
THE CITY OF ROCHELLE
Ogle County, Illinois

ORDINANCE
NO. _____

**AN ORDINANCE AUTHORIZING THE SALE OF CITY-OWNED
PROPERTY ON TECHNOLOGY PARKWAY AND ISSUANCE
OF A REQUEST FOR PROPOSALS**

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Published in pamphlet form by authority of the Mayor and City Council of the City of Rochelle
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**AN ORDINANCE AUTHORIZING THE SALE OF CITY-OWNED PROPERTY ON
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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, which has the power to buy and sell real property; and

WHEREAS, the city is the owner of more than nine acres of vacant land at Technology Parkway (PINs 25-17-300-025 and 25-17-300-026) ("Subject Property"); and

WHEREAS, the land is zoned B-2 Highway Commercial District and has been recently subdivided for better marketability; and

WHEREAS, City Staff after analyzing the location believe that a Request for Proposals as permitted by 65 ILCS 5/11-76-2 will be the best and most effective way to market and develop the Subject Property; and

WHEREAS, City Staff believes that uses in the hospitality industry would best suit the property location; and

WHEREAS, the City is authorized to sell surplus real estate pursuant to 65 ILCS 5/11-76-1 and 65 ILCS 5/11-76-2; and

WHEREAS, in the opinion of the City Council, the real estate is no longer necessary, appropriate, required for the use of, profitable to, or for the best interests of the city; and

WHEREAS, the City Council authorizes the City Manager and City Staff to issue a Request for Proposals for the Subject Property; and

WHEREAS, the City Council finds it to be in the best interests of its citizens and residents to authorize the sale of the Subject Property following the issuance of a Request for Proposals.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCHELLE, OGLE COUNTY, ILLINOIS:

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

SECTION TWO: Pursuant to 65 ILCS 5/11-76-1 and 65 ILCS 5/11-76-2 the corporate authorities hereby direct the sale of the Subject Property, authorize the issuance of a Request for Proposals of the Subject Property, and deem this to be in the best interest of the City of Rochelle. Also pursuant to 65 ILCS 5/11-76-2, this Ordinance shall be published in a local newspaper providing notice of the proposal to sell, once each week for three (3) successive weeks in a daily or weekly paper published in the City and first publication shall be not less than thirty (30) days before the day provided in the notice for the opening of bids in the Request for Proposal.

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 and in accordance with Section Two.

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 24th day of August 2026.

AYES:

NAYS:

ABSENT:

APPROVED THIS 24th day of August 2026.

MAYOR

ATTEST:

CITY CLERK

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 AUTHORIZING THE SALE OF CITY-OWNED PROPERTY ON TECHNOLOGY PARKWAY AND ISSUANCE OF A REQUEST FOR PROPOSALS,” which was adopted by the Mayor and City Council of the City of Rochelle on August 24, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Rochelle this 24th day of August 2026.

CITY CLERK