



Legislation Details (With Text)

File #: 23-0880 **Version:** 1

Type: Ordinance **Status:** Agenda Ready

File created: 7/24/2023 **In control:** City Council

On agenda: 8/15/2023 **Final action:**

Title: Pass the ordinance approving the sale of property located at 636 4th Avenue, Naperville (requires seven positive votes)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ordinance approving Sale of 636 4th Avenue 3-31-23 REV_, 2. Ordinance Exhibit A - Legal Description, 3. EXHIBIT B, 4. PSA rev. 4-06-23 with LLC (1)

Date	Ver.	Action By	Action	Result
8/15/2023	1	City Council	passed	Pass

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the ordinance approving the sale of property located at 636 4th Avenue, Naperville (requires seven positive votes)

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Sara Zegar, Paralegal

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

The subject property is zoned R2, Single Family and Low Density Multiple Family and was conveyed by Harold and Isabelle Huth to the City of Naperville in July of 1975 (R75-37780).

The acquisition was part of the reconstruction of the Columbia Street Bridge and associated improvements of Columbia Street (Ord 75-33). The grading of the property was changed significantly with the reconstruction and widening of Columbia Street. The subject property has a significant east-west slope from the Columbia Street right-of-way to 4th Avenue. In addition, an electric duct bank extended across the center of the parcel. The electric infrastructure is significant and cannot be relocated due to cost. There is also a 4" water main that runs parallel to the west property line. Both of these utilities have been protected by platted easements.

DISCUSSION:

Running Good LLC, owners of the property located at 630 4th Avenue, contacted the City in late 2022 to express interest in purchasing 636 4th Avenue (Lot 1 of Strubler's Subdivision) to combine the 636 and 630 parcels in order to construct a single-family home or duplex. This action will require

relocation of the water line to the east and administrative approval of a preliminary/final plat of subdivision with a new easement established to protect the relocated water line. Running Good LLC has been made aware of these requirements as well as the existing electric duct bank that cannot be relocated.

Running Good LLC made an offer to purchase with full knowledge of these conditions and requirements.

The City of Naperville has no foreseeable need or planned future use of the subject property. As existing utility infrastructure is protected by recorded easements, 636 4th Avenue is surplus City property and may be sold.

FISCAL IMPACT:

The City can sell the surplus real property for \$37,500 less closing costs.