
THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

RESOLUTION NUMBER 22-08

**A RESOLUTION DECLARING VILLAGE-OWNED REAL PROPERTY TO BE
SURPLUS AND AUTHORIZING THE ISSUANCE OF A REQUEST FOR PROPOSALS
FOR THE ACQUISITION AND REDEVELOPMENT OF SUCH REAL PROPERTY**

(95 E. Oak Street)

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Coal City
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A RESOLUTION DECLARING VILLAGE-OWNED REAL PROPERTY TO BE SURPLUS AND AUTHORIZING THE ISSUANCE OF A REQUEST FOR PROPOSALS FOR THE ACQUISITION AND REDEVELOPMENT OF SUCH REAL PROPERTY

(95 E. Oak Street)

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 95 E. Oak Street, Coal City, Grundy County, Illinois, 60416, bearing permanent index number (P.I.N.) 09-02-151-004 and legally described as follows:

THE EAST ½ OF LOTS 1, 4 AND 5, EXCEPTING THE SOUTH 5 FEET THEREOF, IN BLOCK 42 IN COAL CITY, ILLINOIS, AS SHOWN WITHOUT THE AFOREMENTIONED EXCEPTION, BY THE PLAT OF COAL CITY RECORDED IN THE RECORDER’S OFFICE OF GRUNDY COUNTY, ILLINOIS ON APRIL 8, 1875 IN BOOK “A” OF PLATS AT PAGE 98.

(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 Medium-High-Density Single Family Residential and is suitable for the development of a detached single-family home thereon, as well as the other uses permitted or, upon securing zoning relief, conditionally permitted under the Village of Coal City Zoning Code; and

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, on January 10, 2011, the Village Board, pursuant to and in accordance with the Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS 5/11-74.4-1, et seq. ("Act") (i) approved a Tax Increment Redevelopment Plan and a Tax Increment Redevelopment Project (collectively, the "TIF Plan and Project"), (ii) designated a Tax Increment Redevelopment Project Area, and (iii) adopted Tax Increment Allocation Financing (collectively, "TIF Ordinances"), establishing the Coal City Redevelopment Project Area (the "TIF District"); and

WHEREAS, the Property is located within the TIF District; and

WHEREAS, Section 74.4-4(c) of the Act authorizes the Village to convey real property "in the manner and at such price the municipality determines is reasonably necessary to achieve the objectives of the redevelopment plan and project" following a request for bids and proposals, a public disclosure of the responses thereto, and an ordinance approving the sale; and

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; 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 and redevelopment thereof pursuant to a Request for Proposals in substantially the form attached to this Ordinance as **Exhibit A** (the "RFP").

NOW, THEREFORE, BE IT RESOLVED 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 Issuance of RFP.

- 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 or Administrator are hereby authorized and directed to issue and publicize the RFP for the acquisition and development of the Property in the form substantially similar to the RFP attached hereto as **Exhibit A** and, by this reference, made a part of this Resolution, in such places as may be deemed strategic to maximize visibility and responses by prospective purchasers.
- 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 Resolution, 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.

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 Resolution 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. Notwithstanding the foregoing, the sale must be approved following a public disclosure of the terms and conditions associated with the sale of the Property and the proposals submitted in response thereto, and the enactment of an ordinance authorizing the sale, all in accordance with 65 ILCS 5/11-74.4-4(c).

SECTION 3. Resolution of Conflicts. All resolutions 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 Resolution shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Resolution, 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 RESOLVED this 13 day of April, 2022, at Coal City,

Grundy and Will Counties, Illinois.

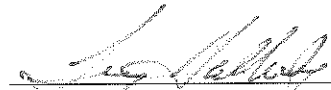
AYES: 6

NAYS: 0

ABSENT: 0

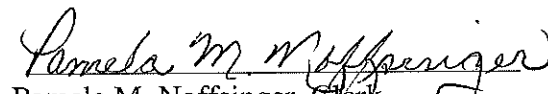
ABSTAIN: 0

VILLAGE OF COAL CITY



Terry Halliday, President

Attest:



Pamela M. Noffsinger, Clerk

EXHIBIT A

REQUEST FOR PROPOSALS

Appended on following pages

April 14, 2022

Coal City Village Hall
515 S. Broadway
Coal City, IL 60416

REQUEST FOR PROPOSALS FOR PURCHASE AND DEVELOPMENT OF REAL PROPERTY IN COAL CITY, ILLINOIS

The Village of Coal City, Illinois is seeking proposals to purchase and develop Village-owned real property located at 95 E. Oak Street, Coal City, Grundy County, Illinois, 60416. The Property is a 0.25 acre vacant and unimproved lot situated at the southwest corner of East Oak Street and South Kankakee Street, serviced by all public utilities and construction-ready. The Property is zoned RS-3 Medium-High-Density Single Family Residential. The Village is seeking construction-ready development proposals for development of a single-family detached residential structure that would complement existing residential uses in the vicinity of the Property, but would consider other proposed uses consistent with the permitted or conditionally permitted uses authorized in the Village's RS-3 zoning district. Enclosed is a Request for Proposals packet that introduces the project, specifies required qualifications and describes the scope of services. Submittal instructions are also included.

Any person may submit a written sealed proposal for the Property. There is no minimum bid. The proposals 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 the RFP. Proposals must be submitted in sealed envelopes and market as follows:

“Village of Coal City Request for Proposals for Purchase and Development of 95 E. Oak Street”

Proposals should be delivered to the following address by no later than [INSERT DATE] at 5:00 p.m. local time:

Coal City
ATTN: Village Administrator
515 S. Broadway
Coal City, IL 60416

Proposals received after [INSERT DATE AND TIME] will not be considered. Proposals will be opened publicly by the Village Board at their regular meeting scheduled for [INSERT DATE, TIME, AND LOCATION]. The Village reserves the right to reject any and all proposals at its own discretion.

Questions regarding the project or the enclosed documents should be directed to Village Administrator Matt Fritz at (815) 634.8608 or via electronic mail at mfritz@coalcity-il.gov.

Sincerely,

Pamela Noffsinger,
Village of Coal City Clerk

Enclosure

REQUEST FOR PROPOSALS

for the

Purchase and Development

of

**95 East Oak Street, Coal City,
Illinois 60416**

Issued by the Village of Coal City, Illinois

I. Offering/Introduction

The Village of Coal City (“Seller”) is seeking proposals for the purchase and development of 95 E. Oak Street, Coal City, Grundy County, Illinois, 60416, bearing permanent index number (P.I.N.) 09-02-151-004 and legally described as follows:

THE EAST ½ OF LOTS 1, 4 AND 5, EXCEPTING THE SOUTH 5 FEET THEREOF, IN BLOCK 42 IN COAL CITY, ILLINOIS, AS SHOWN WITHOUT THE AFOREMENTIONED EXCEPTION, BY THE PLAT OF COAL CITY RECORDED IN THE RECORDER’S OFFICE OF GRUNDY COUNTY, ILLINOIS ON APRIL 8, 1875 IN BOOK “A” OF PLATS AT PAGE 98.

(the “Property”). The Property is a 0.25 acre vacant and unimproved lot situated at the southwest corner of East Oak Street and South Kankakee Street, serviced by all public utilities and construction-ready. The Property is situated conveniently to downtown Coal City and access to Route 113 and I-55. Seller envisions a sale of the Property to a single purchaser for the development of the Property in accordance with the Village’s vision for the Property and development criteria set forth herein. The Village envisions a single-family detached residential development that would complement existing residential uses in the vicinity of the Property, but would consider other proposed uses consistent with the permitted or conditionally permitted uses authorized in the Village’s RS-3 Medium-High-Density Single Family Detached zoning district. The Property is being sold as-is and the Village makes no representation as to the condition of the Property.

II. Development Objectives

The Village intends to be flexible in its vision for development of the Property, but has identified certain goals and objectives for the Property and criteria by which proposals will be evaluated:

A. Appropriate Use. The Property is located in a residential district and is surrounded by single-family detached homes. on the south side of Lawrence Avenue, a commercial thoroughfare in the Village. Successful submissions will acknowledge and complement existing and future adjacent and surrounding uses.

B. Prompt Development. The Village is seeking proposals for the Property to be made productive and be put to its highest and best use in a timely fashion. Consequently, the successful proposal will demonstrate adequate financing and interest in moving to develop the Property in the near-term.

III. Submission Requirements

A. Proposal Contents. Bidders shall submit two written copies of their proposal. The proposal submission should include the following items:

- Name and contact information
- Evidence that the respondent has prior experience with projects of a comparable size, complexity and use as that envisioned for the Property
- Narrative description of the development proposal (nature of structure(s), square footage, height, setbacks)
- Site plan detailing proposed layout
- Building elevations and renderings with a description of anticipated building materials, if available
- Listing of any anticipated zoning relief or other requests for relief to be petitioned for in furtherance of development project
- Project schedule, including anticipated contract execution, completion of zoning approvals, if any, and commencement of construction
- Specify purchase price for Property and project financing plan, such as evidence of ability to acquire the Property and finance the proposed development, including both equity and debt
- Any anticipated requests for public assistance, including explanation of why and how much

B. Submission Deadline. The Village has established a deadline of _____ at 5:00 p.m. for all responses. Sealed submissions marked "Village of Coal City Request for Proposals for Purchase and Development of 95 E. Oak Street" must be tendered by this deadline via mail or hand delivery to the Village of Coal City Village Hall, 515 S. Broadway Street, Coal City, IL 60416 to the attention of the Village Administrator.

C. Examination of the Property. Each bidder is encouraged to visit the Property to observe the property's natural attributes and gain an understanding of the surrounding area. A bidder's lack of knowledge regarding the Property shall not provide the basis for any claim, counterclaim or defense.

D. Interpretation or Correction of Request for Proposals. Bidders shall promptly notify the Village of any ambiguity, inconsistency or error which they may discover upon examining the Request for Proposals. Interpretation, correction and changes to the Request for Proposals will only be made by written addendum sent to all bidders to whom specifications have been issued. Interpretation, corrections or changes made in any other manner will not be binding.

IV. Evaluation Process & Selection Criteria

After all bids are opened on [INSERT OPENING DATE], the Village will evaluate all proposals to determine which bidder satisfies the RFP's criteria. Bid selection will occur at a subsequent Village Board meeting after all proposals have been evaluated. The Village will notify

all bidders of the bid selection date in advance of the meeting.

Proposals will be evaluated based upon conformance to the development objectives, with consideration given to each of the required components of the submission as listed in Section III of this document, as well as purchaser experience and qualifications, caliber of design, impact on adjacent areas, feasibility of proposed development, technical and financial ability to execute proposed development, development schedule, and the price offered for the Property. The Village reserves the right to determine the highest responsible, responsive bidder on the basis of an individual item, groups of items, or in any way determined by the Village to be in the Village's best interests. This RFP and the bidder's proposal, or any part thereof, may be incorporated into and made part of any subsequent contract. The Village reserves the right to negotiate the terms and conditions of any subsequent contract involving the property or its development.

After proposals have been opened, the Village may conduct discussions with any bidder that submits a proposal. The Village reserves the right to interview bidders during the evaluation process, and bidders may be asked to provide oral presentations or provide additional written information. The Village reserves the right to negotiate specifications, terms and conditions which may be necessary or appropriate to accomplish the purpose of this Request for Proposals. After opening and evaluating all proposals, the Village intends to negotiate a contract with the highest-ranked bidder based on the Village's review of the proposals. The Village and the preferred respondent will negotiate a Purchase and Sale Agreement subject to such terms and conditions as the parties find mutually agreeable. Acceptable contingencies are zoning approval and environmental assessment, while unacceptable contingencies include, but are not limited to financing, market conditions, and an unreasonable length of time to close. If contract negotiations are not finalized within a reasonable time, as determined solely by the President and Village Board, the Village may negotiate a contract with other bidders.

The Village and the selected respondent may enter into a detailed development agreement as needed. As may be relevant, the respondent may apply for zoning relief, building permits and other development approvals following execution of the Purchase and Sale Agreement. The Village expressly reserves the right to negotiate further with the selected respondent to modify or revise the originally submitted proposal or certain elements thereof.

Respondents shall bear all costs associated with the review and evaluation of submissions, including but not limited to engineering, planning and legal fees. The selected respondent shall bear all costs associated with zoning and site plan approvals, and all costs incurred by the Village arising out of or related to negotiations as to terms and conditions of a Purchase and Sale Agreement and any development agreements evaluated by or entered into with the Village.

V. Further Information

Questions regarding this Request for Proposals may be directed to Village Administrator Matt Fritz at (815) 634.8608 or via electronic mail at mfritz@coalcity-il.gov.

VI. Conditions and Limitations

The Village of Coal City as seller of the Property reserves the right to reject any and all proposals and to terminate or modify the RFP process at any time. The Village reserves the right to waive any immaterial defect in this proposal. The Village may exercise its sole discretion concerning the selection of a developer and the terms of a Purchase and Sale Agreement and to determine which proposal, if any, best serves the interests of the Village and its residents.

Unless otherwise specified by the bidder, the Village has ninety (90) days from the date the bid is opened to enter into a contract to convey title to the property to the bidder.

This RFP does not represent an offer or commitment by the Village of Coal City to enter into a Purchase and Sale Agreement or other agreement with any person. All costs and expenses of any kind incurred in the preparation of a response to this RFP shall be the sole responsibility of the respondent. The responses to this RFP and any information included with the responses will become the property of the Village upon submission and shall not be returned to the respondent.

The Village is not, by virtue of this RFP or the review of any proposals submitted in response to this RFP, assuming any express or implied duty or obligation to commence or continue negotiations or discussions with any person concerning the Property or the project and any such discussions or negotiations may be terminated by the Village of Coal City at any time and for any reason. Unless and until a Purchase and Sale Agreement, if any, in form and substance acceptable to the Village and the purchaser, has been entered into, the Village of Coal City will not be under any obligation of any kind whatsoever with respect to the Property or any development proposal by virtue of this RFP, any response to this RFP, or any written or oral communication with respect to the subject matter of this RFP. Prior to entering into a contract, the Village of Coal City reserves the right to elect for any reason not to proceed with the sale of the Property or to modify the terms of the proposed sale or to sell or use the Property for any other purposes.

Neither this RFP nor any information contained herein constitute representations or warranties, express or implied, of any nature by the Village nor shall the Village have any obligation to update any such information.

Failure of any bidder to receive any such written addendum shall not relieve the bidder from its obligation to comply with the RFP, as amended. All addenda shall become part of the proposal documents. Failure to request an interpretation of the RFP constitutes a waiver of any claim that ambiguities or misunderstandings caused a bidder to improperly submit a proposal.

The Village reserves the right to request any further additional document that it deems necessary for the review and award process.