

VILLAGE OF DUPO, ILLINOIS

ORDINANCE NO. 21- *26*

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

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

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.

ORDINANCE NO. 21-21

ORDINANCE AUTHORIZING ADVERTISEMENT FOR SALE OF MUNICIPALLY OWNED REAL PROPERTY COMMONLY KNOWN AS
328 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 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; and

WHEREAS, the aforementioned Real Property is four vacant lots with dilapidated structures that consist of .31 acres more or less, hereinafter “Real Property”, 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

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 Dupo, St. Clair County, Illinois, this 4th 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 Dupo, Illinois this 4th day of October 2021.


 Jerry Wilson, Mayor
 Village of Dupo, 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 4th day of October 2021, the Corporate Authorities of the Village of Dupo, Illinois, passed and approved Ordinance No. 21-21, entitled:

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

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 21-21, 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 4th 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. 2nd 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. 2nd 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. 2nd 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