

ORDINANCE NO. 004 - 2024

**AN ORDINANCE AUTHORIZING THE SALE OF REAL PROPERTY OWNED BY THE  
CITY OF OTTAWA AND PROVIDING FOR PUBLIC NOTICE THEREOF  
(Vacant Lots – 513 St. George St., 230 Anita Dr., 221 DeLeon St.,  
819 Canal St., 1924 Pratt Ln)**

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**Whereas**, the City of Ottawa, Illinois, owns the following described vacant parcels of real property:

Parcel One:

513 St. George St., Ottawa, IL 61350

Lot 7 in Block 28 in Ottawa Center in the City of Ottawa, in the County of LaSalle, and State of Illinois.

PIN: 21-12-120-002

Zoned: "A-2" single-family and two-family residential

Parcel Two:

230 Anita Dr., Ottawa, IL 61350

Lot 5 in Block 2 in Anita's Subdivision of part of Lots 13 to 17, both inclusive, of Ottawa North Addition to the City of Ottawa, according to the plat thereof recorded in Book V of plats, Page 50; Situated in LaSalle County, Illinois.

PIN: 21-02-446-010

Zoned: "A-2" single-family and two-family residential

Parcel Three:

221 DeLeon St., Ottawa, IL 61350

Lot 6 in Block 4 in the Town of Ottawa North, in the City of Ottawa, County of LaSalle, and State of Illinois.

PIN: 21-02-410-001

Zone: "B" single-family, two-family, and multifamily residence district

Parcel Four:

819 Canal St., Ottawa, IL 61350

Lot 7 in Block 82 in State' Addition to Ottawa, Except the West 26 feet thereof, situated in the County of LaSalle and State of Illinois.

PIN: 21-11-139-013

Zoned: "D" commercial and light industrial district

Parcel Five:

1924 Pratt Ln., Ottawa, IL 61350

PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 33 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 1, THENCE EAST 159.38 FEET ALONG THE

NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1 TO THE TRUE POINT OF BEGINNING, THENCE CONTINUE EAST 112.75 FEET ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1 TO A POINT, THENCE SOUTH 1 DEGREE 47 MINUTES 25 SECONDS WEST 103.70 FEET ALONG A LINE PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 1 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE FORMER CHICAGO, BURLINGTON AND QUINCY RAILROAD, THENCE SOUTH 67 DEGREES 57 MINUTES 56 SECONDS WEST 101.29 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT, THENCE NORTH 111.65 FEET TO A POINT, THENCE WEST 15.62 FEET ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1 TO A POINT, THENCE NORTH 30.00 THE POINT OF BEGINNING, ALL SITUATED IN LASALLE COUNTY, ILLINOIS.

PIN: 21-01-112-020

Zoned : "E" industrial district

**Whereas**, the City Council of the City of Ottawa, Illinois has determined it is no longer necessary, appropriate, or in the best interest of the City of Ottawa to retain title to said parcels of real estate, and that said parcels of real estate are not required for the use of, or profitable to, the City of Ottawa.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OTTAWA, ILLINOIS, AS FOLLOWS:**

**Section One:** The foregoing recitals are incorporated herein by reference as the factual determination of the Council.

**Section Two:** Corporation Counsel is authorized and directed to publish a "Notice of Proposal To Sell Real Property" setting forth the following conditions for proposals:

(A) All proposals must be submitted in writing specifying: (1) the total dollar amount of the proposal; (2) intended use of the parcel, with priority to a residential structure for Parcel One, Parcel Two, and Parcel Three; (3) that each Parcel conform to existing zoning set forth above for each Parcel; and (4) a general construction schedule, if applicable.

(B) All proposals must be mailed or delivered to the City Clerk, City of Ottawa, 301 W. Madison Street, Ottawa, Illinois 61350 and be received no later than 4:30 P.M. on Monday, March 18, 2024. The City Council will consider said proposals at its regular council session on Tuesday, March 19, 2024.

(C) The minimum proposal price for each parcel is Five Hundred Dollars (\$500.00). Proposals will be accepted for Parcels One, Two, Three, Four and/or Five or each individual parcel, and you do not need to submit a proposal for all five parcels.

(D) All parcels will be sold "AS IS".

(E) If the successful bidder's intended use of any lot is to construct a residential or commercial/industrial structure, then the successful bidder will be subject to the following special condition:

Special condition: The successful bidder must obtain a certificate of occupancy from the Ottawa Building Official within twenty-four months from the date of closing. If the successful bidder fails to obtain a certificate of occupancy within twenty-four months from the date of closing, then the City will be able to exercise a buy-back provision allowing the City to buy the property back at the same price it was sold by the City. Should the successful bidder transfer the property to another purchaser within 180 days of the purchase, the subsequent purchaser will be subject to this buy back provision.

This special condition will not be applicable if the intended use of the property in the bid is to remain a vacate lot or to construct an accessory structure.

(F) The City Council may accept the highest proposal for a parcel or any other proposal determined to be in the best interest of the City of Ottawa considering all economic factors and may reject any or all proposals.

(G) The successful bidder will be required to deposit a sum of money equal to ten (10%) percent of the proposal price within 48 hours of acceptance of said proposal and enter into a written contract at said time; failure to enter into a written contract will result in forfeiture of the deposit.

(H) The conveyance to a successful bidder(s) will be by special warranty deed. The City will provide satisfactory evidence of merchantable title at City's expense.

(I) The conveyance is subject to all covenants, easements, and restrictions of record, if any, and the general real estate taxes for the current and all subsequent years; and further subject to all existing leases, if any.

(J) Closing shall occur not more than 60 days after execution of the Contract for Sale by City.

(K) Inquiries may be directed to the City Clerk (ext. 117) or Tami Koppen (ext. 240) at City Hall, 301 W. Madison Street, Ottawa, Illinois 61350, Tel. # 815-433-0164.

**Section Three:** Notice of Proposal To Sell Real Estate shall be published according to the requirements of section 11-76-2 of the Illinois Municipal Code.

**Section Four:** This Ordinance shall be effective immediately upon its passage, approval, and publication as required by law.

	<b>Aye</b>	<b>Nay</b>	<b>Absent</b>
Commissioner Eichelkraut	<u>X</u>	_____	_____
Commissioner Ganiere	<u>X</u>	_____	_____
Commissioner Pearson	<u>X</u>	_____	_____
Commissioner Barron	<u>X</u>	_____	_____
Mayor Hasty	<u>X</u>	_____	_____

**PASSED and APPROVED** this 6<sup>th</sup> day of February 2024.

  
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**Robert Hasty, Mayor**

**ATTEST:**

  
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**Shelly L. Munks, City Clerk**

Filed: 2/6/24

Published: \_\_\_\_\_