
THE CITY OF ROCHELLE
Ogle County, Illinois

ORDINANCE
NO. _____

AN ORDINANCE AUTHORIZING THE SALE OF 1414 PICKWICK DRIVE

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
1804 North Naper Boulevard, Suite 350
Naperville, Illinois 60563

CITY OF ROCHELLE
Ogle County, Illinois

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE SALE OF 1414 PICKWICK DRIVE

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 ("City"), 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, the City of Rochelle, County of Ogle, State of Illinois, a non-home rule unit of government, has the power to sell its surplus property; and

WHEREAS, the City is the owner of the real property located at 1414 Pickwick Drive, Rochelle Illinois, legally described in Exhibit A (the "Subject Property"); and

WHEREAS, the parcel is approximately 0.29 acres in size and is zoned R-1, Single-Family Residential; and

WHEREAS, the City has determined that the Subject Property is "surplus" and no longer necessary, useful or in the best interests of the City of Rochelle to own pursuant to 65 ILCS 5/11-76-4.1; and

WHEREAS, on July 14, 2025, the City adopted an Ordinance directing the sale of the Subject Property; and

WHEREAS, pursuant to the aforementioned Ordinance, the City advertised a Request for Proposals ("RFP") online and in the local newspaper pursuant to 65 ILCS 5/11-76; and

WHEREAS, the City received one bid in the amount of \$6,000 from Jason and Eryn Harper, who own property adjacent to the Subject Property; and

WHEREAS, the City Council finds it to be in the best interests of its citizens and residents to accept the bid from Jason and Eryn Harper and authorize the sale of the Subject Property.

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

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

SECTION TWO: At least three-fourths (3/4) of the City Council does hereby approve and accept the highest bid for 1414 Pickwick Drive (the legal description of which is attached herein as Exhibit A), in the amount of six thousand dollars (\$6,000) from Jason and Eryn Harper pursuant to 65 ILCS 5/11-76-2. The City Council does hereby approve the sale of the Subject Property and authorizes the City Manager or his designee 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.

PASSED THIS 25th day of August, 2025.

AYES:

NAYS:

ABSENT:

APPROVED THIS 25th day of August, 2025.

MAYOR

ATTEST:

CITY CLERK

EXHIBIT A

Legal Description

Part of the Southeast Quarter of Section 14, Township 40 North, Range 1 East of the Third Principal Meridian bounded and described as follows:

Beginning at the Southwest corner of Lot 63 of Sunset Fields Subdivision No. 5 according to the plat thereof recorded on August 31st, 1988 in Plat File A, page 78 as Document No. 557556; thence North, along the West line of said Sunset Fields Subdivision No. 5, a distance of 97.00 feet; thence South 89° 50' 30" West, 130.00 feet; thence South 97.00 feet; thence North 89° 50' 30" East, 130.00 feet to the Point of Beginning, containing 0.29 acres more or less.

Situated in Flagg Township, Ogle County, Illinois.

Commonly known as: 1414 Pickwick Drive, Rochelle, IL 61068

STATE OF ILLINOIS)
) SS.
COUNTY OF OGLE)

CERTIFICATE

I, _____, 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 AUTHORIZING THE SALE OF 1414 PICKWICK DRIVE” which was adopted by the Mayor and City Council of the City of Rochelle on August 25, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Rochelle this 25th day of August, 2025.

CITY CLERK