

VACANT LOT FOR SALE

108 SOUTH OAKWOOD AVENUE,
GENESEO, IL



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NOTICE OF SOLICITATION OF BIDS FOR SALE OF REAL ESTATE

The City of Geneseo, Henry County, Illinois hereby gives notice of its solicitation of bids for sale of real estate.

Pursuant to City of Geneseo Resolution No. R-18-31, the corporate authorities have authorized and directed the sale of a particular parcel of real estate owned by the City.

The real estate being sold has a common address of: 108 South Oakwood Avenue, Geneseo, Illinois; and it is legally described as:

LT 14 & PT OF S 24 LT 15 SUB OF LT 1 MUNSONS 1ST ADD CITY OF GENESEO

PIN: 08-21-142-002

The real estate is currently not being used and consists of a vacant lot.

All bids must be submitted in writing in a sealed envelope to the Geneseo City Clerk, located at 115 South Oakwood Avenue Geneseo, IL 61254, by 3:00 p.m., Tuesday, January 29, 2019. Written, sealed bids must be substantially in the form of the sample bid form on file in the office of the City Clerk. The minimum bid shall be \$14,000.00, and priority may be given to those bidders who propose to make tax base improvements concerning the real estate.

The successful bidder will be required, immediately upon notice of acceptance of bid, to execute a Purchase Agreement in the form on file with the Geneseo City Clerk's Office. Further, if the successful bidder expresses in his/her bid the willingness to develop the subject real estate, then the Purchase Agreement the successful bidder will be required to sign shall have as an addendum the Development Agreement form on file with the Geneseo City Clerk's Office.

Questions about the lot may be presented to City Staff at a meeting at City Hall on Tuesday, January 22, 2019 at 10:30am.

All inquiries concerning the real estate should be directed to Lisa Kotter, City Administrator, City of Geneseo.

The City reserves the right to reject any and all bids according to law.



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108 South Oakwood Avenue, Geneseo, IL Sealed Bid Form

Name of Bidder: _____

Address of Bidder _____

Telephone number _____

e-mail address _____

Bid Price: (minimum of \$14,000.00) \$ _____

On a separate paper please explain what you intend to do with the property, the improvements that will be made to the property, a budget for the proposal, a timeline for the project and a sketch of the location of any physical improvements you intend to make. Any plans or drawings of the buildings would be helpful.

I understand that the City reserves the right to take a bid that is not the highest bid if it is deemed that it is a better fit for the area. I also understand that the City may reject all bids.

Is Bidder willing to agree to develop the subject real estate pursuant to the terms of the Development Agreement addendum to the Purchase Agreement on file with the Geneseo City Clerk? YES / NO (please circle one).

Bidder

Date

Due No Later Than Tuesday, January 29, 2019 at 3:00pm

RESOLUTION NO. R-18-31

**A RESOLUTION DECLARING CITY OWNED PROPERTY LOCATED AT
108 SOUTH OAKWOOD AVENUE
AS SURPLUS AND DIRECTING ITS SALE**

WHEREAS, the City of Geneseo, Henry County, Illinois, is an Illinois municipal corporation organized and operating under the provisions of the Illinois Municipal code, 65 ILCS 5/1 et seq., and other applicable statutes; and

WHEREAS, pursuant to Section 11-76-4.1 of the Illinois Municipal Code, 65 ILCS 5/11-76-4.1, the City is empowered to provide for the sale of surplus public real estate; and

WHEREAS, the City owns the real property legally described as:

LOT 14 AND THAT PORTION OF LOT 15 DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 15, THENCE NORTH ALONG THE EAST LINE OF SAID LOT 24 FEET; THENCE DUE WEST 52 FEET; THENCE ON A STRAIGHT LINE SOUTHWESTERLY TO THE SOUTHWEST CORNER OF SAID LOT; THENCE EAST ON THE SOUTH LINE OF SAID LOT TO THE PLACE OF BEGINNING, ALL IN BLOCK 1 OF MUNSON'S FIRST ADDITION TO THE TOWN, NOW CITY OF GENESEO, SITUATED IN THE COUNTY OF HENRY IN THE STATE OF ILLINOIS

Commonly known as 108 South Oakwood Avenue (hereafter the "**Property**"); and

WHEREAS, the City Council has determined that the property described herein is no longer necessary appropriate required for the use of, profitable to the use of the City, and is surplus property; and

WHEREAS, the City may, pursuant to the Illinois Municipal Code, sell said property by the City staff, by a licensed Real Estate agency or by public auction following publication of notice of the sale of said property; and

WHEREAS, it is in the best interest of the health, safety and welfare of the citizens of the City to authorize the sale of the property described herein, pursuant to the authority granted by the Illinois Municipal Code (65 ILCS 5/11-17-4.1).

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GENESEO, ILLINOIS, AS FOLLOWS:

SECTION I: The Recitals set forth above are incorporated herein and made a part hereof.

SECTION II: The Property is hereby declared “surplus” property owned by the City of Geneseo.

SECTION III: In accordance with 65 ILCS 5/11-76-.4-1, the City hereby authorizes the sale of the Property described herein. For such purpose, the City has ascertained the value of the Property through a written MAI certified appraisal or through a written certified appraisal of a State certified or licensed real estate appraiser. The appraisal is available for public inspection through the Office of the Mayor, and in any other means the Mayor deems in the best interest of the City.

SECTION IV: The City has invested more than \$14,000 in eliminating blight on the Property and making the Property useful and safe, and therefore the city desires to recoup those costs by setting \$14,000 as the minimum acceptable purchase price (which is greater than 80% of the appraised value).

SECTION V: City Staff and legal counsel are directed to take such action as necessary to solicit offers for the Property that specify the proposed use of the Property.

SECTION VI: The City Council will review the offers and will accept the offer that it deems to be in the best interest of the City--as determined by votes of approval from no less than two-thirds of the corporate authorities then holding office--on the condition that the offer price is not less than \$14,000.00.

SECTION VII: The City Clerk be and is hereby authorized and directed to publish this Resolution upon passage and adoption in a newspaper published in the City.

SECTION VIII: If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction,

such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof

SECTION IX. All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION X. This Resolution shall take effect immediately upon its passage and approval as provided by law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GENESEO, HENRY COUNTY, ILLINOIS ON THIS 11TH DAY OF DECEMBER, 2018

AYES: Rothschild,Johnson,Robinson,Barnhart,Wachtel,Simosky,Arnold

NAYS: _____

ABSENT: Roodhouse

ABSTAIN: _____

AND APPROVED BY THE MAYOR THIS 11TH DAY OF DECEMBER, 2018.



Kathy Carroll-Duda

KATHY CARROLL-DUDA
MAYOR FOR THE CITY OF GENESEO

Loree K. Phlypo

LOREE K. PHLYPO
CITY CLERK

9-5-11: "B-3" Business District (Central)

Intent. This district is intended to recognize the existing main commercial complex of Geneseo and the development normally associated with a "downtown" complex. It is intended to provide a wide assortment of commercial and manufacturing activities and goods in a more concentrated location, easily accessible to the whole community while preventing objectionable conditions due to overly offensive noises, smoke, odor, dust, etc.

A. Permissive Uses:

1. Bakery whose products are sold at retail on the premises.
2. Barber shop and beauty parlor.
3. Cleaner and laundry.
4. Store for sale of goods and products at retail, not to exceed two thousand five hundred (2,500) square feet.
5. Apothecary and pharmacy.
6. Repair shop for household items, including clothing.
7. Bank and savings and loan institution.
8. Florist and greenhouse as retail business.
9. Mortuary or funeral home.

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10. Studio including, but not limited to, artist, photographer, sculptor, or musician.
11. Boarding House.
12. Lodging and Rooming House.
13. Bed and Breakfast House
14. Hospital; clinic; nursing home; housing for the elderly; and educational, philanthropic, and religious institution provided not more than fifty percent (50%) of the site area may be occupied by buildings.
15. Public school or school offering general educational courses the same as ordinarily given in a public school, private preschool, play, special, and other private school.
16. Child care center.
17. Civic theater.
18. Physicians' and dentists' office and clinic for human care; professional office of architects, engineers, lawyers, and the like; office devoted to real estate, insurance, management, and similar enterprises.
19. Animal hospital and animal clinic where there are no open kennels.
20. Commercial school.
21. Auto laundry.
22. Store, shop, laundromat, and retail business or service.
23. Automobile service station.
24. Farm implement sales, storage, and repair.
25. Hotel and motel.
26. Public garage, automobile repair shop, and parking lot or building.
27. New and used car sales lot.
28. Restaurant.

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29. Theater and assembly hall.
30. Farm store and feed store.
31. Office and office building.
32. Laboratory research, experimental or testing.
33. Mobile home or house trailer, boat, trailer (camper) sales or storage.
34. Bus passenger station.
35. Multi-family dwelling not to exceed eight (8) units per building.
36. Single-family dwelling.
37. Farm of not less than five (5) acres in size.
38. Essential service.
39. Accessory use of buildings as follows:
 - a. Parking lot.
 - b. Incidental storage and light industrial uses of buildings; provided, however, that these uses do not exceed forty percent (40%) of the floor space.
 - c. Lodge hall, temple, or private club.
 - d. Private music, dancing, business, vocational, or other school or college.
 - e. Police or fire station, library, post office, or other municipal, county, or federal building.
 - f. Tavern.
 - g. Telephone exchange.
 - h. Milk, egg, and produce receiving station.
 - i. Store for the collection and distribution of laundry and dry cleaning articles and for the treatment, cleaning, and processing of such articles.

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- j. Painting and decorating shop establishment.
- k. Public service building or use.
- l. Printing establishment.
- m. Pool hall.
- n. Hardware, plumbing, and heating establishment.
- o. Upholstering establishment.
- p. Automobile salesroom and automobile accessory store.

B. Height and Yard Regulations: As required in Chapter 6 of this Title.

C. Off Street Parking and Loading Regulations: In accordance with Chapter 7 of this Title.

D. Conditional Uses:

1. Wholesale merchandising or storage warehouse.
2. General service and repair establishment including, but not limited to, dying or cleaning works or laundry, plumbing and heating, printing, painting, upholstery, tin smithing, or appliance repair shop.
3. Compounding of cosmetics, toiletries, drugs, and pharmaceutical products and other similar products.
4. Manufacturing or assembly of items including, but not limited to, medical and dental equipment, drafting, optical, and musical instruments, watches, clocks, toys, games, electrical or electronic equipment or apparatus.
5. Manufacture or storage of food products including, but not limited to, beverage blending or bottling, bakery products, candy manufacture, fruit and vegetable processing and canning, packing and processing of meat and poultry products, but not distilling of beverages or slaughtering of poultry or animals.
6. Bulk storage of gasoline, liquefied petroleum gas and/or volatile oils, provided such storage complies in all respects with the rules and regulations of the Illinois State Fire Marshal and all other applicable state laws.

9-6-3: Height, Yard, Lot, and Area Requirements

District	Minimum Lot Area	Minimum Area Per Residential Unit	Minimum Lot Width	Minimum Front Yard Setback	Minimum Side Yard	Minimum Rear Yard	Maximum Height Stories	
"A" Agriculture ⁶	5 acres		300 feet	80' from center line of road	20 feet	50 feet	2 ½ ¹	35 ¹
"R-1" Residential District ^{5,6} (single-family)	7,500 sq. ft.	7,500 sq. ft per unit	5 feet ⁷	25 feet	10 feet	30 feet	2 ½	35
"R-2" Residential District ^{5,6,8} (single-family & duplex)	7,500 sq. ft.	6,500 sq. ft per unit	75 feet	25 feet	10 feet	30 feet	2 ½	35
"R-3" Residential District ^{5,6} (4 or less units)	6,500 sq. ft.	4,000 sq. ft. per unit	100 feet	25 feet	10 feet	30 feet	2 ½	35
"R-4" Residential District ^{5,6} (8 or less units)	10,000 sq. ft.	3,500 sq. ft per unit	100 feet	35 feet	10 feet	30 feet	2 ½	35
"R-5" Residential District ^{5,6} (high density)	20,000 sq. ft.	3,000 sq. ft. per unit	100 feet	35 feet ²	10 feet ²	30 feet ²	7	85
"B-1" Business (Local) ³			50 feet	25 feet	⁴	30 feet	2	25
"B-2" Business (Highway)			50 feet	40 feet ⁷	⁴	⁴	3	50
"B-3" Business (Central)			50 feet				7	85
"B-4" Business (Special)			50 feet	40 feet	⁴	⁴		85
"F" Flood Plain Overlay	See Underlying District							
"PUD" Planned Unit Development								
Historical Preservation District								
Highway Commercial Overlay District								

Notes 1 through 6 applicable to table on previous page:

- 1 Grain elevators, silos, barns, and other farm buildings are exempt from these requirements.
- 2 For all buildings over thirty-five feet (35') high, add one foot (1') to all required yards for each foot the building height exceeds thirty-five feet (35').
- 3 Required residential yard spaces have to be provided for residential uses.
- 4 Required residential yard spaces required for the abutting district are to be provided for those yards abutting residentially zoned property.
- 5 All lots served by an individual subsurface sewerage treatment facility shall have a minimum width of two hundred feet (200') and minimum area of one (1) acre per residential unit. All lots served by individual water supply wells shall have a minimum area of one (1) acre.
- 6 Church steeples exempt.
- 7 Minimum setback eighty feet (80') from center line of U. S. 6 and Oakwood Avenue.
- 8 Conversion of existing older and large single-family dwellings shall be subject to providing a minimum of five thousand (5,000) square feet of lot area per unit.

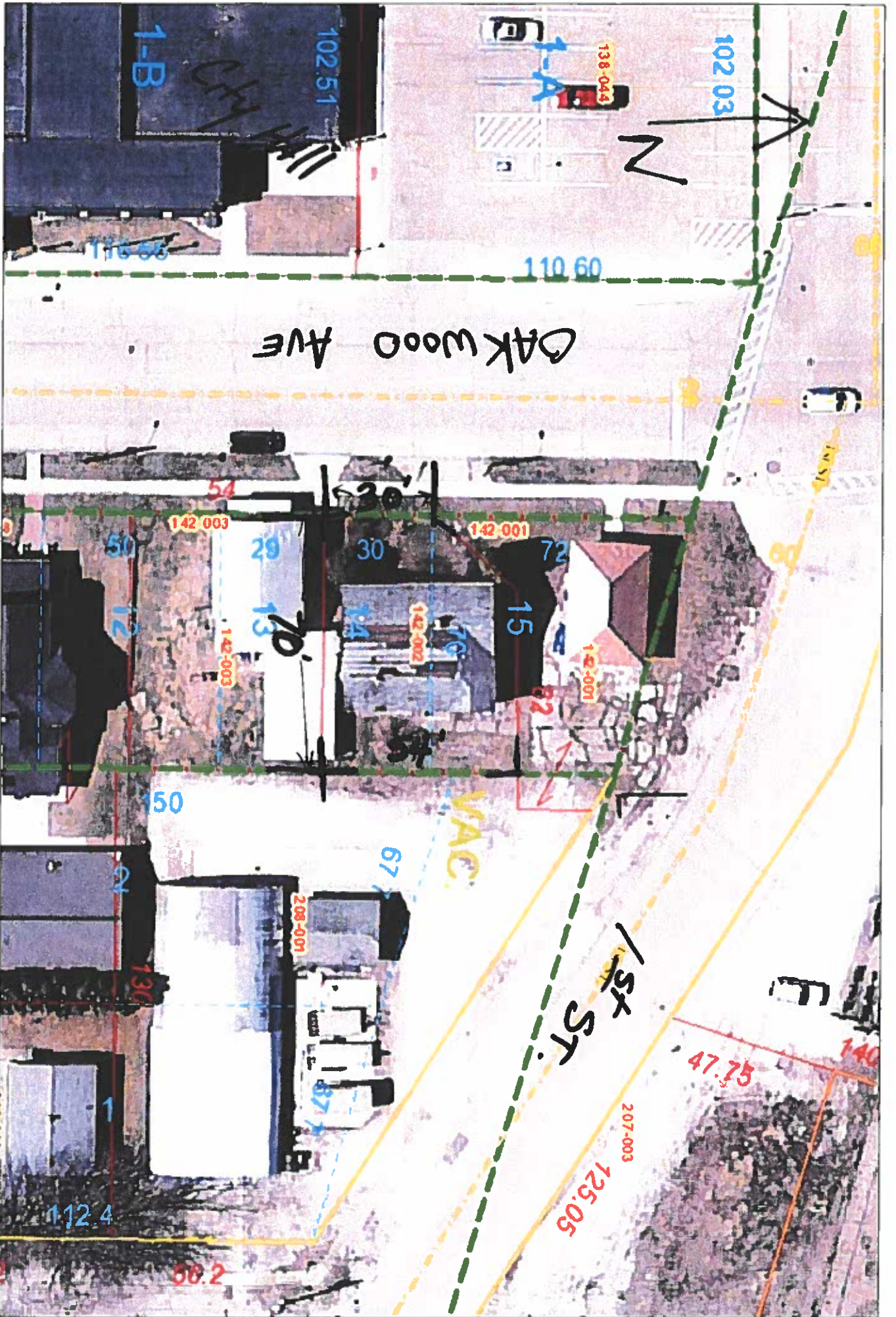


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