

PUBLIC NOTICE OF SALE OF SURPLUS REAL PROPERTY AT 9150-9158 WEST GRAND AVENUE OWNED BY THE VILLAGE OF FRANKLIN PARK

PLEASE TAKE NOTICE that the Village of Franklin Park adopted Resolution No. 1920-R-05 declaring a parcel of real property as surplus property and authorizing the sale of the surplus property.

In accordance with Resolution 1920-R-05, the Village is accepting proposals for the sale and redevelopment of the parcel of real property located at 9150-9158 West Grand Avenue, Franklin Park, Illinois (the "Property") until 12:00 P.M. on Wednesday, July 3, 2019. Written proposals for the acquisition and redevelopment of the Property shall be submitted to John Schneider, Director of Community Development, Department of Community Development, Village of Franklin Park, 9500 Belmont Avenue, Franklin Park, Illinois 60131. Written proposals will be reviewed as submitted but no earlier than Wednesday, July 3, 2019.

Every written proposal must identify a purchase price, a proposed use for the Property in compliance with the I-1 Restricted Industrial District and provide for the redevelopment and occupancy of the building. Every written proposal shall agree to the following: 1) demolish and remove the cinder block structure in the rear of 9158 Grand Avenue to provide paved parking on the Property; 2) undertake all necessary repairs and improvements to ensure that the building and Property is in full compliance with building, property maintenance, electrical, plumbing and fire code requirements, including the installation of a sprinkler system or approved fire wall, if applicable. Sale of the Property will require the execution of a purchase and sale agreement with the Village.

The appraised value of the Property is \$175,000.00. A copy of the appraisal of the Property is available for inspection in the Office of the Village Clerk, Village of Franklin Park, Village Hall, 9500 Belmont Avenue, Franklin Park, Illinois 60131 and on the Village's website at www.villageoffranklinpark.com. Further information about the Property can also be obtained from the Department of Community Development.

The Resolution authorizing the sale is, as follows:

RESOLUTION NUMBER 1920-R-05

A RESOLUTION OF THE VILLAGE OF FRANKLIN PARK COOK COUNTY, ILLINOIS DECLARING THE VILLAGE OWNED PARCEL OF REAL PROPERTY AT 9150-9158 WEST GRAND AVENUE AS SURPLUS PROPERTY AND AUTHORIZE THE DIRECTOR OF COMMUNITY DEVELOPMENT TO OBTAIN PROPOSALS FOR ITS SALE AND DISPOSITION AND DIRECT THE VILLAGE CLERK TO MAKE COPIES OF THE APPRAISAL AVAILABLE TO ANY PARTY

WHEREAS, the Village of Franklin Park, Cook County, Illinois (the "*Village*") is a duly organized and existing municipal corporation created under the provisions of the laws of

the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

WHEREAS, the Village is the owner of a parcel of property commonly known as 9150-9158 West Grand Avenue, Franklin Park, Illinois, identified by PINS 12-27-303-018-0000 and 12-27-303-029-0000, which is an 11,152 square foot corner lot (0.26 acres) that is improved with a one-story, single tenant industrial building approximately 9,709 square feet in size constructed in 1950 (the “*Property*”), and legally described on Exhibit A, a copy of which is attached hereto and made a part hereof; and

WHEREAS, the Property is in the I-1 Restricted Industrial District, as identified and described in the Village of Franklin Park Zoning Ordinance; and

WHEREAS, the Village President and Board of Trustees of the Village of Franklin Park (the “*Corporate Authorities*”) find that the Property is no longer necessary, appropriate, required for the use of, profitable to or serve any viable use to the Village and that the sale of the Property will eliminate burdensome maintenance cost, provide needed funds and generate tax revenue in the future for use in the general fund of the Village; and

WHEREAS, the Corporate Authorities further find that the Property serves no public use to the residents of the Village and is in the best interest of the health, safety and welfare of Village residents to sell the Property; and

WHEREAS, 65 ILCS 5/11-76-4.1 of the Illinois Municipal Code sets forth a procedure for the sale of municipal-owned surplus real property conducted by the staff of the Village after ascertaining the value of the surplus real estate by written appraisal and making said appraisal available for public inspection; and

WHEREAS, the Corporate Authorities have determined it is in the best interests of the Village to sell the Property pursuant to 65 ILCS 5/11-76-4.1 of the Illinois Municipal Code; and

WHEREAS, the Village ascertained a written appraisal report for the Property, dated August 24, 2018, which was prepared by Mary Wagner, MAI, of Praedium Valuation Group, 3847 North Lincoln Avenue, Suite 2, Chicago, Illinois, (the “*Appraisal*”), a copy of which is attached hereto and made a part hereof, as Exhibit B; and

WHEREAS, the Appraisal found that the appraised value of the Property is \$175,000.00; and

WHEREAS, the Appraisal shall be made available for inspection or copying in the office of the Village Clerk of the Village of Franklin Park to any interested party to allow for the review, analysis and submission of a proposal for the acquisition of the Property; and

WHEREAS, the Director of Community Development is hereby authorized to ascertain, review and recommend a proposal for the purchase of the Property and its redevelopment.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Franklin Park, Cook County, Illinois, as follows:

Section 1. That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2. The Property, as herein described, is hereby determined and declared by the Corporate Authorities to be surplus real estate of the Village.

Section 3. The Director of Community Development is hereby authorized and directed to ascertain and review proposals for the sale of the Property and further recommend and present a proposal to the Corporate Authorities that is in the best interest of the Village for

the sale and redevelopment of the Property in accordance with this Resolution and pursuant to 65 ILCS 5/11-76-4.1 of the Illinois Municipal Code.

Section 4. The officials, officers, employees and attorneys of the Village are hereby authorized to undertake the necessary steps to present a proposal and final agreement for the sale of the Property to the Corporate Authorities, as contemplated herein.

Section 5. The Village Clerk is hereby authorized and directed to publish a copy of this Resolution at the first opportunity following its passage in a newspaper published within the Village and to make available a copy of the Appraisal for public inspection by any interested party.

Section 6. If any section, paragraph, clause or provision of this Resolution shall be held invalid, the invalidity thereof shall not affect any other provision of this Resolution.

Section 7. All ordinances, resolutions, motions or orders in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 8. This Resolution shall be in full force and effect immediately after its passage and publication as required by law.

PASSED by the President and Board of Trustees of the Village of Franklin Park, Cook County, Illinois this 3rd day of June 2019, pursuant to a roll call vote, as follows:

AYES: Avitia, Hagerstrom, Johnson, Ruhl, Special

NAYS:

ABSENT: Ybarra

APPROVED by the President of the Village of Franklin Park, Cook County, Illinois on
this 3rd day of June 2019.

APPROVED:

/s/ Barrett F. Pedersen
Barrett F. Pedersen, Village President

ATTEST:

/s/ Roberta Johnson
Roberta Johnson, Village Clerk

Exhibit A

Legal Description

Lot 18, 19 and 20 in Block 1 in Walter G. Mc Intosh Company's River Park Addition, being a Subdivision of part of Fractional Sections 27 and 34, Township 40 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded June 15, 1925 as Document 8944974 in Cook County, Illinois.

Permanent Index Numbers (PINS): 12-27-303-018-0000 and 12-27-303-029-0000