

**PUBLIC NOTICE OF SALE OF SURPLUS REAL PROPERTY OWNED BY THE
VILLAGE OF FRANKLIN PARK AT THE SOUTHWEST CORNER OF KING
AVENUE AND HAWTHORNE STREET**

PLEASE TAKE NOTICE that the Village of Franklin Park (the “Village”) adopted Resolution Number 2122-R-11 declaring a parcel of real property as surplus property and authorizing the sale of the surplus property.

In accordance with Resolution Number 2122-R-11, the Village is accepting proposals for the sale and development of the triangular parcel of vacant real property at the Southwest corner of King Avenue and Hawthorne Street commonly known as 9960 Pacific Avenue, Franklin Park, Illinois, identified by PIN 12-21-409-012-0000 (the “Property”). Proposals will be reviewed as submitted.

A copy of Resolution Number 2122-R-11 is printed below. Copies of the Appraisal of the Property are available in the office of the Village Clerk, Village Hall, Village of Franklin Park, 9500 West Belmont Avenue, Franklin Park, Illinois 60131 or at www.villageoffranklinpark.com. In the event of questions or for further information about the Property, please contact Nicholas Walny, Senior Planner, 9500 West Belmont Avenue, Franklin Park, Illinois, or at (847) 671-4800.

RESOLUTION NUMBER 2122-R-11

**A RESOLUTION OF THE VILLAGE OF FRANKLIN PARK, COOK COUNTY,
ILLINOIS DECLARING AS SURPLUS PROPERTY THE TRIANGULAR SHAPED VACANT
PARCEL OF REAL PROPERTY LOCATED AT THE SOUTHWEST CORNER OF KING
AVENUE AND HAWTHORNE STREET AND AUTHORIZING THE DIRECTOR OF
COMMUNITY DEVELOPMENT TO OBTAIN PROPOSALS FOR ITS SALE AND
DISPOSITION AND DIRECT THE VILLAGE CLERK TO MAKE A COPY OF THE
APPRAISAL ON THE PROPERTY 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 triangular parcel of vacant property located at the Southwest corner of King Avenue and Hawthorne Street commonly known as 9960 Pacific Avenue, Franklin Park, Illinois, identified by PIN 12-21-409-012-0000, which is a 4,200 square foot (0.10 acres) corner lot used as a parking lot (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 C-M Commercial Manufacturing 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 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 Village ascertained a written appraisal report for the Property, dated August 4, 2021, which was prepared by Mary Wagner, MAI, and Elizabeth Gulis, MAI, of Praedium Valuation Group, 3847 North Lincoln Avenue, 2nd Floor, 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 as of July 23, 2021 is \$29,500.00; 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 and development of the Property; and

WHEREAS, the Director of Community Development is hereby authorized to ascertain, review, and recommend a proposal for the purchase and development of the Property that will provide the most benefit to the Village and to ensure compliance with the following Village conditions requiring the buyer to: 1) construct a building or acquire an adjacent building, if the Property is to continue as a parking lot; 2) comply with all parking requirements and pave all parking area; 3) install a 6-foot solid wood or vinyl fence along King Avenue and Hawthorne Street (excluding any proposed building frontage, if applicable) to screen the Property from residential areas; 4) provide a landscaping plan for the Property and adjacent parkway and maintain existing mature trees on the Property; 5) undertake all necessary repairs and/or improvements to ensure that the Property is in full compliance with building, property maintenance, electrical, plumbing and fire code requirements; 6) acquire the Property in its “as is” condition; and 7) comply with all zoning, use and licensing requirements of the Village; 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 in accordance with the conditions herein contained.

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 and development of the Property and further recommend and present an agreement to the Corporate Authorities that is in the best

interest of the Village for the sale and disposition 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 4th day of October 2021, pursuant to a roll call vote, as follows:

AYES: Avitia, Hagerstrom, Johnson, Ruhl, Special, Ybarra

NAYS:

ABSENT:

APPROVED by the President of the Village of Franklin Park, Cook County, Illinois on this 4th day of October 2021.

APPROVED:

/s/ Barrett F. Pedersen

Barrett F. Pedersen, Village President

ATTEST:

/s/ April Arellano

April Arellano, Village Clerk

Exhibit A

Legal Description

LOT 1 IN BLOCK 12 IN THIRD ADDITION TO FRANKLIN PARK IN SECTION 21 AND 28, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers (PIN): 12-21-409-012-0000

Property commonly known as 9960 Pacific Avenue, Franklin Park, Illinois 60131