
THE CITY OF ROCHELLE
Ogle County, Illinois

RESOLUTION
NO. _____

A RESOLUTION APPROVING THE PURCHASE OF 313 W. 5th AVENUE

JOHN BEARROWS, Mayor
ROSE HUERAMO, City Clerk

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City Council

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CITY OF ROCHELLE
Ogle County, Illinois

RESOLUTION NO. _____

A RESOLUTION APPROVING THE PURCHASE OF 313 W. 5th AVENUE

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, there is a vacant parcel in downtown Rochelle with an address of 313 W. 5th Avenue ("Subject Property"); and

WHEREAS, the Subject Property consists of PIN numbers 24-24-337-007 and 24-24-337-008; and

WHEREAS, the City has an opportunity to buy the Subject Property for \$110,000; and

WHEREAS, purchasing the Subject Property would allow the City to advance its goals of further improving and developing the downtown areas and is consist with the City's planning goals; and

WHEREAS, the City Council finds it to be in the best interests of its citizens and residents to authorize the purchase of 313 W. 5th Avenue for \$110,000 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 313 W. 5th Avenue, 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 313 W. 5th Avenue in Rochelle in the amount of \$110,000 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 10th day of November 2025.

AYES:

NAYS:

ABSENT:

APPROVED THIS 10th day of November, 2025.

MAYOR

ATTEST:

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 313 W. 5th AVENUE” which was adopted by the Mayor and City Council of the City of Rochelle on November 10, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Rochelle this 10th day of November, 2025.

CITY CLERK

