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

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

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**AN ORDINANCE ORDERING THE SALE OF 1414 PICKWICK DRIVE**

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

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

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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 ORDERING 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 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**, in order to retain a buyer for the Subject Property, the City has drafted a Request for Proposals ("RFP"), a copy of which is attached herein as Exhibit B; and

**WHEREAS**, the City Council finds it to be in the best interests of its citizens and residents to publish the RFP and order the sale of the Subject Property to the highest qualifying bidder pursuant to 65 ILCS 5/11-76-2.

**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: The City Manager shall publish the Request for Proposals (attached herein as Exhibit B) and sell the Subject Property (described in Attachment A) to the highest qualified bidder. The City Manager shall execute any documents necessary to carry out the intent of this Ordinance, subject to review and revision as to form and substance 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 14<sup>th</sup> day of July, 2025.

AYES:

NAYS:

ABSENT:

APPROVED THIS 14<sup>th</sup> day of July, 2025.

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MAYOR

ATTEST:

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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

## **Exhibit B**

**City of Rochelle, Illinois**  
**Request for Proposals (RFP)**  
**Sale of Surplus City-Owned Property**  
**1414 Pickwick Drive, Rochelle, IL 61068**

**Issue Date:** July 15, 2025  
**Proposal Due Date:** August 1, 2025

### **1. Introduction**

The City of Rochelle is seeking sealed proposals for the purchase of City-owned surplus real estate located at **1414 Pickwick Drive**, Rochelle, Illinois. The property is approximately **0.29 acres (+/-)** and was previously used by the City of Rochelle/RMU as a step-down transformer site. The City is interested in selling the property to an individual or entity that will maintain compliance with local zoning regulations and existing utility infrastructure.

### **2. Property Description**

**Address:** 1414 Pickwick Drive, Rochelle, IL 61068

**Parcel Size:** Approximately 0.29 acres

**Zoning:** R-1 (Single-Family Residential)

**Current Use:** Vacant (former transformer site)

**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.

Subject to the lien of taxes for the years 1988, 1989 and subsequent years. Subject to roads, highways, easements, and restrictions of record.

### **3. Use Restrictions**

- Property is subject to **R-1 zoning requirements** and must be used in accordance with applicable zoning laws.
- **No excavation is permitted** due to **buried utility infrastructure**.
- The City makes no representations as to the condition or suitability of the property for any specific purpose.
- The buyer is responsible for performing their own due diligence, including environmental and utility assessments.

### **4. Submission Requirements**

Proposals must include the following:

1. **Offer Price** – The proposed purchase price for the property.
2. **Intended Use** – Description of proposed use that complies with R-1 zoning.

3. **Proof of Funds** – Documentation verifying financial ability to complete the purchase.
4. **Acknowledgment of Restrictions** – Written statement acknowledging the zoning and excavation restrictions.
5. **Timeline for Purchase** – Proposed timeline for contract execution and closing.

## 5. Evaluation Criteria

Proposals will be evaluated based on the following:

- Compliance with RFP requirements
- Proposed purchase price
- Intended use consistent with zoning and public interest
- Ability to close in a timely manner
- Financial qualifications of the proposer

## 6. Terms and Conditions

- The City reserves the right to accept or reject any or all proposals.
- The City may request additional information or clarification from proposers.
- Sale is subject to City Council approval.
- The property will be sold “**as-is, where-is**” with no warranties or guarantees.

## 7. Submission Deadline and Contact

**Proposals must be submitted no later than August 1<sup>st</sup> at 4:00pm**

Send sealed proposals to:

**City of Rochelle**

Attn: City Manager’s Office

420 N. 6th Street

Rochelle, IL 61068

RE: Proposal – 1414 Pickwick Drive Property

For questions or site visits, contact:

**Jeffrey Fiegenschuh, City Manager**

City of Rochelle

Phone: (815) 561-2000

Email: [jfiegenschuh@rochelleil.us](mailto:jfiegenschuh@rochelleil.us)

[illegible]

# 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 ORDERING THE SALE OF 1414 PICKWICK DRIVE" which was adopted by the Mayor and City Council of the City of Rochelle on July 14, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of  
the City of Rochelle this 14<sup>th</sup> day of July, 2025.

CITY CLERK