



City of Chicago



O2016-3304

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/13/2016
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Sale of City-owned property within Roseland, Pullman, and Austin community areas to Local Initiatives Support Corporation pursuant to Large Lot Program
Committee(s) Assignment:	Committee on Housing and Real Estate



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OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

April 13, 2016

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

Ladies and Gentlemen:

At the request of the Commissioner of Planning and Development, I transmit herewith ordinances authorizing the sale of city-owned property.

Your favorable consideration of these ordinances will be appreciated.

Very truly yours,

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

Mayor

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 Roseland and Pullman community areas and the Austin community area, 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 Roseland and Pullman community areas appeared in the Chicago Sun-Times on October 9, 16 and 23, 2015; and

WHEREAS, public notice advertising the proposed sale of the City Parcels located in the Austin 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. 15-083-21 adopted by the Plan Commission of the City of Chicago (the "Plan Commission") on September 17, 2015, the Plan Commission recommended the sale of the City Parcels located in the Austin community area; and

WHEREAS, by Resolution No. 16-028-21 adopted by the Plan Commission of the City of Chicago (the "Plan Commission") on April 21, 2016, the Plan Commission recommended the sale of the City Parcels located in the Roseland and Pullman community

areas; and

WHEREAS, pursuant to an ordinance ("2014 Ordinance") passed on December 10, 2014, and published in the Journal of the Proceedings of the City Council of the City for such date on pages 100328-100332, the City and Local Initiatives Support Corporation ("LISC") have entered into an agreement ("LISC Agreement"), dated January 1, 2015, for a term of five (5) years, with two (2) one-year extension options, relating to LISC's (i) continued maintenance and hosting of a website (the "Large Lot Website") that contains information relating to the Large Lot Program, including the addresses of parcels and whether persons have submitted applications to own them, and (ii) community outreach services relating to the Large Lot Program; and

WHEREAS, the 2014 Ordinance stated, in part, that the subsidy to be paid to LISC pursuant to the LISC Agreement may not exceed \$21,000.00 in each year of the LISC Agreement; and

WHEREAS, the City and LISC desire to amend the LISC Agreement (i) to increase the annual maximum subsidy to be paid to LISC by Forty-Five Thousand Dollars (\$45,000) (for a total of \$66,000 per year, commencing January 1, 2016) in consideration of LISC's providing additional maintenances services relating to the Large Lot Website and additional community outreach services relating to the Large Lot Program, and (ii) to provide a one-time subsidy in the amount of One Hundred Fifty-Five Thousand Dollars (\$155,000) to LISC in consideration of LISC's making certain technical updates to the Large Lot Website, including data verification, and providing additional outreach services; 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. The Commissioner of the Department (the "Commissioner") is authorized to enter into an amendment to the LISC Agreement, upon such terms and conditions the Commissioner deems reasonable, for the purposes of (i) increasing the annual maximum subsidy to be paid to LISC by Forty-Five Thousand Dollars (\$45,000) (for a total of \$66,000 per year, commencing January 1, 2016) in consideration of LISC's providing additional maintenances services relating to the Large Lot Website and additional community outreach services relating to the Large Lot Program, and (ii) providing a one-time subsidy in the amount of One Hundred Fifty-Five Thousand Dollars (\$155,000) to LISC in consideration of LISC's making certain technical updates to the Large Lot Website, including data verification, and providing additional outreach services.

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 inconsistent 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.

Exhibit A
List of City Parcels
[Attached]

Exhibit A

Premise PIN	Premise Address
25-16-428-010-0000	235 W 110TH PLACE
25-21-205-011-0000	227 WEST 111TH PLACE
25-21-220-023-0000	118 W. 113TH PLACE
25-16-424-021-0000	120 W 110TH ST
25-15-118-008-0000	10521 S. STATE STREET
25-15-118-009-0000	10523 S. STATE STREET
25-15-107-017-0000	10354 S WABASH AVE
25-22-116-055-0000	11418 S CALUMET AVE
25-15-121-063-0000	10606 S INDIANA AVE
25-22-309-015-0000	11704 S MICHIGAN
25-22-309-017-0000	11714 S MICHIGAN
25-10-316-023-0000	57 E. 101ST PLACE
25-16-406-033-0000	10736 S STATE ST
25-10-301-038-0000	34 E 100TH ST
25-15-107-012-0000	10355 S STATE ST
25-16-414-023-0000	24 W 109TH ST
25-09-209-043-0000	9635 S HARVARD AVE
25-16-202-002-0000	153 W. 103rd ST
25-09-211-009-0000	9621 S YALE AVE
25-09-204-010-0000	9515 S WENTWORTH AVE
25-09-204-030-0000	9518 S LA SALLE ST
25-16-410-005-0000	43 W 108TH ST
25-21-121-038-0000	11313 S PARNELL AVE
25-16-214-023-0000	10601 S LA SALLE ST
25-16-426-029-0000	16 W. 110th Pl.
25-16-430-014-0000	21 WEST 110TH PLACE
25-15-300-008-0000	10721 S STATE ST
25-16-218-009-0000	139 W 106TH PL
25-21-219-021-0000	11306 S WENTWORTH AVE
25-16-202-051-0000	116 W 103RD PL
25-16-424-018-0000	209 W 110TH ST
25-16-424-019-0000	207 W 110TH ST
25-16-424-020-0000	205 W 110TH ST
25-16-405-003-0000	51 W. 107TH ST.
25-16-209-013-0000	131 W 104TH PL
25-16-209-044-0000	128 W 105TH
25-16-404-028-0000	10728 S PERRY AVE
25-16-404-029-0000	10728 S PERRY AVE
25-16-427-011-0000	321 W 110TH PL
25-16-404-023-0000	114 W 108TH ST
25-16-202-059-0000	56 W 103RD PL

Exhibit A.

Premise PIN	Premise Address
25-16-416-007-0000	243 W 109TH ST
16-09-310-022-0000	224 N LOREL ST
16-09-310-025-0000	214 N LOREL AVE
16-09-206-026-0000	4948 W HURON ST
16-04-412-025-0000	4826 W CORTEZ ST