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

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**RESOLUTION**  
**NO. \_\_\_\_\_**

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**A RESOLUTION APPROVING THE PURCHASE OF 503 N. MAIN STREET**

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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  
Law Offices of Peterson, Johnson, & Murray Chicago, City Attorneys  
1301 W. 22nd Street – Ste. 500 Oak Brook, Illinois 60523

CITY OF ROCHELLE  
Ogle County, Illinois

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION APPROVING THE PURCHASE OF 503 N. MAIN STREET**

**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 purchase real property; and

**WHEREAS**, the City has the opportunity to buy the property at 503 N. Main Street, Rochelle (the “Subject Property”) for \$65,000 (a copy of the Plat of Survey is attached as Exhibit A); and

**WHEREAS**, 503 N. Main Street is directly across the street from the Fire Department; and

**WHEREAS**, the Subject Property would be ideal to provide much needed additional parking for the Fire Department; and

**WHEREAS**, the City Council finds it to be in the best interests of its citizens and residents to authorize the purchase of 503 N. Main Street for \$65,000 plus closing costs.

**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 attorney shall draft a Purchase and Sale Agreement for 513 N. Main Street, consistent with the terms of this Resolution. The City Manager is hereby authorized to execute said Purchase and Sale Agreement and any ancillary documents (subject to review and revision by the City attorney) necessary to carry out the purchase of the property at 503 N. Main Street in Rochelle in the amount of \$65,000 plus closing costs.

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 25<sup>th</sup> day of November, 2025.

AYES:

NAYS:

ABSENT:

APPROVED THIS 25<sup>th</sup> day of November, 2024.

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MAYOR

ATTEST:

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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 Resolution No. \_\_\_\_\_,  
“A RESOLUTION APPROVING THE PURCHASE OF 503 N. MAIN STREET” which was  
adopted by the Mayor and City Council of the City of Rochelle on November 25, 2024.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of  
the City of Rochelle this 25<sup>th</sup> day of November, 2024.

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CITY CLERK

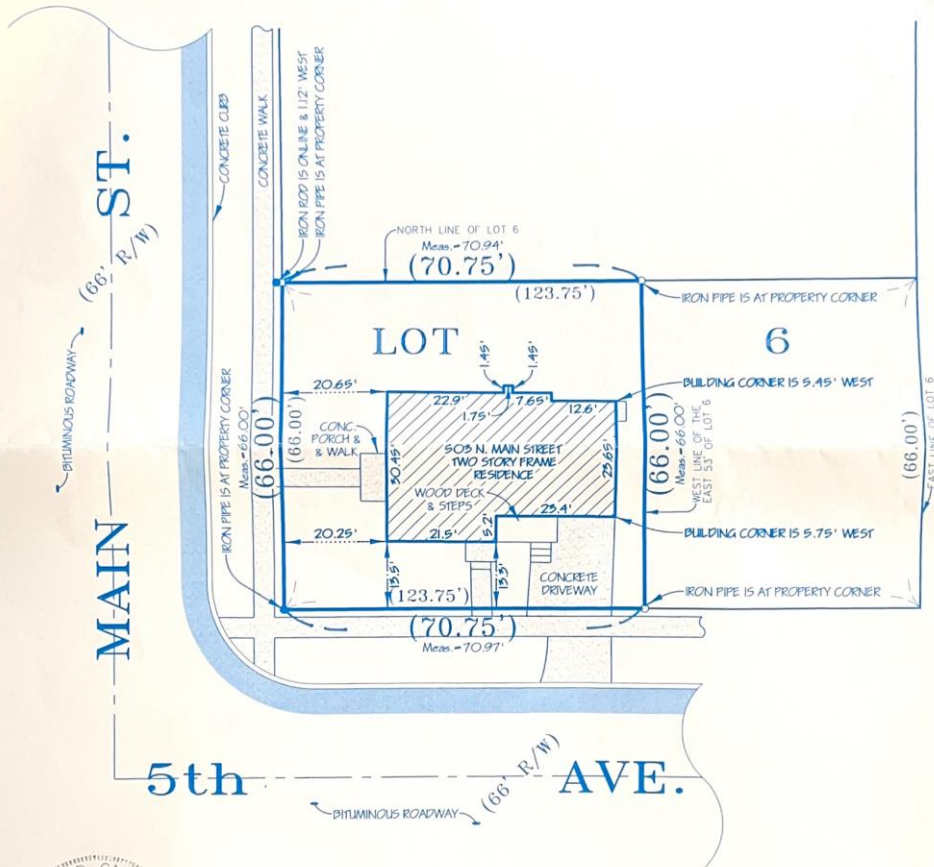
**EXHIBIT A**

**PLAT OF SURVEY**

- SURVEY LEGEND**
- Monumentation Found
  - Monumentation Set (PLS 35-2551)
  - (50) Record Dimension
  - Fence Line

LOT 6 EXCEPTING THE EAST 53 FEET THEREOF, IN BLOCK 2 OF THE ORIGINAL TOWN OF LANE, NOW CALLED THE CITY OF ROCHELLE, OGLE COUNTY, ILLINOIS; ACCORDING TO THE PLAT THEREOF RECORDED JULY 30, 1853 AS DOCUMENT 9921 AND RE-RECORDED JUNE 30, 1915 IN BOOK D OF PLATS, PAGE 2.

AREA OF SITE = 4,684 SQ.FT.



**NOTE:**  
SEWER AND WATER EASEMENT PER DOCUMENT 349444 RECORDED JULY 10, 1961 APPEARS TO GRANT RIGHTS TO THE PROPERTY TO THE EAST FOR SEWER AND WATER ACCESS BUT IS BLANKET IN NATURE AND IS NOT SPECIFIC AS TO WHAT PART OF THE PROPERTY SHOWN HEREON IT IS LIMITED TO AND THEREFORE CANNOT BE PLOTTED.

**NOTES**

1. All distances shown hereon are in feet and decimal parts thereof corrected to 68° F. Distances shown along curved lines are Arc Measurements unless otherwise noted.
2. Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
3. Consult local authorities for additional setbacks and restrictions not shown hereon.
4. Compare all survey points and report any discrepancies immediately.
5. Consult utility companies and municipalities prior to the start of any construction.
6. Dimensions to and along buildings are exterior foundation measurements.
7. Do Not Assume distances from scaled measurements made hereon.

STATE OF ILLINOIS ) SS  
COUNTY OF DU PAGE )

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED AT CAROL STREAM, ILLINOIS THIS 21st DAY OF December, A.D. 2023  
BY *Allen D. Carradus* ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551.  
MY LICENSE EXPIRES NOVEMBER 30, 2024.

**CARRADUS LAND SURVEY, INC.**  
Residential & Commercial Land Surveying Services  
191 S. Gary Avenue, Suite 180, Carol Stream, Illinois, 60188  
(630) 588-0416 (Fax) 653-7682 carradus\_survey@yahoo.com

PREPARED FOR: **KUPISCH & CARBON LTD**

DRAWN BY: JW DATE OF FIELD WORK: 12/21/23 SCALE: 1" = 20' PLOTTED BY: 443-66 PRODUCT NO: 39546