLachlan, McNeilly, Myers and Wolter. Absent: Swinton. Non-voting members absent: None. There was a quorum of six present. Also present were Michelle Pease, Michelle Knight, Geoff Starr, Molly Sedig, Casey Heuer, Mayor Bearrows and Councilwoman Shaw-Dickey. McKibben moved, seconded by McLachlan, **“I move the minutes of the April 3, 2023 Planning and Zoning Commission meeting as presented be approved.”** A roll call vote was taken. Ayes: McKibben, McLachlan, McNeilly, Myers, Colwill and Wolter. Nays: none. Motion carried 6-0.

Public Commentary: None

Commissioner Comments: None

Business Items: None

Discussion Items: Comprehensive Plan Workshop number 2. Chapter 4, Future Land Use Plan and Chapter 5, Transportation Plan. Pete reviewed the updates/changes that were made to Chapter 5. There was discussion on the width of neighborhood streets, walking paths and “complete the street” facilities for future development, as well as signalization for pedestrian crossings. The completion of quiet zones and the potential for future airport hangar development was also discussed. Not many changes were made to Chapter 4; however, some slight changes to the land use map were discussed to add additional residential areas.

Adjournment: Motion made by McLachlan, seconded by Myers, **“I move to adjourn the regularly scheduled meeting of the Planning and Zoning Commission of May 1, 2023.”** A roll call vote was taken. Ayes: McKibben, McLachlan, McNeilly, Myers, Colwill and Wolter. Nays: none. Motion carried 6-0.

The Planning and Zoning Commission adjourned at 7:24 p.m.

Michelle Knight
 City of Rochelle

CITY OF ROCHELLE
PLANNING & ZONING COMMISSION
REPORT OF FINDINGS

Date: June 5, 2023
Case No.: PZC-01-23
Applicant: Willis Senior Lofts Limited Partnership
Address: 400-420 Willis Avenue, Parcels 24-36-127-003; 24-36-127-004; 24-36-127-005

Narrative:

Willis Senior Lofts Limited Partnership have petitioned to subdivide the property located at 400 – 420 Willis Avenue, Parcels 24-36-127-003; 24-36-127-004; 24-36-127-005. The property is zoned R-5 Multi Family High Density Residential and is approximately 2.037 acres.

The purpose of subdividing is to combine the three parcels into one for a multi-family senior housing development for those aged 55 and older. The proposed development is for a four-story building with 60 units. This development is an allowable use within the R-5 Multi Family High Density Residential district and only a subdivision is required.

Manhard Consulting developed a preliminary and final plat of subdivision on behalf of Willis Senior Lofts Limited Partnership for a one 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 Recommends:

Staff is presenting the preliminary and final plat of subdivision subject to final City staff review and comments. Submission of the surety for public land improvements as required by Rochelle Municipal Code to be reviewed and approved by the City Engineer.

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. Subject to final City staff review and comments of preliminary and final plats
2. Submission of the surety for public land improvements as required by Rochelle Municipal Code to be reviewed and approved by the City Engineer.

_____ 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: _____

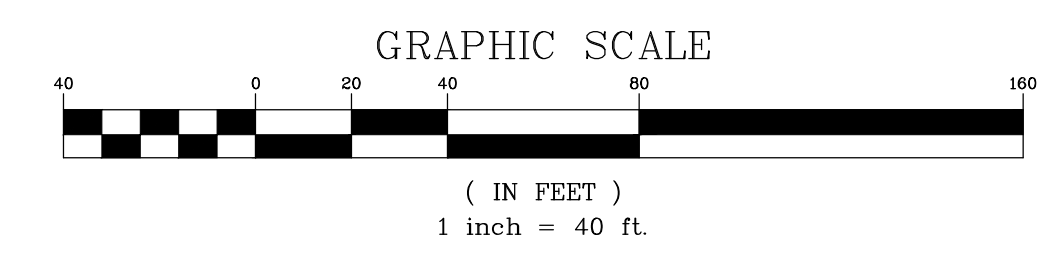
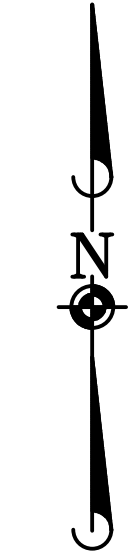
Vote:

Ayes: _____ **Nays:** _____ **Abstain:** _____

CHAIRMAN

PRELIMINARY PLAT OF FIRST RESUBDIVISION OF LAKE LIDA PHASE 1

BEING A SUBDIVISION OF THAT PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 1, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN OGLE COUNTY, ILLINOIS.



BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

GRANTOR'S LEGAL DESCRIPTION

LOTS 7, 8, AND 9 IN LAKE LIDA—PHASE 1 IN THE CITY OF ROCHELLE, ACCORDING TO THE PLAT THEREOF IN PLAT FILE C, PAGE 54, IN THE RECORDER'S OFFICE OF OGLE COUNTY, ILLINOIS

SURVEY PREPARED FOR

LINCOLN AVENUE CAPITAL
401 WILSHIRE BOULEVARD, SUITE 1070
SANTA MONICA, CA 90401

OWNER

LAKE LIDA DEVELOPMENT, INC
621 FIRST AVENUE
ROCHELLE, ILLINOIS 61068

SUBMITTED BY/RETURN TO:

VILLAGE OF ROCHELLE
PLANNING AND ZONING COMMISSION
420 NORTH 6TH ST.
ROCHELLE, IL 61068

EXISTING LOT AREA

LOT 7 AREA:	25,477 SQ. FT. (0.585 ACRES)
LOT 8 AREA:	31,626 SQ. FT. (0.726 ACRES)
LOT 9 AREA:	31,626 SQ. FT. (0.726 ACRES)
TOTAL AREA:	88,729 SQ. FT. (2.037 ACRES)

EXISTING ZONING

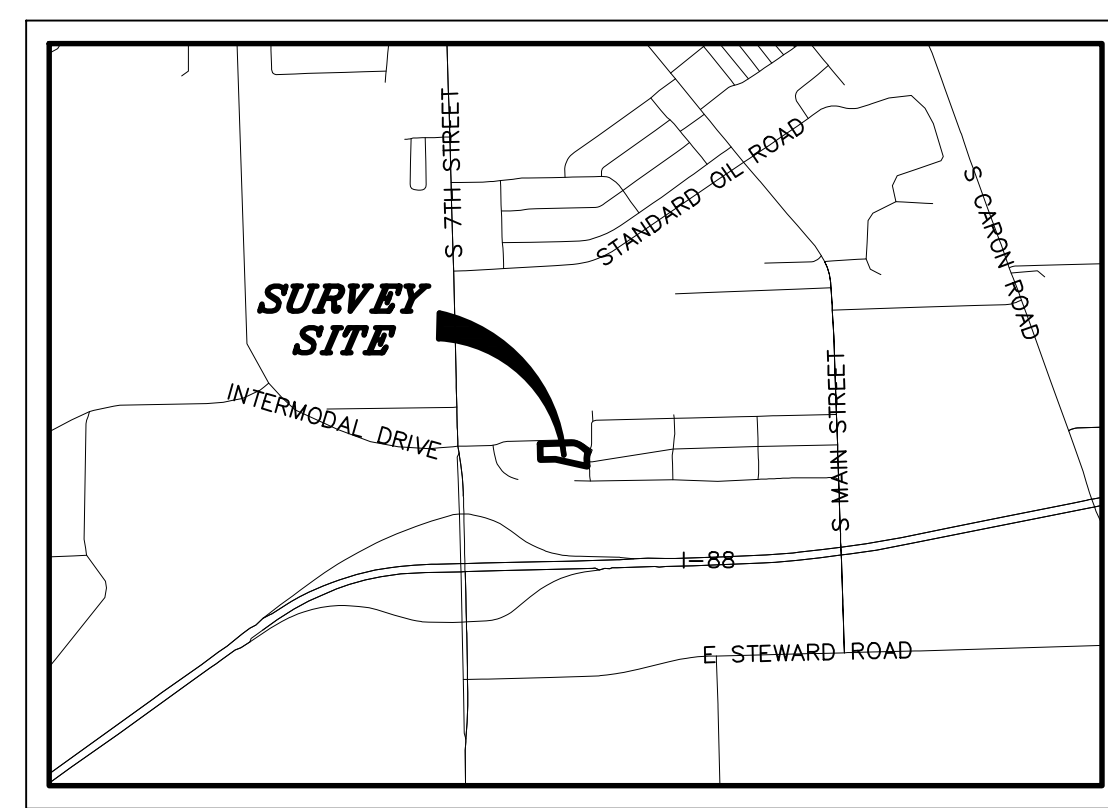
CURRENT AREA ZONED: R5 MULTI-FAMILY – HIGH DENSITY RESIDENTIAL

PROPOSED LOT AREA

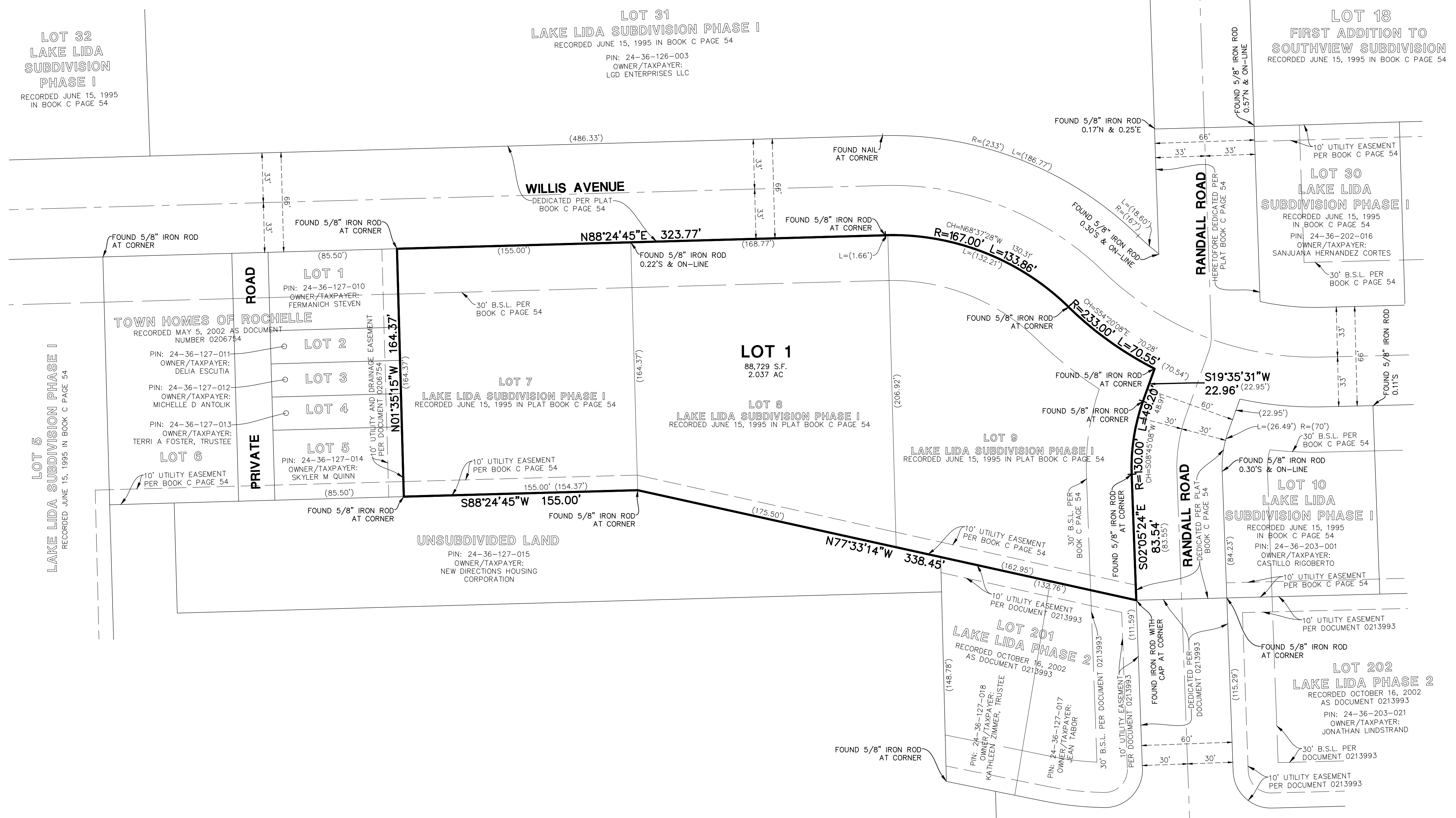
LOT 1: 88,729 SQ. FT. (2.037 ACRES)

EXISTING PIN'S

- 24-36-127-003 (LOT 7)
- 24-36-127-004 (LOT 8)
- 24-36-127-005 (LOT 9)



LOCATION MAP
NOT TO SCALE



SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (456.677) ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
- THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SUBDIVISION SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2023.

ADAM R. MERRY
ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 4074

DATE: FEBRUARY 14TH, 2023
EXPIRES: 11/30/24

DATE	
REVISIONS	

Manhard CONSULTING

705 Building Park, Suite 200, Ogle County, IL 61053
Civil Engineers • Surveyors • Water Resources Engineers • Wetland & Wetland Assessors • Environmental Scientists • Landscape Architects • Planners

FIRST RESUBDIVISION OF LAKE LIDA PHASE 1
ROCHELLE, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

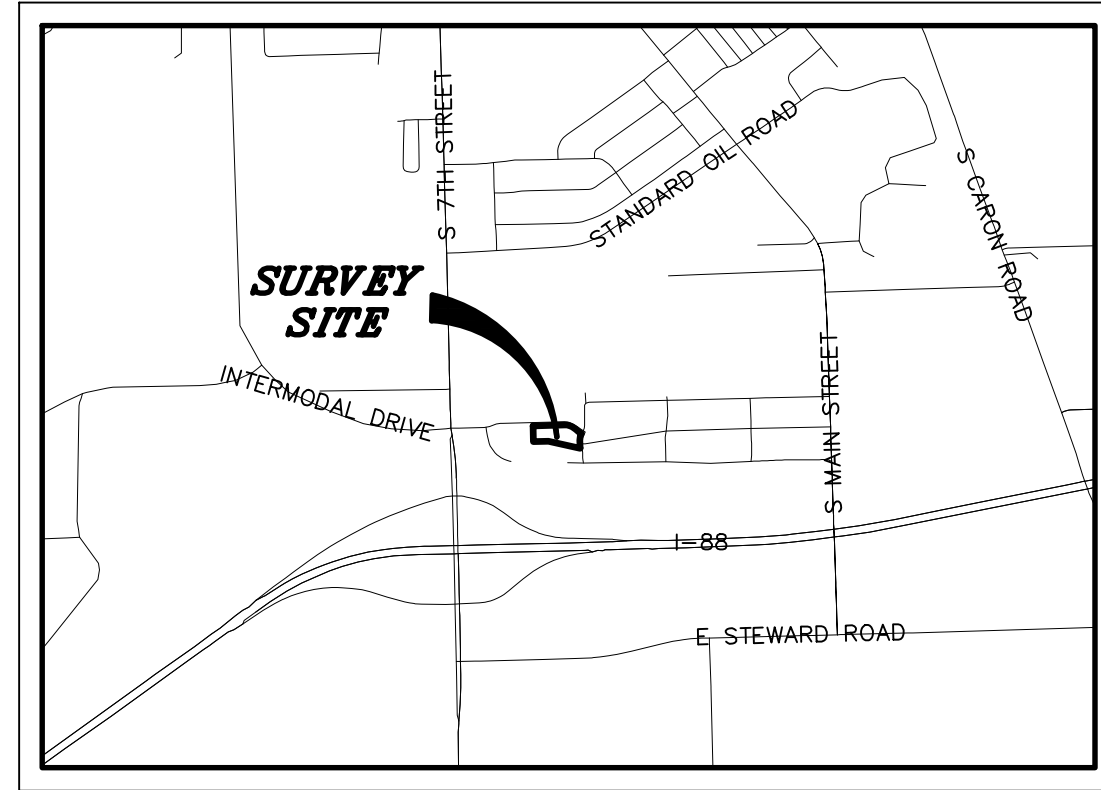
PROJ. MGR.:	DM
PROJ. ASSOC.:	ARM
DRAWN BY:	NAL
DATE:	02/14/23
SCALE:	1"=40'

SHEET
1 OF **1**
LAC.ROL.01

February 3, 2023 - 12:09 Des Name: P:\esc001\456\36\1\Subdivision\Preliminary Plats\LAC.ROL.01-PR.dwg Updated By: AMerry

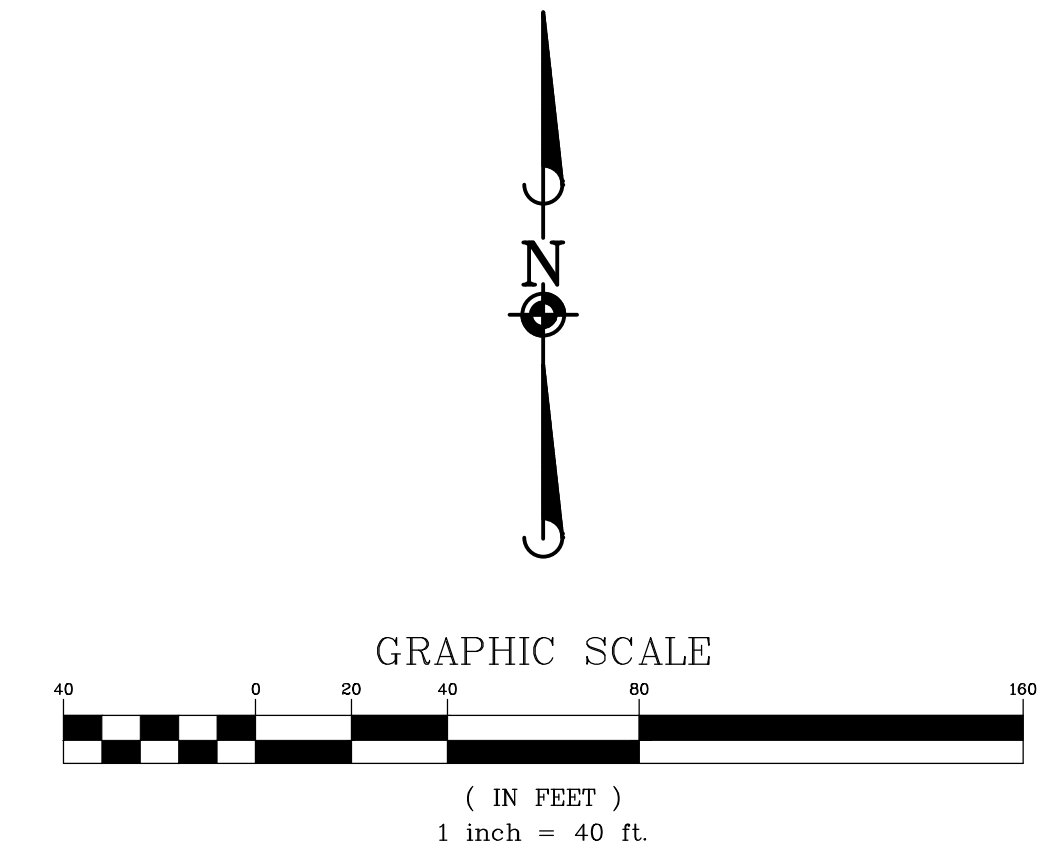
FINAL PLAT OF FIRST RESUBDIVISION OF LAKE LIDA PHASE 1

BEING A SUBDIVISION OF THAT PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 1, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN OGLE COUNTY, ILLINOIS.



LOCATION MAP

NOT TO SCALE



BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

OWNER

LAKE LIDA DEVELOPMENT, INC
621 FIRST AVENUE
ROCHELLE, ILLINOIS 61068

SUBMITTED BY/RETURN TO:

VILLAGE OF ROCHELLE
PLANNING AND ZONING COMMISSION
420 NORTH 6TH ST.
ROCHELLE, IL 61068

EXISTING LOT AREA

LOT 7 AREA:	25,477 SQ. FT. (0.585 ACRES)
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TOTAL AREA:	88,729 SQ. FT. (2.037 ACRES)

PROPOSED LOT AREA

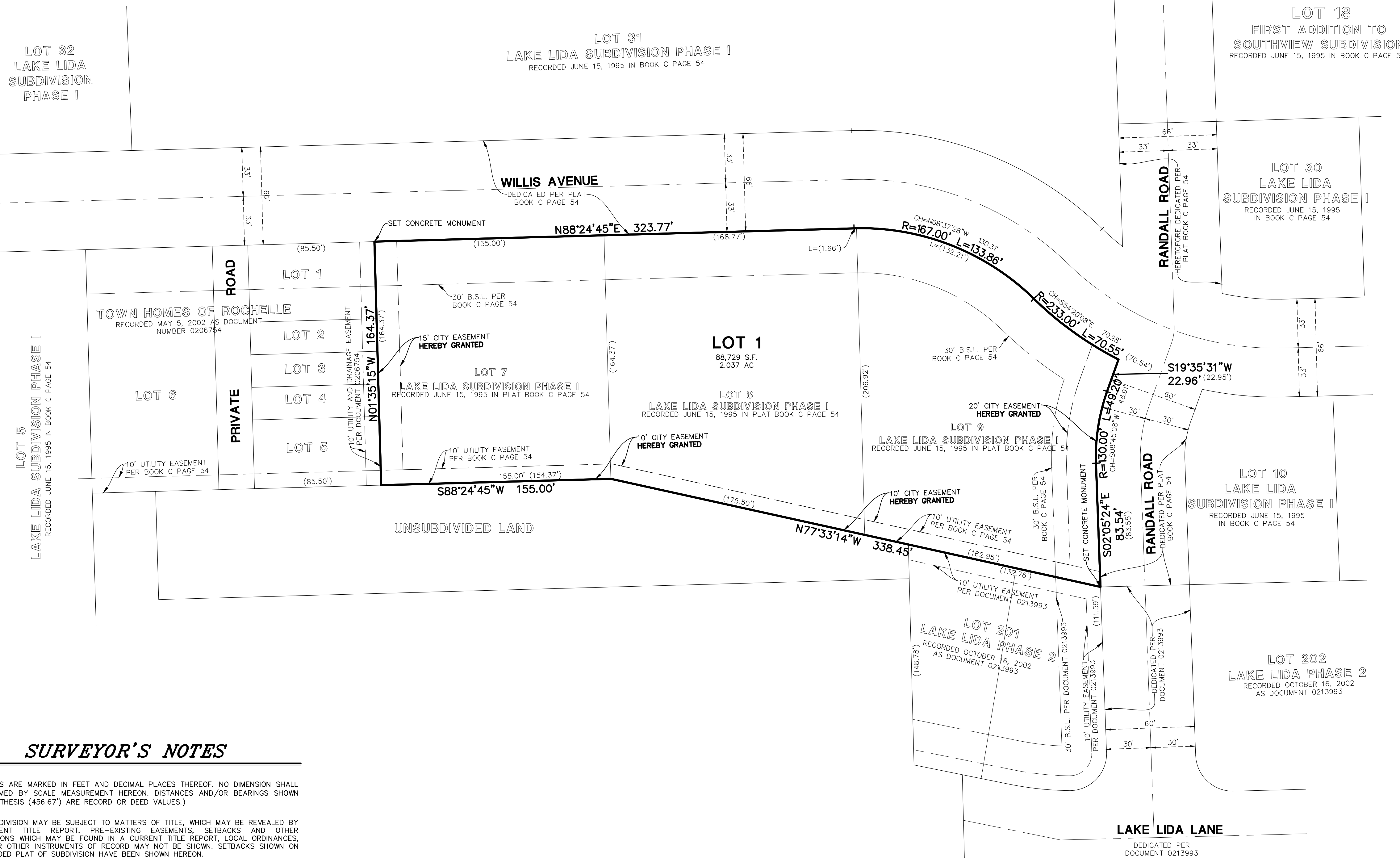
LOT 1: 88,729 SQ. FT. (2.037 ACRES)

PIN'S

- 24-36-127-003 (LOT 7)
- 24-36-127-004 (LOT 8)
- 24-36-127-005 (LOT 9)

SHEET INDEX

SHEET 1 OF 2:	BOUNDARY INFORMATION, PROPERTY AREA, SURVEYOR'S NOTES
SHEET 2 OF 2:	CERTIFICATES



SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.)
- THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN. SETBACKS SHOWN ON A RECORDED PLAT OF SUBDIVISION HAVE BEEN SHOWN HEREON.
- THIS SUBDIVISION MAY BE SUBJECT TO A CERTAIN DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPARATELY FROM THIS PLAT.
- MONUMENTS SHALL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE IN ACCORDANCE WITH 765 ILCS 205/1 UPON THE RECORDATION OF THE FINAL PLAT OF SUBDIVISION. UNLESS OTHERWISE NOTED, MONUMENTS SET ARE 5/8" DIAMETER BY 24" LONG REBARS.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SUBDIVISION SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2023.

DATE	REVISIONS
05/17/23	REVISED PER CITY COMMENTS



FIRST RESUBDIVISION OF LAKE LIDA PHASE 1
ROCHELLE, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: DM
PROJ. ASSOC.: ARM
DRAWN BY: NAL
DATE: 03/27/23
SCALE: 1"=40'

SHEET
1 OF 2
LAC.ROL.01

FINAL PLAT OF FIRST RESUBDIVISION OF LAKE LIDA PHASE 1

BEING A SUBDIVISION OF THAT PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 1, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN OGLE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT LAKE LIDA DEVELOPMENT, INC., IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND THE PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY DESCRIBED AS THE FIRST RESUBDIVISION OF LAKE LIDA PHASE 1 AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

LOT NUMBER(S)	SCHOOL DISTRICT
ALL	ROCHELLE COMMUNITY CONSOLIDATED DISTRICT NO. 231 ROCHELLE TOWNSHIP HIGH SCHOOL DISTRICT NO. 212

DATED THIS ____ DAY OF _____ A.D., 20____

BY: _____
OWNER'S NAME AND ADDRESS
LAKE LIDA DEVELOPMENT, INC
621 FIRST AVENUE
ROCHELLE, ILLINOIS 61068

PRINTED NAME AND TITLE _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, A NOTARY PUBLIC, DO HEREBY AND CERTIFY THAT

_____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20____

NOTARY PUBLIC _____

MORTGAGEE CONSENT

THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DEED

_____ AND RECORDED IN THE RECORDER'S OFFICE OF _____

COUNTY, ILLINOIS, ON THIS ____ DAY OF _____, A.D., _____ AS DOCUMENT

NUMBER _____, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATED: _____, A.D., 20____

BY: _____

PRINTED NAME AND TITLE _____ MORTGAGEE'S NAME AND ADDRESS _____

ATTEST: _____

PRINTED NAME AND TITLE _____

MORTGAGEE NOTARY PUBLIC

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____

OF _____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, A.D. 20____

NOTARY PUBLIC _____

COUNTY CLERK 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 _____, 20____.

COUNTY CLERK _____

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

I DO HEREBY CERTIFY THAT THERE ARE DELINQUENT OR UNPAID CURRENT OR FORFEITED SOCIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN AFFORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED THIS ____ DAY OF _____, 20____, AT _____, ILLINOIS.

COLLECTOR OF SPECIAL ASSESSMENTS _____

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

WE, THE UNDERSIGNED MEMBERS OF THE PLAN COMMISSION FOR THE CITY OF ROCHELLE, HEREBY APPROVE THE PLAT OF FIRST RESUBDIVISION OF LAKE LIDA PHASE 1 TO THE CITY OF ROCHELLE AS SET FORTH ABOVE AND HERON.

GIVEN UNDER OUR HANDS AND SEALS THIS ____ DAY OF _____, 20____.

PRESIDENT _____

SECRETARY _____

CITY ENGINEER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

I, _____, 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 20____.

CITY ENGINEER _____

LICENSE NUMBER: _____

CITY COUNCIL ACCEPTANCE RESOLUTION

STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

WHEREAS, LAKE LIDA DEVELOPMENT, INC., OWNERS 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 _____, 20____.

CITY CLERK _____

MAYOR _____

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

FILED FOR RECORD THIS ____ DAY OF _____, 20____ AT ____ O'CLOCK IN

BOOK _____ OF PLATS, PAGE _____ AND EXAMINED. MICROFILM NUMBER _____

DOCUMENT NUMBER _____

COUNTY RECORDER _____

SURFACE WATER DRAINAGE CERTIFICATE

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS ____ DAY OF _____, A.D., 20____.

BY: _____
OWNER/ATTORNEY

BY: _____
RANDALL A. DRUECK, ILLINOIS LICENSED PROFESSIONAL ENGINEER
ILLIONS REGISTRATION NUMBER 062-041852
LICENSE EXPIRES NOVEMBER 30, 2023

CITY EASEMENT PROVISIONS (C.E.)

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 THE STORM WATER DETENTION/RETENTION FACILITIES SHOWN HEREON ON THE PLAT OR CONSTRUCTION PLANS AND ALL MAINTENANCE OR IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE LANDOWNER 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 DREGGED 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 HERUNDER.

PERMISSION TO RECORD

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, ADAM R. MERRY AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE OWNERS REPRESENTATIVE TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2023. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 11TH DAY OF MAY, A.D. 2023

FOR REVIEW ONLY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4074
LICENSE EXPIRES NOVEMBER 30, 2024



SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, LTD., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:

LOTS 7, 8, AND 9 IN LAKE LIDA-PHASE 1 IN THE CITY OF ROCHELLE, ACCORDING TO THE PLAT THEREOF IN PLAT FILE C, PAGE 54, IN THE RECORDER'S OFFICE OF OGLE COUNTY, ILLINOIS

SUBDIVIDED PROPERTY CONTAINS 2.037 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF ROCHELLE, OGLE COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11-12-6.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THIS IS ALSO TO DECLARE THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17141C0498E WITH AN EFFECTIVE DATE OF AUGUST 17, 2016 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X (UNSHADED). ZONE X (UNSHADED) IS DEFINED AS AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAPS. THIS DEFINITION IS PER THE FLOOD INSURANCE RATE MAP. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

GIVEN UNDER MY HAND AND SEAL THIS 11TH DAY OF MAY, A.D. 2023.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4074
LICENSE EXPIRES NOVEMBER 30, 2024

MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM
REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2025



DATE	REVISIONS	BY
05/17/23	REVISED PER CITY COMMENTS	NAL

Manhard CONSULTING
700 Braham Park, Suite 100, Rockton, IL 61081
708.381.1234
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers • Construction Managers • Environmental Scientists • Landscape Architects • Planners

FIRST RESUBDIVISION OF LAKE LIDA PHASE 1
ROCHELLE, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR: DM
PROJ. ASSOC: ARM
DRAWN BY: NAL
DATE: 03/27/23
SCALE: NTS

SHEET
2 OF **2**
LAC.ROL.01

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

Date: June 5, 2023
Case No.: 02-23
Applicant: City of Rochelle, Ogle Lee Fire Protection District
Address: 920 S. Main Street, Rochelle, IL

Narrative:

The petitioner is seeking a proposed special use permit for a government multi use training facility for the property located at 920 S. Main Street, parcel #24-25-476-019. The property is approximately 12.06 acres and is currently vacant land. The subject property is zoned I-1 Light Industry. Per Division 7, Sec. 110-160 District Use Classification List, a government facility in an I-1 requires a special use.

After a duly noticed public hearing, the City of Rochelle Planning & Zoning Commission will consider all the relevant evidence presented at said hearing on June 5, 2023.

Staff Recommends:

Staff presents the special use.

Findings:

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

Yes: _____ No: _____

Explanation: _____

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

Yes: _____ No: _____

Explanation: _____

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

Yes: _____ No: _____

Explanation: _____

4. 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: _____

Explanation: _____

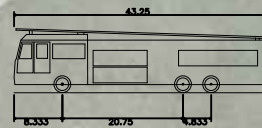
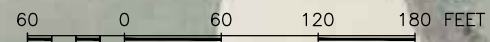
Recommendation:

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:

_____ 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:



E-ONE Heavy Walk-In Rescue	
Overall Length	43.250ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:
OGLE LEE FIRE PROTECTION DISTRICT
OWNER DEVELOPER STREET ADDRESS
ROCHELLE, IL, 61068

PROJECT AND LOCATION:
FIRE TRAINING FACILITY
ROCHELLE, IL

DRAWN BY: MCE
APPROVED BY: -
DATE: 06/30/22
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
SITE PLAN
SET TYPE: PRELIMINARY
6:\C30\22\22-643 OLFPO\22-643 Design.dwg, SITE PLAN

JOB NUMBER:
22-643
SHEET:
11 OF 19

CITY OF ROCHELLE
PLANNING & ZONING COMMISSION
REPORT OF FINDINGS

Date: June 5, 2023
Case No.: PZC-03-23
Applicant: City of Rochelle
Address: 916 S. Main Street; Parcel #24-25-427-001

Narrative:

The City of Rochelle has petitioned to subdivide the property located at 916 S. Main Street, Parcel # 24-25-427-001.

The purpose of subdividing is to re-subdivide the 2.855-acre parcel into a one lot subdivision, as well as dedicate right of way and easements for use by the City of Rochelle. The property is zoned I-1 Light Industry. The proposed name of the subdivision is Veterans Parkway Industrial Park.

Survey Tech developed a preliminary and final plat of subdivision on behalf of the City, for a one lot subdivision with right of way and 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 recommends

Staff is presenting the preliminary and final plat for a one lot subdivision with dedicated right of way and easements subject to final City staff review and comments. Submission of the surety for public land improvements as required by Rochelle Municipal Code to be reviewed and approved by the City Engineer.

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. Subject to final City staff review and comments of preliminary and final plats

2. Submission of the surety for public land improvements as required by Rochelle Municipal Code to be reviewed and approved by the City Engineer.

_____ 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: _____

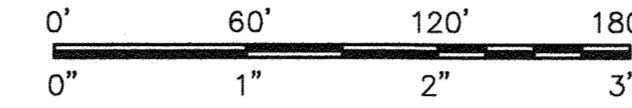
Vote:

Ayes: _____ Nays: _____ Abstain: _____

CHAIRMAN

PRELIMINARY PLAT - NOT FOR RECORD "VETERANS PARKWAY INDUSTRIAL PARK"

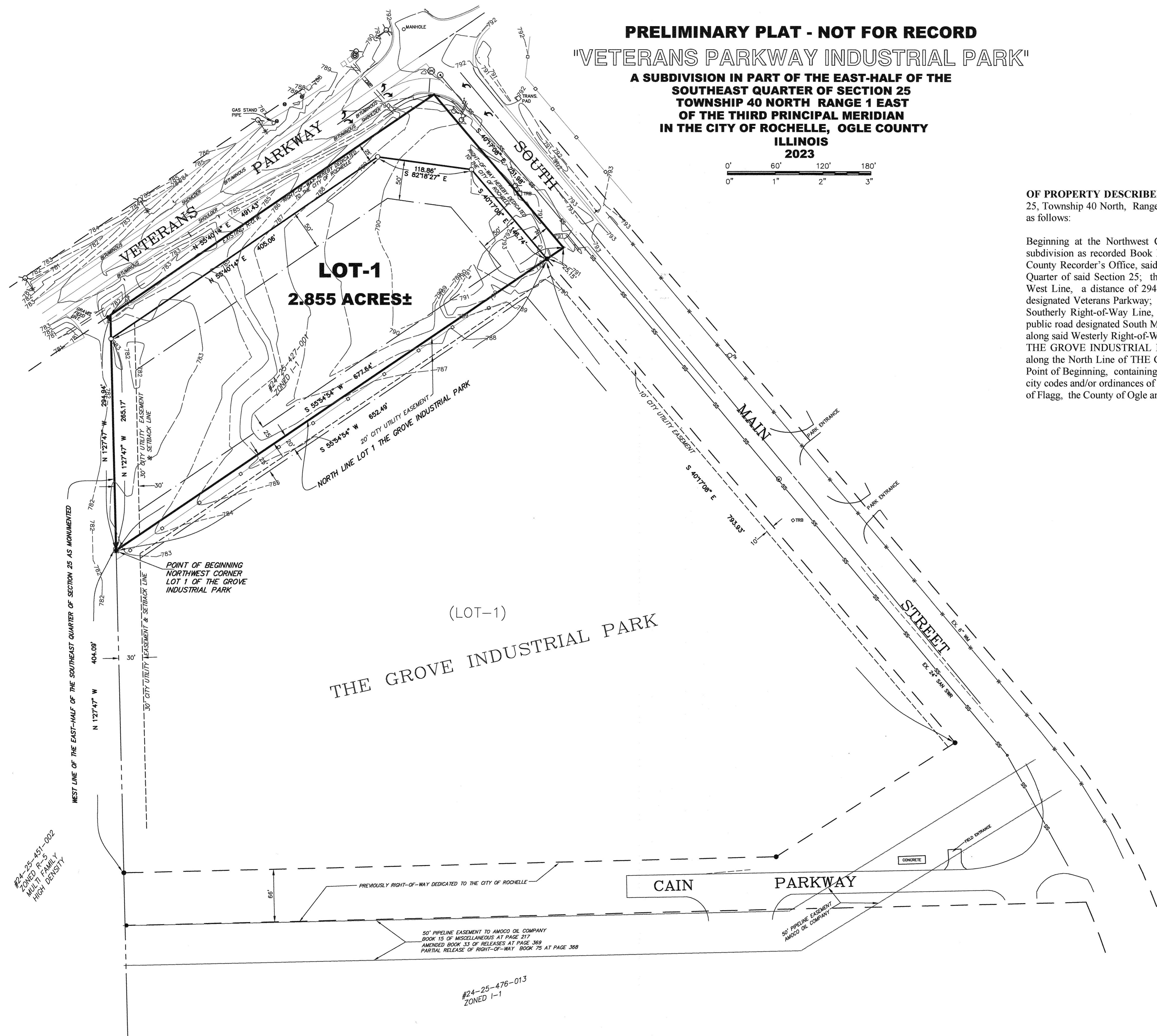
A SUBDIVISION IN PART OF THE EAST-HALF OF THE
SOUTHEAST QUARTER OF SECTION 25
TOWNSHIP 40 NORTH RANGE 1 EAST
OF THE THIRD PRINCIPAL MERIDIAN
IN THE CITY OF ROCHELLE, OGLE COUNTY
ILLINOIS
2023



LEGAL DESCRIPTION

OF PROPERTY DESCRIBED AS: Part of the East-half of the Southeast Quarter of Section 25, Township 40 North, Range 1 East of the Third Principal Meridian, bounded and described as follows:

Beginning at the Northwest Corner of Lot 1 of THE GROVE INDUSTRIAL PARK, a subdivision as recorded Book E of Plats, page 18, as Document No. 202103624 in the Ogle County Recorder's Office, said point being on the West Line of the East-half of the Southeast Quarter of said Section 25; thence North 01 degrees 27 minutes 47 seconds West along said West Line, a distance of 294.94 feet to the Southerly Right-of-Way Line of a public road designated Veterans Parkway; thence North 55 degrees 40 minutes 14 seconds East along said Southerly Right-of-Way Line, a distance of 491.43 to the Westerly Right-of-Way Line of a public road designated South Main Street; thence South 40 degrees 17 minutes 08 seconds East along said Westerly Right-of-Way Line, a distance of 251.98 feet to the Northeast Corner of the THE GROVE INDUSTRIAL PARK; thence South 55 degrees 54 degrees 54 seconds West along the North Line of THE GROVE INDUSTRIAL PARK, a distance of 677.64 feet to the Point of Beginning, containing 3.346 acres, more or less, subject to all easements, agreements, city codes and/or ordinances of record, if any, all situated in the City of Rochelle, the Township of Flagg, the County of Ogle and the State of Illinois.



LEGEND

- BOUNDARY OF SURVEY
- MONUMENT FOUND
- NAIL FOUND
- 5/8" REBAR SET
- ⊠ SURVEY NAIL SET
- ▣ CONCRETE WITH 5/8" REBAR
- CENTERLINE
- - - SECTION LINE
- - - RIGHT-OF-WAY LINE
- - - CITY OF ROCHELLE UTILITY EASEMENT
- - - BUILDING SETBACK LINE
- W WATERMAIN
- SS SANITARY SEWER
- SANITARY MANHOLE
- GAS VALVE WITH VAULT
- GAS VALVE WITH BOX
- 1 POST SIGN
- 2 POST SIGN
- VALVE VAULT
- POWER POLE
- POWER POLE WITH GUY
- POWER POLE WITH LIGHT
- FIRE HYDRANT
- TELEPHONE RISER BOX
- FENCE LINE

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

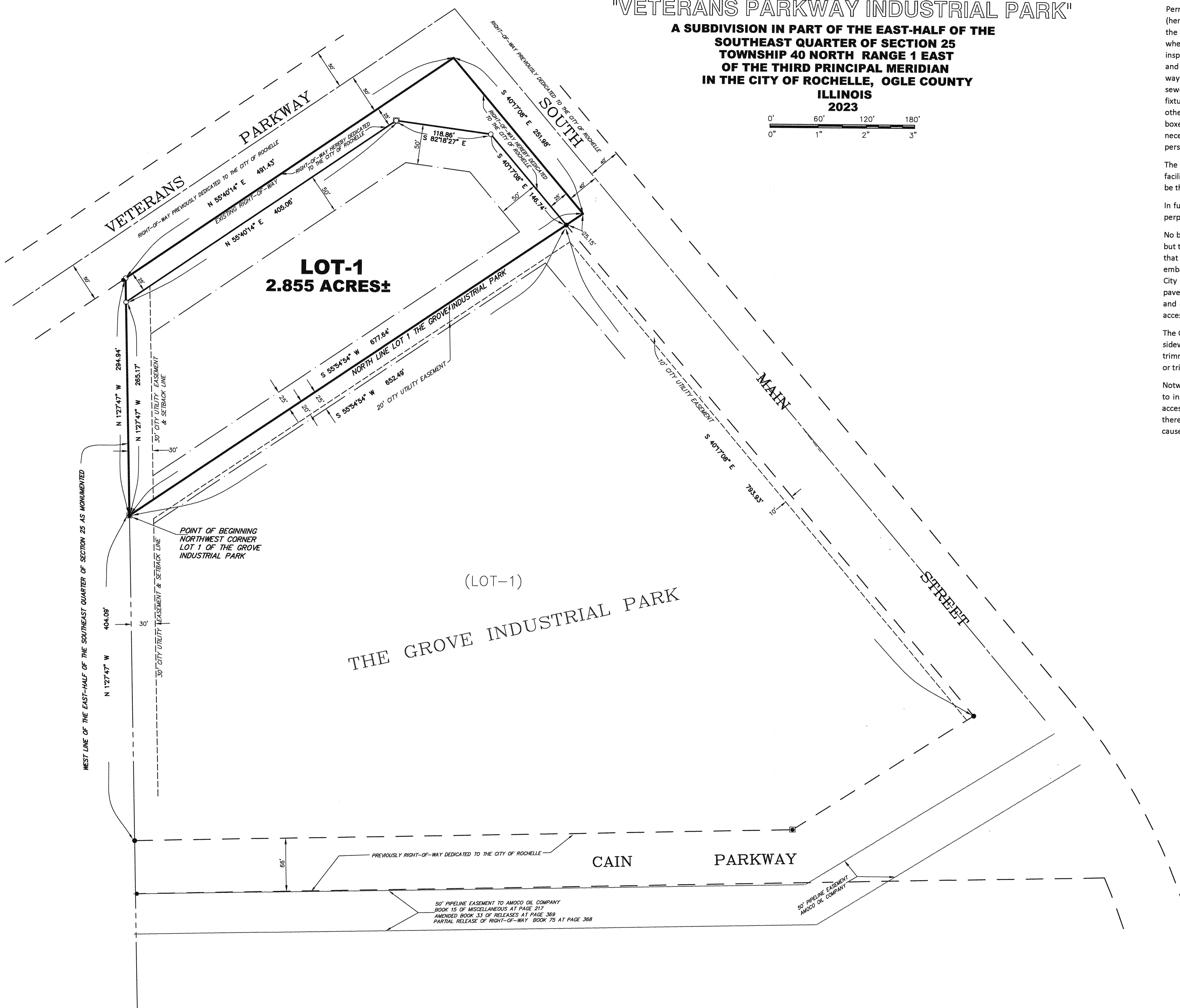
DATE: 4-20-2023	SCALE: 1" = 60'	DRAWN BY: DEW REVISED:
CITY OF ROCHELLE		
FB: ROCHELLE GPS ACAD: S13223	OGLE COUNTY	FILE NUMBER: S132-23

#24-25-451-002
ZONED R-1.5
MULTI-FAMILY
HIGH DENSITY

#24-25-476-013
ZONED I-1

50' PIPELINE EASEMENT TO AMOCO OIL COMPANY
BOOK 15 OF MISCELLANEOUS AT PAGE 217
AMENDED BOOK 33 OF RELEASES AT PAGE 369
PARTIAL RELEASE OF RIGHT-OF-WAY BOOK 75 AT PAGE 368

FINAL PLAT OF
"VETERANS PARKWAY INDUSTRIAL PARK"
A SUBDIVISION IN PART OF THE EAST-HALF OF THE
SOUTHEAST QUARTER OF SECTION 25
TOWNSHIP 40 NORTH RANGE 1 EAST
OF THE THIRD PRINCIPAL MERIDIAN
IN THE CITY OF ROCHELLE, OGLE COUNTY
ILLINOIS
2023



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 the storm water detention/retention facilities shown hereon on the plat or construction plans and all maintenance or improvements shall be the responsibility of the Landowner or Property Owner's Association.

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

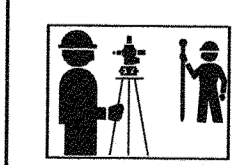
No buildings shall be placed on City Easement; No trees, shrubs shall be placed on said City Easement but the premises may be used for minor landscaping and other purposes, as approved by the Grantee, that do not then or later interfere with the aforesaid rights and uses; there shall be no dredged or 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.

LEGEND

- BOUNDARY OF SURVEY
- MONUMENT FOUND
- NAIL FOUND
- S/8" REBAR SET
- SURVEY NAIL SET
- CONCRETE WITH S/8" REBAR
- CENTERLINE
- - - SECTION LINE
- - - RIGHT-OF-WAY LINE
- - - CITY OF ROCHELLE UTILITY EASEMENT
- - - BUILDING SETBACK LINE



SURVEY-TECH
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 (815)-562-8771 FAX: (815)-562-6555

DATE: 4-20-2023	SCALE: 1" = 60'	DRAWN BY: DEW REVISED:
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CITY OF ROCHELLE

FB: ROCHELLE GPS ACAD: S13223	FILE NUMBER: S132-23
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