

CHANNAHON PARK DISTRICT
WILL AND GRUNDY COUNTIES, ILLINOIS

RESOLUTION NO. 2020 - 002

A RESOLUTION APPROVING THE SALE OF SURPLUS REAL PROPERTY

WHEREAS, the Board of Park Commissioners of the Channahon Park District (“District”) is authorized under the Park Commissioners Land Sale Act, 70 ILCS 1235/1, (“Act”) to sell certain parcels of land not exceeding three (3) acres in area that are no longer needed for park purposes; and,

WHEREAS, the Act requires that the District obtain the approval of the Circuit Court of the county in which the land is situated for leave to sell such parcel and that the Court may direct that the property be sold and conveyed upon such terms and conditions that the Court may think proper; and

WHEREAS, the District is the owner of a certain parcel of property (hereinafter referred to as the “subject property”) commonly known as 25334 W. Eames Street, Channahon, Will County, Illinois and assigned permanent index number 04-10-17-105-010-0000, encompassing approximately two and twenty seven hundredths (2.27) acres, more or less, and depicted as shown in Exhibit A and more specifically described in Exhibit B, both of which are incorporated by reference as though fully set forth herein;

WHEREAS, the Board of Park Commissioners has made a legislative finding that it no longer needs the subject property nor is the subject property necessary or useful for the purposes of the District for the following reasons:

- a. There is no need for the subject property for administrative or recreational uses of the District;

- b. The condition of the building requires an estimated investment of \$1.5 million to repair and/or renovate the facility; and
- c. The operation of the property currently generates approximately \$20,000 per year in net revenue for the Park District; and
- d. The net operating revenue cannot support the investment necessary to repair and/or renovate the subject property; and
- e. Selling the property will avoid the costs of maintaining a vacant and unused property and return it to the tax rolls.

WHEREAS, the District has determined that it is in the public interest to sell the subject property,

NOW, THEREFORE, BE IT RESOLVED by the Board of Park Commissioners of the Channahon Park District, Will and Grundy County, Illinois:

SECTION 1. The preambles to this Resolution are incorporated in this Section as if fully set forth herein as the legislative findings of the Board of Park Commissioners.

SECTION 2. The Board of Park Commissioners hereby approves the sale of the subject property, subject to the approval of the Circuit Court of Will County.

SECTION 3. The subject property, being comprised of less than three (3) acres, shall be sold upon such terms and conditions as the Circuit Court of Will County may think proper and in the best interests of the Park District.

SECTION 4. The President, Secretary, and District Attorney are hereby directed to seek approval of the Circuit Court of Will County for the sale and to sign all necessary documents required for the conveyance of the subject property.

SECTION 5. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

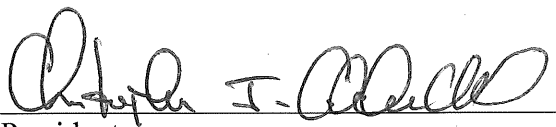
PASSED this 28th day of September, 2020.

AYES: Caldwell, Clower, Lehman, Babich, Geldean

NAYS: —

ABSENT: —

APPROVED this 28th day of September, 2020.


President

Attest:


Secretary

EXHIBIT A

DEPICTION OF SUBJECT PROPERTY

EXHIBIT B

LEGAL DESCRIPTION OF SUBJECT PROPERTY

THE SOUTHERLY 293 FEET OF THE WESTERLY 32.82 FEET OF LOT 1, AS MEASURED AT RIGHT ANGLES TO THE WESTERLY LINE OF LOT 1 IN CHANNON ACRES COMMERCIAL PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH LOT 3 IN INVESTORS RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

P.I.N. 04-10-17-105-010-0000