

City of Rochelle
Community Development Department

Dear Officials of the City of Rochelle,

On behalf of Down Range Properties, I am writing to formally request Tax Increment Financing (TIF) assistance for the redevelopment of the blighted, vacant, and abandoned property located at 422 Cherry Avenue in downtown Rochelle. This property has been vacant for 13 years and has been actively deteriorating for that period. This project will help to revitalize not just this building but serve as an anchor downtown.

Our company has acquired this property with the intent to transform it into a vibrant, multi-use facility that will directly contribute to the economic and cultural growth of the downtown district. The planned redevelopment includes:

Residential Units – to provide modern housing opportunities and bring new residents into the heart of Rochelle.

Tourism-Oriented Spaces – to attract visitors and create new experiences that highlight Rochelle as a Northern Illinois destination.

Multiple Small Business Suites – to provide affordable, flexible spaces for local entrepreneurs and growing businesses.

A Downtown Anchor Destination – serving as a hub for community events, commerce, and cultural activity, helping revitalize the downtown corridor.

We believe this project will not only restore a long-vacant and blighted property but also stimulate ongoing private investment, create new jobs, increase the local tax base, and enhance Rochelle's position as a thriving regional destination.

We respectfully request the City's consideration for TIF support to make this redevelopment a reality. We are requesting a total of \$199,076, paid out over 5 years. Down Range Properties is committed to partnering with the City of Rochelle to ensure this project delivers lasting benefits to the community.

Thank you for your time and consideration. We look forward to the opportunity to work together on this important effort.

Sincerely,



Matthew Gerard
Owner & Project Manager
Down Range Properties

City of Rochelle
420 North 6th Street
Rochelle, Illinois 61068



Contact Person:
Michelle Pease
mpease@rochelleil.us
(815) 561-2073

Tax Increment Financing Assistance Application

Applicant Information

Company Name: Down Range Properties Years in Business: 2
Business Form: Corporation: ☒ Partnership: ☐ Sole Partnership: ☐
Contact Person/Title: Matthew Gerard, Owner
Address: 303 Cherry Ave. City: Rochelle State: il Zip Code: 61068
Office Phone: 630-290-4601 Alternate Phone: _____
Email: matt@downrangecc.com

Project Information

Project Name: The Echelon Project Address: 422 Cherry Ave.
Project Description: Renovating a blighted, vacant, and abandoned downtown building back to full use and
Site Zoning: B1 Site Area: 4000 sq. ft. Project Start: 4/1/25 Project Completion: 12/2026
Total Cost: \$ 398152 TIF Assistance Requested: \$ 199076 Site Plan(s) Attached: ☐

Project Elements	Amount (\$)	Source of Funds
Land Acquisition	75000	family loan
Demolition Costs	0	0
Site Improvements / Utilities	0	
Construction of New Building(s)	0	
Renovation of Existing Structure(s)	323152.2	financing/1st state bank
Architectural & Engineering Fees	0	
Legal & Other Professional Fees	0	
Financing and Interest Costs		
Working Capital	18000	personal cash
Other (please specify):		
Total Project Costs*	398152	

**Please attach written estimates if available*

City of Rochelle
420 North 6th Street
Rochelle, Illinois 61068



Contact Person:
Michelle Pease
mpease@rochelleil.us
(815) 561-2073

Tax Increment Financing Assistance Application

Project Financing

Source	Amount (\$)	Terms Year/Int.	Contact Information
TIF	199076	5	Matthew Gerard 630-290-4601
Equity	75000		
Loans from other source: (i.e. lending institution)			
1.			
2.			
3.			
4.			
Total Project Costs	398152		

Economic Development Information (if applicable)

1. Estimated number of permanent jobs that will be created after the completion of the project:

Full-time: 5 Part-time: 6

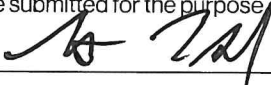
Estimated number of jobs retained after completion of the project:

Full-time: 5 Part-time: 6

2. Current annual gross sales: \$ 750 Estimated annual gross sales: \$ 7800
Current annual taxable sales: \$ 0 Estimated annual taxable sales: \$ 450000
3. Most recent equalized assessed valuation (EAV): \$ 52625
Estimated EAV after redevelopment: \$ 100000

Certification by Applicant

The applicant certifies that it will comply with all of the rules, regulations and ordinances of the City of Rochelle. Applicant hereby certifies that all information contained above and in exhibits attached hereto is true to his/her best knowledge and belief and are submitted for the purpose of obtaining financial assistance from the City of Rochelle, Illinois.

Applicant: 

Contact Name/Title: Matthew Gerard/ Owner

Phone: 630-290-4601 Date: 9/24/25

ANDERSON PLUMBING & HEATING, INC.

621 FIRST AVE.
ROCHELLE, IL 61068
PHONE (815) 562-8784
FAX (815) 562-6194

INVOICE

DATE

INVOICE #

8/22/2025

120299

BILL TO:

Matt Gerard
303 Cherry Ave,
Rochelle, IL 61068

THERE IS A 3% SURCHARGE ON CREDIT CARDS. NO FEE FOR DEBIT CARDS.
INVOICES NOT PAID WITHIN 30 DAYS SUBJECT TO 2% INTEREST CHARGE PER MONTH.
COLLECTIONS/ATTORNEY FEES WILL BE CHARGED TO THE CUSTOMER UPON NON-PAYMENT.

P.O. NUMBER

TERMS

PROJECT

Net 30

QUANTITY	DESCRIPTION	RATE	AMOUNT
	422 Cherry Ave to Date 8/20/25		
	5/2/25		
4	Labor hours	110.00	440.00
	Material to fix water leak and get the water turned on.	37.50	37.50
	7/25/25, 8/4/25, 8/5/25, & 8/20/25		
	Plumbing in the apartments with water and drain lines		
41.75	Labor hours	110.00	4,592.50
.6	Labor hours Apprentice	60.00	360.00
	Material and Tax	2,074.80	2,074.80
1	7430 Kitchen sink faucet with spray	193.00	193.00
	4 hole Chateau, hose spray 9' spout		
2	B/W RE340S6-1NCWW electric water heater	729.00	1,458.00
1	One handle lav with drain assembly	169.00	169.00
		TOTAL	\$9,324.80

PLEASE PROVIDE YOUR EMAIL
ADDRESS IF YOU WOULD LIKE TO
GO PAPERLESS !!

Big Jake's Remodeling LLC

BIGJAKESREMODELING@gmail.com

Licensed & Insured

Date: _____

Estimate For:

**Matt Gerard
422 Cherry St
Rochelle IL, 61068**

The purpose of this project is to remodel the remaining apartment located in the northeast corner of the building. This includes all rough construction, drywall finish, paint, ceiling repair, preparation of existing subfloor for new flooring, installation of new flooring, a complete remodel of the kitchen and bathroom, and installation of all appliances. This estimate includes cost of labor and material. This estimate does not include rough plumbing or electric, or the cost of new appliances.

Total: \$17,000-\$18,700

* 50% down payment to begin all projects

* Prices are ranged and may be subject to change due to unforeseen construction complications

* All Estimates include clean up and disposal of materials that we dismantle. The job site is to be made clean at the end of each work day to avoid accidents and mess.

Signed: _____

Signed: _____

Big Jake's Remodeling LLC

BIGJAKESREMODELING@gmail.com

Licensed & Insured

Date: _____

Estimate For:

**Matt Gerard
422 Cherry St
Rochelle IL, 61068**

The purpose of this project is to remodel the office on the north side of building. This includes the repair of windows, ceiling, floor, doors, wall repair and paint, as well as the replacement of current outdated lights with LEDs. This estimate includes all materials and labor

Total: \$4,960-\$5356

* 50% down payment to begin all projects

* Prices are ranged and may be subject to change due to unforeseen construction complications

* All Estimates include clean up and disposal of materials that we dismantle. The job site is to be made clean at the end of each work day to avoid accidents and mess.

Signed: _____

Signed: _____

Big Jake's Remodeling LLC

BIGJAKESREMODELING@gmail.com

Licensed & Insured

Date: _____

Estimate For:

**Matt Gerard
422 Cherry St
Rochelle IL 61068**

The purpose of this project is to remodel the two offices located on the east side of building. This includes the repairs to the ceiling, floor, doors, walls, and paint, as well as the replacement of current outdated lights with LEDs. This estimate includes all materials and labor for both offices.

Total: \$5,700-\$6,270

* 50% down payment to begin all projects

* Prices are ranged and may be subject to change due to unforeseen construction complications

* All Estimates include clean up and disposal of materials that we dismantle. The job site is to be made clean at the end of each work day to avoid accidents and mess.

Signed: _____

Signed: _____

ANDERSON PLUMBING
& HEATING, INC.
621 FIRST AVE
ROCHELLE, IL 61068

Phone: 815-562-8784
Fax: 815-562-6194
Emergency: 815-761-8784
Email: aphc621@yahoo.com

PROPOSAL #0519254

To:

Matt Gerard
422 Cherry Ave.
Rochelle, Illinois 61068

We hereby submit specifications and estimates for:

Lennox HVAC

Lennox ML196UH090XE36C furnace, (96% efficient), ac coil, Lennox ML13KC036 condensing unit, (3 ton, New R454B freon), lineset, pad, with connections for chimneys, condensate, gas pipe, and ductwork adaptation. Also includes removal of the old units.
Material, Labor, & Tax \$8,775.00

As of right now there is a "tariff" charge as of May 1st. That charge on the above job will be \$150.00 I am listing this as a separate charge hoping that it will be dropped.

OPTIONS

Option for the Lennox Healthy Climate Filter Unit Add \$295.00
Upgrade to the 2 stage variable speed furnace add \$475.00

NOTES:

- #1. Lennox has a ten year all parts warranty and a one year labor warranty.
- #2. Line voltage for the ac not included

Thank You,

NOTE: This proposal may be withdrawn
by us if not accepted within 30 days.

Authorized Signature: Lonnie D. Capes

ACCEPTANCE OF PROPOSAL— The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. If payment is not made in a timely manner and you incur additional expenses, I agree to pay such additional expenses, including reasonable attorney's fees and court costs.

Signature _____ Date _____

ANDERSON PLUMBING
& HEATING, INC.
621 FIRST AVE
ROCHELLE, IL 61068

Phone: 815-562-8784
Fax: 815-562-6194
Emergency: 815-761-8784
Email: aphc621@yahoo.com

PROPOSAL #0521252

To:

Matt Gerard
422 Cherry Avenue
Rochelle, Illinois 61068

RE: Northeast apt.

We hereby submit specifications and estimates for:

#1. Three Zone Samsung Hyper Heat Mini Split System

Three Samsung wall indoor units, (two 9,000 btu units and one 12,000 btu unit), one 2 1/2 ton outdoor condensing unit, condenser stand, pad, condensate lines, three linesets, control wire, (this is for the indoor units), (we will install a surge protector on the condenser).

Material, Labor, and Tax \$9,568.00 (Line voltage by others, see note #2)

NOTES:

#1 Unit have a 10 year all parts warranty and a one year labor warranty.

#2. The outdoor unit will require a 40 amp circuit with a 60 amp nonfused disconnect where the condenser is going to sit.

no root flashings

NOTE: This proposal is good for 15 days

Authorized Signature: Lonnie D. Capes

ACCEPTANCE OF PROPOSAL— The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. If payment is not made in a timely manner and you incur additional expenses, I agree to pay such additional expenses, including reasonable attorney's fees and court costs.

Signature _____ Date _____



Proposal

407 Industrial Drive, DeKalb, IL 60115-3937
www.Pinkston-Tadd.com
(815) 756-9700

Mr. Matt Gerard
Down Range, LLC.
422 Cherry Ave
Rochelle, IL 61068
630-290-4601

June 25th, 2025

Re: Asphalt Roof – New Roof Re-Cover w/ ISO Proposal/Contract Agreement
422 Cherry Ave
Rochelle, IL 61068

The following scope of work and specifications outline the procedures we will adhere to for the duration of this project.

Total Cost w/ Tax Included **\$56,350.00**

Scope of Work: “**The Work**” of this agreement.

1. Remove all projection flashings, gutter, downspout and metal flashings and dispose of legally.
 - a. All parapet walls will need to be tuckpointed and/or reset by a masonry contractor before new TPO flashings are installed. *The price for this work is included in this proposal.*
2. Remove abandoned curb units. Infill hole in deck with new wood to match existing, unless alternate #1 and/or #2 are selected to install new roof hatch and skylight on selected curbs.
3. Sweep and/or blow roof clean.
4. Over existing asphalt roof, supply and install (1) layer of new 1” Polyisocyanurate insulation, having an R-Value of 8.6, yielding a total system R-Value of approximately 17.2
5. Over existing asphalt roof, supply and install a new 60-Mil TPO roofing membrane over the entire area. Mechanically attach new roof membrane using manufacturer approved plates and screws. Screw will penetrate through to underside of wood deck a minimum of ¾”, as per manufacturer specification. All seams will be cleaned, primed and heat welded to ensure a water-tight assembly.
6. Around perimeter of roof, supply and install new, fully adhered 60-Mil TPO wall flashings to all parapet walls. Membrane will extend up the wall and terminate into a surface mounted counterflashing below the poured concrete cap.
7. Flash in all soil stacks, line penetrations, and vent curbs, with proper TPO membrane and accessories.
8. Shop fabricate and install new 6” 24-ga. Kynar sheet metal gutter, with (2) downspouts, to replace existing.
9. Shop fabricate and install new 24-ga. Kynar sheet metal drip edge. Flash in with appropriate TPO and accessories.



414 WEST 1ST STREET
DIXON, IL 61021
TEL: (815) 288-3000
FAX: (815) 288-3050

ESTIMATE:

DATE
3/18/2025

EST.#
12961

NAME/ADDRESS:

Matt Gerard
422 Cherry Ave
Rochelle, IL

ITEM	DESCRIPTION	QTY	DATE	TOTAL
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VALID (30) DAYS

CONTRACTOR TO REMOVE GLASS AND STEEL
FRAMING FROM (8) OPENINGS AND THROW
AWAY IN OWNERS DUMPSTER.

CONTRACTOR TO PROVIDE AND INSTALL NEW
KAWNEER 451T CLEAR ANODIZED ALUMINUM
FRAMES WITH INSULATED GREY
TEMPERED/CLEAR SAFETY LAMI GLASS.
CONTRACTOR TO CAULK WHERE NEEDED IN
AND OUT.

OWNER TO TRIM INTERIOR AS NEEDED.
ROUGH SIZES: (2) 78 X 80 WITH VERTICAL (6) 72
X 80 WITH (1) VERTICAL

Materials
Labor

MATERIAL

17,181.00
6,400.00

17,181.00T
6,400.00

MATERIAL AND TAX WILL NEED TO BE PAID
FOR SPECIAL ORDER, LABOR DUE DAY OF
INSTALL

CUSTOMER MESSAGE:

Subtotal \$23,581.00

Sales Tax (8.25%) \$1,417.43

Dixon Glass Co., Inc - 414 W 1st St. - Dixon, IL 61021
TEL: (815)288-3000 - FAX: (815)288-3050

\$24,998.43



P.O. Box 400
Rochelle, IL 61068
(815) 561-0099

Estimate

Date	Estimate #
7/16/2025	8084

Name / Address
Gerard, Matt 422 Cherry Avenue Rochelle, IL 61068

			Project
Description	Qty	Cost	Total
Roof at 422 Cherry Ave. Rochelle (@4,600 SF) We hereby submit specifications and estimates: Remove existing Roofing to roof sheeting Re-sheet areas where skylights were Inspect for rotten/damaged roof sheeting \$4.50/SF for any repair of rotten/damaged roof sheeting Install: -(1) @52"x66" curb mounted skylight -2 layers of 2.6" ISO insulation (per code) - Mechanically fastened -.060 TPO roof membrane - Mechanically fastened -Flashing on all roof penetrations -Fully-adhered TPO over new wood/osb backing on parapet walls -Sheet metal parapet caps -5" K style .032 aluminum seamless gutters with 3"x4" downspouts Complete cleanup and disposal We propose to furnish material and labor-complete in accordance with above specifications Please feel free to contact us with any questions. No HVAC or Electrical work included Includes: -City of Rochelle Building Permit and Fees -Mulehide Products 15 year Standard Warranty -Please visit www.mulehide.com for warranty information State of Illinois Unlimited Roofing License #104.011400		63,440.00	63,440.00
Proposal may be withdrawn if not accepted within 30 days		Total	\$63,440.00

Authorized Signature _____

Acceptance of Proposal

Signature _____ Date _____

Ornamental Plasterwork Service

Bill Schermerhorn Office 815-562-5968 Cell 815-499-6906

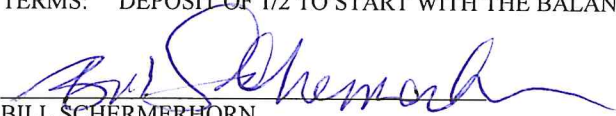
15689 E. Eddy Rd.
Monroe Center, IL., 61052

Estimate

Date	Estimate #
8/12/2025	3001
Project	

Name / Address

Matt Gerard
422 Cherry Ave
Rochelle, IL., 61068

Description	Total
422 CHERRY AVE ROCHELLE, IL MASONRY REPAIRS REPAIR THE BRICK BASE OF THE CHIMNEY BEHIND THE OUTSIDE STAIRWAY ON THE SOUTH SIDE OF THE BUILDING. (APPROXIMATE SIZE OF REPAIR 4'X4') REPAIR THE PARAPET WALL ON THE NORTH WEST CORNER BY REMOVING THE FAILED ROOFING THAT IS ROLLED UP ON THE ROUND SECTION AND REPLACING THE MISSING BRICKS. PARAPET THE ROOFING MATERIALS ON THE NORTH WEST ROUND PARAPET TO BE REPLACED WITH NEW ROLL ROOFING WITH A TERMINATION BAR DRILLED IN AT THE TOP. REPLACE THE FAILED ROOFING ON THE WEST PARAPET AND THE SOUTH WEST CORNER AND INSTALL A TERMINATION BAR DRILLED INTO THE MASONRY AT THE TOP. TERMS: DEPOSIT OF 1/2 TO START WITH THE BALANCE DUE ON COMPLETION.  BILL SCHERMERHORN _____ I ACCEPT THIS ESTIMATE AND TERMS	4,500.00
Total \$4,500.00	

Inspired Title Group, Inc.
ALTA Universal ID:
11757 Southwest Highway
Palos Heights, IL 60463

File No./Escrow No.: IL25S-7193
Print Date & Time: February 28, 2025 5:07 pm
Officer/Escrow Officer: John Kunkel
Settlement Location: 11757 Southwest Highway
Palos Heights, IL 60463

Property Address: 422 Cherry Ave
Rochelle, IL 61068

Buyer: Down Range Properties LLC
303 Cherry St
Rochelle, IL 61068

Seller: Oakwood Real Estate LLC
430 E 162nd St Ste 305
South Holland, IL 60473

Lender:
Settlement Date : March 04, 2025
Disbursement Date : March 04, 2025

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Financial		
	75,000.00	Sale Price of Property	75,000.00	
		Prorations/Adjustments		
5,103.21		County Taxes 01-01-2024 to 03-04-2025		5,103.21
		Title Charges and Escrow/Settlement Charges		
250.00		Agency Closing Fee (IL) to Inspired Title Group, Inc.	250.00	
		CPL Fee - Buyer to First American Title Insurance Company	25.00	
50.00		CPL Fee - Seller to First American Title Insurance Company		
		Date Down Fee to Inspired Title Group, Inc.	100.00	
		Electronic Delivery Fee to Inspired Title Group, Inc.	30.00	
		Overnight Delivery Fee to Inspired Title Group, Inc.	30.00	
		Recording Service Fee to Inspired Title Group, Inc.	25.00	