



City of Chicago



SO2018-9444

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/12/2018
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Amendment of Large Lot Sale Program agreement with Local Initiatives Support Corp. for enhanced services
Committee(s) Assignment:	Committee on Housing and Real Estate

**SUBSTITUTE
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 and maintain; and

WHEREAS, by ordinance passed by the City Council of the City (the "City Council") on December 10, 2014, and published in the Journal of the Proceedings of the City Council for such date on pages 100328-100332, 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 Auburn Gresham, Austin, Avalon Park, Burnside, Calumet Heights, Chatham, Chicago Lawn, East Garfield Park, East Side, Englewood, Grand Boulevard, Greater Grand Crossing, Hegewisch, Humboldt Park, Morgan Park, New City, North Lawndale, Oakland, Pullman, Riverdale, Roseland, South Chicago, South Deering, South Shore, Washington Heights, West Englewood, West Garfield Park and West Pullman 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 majority of the City Parcels appeared in the Chicago Sun-Times on June 22 and July 6, 2018, and public notice advertising the proposed sale of the balance of the City Parcels appeared in the Chicago Sun-Times on July 6 and July 13, 2018; 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; 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 (DECEMBER 12, 2018 INTRODUCTION)

CNT	PIN	Address	Name	Ward
1	2003214035	622 E. BOWEN AVE.	George Coleman	4
2	2020416034	6956 S. MAY ST.	Freddrica Nicholas	6
3	2020417010	6923 S. MAY ST.	Simon Cityscapes	6
4	2020417034	6930 S. ABERDEEN ST.	IDA NORWOOD	6
5	2020418016	6937 S. ABERDEEN ST.	IDA NORWOOD	6
6	2020423016	6955 S. GREEN ST.	Numair Rashid	6
7	2021130016	426 W. MARQUETTE RD.	Charisse Gilchrist	6
8	2021218010	6625 S. PERRY AVE.	Franklin Williams	6
9	2021218012	6633 S. PERRY AVE.	Franklin Williams	6
10	2021319003	6913 S. NORMAL BLVD.	Zirrell Conner	6
11	2021319010	6933 S. NORMAL BLVD.	Zirrell Conner	6
12	2022317020	6944 S. PRAIRIE AVE.	Dennis Williams	6
13	2028110002	7207 S. UNION AVE.	Adrian Mobley	6
14	2028110012	7235 S. UNION AVE.	Adrian Mobley	6
15	2028110018	7253 S. UNION AVE.	Adrian Mobley	6
16	2028208019	7200 S. HARVARD AVE.	Quindle Booker	6
17	2028209007	7225 S. HARVARD AVE.	Quindle Booker	6
18	2028209024	7246 S. PRINCETON AVE.	Derrick Nash	6
19	2028209025	7250 S. PRINCETON AVE.	Derrick Nash	6
20	2028211025	7238 s. WENTWORTH AVE.	V & N Properties, LLC	6
21	2503214006	617 E. 88TH PL.	Deborah Brooks-Cohens	6
22	2509412008	10023 S. WENTWORTH AVE.	Darcy Phillips	9
23	2515108010	57 E. 103RD PL.	Brett Schmitz	9
24	2515111045	61 E. 104TH ST.	Brett Schmitz	9
25	2515300006	10717 S. STATE ST.	Ena Jones	9
26	2515300008	10721 S. STATE ST.	Ena Jones	9
27	2522304025	165 E. KENSINGTON AVE.	Jose Nevarez	9
28	2132201024	8308 S. BUFFALO AVE.	steven glinski	10
29	2132205032	8424 S. BUFFALO AVE.	Rosemary Ramos	10
30	2503400012	429 E. 91ST ST.	Sharon Gill	10
31	2605103022	8853 S. BUFFALO AVE.	Dora Dixie	10
32	2605103023	8855 S. BUFFALO AVE.	Dora Dixie	10
33	2605108031	9034 S. BUFFALO AVE.	Jose Valdez	10
34	2605108037	3242 E. 91ST ST.	Carl W. Trice	10
35	2605109019	9006 S. MACKINAW AVE.	Justin Hieggelke	10
36	2605109024	9020 S. MACKINAW AVE.	Justin Hieggelke	10
37	2606203023	8700 S. HOUSTON AVE.	Lindsay Hritz	10
38	2606203036	8734 S. HOUSTON AVE.	Crystal Hammond	10
39	2606204003	8707 S. HOUSTON AVE.	Crystal Hammond	10
40	2606204005	8713 S. HOUSTON AVE.	Crystal Hammond	10
41	2606224031	9040 S. HOUSTON AVE.	SkyART, NFP	10
42	2018110019	5606 S. HOYNE AVE.	Lubertha Harris	15
43	2018217034	5740 S. WOLCOTT AVE.	Doris Moore	15
44	2018227002	1823 W. 58TH ST.	Manuel Villegas-Vazquez	15
45	2018409014	6033 S. WINCHESTER AVE.	Berenice Marin	15
46	2018409031	6016 S. WOLCOTT AVE.	Johana Menindez	15
47	2018410012	6029 S. WOLCOTT AVE.	Johana Menindez	15

EXHIBIT A (DECEMBER 12, 2018 INTRODUCTION)

CNT	PIN	Address	Name	Ward
48	2018423009	6123 S. MARSHFIELD AVE.	Ethel Witt-McCall	15
49	2019211024	6404 S. WOOD ST.	Antwon Butler	15
50	2019212014	6441 S. WOOD ST.	Bettie Scales	15
51	2019212016	6449 S. WOOD ST.	Bettie Scales	15
52	2019229002	6603 S. HERMITAGE AVE.	Valerie Cotton	15
53	2019311036	6844 S. OAKLEY AVE.	Lillie Weeks	17
54	2019411043	1804 W. 69TH ST.	Lela Esters	17
55	2019418005	1849 W. 69TH ST.	Pedro Nevarez	17
56	2029228027	7422 S. PEORIA ST.	Ma. De Lourdes Mendez	17
57	2030214036	7230 S. MARSHFIELD AVE.	dennis castro	17
58	1925214029	7228 S. ARTESIAN AVE.	Araceli Corral	18
59	2007229039	5034 S. MARSHFIELD AVE.	Maria Ortega	20
60	2008111003	4805 S. BISHOP ST.	Glenn Hamilton	20
61	2008113038	4830 S. THROOP ST.	Glenn Hamilton	20
62	2008113044	4844 S. THROOP ST.	Glenn Hamilton	20
63	2008113052	4802 S. THROOP ST.	Glenn Hamilton	20
64	2008116023	4910 S. JUSTINE ST.	Jose Marquez	20
65	2008116024	4912 S. JUSTINE ST.	Gloria Marquez	20
66	2008116025	4914 S. JUSTINE ST.	Gloria Munoz	20
67	2008116026	4916 S. JUSTINE ST.	Gloria Munoz	20
68	2008121020	4934 S. LOOMIS BLVD.	Jorge Moreno	20
69	2008121044	4948 S. LOOMIS BLVD.	Leonardo Rodriguez	20
70	2008122011	4959 S. LOOMIS ST.	Jose Gonzalez - Gonzalez	20
71	2008124027	5004 S. JUSTINE ST.	Petra De La Rosa	20
72	2008124029	5010 S. JUSTINE ST.	Petra De La Rosa	20
73	2008129032	5034 S. THROOP ST.	Sandy Alamo	20
74	2008129033	5036 S. THROOP ST.	Sandy Alamo	20
75	2008129035	5040 S. THROOP ST.	Crystal Hernandez	20
76	2008129036	5044 S. THROOP ST.	Crystal Hernandez	20
77	2008307038	5154 S. RACINE AVE.	Antonio Herrera	20
78	2008400039	5152 S. MAY ST.	Johnny Martin, Jr.	20
79	2008407017	856 W. 52ND ST.	Deborah Borrero	20
80	2008407018	854 W. 52ND ST.	Deborah Borrero	20
81	2008409022	5257 S. MAY ST.	Rigoberto Coronel-Reyes	20
82	2008409045	5254 S. ABERDEEN ST.	Rigoberto Coronel-Reyes	20
83	2008416016	5341 S. MAY ST.	Chandra Smith	20
84	2008422021	819 W. 53RD PL.	Deborah Borrero	20
85	2008422027	836 W. 54TH ST.	Deborah Borrero	20
86	2008426025	5424 S. MORGAN ST.	Armando Hernandez, Jr.	20
87	2008426029	5440 S. MORGAN ST.	Armando Hernandez, Jr.	20
88	2008428014	825 W. 54TH ST.	Deborah Borrero	20
89	2008428035	824 W. 54TH PL.	Deborah Borrero	20
90	2008428036	820 W. 54TH PL.	Deborah Borrero	20
91	2009112021	723 W. 50TH ST.	Josefina Rodriguez	20
92	2009308022	5204 S. EMERALD AVE.	Daniel Jaimes	20
93	2009316026	5312 S. EMERALD AVE.	Denise Daniel	20
94	2009316027	5314 S. EMERALD AVE.	JWESINVESTMENTS, LLC	20

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CNT	PIN	Address	Name	Ward
95	2009324007	749 W. 54TH ST.	Denise Daniel	20
96	2009324011	739 W. 54TH ST.	Denise Daniel	20
97	2009324015	731 W. 54TH ST.	Denise Daniel	20
98	2009324016	729 W. 54TH ST.	Denise Daniel	20
99	2009324023	744 W. 54TH PL.	Ramsey Haynes	20
100	2009325014	610 W. 54TH PL.	Candis Powell	20
101	2009325017	602 W. 54TH PL.	Candis Powell	20
102	2009329016	619 W. 54TH PL.	Candis Powell	20
103	2016102006	655 W. GARFIELD BLVD.	Candis Powell	20
104	2016114021	5751 S. UNION AVE.	Gloria Arellano	20
105	2016114031	5718 S. LOWE AVE.	Gloria Arellano	20
106	2016209014	330 W. 58TH ST.	Louis Williams	20
107	2016209015	326 W. 58TH ST.	Louis Williams	20
108	2016210038	5754 S. WELLS ST.	Noble Development Associates	20
109	2016213012	5729 S. LA SALLE ST.	Bryan McPherson	20
110	2016323023	438 W. ENGLEWOOD AVE.	Orico. Inc.	20
111	2016402025	318 W. 60TH ST.	Kristin Curtis Myers	20
112	2016407009	333 W. 60TH ST.	Timothy Richards	20
113	2016407020	326 W. 60TH PL.	Timothy Richards	20
114	2506211039	1710 W. 89TH ST.	Victor Martin	21
115	2509205024	9528 S. PERRY AVE.	Silvestre Beltran	21
116	1613308026	3107 W. LEXINGTON ST.	Andres Yepez	24
117	1613312020	3117 W. POLK ST.	Andres Yepez	24
118	1614404027	3540 W. LEXINGTON ST.	Geneva Wonsley, Edward Ownes and Theresa Stowers	24
119	1614500074	3610 W. FLOURNOY ST.	Fonda Jefferson	24
120	1615424019	4054 W. GRENSHAW ST.	Nicholas D Taylor	24
121	1622203032	1228 S. KEELER AVE.	Jermaine Harris	24
122	1622204032	1238 S. KEDVALE AVE.	Emma Taylor	24
123	1622208016	1341 S. KOSTNER AVE.	Michelle-Ann Rhoden	24
124	1622208017	1343 S. KOSTNER AVE.	Michelle-Ann Rhoden	24
125	1622214007	1317 S. KARLOV AVE.	Karl Paulsen	24
126	1622225006	1519 S. KILDARE AVE.	Samuel Davidson	24
127	1622404019	1631 S. KEELER AVE.	Georas Wright	24
128	1622404039	1636 S. KEDVALE AVE.	Georas Wright	24
129	1623107017	3935 W. 13TH ST.	Nikki Arrington	24
130	1623121026	1432 S. CENTRAL PARK AVE.	Alejandra Mendoza	24
131	1623121027	1434 S. CENTRAL PARK AVE.	Alejandra Mendoza	24
132	1623125006	1517 S. AVERS AVE.	Omar Orozco	24
133	1623128014	1539 S. LAWNSDALE AVE.	Dario Ramirez	24
134	1623129035	1540 S. CENTRAL PARK AVE.	Norma Alaniz	24
135	1623209013	3419 W. 13TH PL.	Laura Castillo	24
136	1623222016	1547 S. CENTRAL PARK AVE.	Miguel Ochoa	24
137	1623306004	1611 S. LAWNSDALE AVE.	Baudelia Magana	24
138	1623400064	1654 S. DRAKE AVE.	Corey Hutchinson	24
139	1623400065	1654 S. DRAKE AVE.	Corey Hutchinson	24
140	1623424011	2127 S. TRUMBULL AVE.	Janie Sims	24

EXHIBIT A (DECEMBER 12, 2018 INTRODUCTION)

CNT	PIN	Address	Name	Ward
141	1609313003	225 N. LATROBE AVE.	Wido Canales	28
142	1609313004	223 N. LATROBE AVE.	Wido Canales	28
143	1609313005	223 N. LATROBE AVE.	Wido Canales	28
144	1609315006	143 N. PINE AVE.	Keesha Whitlow	28
145	1610327018	4401 W. WEST END AVE.	Victoria Brown kinsey	28
146	1611408070	3254 W. WALNUT ST.	A2&4 LLC - 3252 W Walnut	28
147	1611411016	3325 W. WALNUT AVE.	Gregory Vaughan	28
148	1613101018	37 S. ALBANY AVE.	Craig Smith	28
149	1613101026	22 S. WHIPPLE ST.	Craig Smith	28
150	1613101028	26 S. WHIPPLE ST.	Craig Smith	28
151	1613107014	3137 W. MONROE ST.	Jerome Shores	28
152	1613112015	3148 W. JACKSON BLVD.	Lisa Stephens	28
153	1613113036	3108 W. JACKSON BLVD.	Edonya Blair-Thompson	28
154	1613309031	3040 W. POLK ST.	Preston Kirby	28
155	1613317017	3017 W. ARTHINGTON ST.	Isabelle Burrell	28
156	1613328022	1118 S. RICHMOND ST.	Allene Williams	28
157	1613412017	2727 W. POLK ST.	Regina Gardner	28
158	1614112005	3937 W. VAN BUREN ST.	Mamie Dean	28
159	1615123019	4530 W. VAN BUREN ST.	Eloy Renteria	28
160	1615213027	4218 W. JACKSON BLVD.	Dorothy Holmes	28
161	1615216033	4328 W. GLADYS AVE.	Heidi Dye	28
162	1615217043	4206 W. GLADYS AVE.	Najeh Abdelfattah	28
163	1615220018	4311 W. GLADYS AVE.	Joanna Leonard	28
164	1615222017	4115 w. GLADYS AVE.	Norma Alaniz	28
165	1615223027	4046 W. VAN BUREN ST.	Gina Zuccaro	28
166	1608206016	734 N. PARKSIDE AVE.	Daniel Garcia	29
167	1608415029	116 N. WALLER AVE.	118 - 120 N. Waller, LLC	29
168	2516420038	218 W. 110TH ST.	Robert Steele	34
169	2516420039	214 W. 110TH ST.	Robert Steele	34
170	2519204006	11115 S. ASHLAND AVE.	Sammie Howard	34
171	2519227006	11419 S. WATKINS AVE.	DaVon Carter-Griffin	34
172	2521123002	11305 S. EGGLESTON AVE.	Joseph Fowlkes	34
173	2521316005	11610 S. STEWART AVE.	Danielle Pierce	34
174	2528102038	644 W. 120TH ST.	Habitat for Humanity Chicago	34
175	2528102039	640 W. 120TH ST.	Habitat for Humanity Chicago	34
176	2528102040	638 W. 120TH ST.	Habitat for Humanity Chicago	34
177	2528102041	634 W. 120TH ST.	Habitat for Humanity Chicago	34
178	2528113020	12049 S. PARNELL AVE.	Freddie Simmons	34

See attached

CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT
AND AFFIDAVIT

SECTION I – GENERAL INFORMATION

A. Legal name of the Disclosing Party submitting this EDS. Include d/b/a/ if applicable:

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. the Applicant

OR

2. a legal entity currently holding, or anticipated to hold within six months after City action on the contract, transaction or other undertaking to which this EDS pertains (referred to below as the "Matter"), a direct or indirect interest in excess of 7.5% in the Applicant. State the Applicant's legal name: _____

OR

3. a legal entity with a direct or indirect right of control of the Applicant (see Section II(B)(1)) State the legal name of the entity in which the Disclosing Party holds a right of control: _____

B. Business address of the Disclosing Party: _____

C. Telephone: _____ Fax: _____ Email: _____

D. Name of contact person: _____

E. Federal Employer Identification No. (if you have one): _____

F. Brief description of the Matter to which this EDS pertains. (Include project number and location of property, if applicable):


G. Which City agency or department is requesting this EDS? _____

If the Matter is a contract being handled by the City's Department of Procurement Services, please complete the following:

Specification # _____ and Contract # _____



DEPARTMENT OF LAW
CITY OF CHICAGO

From: Arthur Dolinsky 
Senior Counsel

To: File

Re: Large Lot Program ordinance – substitute ordinance

Date: January 15, 2019

Due to the volume of Large Lot Program applications, Economic Disclosure Statements and Affidavits are not being submitted with this ordinance package, but are available at the Department of Planning and Development (City Hall, Room 1000).



JOSEPH A. MOORE

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**CITY COUNCIL
CITY OF CHICAGO**

COUNCIL CHAMBER

CITY HALL, ROOM 200
121 NORTH LASALLE STREET
CHICAGO, ILLINOIS 60602
TELEPHONE 312-744-3067

COMMITTEE MEMBERSHIPS

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CHAIRMAN

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HUMAN RELATIONS

SPECIAL EVENTS, CULTURAL AFFAIRS AND RECREATION

January 23, 2019

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on January 16, 2019, having had under consideration the substitute ordinance introduced by Mayor Rahm Emanuel on January 16, 2019, this being sale of various City-owned properties through the Large Lot Sale Program, begs leave to recommend that Your Honorable Body Approve said ordinance transmitted herewith.

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

Respectfully submitted,

Joseph A. Moore, Chairman
Committee on Housing and Real Estate

