
THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER 21-13

**AN ORDINANCE AUTHORIZING THE SALE OF SURPLUS REAL PROPERTY
BELONGING TO THE VILLAGE OF COAL CITY**

(160 W. Walnut)

TERRY HALLIDAY, Village President
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Village Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of
Coal City

on May 12, 2021

ORDINANCE NO. 20-13

**AN ORDINANCE AUTHORIZING THE SALE OF SURPLUS REAL PROPERTY
BELONGING TO THE VILLAGE OF COAL CITY**

(160 W. Walnut)

WHEREAS, the Village of Coal City (“Village”) is an Illinois non-home rule municipal corporation, organized and operating pursuant to the Constitution and laws of the State of Illinois;

WHEREAS, the Village owns vacant and unimproved real property commonly known as 160 W. Walnut, Grundy County, Illinois, 60416, bearing tax identification number (P.I.N.) 09-03-431-005, and legally described as follows:

LOTS THIRTY (30) AND THIRTY-ONE (31) IN BLOCK TWENTY (20) IN THE VILLAGE OF COAL CITY AND THE VACATED ALLEY NORTHWEST AND ADJACENT TO SAID LOTS, (EXCEPT COAL AND OTHER MINERALS UNDERLYING SAID PREMISES AND THE RIGHT TO MINE AND REMOVE THE SAME); IN GRUNDY COUNTY, ILLINOIS.

(the “Property”);

WHEREAS, the Property is the former site of a detached single-family residence that was demolished by the Village after falling into disrepair and is now owned by the Village;

WHEREAS, the Property is zoned RS-3;

WHEREAS, the Property is not presently utilized by the Village or contemplated for any future public use, remains vacant, is not generating any tax revenue, and the Village is desirous of returning the Property to productive private use, bolstering the Village’s property tax base, generating infill development and providing shelter for new or existing Village residents; and

WHEREAS, Sections 11-76-1 and 11-76-2 of the Illinois Municipal Code, 65 ILCS 5/11-76-1 and 65 ILCS 5/11-76-2, authorize the Village to sell surplus property in accordance with certain statutory procedures;

WHEREAS, the Corporate Authorities hereby find and determine that it is no longer

necessary, appropriate, or in the best interest of the Village to retain title to the Property, and that the Property is not required for the use of, or profitable to, the Village;

WHEREAS, the Village is considering selling the Property in accordance with Section 11-76-2 of the Illinois Municipal Code, 65 ILCS 5/11-76-2; and

WHEREAS, the Corporate Authorities further find and determine that it is in the best interest of the Village to offer the Property for sale and seek bids for the purchase thereof pursuant to a notice in substantially the form attached to this Ordinance as **Exhibit A** (the “Notice”) and in accordance with the procedures set forth in Section 11-76-2 of the Illinois Municipal Code.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Coal City, Counties of Will and Grundy, Illinois, as follows:

SECTION 1. Recitals. The foregoing recitals shall be and are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

SECTION 2. Authorization for Sale of Property and Publication of Legal Notice.

- A.** The Corporate Authorities having determined that the Property is no longer necessary, appropriate, required for the use of, profitable to, or in the best interest of the Village, hereby direct the sale of the Property to the bidder with the highest bid or whose bid is otherwise found by the Corporate Authorities to be in the best interest of the Village.
- B.** The Village Clerk is hereby authorized and directed to publish notice of the Village’s proposal to sell and to advertise for bids for the purchase of all or a portion of the Property in accordance with the requirements set forth in 65 ILCS 5/11-76-2 and in the form substantially similar to the Notice of Bid set forth in **Exhibit A** attached to and, by this reference, made a part of this Ordinance, once each week for three (3)

consecutive weeks in the *Coal City Courant*, with the first publication date at least thirty (30) days prior to the opening of the bids.

- C.** The Village President, Clerk, Administrator, and Attorney are hereby authorized and directed to draft, execute, deliver and complete any and all instruments or documents deemed necessary or convenient to effectuate the intent of this Ordinance, whether or not such other documents are attached hereto. The Village Clerk is hereby authorized and directed to attest to, countersign and affix the seal of the Village to all such documents as are deemed necessary.
- D.** The officers, employees, and agents of the Village shall take all actions reasonably required or necessary to carry out and give effect to the intent of this Ordinance and otherwise to consummate the sale of the Property to the bidder, if any, whose bid is determined to be in the best interest of the Village, and shall take all actions necessary in conformity therewith including, without limitation, the execution and delivery of all documents required to be delivered in connection with the transaction contemplated herein and approving the expenditure of all necessary funds to consummate the sale of the Property.

SECTION 3. Resolution of Conflicts.

All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. Saving Clause. If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance, which are hereby declared to be separable.

SECTION 5. Effectiveness. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SO ORDAINED this 12 day of May, 2021, at Coal City,
Grundy and Will Counties, Illinois.

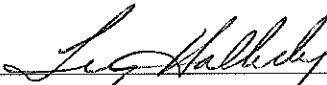
AYES: 5

NAYS: 0

ABSENT: 1

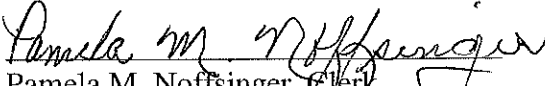
ABSTAIN: 0

VILLAGE OF COAL CITY



Terry Halliday, President

Attest:



Pamela M. Noffsinger, Clerk

EXHIBIT A

**NOTICE OF BID ON SURPLUS REAL PROPERTY IN THE
VILLAGE OF COAL CITY, ILLINOIS**

PUBLIC NOTICE IS HEREBY GIVEN, pursuant to Sections 11-76-1 and 11-76-2 of the Illinois Municipal Code, 65 ILCS 5/11-76-1 and -2, that the Village of Coal City duly enacted Ordinance No. 21- 13, entitled *AN ORDINANCE AUTHORIZING THE SALE OF SURPLUS REAL PROPERTY BELONGING TO THE VILLAGE OF COAL CITY* (the “Ordinance”) at a regular meeting of the Village board of trustees on May 12, 2021. The Ordinance authorized the sale of vacant and unimproved real property commonly known as 160 W. Walnut, Grundy County, Illinois, 60416, bearing tax identification number (P.I.N.) 09-03-431-005, and legally described as follows:

LOTS THIRTY (30) AND THIRTY-ONE (31) IN BLOCK TWENTY (20) IN THE VILLAGE OF COAL CITY AND THE VACATED ALLEY NORTHWEST AND ADJACENT TO SAID LOTS, (EXCEPT COAL AND OTHER MINERALS UNDERLYING SAID PREMISES AND THE RIGHT TO MINE AND REMOVE THE SAME); IN GRUNDY COUNTY, ILLINOIS.
(the “Property”);

The Property is located in the Village’s RS-3 zoning district. The Village favors single-family detached residential development of the Property that will complement existing residential uses in the vicinity of the Property. The Property is being sold as-is and the Village makes no representation as to the condition of the Property.

Any person may submit a written sealed bid for the Property. There is no minimum bid. The bids should include a purchase price and a development plan for the Property that details the proposed structure(s) or other improvements, if any, to be constructed and an estimated project schedule. The Village will consider development proposals consistent with the Village’s Zoning Ordinance, Comprehensive Plan, and the terms of this Notice. The terms of this Notice shall govern in the event of conflict or inconsistency.

The Village may require the purchaser to enter into a development agreement with the

Village that will formalize the terms of the development of the Property in accordance with the winning bidder's plans. The development agreement may also, among other things, formalize the terms of sale, establish the method of legal title conveyance, specify the terms of the development, including any required zoning relief, a timeline for completion of the development, and will be binding on the winning bidder and his or her successors and assigns. The Corporate Authorities may accept any bid determined to be in the best interest of the Village by a vote of 3/4 of the Corporate Authorities then holding office. The Village reserves the right to reject any or all bids and to waive any technicalities in the bidding if it should be deemed in the public interest. These decisions will be final and not subject to recourse. This request for proposals does not obligate the Village to pay any costs incurred by any bidder in the submittal of a bid or in making necessary studies or designs for the preparation of that bid.

Sealed bids for the Property shall be marked "**SEALED PROPERTY BID**" and be sent to Pam Noffsinger, Village Clerk, Coal City Village Hall, 515 S. Broadway Street, Coal City, IL 60416. Said bids must be received on or before June 22, 2021 at 5:00 p.m. The bids shall be opened and considered in accordance with 65 ILCS 5/11-76-2 at the regular meeting of the Village of Coal City Board of Trustees on June 23, 2021, commencing at 7:00 p.m. at the Village Hall, 515 S. Broadway Street, Coal City, IL 60416. For further information regarding the Property, interested persons may contact Pam Noffsinger at 815-634-8608 during regular business hours.

Respectfully submitted,

Pam Noffsinger
Village Clerk

(Publish once each week for 3 consecutive weeks. First publication at least 30 days before bid opening.)