

**OSWEGO TOWNSHIP**

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**RESOLUTION NO. 2020 - 09**

**RESOLUTION TO AUTHORIZE THE SALE OF  
SURPLUS TOWNSHIP REAL PROPERTY  
(84 TEMPLETON DRIVE, OSWEGO, IL)**

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**ADOPTED BY  
THE ELECTORS  
OF THE  
OSWEGO TOWNSHIP**

**This 10<sup>th</sup> day of November, 2020**

**RESOLUTION NO. 2020 - 09**

**RESOLUTION TO AUTHORIZE THE SALE OF  
SURPLUS TOWNSHIP REAL PROPERTY  
(84 TEMPLETON DRIVE, OSWEGO, IL)**

**WHEREAS**, Oswego Township ("Township"), Kendall County, Illinois, is an Illinois township duly organized under the laws of the State of Illinois; and

**WHEREAS**, Section 30-50 of the Illinois Township Code (60 ILCS 1/30-50) authorizes the electors of a Township to make all orders for the sale or lease of the Township's corporate property that may be deemed conducive to the Township's inhabitants and to establish the terms and conditions necessary and desirable for the sale or lease; and

**WHEREAS**, the Township currently owns real property located at 84 Templeton Drive, Oswego, Kendall County, Illinois, which is identified by Property Index Number (P.I.N.) 03-20-227-009-0000, and further described in Section Two below (hereinafter also referred to as the "Subject Property"); and

**WHEREAS**, the Subject Property is comprised of approximately 61,188.94 sq. ft. or 1.4 acres and contains a building with six suites; and

**WHEREAS**, the Subject Property is currently zoned B-2 Community Shopping District; and

**WHEREAS**, the building on the Subject Property contains six office suites (Suites 101 through 106) and has a total square footage of approximately 13,123 sq. ft.; and

**WHEREAS**, the square footage of each Suite within with the Township Building is as follows: (1) Suite 101 – 2,094 square feet; (2) Suite 102 – 2,035 square feet; (3) Suite 103 – 2,035 square feet; (4) Suite 104 – 1,981 square feet; (5) Suite 105 – 2,195 square feet; and (6) Suite 106 – 2,783 square feet; and

**WHEREAS**, the Township currently leases Suites 102 through 106 of the building to tenants; and

**WHEREAS**, Suite 101 is currently vacant and not being used by the Township; and

**WHEREAS**, the Township Board has moved its business operations to a new location and no longer has need of Subject Property and the Township Board further finds that the sales proceeds of the Subject Property could be directed to other needs; and

**WHEREAS**, the Township Board is of the opinion that the sale of the Subject Property would result in a financial and economic benefit to the Township and be conducive to the interests of the residents of the Township; and

**WHEREAS**, the Township Board recommends to the Electors at this Special Annual Meeting that the Township Board be authorized by the Electors to sell the Subject Property as it is no longer needed for Township purposes; and

**WHEREAS**, the Township intends to sell the entire Subject Property in accordance with Section 30-50 of the Illinois Township Code (60 ILCS 1/30-50); and

**WHEREAS**, in order to effectuate the sale of the Subject Property, the Electors desire to authorize the Township Board to list the Subject Property with a licensed local real estate agency in lieu of the use of sealed bids or a public auction.

**THEREFORE, BE IT RESOLVED** by the Electors present at the Special Annual Township Meeting of the Electors of Oswego Township, held on November 10, 2020, as follows:

**SECTION ONE:** That the recitals set forth above are incorporated by reference into this Section One as if fully set forth herein.

**SECTION TWO:** That the Electors authorize the sale of the Subject Property, which property is identified by P.I.N. 03-20-227-009-0000, and legally described as follows:

LOT 15 IN STONE HILL BUSINESS PARK  
UNIT 3 VILLAGE OF OSWEGO  
(Common address: 84 Templeton Drive, Oswego, Kendall County, Illinois)

**SECTION THREE:** That the Electors further authorize, empower and direct the Township Board of Oswego Township to conduct the sale of the Subject Property by listing the property directly with a local licensed real estate agency with the compensation of the agency not to be higher than six percent (6%) of the gross sales price of the Subject Property.

**SECTION FOUR:** That the Electors expressly authorize the Township Board to sell the Subject Property through a negotiated real estate sale in accordance with Section 30-50 of the Township Code in lieu of other alternative sales methods provided for in Section 30-50, including sealed bids or a public auction.

**SECTION FIVE:** That the Electors further ratify the decision of the Township Board to enter into a real estate listing agreement with Dolan & Murphy, an Illinois licensed real estate agency, for the sale of the Subject Property.

**SECTION SIX:** The Electors hereby ratify and affirm all actions taken by the Township Board to publicly market and negotiate the sale of the Subject Property, including any and all contracts negotiated by the Township Board pending approval by the Electors of the sale of the Subject Property.

**SECTION SEVEN:** The Electors find that the Township Board has already obtained an appraisal of the Subject Property by an Illinois licensed appraiser and the Township Board has made such appraisal available for inspection.

**SECTION EIGHT:** The Electors hereby set and establish the minimum sales price of the Subject Property at \$1,224,000.00, an amount that is not less than 80% of the most recently appraised value of the Subject Property.

**SECTION NINE:** That the Electors grant the Township Board with the right and authority to reject any and all offers to purchase the Subject Property in its sole and absolute discretion.

**SECTION TEN:** That the Township Board is fully authorized to negotiate the final terms and conditions of the sale, within the parameters set forth in this Resolution and may approve any sale of the Subject Property that the Township Board determines is in the best interest of the Township.

**SECTION ELEVEN:** That the Township Supervisor and the Township Clerk of Oswego Township are hereby authorized to execute all documents in connection with the sale of the Subject Property.

**APPROVED, ADOPTED, AND RECORDED** at the Annual Township Meeting of the Electors of Oswego Township held on this 10<sup>th</sup> day of November, 2020

PASSED:

APPROVED  (MODERATOR)

**ATTEST:**

  
Kenneth Holmstrom, Township Clerk  
Oswego Township

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF KENDALL     )

**CLERK'S CERTIFICATE**

I, KENNETH HOLMSTROM, the duly qualified Township Clerk of Oswego Township, Kendall County, Illinois, do hereby certify that attached hereto is a true and correct copy of a resolution entitled:

**RESOLUTION NO. 2020 - 09**

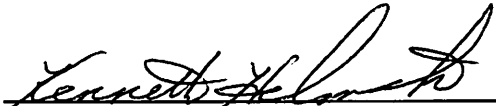
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which resolution was duly adopted by the Electors at the Annual Township Meeting of the Electors of Oswego Township held on the 10<sup>th</sup> day of November, 2020.

I do further certify that at least 15 Electors were in attendance at the meeting.

**IN WITNESS WHEREOF**, I have hereunto set my hand this 10<sup>th</sup> day of November, 2020.

(SEAL)

  
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Kenneth Holmstrom, Township Clerk  
Oswego Township