

RESOLUTION NO. 1920-085

East Peoria, Illinois
November 19, 2019

RESOLUTION BY COMMISSIONER MARK E. HILL

**RESOLUTION AUTHORIZING THE SELLING PROCESS
FOR CITY-OWNED SURPLUS REAL ESTATE**

WHEREAS, the City has acquired title to two parcels of real estate located within the City of East Peoria through the foreclosure and abandonment provisions of the “Unsafe Property” Division of Article 11 of the Illinois Municipal Code (65 ILCS 5/11-31-1, *et seq.*), and these parcels are legally described in Exhibit A and depicted in Exhibit B, attached hereto and incorporated by reference (hereinafter the “Properties”); and

WHEREAS, the City has determined that the Properties are surplus public real estate owned by the City, and the City considers the Properties to be excess properties and unnecessary for City use or City purposes; and

WHEREAS, the City seeks to sell the Properties pursuant to the process set forth under Section 11-76-4.1 of the Illinois Municipal Code (65 ILCS 5/11-76-4.1), which provides for the appraisal of the Properties by a certified or licensed appraiser and then the sale of the Properties by City Officials, by a local licensed real estate agency, or by public auction for no less than 80% of the appraised value; and

WHEREAS, the Properties are further described by each parcel’s current zoning classification, size, and use in Exhibit A; and

WHEREAS, the City Council hereby finds that it is in the best interests of the City to sell the Properties such that the Properties can be developed and put to use by an interested purchasing party;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS, THAT:

Section 1. The above recitations are found to be true and correct.

Section 2. The Properties, after obtaining an appraisal of the Properties by a certified or licensed appraiser, are hereby directed to be sold by any process set forth under Section 11-76-4.1 of the Illinois Municipal Code for no less than 80% of the appraised value.

Section 3. City Officials are hereby authorized to execute any documents necessary to initiate the sale or transfer of the Properties, including, but not limited to, the execution of a listing agreement with a local licensed real estate agency, and to negotiate the terms of such sale or transfer of the Properties to an interested purchasing party. The terms of such sale or transfer of the Properties shall include payment by the purchasing party of the City's costs, including, but not limited to, the cost of the appraisal, recording fees, and City attorneys' fees in the amount of five hundred dollars (\$500.00); together with the standard real estate agent commission rate if listed by a local real estate agency.

Section 4. The City Clerk is hereby authorized and directed to publish this Resolution and any exhibits attached hereto (excluding Exhibit B) immediately upon the passage of this Resolution by the City Council in a daily or weekly newspaper circulated in the City of East Peoria.

Section 5. City Officials, in their discretion, are hereby authorized to withdraw any of the Properties from the sale or transfer process for any reason they deem necessary or appropriate.

APPROVED:

 /s/ John P. Kahl

Mayor

ATTEST:

 /s/ Morgan R. Cadwalader

City Clerk

EXHIBIT A

DESCRIPTION OF SURPLUS REAL ESTATE

Surplus Parcel #1: 116 Loren Street, Washington

Size: 80 ft x 133 ft

Zoning Classification: R-2 One Family Dwelling District

Use: Vacant land

Legal Description: Lot Thirty-one (31) in SUNNYLAND, a Subdivision of part of the Southwest Quarter of Section Nineteen (19) in Township Twenty-six (26) North, Range Three (3) West of the Third Principal Meridian, Tazewell County, Illinois, as per plat thereof recorded in the Office of the Recorder of Deeds of Tazewell County, Illinois, in Plat book "A", page 9, situated in the County of Tazewell and State of Illinois.

Tax I.D. No. 02-02-19-314-010

Surplus Parcel #2: 402 Monson Street, East Peoria

Size: 120 ft x 75 ft

Zoning Classification: M-3 Manufacturing District, Transitional

Use: Vacant land

Legal Description: The North Half of Lots 85 and 86 in RICHLAND FARMS, an addition to East Peoria, Tazewell Co., Ill., being parts of Section 32, Township 26 North, Range 4 West of the Third Principal Meridian, as shown on the plat thereof recorded in Plat book "F", page 50, EXCEPTING THEREFROM the North 9 feet thereof; situated in TAZEWELL COUNTY, ILLINOIS.

Tax I.D. No. 01-01-32-117-010

EXHIBIT B

MAPS OF SURPLUS REAL ESTATE
Surplus Parcel #1: 116 Loren Street, Washington

City Owned Property For Sale

Legal Description: P.I.N.: 02-02-19-314-010

116 Loren St

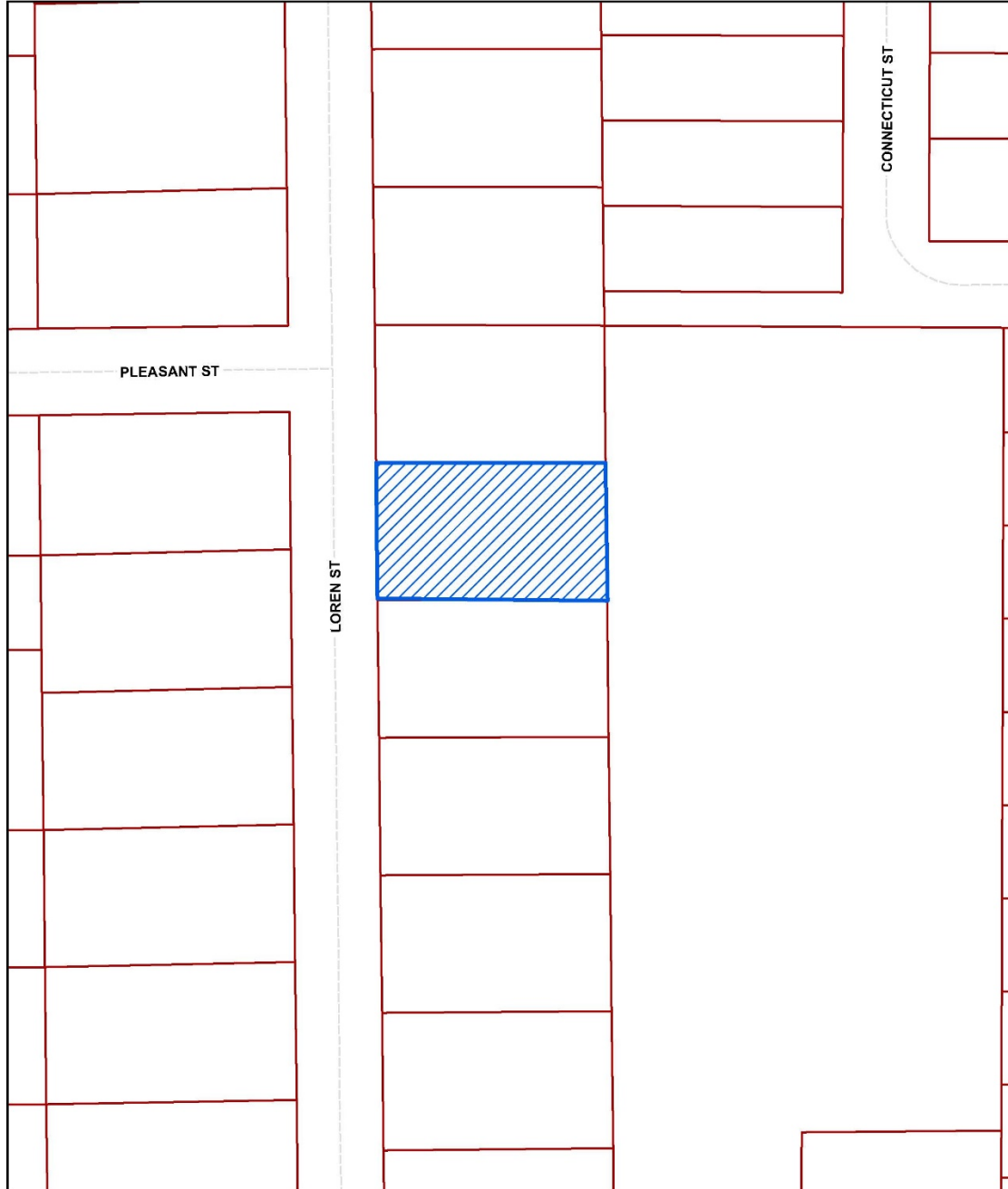


EXHIBIT B

MAPS OF SURPLUS REAL ESTATE
Surplus Parcel #2: 402 Monson Street, East Peoria

City Owned Property For Sale

Legal Description: P.I.N.: 01-01-32-117-010

402 Monson St

