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**THE VILLAGE OF COAL CITY**  
GRUNDY & WILL COUNTIES, ILLINOIS

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ORDINANCE  
NUMBER 23-08

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

**(Big Timber Parcels:  
Outlot A - 06-35-301-069; Outlot B - 06-35-301-032; Outlot C - 06-35-301-058)**

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DAVID SPESIA  
DAVID TOGLIATTI  
Village Trustees

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Coal City

on April 12, 2023

ORDINANCE NO. 23-08

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

**(Big Timber Parcels:**

**Outlot A - 06-35-301-069; Outlot B - 06-35-301-032; Outlot C – 06-35-301-058)**

**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 Outlot “C” of the Big Timber Estates subdivision, bearing permanent index number (P.I.N.) 06-35-301-058, and legally described as follows:

OUTLOT C IN BIG TIMBER ESTATES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 33 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COAL CITY, IN GRUNDY COUNTY, ILLINOIS.  
 (“Lot C”);

**WHEREAS**, Lot C is zoned RS2;

**WHEREAS**, the Village owns vacant and unimproved real property commonly known as a public park known as Outlot “A” in Big Timber Estates subdivision, bearing permanent index number (P.I.N.) 06-35-301-069, and legally described as follows:

OUTLOT A IN BIG TIMBER ESTATES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 33 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAN THEREOF RECORDED DECEMBER 16, 2003, AS DOCUMENT NO. 427943, AND CERTIFICATE OF CORRECTION RECORDED JANUARY 6, 2005, AS DCOUMENT NO. 443516, IN GRUNDY COUNTY, ILLINOIS.  
 (“Lot A”);

**WHEREAS**, Lot A is zoned RS2;

**WHEREAS**, the Village owns vacant and unimproved real property off of East Big Timber Drive in Big Timber Estates subdivision, bearing permanent index number (P.I.N.) 06-35-301-032, and legally described as follows:

THAT PART OF THE WEST 696.30 FEET OF THE SOUTH 65 FEET OF THE NORTH 610 FEET OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 33 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES BETWEEN THE EASTERLY AND WESTERLY LINES OF LOT 3 AS EXTENDED NORTHERLY IN MURPHY'S SUBDIVISION, A PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 33 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED SEPTEMBER 15, 1965 IN PLAT BOOK D, PAGE 60, IN GRUNDY COUNTY, ILLINOIS, SITUATED IN THE COUNTY OF GRUNDY AND STATE OF ILLINOIS.  
 (“Lot B”);

**WHEREAS**, Lot B is immediately south of and adjacent to Lot A and is landlocked with no direct access to East Big Timber Drive and the Board desires it to be sold together with Lot B for a single, unified development on the aggregated parcels ; and

**WHEREAS**, Lot B is zoned RS2;

**WHEREAS**, none of Lots A, B or C are presently utilized by the Village or contemplated for any future public use, the properties remain vacant, do not generate any tax revenue, and the Village is desirous of returning the properties 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 Lot A, Lot B or Lot C, and that Lot A, Lot B or Lot C are not required for the use of, or profitable to, the Village;

**WHEREAS**, the Village is considering selling Lot A, Lot B and Lot C 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 Lots A, B and C for sale and seek bids for the purchase of Lot A alone, Lots B and C together, or all of the properties 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 Properties and Publication of Legal Notice.**

- A.** The Corporate Authorities having determined that Lot A, Lot B and Lot C are 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 any of Lot A, Lot B and Lot C 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 APRIL, 2023, at Coal City, Grundy and Will Counties, Illinois.


AYES: 5

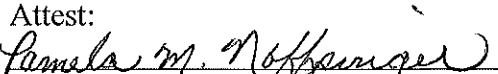
NAYS: 0

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. 23- 08, entitled *AN ORDINANCE AUTHORIZING THE SALE OF SURPLUS REAL PROPERTY BELONGING TO THE VILLAGE OF COAL CITY* (Big Timber Parcels: Outlot A - 06-35-301-069; Outlot B - 06-35-301-032; Outlot C – 06-35-301-058) [the “Ordinance”] at a regular meeting of the Village Board of Trustees on April 12, 2023. The Ordinance authorized the sale of multiple vacant and unimproved parcels of real property in the Big Timber Estates subdivision, as follows:

- (1) Property commonly known as Outlot “C” of the Big Timber Estates subdivision, bearing permanent index number (P.I.N.) 06-35-301-058, and legally described as follows:  
OUTLOT C IN BIG TIMBER ESTATES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 33 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COAL CITY, IN GRUNDY COUNTY, ILLINOIS.  
 (“Lot C”);
  
- (2) Property commonly known as a public park known as Outlot “A” in Big Timber Estates subdivision, bearing permanent index number (P.I.N.) 06-35-301-069, and legally described as follows:  
OUTLOT A IN BIG TIMBER ESTATES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 33 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAN THEREOF RECORDED DECEMBER 16, 2003, AS DOCUMENT NO. 427943, AND CERTIFICATE OF CORRECTION RECORDED JANUARY 6, 2005, AS DCOUMENT NO. 443516, IN GRUNDY COUNTY, ILLINOIS.  
 (“Lot A”);
  
- (3) Property situated off of East Big Timber Drive in Big Timber Estates subdivision, bearing permanent index number (P.I.N.) 06-35-301-032, and legally described as follows:  
THAT PART OF THE WEST 696.30 FEET OF THE SOUTH 65 FEET OF THE NORTH 610 FEET OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 33 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES BETWEEN THE EASTERLY AND WESTERLY LINES OF LOT 3 AS EXTENDED NORTHERLY IN MURPHY'S SUBDIVISION, A PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 33 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED SEPTEMBER 15, 1965 IN PLAT BOOK D, PAGE 60, IN GRUNDY COUNTY, ILLINOIS, SITUATED IN THE COUNTY OF GRUNDY AND STATE OF ILLINOIS.  
 (“Lot B”);

Lots A, B and C are each located in the Village's RS2 zoning district. The Village favors single-family detached residential development on Lot A and desires to sell Lot B and Lot C together for development of one, single-family house on or across Lots B and C. The single-family home development(s) should complement existing residential uses in the vicinity of the properties. The properties are being sold as-is and the Village makes no representation as to the condition of the properties or suitability for any particular development plan. The successful bidder for Lot A, if any, should propose development of a cul-de-sac servicing Big Timber Drive and dedication thereof to the Village and/or grant of a permanent easement allowing the Village to maintain the cul de sac and the public to access it.

Any person may submit a written sealed bid for Lot A and/or Lot B and Lot C together. Lot B and C must be bid together for a single, unified development. There is no minimum bid(s). The bids should include a purchase price and a development plan for the subject 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 has the right to accept or reject all or any portion of a bid in any combination and expressly reserves the right to sell Lot A to one purchaser and Lots B and C to another, or to reject all or any bid and withdraw either or all of the properties from being offered for sale.

The Village will negotiate purchase and sale agreement(s) with the selected bidder(s) which would formalize the terms of sale, establish the method of legal title conveyance, detail any required zoning relief, and provide a timeline for completion of the development. The Corporate Authorities may accept any bid(s) or portions thereof 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 all or any of the properties shall be marked "**SEALED PROPERTY BID**" and be sent to Administrator Matt Fritz, Coal City Village Hall, 515 S. Broadway Street, Coal City, IL 60416. Said bids must be received on or before June 8, 2023 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 14, 2023, 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 Village Administrator Matt Fritz 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.)