
THE VILLAGE OF FRANKLIN PARK
COOK COUNTY, ILLINOIS

RESOLUTION

NUMBER 2425-R-___

**A RESOLUTION OF THE VILLAGE OF FRANKLIN PARK, COOK COUNTY,
ILLINOIS DECLARING AS SURPLUS PROPERTY THE VILLAGE OWNED
BUILDING AND PARCEL OF REAL PROPERTY AT 3335 SCHIERHORN COURT
AND AUTHORIZING VILLAGE STAFF TO MARKET THE PROPERTY FOR
DEVELOPMENT AND DIRECT THE VILLAGE CLERK TO MAKE A COPY
OF THE APPRAISAL OF THE PROPERTY AVAILABLE TO ANY PARTY**

BARRETT F. PEDERSEN, Village President
APRIL ARELLANO, Village Clerk

IRENE AVITIA
GILBERT J. HAGERSTROM
JOHN JOHNSON
WILLIAM RUHL
KAREN SPECIAL
ANDY YBARRA
Trustees

RESOLUTION NUMBER 2425-R-___

A RESOLUTION OF THE VILLAGE OF FRANKLIN PARK, COOK COUNTY, ILLINOIS DECLARING AS SURPLUS PROPERTY THE VILLAGE OWNED BUILDING AND PARCEL OF REAL PROPERTY AT 3335 SCHIERHORN COURT AND AUTHORIZING VILLAGE STAFF TO MARKET THE PROPERTY FOR DEVELOPMENT AND DIRECT THE VILLAGE CLERK TO MAKE A COPY OF THE APPRAISAL OF THE PROPERTY AVAILABLE TO ANY PARTY

WHEREAS, the Village of Franklin Park, Cook County, Illinois (the “*Village*”) is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

WHEREAS, The Village owns a parcel of property commonly known as 3335 Schierhorn Court, Franklin Park, Illinois that is zoned I-1 Light Industrial District, as described in the Village of Franklin Park Zoning Ordinance, and identified by permanent index number (PIN) 12-22-402-070-0000 which is a 8,459 square foot lot that is improved with a one-story, brick, light industrial building approximately 4,212 square feet in size and built in 1962, and as further legally described on Exhibit A (the “*Property*”), a copy of which is attached hereto and made a part hereof; and

WHEREAS, the Village President and Board of Trustees of the Village of Franklin Park (the “*Corporate Authorities*”) find that the Property is no longer necessary, appropriate, required for the use of, profitable to or serve any viable use to the Village and that the sale of the Property will eliminate burdensome maintenance cost, provide needed funds, and generate tax revenue for use in the general fund of the Village; and

WHEREAS, the Corporate Authorities further find that the Property serves no public use to the residents of the Village and is in the best interest of the health, safety, and welfare of Village

residents to sell the Property; and

WHEREAS, 65 ILCS 5/11-76-4.1 of the Illinois Municipal Code sets forth a procedure for the sale of municipal-owned surplus real property by Village staff after ascertaining the value of the surplus real estate by written appraisal and making said appraisal available for public inspection; and

WHEREAS, the Village ascertained a written appraisal report for the Property, dated June 28, 2024, which was prepared by Mary Wagner, MAI, of Praedium Valuation Group, 1658 North Milwaukee Avenue, Suite B, PMB 5460, Chicago, Illinois, 60647 (the “*Appraisal*”), a copy of which is attached hereto and made a part hereof, as Exhibit B; and

WHEREAS, the Appraisal found that the current market value or appraised value of the Property in its “as is” condition is \$219,000.00; and

WHEREAS, the Appraisal is on file and available for inspection or copying in the office of the Village Clerk of the Village of Franklin Park as well as on the Village’s website to any interested party; and

WHEREAS, the Corporate Authorities have determined it best to allow Village staff in the Department of Community Development to market the Property for sale for an industrial development and present to the Corporate Authorities for consideration a sale and development agreement for the Property that will enhance the industrial corridor around the Property and benefit the residents of the Village; and

WHEREAS, the Corporate Authorities have determined it is in the best interests of the Village to allow Village staff to conduct the sale of the Property as provided in 65 ILCS 5/11-76-4.1 of the Illinois Municipal Code.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Franklin Park, Cook County, Illinois, as follows:

Section 1. That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2. The Property, as herein described, is hereby determined, and declared by the Corporate Authorities to be surplus real estate of the Village.

Section 3. The Director of Community Development is hereby authorized to seek industrial development proposals and to review, recommend, and present a proposal and sale and development agreement for the Property to the Corporate Authorities in accordance with this Resolution and pursuant to 65 ILCS 5/11-76-4.1 of the Illinois Municipal Code.

Section 4. The officials, officers, employees, engineers, and attorneys of the Village are hereby authorized to undertake the necessary steps to present a proposal and final agreement for the sale of the Property to the Corporate Authorities, as contemplated herein.

Section 5. The Village Clerk is hereby authorized and directed to publish a copy of this Resolution at the first opportunity following its passage in a newspaper published within the Village and to make available a copy of the Appraisal for public inspection by any interested party.

Section 6. If any section, paragraph, clause, or provision of this Resolution shall be held invalid, the invalidity thereof shall not affect any other provision of this Resolution.

Section 7. All ordinances, resolutions, motions, or orders in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 8. This Resolution shall be in full force and effect immediately after its passage and publication as required by law.

(Intentionally Left Blank)

PASSED by the President and Board of Trustees of the Village of Franklin Park, Cook County, Illinois this ____ day of August 2024, pursuant to a roll call vote, as follows:

	YES	NO	ABSTAIN	ABSENT	PRESENT
AVITIA					
HAGERSTROM					
JOHNSON					
RUHL					
SPECIAL					
YBARRA					
PRESIDENT PEDERSEN					
TOTAL					

APPROVED by the President of the Village of Franklin Park, Cook County, Illinois on this ____ day of August 2024.

 BARRETT F. PEDERSEN
 VILLAGE PRESIDENT

ATTEST:

 APRIL ARELLANO
 VILLAGE CLERK

Exhibit A

Legal Description of Property

THAT PART OF LOT 2 IN SCHIERHORN'S INDUSTRIAL DIVISION OF PART OF LAFRAMBOISE RESERVE IN TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING NORTH OF A LINE DRAWN FROM A POINT IN THE WEST LINE OF SAID LOT 2 WHICH IS 168.04 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 2 (AS MEASURED ALONG THE WEST LINE THEREOF) TO A POINT ON THE EASTERLY LINE OF SAID LOT 2 WHICH IS 172.78 FEET SOUTHEASTERLY OF THE NORTHEAST CORNER OF SAID LOT 2 (AS MEASURED ALONG THE EASTERLY LINE THEREOF) EXCEPT THAT PART OF SAID LOT 2 LYING NORTH OF A LINE DRAWN FROM A POINT IN THE WEST LINE OF SAID LOT 2 WHICH IS 110.0 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 2 (AS MEASURED ALONG THE WEST LINE THEREOF) TO A POINT IN THE EASTERLY LINE OF SAID LOT 2 WHICH IS 117.78 FEET SOUTHEASTERLY OF THE NORTHEAST CORNER OF SAID LOT 2 (AS MEASURED ALONG THE EASTERLY LINE THEREOF), IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers (PIN): 12-22-402-070-0000

Property commonly known as: 3335 Schierhorn Court, Franklin Park, Illinois 60131

Exhibit B

Appraisal