

City of Rochelle Request for Proposal

Technology Parkway



City of
ROCHELLE

DEVELOPER REQUEST FOR PROPOSAL

"Community with Opportunity"

CONTENTS

DEVELOPMENT OPPORTUNITY

Community Profile	3-4
Demographics	4
Site Description	5
Area Location Maps	5

SITE CONTEXT

Annotated Site Plan	6
Zoning Information	7
Utility Information	7

AVAILABLE INCENTIVES.....	7
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SELECTION PROCESS AND CRITERIA	8
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SCHEDULE	9
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QUESTIONS AND INFORMATION.....	9
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Lake Sule

DEVELOPMENT OPPORTUNITY

COMMUNITY PROFILE

The City of Rochelle is located in north Central Illinois approximately 66 miles west of Chicago, and 24 miles south of Rockford, Illinois. The community and the county have a primarily agricultural related economy, but some strength is gained due to the diversity of the nonagricultural industries.

Rochelle is served by two railroads, Union Pacific, and the Burlington Northern Santa Fe. Both railroads provide freight service in and out of Rochelle. Rochelle has several major routes and interstates that run through or alongside the City. Routes 251 and 38 run through Rochelle with interstates 39 and 88 just outside of the city. Travel time to downtown Chicago is less than two hours.

Colleges and universities are within an hour's travel time, which include Rockford College, Rock Valley College, Northern Illinois University, Sauk Valley College and Kishwaukee College.

The Rochelle Municipal Airport, known as Koritz Field, has tie down and hangar facilities available for temporary and long-term tenants. The runway is 5,001' x 75' feet and has a 15,000-pound single wheel, and 25,000-pound double wheel capacity. The airport offers both 100 octane Avgas and Jet A fuel, which are available as self-serve with a credit card 24/7 or full service with cash or a credit card. The Flight Deck Bar and Restaurant is located on the east end of the airport with a terrace for viewing the aviation action. Skydiving and trike flights are available at the airport during the spring, summer, and fall.

Chicago Skydiving Center



Rochelle Railroad Park



Kids Ground
Cooper Park



DEVELOPMENT OPPORTUNITY**COMMUNITY PROFILE (continued)**

The City of Rochelle has a diversified economic base, which includes Rochelle Foods (Hormel), LaGrou, Pure Flavor, Ryder, Hillshire Farms, CHS (ethanol plant), Boise Cascade, Wheatland Tube Company, a developing intermodal hub business/industrial park and several other smaller companies.

The City of Rochelle has seen steady commercial and industrial growth due to transportation and utility assets that are available. Rochelle is located next to two major interstates (Interstate 39 and the I 88 tollway); two major railroads (Union Pacific and Burlington, Northern, Santa Fe) run through the City; and the City owns and operates its own rail system to support the transportation needs of the local industries. Rochelle also owns and operates electric, fiber optic, water, and wastewater utilities. The fiber optic system is connected into the regional I Fiber network system.

DEMOGRAPHICS

- According to the 2023 Census, Rochelle has a population of 9,480.
The population growth has remained stable for decades.
- Median Resident Age: 37.1 years • Illinois Median Age: 38.6 years
- Estimated Median Household Income in 2023: \$63,373 (\$37,984 in 2000)
- Homeownership Rate: 53.2%
- Median monthly owner costs- with mortgage, 2019-2023: \$1,343
- Median gross rent, 2019-2023: \$962
- Mean Property Value: \$153,000



SITE CONTEXT

SITE DESCRIPTION

The proposed lot is vacant commercial land on the south side of Technology Parkway, just east of South Dement Road, within Rochelle Business and Technology Park - Phase 2. The final plat is identified Lot #6. The lot is zoned B-2 Commercial Highway.

The site is generally level and roughly rectangular, with access from Technology Parkway. Municipal water and sewer, natural gas, electricity, and fiber service are available.

Respondents must verify utility capacity, service locations, access design, stormwater requirements, easements, and title matters during due diligence.

AREA LOCATION MAPS



PARCEL / SITE CONTEXT



TECHNOLOGY PARKWAY / SITE ACCESS

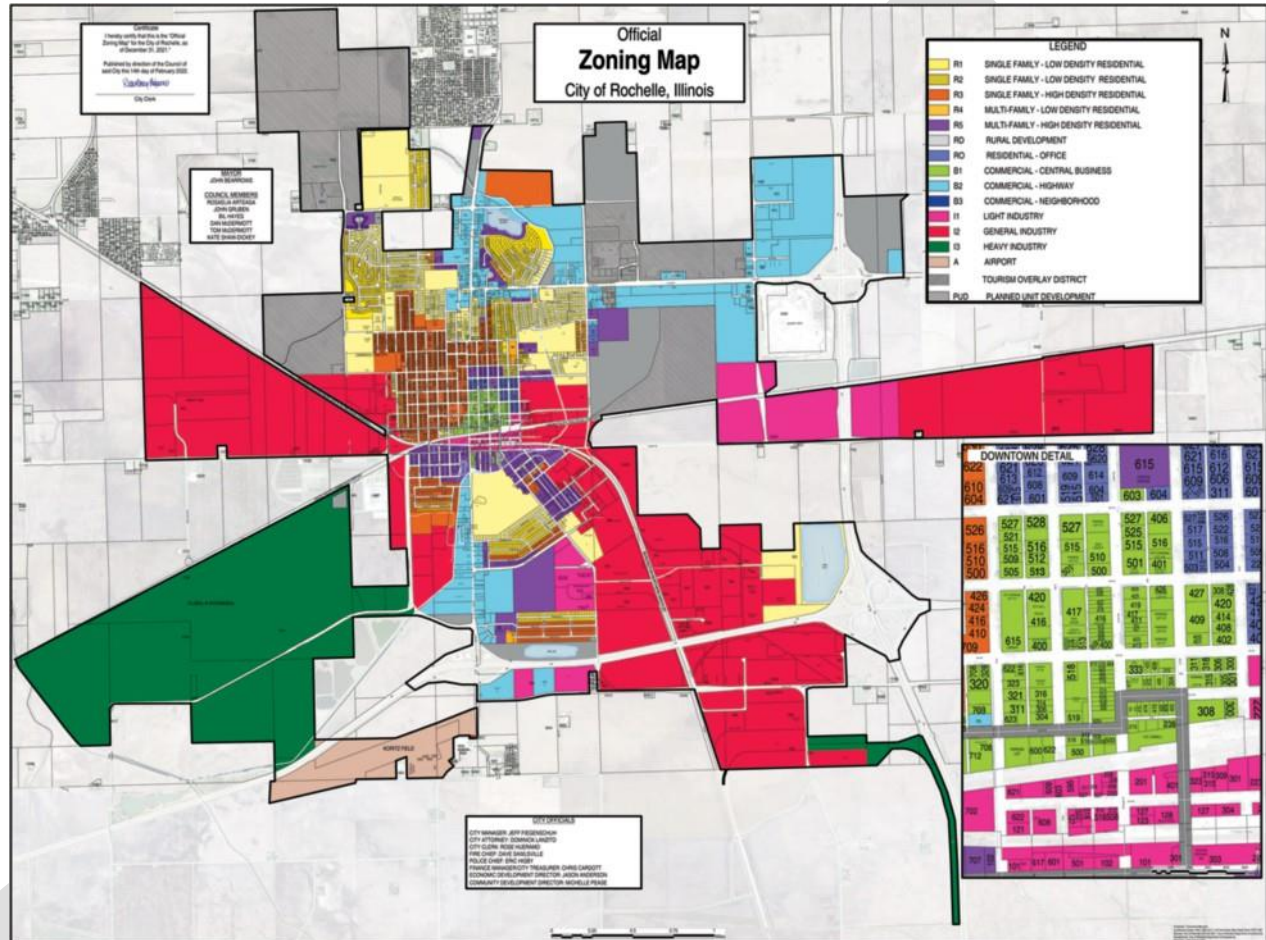


SITE CONTEXT

ZONING INFORMATION

The property is zoned B-2 Commercial Highway District.

<https://www.cityofrochelle.net/department-documents/building-zoning-planning-division-forms/8189-zoning-map-2022/file.html>



UTILITY INFORMATION

Streets..... City of Rochelle
 Storm Sewer..... City of Rochelle
 Water/Sewer..... Rochelle Municipal Utilities
 Electric..... Rochelle Municipal Utilities

Internet..... Rochelle Municipal Utilities
 Gas..... Nicor
 Phone..... Comcast, Frontier
 VOIP..... Rochelle Municipal Utilities

AVAILABLE INCENTIVIES

Potential development incentives may be available; respondents should identify requested incentives and confirm program eligibility with the City.

SELECTION PROCESS AND CRITERIA

An initial response to this RFP must include the following information:

- **Letter of Interest**

Provide a letter (not more than 3 pages) identifying the development team and providing a description of the team's vision for the site.

- **Site Vision / Concept Plans or Renderings for the Project** • If available.

- **Development Experience / Portfolio**

Provide a description of past projects of a similar nature completed by the team (not more than 6 pages). Include a description of the project, cost, financing, completion date, and references.

- **Past development projects completed**

Provide a list of past development projects that are similar in nature to the proposed project.

- **Financial Data**

Provide a list of requested incentives and anticipated funding gaps.

- **Proposal Form**

Provide proposal in letter format with a bid guarantee/surety bond assurance.

All proposals should be submitted in both hard copy and email (PDF format) to: City of Rochelle Community Development Director Michelle J. Pease. Corrections and/or other changes to the applicant's proposal documents must be explained and/or noted over the signature of the applicant and received prior to the proposed deadline. Proposals submitted prior to the proposed deadline may be withdrawn upon written request of the applicant prior to the proposal due to the time designated.

Applicants are discouraged from acquiring the property for speculation purposes. It is desired that the successful proposal completes the reuse and redevelopment of the property within 24 months of the closing date. The City desires to find the best possible development based on the level of investment on the part of the developer along with the financial responsibility, qualifications, experience and ability of the applicant to finance and complete the development in the desired time frame.

The City of Rochelle will conduct interviews with selected teams and may seek additional information upon receipt of a development proposal. The RFP and responses should not be considered a legally binding agreement. Upon selection of a qualified development team, the City of Rochelle will enter into a predevelopment agreement including purchase price, due diligence period and other terms. The City of Rochelle reserves the right to accept and/or reject any or all proposals and waive any informalities, irregularities or technical defects if such are deemed, in the City's sole opinion, to be immaterial.

SCHEDULE

The schedule for receipt and evaluation of proposals will be established by the City of Rochelle. The dates below are to be completed before public release:

RFP Posted.....	August 25, 2026
Questions and Site Visits	August 28, 2026
Proposals Due	September 4, 2026
Proposal Team Interviews.....	September 10, 2026
Finalist Team Notified	September 17, 2026
Finalist Presentation to Rochelle City Council.....	September 28, 2026

QUESTIONS AND INFORMATION

For questions, requests for additional information and to schedule a site visit contact:

Michelle Pease
Community Development Director
City of Rochelle

mpease@rochelleil.us

815.561.2073



PROPERTY VIEW - TECHNOLOGY PARKWAY SITE