

VILLAGE OF OAKWOOD  
VERMILION COUNTY, ILLINOIS

ORDINANCE NO. 2024-19-08-~~0000~~-01

**AN ORDINANCE AUTHORIZING THE  
DEVELOPMENT/SALE OF 201, 209, 245, 246 AND 247 LEE STREET**

PASSED BY THE BOARD OF TRUSTEES AND  
APPROVED BY THE PRESIDENT OF THE  
VILLAGE OF OAKWOOD, ILLINOIS  
THIS 19<sup>TH</sup> DAY OF AUGUST, 2024

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PUBLISHED IN PAMPHLET FORM BY AUTHORITY OF THE PRESIDENT AND BOARD OF  
TRUSTEES OF THE VILLAGE OF OAKWOOD, VERMILION COUNTY, ILLINOIS, THIS 19<sup>TH</sup> DAY  
OF AUGUST, 2024

OAKWOOD  
VERMILION COUNTY, ILLINOIS

ORDINANCE NO. 2024-\_\_\_

AUGUST 19, 2024

**AN ORDINANCE AUTHORIZING THE  
DEVELOPMENT/SALE OF 201, 209, 245, 246 AND 247 LEE STREET**

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**WHEREAS**, the Village of Oakwood, Illinois (the "Village"), is a duly organized and existing Village created under the provisions of the laws of the State of Illinois, and is now operating under the provisions of the Illinois Municipal Code, and all laws amendatory thereof and supplementary thereto with full powers to enact ordinances for the benefit of the residents of the Village; and

**WHEREAS**, the Village of Oakwood owns real estate commonly known as 201, 209, 245, 246 and 247 Lee Street, the legal description of which is included in Exhibit A attached hereto and by reference is incorporated herein; and

**WHEREAS**, consistent with the authority granted to the Village by 65 ILCS 5/11-76-1, the Village has determined that the real estate described in Exhibit A is no longer necessary, appropriate, required for the use of, profitable to, or for the best interest of the Village and that it is appropriate and in the best interest of the Village to sell such property; and

**WHEREAS**, the Village duly issued a request for proposal for the sale and development of said property; and

**WHEREAS**, the Village find that it is in the public's interest that the properties, which are vacant, be developed with new construction residential dwelling; and

**WHEREAS**, the Village staff has negotiated a contract to sell said real estate in the amount of Four Thousand and 00/100 dollars (\$4,000.00), together with a commitment to

build residential dwellings, all of which the Village finds is adequate and sufficient under terms that result in its development to the benefit of the Village; and

**NOW, THEREFORE**, be it ordained by the President and Board of Trustees ("Board") of the Village of Oakwood, Illinois as follows:

Section 1. Incorporation Clause.

The President and the Board find that all the recitals hereinbefore stated as contained in the preambles to this Ordinance are full, true and correct and does hereby, by reference, incorporate and make them part of this Ordinance.

Section 2. Purpose.

This ordinance is to approve the sale and development of real estate located at 201, 209, 245, 246 and 247 Lee Street, Oakwood, Illinois.

Section 3.

A. The Contract for the Sale of Real Estate between the Village of Oakwood, as the property owner and the Buyer in substantially the form attached as Exhibit B, and incorporated herein by reference, is in the best interests of the Village of Oakwood and is therefore approved.

B. The President and Village Clerk are authorized and directed to execute said Contract, in a final form as approved by the President in consultation with the Village Attorney with authorization to make changes which are in the interest of the Village.

C. Village staff is directed to proceed with necessary actions to prepare for and effect closing of the sale of said real estate pursuant to said Contract.

Section 4.

This Ordinance shall be in full force and effect upon passage and shall be published in pamphlet form in accordance with applicable law.

Section 5.

The President, in consultation with the Village Attorney, is hereby authorized to modify such contract in a manner consistent with the best interests of the Village.

Section 6. Invocation of Authority.

This Ordinance is enacted pursuant to the authority granted to this Village by the Constitution of the State of Illinois and Illinois Compiled Statutes.

Section 7. State law Adopted.

All applicable provisions of the Illinois Compiled Statutes, including the Illinois Municipal Code, as may be amended from time to time, relating to the purposes of this Ordinance are hereby incorporated herein by reference.

Section 8. Approval and Execution of Documents.

The President and Village Clerk are hereby authorized and directed to execute any and all other documents necessary to carry out and give effect to the purpose and intent of this Ordinance.

Section 9. Other Actions Authorized.

That the President and Village Clerk and Village Attorney are hereby authorized and directed to do all things necessary, essential, or convenient to carry out and give effect to the purpose and intent of this Ordinance.

Section 10. Acts of Village Officials.

That all acts and doings of the officials of the Village, past, present and future which are in conformity with the purpose and intent of this Ordinance, are hereby in all respects, ratified, approved, authorized and confirmed.

Section 11. Headings.

The headings for the articles, sections, paragraphs and sub-paragraphs of this Ordinance are inserted solely for the convenience of reference and form no substantive part of this Ordinance nor should they be used in any interpretation or construction of any substantive provisions of this Ordinance.

Section 12. Severability.

The provisions of this ordinance are hereby declared to be severable and should any provision, clause, sentence, paragraph, sub-paragraph, section, or part of this Ordinance be determined to be shall be excluded and deemed inoperative, unenforceable, and as though not provided for herein, and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect. It is hereby declared to be the legislative

intent of the Board of Trustees that this Ordinance would have been adopted had not such unconstitutional or invalid provision, clause, sentence, paragraph, sub-paragraph, section, or part thereof had not been included.

Section 13. Superseder and Publication.

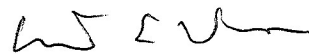
All code provisions, ordinances, resolutions and orders, or parts thereof, in conflict herewith, are to the extent of such conflict hereby superseded. A full, true and complete copy of this ordinance shall be published in pamphlet form or in a newspaper published and of general circulation within the Village as provided by the Illinois Municipal Code, as amended.

Section 14. Effective Date.

This Ordinance shall be in full force and effect upon passage and approval, as provided by the Illinois Municipal Code, as amended.

**PRESENTED, PASSED, APPROVED AND ADOPTED** BY THE PRESIDENT and the BOARD OF TRUSTEES, at its regular meeting on this 19<sup>th</sup> day of August, A.D., 2024.

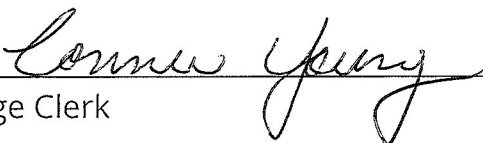
APPROVED:



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VILLAGE PRESIDENT

ATTEST:



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Village Clerk