

**RESOLUTION 2019-01**  
**A RESOLUTION OF THE ROCKLAND FIRE PROTECTION DISTRICT,**  
**LAKE COUNTY, ILLINOIS, DECLARING**  
**CERTAIN DISTRICT REAL ESTATE SURPLUS AND**  
**AUTHORIZING THE SALE OF SAME**

**WHEREAS**, the Rockland Fire Protection District, Lake County (the “District”) is organized and operates pursuant to the laws of the State of Illinois, including but not limited to the Fire Protection District Act (the “Act,” 70 ILCS 705/0.01 *et seq.*); and

**WHEREAS**, the District Board of Trustees (the “Board”) has power pursuant to Section 6(i) of the Act (70 ILCS 705/6(i)) to pass all necessary ordinances and rules and regulations for the proper management and conduct of the business of the Board of Trustees of the District for carrying into effect the objects for which the District was formed; and

**WHEREAS**, the Board has the power pursuant to Section 6 of the Act [70 ILCS 705/6(a), 6(d) and 6(i)] to acquire real property for conduct of the business of the Board and District for carrying into effect the objects for which the District was formed; and

**WHEREAS**, the Board has the power pursuant to Section 10a(b) of the Act [70 ILCS 705/10a(b)] to authorize the sale of surplus real estate owned by the District and no longer needed for fire protection purposes; and

**WHEREAS**, the Board finds and determines that the District’s fire station property, commonly known as 14 Skokie Highway, unincorporated Lake County near Lake Bluff, Illinois (Property) is and should be declared surplus and no longer needed for fire protection purposes, and be disposed of by District Board and staff as permitted by Section 10a(b) of the Act; and

**WHEREAS**, pursuant to Section 10a(b) of the Act the Board caused a written MAI certified appraisal conducted by Andrew Richter of Second City Appraisal, LLC, 420 Lake Cook Road, Suite 116, Deerfield, IL 60015 on March 5, 2019, a State certified or licensed real estate appraiser (“Appraisal”) be prepared; and

**WHEREAS**, pursuant to Section 10a(b) of the Act a copy of said Appraisal is available for public inspection through the District’s Secretary at the District offices currently located at the District fire station, 14 Skokie Highway, Lake Bluff, IL 60044; and

**WHEREAS**, as provided in Section 10a(b) of the Act the Board finds and determines that pertinent information concerning the size, use, and zoning of the Property is as described in pages 1 through 14, inclusive, of the Appraisal dated March 5, 2019, prepared by Second City Appraisal, LLC; and

**WHEREAS**, pursuant to Section 10a(b) of the Act the Board finds and determines, and hereby directs, that it is in the best interest of the District and its residents for the Board to conduct the sale of the Property as permitted by law.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Trustees that the Rockland Fire Protection District as follows.

**Section One.** The Board finds and determines the above recitals to be true and correct and incorporates them as if written here in full.

**Section Two.** The Board of Trustees of the Rockland Fire Protection District finds and determines that the Property commonly known as 14 Skokie Highway, unincorporated Lake County near Lake Bluff, Illinois which is currently the site of the District’s fire station is declared surplus and no longer needed for fire protection purposes, and should be sold and disposed of by District Board and staff as permitted by Section 10a(b) of the Act.

**Section Three.** Pursuant to Section 10a(b) of the Act, the following terms of sale for the Property are established by the Board.

- A. Information concerning the size, use and zoning of the Property.
  - a. Size. 26,087 square foot parcel with 12,242 square foot, two-story fire house.
  - b. Use. Site currently used as fire house for Rockland Fire Protection District.

- c. Zoning. R-3, Residential District which includes governmental uses.
- d. Further and additional details are provided in the Appraisal.
- B. General Terms.
  - a. The Board reserves the right to reject any or all bids tendered for the purchase of the Property.
  - b. The Board reserves the right to reject any bid not conforming to the terms of sale as well as those not conforming to provisions established by law.
  - c. The sale of the Property by the winning bid, if any, will be documented using the standard real estate sales contract form.
  - d. The Property is being expressly sold "As Is" with no guarantees or warranties of fitness or use for a particular purpose.
  - e. In addition to the purchase price of the bid, the prospective buyer shall pay all costs and fees associated with closing on the property.
  - f. Closing shall be a New York style closing at a title company of the District's choosing.
  - g. The Board reserves the right to retain use of administrative office space for receipt of mail, file maintenance and storage, public meetings and related District business for one year from date of sale.
- C. Announcement. The Resolution announcing the proposed sale of the Property and soliciting bids for that purpose is to be published on or about March 25, 2019.
- D. Bids.
  - a. Bids must be written in black ink or typewritten, and signed with the legal signature of the Bidder. The bid must acknowledge concurrence with the terms of sale and state numerically and cursively the proposed purchase price for the Property, e.g., SEVEN HUNDRED AND NO/100<sup>TH</sup> THOUSAND DOLLARS (\$700,000.00).
  - b. The bid is to be enclosed in an opaque envelope which must contain the name and address of the bidder.
  - c. The envelope with the bid must be sealed in a second opaque envelope to be opened by the Board at the bid opening.
  - d. Bids will be received by mail or in person not later than 4:00 P.M., Friday, April 5, 2019, to Ottosen Britz, Attn: Brian J. O'Connor, 303 N. Main Street, Elburn, Illinois 60119. Bids received after this time and date will be deemed non-conforming and will not be considered.
  - e. The District is not responsible for the premature opening of bid envelopes that are not properly marked. Any bids which are opened prior to the scheduled bid opening because of a failure to properly mark the envelope in accordance with this section shall be deemed non-responsive and not considered.
- E. Bid Opening. Public opening of bids tendered will tentatively be at the regular meeting of Rockland Fire Protection District Board of Trustees meeting which begins at 5:00 P.M. on Monday, April 8, 2019. Parties tendering bids are welcome to attend this meeting.
- F. Announcement of Award.
  - a. All conforming bids will be considered by the Board of Trustees at its regular meeting which begins at 5:00 P.M. on Monday, April 8, 2019.
  - b. Announcement of the winning bid, if any, may be made at the regular meeting which begins at 5:00 P.M. on Monday, April 8, 2019, or a later meeting as the Board may determine.
- G. Contract. After announcement of Award, if any, parties will begin drafting documents for the contract and transfer (sale/purchase) of the Property.
- H. Compliance with the law. The bid process and potential sale of the Property shall be governed by the laws of the State of Illinois with jurisdiction to resolve disputes, if any, that might arise agreed to lie with a court of competent jurisdiction in and for Lake, County, Illinois.

**Section Four.** Trustees involved and the staff shall from time-to-time report to the Board on the status of the sale of the Property.

**Section Five.** This Resolution shall be in full force and effect upon its adoption and shall supersede any resolution or motions or parts of resolutions or motions in conflict with any part herein and any such resolutions or motions or parts of resolutions are hereby repealed to the extent of the conflict.

**Section Six.** Pursuant to Section 10a(b) of the Act, this Resolution the Secretary, assisted as may be needed or convenient by the District's Attorney, shall publish this Resolution after its adoption in a newspaper of general circulation published in the District

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

**ADOPTED** this 20th day of March, 2019, by a roll call vote as follows:

**AYES:** 2 Rogers, Grum

**NAYS:** 1 Snoblin

**ABSENT:** None

/S/ Dan Rogers

Dan Rogers, President, Board of Trustees  
Rockland Fire Protection District

**ATTEST:**

/S/ Robert Grum

Robert Grum, Secretary, Board of Trustees  
Rockland Fire Protection District