

PUBLIC NOTICE

NOTICE OF INTENT TO PURCHASE REAL ESTATE AND RIGHT TO FILE PETITION

Notice is hereby given that pursuant to Ordinance No. 2020-104 (the "Ordinance") adopted by the City Council (the "Council") of the City of Oregon, Ogle County, Illinois (the "City"), on the 31st day of March, 2020, the City intends to purchase, for the sum of \$175,000.00, plus a Platform Fee of \$20,000.00 and other necessary closing costs, the following described parcels of real estate for public purposes: Parcel 1: Part of the North 1/2 of the South West Fractional 1/4 of Section 3, in Township 23 North, Range 10, East of the 4th P.M. described as follows: Beginning at a point on the Easterly line of Second Street in the City of Oregon and on the North line of Out Lot C of Hill's Addition to the Town, now City of Oregon, as recorded in Book A of Miscellaneous Records page 26; thence South 89 degrees 53' 27" East along said North line of Out Lot C 123.75 feet; thence North, parallel with said Easterly line of Second Street, 9.50 feet; thence South 89 degrees 53' 27" East, parallel with said North line, 8.25 feet to the point of beginning of the following described tract of Land; thence North 9 assumed bearing), parallel with said Easterly line of Second Street, 339.07 feet to a point on the South line of Block 40 of the Original Town of Florence (now City of Oregon) as recorded in Book F of Plats Page 21; thence South 89 degrees 42' 51" East along said South line of Block 40 and its Easterly extension 174.38 feet to a point on the Westerly line of the Burlington Northern Railroad right-of-way; thence Southeasterly along said Westerly line curving to the left, said curve having a chord bearing of South 14 degrees 32' 32" East, and a chord distance of 349.91 feet, to a point on a line 9.50 feet North of and parallel to said North line of Out Lot C; and thence North 89 degrees 53' 27" West along said parallel line 262.24 feet, to the point of beginning, situated in the City of Oregon, Ogle County, Illinois. EXCEPTING THEREFROM that part conveyed by document 574928 described as follows: Commencing at a point on the Easterly line of Second Street, in the City of Oregon, Illinois, and on the North line of Out Lot C of Hill's Addition to the Town (now City) of Oregon, Illinois, as recorded in the Recorder's Office of Ogle County, Illinois, in Book "A" of Miscellaneous Records on Page 26; thence South 89 degrees 53' 27" East, along said North line of Out Lot C, a distance of 123.75 feet; thence North, parallel with said Easterly line of Second Street, 9.50 feet; thence South 89 degrees 53' 27" East, parallel with North line, 8.25 feet, to the point of beginning of the following described tract of Land; thence North 9 assumed bearing), parallel with said Easterly line of Second Street, 20.00 feet; thence South 89 degrees 53' 27" East, parallel with North line of Out Lot C 57.40 feet; thence Southerly parallel with said Easterly line of Second Street, 20.00 feet, to a point on a line, 9.50 feet North of and parallel to said North line of Out Lot C; thence North 89 degrees 53' 27" West, along said parallel line, a distance of 57.40 feet, to the point of beginning, situated in said City of Oregon, Township of Oregon, the County of Ogle and the State of Illinois; having a PIN of 16-03-327-016; Parcel 2: Part of the North 1/2 of the South West Fractional 1/4 of Section 3, in Township 23 North, Range 10 East of the 4th P.M. described as follows: Beginning at a point on the North line of Out Lot C of Hill's Addition to the Town, now City of Oregon, Illinois, as recorded in Book A of Miscellaneous Records Page 26, said point being South 89 degrees 53' 27" East, a distance of 441.29 feet, as measured along said North line of Out Lot C from the Easterly line of Second Street in said City of Oregon, said point also being on the Easterly line of the Burlington Northern Railroad right of way; thence Northwesterly along said Easterly line of the Burlington Northern Railroad right of way, curving to the right, said curve having a chord bearing North 16 degrees 05' 36" West and a chord distance of 316.22 feet; thence South 89 degrees 41' 24" East

297.4 feet, more or less, to a point on the top of the Westerly Bank of Rock River, thence Southerly along said Bank of Rock River to a point on said North line of Out Lot C, thence North 89 degrees 53' 27" West along said North line of Out Lot C 234.63 feet, more or less, to the point of beginning, situated in the City of Oregon, in Ogle County, Illinois; having a PIN of 16-03-328-004; Parcel 3: Easement for the benefit of Parcel 2 as created by Easement from John H. Trampel, a widower and not since remarried, to Rhoda C. Reed, Joseph C. Reed, Jr., Robbin C. Reed and Katherine C. Reed dated March 20, 1978 and recorded May 18, 1978 as document 468539 for passageway over the Land described therein. Parcel 4: Part of Out Lot C in Hill's First Addition to the Town, now City of Oregon and part of the Northeast Quarter of the Southwest Quarter of Section 3, Township 23 North, Range 10 East of the Fourth Principal Meridian, described as follows: Beginning at a point in the South line of said Out Lot, 388.55 feet East of the East line of Second Street in said City; thence Northerly 64 feet; thence East, parallel with the North line of Adams Street in said City, 48.71 feet to the East right-of-way line of the railroad switch track as now laid out over and across said Out Lot; thence Southeasterly along said East right-of-way line to the said North line of Adams Street; thence Westerly along said North line, 75.70 feet to the point of beginning, situated in the City of Oregon, Ogle County, Illinois; having a PIN of 16-03-327-013; Said parcels commonly known as the old Dayton Superior property and referred to collectively herein as the "Real Estate", and A complete copy of the Ordinance follows this Notice.

Notice is hereby further given that a petition signed by 229 or more electors of the City, said number of electors being equal to 10% of the number of registered voters in the City, may be submitted to the City Clerk (the "Clerk") within thirty (30) days after the date of the second publication of this Notice and the Ordinance asking that the question of the purchase of the Real Estate be submitted to referendum. If such petition is filed with the Clerk within thirty (30) days after the date of the second publication of this Notice, an election on the proposition to purchase the Real Estate shall be held on the 3rd day of November, 2020. If no such petition is filed within said thirty (30) day period, then the City shall be authorized to purchase the Real Estate for public purposes as hereinabove provided.

Dated this 1st day of April, 2020.

Charlene Ruthe
Clerk, City of Oregon,
Ogle County, Illinois

ORDINANCE NO. 2020-104

AN ORDINANCE AUTHORIZING THE CITY OF OREGON
TO PURCHASE REAL ESTATE PURSUANT TO 65 ILCS 5/11-76.1-1

WHEREAS, the City of Oregon, County of Ogle, State of Illinois (the "City") has the authority pursuant to 65 ILCS 5/11-76.1-1 to purchase real estate for public purposes; and WHEREAS, the City has deemed it necessary and in the best interests of the City to purchase the following parcels of real estate for public purposes: Parcel 1: Part of the North 1/2 of the South West Fractional 1/4 of Section 3, in Township 23 North, Range 10, East of the 4th P.M. described as follows: Beginning at a point on the Easterly line of Second Street in the City of Oregon and on the North line of Out Lot C of Hill's Addition to the Town, now City of Oregon, as recorded in Book A of Miscellaneous Records page 26; thence South 89 degrees 53' 27" East along said North line of Out Lot C 123.75 feet; thence North, parallel with said Easterly line of Second

Street, 9.50 feet; thence South 89 degrees 53' 27" East, parallel with said North line, 8.25 feet to the point of beginning of the following described tract of Land; thence North 9 assumed bearing), parallel with said Easterly line of Second Street, 339.07 feet to a point on the South line of Block 40 of the Original Town of Florence (now City of Oregon) as recorded in Book F of Plats Page 21; thence South 89 degrees 42' 51" East along said South line of Block 40 and its Easterly extension 174.38 feet to a point on the Westerly line of the Burlington Northern Railroad right-of-way; thence Southeasterly along said Westerly line curving to the left, said curve having a chord bearing of South 14 degrees 32' 32" East, and a chord distance of 349.91 feet, to a point on a line 9.50 feet North of and parallel to said North line of Out Lot C; and thence North 89 degrees 53' 27" West along said parallel line 262.24 feet, to the point of beginning, situated in the City of Oregon, Ogle County, Illinois. EXCEPTING THEREFROM that part conveyed by document 574928 described as follows: Commencing at a point on the Easterly line of Second Street, in the City of Oregon, Illinois, and on the North line of Out Lot C of Hill's Addition to the Town (now City) of Oregon, Illinois, as recorded in the Recorder's Office of Ogle County, Illinois, in Book "A" of Miscellaneous Records on Page 26; thence South 89 degrees 53' 27" East, along said North line of Out Lot C, a distance of 123.75 feet; thence North, parallel with said Easterly line of Second Street, 9.50 feet; thence South 89 degrees 53' 27" East, parallel with North line, 8.25 feet, to the point of beginning of the following described tract of Land; thence North 9 assumed bearing), parallel with said Easterly line of Second Street, 20.00 feet; thence South 89 degrees 53' 27" East, parallel with North line of Out Lot C 57.40 feet; thence Southerly parallel with said Easterly line of Second Street, 20.00 feet, to a point on a line, 9.50 feet North of and parallel to said North line of Out Lot C; thence North 89 degrees 53' 27" West, along said parallel line, a distance of 57.40 feet, to the point of beginning, situated in said City of Oregon, Township of Oregon, the County of Ogle and the State of Illinois; having a PIN of 16-03-327-016; Parcel 2: Part of the North 1/2 of the South West Fractional 1/4 of Section 3, in Township 23 North, Range 10 East of the 4th P.M. described as follows: Beginning at a point on the North line of Out Lot C of Hill's Addition to the Town, now City of Oregon, Illinois, as recorded in Book A of Miscellaneous Records Page 26, said point being South 89 degrees 53' 27" East, a distance of 441.29 feet, as measured along said North line of Out Lot C from the Easterly line of Second Street in said City of Oregon, said point also being on the Easterly line of the Burlington Northern Railroad right of way; thence Northwesterly along said Easterly line of the Burlington Northern Railroad right of way, curving to the right, said curve having a chord bearing North 16 degrees 05' 36" West and a chord distance of 316.22 feet; thence South 89 degrees 41' 24" East 297.4 feet, more or less, to a point on the top of the Westerly Bank of Rock River, thence Southerly along said Bank of Rock River to a point on said North line of Out Lot C, thence North 89 degrees 53' 27" West along said North line of Out Lot C 234.63 feet, more or less, to the point of beginning, situated in the City of Oregon, in Ogle County, Illinois; having a PIN of 16-03-328-004; Parcel 3: Easement for the benefit of Parcel 2 as created by Easement from John H. Trampel, a widower and not since remarried, to Rhoda C. Reed, Joseph C. Reed, Jr., Robbin C. Reed and Katherine C. Reed dated March 20, 1978 and recorded May 18, 1978 as document 468539 for passageway over the Land described therein. Parcel 4: Part of Out Lot C in Hill's First Addition to the Town, now City of Oregon and part of the Northeast Quarter of the Southwest Quarter of Section 3, Township 23 North, Range 10 East of the Fourth Principal Meridian, described as follows: Beginning at a point in the South line of said Out Lot, 388.55 feet East of the East line of Second Street in said City; thence Northerly 64 feet; thence East,

parallel with the North line of Adams Street in said City, 48.71 feet to the East right-of-way line of the railroad switch track as now laid out over and across said Out Lot; thence Southeasterly along said East right-of-way line to the said North line of Adams Street; thence Westerly along said North line, 75.70 feet to the point of beginning, situated in the City of Oregon, Ogle County, Illinois; having a PIN of 16-03-327-013; Said parcels commonly known as the old Dayton Superior property and referred to collectively herein as the "Real Estate", and WHEREAS, the City has sufficient funds on hand to pay the \$175,000.00 purchase price, as well as the \$20,000 platform fee and other pertinent closing costs to complete the purchase of the Real Estate and that said expenditure of funds will not unduly burden the City. NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF OREGON, OGLE COUNTY, ILLINOIS, AS FOLLOWS: **Section 1. Incorporation of Preambles.** The Council hereby finds that all of the recitals contained in the preambles to this Ordinance are full, true and correct and does incorporate them into this Ordinance by this reference. **Section 2. Determination to Purchase Real Estate.** It is necessary and in the best interests of the City of Oregon to purchase the Real Estate for the sum of \$175,000.00, plus the Platform Fee of \$20,000 and any and all necessary closing costs (collectively, the "Purchase Price") and to pay the Purchase Price thereof from funds presently on deposit in the General Fund, and Commission Schuster, as Commissioner of Budget and Finance, is hereby authorized by the City Council to sign a contract and any addenda consistent with said terms, and any documents already signed by Commissioner Schuster toward the purchase of the Real Estate consistent with said terms are hereby ratified. **Section 3. Publication.** This Ordinance, together with a notice in the statutory form, shall be published in the Dixon Telegraph, the same being a newspaper of general circulation in the City, and if no petition, signed by 229 electors, the same being equal to 10% of the number of registered voters in the City, asking that the purchase of the Real Estate by the City be submitted to referendum, is filed with the City Clerk within thirty (30) days after the date of the publication of this Ordinance and said notice, then the City shall proceed to purchase the Real Estate. **Section 4. Additional Ordinances.** If no petition meeting the requirements of applicable law is filed during the petition period hereinabove referred to, then the City may adopt additional ordinances or proceedings supplementing or amending this Ordinance, so long as the purchase price of the Real Estate set forth in this Ordinance is not exceeded and there is no material change in the transaction described herein.

APPROVED AND ADOPTED by the City Council of the City of Oregon this 31st day of April, 2020 pursuant to roll call vote as follows:

AYES: Cozzi, Krug, Schuster, Wilson, Williams

NAYS: None

ABSENT: None

ABSTAIN: None

APPROVED this 31st day of March, 2020.

Ken Williams, Mayor

ATTEST: Charlene Ruthe, City Clerk