

VILLAGE OF DUPO, ILLINOIS

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ORDINANCE NO. 21-20

**ORDINANCE AUTHORIZING ADVERTISEMENT FOR SALE OF MUNICIPALLY  
OWNED REAL PROPERTY COMMONLY KNOWN AS  
212 N. MAIN STREET, DUPO,  
ST. CLAIR COUNTY, ILLINOIS**

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ADOPTED BY THE  
VILLAGE BOARD OF TRUSTEES  
OF THE  
VILLAGE OF DUPO, ILLINOIS  
THIS 4TH DAY OF OCTOBER 2021

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Published in pamphlet form by  
authority of the Village Board  
of Trustees of the Village of  
Dupo, St. Clair County, Illinois,  
this 4th day of October 2021.



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OWNED REAL PROPERTY COMMONLY KNOWN AS  
212 N. MAIN STREET, DUPO,  
ST. CLAIR COUNTY, ILLINOIS**

**WHEREAS**, the Village of Dupo, St. Clair County, Illinois (“Village”), is a duly created, organized and validly existing municipality of the State of Illinois under the 1970 Illinois Constitution and the laws of the State of Illinois, including particularly the Illinois Municipal Code, and all laws amendatory thereof and supplementary thereto; and

**WHEREAS**, a duly noticed public meeting was held in the Village of Dupo, Illinois at the Dupo Junior and Senior Highschool, 600 Louisa Ave., Dupo, Illinois, on October 4, 2021 at 7:00 p.m., before the Village Board of Dupo, and such meeting was held in person and with remote access/attendance by the public; and

**WHEREAS**, Illinois Municipal Code, 65 ILCS 5/11-76-1 and 65 ILCS 5/11-76-2 authorizes the corporate authorities of the Village to enact an ordinance selling and conveying real estate owned by the Village that is no longer necessary, appropriate, required for the use of, profitable to, or for the best interests of the Village; and

**WHEREAS**, the Village owns the following described real property:

Real property commonly known as 212 N. Main Street, Dupo, Illinois, which property has presently a vacant structure thereon and is zoned B-2 (Downtown Business), which property having St. Clair County permanent parcel number: 06-21.0-404-010, and is more particularly described as follows: Lot numbered Twenty-six (26), in Block numbered Three (3) of Lindemann’s First Subdivision; reference being had to the plat thereof recorded in the Recorder’s Office of St. Clair County, Illinois, in Book of Plats “J” on pages 35 & 36, situated in the County of St. Clair and the State of Illinois; and

**WHEREAS**, the aforementioned real property is vacant with dilapidated structures that consist of .08 acres more or less, that is not currently being used by the Village for a specific purpose, and is zoned “B-2” Downtown Business; and

**WHEREAS**, the Board of Trustees of the Village of Dupo have determined that it is no longer necessary, appropriate or in the best interests of the Village that it retain title to the aforementioned real property, that the real property is not required for the use of or profit of the Village, and that it is a liability for the Village; and

**WHEREAS**, pursuant to Section 65 ILCS 5/11-76-1 and 65 ILCS 5/11-76-2 of the Illinois Municipal Code, the Village is placing said real property for sale in its “AS IS” condition, with no



representations or warranties being made by the Village, the real property will be transferred via Quit Claim Deed, and that the sale is a cash only sale; and

**WHEREAS**, the Board of Trustees has determined that it is in the best interests of the Village to set a minimum purchase price for the Real Property as ONE THOUSAND DOLLARS, (\$1,000).

**WHEREAS**, the Board of Trustees has reviewed the document entitled "NOTICE OF SALE OF PROPERTY OWNED BY THE VILLAGE OF DUPO, IL AND INVITATION TO BID THEREON," a true and complete copy of which is marked as "**Exhibit A**," attached hereto and incorporated by reference as if fully set forth herein; and

**WHEREAS**, the Board of Trustees hereby finds that the sale of the aforementioned real property and the structure thereon where applicable under the above stated conditions to be in the best interest of the citizens of the Village.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF DUPO, ST. CLAIR COUNTY, ILLINOIS, AS FOLLOWS:**

**Section 1.** That the above preamble and recitals are incorporated herein as findings of the Board of Trustees.

**Section 2.** That the Village shall sell the aforementioned real property, as described above, by receipt of sealed bids for the same, subject to the Bidder's(s') strict compliance with the conditions as stated above. The Village will only consider those bids with the proposed purchase price of ONE THOUSAND DOLLARS (\$1,000) or more. That said Sealed Bids will be received by the Village up and until 4:30 p.m. on November 12, 2021. Said proposals shall be addressed to the Village of Dupo, Attention: Village Clerk, 107 N. 2<sup>nd</sup> Street, Dupo, Illinois, and shall bear the legend: "PROPOSAL – SALE OF PROPERTY" and referencing the number assigned to the property above and the address, and the name and address of the bidder. **ONLY ONE PROPERTY SHALL BE CONTAINED IN EACH SEALED BID PROPOSAL. THE VILLAGE WILL ONLY ACCEPT FOR CONSIDERATION THOSE BIDS WITH A PROPOSED PURCHASE PRICE OF THE MINIMUM BID OR MORE.** Any and all bids received after said date and time will be rejected. That said Sealed Bids shall be opened and read aloud at the regularly scheduled Village meeting at 7:00 p.m. on November 15, 2021, at Village Hall located at 107 N. 2<sup>nd</sup> Street, Dupo, St. Clair County, Illinois, or wherever that regularly scheduled meeting shall take place. That the Village Clerk, at his earliest convenience, shall cause to be published in a daily or weekly paper published within the Village, or if there is none, then in some paper published in the county in which the Village is located, the "NOTICE OF SALE OF PROPERTY OWNED BY THE VILLAGE OF DUPO, IL AND INVITATION TO BID THEREON," **Exhibit A** hereto.

**Section 3.** The Village of Dupo may accept the high bid or any other bid determined to be in the best interests of the Village of Dupo by vote of three-fourths of the corporate authorities then holding office, by a majority vote of those holding office, and may reject any and all bids.



The Board of Trustees further reserves the right to review and study any and all bids and to make a contract award within forty-five (45) days after the bids have been publicly read.

**Section 4.** That all ordinances or parts of ordinances in conflict with this Ordinance are repealed insofar as they conflict.

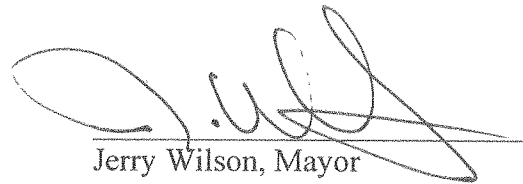
**Section 5.** That this Ordinance shall be in full force and effect immediately upon its passage by the corporate authorities, its approval by the Village Mayor and its publication as provide by law.

**Section 6.** Each section, paragraph, sentence, clause and provision of this Ordinance is severable, and if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of the Ordinance, nor any part thereof, other than that part affected by such decision.

**PASSED** by the Mayor and the Board of Trustees of the Village of Dupu, St. Clair County, Illinois, this 4<sup>th</sup> day of October 2021, as follows:

<u>Trustees</u>	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
Joe Basinski	X	---	---	---
Ron Dell	X	---	---	---
Kerry Foster	X	---	---	---
Dawn Keys	X	---	---	---
Ken Phillips	X	---	---	---
Tammy Taylor	X	---	---	---

APPROVED AND PASSED by the Mayor of the Village of Dupu, Illinois this 4<sup>th</sup> day of October 2021.

  
Jerry Wilson, Mayor  
Village of Dupu, Illinois

ATTEST:  
  
MARK NADLER, VILLAGE CLERK

(SEAL)



STATE OF ILLINOIS       )  
                                      ) SS  
COUNTY OF ST. CLAIR    )

**CERTIFICATE OF PUBLICATION**

I, Mark Nadler, certify that I am the duly elected and acting Village Clerk of the Village of Dupo, Illinois.

I further certify that on the 19<sup>th</sup> day of October 2020, the Corporate Authorities of the Village of Dupo, Illinois, passed and approved Ordinance No. 21-20, entitled:

**ORDINANCE AUTHORIZING ADVERTISEMENT FOR SALE OF MUNICIPALLY  
OWNED REAL PROPERTY COMMONLY KNOWN AS  
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which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 21-20, including the ordinance and a cover sheet thereof, was prepared, and a copy of such ordinance was posted in the Dupo Village Hall, commencing on October 4, 2021 and continuing for at least ten (10) days thereafter. Copies of such ordinance were also made available for public inspection upon request in the office of the Village Clerk.

DATED at Dupo, Illinois this 4<sup>th</sup> day of October 2021.

  
\_\_\_\_\_  
MARK NADLER, Village Clerk

(SEAL)



STATE OF ILLINOIS       )  
                                      ) SS  
COUNTY OF ST. CLAIR    )

**CERTIFICATE OF TRUE COPY**

I, Mark Nadler, certify that I am the duly elected and acting Village Clerk of the Village of Dupu, Illinois, and as such I am the keeper of the books, records, files and corporate seal of said Village.

I do further certify that Ordinance No. 21-20, entitled:

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to which this certificate is attached, is a true, perfect, complete and correct copy of said ordinance as adopted at a regular meeting of the Dupu, Illinois Village Council held on the 4<sup>th</sup> day of October 2021.

IN WITNESS WHEREOF, I have made and delivered this certificate for the uses and purposes hereinabove set forth this 4<sup>th</sup> day of October 2021.

  
\_\_\_\_\_  
MARK NADLER, Village Clerk

(SEAL)



## **EXHIBIT A**

### **NOTICE OF SALE OF PROPERTIES OWNED BY THE VILLAGE OF DUPO, IL AND INVITATION TO BID THEREON**

**PLEASE TAKE NOTICE THAT** the Village of Dupo, St. Clair County, Illinois will receive sealed bids for the potential purchase, under the successful bid, of the Village of Dupo's interest in the below described parcels of real property, subject to the Village of Dupo reserving in connection with said potential sale, the right to reserve and protect any utility rights and easements as may exist in regard to the respective parcels of real estate, to be transferred via Quit Claim Deed, in the following real properties and any structure(s) thereon:

#### **PROPERTY #1 FOR SALE**

##### **209 S. MAIN STREET, DUPO, ILLINOIS**

Real property commonly known as 209 S. Main Street, Dupo, Illinois, which property is presently used as a vacant land and is zoned SR-2 (Single Family Residential (small)), which property having St. Clair County permanent parcel number: 06-21.0-300-013, and is more particular described as follows: Lot 11 of Lindemann's Addition as in Plat Book and Page V-49, Township of Sugarloaf, County, of Saint Clair, State of Illinois. Said real property consists of .14 ± acres.  
**Minimum Bid:** \$5,000.00

#### **PROPERTY #2 FOR SALE**

##### **212 N. MAIN STREET, DUPO, ILLINOIS**

Real property commonly known as 212 N. Main Street, Dupo, Illinois, which property has presently a vacant structure thereon and is zoned B-2 (Downtown Business), which property having St. Clair County permanent parcel number: 06-21.0-404-010, and is more particularly described as follows: Lot numbered Twenty-six (26), in Block numbered Three (3) of Lindemann's First Subdivision; reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Book of Plats "J" on pages 35 & 36, situated in the County of St. Clair and the State of Illinois. Said real property consists of .08 ± acres.  
**Minimum Bid:** \$1,000.00



### PROPERTY #3 FOR SALE

#### 328 N. MAIN STREET, DUPO, ILLINOIS

Real property commonly known as 328 N. Main Street, Dupo, Illinois, that consists of four (4) parcels in total, which property presently consists of vacant lots and vacant structures and all parcels are zoned B-2 (Downtown Business), which property have St. Clair County permanent parcel numbers: 06-21.0-217-001, 06-21.0-217-002, 06-21.0-217-003, & 06-21.0-217-004, and is more particularly described as follows: Lots 17, 18, 19, and 20 in Block 4 of Lindamann's First Subdivision, Prairie DuPont Commonfields, reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Book of Plats "J" on pages 35 & 36; Excepting that part of Lot 17 for RD in 2910-2167, situated in the County of St. Clair and the State of Illinois. Said real property consisting of .31± acres in total. **Minimum Bid:** \$5,000.00

### PROPERTY #4 FOR SALE

#### 1624 N. MAIN STREET, DUPO, ILLINOIS

Real property commonly known as 1624 N. Main Street, Dupo, Illinois, which property has presently a vacant residential structure thereon and is zoned SR-2 (Single Family Residential (small)), which property having St. Clair County permanent parcel number: 06-15.0-105-008, and is more particularly described as follows: Lot 13 of LILIAN PLACE being a subdivision of part of Lot 17 Commonfields DuPont, now part of Dupo, St. Clair County, Illinois, reference being had to the Plat thereof recorded in the Recorder's Office of St. Clair County, Illinois in Book of Plats 31 at page 6, EXCEPT coal, gas and other mineral rights excepted in prior conveyances, situated in the County of St. Clair and State of Illinois. Said real property consists of .154 ± acres. **Minimum Bid:** \$5,000.00

### PROPERTY #5 FOR SALE

#### 312 STATE STREET, DUPO, ILLINOIS

Real property commonly known as 312 State Street, Dupo, Illinois, which property has presently a vacant residential structure thereon and is zoned SR-2 (Single Family Residential (small)), which property having St. Clair County permanent parcel number: 06-28.0-104-020, and is more particularly described as follows: Lot 21 in Block 9 of TOWN OF DUPO BROWN AND MAXEY'S SUBDIVISION of the Southern 1/3 of Lots 3 to 14 inclusive of Subdivision of Survey 179, 180, 181, and 182 in the Prairie Du Point Commonfields, as in Plat Book and Page "L"-40, situated in the County of St. Clair and State of Illinois. Said real property consists of .14 ± acres. **Minimum Bid:** \$1,000.00



**PROPERTY #6 FOR SALE**

**827 ELIZABETH AVE., EAST CARONDELET, ILLINOIS**

Real property commonly known as 827 Elizabeth Avenue, East Carondelet, Illinois, which property has presently a vacant residential structure and accessory structures thereon and is zoned SR-1 (Single Family Residential (large)), which property having St. Clair County permanent parcel number: 06-16.0-303-008, and is more particularly described as follows: LOT/SEC 7, BLK/RG 5, Adams Subdivision, of part of Lot 26 of Prairie DuPont Commonfields, reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois as in Plat Book "Q" at page 20, situated in the County of St. Clair and State of Illinois. Said real property consists of .14 ± acres. **Minimum Bid: \$1,000.00**

**PROPERTY #7 FOR SALE**

**917 & 921 ELIZABETH AVE., EAST CARONDELET, ILLINOIS**

Real property commonly known as 917 and 921 Elizabeth Avenue, East Carondelet, Illinois, which properties have presently a vacant residential structure thereon and are zoned SR-1 (Single Family Residential (large)), which properties having St. Clair County permanent parcel numbers: 06-16.0-401-005 and 06-16.0-401-004, and are more particularly described as follows: Lots 5 and 6, in Block 4 of Adams Subdivision, of part of Lot 26 of Prairie DuPont Commonfields, reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, as in Plat Book "Q" at page 20, situated in the County of St. Clair and State of Illinois. Said real property consists of .42 ± acres in total. **Minimum Bid: \$2,000.00**

**PROPERTY #8 FOR SALE**

**920 ELIZABETH AVE., EAST CARONDELET, ILLINOIS**

Real property commonly known as 920 Elizabeth Avenue, East Carondelet, Illinois, which property has presently a vacant residential structure thereon and is zoned SR-1 (Single Family Residential (large)), which property having St. Clair County permanent parcel number: 06-16.0-402-001, and is more particularly described as follows: Lot 5 in Block 3 of Adams Subdivision of part of Lot 26 of Prairie DuPont Commonfields, reference being had to the Plat Book "Q" at page 20, situated in the County of St. Clair and State of Illinois. Said real property consists of .12 ± acres. **Minimum Bid: \$1,000.00**



**THE AFOREMENTIONED REAL PROPERTIES (#1 THROUGH #8) AND ANY STRUCTURE(S) THEREON ARE BEING SOLD "AS IS" WITHOUT ANY WARRANTIES OR REPRESENTATIONS. THE SALE IS A CASH ONLY SALE.**

Sealed bids for the purchase of the aforesaid interests in the above-described properties are hereby invited and will be received by the Village Clerk at 107 N. 2<sup>nd</sup> Street, Dupo, Illinois, between the hours of 8:00 A.M. and 4:30 P.M., Monday through Friday starting on October 6, 2021. Said proposals shall be addressed to the Village of Dupo, Attention: Village Clerk, 107 N. 2<sup>nd</sup> Street, Dupo, Illinois, and shall bear the legend: "PROPOSAL – SALE OF PROPERTY" and referencing the number assigned to the property above and the address, and the name and address of the bidder. **ONLY ONE PROPERTY SHALL BE CONTAINED IN EACH SEALED BID PROPOSAL. THE VILLAGE WILL ONLY ACCEPT FOR CONSIDERATION THOSE BIDS WITH A PROPOSED PURCHASE PRICE OF THE MINIMUM BID OR MORE.** All bids received after 4:30 P.M. on November 12, 2021 will be rejected.

All bids will be opened at the regularly scheduled Village of Dupo Board of Trustees meeting held on November 15, 2021 at 7:00 p.m. at Village Hall, 107 N. 2<sup>nd</sup> Street, Dupo, Illinois, or wherever that regularly scheduled meeting shall take place. A contract may be awarded respectively to the highest bidder or any other bid found to be in the best interest of the Village of Dupo, Illinois. The Corporate Authorities of the Village of Dupo reserves the right to reject any and all bids and to waive any informalities or irregularities in the bidding. The Corporate Authorities further reserve the right to review and study any and all bids and to make a contract award within forty-five (45) days after the bids have been opened and publicly read.

Copies of the sales contracts and any bidding documents may be obtained in the office of the Village Clerk.

VILLAGE OF DUPO, ILLINOIS

MARK NADLER, VILLAGE CLERK