

Request For Board Action

REFERRED TO BOARD: November 9, 2020

AGENDA ITEM NO: 10

ORIGINATING DEPARTMENT: Administration

SUBJECT: Consideration of an Ordinance Authorizing the Purchase of Land from the Pittman Family

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

As discussed with the Village Board in previous executive sessions, staff has negotiated a purchase contract for the property known as the Pittman property. The Village currently owns approximately half of the parcels bounded by Main Street, Orchard Street and Depot Street with the remaining parcels owned by the Pittman family. The property has been vacant for approximately a decade. More recently, the culvert carrying Sequoit Creek under this property has deteriorated and failed causing large sink holes to appear on the Pittman property. The Village installed the culvert in approximately 1974 in an easement over the privately held Pittman property. Now that the culvert has failed the Village is responsible to repair and restore the property with a functioning culvert or some other way to convey Sequoit Creek through the property.

In order to give the Village the opportunity to explore and install alternative methods to convey Sequoit Creek through the property it has become necessary to acquire the property from the Pittman family.

Staff recommends that the Board approve the purchase contract

FINANCIAL IMPACT: \$510,000.00

DOCUMENTS ATTACHED:

1. Ordinance
2. Purchase contract

RECOMMENDED MOTION:

We move that the Village Board approve an Ordinance Authorizing the Purchase of Land from the Pittman Family.

ORDINANCE _____

**AN ORDINANCE AUTHORIZING THE PURCHASE
OF LAND FROM THE PITTMAN FAMILY**

WHEREAS, in closed session, the Corporate Authorities directed the Administrator and Village Attorney to negotiate and prepare a draft contract to purchase certain lands from the Pittman Family upon specific terms including the purchase price, the taking of title subject to taxes for the year 2020 and accepting the condition of the vacant land in AS-IS condition, and

WHEREAS, the Pittman family did agree to terms and conditions consistent with the Corporate Authorities' directions, all conditioned upon final approval of a contract in open session, and

WHEREAS, the Village Attorney did prepare, and the Pittman family's lawyer has approved, a draft contract in the form attached as Exhibit A to memorialize this conditional agreement, and

WHEREAS, the Corporate Authorities find that the terms and conditions set forth in the Exhibit A draft contract are consistent with the directions previously given and that the same are fair and appropriate for the purchase of the lands described therein, and

WHEREAS, the Corporate Authorities further find and declare that purchasing these lands from the Pittman family is in the best interests of the Village, in part because it will present an opportunity to restore the streambed of Sequoit Creek and alleviate the potential for flooding, but it will also present the opportunity to develop a key property in downtown Antioch, which will serve as a valuable public amenity to attract visitors and provide a more beautiful backdrop to the graceful older buildings throughout this historic area,

NOW THEREFORE, BE IT ORDAINED by the Village of Antioch, Lake County, Illinois, as follows:

SECTION ONE: The Pittman Property shall be purchased and the transaction closed on or about December 15, 2020, all according to the terms and conditions of the Exhibit A contract.

SECTION TWO: The Administrator and Finance Director are directed to pay the sums required by the Exhibit A Contract to the sellers under that Contract, along with the closing costs and related expenses.

SECTION THREE: The Administrator, Mayor, Clerk and Village Attorney are directed and authorized to execute any and all documents necessary or helpful in closing the said transaction.

SECTION FOUR: This Ordinance shall take effect immediately upon passage, approval and publication as required by law.

PASSED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF ANTIOCH, ILLINOIS,
ON THIS ____ DAY OF _____, 2020.

ATTEST:

LAWRENCE M. HANSON, MAYOR

LORI K. FOLBRICK, VILLAGE CLERK