
THE CITY OF ROCHELLE
Ogle County, Illinois

RESOLUTION
NO. _____

**A RESOLUTION APPROVING A REDEVELOPMENT AGREEMENT FOR THE
REAL ESTATE LOCATED AT 600 S. 7TH STREET, ROCHELLE, ILLINOIS WITH
ERRETT WAREHOUSING, LLC, SERIES TWO**

JOHN BEARROWS, Mayor
SUE MESSER, City Clerk

TOM McDERMOTT
BIL HAYES
KATE SHAW-DICKEY
DAN McDERMOTT
JOHN GRUBEN
DON BURKE

City Council

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Law Offices of Peterson, Johnson, & Murray—Chicago, City Attorneys
200 W. Adams, Ste. 2125, Chicago, IL 60606

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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, 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, while “non-home rule municipalities have the authority to enact ordinances, such ordinances may in no event conflict with state law or prohibit what a state statute expressly permits . . . A local ordinance may impose more rigorous or definite regulations in addition to those enacted by the state legislature so long as they do not conflict with the statute.” (Village of Wauconda v. Hutton, 291 Ill. App. 3d 1058, 1060 (1997)); and

WHEREAS, City is empowered pursuant to 65 ILCS 5/8-1-2.5 to appropriate and expend funds for economic development purposes, including, without limitation, the making of grants to commercial enterprises that are deemed necessary or desirable for the promotion of economic development within the corporate limits of City; and

WHEREAS, Errett Warehousing, LLC, Series Two, an Illinois limited liability company (“Developer”), is the owner of the real estate located at 600 S. 7th Street, Rochelle, Ogle County, Illinois with Parcel Identification Number 24-25-154-002 (“Subject Property”); and

WHEREAS, Developer proposes to demolish the Concrete Masonry Unit portion of the existing, dilapidated building located on the Subject Property (leaving an approximately 6,000 square foot area in the NW corner comprised of a red iron building that is intended for reuse in the future) and then remove and dispose of any demolished materials (the “Project”); and

WHEREAS, Developer has received a quote from a demolition contractor stating that the Project may be completed for approximately \$75,000, which has been provided to and reviewed by City staff; and

WHEREAS, in order to induce Developer to undertake the Project, City has agreed to provide Developer with an economic development grant as more fully set forth in the Redevelopment Agreement, attached hereto as Exhibit 1; and

WHEREAS, in order to facilitate the redevelopment of the Subject Property, it is necessary to enter into a Redevelopment Agreement with Developer, under which Developer will receive an economic redevelopment grant to fund a portion of the demolition of the Subject Property (attached hereto as Exhibit 1); and

WHEREAS, the City Council finds it to be in the best interests of its citizens and residents to enter into this Agreement for the redevelopment.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF ROCHELLE, ILLINOIS as follows:

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 Redevelopment Agreement for the property located at 600 S. 7th Street, Rochelle, Illinois attached hereto as Exhibit 1 in a form to be reviewed and revised by the City Attorney.

SECTION THREE: All prior Ordinances, Resolutions and Personnel Policies in conflict or inconsistent herewith are hereby expressly repealed but only to the extent of such conflict or inconsistency.

SECTION FOUR: 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 _____ day of July, 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS _____ day of July, 2020.

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 Resolution No. _____, “A RESOLUTION APPROVING A REDEVELOPMENT AGREEMENT FOR THE REAL ESTATE LOCATED AT 600 S. 7TH STREET, ROCHELLE, ILLINOIS WITH ERRETT WAREHOUSING, LLC, SERIES TWO” which was adopted by the Mayor and City Council of the City of Rochelle on _____, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Rochelle this _____ day of July, 2020.

CITY CLERK