
THE CITY OF ROCHELLE
Ogle County, Illinois

RESOLUTION
NO. _____

**A RESOLUTION APPROVING A PURCHASE AND SALE AGREEMENT FOR THE
PURCHASE OF 509 – 509 1/2 LINCOLN AVENUE, ROCHELLE, ILLINOIS**

JOHN BEARROWS, Mayor
ROSE HUERAMO, City Clerk

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DAN McDERMOTT
JOHN GRUBEN
ROSAELIA ARTEAGA

City Council

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
200 W. Adams, Ste. 2125, Chicago, IL 60606

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PURCHASE OF 509 – 509 1/2 LINCOLN AVENUE, ROCHELLE, ILLINOIS**

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, Dr. Christian Van (“Seller”) is the owner of a property located at 509-509 1/2, Rochelle, Illinois 61068 (“Subject Property”) with PINs 24-24-377-022 and 24-24-377-019; and

WHEREAS, the City desires to purchase the Subject Property; and

WHEREAS, the purchase of the Subject Property will allow the City to improve the property and foster development in the City; and

WHEREAS, the City has negotiated the principal terms Purchase and Sales Agreement with Seller, for the purchase of the Subject Property, attached hereto as Exhibit 1; and

WHEREAS, the City will purchase the Subject Property for up to \$170,000, for both parcels, plus closing costs for the Subject Property; and

WHEREAS, the City Council finds it to be in the best interests of its citizens and residents to enter into this Purchase and Sale Agreement with the Seller attached hereto as Exhibit 1; 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 execute the Purchase and Sale Agreement for the purchase of 509-509 ½ Lincoln Highway, Rochelle, Illinois, in a form prepared and/or approved by the City Attorney, in an amount not to exceed ONE HUNDRED AND SEVENTY THOUSAND (\$170,000.00) DOLLARS, plus closing costs. The City Manager

is also authorized to execute all other ancillary documents necessary to complete the purchase of the Subject Property.

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 Resolution that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Resolution 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 Resolution 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 26th day of September, 2022.

AYES:

NAYS:

ABSENT:

APPROVED THIS 26th day of September, 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 A PURCHASE AND SALE AGREEMENT FOR THE
PURCHASE OF 509 – 509 1/2 LINCOLN AVENUE, ROCHELLE, ILLINOIS” which was
adopted by the Mayor and City Council of the City of Rochelle on September 26, 2022.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of
the City of Rochelle this 26th day of September, 2022.

CITY CLERK