

**TOWN OF LEYDEN
COOK COUNTY, ILLINOIS**

ORDINANCE NO. TO – 2023 - 6

**AN ORDINANCE AUTHORIZING THE ACQUISITION BY VOLUNTARY PURCHASE
OR EMINENT DOMAIN OF FEE SIMPLE TITLE TO REAL PROPERTY LOCATED
AT 2540 MANNHEIM RD., FRANKLIN PARK, IL (PIN: 12-29-415-018)**

WHEREAS, the Town of Leyden (the “Town”) is an Illinois township and may exercise only those powers provided by law; and

WHEREAS, pursuant to 60 ILCS 1/85-10(c), the Town’s corporate authorities may acquire, by voluntary purchase, real property for the use of the Town’s inhabitants; and

WHEREAS, pursuant to 60 ILCS 1/120-10, the Town’s corporate authorities may purchase, or acquire through the exercise of eminent domain, real property for a public park; and

WHEREAS, the real property located at 2450 Mannheim Rd., Franklin Park, IL, PIN: 12-29-415-018, is legally described in the attached and incorporated Exhibit A (the “Property”); and

WHEREAS, Vithalani, Inc., an Illinois corporation (the “Owner”), is the record owner of fee simple title to the Property; and

WHEREAS, the Town’s corporate authorities desire to acquire fee simple title to the Property to use the Property for a public purpose including, but not limited to, a public park; and

WHEREAS, the Property’s appraised “as is” fee simple market value as of October 26, 2023 is \$815,000, per the report attached and incorporated as Exhibit B (the “Appraisal”); and

WHEREAS, pursuant to the authority provided by this Ordinance, the Town intends to make a good-faith offer to purchase the Property for an amount that is not less than \$815,000; and

WHEREAS, the Town’s corporate authorities find that it is necessary and in the Town’s best interests to acquire the Property for one or more of the foregoing public purposes; and

NOW, THEREFORE, BE IT ORDAINED BY THE SUPERVISOR AND BOARD OF TRUSTEES OF THE TOWN OF LEYDEN, COOK COUNTY, ILLINOIS, as follows:

SECTION 1: The recitals to this Ordinance true, correct, material, adopted and incorporated as Section 1 to this Ordinance.

SECTION 2: The Town’s corporate authorities approve, authorize, and direct the Town Supervisor and Town Attorney to: (1) engage in good-faith negotiations to voluntary acquire fee simple title to the Property including, but not limited, making a good-faith offer to purchase the Property for an amount that is not less than \$815,000 (the “Voluntary Acquisition”); (2) file and prosecute an action to acquire fee simple title to the Property by eminent domain or other legal proceedings (the “Involuntary Acquisition”); and (3) take such necessary acts to effect the Voluntary Acquisition and the Involuntary Acquisition.

SECTION 3: This Ordinance shall be in full force and effect immediately upon its passage and approval and shall subsequently be published in pamphlet form as provided by law.

PASSED this 2nd day of November, 2023.

AYES: 5

NAYS: 0

ABSENT: 0

Rocco D. Biscaglio
Supervisor

ATTEST:

Jamie Losurdo
Town Clerk

EXHIBIT A
(Legal Description of the Property)

The Property is legally described as follows:

LOTS 55 AND 56 IN FREDERICK H. BARTLETT'S GRAND FARMS UNIT
NO. B BEING A SUBDIVISION OF THE NORTH ½ OF THE SOUTH ½ OF
EAST ¾ OF THE SOUTHEAST ¾ OF SECTION 29, TOWNSHIP 40 NORTH,
RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

Common Address: 2540 N. Mannheim Road, Franklin Park, IL 60131
PIN: 12-29-415-018-0000