

**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 [Insert Date and Time]**

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)