

**ORDINANCE NO. 2023-17**

**AN ORDINANCE OF THE VILLAGE OF POPLAR GROVE, ILLINOIS APPROVING  
AND AUTHORIZING THE VILLAGE TO ENTER INTO A LEASE AGREEMENT  
WITH KELLY A. KOLEC D/B/A MAJESTIC CUTS DOG GROOMING FOR A  
PORTION OF THE REAL PROPERTY LOCATED AT 100 S. STATE STREET,  
POPLAR GROVE**

**WHEREAS**, the Village of Poplar Grove, Illinois is an Illinois Municipal Corporation (hereinafter referred to as the “Village”); and

**WHEREAS**, the Village desires to enter into a Real Estate Lease Agreement with Kelly A. Kolec d/b/a Majestic Cuts Dog Grooming (“Majestic”) for a portion of the property commonly known as 100 S. State Street, Poplar Grove, Illinois; and

**WHEREAS**, the Village and Majestic have reached an accord as to the terms and conditions upon which said property will be leased; and

**WHEREAS**, the Village and Majestic have memorialized such terms and conditions in a Real Estate Lease Agreement, a copy of which are attached hereto as Exhibit A and incorporated herein; and

**WHEREAS**, the Village has determined it is in the best interest of the Village and its citizens to enter into said Real Estate Lease Agreement; and

**WHEREAS**, the Village now desires to approve said Real Estate Lease Agreement and authorize the Village President to execute and the Village Clerk to attest the same.

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND VILLAGE BOARD OF THE VILLAGE OF POPLAR GROVE, ILLINOIS AS FOLLOWS:**

**Section 1.** The foregoing recitals shall be and are hereby incorporated in this Section 1 as if said recitals were fully set forth.

**Section 2.** The Village hereby approves the Real Estate Lease Agreement attached hereto as Exhibit A, or one in substantially similar form, and hereby authorizes the Village President to execute and the Village Clerk to attest the same, and any other documents necessary or helpful to implement the intent of this Ordinance.

**Section 3.** This Ordinance shall be effective upon its passage by the Village Board, its approval by the Village President, and its publication as provided by law.

**Section 4.** All ordinances or parts of ordinances in conflict with this Ordinance are repealed insofar as they conflict.

**Section 5.** If any section, clause, or provision of this Ordinance be declared by a Court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid, and this Village Board hereby expressly declares that it would have enacted this Ordinance even with the invalid portion deleted.

PASSED UPON MOTION BY \_\_\_\_\_

SECONDED BY \_\_\_\_\_

BY ROLL CALL VOTE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

AS FOLLOWS:

VOTING "AYE": \_\_\_\_\_

\_\_\_\_\_

VOTING "NAY": \_\_\_\_\_

\_\_\_\_\_

ABSENT, ABSTAIN, OTHER \_\_\_\_\_

\_\_\_\_\_

APPROVED \_\_\_\_\_, 2023

ATTEST:

\_\_\_\_\_  
CLERK

\_\_\_\_\_  
PRESIDENT

**EXHIBIT A-**

# **REAL ESTATE LEASE AGREEMENT**