



AGENDA
CITY OF ROCHELLE
PLANNING AND ZONING COMMISSION
MEETING

Monday, May 02, 2022 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.](#) 03/07/2022 Planning and Zoning Commission Meeting Minutes
- IV. **PUBLIC COMMENTARY:**
- V. **COMMISSIONER COMMENTS:**
- VI. **BUSINESS ITEMS:**
 - [1.](#) PZC-07-22 Petition of the City of Rochelle for a proposed preliminary and final plat of subdivision located at 1123 N. 7th Street. (Public Hearing and Action).
 - [2.](#) PZC-08-22 Petition of Rochelle Hospitality, LLC for a proposed preliminary and final plat of subdivision located at 1133 N. 7th Street. (Public Hearing and Action).
- VII. **DISCUSSION ITEMS:**
- VIII. **ADJOURNMENT:**

PLANNING & ZONING COMMISSION
Monday, March 7, 2022
MINUTES

The Rochelle Planning and Zoning Commission met at 6:00 p.m. on Monday, March 7, 2022 in the Council Chambers of City Hall, 420 N. 6th Street, Rochelle, IL 61068. Present on Roll Call were Board members: McNeilly, Chiavini, Colwill, Wolter, and McLachlan. Motion made by Chiavini, seconded by McLachlan **“I move to allow Becker to participate telephonically.”** A roll call vote was taken. Ayes: McNeilly, Chiavini, Colwill, McLachlan and Wolter. Motion carried. 5-0. Becker was present telephonically. Absent: Myers. Non-voting members present: Swinton. There was a quorum of six present. Also present were Michelle Knight, Michelle Pease, Geoff Starr, City Manager Jeff Fiegenschuh and City Attorney Dom Lanzito. McLachlan moved and seconded by Colwill, **“I move the minutes of the January 4, 2022 Planning and Zoning Commission meeting as presented be approved.”** A roll call vote was taken. Ayes: McNeilly, Chiavini, Colwill, Wolter, Becker, and McLachlan. Nays: none. Motion carried 6-0.

Public Commentary: None

Commissioner Comments: Wolter requested a printed copy of the zoning map.

Business Items: PZC-03-22 New Directions Housing Corporation, preliminary and final plat of subdivision. Pease stated that a notice was published in the paper and mailed to property owners. Motion made by Chiavini, seconded by McLachlan, **“I move the Planning and Zoning Commission open the Public Hearing regarding the proposed preliminary and final plat of subdivision for New Directions Housing Corporation located at Lake Lida Lane, parcels 24-36-127-015 and 24-36-128-005.”** A roll call vote was taken. Ayes: McNeilly, Chiavini, Colwill, Wolter, Becker, and McLachlan. Nays: none. Motion carried 6-0. New Directions Housing Corporation have petitioned to subdivide the property located at Lake Lida Lane, Parcel # 24-36-127-015 and 24-36-128-005. The property is zoned R-5 Multi Family High Density Residential and is approximately 5.7 acres. The purpose of subdividing is to combine the two parcels into one for a residential multi-family housing development. The proposed development is for a two-story building with 30 units. New Directions Housing Corporation is an Illinois non-profit 501(c)(3) tax-exempt charitable corporation that was formed in 1994 whose sole purpose is: “to provide high quality affordable housing to households who would otherwise be unable to afford safe and decent housing without undue hardship.” Fehr Graham developed a preliminary and final plat of subdivision on behalf of New Directions Housing Corporation for a one lot subdivision with easements. Rodger Brown with New Directions was present to answer any questions that the commission had regarding the subdivision. Bil Hayes, Rochelle City Councilman asked who would be managing the development. The Planning and Zoning Commissioners discussed the location and proposed project. Motion made by McLachlan, seconded by Colwill, **“I move the Planning and Zoning Commission close the Public Hearing.”** A roll call vote was taken. Ayes: McNeilly, Chiavini, Colwill, Wolter, Becker, and McLachlan. Nays: none. Motion carried 6-0.

Findings:

1. Is the proposed subdivision allowed in the proposed zoning district?
Yes: 5 No: _____ Abstain: 1 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 a variance. 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: 5 Abstain: 1 Explanation: _____
3. Will the proposed subdivision impair property value in the neighborhood?
Yes: _____ No: 5 Abstain: 1 Explanation: _____
4. Will the proposed subdivision impede the normal development of the surrounding properties?
Yes: _____ No: 5 Abstain: 1 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: 5 Abstain: 1 Explanation: _____

Recommendation: 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, 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. Motion made by McLachlan, seconded by Colwill, **“I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed preliminary and final plat of subdivision for New Directions Housing Corporation located at Lake Lida Lane, parcels 24-36-127-015 and 24-36-128-005, based on the report of findings.”** A roll call vote was taken. Ayes: Colwill, Wolter, Becker, and McLachlan. Nays: none. Abstain: McNeilly and Chiavini. Motion carried 4-0.

PZC-04-22 Sky Team, Inc., special use. Pease stated that a notice was published in the paper and mailed to property owners. Motion made by McLachlan, seconded by Colwill, **“I move the Planning and Zoning Commission open the Public Hearing regarding the proposed special use for a public recreational facility and assembly for Sky Team, Inc. located at 1207 Gurler Road.”** A roll call vote was taken. Ayes: McNeilly, Chiavini, Colwill, Wolter, Becker, and McLachlan. Nays: none. Motion carried 6-0. The petitioner is seeking a special use permit for assembly to host large social events and for a public recreational facility for RV parking/camping. The subject property is zoned A – Airport. Section 110-160 District Use Classification List requires a special use in an A-Airport zoning district for Assembly and Public Recreational Facility. Sky Team, Inc. currently has an agreement with the City of Rochelle for

the use of camping at this location which outlines regulations for the campsites. Conditions for a special use for assembly would include the following: 1) Maximum occupancy of 400
2) 12-month calendar of events submitted to the Fire Chief in January of each year and updated throughout the year as necessary 3) Addition of a 3' door in the Northeast corner of the hangar with exit signage 4) Annual inspection for life safety issues scheduled with the Fire Department at the same time of the submission of the calendar of events. Inspection must be performed and passed before the first event for the calendar year. Doug Smith with Sky Team was present to answer any questions. City Manager Jeff Fiegenschuh also spoke on behalf of Sky Team.

Motion made by Colwill, seconded by McLachlan, **"I move the Planning and Zoning Commission close the Public Hearing."** A roll call vote was taken. Ayes: McNeilly, Chiavini, Colwill, Wolter, Becker, and McLachlan. Nays: none. Motion carried 6-0.

Findings for Public Recreational Facility:

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

Yes: 6 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 a variance. 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 use detrimental or dangerous to public health?

Yes: _____ No: 6 Explanation: _____

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

Yes: _____ No: 6 Explanation: _____

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

Yes: _____ No: 6 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: 6 Explanation: _____

Recommendation: 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 applicable requirements of the Rochelle Municipal Code.

Findings for Assembly:

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

Yes: 6 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 a variance. 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 use detrimental or dangerous to public health?
Yes: _____ No: 6 Explanation: _____
3. Will the proposed use impair property value in the neighborhood?
Yes: _____ No: 6 Explanation: _____
4. Will the proposed use impede the normal development of the surrounding properties?
Yes: _____ No: 6 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: 6 Explanation: _____

Recommendation: 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, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code: 1. Maximum occupancy of 400. 2. 12-month calendar of events submitted to the Fire Chief in January of each year and updated throughout the year as necessary. 3. Addition of a 3' door in the Northeast corner of the hanger with exit signage. 4. Annual inspection for life safety issues scheduled with the Fire Department at the same time of the submission of the calendar of events. Inspection must be performed and passed before the first event for the calendar year. Motion made by Chiavini, seconded by McLachlan, **"I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed special use for a public recreational facility for Sky Team, Inc. located at 1207 Gurler Road, based on the report of findings."** A roll call vote was taken. Ayes: Chiavini, Colwill, Wolter, Becker, and McLachlan. Nays: none. Abstain: McNeilly. Motion carried 5-0. Motion made by Chiavini, seconded by McLachlan, **"I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed special use for assembly for Sky Team, Inc. located at 1207 Gurler Road, based on the report of findings."** A roll call vote was taken. Ayes: Chiavini, Colwill, Wolter, Becker, and McLachlan. Nays: none. Abstain: McNeilly. Motion carried 5-0.

PZC-06-22 City of Rochelle, amendments to Chapter 110. Pease stated that a notice was published in the paper. Motion made by Chiavini, seconded by Colwill, **"I move the Planning and Zoning Commission open the Public Hearing regarding the proposed amendments to Chapter 110."** A roll call vote was taken. Ayes: McNeilly, Chiavini, Colwill, Wolter, Becker, and McLachlan. Nays: none. Motion carried 6-0. City staff have been working with Pete Iosue from Teska & Associates to amend our Zoning Codes, specifically Section 110 of the Municipal Code. Certain sections of the code were inadvertently left off the original document that was passed when the new codes were updated. This amendment will add these sections onto the document as originally intended. Motion made by Chiavini, seconded by McLachlan, **"I move the Planning and Zoning Commission close the Public Hearing."** A roll call vote was taken. Ayes: McNeilly, Chiavini, Colwill, Wolter, Becker, and McLachlan. Nays: none. Motion carried 6-0. Motion made by Chiavini, seconded by McLachlan, **"I move the Planning and**

Zoning Commission recommend to the City Council that it Approve the proposed amendments to Chapter 110. A roll call vote was taken. Ayes: McNeilly, Chiavini, Colwill, Wolter, Becker, and McLachlan. Nays: none. Motion carried 6-0.

PZC-05-22 Rochelle Solar, LLC, special use. Pease stated that a notice was published in the paper and mailed to property owners. Motion made by Chiavini, seconded by McLachlan, **“I move the Planning and Zoning Commission open the Public Hearing regarding the proposed additional special use to add the terms of 40 years for a solar farm to their existing special use for Rochelle Solar, LLC, located at the Southeast corner of Twombly Road and North Caron Road (future), part of parcel 25-18-100-009.”** A roll call vote was taken. Ayes: McNeilly, Chiavini, Colwill, Wolter, Becker, and McLachlan. Nays: none. Motion carried 6-0. Rochelle Solar entered into an annexation agreement for 87.89 +/- acres with the City of Rochelle at the southwest corner of Twombly Road and North Caron proposed extension road (part of parcel 25-18-100-009) to develop a solar farm. The property was zoned RD, Rural Development at the time of annexation, which requires a special use for a Solar Farm. A special use was granted at that time as follows: Conditions of the special use for a solar farm would include the following:

- 1) Dedication of City easements (15' width minimum), as approved by the City Engineer, for a shared use path along the westerly boundary of the subdivision.
- 2) Dedication of right-of-way (ROW), as approved by the City Engineer, along the southerly and northerly boundary lines of the subdivision for existing and/or future roadway or utility improvements or extensions along Twombly Rd and future Flagg Road east of Caron Road.
- 3) Posting of the necessary surety as per the City Engineers estimate of cost for said roadway and/or utility improvements (ie, public improvements) and as per section 86-51 through 86-56 of the Rochelle Municipal Code in the amount of \$1,125,000. If the developer/petitioner fails to complete the improvements the City may draw upon the surety and use said funds for the public improvements within the ROW.
- 4) Dedication of a City/drainage easement for the Special Flood Hazard Area (SFHA) also known as the floodplain/floodway as depicted on the FEMA FIRM maps #17141C0483E City of Rochelle and Ogle County effective dated 8/17/2016.
- 5) The internal light duty maintenance driveways may be chip sealed due to the limited Average Daily Traffic (ADT) of 10 vehicles per day (VPD) within the solar field perimeter. However, any and all access driveways from Twombly Road or other City owned ROW's shall meet the requirements for driveway approaches from a street and hard surfacing of driveway as measured 130 feet from the applicable ROW line.
- 6) All final site plans and applications for permits shall be reviewed and approved by City staff as the development proceeds forward in accordance with the Rochelle Municipal Code except as may be varied from herein.
- 7) All landscaping shall be maintained by the petitioner/developer in accordance with all Rochelle Municipal Codes and as required by City staff. Annual inspections shall be performed by City staff to determine if damaged, dead or diseased plantings need to be removed and replaced to ensure the landscape buffer remains as shown on the plan.
- 8) All stormwater impact fees, in accordance with Chapter 22 of the Rochelle Municipal Code, shall be paid at \$1300/Acre of the subdivision prior to the issuance of a special use permit or recording of the Final Plat of the Rochelle Northeast Subdivision. Rochelle Solar is petitioning to add the terms of 40 years to their special use for a solar farm. This would make the language

of their special use consistent with the language in their annexation agreement. Emily Skill with Enel gave a power point presentation. Bil Hayes, Rochelle City Councilman asked about a legacy clause for the solar farm. Motion made by Chiavini, seconded by McLachlan, **“I move the Planning and Zoning Commission close the Public Hearing.”** A roll call vote was taken. Ayes: McNeilly, Chiavini, Colwill, Wolter, Becker, and McLachlan. 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: _____ 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 a variance. 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 use detrimental or dangerous to public health?

Yes: _____ No: 6 Explanation: _____

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

Yes: _____ No: 6 Explanation: _____

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

Yes: _____ No: 6 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: 6 Explanation: _____

Recommendation: 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, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code: 1. Dedication of City easements (15' width minimum), as approved by the City Engineer, for a shared use path along the easterly boundary of the subdivision. 2. Dedication of right-of-way (ROW), as approved by the City Engineer, along the southerly and northerly boundary lines of the subdivision for existing and/or future roadway or utility improvements or extensions along Twombly Rd and future Flagg Road east of Caron Road. 3. Posting of the necessary surety as per the City Engineers estimate of cost for said roadway and/or utility improvements (ie, public improvements) and as per section 86-51 through 86-56 of the Rochelle Municipal Code in the amount of \$1,100,000. If the developer/petitioner fails to complete the improvements the City may draw upon the surety and use said funds for the public improvements within the ROW.

4. Dedication of a City/drainage easement for the Special Flood Hazard Area (SFHA) also known as the floodplain/floodway as depicted on the FEMA FIRM maps #17141C0483E City of Rochelle and Ogle County effective dated 8/17/2016. 5. The internal light duty maintenance driveways may be chip sealed due to the limited Average Daily Traffic (ADT) of 10 vehicles per

day (VPD) within the solar field perimeter. However, any and all access driveways from Twombly Road or other City owned ROW's shall meet the requirements for driveway approaches from a street and hard surfacing of driveway as measured 130 feet from the applicable ROW line. 6. All final site plans and applications for permits shall be reviewed and approved by City staff as the development proceeds forward in accordance with the Rochelle Municipal Code except as may be varied from herein. 7. All landscaping shall be maintained by the petitioner/developer in accordance with all Rochelle Municipal Codes and as required by City staff. Annual inspections shall be performed by City staff to determine if damaged, dead or diseased plantings need to be removed and replaced to ensure the landscape buffer remains as shown on the plan. 8) All stormwater impact fees, in accordance with Chapter 22 of the Rochelle Municipal Code, shall be paid at \$1300/Acre of the subdivision prior to the issuance of a special use permit or recording of the Final Plat of the Rochelle Northeast Subdivision. 9) 40 year term for the use of a solar farm. Motion made by Chiavini, seconded by Colwill, **"I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed additional special use to add the terms of 40 years for a Solar Farm to their existing special use for Rochelle Solar, LLC, located at the Southeast corner of Twombly Road and North Caron Road (future), part of parcel 25-18-100-009, based on the report of findings."** A roll call vote was taken. Ayes: McNeilly, Chiavini, Colwill, Wolter, Becker, and McLachlan. Nays: none. Motion carried 6-0.

Discussion Items: There was discussion among commissioners regarding relevant information pertaining to business items to be voted on.

Adjournment: Motion made by Chiavini, seconded by Colwill, **"I move to adjourn the regularly scheduled meeting of the Planning and Zoning Commission of March 7, 2022."** A roll call vote was taken. Ayes: McNeilly, Chiavini, Colwill, Wolter, Becker, and McLachlan. Nays: none. Motion carried 6-0.

The Planning and Zoning Commission adjourned at 7:00 p.m.

Michelle Knight
City of Rochelle

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

Case No.: PZC-07-22

Applicant: City of Rochelle

Address: 1123 N. 7th St., Parcels 24-13-377-041

Narrative:

The City of Rochelle has petitioned to subdivide the property located at 1123 N. 7th 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 .10 acres, 4,356 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. 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.

Recommendation:

Staff finds the preliminary and final plat of subdivision in general conformance with the Rochelle Municipal Code and recommends approval, subject to the final plat reflecting any changes recommended by staff prior to recording.

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](#)

_____ 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

Heevyplctefg 2/24/2022 8:31:35 AM = PLOTTED

FILE = S:\PROJECTS\2020\1036D20 Hickory Survey\Proposed Subdivision\1036D20 Hickory Sub-Prelim.dgn

- 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 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 HICKORY GROVE SUBDIVISION

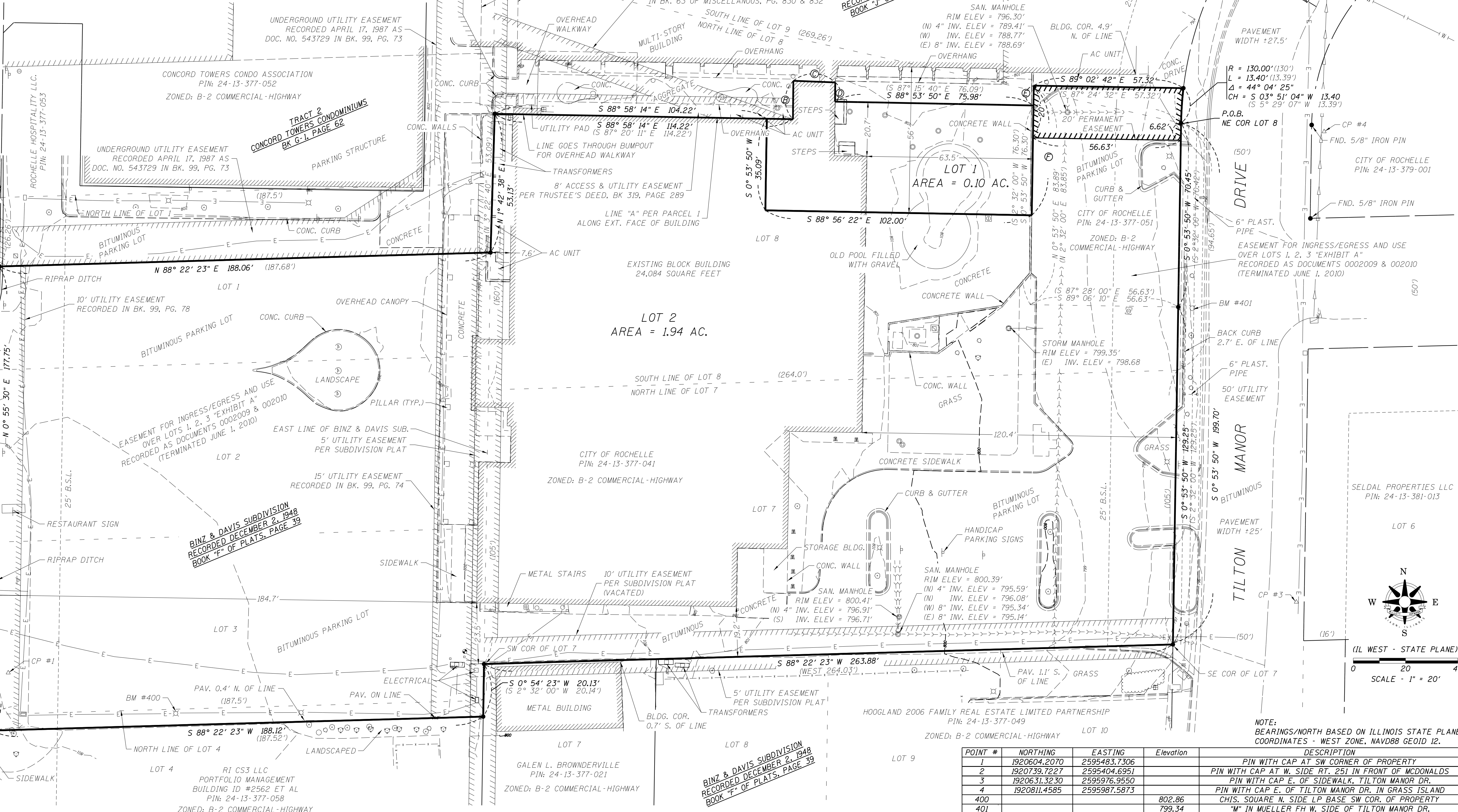
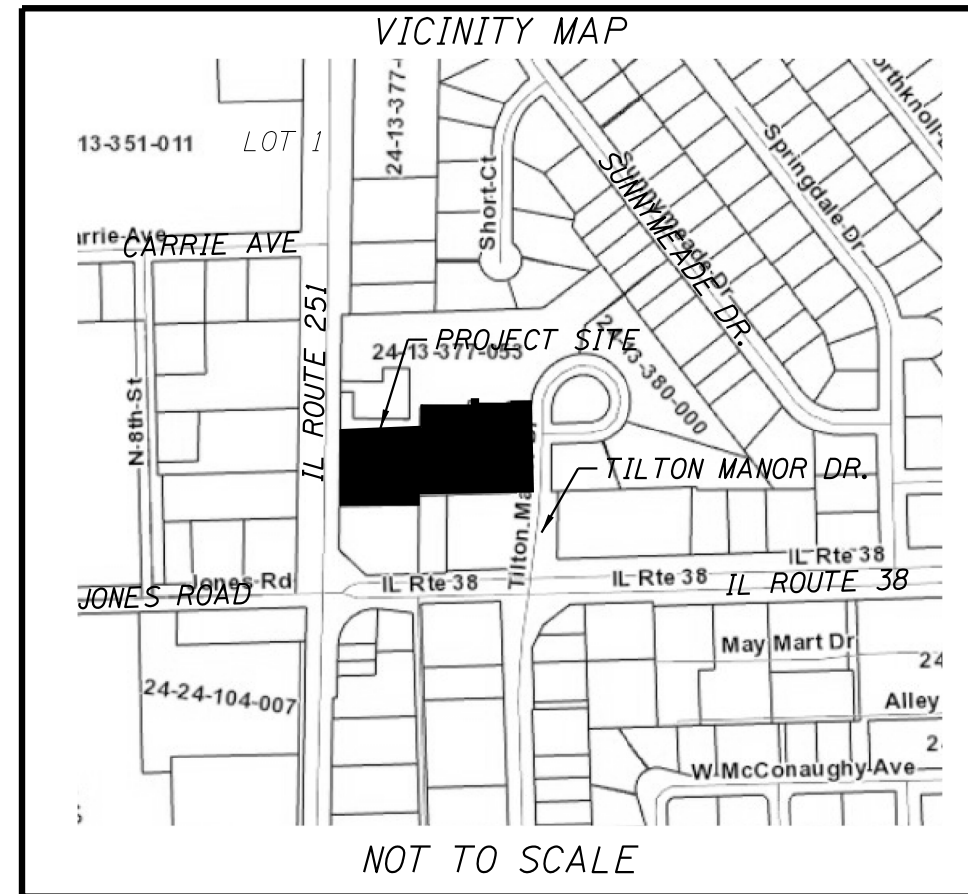
A RESUBDIVISION OF LOTS 2 & 3 AND PART OF LOTS 1 & 4 OF BINZ AND DAVIS SUBDIVISION

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' 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 49.65'



SURVEYOR'S NOTES:

-TOPOGRAPHIC SURVEY SHOWN FROM 2020 FIELDWORK. CONSTRUCTION/DEMOLITION IS CURRENTLY BEING ON OR NEAR THE SITE AT THE TIME OF PREPARATION OF THIS PLAT.

-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
2022



WILLETT HOFMANN & ASSOCIATES, INC.
ENGINEERING ARCHITECTURE LAND SURVEYING
809 EAST 2ND STREET, DIXON, IL 61021-0367
TEL: 815-284-3381 DESIGN FIRM: #184-009918

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

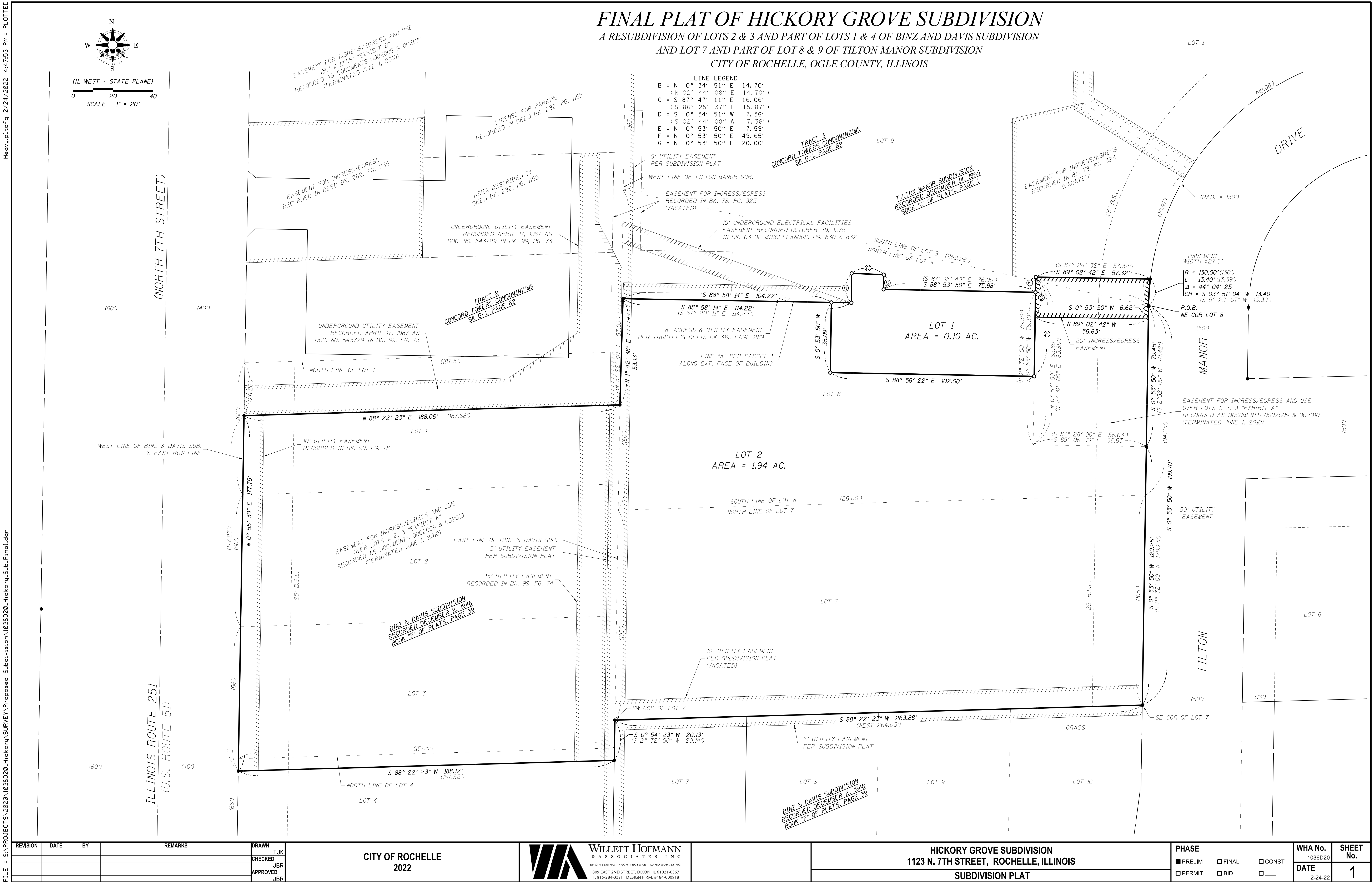
PHASE
PRELIM ☐ FINAL ☐ CONST ☐
PERMIT ☐ BID ☐

WHA No.
1036D20
DATE
02-24-22

SHEET No.
1

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.

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FILE = S:\PROJECTS\2020\1036D20 Hickory\SURVEY\Proposed Subdivision\1036D20_Hickory_Sub_Final.dgn

FINAL PLAT OF HICKORY GROVE 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 Hickory Grove 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 _____, 2022.

Jeffrey B. Rohde - Illinois Professional Land Surveyor No. 35-3906
Current Expiration date: 30 November 2022

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.

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 _____, 2022.

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 _____, 2022.

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 _____, 2022.

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 _____, 2022.
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 _____, 2022.

City of Rochelle Title Registered Professional Engineer

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

Filed for record this _____ day of _____, 2022 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 _____, 2022.

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

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 Hickory Grove Subdivision as set forth above and hereon.

Given under our hands and seals this _____ day of _____, 2022.

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 _____, 2022.

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

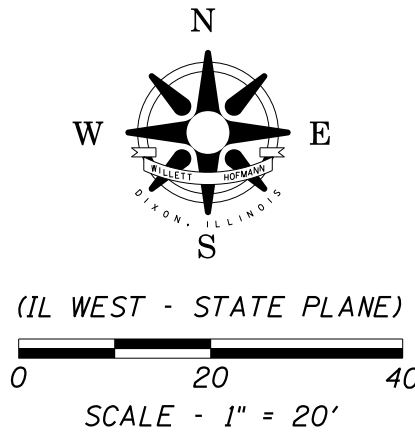
WHEREAS, the said land lies within the Corporate Limits of the City of Rochelle, Ogle County, Illinois.

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 _____, 2022.

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
- CORNERS TO BE SET AFTER SITEWORK
- RECORDED DIMENSION

REVISION	DATE	BY	REMARKS	DRAWN
				TJK
				CHECKED
				JBR
				APPROVED
				JBR

CITY OF ROCHELLE
2022



HICKORY GROVE SUBDIVISION
1123 N. 7TH STREET, ROCHELLE, ILLINOIS
SUBDIVISION PLAT

PHASE	WHA No.	SHEET No.
<input checked="" type="checkbox"/> PRELIM <input type="checkbox"/> FINAL <input type="checkbox"/> CONST	1036D20	
<input type="checkbox"/> PERMIT <input type="checkbox"/> BID <input type="checkbox"/>	DATE 2-24-22	2

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

Case No.: PZC-08-22

Applicant: Rochelle Hospitality, LLC

Address: 1133 N. 7th St.

Narrative:

Rochelle Hospitality, LLC has petitioned to subdivide the property located at 1133 N. 7th 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.

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.

Recommendation:

Staff finds the preliminary and final plat of subdivision in general conformance with the Rochelle Municipal Code and recommends approval, subject to the final plat reflecting any changes recommended by staff prior to recording.

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](#)

_____ 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

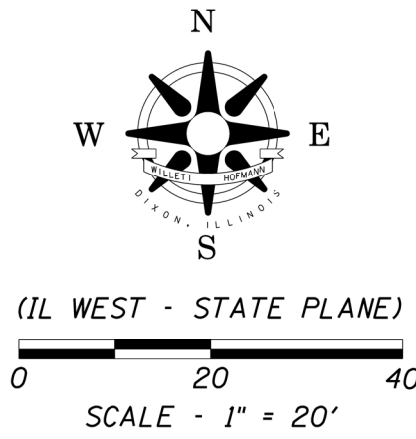
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FILE = S:\PROJECTS

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

LINE LEGEND
A = S 89° 10' 49" E 20.00'
B = S 0° 55' 30" W 18.74'
C = S 88° 22' 23" W 20.02'



- 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

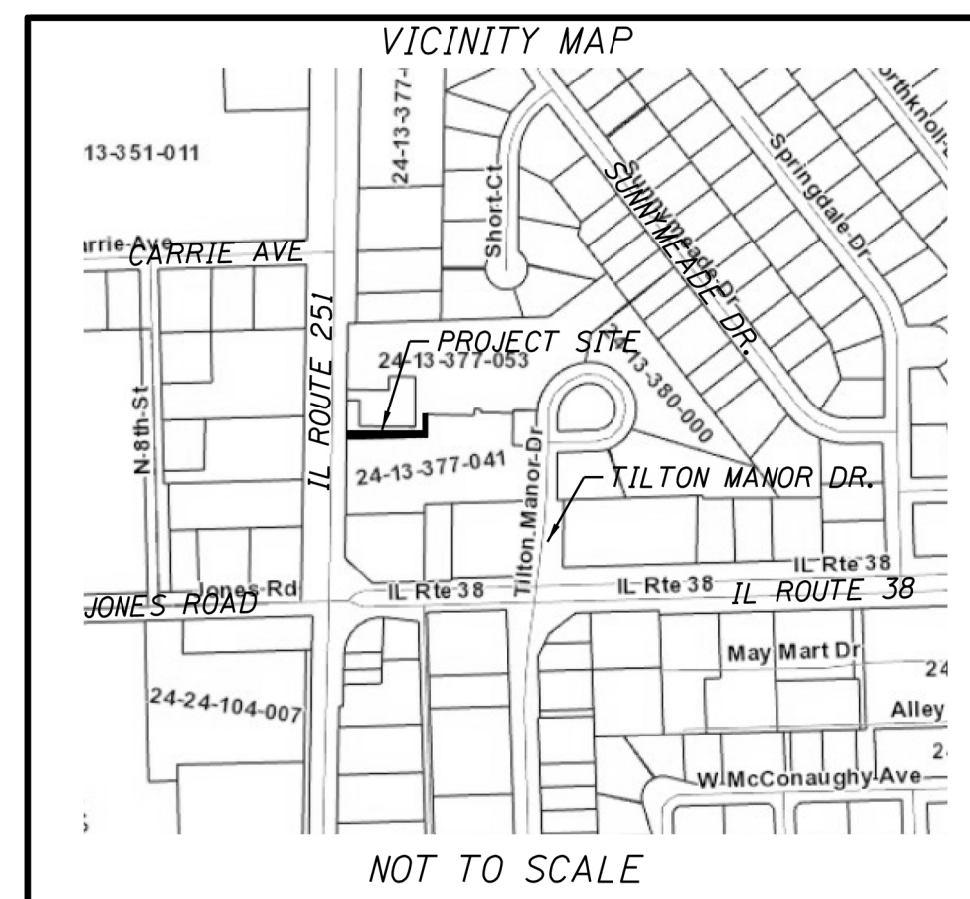
Part of the Southwest Quarter of Section 13, Township 40 North, Range 1 East of the Fourth Principal Meridian and Part of Lot 1 of Binz and Davis Subdivision, said subdivision recorded December 2, 1948 in Book "F" of Plats, Page 39 in the Recorder's Office of Ogle County, all situated in the City of 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 IS CURRENTLY BEING ON OR NEAR THE SITE AT THE TIME OF PREPARATION OF THIS PLAT.

-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
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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
2022



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
02-24-22

SHEET
No.
1

FILE = S:\PROJECTS
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ILLINOIS ROUTE 251
(U.S. ROUTE 51)
NORTH 7TH STREET

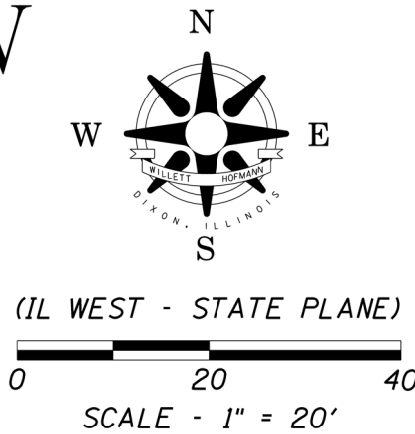
- LEGEND
- BOUNDARY OF PROPERTY SURVEYED
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 - FOUND SURVEY MONUMENT IN PLACE
 - CORNERS TO SET AFTER SITEWORK
 - RECORDED DIMENSION

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.

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



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 _____, 2022.

Rochelle Hospitality, LLC

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 _____, 2022.

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 _____, 2022.

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 _____, 2022.
at _____, Illinois.

Collector of Special Assessments

Printed

CITY COUNCIL ACCEPTANCE RESOLUTION

STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

WHEREAS, _____ Owner(s) of the land shown hereon have caused same to be subdivided and platted as shown, and

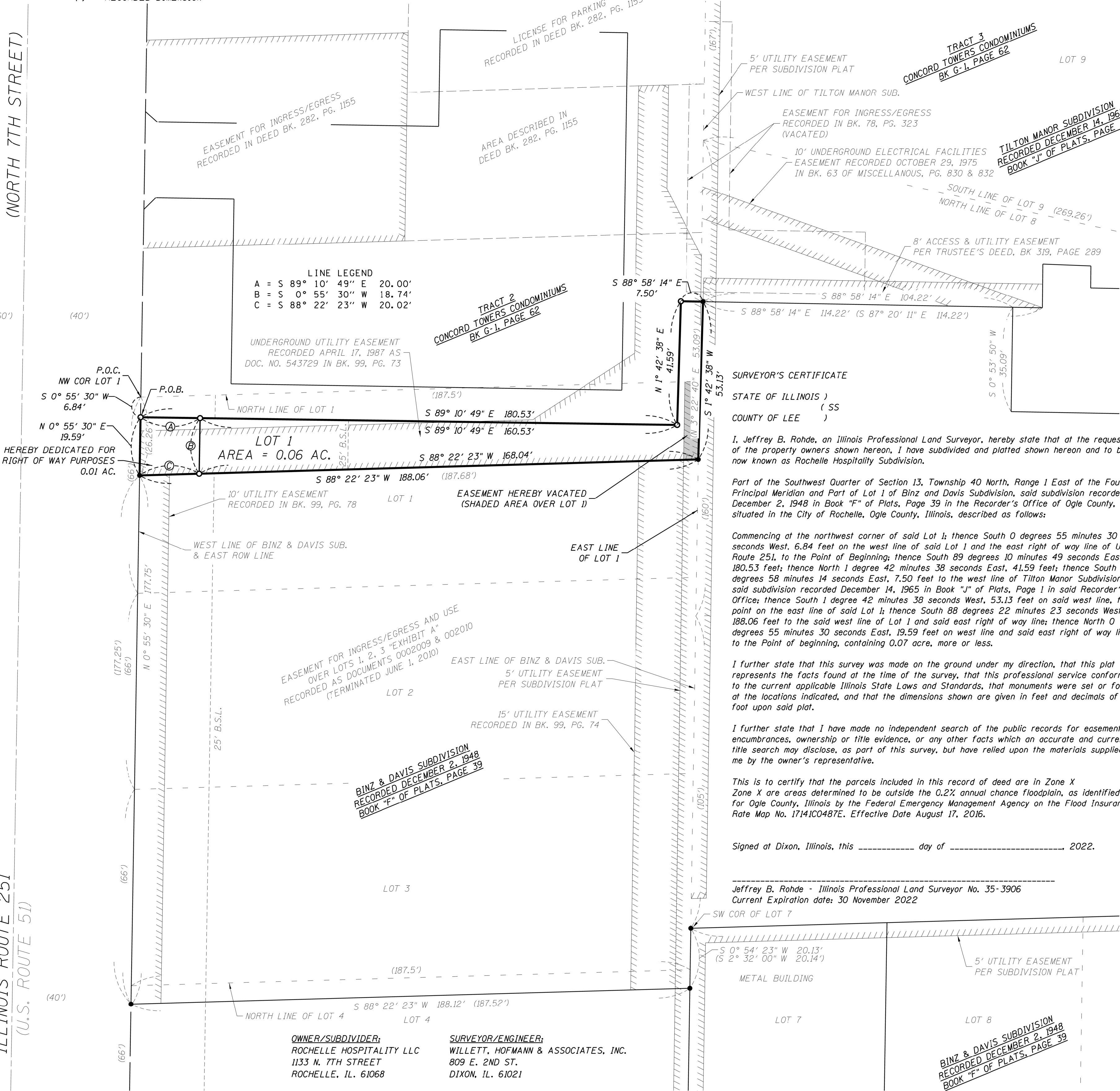
WHEREAS, the said land lies within the Corporate Limits of the City of Rochelle, Ogle County, Illinois,

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 _____, 2022.

Mayor

City Clerk



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 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. 1714IC0487E. Effective Date August 17, 2016.

Signed at Dixon, Illinois, this _____ day of _____, 2022.

Jeffrey B. Rohde - Illinois Professional Land Surveyor No. 35-3906
Current Expiration date: 30 November 2022

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

CITY OF ROCHELLE
2022



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

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

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 _____, 2022.

City of Rochelle Title Registered Professional Engineer

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

Filed for record this _____ day of _____, 2022 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 _____, 2022.

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 Commission 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 _____, 2022.

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 _____, 2022.

Deputy Director of Highways
Region 2 Engineer

REVISION	DATE	BY	REMARKS

DRAWN	TJK
CHECKED	JBR
APPROVED	JBR

PHASE			
PRELIM	FINAL	CONST	
PERMIT	BID		

WHA No.	SHEET No.
1036D20	1
DATE	
03-01-22	

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