



City of Chicago



O2017-268

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 1/25/2017

Sponsor(s): Emanuel (Mayor)

Type: Ordinance

Title: Land Transfer to Chicago Park District for expansion of existing and creation of new neighborhood parks

Committee(s) Assignment: Committee on Housing and Real Estate



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

January 25, 2017

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 an ordinance authorizing a conveyance of city property to the Chicago Park District.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

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

Mayor

ORDINANCE

WHEREAS, the City of Chicago (the "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 Chicago Park District (the "Park District") is a body politic and corporate organized and existing under the Chicago Park District Act, 70 ILCS 1505/0.01 *et seq.*, with authority to exercise control over and supervise the operation of all parks within the corporate limits of the City; and

WHEREAS, the City has established the Community Development Commission ("CDC") to, among other things, designate redevelopment areas, approve redevelopment plans, and recommend the sale or lease of parcels located in redevelopment areas, subject to the approval of the City Council of the City ("City Council"); and

WHEREAS, pursuant to ordinances adopted by the City Council on May 17, 2000, and published in the *Journal of the Proceedings of the City Council of the City of Chicago* (the "Journal") for said date at pages 30775 through 30954, as amended by ordinances adopted on May 9, 2012, and December 9, 2015, the City Council: (i) approved and adopted a redevelopment plan and project (as amended, the "Midwest Redevelopment Plan") for a portion of the City known as the Midwest Redevelopment Project Area (as amended, the "Midwest Redevelopment Area"); (ii) designated the Midwest Redevelopment Area as a redevelopment project area; and (iii) adopted tax increment allocation financing for the Midwest Redevelopment Area, all in accordance with the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1, *et seq.*) (the "TIF Act"); and

WHEREAS, pursuant to ordinances adopted by the City Council on April 9, 2008, and published in the *Journal* for said date at pages 24221 through 24477, the City Council: (i) approved and adopted a redevelopment plan and project (the "Ogden/Pulaski Redevelopment Plan") for a portion of the City known as the Ogden/Pulaski Tax Increment Financing Redevelopment Project Area (the "Ogden/Pulaski Redevelopment Area"); (ii) designated the Ogden/Pulaski Redevelopment Area as a redevelopment project area; and (iii) adopted tax increment allocation financing for the Ogden/Pulaski Redevelopment Area, all in accordance with the TIF Act; and

WHEREAS, pursuant to ordinances adopted by the City Council on April 2, 2014, and published in the *Journal* for said date at pages 76816 through 76952, the City Council: (i) approved and adopted a redevelopment plan and project (the "107th/Halsted Redevelopment Plan") for a portion of the City known as the 107th/Halsted Tax Increment Financing Redevelopment Project Area (the "107th/Halsted Redevelopment Area"); (ii) designated the 107th/Halsted Redevelopment Area as a redevelopment project area; and (iii) adopted tax increment allocation financing for the 107th/Halsted Redevelopment Area, all in accordance with the TIF Act; and

WHEREAS, pursuant to ordinances adopted by the City Council on February 6, 2002, and published in the *Journal* for said date at pages 78512 through 78658, as amended by ordinances adopted on April 9, 2003, and April 30, 2014, the City Council: (i) approved and adopted a redevelopment plan and project (as amended, the "119th and Halsted Redevelopment Plan") for a portion of the City known as the 119th and Halsted Redevelopment Project Area (the "119th and Halsted Redevelopment Area"); (ii) designated the 119th and Halsted

Redevelopment Area as a redevelopment project area; and (iii) adopted tax increment allocation financing for the 119th and Halsted Redevelopment Area, all in accordance with the TIF Act; and

WHEREAS, the City is the owner of the real property identified on Exhibit A-1 attached hereto, which consists of seventeen (17) parcels of land (each, a "Parcel" and collectively, the "Parcels") with a combined square footage of approximately 64,476 square feet (1.481 acres); and

WHEREAS, the Parcels are located within the North Lawndale, Chicago Lawn, Roseland, West Pullman and South Deering community areas; and

WHEREAS, 11 of the 17 Parcels are located in the above-described tax increment financing ("TIF") districts, as follows: four (4) are located in the Midwest Redevelopment Area, one (1) is located in the Ogden/Pulaski Redevelopment Area, and six (6) are located in the 119th and Halsted Redevelopment Area; and

WHEREAS, a list of the Parcels identified by community area and TIF district is attached hereto as Exhibit A-2, and a set of aerial photographs and street views of the Parcels is attached hereto as Exhibit B; and

WHEREAS, the City wishes to transfer the Parcels to the Park District for the expansion of existing and the creation of new neighborhood parks; and

WHEREAS, the proposed sites are among numerous open spaces associated with the Chicago Plays! Program, a five-year initiative launched by Mayor Rahm Emanuel and the Park District in March 2013, to undertake playground renovations, the expansion of existing parks, and the construction of new play areas in neighborhoods where a public open space is not located within a ten minute walk (or half mile) of residents; and

WHEREAS, by ordinance adopted on May 20, 1998, the City Council approved *CitySpace: An Open Space Plan For Chicago* (the "CitySpace Plan"), a comprehensive plan which sets forth goals for increasing open space in the City and recommends that vacant, tax delinquent and City-owned property be redeveloped for parkland; and

WHEREAS, the use of the Parcels for parkland is consistent with the purposes and objectives of the CitySpace Plan and, for the Parcels located within the corresponding redevelopment areas, the Midwest Redevelopment Plan, the Ogden/Pulaski Redevelopment Plan, and the 119th and Halsted Redevelopment Plan; and

WHEREAS, the City Council finds that the establishment and preservation of public open space and parkland is essential to the general health, safety and welfare of the City, and that the Park District is the appropriate entity to own and maintain the Parcels; and

WHEREAS, the City is authorized to convey title to or other interests in City-owned real estate to other municipalities in accordance with the provisions of the Local Government Property Transfer Act, 50 ILCS 605/0.01 *et seq.*; and

WHEREAS, by ordinance adopted on October 19, 2016, the Board of Commissioners of the Park District authorized the acceptance of the five (5) Parcels located in the North Lawndale community area from the City for the expansion of Millard, Ninebark, Christiana and London parks; and

WHEREAS, by ordinance adopted on November 9, 2016, the Board of Commissioners of the Park District authorized the acceptance of the remaining twelve (12) Parcels in the Chicago Lawn, Roseland, West Pullman, and South Deering community areas from the City for the establishment of new parks; and

WHEREAS, by Resolution Nos. 16-097-21 and 16-113-21, adopted on October 20, 2016, and December 15, 2016, respectively, the Chicago Plan Commission approved the transfer of the Parcels to the Park District; and

WHEREAS, by Resolution No. 16-CDC-27, adopted on October 11, 2016, the CDC authorized the Department of Planning and Development ("DPD") to advertise its intent to negotiate a sale with the Park District for disposition of the six (6) Parcels located in the 119th and Halsted Redevelopment Area, as identified on Exhibit A-2, and to request alternative proposals for redevelopment, and recommended the sale of such Parcels to the Park District if no responsive alternative proposals were received at the conclusion of the advertising period, or, if alternative proposals were received, if DPD determined in its sole discretion that it was in the best interest of the City to proceed with the Park District's proposal; and

WHEREAS, by Resolution No. 16-CDC-31, adopted on December 13, 2016, the CDC authorized DPD to advertise its intent to negotiate a sale with the Park District for disposition of the four (4) Parcels located in the Midwest Redevelopment Area, as identified on Exhibit A-2, and to request alternative proposals for redevelopment, and recommended the sale of such Parcels to the Park District if no responsive alternative proposals were received at the conclusion of the advertising period, or, if alternative proposals were received, if DPD determined in its sole discretion that it was in the best interest of the City to proceed with the Park District's proposal; and

WHEREAS, by Resolution No. 16-CDC-32, adopted on December 13, 2016, the CDC authorized DPD to advertise its intent to negotiate a sale with the Park District for disposition of the one (1) Parcel located in the Ogden/Pulaski Redevelopment Area, as identified on Exhibit A-2, and to request alternative proposals for redevelopment, and recommended the sale of such Parcel to the Park District if no responsive alternative proposals were received at the conclusion of the advertising period, or, if alternative proposals were received, if DPD determined in its sole discretion that it was in the best interest of the City to proceed with the Park District's proposal; and

WHEREAS, public notices advertising DPD's intent to enter into a negotiated sale with the Park District for the six (6) Parcels located in the 119th and Halsted Redevelopment Area and requesting alternative proposals appeared in the Chicago Sun-Times on October 27, November 6, and November 20, 2016; and

WHEREAS, public notices advertising DPD's intent to enter into a negotiated sale with the Park District for the four (4) Parcels located in the Midwest Redevelopment Area and the one (1) Parcel located in the Ogden/Pulaski Redevelopment Area and requesting alternative proposals appeared in the Chicago Sun-Times on December 18, 2016, January 8, 2017, and January 15, 2017; and

WHEREAS, no other responsive proposals were received by the deadlines indicated in the aforesaid notices; ***now, therefore,***

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

SECTION 1. The foregoing recitals, findings and statements of fact are hereby adopted as the findings of the City Council.

SECTION 2. The City hereby approves the conveyance of the Parcels in their "as is" condition to the Park District for the sum of \$1.00 per Parcel.

SECTION 3. The Mayor or his proxy is authorized to execute, and the City Clerk or the Deputy City Clerk is authorized to attest, a quitclaim deed or deeds conveying the Parcels to the Park District.

SECTION 4. The Commissioner of DPD (the "Commissioner"), or a designee of the Commissioner, is each hereby authorized to negotiate, execute and deliver such documents as may be necessary or appropriate to implement the provisions of this ordinance, subject to the approval of the Corporation Counsel. Such documents may contain terms and provisions that the Commissioner or his designee deem appropriate.

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 in conflict 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.

Attachments: Exhibit A-1 – List of Parcels
Exhibit A-2 – Identification of Parcels by Community Area and TIF District
Exhibit B – Aerial Photos and Street Views of Parcels

EXHIBIT A-1

LIST OF PARCELS

(SUBJECT TO FINAL SURVEY AND TITLE COMMITMENT)

PIN	Address	Sq. Ft.	Acres	Project Type
16-23-113-010	1327 S. Millard Avenue	3,000	0.07	Millard Park Expansion
16-23-115-020	1443-45 S. Harding Avenue	4,700	0.11	Ninebark Park Expansion
16-23-227-011	1529 S. Christiana Avenue	3,125	0.07	Christiana Park Expansion
16-23-227-012	1531 S. Christiana Avenue	3,125	0.07	Christiana Park Expansion
16-23-402-043	3440-42 W. 18th Street	4,180	0.10	London Park Expansion
19-13-311-016	6049 S. Whipple Street	3,800	.087	New Park
19-25-212-026	7208 S. Maplewood Avenue	3,200	.073	New Park
25-03-432-032	658 E. 95th Street	4,800	.110	New Park
25-21-426-028	142 W. 119th Street	3,126	.072	New Park
25-21-426-029	140 W. 119th Street	3,126	.072	New Park
25-21-426-030	138 W. 119th Street	3,128	.072	New Park
25-21-426-031	136 W. 119th Street	3,126	.072	New Park
25-21-426-032	134 W. 119th Street	3,440	.079	New Park
25-21-426-038	152 W. 119th Street	8,100	.185	New Park
26-07-163-020	10108 S. Exchange Avenue	3,500	.080	New Park
26-07-163-021	10110 S. Exchange Avenue	3,500	.080	New Park
26-07-163-022	10114 S. Exchange Avenue	3,500	.080	New Park
TOTALS		64,476	1.481	

EXHIBIT A-2**IDENTIFICATION OF PARCELS BY COMMUNITY AREA AND TIF DISTRICT**

PIN	Address	Community Area	TIF Redevelopment Area
16-23-113-010	1327 S. Millard Avenue	North Lawndale	Midwest
16-23-115-020	1443-45 S. Harding Avenue	North Lawndale	Midwest
16-23-227-011	1529 S. Christiana Avenue	North Lawndale	Midwest
16-23-227-012	1531 S. Christiana Avenue	North Lawndale	Midwest
16-23-402-043	3440-42 W. 18th Street	North Lawndale	Ogden/Pulaski
19-13-311-016	6049 S. Whipple Street	Chicago Lawn	N/A
19-25-212-026	7208 S. Maplewood Avenue	Chicago Lawn	N/A
25-03-432-032	658 E. 95th Street	Roseland	N/A
25-21-426-028	142 W. 119th Street	West Pullman	119 th and Halsted
25-21-426-029	140 W. 119th Street	West Pullman	119 th and Halsted
25-21-426-030	138 W. 119th Street	West Pullman	119 th and Halsted
25-21-426-031	136 W. 119th Street	West Pullman	119 th and Halsted
25-21-426-032	134 W. 119th Street	West Pullman	119 th and Halsted
25-21-426-038	152 W. 119th Street	West Pullman	119 th and Halsted
26-07-163-020	10108 S. Exchange Avenue	South Deering	N/A
26-07-163-021	10110 S. Exchange Avenue	South Deering	N/A
26-07-163-022	10114 S. Exchange Avenue	South Deering	N/A

EXHIBIT B

AERIAL PHOTOS AND STREET VIEWS OF PARCELS

(ATTACHED)



**Proposed Land Transfer to the Chicago Park District
24th WARD PARK EXPANSIONS**

Millard Park Expansion – 1327 S. Millard Avenue (PIN 16-23-113-010)



Enhanced Aerial Photograph

LEGEND

-  CPD Park
-  City-Owned Parcel



City of Chicago
Rahm Emanuel, Mayor
Department of Planning and Development
David L. Reifman, Commissioner

**Proposed Land Transfer to the Chicago Park District
24th WARD PARK EXPANSIONS**

Millard Park Expansion – 1327 S. Millard Avenue (PIN 16-23-113-010)



Site Photograph of the Park and the Adjacent City Owned Parcel
Source: Google Earth





City of Chicago
Rahm Emanuel, Mayor
Department of Planning and Development
David L. Reifman, Commissioner

Proposed Land Transfer to the Chicago Park District
24th WARD PARK EXPANSIONS
Ninebark Park Expansion – 1443-45 S. Harding Avenue (PIN 16-23-115-020)



Enhanced Aerial Photograph

LEGEND

-  CPD Park
-  City-Owned Parcel



City of Chicago
Rahm Emanuel, Mayor
Department of Planning and Development
David L. Reifman, Commissioner

**Proposed Land Transfer to the Chicago Park District
24th WARD PARK EXPANSIONS**

Ninebark Park Expansion – 1443-45 S. Harding Avenue (PIN 16-23-115-020)



Site Photograph of the Park and the Adjacent City Owned Parcel
Source: Google Earth



City of Chicago
Rahm Emanuel, Mayor
Department of Planning and Development
David L. Reifman, Commissioner

Proposed Land Transfer to the Chicago Park District 24th WARD PARK EXPANSIONS

Christiana Park Expansion – 1529-31 S. Christiana Avenue (PINs 16-23-227-011/-012)



Enhanced Aerial Photograph

LEGEND

-  CPD Park
-  City-Owned Parcel



City of Chicago
Rahm Emanuel, Mayor
Department of Planning and Development
David L. Reifman, Commissioner

**Proposed Land Transfer to the Chicago Park District
24th WARD PARK EXPANSIONS**

Christiana Park Expansion – 1529-31 S. Christiana Avenue (PINs 16-23-227-011/-012)



Site Photograph of the Park and the Adjacent City Owned Parcels
Source: Google Earth



City of Chicago
Rahm Emanuel, Mayor
Department of Planning and Development
David L. Reifman, Commissioner

Proposed Land Transfer to the Chicago Park District
24th WARD PARK EXPANSIONS
London Park Expansion – 3440-42 W. 18th Street (PIN 16-23-402-043)



Enhanced Aerial Photograph

LEGEND

-  CPD Park
-  City-Owned Parcel



City of Chicago
Rahm Emanuel, Mayor
Department of Planning and Development
David L. Reifman, Commissioner

Proposed Land Transfer to the Chicago Park District
24th WARD PARK EXPANSIONS
London Park Expansion – 3440-42 W. 18th Street (PIN 16-23-402-043)



Site Photograph of the Park and the Adjacent City Owned Parcel
Source: Google Earth



City of Chicago
Rahm Emanuel, Mayor
Department of Planning and Development
David L. Reifman, Commissioner

**Proposed Land Transfer to the Chicago Park District
CHICAGO LAWN NEIGHBORHOOD PARK
6049 S. Whipple Street (PIN 19-13-311-016)**



Enhanced Aerial Photograph

LEGEND	
	City-Owned Parcel



City of Chicago
Rahm Emanuel, Mayor
Department of Planning and Development
David L. Reifman, Commissioner

Proposed Land Transfer to the Chicago Park District
CHICAGO LAWN NEIGHBORHOOD PARK
6049 S. Whipple Street (PIN 19-13-311-016)



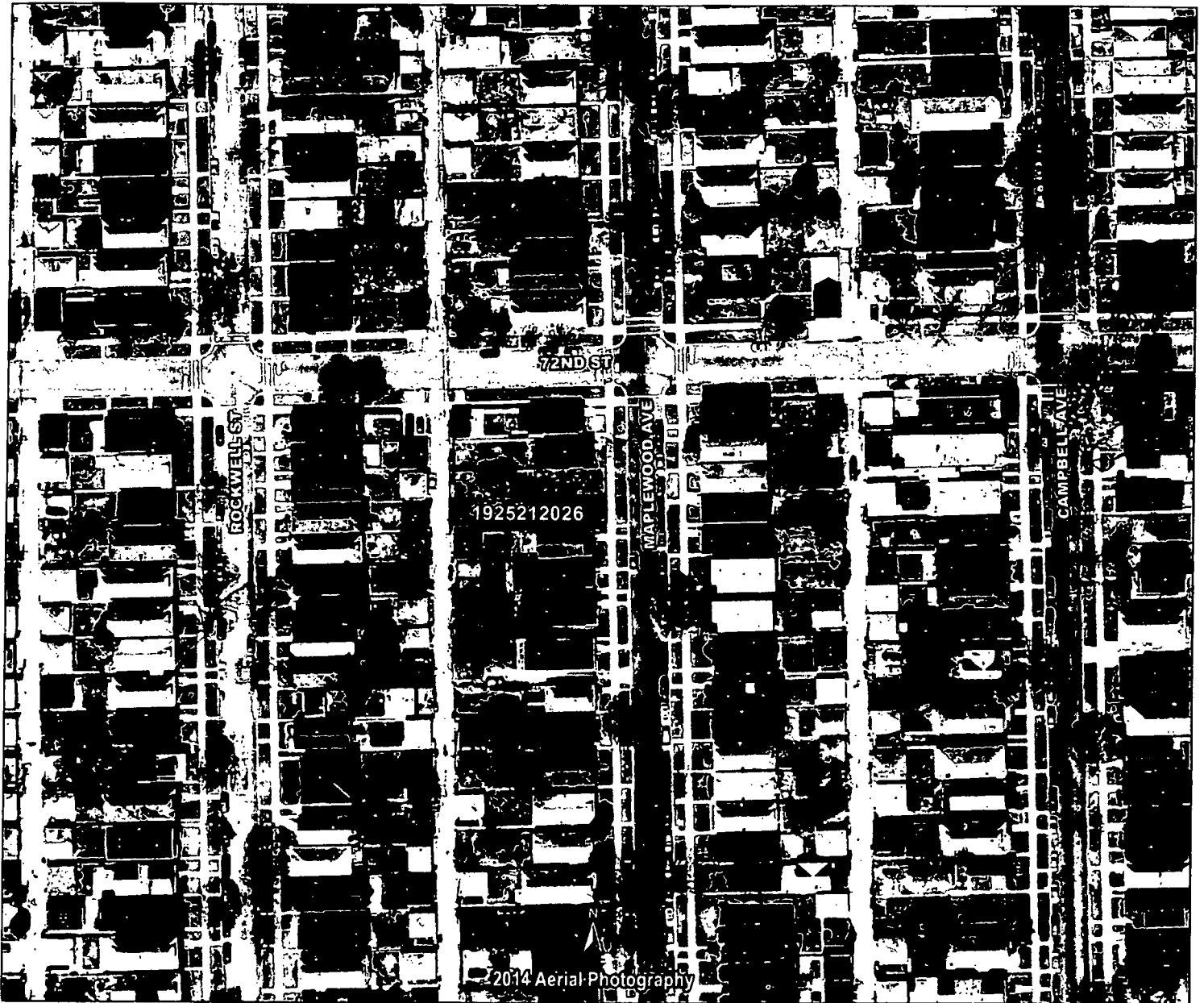
Site Photograph Source: Google Earth



City of Chicago
Rahm Emanuel, Mayor
Department of Planning and Development
David L. Reifman, Commissioner

DPD-BZP/SDD 09/14/16 MAR

Proposed Land Transfer to the Chicago Park District
CHICAGO LAWN NEIGHBORHOOD PARK
7208 S. Maplewood Avenue (PIN 19-25-212-026)



Enhanced Aerial Photograph

LEGEND	
	City-Owned Parcel



City of Chicago
Rahm Emanuel, Mayor
Department of Planning and Development
David L. Reifman, Commissioner

Proposed Land Transfer to the Chicago Park District
CHICAGO LAWN NEIGHBORHOOD PARK
7208 S. Maplewood Avenue (PIN 19-25-212-026)



Site Photograph Source: Google Earth



City of Chicago
Rahm Emanuel, Mayor
Department of Planning and Development
David L. Reifman, Commissioner

Proposed Land Transfer to the Chicago Park District
ROSELAND NEIGHBORHOOD PARK
658 E. 95th Street (PIN 25-03-432-032)



Enhanced Aerial Photograph

LEGEND

■ City-Owned Parcel



City of Chicago
Rahm Emanuel, Mayor
Department of Planning and Development
David L. Reifman, Commissioner

Proposed Land Transfer to the Chicago Park District
ROSELAND NEIGHBORHOOD PARK
658 E. 95th Street (PIN 25-03-432-032)



Site Photograph Source: Google Earth



City of Chicago
Rahm Emanuel, Mayor
Department of Planning and Development
David L. Reifman, Commissioner

DPD-BZP/SDD 09/14/16 MAR

Proposed Land Transfer to the Chicago Park District WEST PULLMAN NEIGHBORHOOD PARK

134-142 & 152 W 119th Street (PINs 25-21-426-028/-029/-030/-031/-032/-038)



Enhanced Aerial Photograph

LEGEND

■ City-Owned Parcel

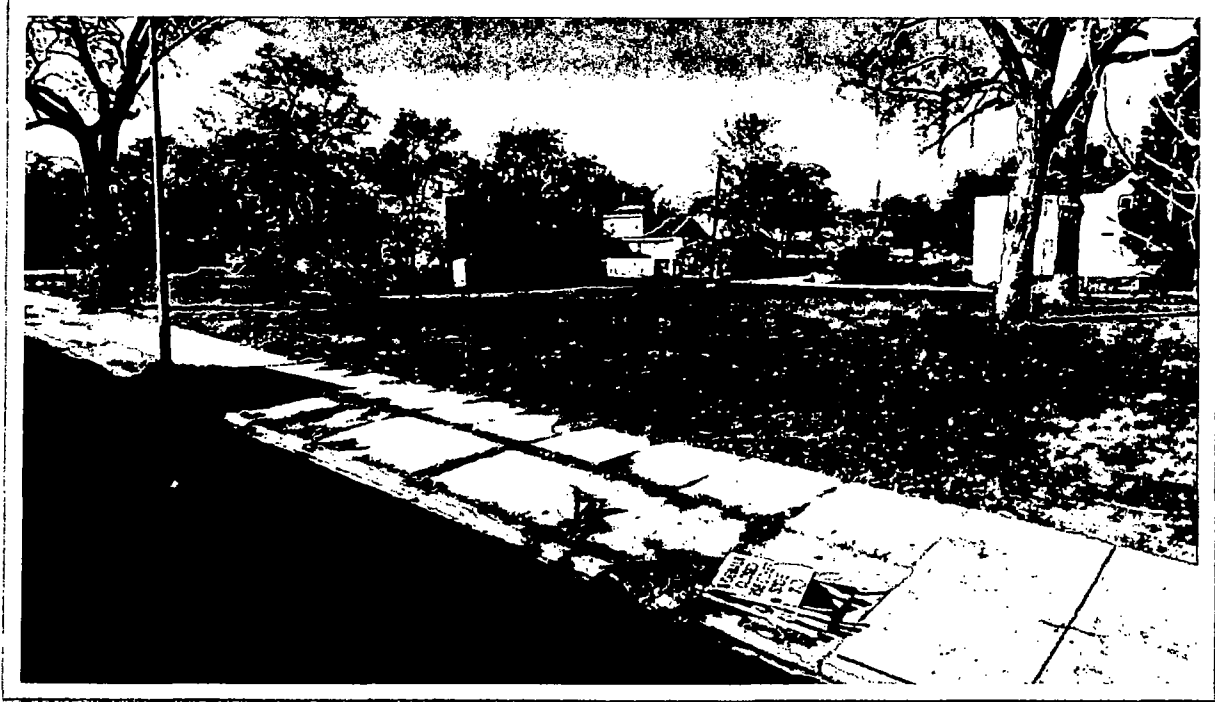


City of Chicago
Rahm Emanuel, Mayor
Department of Planning and Development
David L. Reifman, Commissioner

DPD-BZP/SDD 09/14/16 MAR

**Proposed Land Transfer to the Chicago Park District
WEST PULLMAN NEIGHBORHOOD PARK**

134-142 & 152 W 119th Street (PINs 25-21-426-028/-029/-030/-031/-032/-038)



Site Photograph Source: Google Earth



City of Chicago
Rahm Emanuel, Mayor
Department of Planning and Development
David L. Reifman, Commissioner

DPD-BZP/SDD 09/14/16 MAR

Proposed Land Transfer to the Chicago Park District
SOUTH DEERING NEIGHBORHOOD PARK
10108-10114 S. Exchange Avenue (PINs 26-07-163-020/-021/-022)



Enhanced Aerial Photograph

LEGEND

■ City-Owned Parcel



City of Chicago
Rahm Emanuel, Mayor
Department of Planning and Development
David L. Reifman, Commissioner

Proposed Land Transfer to the Chicago Park District
SOUTH DEERING NEIGHBORHOOD PARK
10108-10114 S. Exchange Avenue (PINs 26-07-163-020/-021/-022)



Site Photograph Source: Google Earth



City of Chicago
Rahm Emanuel, Mayor
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