



# City of Chicago



O2014-8084

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	10/8/2014
<b>Sponsor(s):</b>	Emanuel (Mayor)
<b>Type:</b>	Ordinance
<b>Title:</b>	Sale of various City-owned properties within Englewood, West Englewood, Woodlawn and Washington Park community areas and parts of Greater Grand Crossing, New City and Fuller Park community areas
<b>Committee(s) Assignment:</b>	Committee on Housing and Real Estate



HSG

OFFICE OF THE MAYOR  
CITY OF CHICAGO

RAHM EMANUEL  
MAYOR

October 8, 2014

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

## O R D I N A N C E

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

**WHEREAS**, the disposition of the City Parcels would allow local residents to have greater control over land in their neighborhood, and provide opportunities to possibly profit from selling those parcels in the future as the areas in which the parcels are located revitalize; and

**WHEREAS**, public notices advertising the proposed sale of the City Parcels appeared in the Sun-Times on October 8 and 15, 2014; and

**WHEREAS**, the Department has received applications relating to the disposition of the City Parcels; and

**WHEREAS**, the Department has evaluated the applications based on the following criteria: (i) A Qualifying Property Owner (as defined below) may not purchase more than two (2) City Parcels per parcel of real property that the Qualifying Property Owner owns on the same block as the City Parcels; and (ii) if the Department receives complete applications from more than one Qualifying Property Owner for a particular City Parcel, then the Department will select the "successful" application based on a random (e.g., blind lottery) selection process; provided, however, if only one of the complete applications was submitted by a Qualifying Property Owner who owns a parcel of land adjacent to the City Parcel, then the Department will select such Qualifying Property Owner's application. "Person" means any natural individual, firm, trust, partnership, association, joint venture, for-profit corporation or other legal entity, other than a not-for-profit corporation. "Qualifying Property Owner" means (i) a Person who owns a parcel of real property located on the same block as a City Parcel, and who is not delinquent in the payment of any property taxes or any debt owed to the City of Chicago, County of Cook or State of Illinois, or (ii) a non-sectarian, not-for-profit corporation in good standing with the State of Illinois which owns a parcel of real property located on the same block as a City Parcel, and which is not delinquent in the payment of any property taxes or any debt owed to the City of Chicago,

County of Cook or State of Illinois; and

**WHEREAS**, by Resolution No. 14-096-21, adopted by the Plan Commission of the City of Chicago (the "Plan Commission") on August 21, 2014, the Plan Commission recommended the sale 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 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.

**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**

(Subject to final title commitment and survey)

[Attached]

Requested Address	Requested PIN	Ward
1001 W 61ST ST	20-17-419-007	16th
1014 W 61ST ST	20-17-411-022	16th
1204 W 52ND ST	20-08-307-038	20th
1216 W 72ND PL	20-29-114-046	6th
1247 W GARFIELD BLVD	20-17-106-003	16th
1270 W 71ST PL	20-29-104-035	6th
1275 W 71ST PL	20-29-109-003	6th
1339 W 61ST ST	20-17-320-008	16th
1415 W 65TH PL	20-23-219-014	5th
1415 W 69TH ST	20-20-319-005	6th
1417 W 69TH ST	20-20-319-004	6th
1514 W 65TH PL	20-23-219-016	5th
1520 E MARQUETTE RD	20-23-221-021	5th
154 W 70TH ST	20-21-415-017	6th
1540 E MARQUETTE RD	20-23-226-011	5th
1655 W MARQUETTE RD	20-19-406-001	16th
1756 W 61ST ST	20-18-412-037	15th
2054 W 71ST ST	20-19-339-025	17th
2124 W 52ND PL	20-07-308-053	16th
219 W 66TH ST	20-21-216-003	6th
223 W 66TH ST	20-21-216-005	6th
310 W 61ST PL	20-16-415-048	20th
313 W 60TH ST	20-16-407-012	20th
316 W NORMAL PKWY	20-21-400-035	6th
318 W 53RD ST	20-09-409-009	3rd
318 W NORMAL PKWY	20-21-400-034	6th
319 W 64TH ST	20-21-204-016	20th
319 W MARQUETTE RD	20-21-400-014-0000	6th
320 W 61ST PL	20-16-415-044	20th
326 W 60TH ST	20-16-402-023	20th
330 W 60TH ST	20-16-402-022	20th
343 W 59TH ST	20-16-400-003	20th
438 W ENGLEWOOD AVE	20-16-323-023	20th
442 W ENGLEWOOD AVE	20-16-323-022	20th
448 W 61ST PL	20-16-317-018	20th
456 E 67TH ST	20-22-225-044	20th
5006 S MICHIGAN AVE	20-10-119-013	3rd
5010 S LAFLIN ST	20-08-125-023	20th
5014 S LAFLIN ST	20-08-125-025	20th
5022 S MORGAN ST	20-08-217-027	20th
5024 S MORGAN ST	20-08-217-028	20th
5025 S MICHIGAN AVE	20-10-120-011	3rd
5026 S MORGAN ST	20-08-217-029	20th
5124 S LOWE AVE	20-09-302-035	3rd
5135 S WINCHESTER AVE	20-07-401-019	16th
5136 S JUSTINE ST	20-08-300-035	16th
5146 S JUSTINE ST	20-08-300-040	16th
515 W 61ST PL	20-16-319-013	20th
517 W 62ND ST	20-16-322-011	20th
519 W 62ND ST	20-16-322-010	20th
5204 S JUSTINE ST	20-08-308-020	16th
5206 S JUSTINE ST	20-08-308-021	16th
5208 S JUSTINE ST	20-08-308-022	16th
5213 S DAMEN AVE	20-07-408-006	16th
5214 S HERMITAGE AVE	20-07-412-030	16th
5220 S WOOD ST	20-07-411-030	16th
523 W 62ND ST	20-16-322-009	20th
5235 S JUSTINE ST	20-08-309-012	16th
5236 S HERMITAGE AVE	20-07-412-038	16th
5238 S JUSTINE ST	20-08-308-035	16th
5258 S PAULINA ST	20-07-413-048	16th
526 W 60TH PL	20-16-311-018-0000	20th
528 W 65TH ST	20-21-120-011	20th
530 W 65TH PL	20-21-120-012	20th
5300 S WALLACE ST	20-09-319-035	3rd
5301 S HERMITAGE AVE	20-07-421-001	16th
5301 S PRINCETON AVE	20-09-417-001	3rd
5302 S WOLCOTT AVE	20-07-417-026	16th

Requested Address	Requested PIN	Ward
5303 S PRINCETON AVE	20-09-417-002	3rd
5320 S INDIANA AVE	20-10-310-036	3rd
5320 S PAULINA ST	20-02-421-033	16th
5336 S INDIANA AVE	20-10-310-041	3rd
5337 S PRINCETON AVE	20-09-417-014	3rd
5337 S WINCHESTER AVE	20-07-417-016	16th
5346 S SEELEY AVE	20-07-316-016	16th
5348 S SEELEY AVE	20-07-316-017	16th
537 W 60TH ST	20-16-311-004	20th
5401 S PAULINA ST	20-07-430-001	16th
5419 S MARSHFIELD AVE	20-07-431-008	16th
5437 S PAULINA ST	20-07-430-015	16th
5437 S UNION AVE	20-09-329-002	20th
548 E 62ND ST	20-15-411-036	20th
5516 S MARSHFIELD AVE	20-18-206-017	16th
5521 S INDIANA AVE	20-15-105-001	20th
5523 S INDIANA AVE	20-15105-002	20th
5526 S HERMITAGE AVE	20-18-204-024	15th
5527 S LAFLIN ST	20-17-102-014	16th
5566 S PRINCETON AVE	20-16-201-063	3rd
5605 S PAULINA ST	20-18-214-003	16th
5610 S ADA ST	20-17-112-028	16th
5610 S MAY ST	20-17-208-029	16th
5621 S LAFAYETTE AVE	20-16-207-029	3rd
5623 S INDIANA AVE	20-15-110-008	20th
5623 S LAFAYETTE AVE	20-16-207-030	3rd
5631 S PRAIRIE AVE	20-15-111-008	20th
5634 S WABASH AVE	20-15-107-041	20th
5636 S PRINCETON AVE	20-16-201-077	20th
5643 S SHIELDS AVE	20-16-201-041	3rd
5648 S SHIELDS AVE	20-16-208-009	3rd
5650 S DR MARTIN LUTHER KING JR DR	20-15-112-025	20th
5652 S PRINCETON AVE	20-16-201-084	20th
5655 S CALUMET AVE	20-15-112-013	20th
5659 S CALUMET AVE	20-15-112-014	20th
5710 S ADA ST	20-17-120-029	16th
5711 S CARPENTER ST	20-17-219-005	16th
5719 S HONORE ST	20-18-219-007	15th
5722 S PRINCETON AVE	20-16-209-039	20th
5724 S UNION AVE	20-16-113-028	20th
5730 S ADA ST	20-17-120-037	16th
5730 S UNION AVE	20-16-113-030	20th
5745 S MAY ST	20-17-217-020	16th
5746 S MAY ST	20-17-216-017	16th
5805 S LAFAYETTE AVE	20-16-221-016	20th
5812 S BISHOP ST	20-17-126-016	16th
5814 S BISHOP ST	20-17-126-017	16th
5817 S LaFAYETTE AVE	20-16-221-017	20th
5915 S PEORIA ST	20-17-406-007	16th
5917 S PEORIA ST	20-17-406-008	16th
5923 S CALUMET AVE	20-15-305-008	20th
5925 S CALUMET AVE	20-15-305-009	20th
5938 S LOOMIS BLVD	20-17-303-026	16th
5941 S PRAIRIE AVE	20-15-304-010	20th
5943 S MARSHFIELD AVE	20-18-407-016	15th
5946 S WOOD ST	20-18-403-040	15th
5948 S HERMITAGE AVE	20-18-404-042	16th
5948 S WOOD ST	20-18-403-041	15th
5949 S CARPENTER ST	20-17-403-023	16th
6000 S WOLCOTT AVE	20-18-409-025	15th
6004 S WOLCOTT AVE	20-18-409-027	15th
6014 S MARSHFIELD AVE	20-18-414-022	15th
6016 S MARSHFIELD AVE	20-18-414-023	15th
6020 S ADA ST	20-17-312-026	16th
6022 S ADA ST	20-17-312-027	16th
6022 S WOOD ST	20-18-411-032	15th
6023 S CARPENTER ST	20-17-411-010	16th
6043 S CARPENTER ST	20-17-411-017	16th

Requested Address	Requested PIN	Ward
6044 S ST LAWRENCE AVE	20-15-404-026	20th
6054 S MORGAN ST	20-17-411-043	16th
607 W 54TH PL	20-09329-021	20th
609 W 54TH PL	20-09-329-020	20th
6111 S RHODES AVE	20-15-411-003	20th
6117 S KIMBARK AVE	20-14-408-003	20th
6124 S RHODES AVE	20-15-410-021	20th
6131 S DR MARTIN LUTHER KING JR DR	20-15-408-006	20th
6132 S BISHOP ST	20-17-318-027	16th
6140 S INGLESIDE AVE	20-14-308-029	20th
6158 S ELLIS AVE	20-14-309-017	20th
6160 S INGLESIDE AVE	20-14-308-038	20th
6201 S ADA ST	20-17-330-001	16th
6212 S UNIVERSITY	20-14-317-017	20th
6213 S HERMITAGE AVE	20-18-429-006	15th
6217 S ADA ST	20-17-330-007	16th
6217 S HERMITAGE AVE	20-18-429-007	15th
6217 S THROOP ST	20-17-331-005	16th
622 E 67TH ST	20-22-228-042	20th
622 W 71ST ST	20-21-324-016	6th
6220 S UNIVERSITY AVE	20-14-317-019	20th
6229 S RHODES AVE	20-15-419-008	20th
6312 S RHODES AVE	20-22-202-021	20th
6321 S JUSTINE ST	20-20-101-011	16th
6324 S LAFLIN ST	20-20-101-031	16th
6326 S RHODES AVE	20-22-202-026	20th
6336 S HONORE ST	20-19-202-032	20th
6338 S ELLIS AVE	20-23-105-044	20th
6340 S NORMAL AVE	20-21-105-034	20th
6344 S KENWOOD AVE	20-23-201-023	20th
6349 S GREENWOOD AVE	20-23-109-002	20th
6353 S HAMILTON AVE	20-19-105-026	16th
6357 S CHAMPLAIN AVE	20-22-205-022	20th
6368 S ELLIS AVE	20-23-105-052	20th
638 W 60TH ST	20-16-301-062	20th
6400 S HONORE ST	20-19-210-021	15th
6400 S MORGAN ST	20-20-211-024	16th
6401 S PEORIA ST	20-20-214-001	20th
6402 S MAY ST	20-20-208-025	16th
6403 S HONORE ST	20-19-211-022	15th
6403 S MAY ST	20-20-209-001	16th
6406 S EBERHART AVE	20-22-209-019	20th
6406 S LOOMIS BLVD	20-20-111-026	16th
6406 S MARYLAND AVE	20-23-102-013	20th
641 W 61ST PL	20-16-318-034	16th
6411 S KENWOOD AVE	20-23-213-004	20th
6413 S VERNON AVE	20-22-209-005	20th
6415 S MARYLAND AVE	20-23-103-005	20th
6416 S CARPENTER ST	20-20-210-027	16th
6416 S CHAMPLAIN AVE	20-22-212-029	20th
6416 S DREXEL AVE	20-23-103-028	20th
6417 S HOYNE AVE	20-19-113-006	16th
6419 S ST LAWRENCE AVE	20-22-212-007	
6420 S MAY ST	20-20-208-031	16th
6421 S MARYLAND AVE	20-23-103-007	20th
6428 S KIMBARK AVE	20-23-210-011	20th
643 W 61ST PL	20-16-318-033	16th
6430 S DORCHESTER AVE	20-23-213-036	20th
6430 S KIMBARK AVE	20-23-210-009	20th
6432 S LAFLIN ST	20-20-109-038	16th
6434 S LAFLIN ST	20-20-109-039	16th
6434 S MARYLAND AVE	20-23-102-017	20th
6442 S DORCHESTER AVE	20-23-213-039	20th
6444 S JUSTINE ST	20-20-108-041	
6452 S HERMITAGE AVE	20-19-212-037	15th
6454 S KIMBARK AVE	20-23-210-015	20th
6454 S ST LAWRENCE AVE	20-22-211-040	20th
6456 S LOOMIS AVE	20-20-111-046	

Requested Address	Requested PIN	Ward
6457 S RHODES AVE	20-22-211-021	20th
6460 S DORCHESTER AVE	20-23-213-044	20th
6500 S PARNELL AVE	20-21-118-003	20th
6502 S PARNELL AVE	20-21-118-004	20th
6504 S ELLIS AVE	20-23-115-019	20th
6512 S DORCHESTER AVE	20-23-213-050	20th
6519 S GREENWOOD AVE	20-23-117-006	5th
6524 S YALE AVE	20-21-209-021	20th
6525 S WOODLAWN AVE	20-23-211-015	20th
6531 S YALE AVE	20-21-210-009	20th
6532 S KIMBARK AVE	20-23-211-040	20th
6535 S PARNELL AVE	20-21-120-001	20th
6539 S JUSTINE AVE	20-20-113-045	16th
6540 S MINERVA AVE	20-23-118-027	5th
6540 S UNIVERSITY AVE	20-23-117-032	5th
6543 S HARVARD AVE	20-21-209-043	20th
6543 S JUSTINE AVE	20-20-113-017	16th
6546 S ABERDEEN ST	20-20-217-041	16th
6547 S PARNELL AVE	20-21-120-007	20th
6554 S ELLIS AVE	20-23-115-036	20th
6555 S DREXEL AVE	20-23-114-022	20th
6557 S EMERALD AVE	20-21-116-023	20th
6617 S RACINE AVE	20-20-224-006	16th
6620 S NORMAL BLVD	20-21-127-024	6th
6622 S UNION AVE	20-21-123-024	6th
6626 S YALE AVE	20-21-215-016	6th
6627 S HARVARD AVE	20-21-215-024	6th
6631 S WOOD ST	20-19-228-011	15th
6643 S KENWOOD AVE	20-23-224-012	5th
6647 S YALE AVE	20-21-216-013	6th
6657 S YALE AVE	20-21-216-015	6th
6704 S PERRY ST	20-21-402-015	6th
6713 S PERRY ST	20-21-403-005	6th
6725 S SANGAMON ST	20-20-405-011	6th
6727 S SANGAMON ST	20-20-405-012	6th
6743 S ADA ST	20-20-305-021	17th
6745 S ADA ST	20-20-305-022	17th
6751 S PEORIA ST	20-20-406-019	6th
6757 S MAY ST	20-20-401-023	16th
6759 S MAY ST	20-20-401-024	16th
6803 S HONORE ST	20-19-411-002	17th
6803 S MARSHFIELD AVE	20-19-415-002	17th
6804 S PEORIA ST	20-20-413-025	6th
6805 S PARNELL AVE	20-21-310-002	6th
6808 S PEORIA	20-20-413-026	6th
6815 S PRAIRE AVE	20-22-310-010	20th
6819 S GREEN ST	20-20-415-009	6th
6820 S ELIZABETH ST	20-20-314-028	17th
6830 S ELIZABETH ST	20-20-314-032	17th
6832 S PAULINA ST	20-19-413-032	17th
6842 S PEORIA ST	20-20-413-039	6th
6854 S PEORIA ST	20-20-413-044	6th
6913 S LOWE AVE	20-21-316-004	6th
6914 S PERRY AVE	20-21-415-023	6th
6927 S PRINCETON AVE	20-21-413-007	6th
6929 S PRINCETON AVE	20-21-413-008	6th
7000 S PEORIA ST	20-20-429-015	6th
7011 S HERMITAGE AVE	20-19-429-005	17th
7014 S MARSHFIELD AVE	20-19-430-025	17th
7014 S PARNELL AVE	20-21-325-004	6th
7016 HARPER AVE	20-23-423-023	5th
7016 S EGGLESTON AVE	20-21-327-024-0000	6th
7017 S EMERALD AVE	20-21-322-007	6th
7018 HARPER AVE	20-23-423-024	5th
7019 S EMERALD AVE	20-21-322-008	6th
7020 S EGGLESTON AVE	20-21-327-025-0000	6th
7022 S PARNELL AVE	20-21-325-005	6th
7028 S MARSHFIELD AVE	20-19-430-031	17th

Requested Address	Requested PIN	Ward
7028 S VERNON AVE	20-22-419-033	6th
7030 S WENTWORTH AVE	20-21-422-024	6th
7031 S ELIZABETH ST	20-20-331-012	6th
7032 S VERNON AVE	20-22-419-034	6th
7037 S LOWE AVE	20-21-324-013	6th
7038 S GREEN ST	20-20-430-025	6th
7040 S GREEN ST	20-20-430-026	6th
7052 S STEWART AVE	20-21-328-036	6th
7100 S STEWART AVE	20-28-107-023	6th
7128 S EGGLESTON AVE	20-28-106-024	6th
7153 S PRINCETON AVE	20-28-202-014	6th
7205 S VERNON AVE	20-27-209-002	
7206 S YALE AVE	20-28-210-018	6th
7212 S SANGAMON ST	20-29-212-030	6th
7214 S SANGAMON ST	20-29-212-031	6th
7216 S UNION AVE	20-28-109-029	6th
723 W 54TH PL	20-09-328-013	20th
7249 S HARVARD AVE	20-28-209-013	6th
725 W 54TH PL	20-09-328-012	20th
7252 S MARSHFIELD AVE	20-30-214-044	17th
7301 S HARVARD AVE	20-28-217-001	6th
731 W 61ST ST	20-16-315-010	16th
7315 S HARVARD AVE	20-28-217-004	6th
7339 S GREEN ST	20-29-223-016	6th
734 W 61ST ST	20-16-308-015	16th
7347 S UNIVERSITY AVE	20-26-122-018	5th
7511 S EGGLESTON AVE	20-28-306-004	6th
7535 S PARNELL AVE	20-28-304-009	6th
7546 S UNION AVE	20-28-301-031	6th
817 W 50TH ST	20-08-219-017	20th
821 W 50TH ST	20-08-219-016	20th
834 W 50TH ST	20-08-213-028	20th
842 W 50TH ST	20-08-213-025	20th
855 W 71ST ST	20-29-206-002	6th
925 W GARFIELD BLVD	20-17-205-001	16th