

**ORDINANCE NO.** \_\_\_\_\_  
**Date Passed:** \_\_\_\_\_, 2019

**AN ORDINANCE AUTHORIZING THE SALE OF REAL ESTATE AT 410 CHERRY AVENUE**

**WHEREAS**, the City of Rochelle is a body politic and corporate, organized and existing pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1, et. seq.; and

**WHEREAS**, the City of Rochelle is the owner of a real estate parcel located at **410 Cherry Avenue, Rochelle, IL** with a Permanent Index Number 24-24-382-005. (hereinafter "Property") and legally described as follows:

The West 8 inches of the North Half (1/2) of Lot Three (3) in Block Eighteen (18) as designated upon the Plat of Lane (now the City of Rochelle), the Plat of which is recorded in Book "D" of Plats on page 2 in the Recorder's Office of Ogle County, Illinois, and the North 74 feet, more or less, of Lots One (1) and Two (2) of Lot Four (4) and Lot One (1) of Lot Five (5) in Block Eighteen (18) as designated upon the Re-Plat of Block Eighteen (18) of Lane (now City of Rochelle), the Re-Plat of which is recorded in Book "A" of Plats on page 266 in the Recorder's Office of Ogle County, Illinois, all of which now lie North of the East-West alleyway running through said Block Eighteen (18); situated in the County of Ogle and State of Illinois. and

**WHEREAS**, the corporate authorities of the City of Rochelle have determined that the Property is surplus real estate located within in a defined redevelopment project area and that it is no longer necessary, appropriate, useful to, or in the best interest of the City of Rochelle to retain ownership of the Property; and

**WHEREAS**, the Property includes approximately 3,978 square feet of building space and a 52 x 80 lot and zoned B1, Commercial, Central Business and is located in the Downtown and Southern Gateway TIF District; and

**WHEREAS**, a Request for Proposals was made public for interested parties to submit proposals to redevelop the property, all proposals were reviewed, and interviews were conducted of applicants who submitted a proposal by the deadline submission date.

**WHEREAS**, T & R Rental, LLC has submitted the proposal that city staff have determined best suits the needs and goals of the City of Rochelle and meets the proposal requirements and city staff are recommending the proposal be accepted by the City; and

**WHEREAS**, the City may at any time transfer and sell the fee simple title, to real property within the redevelopment project area pursuant to 65 ILCS 5/11-74.4-4, and has determined it to be in the best interest of the City of Rochelle to sell the Property; and

**NOW, THEREFORE**, be it ordained by the corporate authorities of the City of Rochelle, Ogle County, Illinois, as follows:

**Section 1.** That the recitals set forth above are adopted and incorporated herein.

**Section 2.** The corporate authorities of the City of Rochelle hereby declare the public real estate parcel located at **410 Cherry Avenue, Rochelle, IL** with a Permanent Index Number 24-24-382-005 as surplus and that said real estate may be sold pursuant to 65 ILCS 5/11-74.4.

**Section 3.** The subject property is zoned B-1 (Commercial, Central Business) and includes approximately 3,978 square feet of building space on a 52 x 80 lot.

**Section 4.** The Contract for Purchase and Sale of Real Estate attached hereto as Exhibit A (“the Contract”) is hereby approved and the City Manager is authorized and directed to execute the Contract.

**Section 5.** The City Manager is authorized to close the purchase of the subject Premises pursuant to the terms of the Contract, and to execute and deliver such documents as may be necessary to carry out the terms of the Contract.

**Section 6.** If any section, paragraph, or provision of the Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance

This ordinance shall become effective after its passage and approval and publication as provided by law.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

AYES: \_\_\_\_\_      NAYS: \_\_\_\_\_      ABSTAIN: \_\_\_\_\_

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk