

Westwood Properties

March 2, 2005

Regarding the acquisition of the Nowicki property on Westwood, Trustee Murphy reported they are will to sell but are not happy with the appraisal. They will get one themselves and submit it to the Village Manager.

June 20, 2005

Village Manager Zeder reported that he met with the Nowicki's regarding purchase of their home that is in floodplain. Homeowner is requesting a substantial increase.

March 16, 2009

15160 Royal Foxhunt & Vacant Lots on Westwood Avenue

Village Manager Paul Grimes stated that the former flood properties owned by the Village are ready to be placed on the market. The properties are the house at 15160 Royal Foxhunt and the two vacant lots on Westwood Drive.

Village Manager Grimes stated that he met with Public Works and the Planning staff regarding these properties. Staff had no objection for these lots to be placed on the market. The drainage improvements have been made and are performing as the engineers expected.

President McLaughlin asked with all the rain that occurred last week, was there any flooding at the house.

Village Manager Grimes stated no flooding or any water problems at all.

President McLaughlin stated regarding the two vacant lots, he believes there should be an engineering report explaining why these lots can now be built on and what improvements have been done in this area to solve the flooding problem.

Trustee Murphy noted that the Village told the two adjacent property owners on either side of the vacant lots that the Village would inform them on the plans for these lots before they were placed on the market.

The Board gave authorization to Village Manager Grimes to receive appraisals for the two vacant lots on Westwood Drive and the house at 15160 Royal Foxhunt. The Board will then review these appraisals and make a decision if these properties should be placed on the market at this time or not

April 6, 2009

15160 Royal Foxhunt & Vacant Lots on Westwood Avenue

Village Manager Paul Grimes stated that he had received authorization from the Board to receive appraisals for the two vacant lots on Westwood Drive and the house at 15160 Royal Foxhunt.

15160 Royal Foxhunt

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Village Manager Grimes reported that the home on Royal Foxhunt Road was appraised at \$255,000. This home is 1,404 square feet. The recommended list price is \$275,000.

14610 & 14620 Westwood

Village Manager Grimes reported that the two vacant lots on Westwood both appraised the same; their appraised value is \$163,000 each. Both lot sizes are 13,059 square feet. The recommended list price is \$200,000 for each lot.

Village Manager Grimes stated staffs recommended steps are:

- To select which properties to list
 - Village Grimes stated he has received advice that the Village should list the Royal Foxhunt property at the \$275,000 recommended price and wait to list the two vacant properties on Westwood Drive.
- Receive proposals from local real estate agents.
- Present proposals to select an agent at the Board meeting on April 20th or the latest May 4th.
- List property/ies by early May.

President McLaughlin stated his recommendation would be to list the Royal Foxhunt Road home at the recommended price. In addition, a small meeting should be arranged at the Village Hall with the neighbors living by the vacant properties to discuss what the Village's plans and asking price are for those lots. Also, an engineer should be invited to answer any questions these residents may have.

Trustee Fenton moved, seconded by Trustee O'Halloran to approve listing the property located at 15160 Royal Foxhunt Road; and to receive proposals from qualified real estate agencies to represent the Village for said sale. On a roll call vote, Trustees Fenton, O'Halloran, Murphy, Schussler, Gira, and President McLaughlin voted aye. Trustee Dodge was absent. Whereupon President McLaughlin declared the motion carried.

President McLaughlin directed staff to schedule in the next few weeks a meeting with the neighbors who live by the vacant lots on Westwood; this meeting is to discuss the Village's plans and asking price for those lots. Also, an engineer is to be in attendance at this meeting to answer questions and explain the improvements that have been made, and why these lots can now be built on.

August 6, 2012

Westwood Properties

Development Services Director Karie Friling reported that an offer to purchase one of the properties on Westwood Drive was received from John Kelly.

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At this time Mr. Kelly is only interested in the property at 14610 Westwood, but stated he may come back at a later date and purchase the other.

This property was appraised back in April of 2012, at a price of \$105,000 and that appraisal is current. Mr. Kelly's offer was to purchase this property for \$100,000.

President McLaughlin stated that this property hasn't been placed on the market and he believes the fair thing to do is open this up to everyone.

Trustee Gira suggested that before anything is done on these parcels, the neighbors need to be informed what the Village's plans are for these parcels.

It was agreed a letter would be sent to the neighbors before this property is placed on the market.

November 5, 2012

Westwood Properties

Director of Development Services Karie Friling reported that the last time the Westwood Properties were discussed; the Board agreed that the Village should go out for proposals on the two parcels of the properties that the Village had purchased.

One proposal was received by a local Orland Park resident who is interested in building a new home on one of the lots. Their builder is John Kelly, who has had an appraisal on the property that came back at \$105,000 per lot.

When the sewers were placed on this property, soil studies were done at that time and they did come back that the soil is bad on these parcels.

As part of the proposal the residents are requesting a credit. Basically, they are offering \$105,000 and then requesting that the Village deduct the cost of the installation of the caissons. The estimate for the cost of the caissons is approximately \$42,000.

President McLaughlin stated that he has received a call from one of the neighbors who fears if the foundation on a new home on this property is placed, flooding problems will occur again.

Assistant Village Manager Baer stated that there are very tight restrictions on these lots. Christopher Burke Engineering did a very thorough report on what has to be done to make these lots buildable.

President McLaughlin stated that the recommendation is for the Board to accept the proposal at the appraised value of \$105,000 for one lot. After the house is built the buyer will show what the cost was for the caissons and at that time a refund will be given to the buyer for that cost.

The Board agreed.

Westwood Properties

January 7, 2019

Westwood Lot
14610 Westwood

Assistant Village Manager Friling reported that the Westwood Lot was not listed with Rich Realty due to the Village had received an offer to purchase.

The person who was going to purchase this property has withdrawn his offer. A \$5,000 down payment was received that the Village will keep.

Assistant Village Manager Friling recommended listing this property with Rich Realty in the amount of \$130,000.

Discussion took place on different scenarios of keeping the Industrial Park Property for future expansion for Public Works.

It was agreed expanding Public Works into that area would serve as a negative for the existing businesses.

Assistant Village Manager Friling requested approval from the Board for Rich Realty to list the two Industrial Lots for \$175,000 each and the Westwood lot in the amount of \$130,000.

The Board agreed.

March 18, 2019

Westwood Property
14610 Westwood

Village Manager La Margo reported that several months ago a Builder in Orland Park, John Barrett was going to purchase this parcel of property and then withdrew his offer in January, 2019 before the closing. Mr. Barrett had paid a nonrefundable \$5,000 in escrow that the Village kept.

Mr. Barrett has contacted the Village and is requesting the Board to reconsider and return his \$5,000 escrow payment.

A consensus was taken from the Board if the escrow amount should be returned and the amount.

Trustee Dodge - \$2,500
Trustee Gira - \$5,000 Trustee
Calandriello - \$5,000 Trustee
Carroll - \$2,500 Trustee
Fenton –
President Pekau - \$5,000

The Board agreed to refund \$5,000 to John Barrett.