

---

---

**THE CITY OF ROCHELLE**  
**Ogle County, Illinois**

---

---

**ORDINANCE**  
**NO. \_\_\_\_\_**

---

---

**AN ORDINANCE ACCEPTING THE BASE BID AND ALTERNATIVE BID FROM  
BRUNS CONSTRUCTION FOR THE CONSTRUCTION OF A NEW 8-UNIT  
T-HANGAR**

---

---

**JOHN BEARROWS, Mayor**  
**ROSE HUERAMO, City Clerk**

**TOM McDERMOTT**  
**BIL HAYES**  
**KATE SHAW-DICKEY**  
**DAN McDERMOTT**  
**ROSAELIA ARTEAGA**  
**BEN VALDIVIESO**  
**City Council**

---

---

Published in pamphlet form by authority of the Mayor and City Council of the City of Rochelle  
Ottosen DiNolfo Hasenbalg & Castaldo, Ltd. – City Attorneys  
2441 Warrenville Road, Suite 310, Lisle, Illinois 60532

**ORDINANCE NO: \_\_\_\_\_**

**AN ORDINANCE ACCEPTING THE BASE BID AND ALTERNATIVE BID FROM  
BRUNS CONSTRUCTION FOR THE CONSTRUCTION OF A NEW 8-UNIT  
T-HANGAR**

**WHEREAS**, Section 7 of Article VII of the 1970 Constitution of the State of Illinois provides that a municipality that is not a home rule unit shall only have the powers granted to them by law and as such the City of Rochelle, Ogle County, Illinois being a non-home rule unit pursuant to the provisions of said Section 7 of Article VII, and may exercise only the powers expressly granted by law; and

**WHEREAS**, the Illinois General Assembly granted non-home rule municipalities broad authority to “pass all ordinances and make all rules and regulations proper or necessary, to carry into effect the powers granted to municipalities.” 65 ILCS 5/1-2-1; and

**WHEREAS**, while “non-home rule municipalities have the authority to enact ordinances, such ordinances may in no event conflict with state law or prohibit what a state statute expressly permits . . . A local ordinance may impose more rigorous or definite regulations in addition to those enacted by the state legislature so long as they do not conflict with the statute.” (*Village of Wauconda v. Hutton*, 291 Ill. App. 3d 1058, 1060 (1997)); and

**WHEREAS**, the City of Rochelle owns, operates and maintains Rochelle Municipal Airport, also known as Koritz Field; and

**WHEREAS**, the airport has seven airplane hangars and houses over forty aircraft. All aircraft hangars at the airport are fully occupied with fifteen aircrafts on a waiting list for available hangar space; and

**WHEREAS**, the City has an opportunity to receive \$1,204,737 in grant funding towards the reimbursement of building an 8-unit T-hangar; and

**WHEREAS**, in order to take advantage of this grant funding, the City worked with Hanson Engineering on the design and planning of a new 8-unit T-hangar; and

**WHEREAS**, the City advertised a request for bids for construction of a new 8-unit T-hangar and pavement site work (“the Project”) with an opening date of April 23rd, 2025. No bids were received on this date; and

**WHEREAS**, the project was advertised a second time with a bid opening date set for August 8th, 2025; and

**WHEREAS**, only one bid was received from Bruns Construction, with a base bid amount of \$1,535,870.00 and an additive alternate bid for \$200,826.90 (a copy of the proposal is attached herein as Exhibit A); and

**WHEREAS**, with the base bid at 28.25% above the engineers cost estimate, staff reached out to officials at IDOT Aeronautics and other consultants in the field to compare results from similar projects and found many new construction hangar bids have gone above engineer cost estimates, mainly due to market uncertainties, inflation, and steel tariffs; and

**WHEREAS**, staff recommends accepting both the base bid proposal and the additive alternative bid from Bruns Construction for the construction of a new eight unit T-hanger for the Rochelle Municipal Airport; and

**WHEREAS**, the Mayor and City Council find that it is in the best interest of the City and its residents to accept and approve the bid proposal and the additive alternative bid from Bruns Construction.

**BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ROCHELLE, ILLINOIS:**

SECTION ONE: That the City hereby incorporates all of the recitals above into this Ordinance as if fully set forth herein.

SECTION TWO: The Mayor and City Council hereby accept and approve the proposal attached herein as Exhibit A, for the base bid in the amount of \$1,535,870.00 and the additive alternate bid in the amount of \$200,826.90 from Bruns Construction for the construction of an eight unit T-hanger for the Rochelle Municipal Airport. The City Manager or his designee is authorized to execute any documents necessary to carry out the intent of this Ordinance subject to review and revision by the City Attorney.

SECTION THREE: If any provision of this Ordinance or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

SECTION FOUR: Where the conditions imposed by any provisions of this Ordinance are more restrictive than comparable provisions imposed elsewhere in any other local law, ordinance, resolution, rule or regulation, the regulations of this Ordinance will govern.

SECTION FIVE: The City Clerk shall publish this Ordinance in pamphlet form.

SECTION SIX: This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

APPROVED this 8<sup>th</sup> day of December 2025.

ATTEST:

---

City Clerk

---

Mayor

STATE OF ILLINOIS       )  
  )  
COUNTY OF OGLE       )       SS.

CERTIFICATE

I, Rose Huéramo, City Clerk of the City of Rochelle, County of Ogle and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. \_\_\_\_\_, "AN ORDINANCE ACCEPTING THE BASE BID AND ALTERNATIVE BID FROM BRUNS CONSTRUCTION FOR THE CONSTRUCTION OF A NEW 8-UNIT T-HANGAR" which was adopted by the Mayor and City Council of the City of Rochelle on December 8, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Rochelle this 8<sup>th</sup> day of December 2025.

---

CITY CLERK