

BID SHEET FOR
1205 JEFFERSON 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.

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

“BID FOR THE PURCHASE OF 1205 JEFFERSON STREET”

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

Mendota City Offices
800 Washington Street
Mendota, IL 61342

Bids will be publicly opened at 5:30pm on Monday, April 6th at the Regular City Council Meeting held at 607 8th 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: Monday, February 16, 2026
Reference Number: 01-33-158-003



Tax Parcels

PIN	01-33-130-008	Reference Number	01-33-158-003
Tax Code	MD009	Property Class	0030 Residential Vacant Land
Township	MENDOTA TOWNSHIP	Acres	0.21
Tax Name	CITY OF MENDOTA	TaxADDRESS1	800 WASHINGTON ST
TaxADDRESS2		TaxCITY	MENDOTA
TaxSTATE	IL	TaxZIP	61342
Assess Year	2025	SiteAddress	1205 JEFFERSON ST MENDOTA IL 61342
Legal	WESTS ADD TO MENDOTA, LT 5 BLK 7 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 01-33-130-008 Map# 01-33-158-003

[Parcel Information](#)

[Click to View Map](#)

MENDOTA TOWNSHIP

Billing Address:
800 WASHINGTON ST

MENDOTA IL 61342

Street Address:
1205 JEFFERSON ST
MENDOTA IL 61342

Subdivision: WESTS ADD.

[Legal Information](#)

Property Class: 0030 Residential Vacant Land

Use Code:

Homesite Acres: 0.00

Farm Acres: 0.00

Total Acres: 0.21



2024 V-Land Only

Parcel Legal: WESTS ADD TO MENDOTA, LT 5 BLK 7 SEC 33-36-1

[Sale Information](#)

[Assessment Information](#)

Year	Type	Land Unimproved/Farm	Land Improved	Building Other/Farm	Building	Total
2025	Normal	0	7,177	0	0	7,177
2024	Normal	0	6,559	0	15,374	21,933
2023	Normal	0	6,108	0	14,317	20,425

[Building Information](#)

Type of Use:	Single Family	Fireplace:	
Sty Description:	1.0 Story	Central Air:	
Model Name:	1B 1.5S	Deck:	
Year Built:	1908	Porch:	
Classification:	2025 Pickup	Garage:	
Total Ground SF:	946		
Total Sq. Ft:	1,144		
Bathroom:	1--3 Fixture Bath. Removed 07-01-2024		
Basement:	550 Sq. Ft. , Crawl Space 396 Sq. Ft.		

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Chapter 340. Zoning

Article V. Residence Districts

§ 340-27. R-3 Single- and Two-Family Residence District.

A. Permitted uses. The following uses are permitted in the R-3 District:

[Amended by Ord. No. 09-18-06B^[1]]

- (1) Single-family detached dwellings.
- (2) Two-family dwellings.
- (3) Churches, temples, or synagogues.
- (4) Home occupations.
- (5) Parks, playgrounds and recreation areas, public.
- (6) Real estate sales buildings for a period of not more than two years.
- (7) Schools, public or denominational, not boarding, elementary, junior high, and high.
- (8) Temporary buildings for construction purposes for a period not to exceed such construction.
- (9) Accessory uses.
- (10) Single-family semidetached housing.

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

B. Conditional uses. The following conditional uses are permitted in the R-3 District: as in the R-2 District.^[2]

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

C. Lot area.

[Amended by Ord. No. 07-16-07]

- (1) Single-family detached dwellings: not less than 6,000 square feet.
- (2) Single-family semidetached dwellings: not less than 5,000 square feet for each dwelling (10,000 square feet total).
- (3) Two-family dwellings: not less than 4,000 square feet for each dwelling.
- (4) Nonresidential uses: not less than 15,000 square feet unless otherwise specified.

D. Lot width.

[Amended by Ord. No. 07-16-07]

- (1) Single-family detached dwellings: not less than 60 feet.
- (2) Single-family semidetached dwellings: not less than 80 feet.

- (3) Nonresidential uses: not less than 100 feet.
- E. Building height: as in the R-2 District.
- F. Ground floor area per dwelling.
 - (1) One-story detached dwellings: not less than 850 square feet.
 - (2) Dwellings having more than one story: not less than 625 square feet for a 1 1/2 story dwelling.
 - (3) Two-family dwellings: not less than 675 square feet per dwelling.
- G. Floor area ratio.
 - (1) Single-family detached dwellings: not applicable.
 - (2) Nonresidential uses: not more than 0.4.
- H. Yards. Except as may be herein otherwise required, yards shall be in accordance with the following regulations:
 - (1) Front yard: not less than 30 feet.
 - (2) Side yards: two side yards having a combined width of 16 feet and of which one side yard shall be not less than six feet in width; except where a side yard adjoins a street, the minimum width shall be not less than 30 feet.
 - (3) Rear yard: not less than 40 feet.
 - (4) Yards, general, nonresidential uses. For buildings more than 25 feet in height, each side yard as required above shall be increased in width or depth by two feet for each additional one foot of building height over 25 feet.