

**ORDINANCE NO. 1800**

**AN ORDINANCE AUTHORIZING THE  
SALE OF REAL PROPERTY COMMONLY KNOWN AS 1919 CORA STREET, IN THE  
CITY OF CREST HILL**

WHEREAS, the City of Crest Hill owns certain real property commonly known as 1919 Cora Street, in the City of Crest Hill ("Subject Property"); and

WHEREAS, the Subject Property bears Will County PIN 04-33-400-017-0000 and is legally described as follows: Lot 255 of STERN PARK, a subdivision of part of the South 1/2 of Section 33, T36N, R10E of the 3rd P.M., situated in the County of Will and State of Illinois; and

WHEREAS, the Subject Property is vacant except for one garage, with lot dimensions of 143 x 48.5 and the garage being 528 sq. feet; and

WHEREAS, the Subject Property is Zone R-1 – Single Family Residence District; and

WHEREAS, the City's ownership of the Subject Property is by a quitclaim deed dated November 28, 2018; and

WHEREAS, the City Council has determined that the Subject Property is no longer necessary, appropriate, required for the use of, profitable to, or for the best interests of the city; and

WHEREAS, pursuant to 65 ILCS 5/11-76-2 of the Illinois Municipal Code, the City is authorized to sell the Subject Property subject such conditions with respect to further use of the real estate as the corporate authorities may deem necessary and desirable to the public interest; and

WHEREAS, the City Council finds that it is necessary and desirable to the public interest to condition the sale of the Subject Property upon the agreement of the successful bidder for the purchase of the property to commence residential construction upon the Subject Property during the year of sale (2019) and to complete construction, subject to all City building and zoning regulations, no later than August of 2020, subject to an extension of time solely at the discretion of the City; and

WHEREAS, the City Council further finds the condition of the garage on the Subject Property is such as to require its demolition, and the sale of the Subject Property shall also be conditioned upon the successful bidder's agreement to demolish the garage no later than the construction completion deadline of August of 2020; and

WHEREAS, the City therefore, pursuant to its authority pursuant to its authority under 65 ILCS 5/11-76-1, determines it is in the best interest of the citizens of the City of Crest Hill to sell the Subject Property upon the conditions listed below and in these Recitals.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL  
OF THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS AS FOLLOWS:

- SECTION 1: The Corporate Authorities hereby find that all of the recitals contained in the preamble to this Ordinance are true, correct, and complete and are hereby incorporated by reference hereto and made a part hereof.
- SECTION 2: The City attorney is hereby directed to publish notice of the City's proposal to sell the Subject Property, in substantially the same form as the Notice attached as Exhibit A hereto, once each week for 3 successive weeks in a daily or weekly paper published in the city, or if there is none, then in some paper published in the County of Will.
- SECTION 3: Sale of the Subject Property shall be subject to a purchase contract to include all of the conditions incorporated herein through the recitals and preamble of this Ordinance.
- SECTION 4: Bids shall include a cashier's check for 10 percent of the bid amount as a deposit, which shall be returned to unsuccessful bidders and credited toward the purchase price at closing for the successful bidder.
- SECTION 5: The Subject Property shall be sold "as is" with no representations regarding the Subject Property being made by the City.
- SECTION 6: The City shall accept sealed bids for purchase of the Subject Property until 12:00 p.m. on March 26, 2019.
- SECTION 7: Bids shall be opened at the City Council's regularly scheduled meeting on April 1, 2019 at 7 p.m.
- SECTION 8: In the event that any provision or provisions, or portion or portions of this Ordinance shall be declared to be invalid or unenforceable by a Court of competent jurisdiction, such adjudication shall in no way affect or impair the validity or enforceability of any of the remaining provisions or portions of this Ordinance that may be given effect without such invalid or unenforceable provision or provisions, portion or portions.
- SECTION 9: All ordinances or parts of ordinances conflicting with any of the provisions of this Ordinance shall be and the same are hereby repealed.
- SECTION 10: The City Clerk is hereby directed to publish this Ordinance in pamphlet form.
- SECTION 11: This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED THIS 18<sup>th</sup> DAY OF FEBRUARY, 2019.

	Aye	Nay	Absent	Abstain
Alderman John Vershay	<u>          </u>	<u>          </u>	<u>  ✓  </u>	<u>          </u>
Alderman Scott Dyke	<u>  ✓  </u>	<u>          </u>	<u>          </u>	<u>          </u>
Alderdwoman Claudia Gazal	<u>  ✓  </u>	<u>          </u>	<u>          </u>	<u>          </u>
Alderdwoman Barbara Sklare	<u>  ✓  </u>	<u>          </u>	<u>          </u>	<u>          </u>
Alderdwoman Tina Oberlin	<u>  ✓  </u>	<u>          </u>	<u>          </u>	<u>          </u>
Alderman Marco Coladipietro	<u>  ✓  </u>	<u>          </u>	<u>          </u>	<u>          </u>
Alderman Nate Albert	<u>  ✓  </u>	<u>          </u>	<u>          </u>	<u>          </u>
Alderman Tom Inman	<u>  ✓  </u>	<u>          </u>	<u>          </u>	<u>          </u>
Mayor Raymond R. Soliman	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>

Vicki L. Hackney  
Vicki L. Hackney, City Clerk

APPROVED THIS 18<sup>th</sup> DAY OF FEBRUARY, 2019.

Raymond R. Soliman  
Raymond R. Soliman, Mayor

ATTEST:

Vicki L. Hackney  
Vicki L. Hackney, City Clerk

## **Exhibit A**

### **CITY OF CREST HILL NOTICE PROPOSAL FOR THE SALE OF REAL ESTATE OWNED BY THE CITY OF CREST HILL**

Notice is hereby given that the City of Crest Hill, an Illinois municipal corporation, is accepting sealed bids for the sale of certain real property owned by the City bearing Will County PIN 04-33-400-017-0000 and commonly known as 1919 Cora Street, in the City of Crest Hill, legally described as follows: Lot 255 of STERN PARK, a subdivision of part of the South 1/2 of Section 33, T36N, R10E of the 3rd P.M., situated in the County of Will and State of Illinois. The real property is vacant except for one garage, with lot dimensions of 143 x 48.5 sq. ft. The property is currently vacant, except for a garage being 528 sq. ft., and is zoned R-1 – Single Family Residence District. The property is being sold by the City “as is” with no representations by the City being made regarding the property.

Acceptance of any bid will be conditioned upon the successful bidder's agreement to begin construction of a residential dwelling on the property in 2019, to demolish the existing garage and to complete construction of the residential dwelling no later than August 2020, subject to extension at the sole discretion of the City Council. Bids shall include a cashier's check for 10 percent of the bid amount as a deposit, which shall be returned to unsuccessful bidders and credited toward the purchase price at closing for the successful bidder. The successful bidder shall enter into a Purchase Contract with the City and agree to those terms set forth in this Notice.

The deadline to submit sealed bid proposals to the City shall be 12:00 p.m. on March 26, 2019. Bid proposal shall be submitted to:

City of Crest Hill  
Attn: City Administrator  
1610 Plainfield Road  
Crest Hill, IL 60403

All submitted bids must be for the acquisition of the property described herein and shall specify the net cash consideration for the purchase of the property. To be considered, bids must include a plan for the construction of a residential dwelling upon the property to be completed no later than August of 2020. All sealed bids shall be opened and considered for approval at the regular meeting of the City Council to be held on April 1, 2019 at 7:00 p.m. at the City of Crest Hill City Hall, 1610 Plainfield Road, Crest Hill, IL 60403

The Corporate authorities of the City of Crest Hill may accept any bid determined to be in the best interest of the City and may reject any and all bids.