

ORDINANCE NO. 038 -2021

AN ORDINANCE AUTHORIZING THE SALE OF REAL PROPERTY OWNED BY THE CITY OF OTTAWA AND PROVIDING FOR PUBLIC NOTICE THEREOF
(Vacant Lots – 412 W. Washington St., 1845 LaSalle St., 545 Christie St.)

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

Parcel One:

Lot 12 in Block 39 in State's Addition to Ottawa, situated in the City of Ottawa, County of LaSalle, State of Illinois.
Commonly known as 412 W. Washington St., Ottawa, IL 61350
PIN: 21-11-118-011

Parcel Two:

Lot 1 in Leland's Subdivision of Outlot 15 in Ottawa North, an addition to the City of Ottawa, in LaSalle County, Illinois
Commonly known as: 1845 LaSalle St., Ottawa, IL 61350
PIN: 21-02-400-009

Parcel Three:

Lot 4 in Block 13 in Day's Addition to Ottawa, Situated in LaSalle County, Illinois,
Commonly known as: 545 Christie Street, Ottawa, IL 61350.
PIN #: 22-14-220-010

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: The 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 Two and Parcel Three only; (3) Parcel One conforming to existing zoning of "B" single-family, two-family residence, and multifamily residence district and Parcels Two and Three conforming to existing zoning of "A-2" single-family and

two-family residence district; (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, August 16, 2021. The City Council shall consider said proposals at its regular council session on the Tuesday, August 17, 2021.

(C) The minimum proposal price for Parcel One is Five Hundred Dollars (\$500.00). The minimum proposal price for Parcel Two is Five Hundred Dollars (\$500.00). The minimum proposal price for Parcel Three is Five Hundred Dollars (\$500.00). Proposals will be accepted for one, two, or all three of the individual parcels, and you do not need to submit a proposal for all three parcels.

(D) All parcels will be sold "AS IS" and Parcel One does not meet the lot size for a buildable lot; therefore, any successful bidder wishing to build a residential unit on Parcel One will be required to apply for a variance, and the City does not make any promises a variance will or will not be granted for said parcel.

(E) If the successful bidder's intended use of either lot is to construct a residential or commercial 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 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 shall be 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.

	Aye	Nay	Absent
Commissioner Eichelkraut	<u>X</u>	_____	_____
Commissioner Ganiere	<u>X</u>	_____	_____
Commissioner Rodriguez	<u>X</u>	_____	_____
Commissioner Less	<u>X</u>	_____	_____
Mayor Aussem	<u>X</u>	_____	_____

Passed and Approved this 6th day of July 2021.



Daniel F. Aussem, Mayor

ATTEST:



Shelly L. Munks, City Clerk

Filed: _____

Published: _____
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