

**RESOLUTION NO. 1819-129**

**East Peoria, Illinois**

March 19, 2019

**RESOLUTION BY COMMISSIONER** Densburger

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

**WHEREAS**, the City has acquired title to four 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.

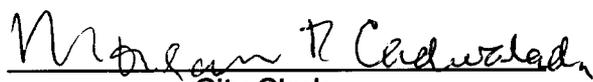
**Section 4.** The City Clerk is hereby authorized and directed to publish this Resolution and any exhibits attached hereto (excluding Exhibit B) immediately upon the passage of this Resolution by the City Council in a daily or weekly newspaper circulated in the City of East Peoria.

**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:**

  
\_\_\_\_\_  
Mayor

**ATTEST:**

  
\_\_\_\_\_  
City Clerk

## EXHIBIT A

### DESCRIPTION OF SURPLUS REAL ESTATE

#### **Surplus Parcel #1:** 122 Cherry Lane, East Peoria

Size: 75x197

Zoning Classification: R-2 One Family Dwelling District

Use: Vacant land

Legal Description: Lot 58 and the North Half of Lot 59 in Doering Park Subdivision, a Subdivision in the City of East Peoria, Tazewell County, Illinois.

Tax I.D. No..02-02-19-302-022

#### **Surplus Parcel #2:** 124 West Faulkner Road, East Peoria

Size: 82x185 plus 108x894

Zoning Classification: R-2 One Family Dwelling District

Use: Vacant land

Legal Description: The East 100 feet of Lot 162 in CLOVERDALE EXTENDED, a Subdivision of part of the East Half of the Northeast Quarter of Section 11; part of the West Half of the West Half of the Northwest Quarter of Section 12, all in Township 25 North, Range 4 West of the Third Principal Meridian; ALSO, the East 8 feet of even width of the South 894 feet of the West 100 feet of said lot 162; ALSO, a part of Lot 163 in said CLOVERDALE EXTENDED, more particularly described as follows, to-wit: Commencing at a point on the Northerly line of said Lot 163, which point is 298.17 feet Eastwardly from the Northwest corner of said Lot; thence Eastwardly along the Northerly line of said Lot, 25.33 feet; thence at right angles Southwardly 15 feet; thence Westwardly parallel with said Northerly line of said Lot 163, a distance of 25.33 feet; thence Northwardly to the point of beginning; EXCEPT that part of said lots heretofore conveyed to the Euclid Avenue Water Company by deed recorded in Volume 351, page 387; ALSO EXCEPTING a part of said Lot 163, more particularly described as follows, to wit: Commencing at a point on the Northerly line of said Lot 163 which point is 298.17 feet Eastwardly from the Northwest corner of said Lot to the point of the beginning of the parcel to be described; thence Easterly along the Northerly line of said Lot

18 feet; thence at right angles Southwardly 15 feet; thence Westwardly parallel with said Northerly line of said Lot 163 a distance of 18 feet; thence Northerly to the point of beginning; ALSO EXCEPTING a part of said Lot 162, more particularly described as follows, to wit: The West 18 feet of even width of the North 185 feet of the East 100 feet of said Lot 162, all situated in the County of Tazewell, State of Illinois.

Tax I.D. No. 05-05-11-207-003

**Surplus Parcel #3:** 101 Harmony Avenue, East Peoria

Size: 59x150

Zoning Classification: R-2 One Family Dwelling District

Use: Vacant land

Legal Description: Lot 109 and the south 1' of Lot 110 of the NW ¼ in Robein Subdivision, a subdivision in the City of East Peoria; situated in Tazewell County, Illinois.

Tax I.D. No. 01-01-25-109-020

**Surplus Parcel #4:** 215 South Pleasant Hill Road, East Peoria

Size: 85x140

Zoning Classification R-2 One Family Dwelling District

Use: Vacant land

Legal Description Sublot "B" of Lot 4 in the Northeast Quarter of the Northwest Quarter of Section 12 Township 25 North Range 4 West of the Third Principal Meridian, as shown by Plat recorded in Plat Book "T" page 376 in the Recorder's Office of Tazewell County, Illinois.

Tax I.D. No. 05-05-12-108-014

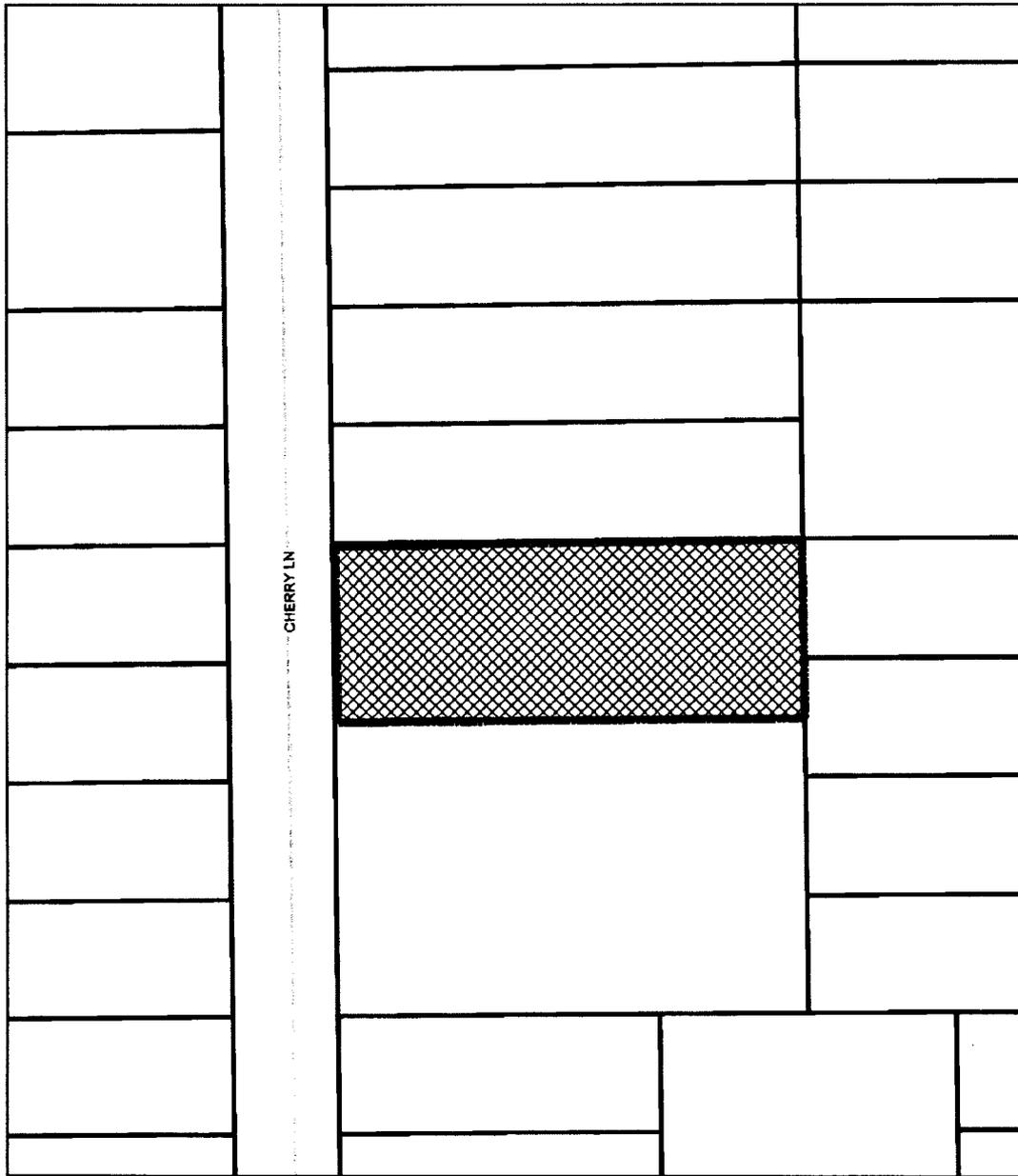
**EXHIBIT B**

**MAPS OF SURPLUS REAL ESTATE**  
**Surplus Parcel #1: 122 Cherry Street, East Peoria**

**Property For Sale**

**122 Cherry St**

**P.I.N.: 02-02-19-302-022**



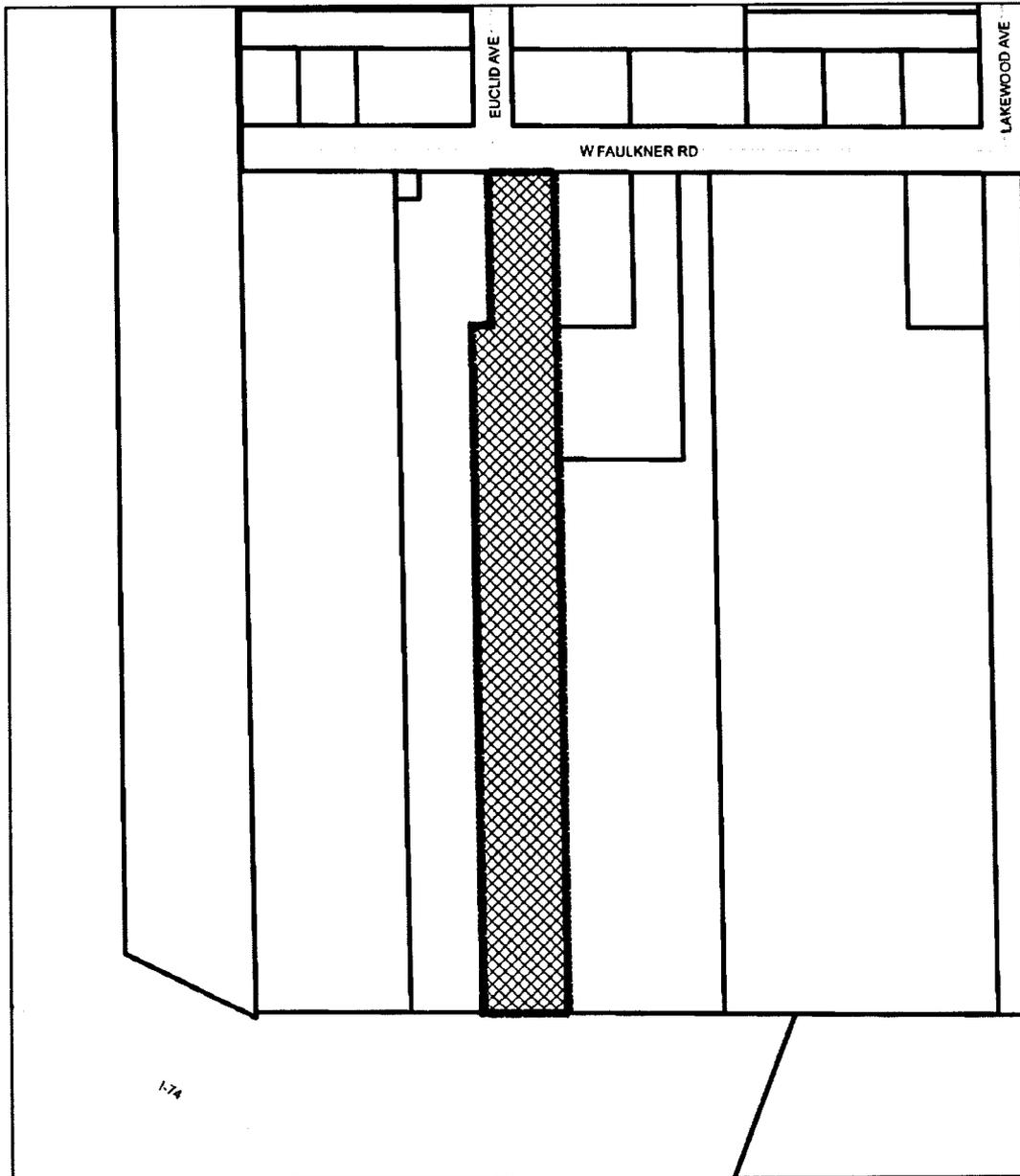
**EXHIBIT B**

**MAPS OF SURPLUS REAL ESTATE**  
Surplus Parcel #2: 124 West Faulkner Road, East Peoria

**Property For Sale**

**124 W. Faulkner Rd.**

**P.I.N.: 05-05-11-207-003**



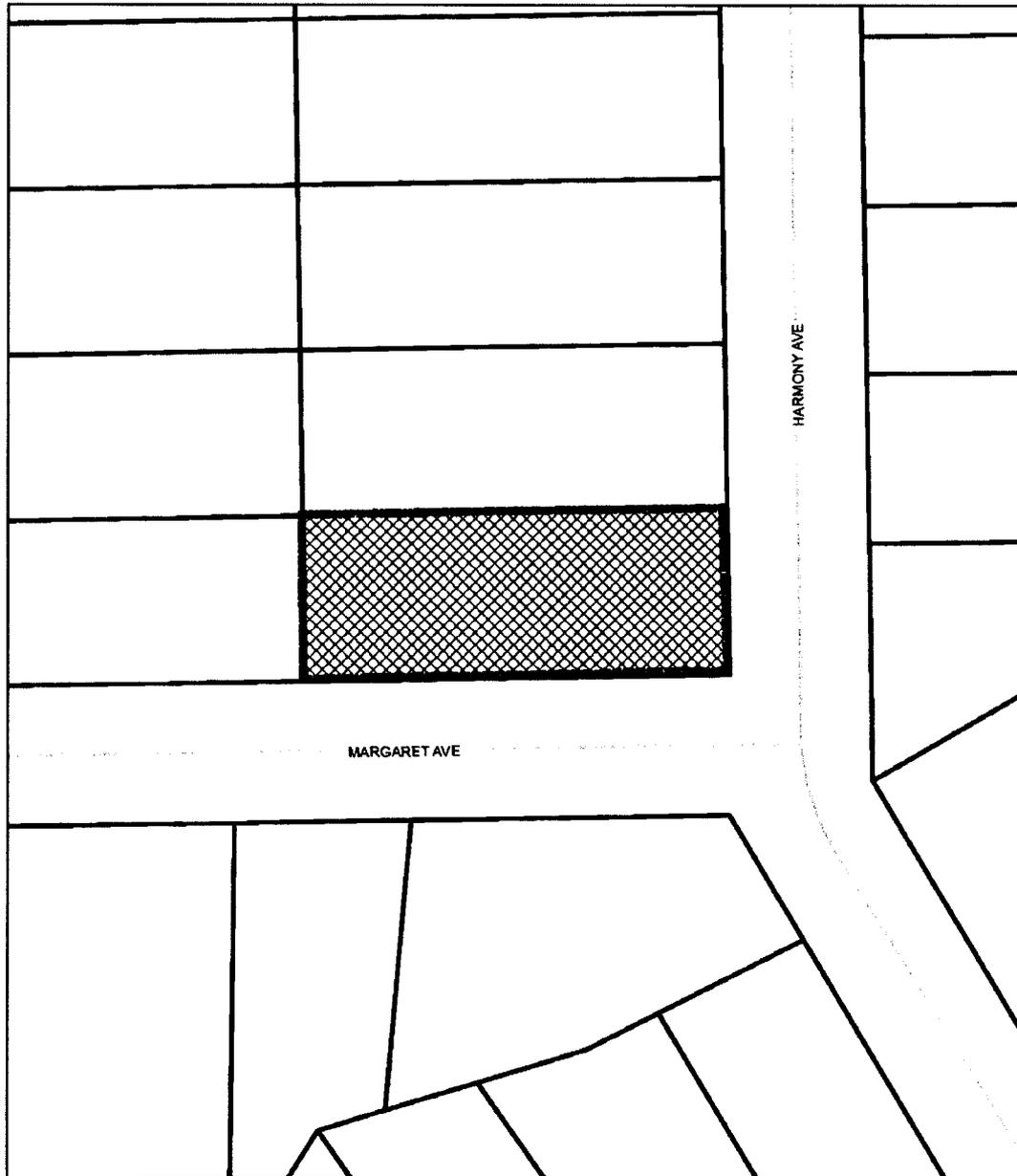
**EXHIBIT B**

**MAPS OF SURPLUS REAL ESTATE**  
Surplus Parcel #3: 101 Harmony Avenue, East Peoria

**Property For Sale**

**101 Harmony Ave**

**P.I.N.: 01-01-25-109-020**



**EXHIBIT B**

**MAPS OF SURPLUS REAL ESTATE**

**Surplus Parcel #4: 215 South Pleasant Hill Road, East Peoria**

**Property For Sale**

**215 S. Pleasant Hill Rd.**

**P.I.N.: 05-05-12-108-014**

