
THE CITY OF ROCHELLE
Ogle County, Illinois

RESOLUTION
NO. _____

A RESOLUTION APPROVING THE SALE OF SURPLUS REAL PROPERTY

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City Council

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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, has the power to sell surplus real property; and

WHEREAS, the City is the owner of two separate parcels of land located at 201 N. Washington Street, Rochelle, Illinois and undeveloped land at the Southwest corner of 2nd Avenue and Washington Street, Rochelle, Illinois (collectively referred to as the “Surplus Properties”); and

WHEREAS, 201 N. Washington Street, Rochelle, Illinois (PINs 24-24-386-001 and 24-24-386-002) is approximately .67 acres, is zoned I-1 Light Industrial District zoning, and has a building that was previously used for the storage of City equipment; and

WHEREAS, the Southwest corner of 2nd Avenue and Washington Street, Rochelle, Illinois (PINs 24-24-389-001, 24-24-389-002, 24-24-389-003, 24-24-389-005, 24-24-389-007, 24-24-389-008, 24-24-389-009, and 24-24-388-003) consists of approximately 1.31 acres of vacant land that is zoned I-1 Light Industrial District zoning; and

WHEREAS, the City has determined that the afore-mentioned properties are no longer needed for the operation of the City or its utilities and is found to be surplus property by the City Council; and

WHEREAS, the City’s staff recommends that the Surplus be sold or leased, so that the properties can be utilized for the highest or best uses possible following the issuance of a Request for Proposals (“RFP”) for each property; and

WHEREAS, the City has obtained an appraisal for each property as required by 65 ILCS 5/11-76-4.1; and

WHEREAS, the City Council finds it to be in the best interests of its citizens and residents to authorize the City Manager to either sell the Surplus Properties by a Request for Proposal (“RFP”), listing the properties with a real estate broker, or leasing the surplus real properties; and

NOW, THEREFORE, BE IT RESOLVED 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 Resolution as if fully set forth herein.

SECTION TWO: The City hereby authorizes the City Manager to either sell the Surplus Properties by a Request for Proposal (“RFP”), listing the properties with a real estate broker, or leasing the surplus real properties.

SECTION THREE: If any provision of this Resolution 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 Resolution 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 Resolution in pamphlet form.

SECTION SIX: This Resolution shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED THIS 13th day of June, 2022.

AYES:

NAYS:

ABSENT:

APPROVED THIS 13th day of June, 2022.

MAYOR _____

ATTEST:

CITY CLERK

STATE OF ILLINOIS)
)
COUNTY OF OGLE) SS.

CERTIFICATE

I, Rose Hueramo, 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 Resolution No. _____,
“A RESOLUTION APPROVING THE SALE OF SURPLUS REAL PROPERTY” which was
adopted by the Mayor and City Council of the City of Rochelle on June 13, 2022.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of
the City of Rochelle this 13th day of June, 2022.

CITY CLERK