



# City of Chicago



SO2015-127

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	1/21/2015
<b>Sponsor(s):</b>	Emanuel (Mayor)
<b>Type:</b>	Ordinance
<b>Title:</b>	Sale of City-owned property in East Garfield Park and Greater Englewood community areas under Large Lot Program
<b>Committee(s) Assignment:</b>	Committee on Housing and Real Estate

## ORDINANCE

**WHEREAS**, the City of Chicago ("City") is a home rule unit of government under Section 6(a), Article VII of the Constitution of the State of Illinois of 1970 and may exercise any power related to its local governmental affairs; and

**WHEREAS**, the City has acquired title to numerous parcels of vacant property located throughout the City of Chicago pursuant to its responsibility to protect the health, safety and welfare; and

**WHEREAS**, many of the City-owned parcels are of minimal value, yet are costly for the City to clean-up and maintain; and

**WHEREAS**, by ordinance passed by the City Council of the City (the "City Council") on December 10, 2014, the City established the Large Lot Program (codified in Chapter 2-157 of the Municipal Code of Chicago; the "Large Lot Program Ordinance") for the disposition of certain City-owned, vacant parcels, in order to provide local residents greater control over land in their neighborhood and the opportunity to possibly profit from selling those parcels in the future as the areas in which the parcels are located revitalize; and

**WHEREAS**, it is the City's intention to dispose of those certain City-owned, vacant parcels (i.e., no structures), which are zoned residential, located in the East Garfield Park and Greater Englewood community areas, and identified in Exhibit A attached hereto (each, a "City Parcel", and collectively, the "City Parcels"); and

**WHEREAS**, public notice advertising the proposed sale of the City Parcels located in the East Garfield Park community area appeared in the Chicago Sun-Times on July 4, 11, and 18, 2014; and

**WHEREAS**, public notice advertising the proposed sale of several of the City Parcels located in the Greater Englewood community area appeared in the Chicago Sun-Times on October 8 and 15, 2014, and public notice advertising the proposed sale of the balance of the City Parcels located in the Greater Englewood community area appeared in the Chicago Sun-Times on December 11, 18, and 26, 2014; and

**WHEREAS**, the City's Department of Planning and Development (the "Department") has received applications relating to the disposition of the City Parcels; and

**WHEREAS**, the Department has evaluated the applications based on the criteria set forth in the Large Lot Program Ordinance; and

**WHEREAS**, by Resolution No. 14-096-21 adopted by the Plan Commission of the City of Chicago (the "Plan Commission") on October 16, 2014, the Plan Commission recommended the sale of certain of the City Parcels, and by Resolution No. 15-006-21 adopted by the Plan Commission on January 15, 2015, the Plan Commission recommended the sale of the balance of the City Parcels; now, therefore,

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

**SECTION 1.** The above recitals are expressly adopted herein as the legislative findings of the City Council and incorporated herein and made a part of this ordinance.

**SECTION 2.** The Mayor or his proxy is authorized to execute, and the City Clerk or Deputy City Clerk is authorized to attest, quitclaim deeds, each such deed conveying a City Parcel to the respective Qualifying Property Owner (as that term is defined in the Large Lot Program Ordinance) selected by the Department, or to a land trust of which the Qualified Property Owner is the sole beneficiary, or to an entity of which the Qualified Property Owner is the sole owner and the controlling party, for the purchase price of One Dollar (\$1.00) per City Parcel.

**SECTION 3.** Any deed conveying a City Parcel to a Qualifying Property Owner may contain such covenants as the Department reasonably deems necessary, including, but not limited to, covenants that require the Qualifying Property Owner for a period of five (5) years commencing on the date on which the City conveys title to such City Parcel to the Qualifying Property Owner (a) to remain in title to the City Parcel and (b) to maintain the City Parcel. The City shall have a right of reverter if the Qualifying Property Owner fails to comply with such covenants. The Department may require the Qualifying Property Owner to execute a reconveyance deed at the time the City conveys the City Parcel, for the purpose of facilitating the City's exercise of its right of reverter, if necessary.

**SECTION 4.** 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 5.** All ordinances, resolutions, motions or orders inconsistent with this ordinance are hereby repealed to the extent of such conflict.

**SECTION 6.** This ordinance shall take effect immediately upon its passage and approval.

**Exhibit A**  
**List of City Parcels**  
**[Attached]**

## EXHIBIT A

Lot 1 Address	Lot 1 PIN	Ward
3358 W JACKSON BLVD	16-14-210-023-0000	28
3219 W WARREN BOULEVARD	16-11-415-034-0000	28
2942 W FIFTH AVE	16-13-104-019-0000	27
2940 W FIFTH AVE	16-13-104-020-0000	27
3223 W LEXINGTON ST	16-14-411-013-0000	24
3108 W WALNUT ST	16-12-308-047-0000	27
3106 W WALNUT ST	16-12-308-048-0000	27
2945 W WILCOX ST	16-13-110-008-0000	27
3519 W VAN BUREN ST	16-14-224-020-0000	28
3354 W MONROE ST	16-14-202-026-0000	28
3030 W POLK ST	16-13-309-035-0000	28
237 N ST LOUIS AVE	16-11-407-001-0000	28
3116 W FLOURNOY ST	16-13-300-025-0000	24
3137 W FLOURNOY ST	16-13-304-010-0000	24
331 S SACRAMENTO BLVD	16-13-121-018-0000	27
3440 W CARROLL AVE	16-11-401-008-0000	28
3438 W CARROLL AVE	16-11-401-009-0000	28
2928 W FLOURNOY ST	16-13-302-026-0000	28
314 N HOMAN AVE	16-11-404-045-0000	28
2919 W ARTHINGTON ST	16-13-318-017-0000	28
2908 FLOURNOY ST	16-13-302-034-0000	28
3130 W WASHINGTON BLVD	16-12-319-011-0000	27
3129 W WASHINGTON BLVD	16-12-324-009-0000	27
17 S ALBANY AVE	16-13-101-010-0000	28
3015 W POLK ST	16-13-313-019-0000	28
808 S SACRAMENTO AVE	16-13-313-024-0000	28
3526 W VAN BUREN ST	16-14-216-028-0000	28
3054 W LEXINGTON ST	16-13-305-025-0000	28
3034 W LEXINGTON ST	16-13-305-033-0000	28
3048 W POLK ST	16-13-309-028-0000	28
3134 W WALNUT ST	16-12-308-034-0000	27
3252 W LEXINGTON ST	16-14-407-020-0000	24
708 S CENTRAL PARK AVE	16-14-308-019-0000	24
3513 W CARROLL AVE	16-11-403-020-0000	28
3514 W WALNUT ST	16-11-406-017-0000	28
3544 W VAN BUREN ST	16-14-216-021-0000	28
2820 W WILCOX ST	16-13-109-033-0000	27
3406 W ADAMS ST	16-14-205-038-0000	28
3526 W MONROE ST	16-14-200-017-0000	28
3443 W MONROE ST	16-14-205-006-0000	28
3441 W MONROE ST	16-14-205-010-0000	28
115 S HOMAN AVE	16-14-206-030-0000	28
3318 W VAN BUREN ST	16-14-222-014-0000	28
148 S WHIPPLE ST	16-13-114-030-0000	28

3124 W LAKE ST	16-12-312-019-0000	27
3120 W LAKE ST	16-12-312-021-0000	27
3120 W WALNUT ST	16-12-308-041-0000	27
3118 W WALNUT ST	16-12-308-042-0000	27
3300 W VAN BUREN ST	16-14-222-021-0000	28
3333 W VAN BUREN ST	16-14-227-010-0000	28
40 N FRANCISCO AVE	16-12-326-043-0000	27
2718 W JACKSON BLVD	16-13-212-039-0000	27
3523 W ADAMS ST	16-14-208-010-0000	28
3238 W LEXINGTON ST	16-14-407-026-0000	24
3246 W MAYPOLE AVE	16-11-412-049-0000	28
3240 W MAYPOLE AVE	16-11-412-051-0000	28
2939 W MONROE ST	16-13-104-013-0000	27
2958 W Jackson Blvd	16-12-116-024-0000	27
2946 W Jackson Blvd	16-12-116-027-0000	27
2666 W MAYPOLE AVE	16-12-415-076-0000	27
2639 W MAYPOLE AVE	16-12-418-032-0000	27
2945 W MONROE ST	16-13-104-010-0000	27
2943 W MONROE ST	16-13-104-011-0000	27
3310 W VAN BUREN ST	16-14-222-017-0000	28
2639 W ADAMS ST	16-13-213-007-0000	28
3641 W LEXINGTON ST	16-14-312-006-0000	24
3638 W POLK ST	16-14-312-028-0000	24
3244 W LEXINGTON ST	16-14-407-023-0000	24
3242 W LEXINGTON ST	16-14-407-024-0000	24
2549 W MADISON ST	16-13-202-006-0000	27
3408 W FULTON BLVD	16-11-404-042-0000	28
3344 W ADAMS ST	16-14-206-038-0000	28
3307 W WALNUT ST	16-11-411-023-0000	28
3531 W MONROE ST	16-14-204-011-0000	28
2821 W LEXINGTON ST	16-13-311-014-0000	28
2936 W MONROE ST	16-13-103-028-0000	27
2743 W GLADYS AVE	16-13-223-005-0000	27
3500 W FULTON BLVD	16-11-403-039-0000	28
2850 W WASHINGTON BLVD	16-12-322-019-0000	27
3518 W FULTON BLVD	16-11-403-035-0000	28
2948 W FULTON ST	16-12-306-027-0000	27
2945 W FULTON ST	16-12-310-007-0000	27
3262 W WALNUT ST	16-11-408-067-0000	28
3324 W MONROE ST	16-14-202-038-0000	28
3146 W WASHINGTON BLVD	16-12-319-005-0000	27
3136 W WASHINGTON BLVD	16-12-319-009-0000	27
3436 W JACKSON BLVD	16-14-209-031-0000	28
2934 W MONROE ST	16-13-103-029-0000	27
2932 W MONROE ST	16-13-103-030-0000	27
2912 W WALNUT ST	16-12-310-042-0000	27
2825 W MONROE ST	16-13-109-014-0000	27

2929 W LEXINGTON ST	16-13-310-011-0000	28
2927 W LEXINGTON ST	16-13-310-012-0000	28
3515 W VAN BURREN ST	16-14-224-022-0000	28
3021 W FIFTH AVE	16-13-115-006-0000	28
2633 W WARREN BLVD	16-12-426-016-0000	27
2645 W JACKSON BLVD	16-13-217-006-0000	28
3300 W FULTON BLVD	16-11-405-063-0000	28
2719 W WASHINGTON BLVD	16-12-421-015-0000	27
2942 W FLOURNOY ST	16-13-302-022-0000	28
2943 W FLOURNOY ST	16-13-306-016-0000	28
3031 W WARREN BLVD	16-12-329-014-0000	27
3009 W MADISON ST	16-13-102-004-0000	27
113 N MOZART ST	16-12-323-015-0000	27
318 S RICHMOND ST	16-13-121-020-0000	27
3245 W LEXINGTON ST	16-14-411-005-0000	24
2924 W WALNUT ST	20-12-310-037-0000	27
117 N FRANCISCO AVE	16-12-322-011-0000	27
115 N FRANCISCO AVE	16-12-322-012-0000	27
2723 W GLADYS AVE	16-13-223-010-0000	27
3513 W JACKSON BLVD	16-14-214-014-0000	28
314 S WASHTENAW AVE	16-31-216-045-0000	27
3430 W FULTON BLVD	16-11-404-035-0000	28
3348 W FULTON BLVD	16-11-405-047-0000	28
120 S SACRAMENTO BLVD	16-13-115-025-0000	28
701 S CENTRAL PARK AV	16-14-404-001-0000	24
3443 W WALNUT ST	16-11-410-007-0000	28
3540 W LEXINGTON ST	16-14-404-027-0000	24
2759 W WASHINGTON BLVD	16-12-421-064-0000	27
3400 W JACKSON BLVD	16-14-209-043-0000	28
3034 W JACKSON BLVD	16-13-114-047-0000	28
3540 W FULTON BLVD	16-11-403-028-0000	28
2947 W JACKSON BLVD	16-13-121-005-0000	27
2945 W JACKSON BLVD	16-13-121-006-0000	27
2929 W FLOURNOY ST	16-13-306-020-0000	28
2925 W FLOURNOY ST	16-13-306-021-0000	28
2906 W WALNUT ST	16-12-310-044-0000	27
2674 W MAYPOLE AVE	16-12-415-073-0000	27
3301 W FULTON BLVD	16-11-408-020-0000	28
2930 W WASHINGTON BLVD	16-12-321-034-0000	27
2926 W WILCOX ST	16-13-108-037-0000	27
2759 W WASHINGTON BLVD	16-12-421-065-0000	27
2530 W MONROE ST	16-13-202-029-0000	27
2619 W GLADYS AVE	16-13-223-006-0000	28
120 S HOMAN AVE	16-14-205-039-0000	28
3221 W LEXINGTON ST	16-14-411-014-0000	24
2750 W MONROE ST	16-13-200-019-0000	27
2724 W GLADYS AVE	16-13-216-037-0000	27

314 S WASHTENAW AVE	16-13-216-049-0000	27
2719 W WASHINGTON BLVD	16-12-421-016-0000	27
3023 W WALNUT ST	16-12-313-017-0000	27
2955 W WARREN BLVD	16-12-330-002-0000	27
2757 W Washington Blvd	16-12-421-063-0000	27
2937 W ADAMS ST	16-13-116-010-0000	27
2909 W MONROE ST	16-13-108-021-0000	27
3031 W WALNUT ST	16-12-313-014-0000	27
3533 W MONROE ST	16-14-204-010-0000	28
2901 W WARREN BLVD	16-12-330-025-0000	27
3214 W LEXINGTON ST	16-14-407-035-0000	24
2736 W WARREN BLVD	16-12-421-034-0000	27
2758 W MAYPOLE AVE	16-12-415-044-0000	27
2738 W MAYPOLE AVE	16-12-415-055-0000	27
3222 W WALNUT ST	16-11-408-085-0000	28
2943 W ADAMS ST	16-13-116-008-0000	27
2759 W WASHINGTON BLVD	16-12-421-062-0000	27
2648 W JACKSON BLVD	16-13-213-013-0000	28
3207 W WASHINGTON BLVD	16-11-414-028-0000	28
3527 W ADAMS ST	16-14-208-008-0000	28
313 N WHIPPLE ST	16-12-305-008-0000	27
3216 W WASHINGTON BLVD	16-11-413-050-0000	28
3330 W ADAMS ST	16-14-206-043-0000	28
311 N SACRAMENTO AVE	16-12-306-024-0000	27
2957 W WASHINGTON BLVD	16-12-326-058-0000	27
2656 W MAYPOLE AVE	16-12-415-080-0000	27
3426 W JACKSON BLVD	16-14-209-035-0000	28
3225 W WALNUT ST	16-11-411-045-0000	28
2710 W GLADYS AVE	16-13-216-043-0000	27
3434 W CARROLL AVE	16-11-401-011-0000	28
3435 W FULTON ST	16-11-407-010-0000	28
3431 W FULTON BLVD	16-11-407-012-0000	28
2672 W MAYPOLE AVE	16-12-415-074-0000	27
3525 W ADAMS ST	16-14-208-009-0000	28
2917 W FULTON ST	16-12-310-018-0000	27
2919 W WASHINGTON BLVD	16-12-326-014-0000	27
2921 W WILCOX ST	16-13-110-020-0000	27
3306 W WASHINGTON BLVD	16-11-413-035-0000	28
3232 W WALNUT ST	16-11-408-080-0000	28
3243 W FULTON BLVD	16-11-408-025-0000	28
2733 W GLADYS AVE	16-13-223-008-0000	27
315 W 52nd ST	20-09-408-004-0000	3
319 W 52nd ST	20-09-408-006-0000	3
7300 S HARVARD AVE	20-28-216-015	6
6414 S DORCHESTER	20-23-213-032-0000	20
917 W 53RD PL	20-08-421-059	20
6323 S CHAMPLAIN	20-22-205-011	20

1759 W. Garfield Blvd	20-18-204-001	15
6421 S PARNELL AVE	20-21-112-009	20



# RAY SUAREZ

ALDERMAN, 31ST WARD  
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COMMITTEE MEMBERSHIPS:  
HOUSING AND REAL ESTATE  
(CHAIRMAN)  
COMMITTEES, RULES AND ETHICS  
(VICE-CHAIRMAN)  
AVIATION  
BUDGET AND GOVERNMENT OPERATIONS  
FINANCE  
TRANSPORTATION AND PUBLIC WAY  
WORKFORCE DEVELOPMENT AND AUDIT  
ZONING, LANDMARKS AND BUILDING STANDARDS

March 18, 2015  
CHICAGO, ILLINOIS

## TO THE PRESIDENT AND MEMBERS OF THE CITY COUNCIL:

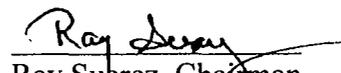
Your Committee on Housing and Real Estate which was referred eleven (11) ordinances and one (1) substitute ordinance by the Department of Planning and Development

- |     |  |   |
|-----|--|---|
| 1.  | 3832 W. Jackson Blvd. (O2015-421)  | 28 <sup>TH</sup> WARD   |
| 2.  | 421 N. St. Louis Ave. (O2015-133)  | 27 <sup>TH</sup> WARD   |
| 3.  | 4513 S. Forrester Ave. (O2015-742)   | 3 <sup>RD</sup> WARD  |
| 4.  | 1433 S. Kedzie Ave. & 3148 W. 15 <sup>th</sup> St. (O2015-155)                     | 24 <sup>TH</sup> WARD   |
| 5.  | 1604 S. Pulaski Rd. (O2015-220)  | 24 <sup>TH</sup> WARD   |
| 6.  | 4854 S. May St. (O2015-744)  | 20 <sup>TH</sup> WARD   |
| 7.  | 1944 W. Crystal St. (O2015-234)  | 1 <sup>ST</sup> WARD  |
| 8.  | 1346 W. Erie St. (O2015-144)   | 1 <sup>ST</sup> WARD  |
| 9.  | 2600 W. Madison St. (O2015-248)  | 27 <sup>TH</sup> WARD   |
| 10. | 4030 N. Oak Park Ave. (Substitute) (O2015-586)                                     | 38 <sup>TH</sup> WARD   |
| 11. | 6220-58 S. Halsted St. & 800-856 W. 63 <sup>rd</sup> St. (O2015-747)               | 16 <sup>TH</sup> WARD   |
| 12. | 6200 S. Langley Ave. (O2015-746)   | 20 <sup>TH</sup> WARD   |
| 13. | East Garfield Park & Greater Englewood Community Areas (See Exhibit A) (O2015-127) | 3 <sup>RD</sup> , 6 <sup>TH</sup> , 15 <sup>TH</sup> , 20 <sup>TH</sup> , 24 <sup>TH</sup> , 27 <sup>TH</sup> & 28 <sup>TH</sup> WARD |

Having the same under advisement, begs leave to report and recommend that Your Honorable Body Pass the proposed ordinances transmitted herewith.

This recommendation was concurred in by a unanimous vote of the members of the committee present with no dissenting votes.

(signed)

  
Ray Suarez, Chairman  
Committee on Housing & Real Estate