THE VILLAGE OF ROBBINS

COOK COUNTY, ILLINOIS

ORDINANCE

No. __10-2-25__

AN ORDINANCE AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR THE SALE OF THE PROPERTIES COMMONLY KNOWN AS 3521, 3533 AND 3551 W. 134th PLACE IN THE VILLAGE OF ROBBINS, ILLINOIS

DARREN E. BRYANT, MAYOR

SHARON S. DYSON, VILLAGE CLERK

DAVID R. DYSON

JEANNEEN HOLMES

THOMAS HARPER, JR.

CHANEL KELLEY

MICHAEL COLLIER SR.

ERNEST MAXEY JR.

Board of Trustees

PASSED AND APPROVED BY THE MAYOR AND BOARD OF TRUSTEES

THIS ___2ND___ DAY OF __OCTOBER__, 2025

ORDINANCE NO. __10-2-25____

AN ORDINANCE AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR THE SALE OF THE PROPERTIES COMMONLY KNOWN AS 3521, 3533 AND 3551 W. 134th PLACE IN THE VILLAGE OF ROBBINS, ILLINOIS

WHEREAS, the Village of Robbins (the "Village") is a home rule unit of government pursuant to Article VII, Section 6 of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Village Mayor the Honorable Darren E. Bryant (the "Mayor"), and the Village Clerk, the Honorable Sharon S. Dyson (the "Clerk"), and the Board of Trustees of the Village; the Honorable David R. Dyson, Jeanneen Holmes, Chanel Kelley, Michael D. Collier, Sr., Ernest Maxey, Jr. and Thomas Harper, Jr. (the "Village Board") (together, the "Corporate Authorities"), constitute the duly elected, qualified and acting officials of the Village; and

WHEREAS, the Mayor and Village Board of Trustees recognize the need to dispose of real property for the public purpose of encouraging economic development within the Village; and

WHEREAS, The Village (the "Seller") own the properties commonly known as:

- 3521 W. 134th Place in the Village of Robbins, Illinois (PIN: 24-35-417-015-0000);
- 3533 W. 134th Place in the Village of Robbins, Illinois (PIN: 24-35-417-010-0000); and
- 3551 W. 134th Place in the Village of Robbins, Illinois (PIN: 24-35-417-001-0000);

together with the improvements thereon and all such buildings, structures, easements, rights-of-way and appurtenances used in connection with the beneficial use and enjoyment of the real property (collectively, the "Property"); and

WHEREAS, Ground Up Development Group, LLC, an Illinois limited liability company (the "Purchaser"), desires to purchase the Property.

WHEREAS, the Village and Seller wish to enter into a real estate contract governing the terms and conditions with respect to the transfer of the Property (The "Agreement") a copy of which is attached hereto and incorporated herein as Exhibit A; and

WHEREAS, the Corporate Authorities have determined that it is in the best interest of the Village to enter into the Agreement; and

WHEREAS, the Mayor is authorized to enter into and the Village Attorney (the "Attorney") is authorized to revise the agreements for the Village making such insertions, omissions and changes as necessary to effectuate the intent of this Ordinance; and

NOW THEREFORE BE IT ORDAINED by the Mayor and the Board of Trustees of the Village of Robbins, County of Cook, State of Illinois; as follows:

Section 1. All of the recitals hereinbefore stated as contained in the preambles to this Ordinance are full, true and correct, and the Corporate Authorities do hereby, by reference, incorporate and make them part of this Ordinance as legislative findings.

Section 2. The purpose of this Ordinance is to enter into, approve and execute an agreement and easements with the Seller with terms substantially the same as terms of the Agreement and Easements and to authorize and direct the President or his designee to execute all necessary documents and perform all necessary acts to effectuate the intent of this Ordinance, including the expenditure of all necessary funds.

Section 3. This Ordinance is enacted pursuant to the authority granted to the Village by the Constitution of the State of Illinois and the Illinois Compiled Statutes.

Section 4. 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 5. The Corporate Authorities hereby approve the Agreement and Easements, with such revisions as the President or his designee deems necessary, authorize and direct the President to execute all necessary documents and perform all necessary acts to effectuate the intent of this Ordinance and authorize and direct the expenditure of all costs related thereto or resulting therefrom.

Section 6. The Agreement and Easements are hereby approved as attached hereto with such revisions, insertions, omissions and changes as shall be approved by the President and the Village Attorney. The President or his designee is hereby authorized and directed to execute the Agreement and Easements, or an agreement and easement with terms substantially the same as the Agreement, and any other documents (including, without limitation, all documents related to the financing of the purchase of the Property) deemed necessary to effectuate the intent of this Ordinance, whether or not such other documents are attached hereto. The Village Clerk is hereby authorized and directed to attest to, countersign and affix the Seal of the Village to all such documents as are deemed necessary to effectuate the intent of this Ordinance. The Village is authorized to allocate and spend all necessary funds to fulfill the requirements of the Agreement, or of an agreement with terms substantially the same as the terms of the Agreement, and of this Ordinance. To the extent that any requirement of bidding would be applicable to the transaction contemplated herein, the same is hereby waived.

Section 7. The officers, employees and/or agents of the Village shall take all actions necessary or reasonably required to carry out and give effect to the intent of this Ordinance and otherwise to consummate the transaction contemplated herein and shall take all actions necessary in conformity therewith including, without limitation, the execution and delivery of all documents required to be delivered in connection with the transaction contemplated herein.

Section 8. The provisions of this Ordinance are hereby declared to be severable and should any provision, clause, sentence, paragraph, subparagraph, section or part of this Ordinance be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision, clause, sentence, paragraph, subparagraph, section or part 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 Corporate Authorities that this Ordinance would have been adopted had not such unconstitutional or invalid provision, clause, sentence, paragraph, subparagraph, section or part thereof been included.

Section 9. All code provisions, ordinances, resolutions and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

Section 10. This ordinance shall be in full force and effect on OCTOBER 2, 2025, after its publication in pamphlet form.

ADOPTED this ___2ND_____ day of ___OCTOBER___, 2025, pursuant to a roll call vote as follows:

	AYES	NAYS	ABSENT	ABSTAIN
David R. Dyson	X			
Jeanneen Holmes				X
Thomas Harper, Jr.	X			
Chanel Kelley			X	
Michael Collier, Sr.	X			
Ernest Maxey, Jr.	X			
Mayor E. Darren Bryant				
Total	4	0	1	1

PASSED AND APPROVED on this ___2ND_____ day of __OCTOBER____, 2025.

Darren E. Bryant

Darren E. Bryant, Mayor

ATTEST:

Sharon S. Dyson

Sharon S. Dyson, Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CLERK'S CERTIFICATE

I, Sharon S. Dyson, Village Clerk of the Village Robbins, in the County of Cook and State of Illinois, certify that the attached document is a true and correct copy of that certain Ordinance now on file in my Office, entitled:

Ordinance No. __10-2-25___

AN ORDINANCE AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR THE SALE OF THE PROPERTIES COMMONLY KNOWN AS 3521, 3533 AND 3551 W. 134th PLACE IN THE VILLAGE OF ROBBINS, ILLINOIS

which Ordinance was passed by a roll call vote of the Board of Trustees of the Village of Robbins, Illinois at their Regular Village Board Meeting on the _2ND___ day of __OCTOBER___, 2025, at which meeting a quorum was present, and approved by the President of the Village of Robbins on the __2ND___ day of __OCTOBER___, 2025.

I further certify that the vote on the question of the passage of said Ordinance by the Board of Trustees of the Village of Robbins was taken by Ayes and Nays and recorded in the minutes of the Board of Trustees of the Village of Robbins, and that the result of said vote was as follows, to-wit:

AYES:_____4_____

NAYS:_____0_____

ABSENT:_____1_____

ABSTAIN:_____1_____

I do further certify that the original Ordinance, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Robbins, this _2ND__ day of __OCTOBER____, 2025.

Sharon S. Dyson
Sharon S. Dyson, Village Clerk

[SEAL]