

**BID SHEET FOR**  
**1209 WASHINGTON STREET**

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

**Bid Amount:** \$ \_\_\_\_\_

**Please include the following with your bid:**

- a. Description of planned use(s)
- b. Timeline of construction period including estimated date of completion.
- c. Proposed site plan/design as prepared by a professional engineer/architect.
- d. Exterior construction material description.
- e. Estimated fair-market value of property upon completion.
- f. Estimated opening date of commercial enterprise.

This bid must be placed in a sealed envelope and be clearly labeled:

**“BID FOR THE PURCHASE OF 1209 WASHINGTON STREET”**

This bid must be returned on or before 4pm on Monday, April 6<sup>th</sup> to:

**Mendota City Offices**  
**800 Washington Street**  
**Mendota, IL 61342**

Bids will be publicly opened at 5:30pm on Monday, April 6<sup>th</sup> at the Regular City Council Meeting held at 607 8<sup>th</sup> Avenue.

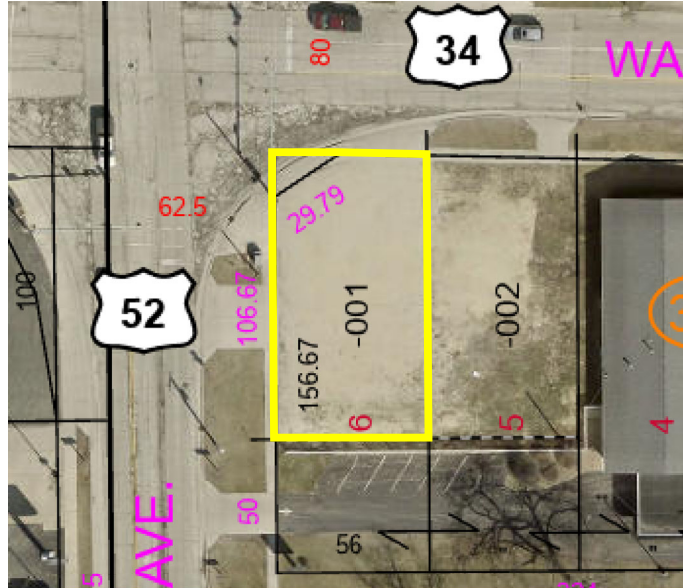
A contract may be awarded to the highest bidder whose bid is found to be in the best interests of the City of Mendota. The City Council reserves the right to reject any and all bids and to waive any informalities or irregularities in the bidding. The City of Mendota further reserves the right to review and study any and all bids and to make a contract award within 30 days after the bids have been opened and publicly read.



# LaSalle Co. Supervisor of Assessments

707 E. Etna Rd. Ottawa, IL  
61350 - (815) 434-8233

Report generated: Wednesday, March 11, 2026  
Reference Number: 01-33-301-001



### Tax Parcels

<b>PIN</b>	01-33-300-001	<b>Reference Number</b>	01-33-301-001
<b>Tax Code</b>	MD009	<b>Property Class</b>	0050 Unimproved Commercial
<b>Township</b>	MENDOTA TOWNSHIP	<b>Acres</b>	0.14
<b>Tax Name</b>	CITY OF MENDOTA	<b>TaxADDRESS1</b>	PO BOX 710
<b>TaxADDRESS2</b>		<b>TaxCITY</b>	MENDOTA
<b>TaxSTATE</b>	IL	<b>TaxZIP</b>	61342
<b>Assess Year</b>	2025	<b>SiteAddress</b>	WASHINGTON ST MENDOTA IL 61342
<b>Legal</b>	TOWN OF MENDOTA, N106.57' LT 6 BLK 65 (EX PT TO RD ROW 020- 11436) SEC 33-36-1		

### Tax Districts

Tax Code	tax_district	tax_district_name	assessment_year
	C001	LASALLE COUNTY BOARD OFFICE	2025
	G289	MENDOTA G#289	2025
	H280	MENDOTA H#280	2025
	J513	IVCC J#513	2025
	LYM1	GRAVES LIBRARY	2025
	TRMD	MENDOTA TWP ROAD	2025
	TTMD	MENDOTA TWP	2025
	VCK1	CITY OF MENDOTA	2025
	TFY4	TIF MENDOTA #11	2025



# LaSalle Co. Supervisor of Assessments

707 E. Etna Rd. Ottawa, IL  
61350 - (815) 434-8233

Report generated: Wednesday, March 11, 2026

Reference Number: 01-33-301-002



### Tax Parcels

<b>PIN</b>	01-33-300-002	<b>Reference Number</b>	01-33-301-002
<b>Tax Code</b>	MD009	<b>Property Class</b>	0030 Residential Vacant Land
<b>Township</b>	MENDOTA TOWNSHIP	<b>Acres</b>	0.13
<b>Tax Name</b>	CITY OF MENDOTA	<b>TaxADDRESS1</b>	PO BOX 710
<b>TaxADDRESS2</b>		<b>TaxCITY</b>	MENDOTA
<b>TaxSTATE</b>	IL	<b>TaxZIP</b>	61342
<b>Assess Year</b>	2025	<b>SiteAddress</b>	1209 WASHINGTON ST MENDOTA IL 61342
<b>Legal</b>	TOWN OF MENDOTA, LT 5 (EX S50') BLK 65 SEC 33-36-1		

### Tax Districts

Tax Code	tax_district	tax_district_name	assessment_year
	C001	LASALLE COUNTY BOARD OFFICE	2025
	G289	MENDOTA G#289	2025
	H280	MENDOTA H#280	2025
	J513	IVCC J#513	2025
	LYM1	GRAVES LIBRARY	2025
	TRMD	MENDOTA TWP ROAD	2025
	TTMD	MENDOTA TWP	2025
	VCK1	CITY OF MENDOTA	2025
	TFY4	TIF MENDOTA #11	2025

**LaSalle County**

707 E. Etna Rd. Room 262  
Ottawa, IL 61350  
Phone: 1-815-434-8233  
Fax: 1-815-434-8327

**PIN 01-33-300-001      Map# 01-33-301-001**

[Parcel Information](#)

[Click to View Map](#)

**MENDOTA TOWNSHIP**

**Billing Address:**

PO BOX 710

MENDOTA IL 61342

**Street Address:**

WASHINGTON ST  
MENDOTA IL 61342

**Subdivision:** MENDOTA (ORIGINAL TOWN) PLAT OF BLKS. 63  
THRU 83

[Legal Information](#)

**Property Class:** 0050 Unimproved Commercial

**Use Code:**

**Homesite Acres:** 0.00

**Farm Acres:** 0.00

**Total Acres:** 0.14



2017 VACANT LOT

**Parcel Legal:** TOWN OF MENDOTA, N106.57' LT 6 BLK 65 (EX PT TO RD ROW 020-11436) SEC 33-36-1

[Sale Information](#)

Sale Date	Sale Amount	Document Number
07/17/2018	15,000	2018-09881

[Assessment Information](#)

Year	Type	Land Unimproved/Farm	Land Improved	Building Other/Farm	Building	Total
2025	Normal	0	4,684	0	0	4,684
2024	Normal	0	4,684	0	0	4,684
2023	Normal	0	4,684	0	0	4,684

[Building Information](#)

**Type of Use:**  
**Sty Description:**  
**Model Name:**  
**Year Built:**  
**Classification:**  
**Total Ground SF:**  
**Total Sq. Ft:**  
**Bathroom:**  
**Basement:**

**Fireplace:**  
**Central Air:**  
**Deck:**  
**Porch:**  
**Garage:**

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**LaSalle County**

707 E. Etna Rd. Room 262  
 Ottawa, IL 61350  
 Phone: 1-815-434-8233  
 Fax: 1-815-434-8327

**PIN 01-33-300-002      Map# 01-33-301-002**

Parcel Information
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<a href="#">Click to View Map</a>
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**MENDOTA TOWNSHIP****Billing Address:**

PO BOX 710

MENDOTA IL 61342

**Street Address:**

1209 WASHINGTON ST  
 MENDOTA IL 61342

**Subdivision:** MENDOTA (ORIGINAL TOWN) PLAT OF BLKS. 63  
 THRU 83

Legal Information
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**Property Class:** 0030 Residential Vacant Land

**Use Code:**

**Homesite Acres:** 0.00  
**Farm Acres:** 0.00  
**Total Acres:** 0.13



2019 V-Land Only

**Parcel Legal:** TOWN OF MENDOTA, LT 5 (EX S50') BLK 65 SEC 33-36-1

Sale Information
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Sale Date	Sale Amount	Document Number
07/17/2018	15,000	2018-09881

Assessment Information
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Year	Type	Land Unimproved/Farm	Land Improved	Building Other/Farm	Building	Total
2025	Normal	0	5,491	0	0	5,491
2024	Normal	0	5,018	0	0	5,018
2023	Normal	0	4,673	0	0	4,673

Building Information
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<p><b>Type of Use:</b> Single Family  <b>Sty Description:</b> 1.5 Story  <b>Model Name:</b> 1.5B 1S  <b>Year Built:</b> 1925  <b>Classification:</b> PU 2016  <b>Total Ground SF:</b> 1,190  <b>Total Sq. Ft:</b> 1,794  <b>Bathroom:</b> 1--3 Fixture Bath.  <b>Basement:</b> 1,188 Sq. Ft. , Crawl Space 12 Sq. Ft.</p>	<p><b>Fireplace:</b>  <b>Central Air:</b>  <b>Deck:</b>  <b>Porch:</b> OMP-162, OMP-72  <b>Garage:</b> 231 Sq. Ft.</p>
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## Chapter 340. Zoning

### Article VI. Business Districts

#### § 340-33. B-3 Service Business District.

The B-3 Service Business District is intended to accommodate a wide range of specialized commercial and business uses, including highway-oriented service and commercial-recreation types of establishments to serve a trade area embracing the City and intercommunity traffic through the City.

A. Permitted uses. The following uses are permitted in the B-3 District:  
[Amended by Ord. No. 04-17-00A; Ord. No. 04-06-09; Ord. No. 04-06-15A]

(1) Alphabetical list.

All uses as permitted in the B-2 District

Amusement establishments: bowling alleys, billiard parlors, gymnasiums, swimming pools, skating rinks, and miniature, pitch and putt, par-3 or standard courses, golf driving ranges, swimming pools and clubs and recreation centers containing one or more of the above use.

Animal hospitals

Auction rooms

Automobile and truck sales establishments

Automobile service stations

Bakeries, including sale of bakery products to restaurants, clubs, hotels, institutions and similar establishments

Battery and tire sales and service establishments

Blueprinting and photocopy establishments

Boat sales, rentals, storage, and repair, including sales and service of marine motors, boat parts and accessories and boat fuels

Building material sales with outdoor storage, when the area for outside storage is completely surrounded by a uniformly painted solid fence or wall eight feet in height, and no storage shall project higher than the height of the fence or wall

Catering establishments

Clothing and costume rental shops

Club or lodges, private, fraternal, or religious

Contractors' offices and shops

Drive-in establishments, except theaters

Dry-cleaning and laundry establishments, provided that not more than 2,500 square feet of floor area shall be devoted to dry-cleaning, pressing, or laundering processes other than self-service coin-operated facilities

Employment agencies

Exterminating shops

Feed, fertilizer and seed stores

Fraternal, philanthropic, and eleemosynary institutions

Fruit and vegetable stands

Fuel and ice retail sales establishments with no outside storage and liquid fuels are stored in underground tanks

Garages, public, including painting, body and fender work and motor rebuilding

Greenhouses, garden centers, and nurseries, retail and wholesale sales

Highway maintenance shops and yards

Hospitals

Laboratories, medical, dental, optical

Linen, towel, or diaper service establishments

Live bait stores

Machine, sheet metal, or welding shops, provided a building for such a use shall contain not more than 5,000 square feet of floor area, and operations are within the enclosed building, and glare from welding operations is not visible from outside the building

Machinery and equipment sales establishments, construction and agriculture

Mail order houses, order and service centers

Meat markets, including sale of meats to restaurants, clubs, hotels, institutions, and similar establishments

Meeting halls, convention or exhibition halls

Mobile homes and trailer sales establishments

Model homes or garage display and sales

Monument sales

Motels or hotels

Motorcycle sales

Newspaper distribution agencies, for home delivery and retail trade

Offices, general or professional

Packing and crating establishments.

Parcel delivery stations

Pet service, domestic

Pet shops

Plumbing, electrical or heating, fixtures and equipment, sales, service and repair establishments

Printing, publishing or lithography establishments, maximum gross floor area of 6,000 square feet

Public utility and governmental service uses

Religious institutions, churches, chapels, temples, synagogues, convents, monasteries and theological schools

Research laboratories

Rest homes, nursing homes, sanitariums, and institutions for children and the aged

Restaurants, including entertainment, dancing, and serving of alcoholic beverages

Schools, commercial or trade, including those teaching music, dance, business, commercial, or technical subjects when operations do not involve danger of fire and explosion, or objectionable noise, vibration, smoke, dust, odor, glare, heat, or other similar influences

Self-service stores, coin-operated vending machines

Sheet metal shops

Taverns

Taxidermists

Temporary buildings for construction purposes for a period not to exceed the duration of construction.

Training centers, engineering or sales

Wholesale and warehouse establishments, except for the sales or storage of flammable liquids, materials or gases, except those that are in the original sealed containers

(2) Accessory uses to the above permitted uses, including, but not limited to:

(a) Off-street parking and off-street loading, in accordance with applicable regulations set forth in Article VIII of this chapter.

B. Conditional uses. The following conditional uses are permitted in the B-3 District:

[Added by Ord. No. 04-06-09<sup>[1]</sup>]

- (1) Other uses similar to the above permitted uses.
- (2) Automobile laundries.
- (3) Garages, public, including painting, body and fender work and motor rebuilding.
- (4) Helipads, public or private, provided the area dedicated to said helipad is at least one acre in size.
- (5) Open sales lots.
- (6) Radio and television towers, receiving or transmitting.
- (7) Single-family dwellings when designed as an integral part of a building, the principal use of which is a permitted or conditional use, and when occupied by the proprietor of such use.
- (8) Theaters, outdoor, provided that vehicular entrance and exit driveways intersect with a secondary or primary thoroughfare and traffic signal lights or other means of traffic control are provided. Reservoir parking spaces for temporary parking of automobiles of patrons awaiting entrance shall be provided on the lot, in the amount of not less than the number of parking spaces equivalent to 10% of the vehicular capacity of the theater. No building or structure shall be located nearer than 100 feet to a residence district boundary line. Artificial illumination shall be arranged in such manner that direct rays of light shall not beam upon adjoining properties and streets.
- (9) Accessory uses customarily incidental to the above conditional uses, including but not limited to signs, off-street parking and off-street loading.

[1] *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).*

C. Plan of operation. All uses in this district shall be designed to encourage safe and efficient traffic flow and physical compatibility with uses existing on adjoining properties. The Building Inspector shall review building and site development plans for conformance to these objectives. Because of the unique traffic-generative nature of some of the permitted uses in Subsection A above, prior to the issuance of a zoning certificate, the Building Inspector may forward copies of all plans to the Plan Commission for review. Following its review, the Plan Commission shall by written report advise the Building Inspector that 1) the proposed development scheme is in accord with foregoing standards and objectives of the B Districts, or 2) the proposed development scheme is not in accord with the foregoing standards and objectives of the B Districts and that design changes, to be specified, must be made in the application prior to the issuance of a zoning certificate. The Plan Commission may also require such additional plans or details from the applicant as may be necessary to adequately review the proposed development.<sup>[2]</sup>

[2] *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).*

D. Lot area and lot width: except as may herein otherwise be required for a specific permitted or conditional use, not less than 15,000 square feet in area and 100 feet in depth.

E. Floor area ratio: not to exceed 1.0.

F. Yards.

- (1) Front yard: not less than 40 feet.
- (2) Side yard: two side yards, neither of which is less than 10 feet in width, except:
  - (a) A side yard adjoining or across the alley from a residence district shall be not less than 20 feet in width; and
  - (b) A side yard adjoining a street shall be not less than 40 feet in width.
- (3) Rear yard: not less than 40 feet.