

ORDINANCE NO. 039 - 2022

**AN ORDINANCE AUTHORIZING THE SALE OF REAL PROPERTY OWNED BY THE  
CITY OF OTTAWA AND PROVIDING FOR PUBLIC NOTICE THEREOF  
(Vacant Lots – 1707 Mulberry St., 110 15<sup>th</sup> Ave., 738 E. Superior St.,  
545 Christie St., 924 W. Marquette St.)**

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

Parcel One:

1707 Mulberry St., Ottawa, IL 61350  
Lot 8 in Block 8 in Champlin's Addition to the City of Ottawa; Situated in  
LaSalle County, Illinois.  
PIN: 21-02-308-011

Parcel Two:

110 15<sup>th</sup> Ave., Ottawa, IL 61350  
Lot 23 in Bernardoni's Subdivision of Lot 43 in Ottawa City Addition to  
the City of Ottawa; Situated in LaSalle County, Illinois.  
PIN: 21-15-106-007

Parcel Three:

738 E. Superior St., Ottawa, IL 61350  
Lots One (1) and Eighteen (18), except the North 88 feet of Lot One (1) in Block Fifteen  
(15) in Ottawa Center, an addition to the City of Ottawa, situated in the City of Ottawa, in  
the County of LaSalle and State of Illinois  
PIN: 21-12-112-015

Parcel Four:

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

Parcel Five:

924 W. Marquette St., Ottawa, IL 61350  
Lot 5 in Block 3 of Leland's Addition (also known as Lot 18 in Block 2 of Leland's  
Second Addition) to the City of Ottawa, as per plat book A on page 93 recorded in the  
Recorder's Office in LaSalle County and situated in the County of LaSalle and State of  
Illinois.  
PIN: 21-03-407-006

**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 all Parcels except Parcel Five; (3) Parcels One, Two, Three, and Four conforming to existing zoning of “A-2” single-family and two-family residence, and Parcel Five conforming to existing zoning of “E” industrial district; and (4) a general construction schedule.

(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 Friday, September 2, 2022. The City Council will consider said proposals at its regular council session on Tuesday, September 6, 2022.

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

(D) All parcels will be sold “AS IS” and Parcel Five does not meet the lot size for a buildable lot; therefore, any successful bidder wishing to build on Parcel Five 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 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 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.

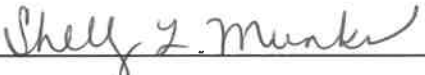
	<b>Aye</b>	<b>Nay</b>	<b>Absent</b>
Commissioner Eichelkraut	<u>X</u>	_____	_____
Commissioner Ganiere	<u>X</u>	_____	_____
Commissioner Rodriguez	<u>X</u>	_____	_____
Commissioner Less	<u>X</u>	_____	_____
Mayor Aussem	<u>X</u>	_____	_____

**Passed and Approved** this 19<sup>th</sup> day of July 2022.



**Daniel F. Aussem, Mayor**

**ATTEST:**

  
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**Shelly L. Munks, City Clerk**

Filed: \_\_\_\_\_

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

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