
THE CITY OF ROCHELLE
Ogle County, Illinois

RESOLUTION
NO. _____

**A RESOLUTION APPROVING A PURCHASE AND SALE AGREEMENT FOR THE
PURCHASE OF 300 CHERRY AVENUE, ROCHELLE, ILLINOIS**

JOHN BEARROWS, Mayor
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City Council

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

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**A RESOLUTION APPROVING A PURCHASE AND SALE AGREEMENT FOR THE
PURCHASE OF 300 CHERRY 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, Pedro and Gloria Pascua (“Sellers”) are the owners of a property located at 300 Cherry Avenue, Rochelle, Illinois 61068 (“Subject Property”); and

WHEREAS, the City desires to purchase the Subject Property for redevelopment or other public use.; and

WHEREAS, the City has negotiated the principle terms Purchase and Sales Agreement with Sellers, for the purchase of the Subject Property; and

WHEREAS, the City will purchase the Subject Property for \$15,000, plus closing costs and forgiveness of certain unpaid utility bills 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 Sellers; 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 300 Cherry Avenue, Rochelle, Illinois, in a form approved by the City Attorney, in the amount of FIFTEEN THOUSAND (\$15,000.00) DOLLARS, plus closing costs, and forgiveness of past due utility bills for the Subject Property. 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 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 8th day of March, 2021.

AYES:

NAYS:

ABSENT:

APPROVED THIS 8th day of March, 2021.

MAYOR _____

ATTEST:

CITY CLERK

STATE OF ILLINOIS)
)
COUNTY OF OGLE) SS.

CERTIFICATE

I, _____, 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 Ordinance No. _____, “A RESOLUTION APPROVING A PURCHASE AND SALE AGREEMENT FOR THE PURCHASE OF 300 CHERRY AVENUE, ROCHELLE, ILLINOIS” which was adopted by the Mayor and City Council of the City of Rochelle on March 8, 2021.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Rochelle this 8th day of March, 2021.

CITY CLERK