



City of Chicago



O2017-918

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 2/22/2017

Sponsor(s): Emanuel (Mayor)

Type: Ordinance

Title: Acceptance of property at 7401 S Chappel Ave from Chicago Board of Education for information technology, job training and employment center

Committee(s) Assignment: Committee on Housing and Real Estate



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

February 22, 2017

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

At the request of the Commissioner of Fleet and Facility Management, I transmit herewith an ordinance authorizing an acceptance of real property from the Chicago Board of Education.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

A handwritten signature in cursive script that reads "Rahm Emanuel".

Mayor

ORDINANCE

WHEREAS, the City of Chicago (the "City") is a municipal corporation and home rule unit of government under Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois and, as such, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Board of Education of the City of Chicago (the "Board") is a body corporate and politic, organized under and existing pursuant to Article 34 of the School Code of the State of Illinois, 105 ILCS 5/1-1, *et seq.* (the "School Code"); and

WHEREAS, the Board is the beneficial owner of the real estate commonly known as 7401 S. Chappel Avenue, Chicago, Illinois, and legally described on Exhibit A attached hereto (the "Property"), title to which pursuant to statute is held by the City of Chicago in Trust for the Use of Schools; and

WHEREAS, the Property is comprised of an approximately 8,250 square foot lot improved with an approximately 24,600 square foot, three-story building – the former Bouchet Annex; and

WHEREAS, the Bouchet Annex has been closed and vacant for over 10 years; and

WHEREAS, the Board advertised the Property for sale twice in 2013, but no bids were received; and

WHEREAS, pursuant to Resolution Number 17-0125-0P1 (the "Resolution"), adopted by the Board by a vote of not less than two-thirds of its full membership at its meeting on January 25, 2017, the Board determined that the Property is not needed for school purposes and requested the City of Chicago in Trust for Use of Schools to transfer the Property in its "as is, where is" condition to the City for \$1.00; and

WHEREAS, the Local Government Property Transfer Act, 50 ILCS 605/0.01 *et seq.* ("LGPTA") authorizes municipalities to convey, grant, or transfer real estate held by one municipality to another municipality upon the agreement of their corporate authorities; and

WHEREAS, pursuant to the LGPTA, the City desires to acquire the Property from the Board for the public purpose of converting the former school building to an information technology, job training and employment center for unemployed and underemployed veterans and youth; and

WHEREAS, following acquisition of the Property, the City intends to seek separate City Council authorization to transfer the Property to one or more not-for-profit organizations for such proposed conversion and use; and

WHEREAS, the City Council finds and declares that it is necessary or convenient to acquire the Property for its intended use as an information technology, job training and employment center, and that such acquisition shall serve the public purpose of promoting the health, prosperity, economic stability and general welfare of the City; ***now, therefore,***

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. The foregoing recitals are hereby adopted as the findings of the City Council.

SECTION 2. The City of Chicago in Trust for the Use of Schools hereby accepts the agreed upon consideration of One Dollar (\$1.00) from the City to purchase the Property and shall sell the Property to the City for such sum.

SECTION 3. The Mayor or his proxy is authorized to execute, and the City Clerk or the Deputy City Clerk is authorized to attest, a quitclaim deed conveying to the City all right, title and interest of the City of Chicago In Trust For the Use of Schools in and to the Property, subject to the approval of the Corporation Counsel. Said quitclaim deed shall provide that the Board is to be released and discharged from any and all responsibility or liability with respect to the Property's physical, structural and environmental condition. The City is authorized to accept such conveyance of the Property.

SECTION 4. The Mayor, the City Clerk, and the Commissioner of the Department of Fleet and Facility Management, or a designee of the Commissioner, are authorized to execute and deliver on behalf of the City such supporting documents and certificates and to do such other things consistent with the terms of this ordinance as such officers and employees shall deem necessary or appropriate in order to implement the provisions of this ordinance.

SECTION 5. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the other provisions of this ordinance.

SECTION 6. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 7. This ordinance shall take effect immediately upon its passage and approval.

Attachments: Exhibit A – Legal Description of Property

**EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY**

(Former Bouchet Annex)

(Subject to Final Title Commitment and Survey)

THE NORTH 75 FEET OF LOT 1 IN FRANKS ADDITION TO SOUTH SHORE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 7401 S. CHAPPEL AVENUE
CHICAGO, ILLINOIS 60649

PINS: 20-25-222-001-0000