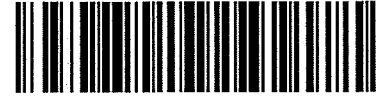




Office of the City Clerk



SO2012-4443

Office of the City Clerk

City Council Document Tracking Sheet

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| Meeting Date: | 6/27/2012 |
| Sponsor(s): | Emanuel, Rahm (Mayor) |
| Type: | Ordinance |
| Title: | Sale of City-owned property at 4337-4345 W 13th St/1300-1304 S Kolin Ave |
| Committee(s) Assignment: | Committee on Housing and Real Estate |

ORDINANCE

WHEREAS, the City of Chicago ("City") is a home rule unit of government by virtue of the provisions of the Constitution of the State of Illinois of 1970, and as such, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the City, through the foreclosure of demolition liens, tax sales and other methods of acquisition, has acquired title to numerous parcels of real property which are of minimal value and costly to clean up and maintain, and because title to such properties was vested in the City, the properties were exempted from real estate taxes, thus depriving the City of revenue; and

WHEREAS, by ordinances passed by the City Council of the City ("City Council") on March 6, 1981 and published on pages 5584-5585 of the Journal of Proceedings of the City Council ("Journal") for such date, as amended on July 23, 1982 and published in the Journal for such date at pages 11830-11833, as amended January 7, 1983 and published in the Journal for such date at pages 14803- 14805, as amended September 14, 1994 and published in the Journal for such date at pages 56195 - 56198, as amended September 4, 2002 and published in the Journal for such date at pages 92771 - 92773, and as amended July 28, 2010 and published in the Journal for such date at pages 97370 - 97374, a program for the disposition of certain vacant real property owned by the City known as the Adjacent Neighbors Land Acquisition Program (the "ANLAP Program") was established; and

WHEREAS, pursuant to the current ANLAP Program, as codified at Municipal Code Chapter 2-159-010 et seq. (the "ANLAP Program Ordinance"), a qualified City-owned parcel may be sold if it has an appraised value of not more than Fifty Thousand Dollars (\$50,000); and

WHEREAS, pursuant to the current ANLAP Program, if the property appraises at or for less than Ten Thousand Dollars (\$10,000.00) the minimum acceptable bid must be at least One Thousand Dollars (\$1,000.00); if the property appraises at or for less than Twenty Thousand Dollars (\$20,000.00) but more than Ten Thousand Dollars (\$10,000.00) the minimum acceptable bid must be at least Two Thousand Dollars (\$2,000.00); and if the property appraises for more than Twenty Thousand Dollars (\$20,000.00) the minimum acceptable bid must be Two Thousand Dollars (\$2,000.00), plus fifty percent (50%) of the appraised value which exceeds Twenty Thousand Dollars (\$20,000.00); and

WHEREAS, pursuant to the current ANLAP Program, any deed conveying a parcel pursuant thereto shall contain covenants which: (1) prohibit the grantee from conveying, assigning or otherwise transferring the parcel except in conjunction with the adjacent parcel owned by the grantee; and (2) require that the parcel be improved with landscaped open space within six (6) months of the conveyance of such parcel and prohibit the construction of any permanent improvements on the parcel, excluding only improvements made by the grantee on the parcel that constitute an integrated addition to the grantee's primary residence on the adjacent lot, or a garage appurtenant thereto; and (3) require the grantee to maintain the parcel in accordance with the provisions of the Municipal Code of Chicago. The covenants shall terminate ten (10) years after the date of the conveyance of the parcel to the grantee; and

WHEREAS, the Department of Housing and Economic Development (“DHED”) of the City desires to convey the vacant parcel of real property identified on Exhibit A to this ordinance (the “ANLAP Parcel”) to Michael Poe (the “Purchaser”), who has a principal residence of 1306 S. Kolin Ave., Chicago, Illinois, which ANLAP Parcel is located in the Ogden/Pulaski Redevelopment Project Area (“Area”) established pursuant to ordinances adopted by the City Council on April 9, 2008, and published in the Journal for such date at pages 24221 through 24477; and

WHEREAS, DHED has caused notice of the proposed sale of the ANLAP Parcel to be sent to all eligible adjacent neighbors (if any) and has also caused public notice advertising the City’s intent to enter into the sale of the ANLAP Parcel to the Purchaser to be published in the *Chicago Sun-Times* on May 18, 2012; and

WHEREAS, Purchaser’s’ proposal was the only proposal received by the deadline indicated in the aforesaid notice; and

WHEREAS, pursuant to Resolution No. 12-027-21 adopted on May 24, 2012, by the Plan Commission of the City of Chicago (“Commission”), the Commission approved the sale of the Property to the Purchaser; now, therefore

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

SECTION 1. The City hereby accepts the bid of the Purchaser to purchase the ANLAP Parcel, which purchase shall be subject to all of the terms, conditions, covenants and restrictions of the ANLAP Program and the ANLAP Program Ordinance.

SECTION 2. The Mayor or his proxy is authorized to execute, and the City Clerk or Deputy City Clerk is authorized to attest, a quitclaim deed conveying the ANLAP Parcel to the Purchaser for the purchase price of Six Thousand Seven Hundred Fifty and 00/100 Dollars (\$6,750.00). Such deed shall include a covenant obligating the Purchaser to use the Parcel only for a use consistent with the land uses permitted under the redevelopment plan for the Area and consistent with the requirements of the ANLAP Program Ordinance.

SECTION 3. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity of such provision shall not effect any of the other provisions of this ordinance.

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

SECTION 5. This ordinance shall take effect upon its passage and approval.

EXHIBIT A

Bidder: Michael Poe
Address: 1306 S. Kolin Ave.
Appraised Value: \$29,500.00
Bid Amount: \$6,750.00

Legal Description (Subject to Title Commitment and Survey):

Lots. 1 & 2 in Block 3 in the Subdivision of Blocks 13, 14, 15 & 16 in the Subdivision of L. C. Pine Freer (as Receiver) of the West 1/2 of the Northeast 1/4 of Section 22, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 4337-45 W. 13th St./1300-04 S. Kolin Ave., Chicago, Illinois

Property Index Number: 16-22-208-018-0000