



*Angela L. Hammer
Legal Director
Department of Law*

Memorandum

TO: Alderman Mark Bonne, Chairman
Code and Regulations Committee

FROM: Joshua A. Versluys
Assistant City Attorney/Land Transaction Officer

RE: Proposed sale of City owned property at 5798 Logistics Parkway (15-31-351-007)

DATE: January 12, 2026

The City has received an offer to purchase 5798 Logistics Parkway from the neighboring property owner, 5728 Logistics Parkway LLC (Owner is Kanybek Kuduratilla Uulu). Mr. Uulu has offered \$124,000 which is 80% of the appraised value.

The prospective buyer currently owns the neighboring property to the north which he uses for his trucking business. He intends to expand his business at 5798 Logistics Parkway by initially storing semi-trailers on the property. Within 2-3 years he would like to have the area paved with asphalt and then within 3-4 years construct a building to be used as a warehouse.

The City will maintain an easement for water drainage on the east and south borders of the property. The prospective buyer is aware of the easement on the property and that he cannot pave or place any improvements in that area.

City staff is proposing the sale of the city-owned property and pursuant to state law, 65 ILCS 5/11-76-4.1, the City has had the property appraised and published the property for sale in the local newspaper with the specifications and requirements for purchase.

City Staff is recommending the Code and Regulations committee accept the offer for the sale of the City-owned property 5798 Logistics Parkway (15-31-351-007).

Thank you.