



City of Chicago



O2015-7660

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/14/2015
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Sale of City-owned property located in Austin and East Garfield Park Communities under Large Lot Program
Committee(s) Assignment:	Committee on Housing and Real Estate



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

October 14, 2015

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 the sale of property pursuant to the Large Lot Program.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

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 Austin community area and the East Garfield Park 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 East Garfield Park community area appeared in the Chicago Sun-Times on July 4, 11, and 18, 2014; 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; 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

PIN	Address
13-33-318-019-0000	1703 N LATROBE AVE
13-33-418-041-0000	5114 W CONCORD PL
16-04-321-022-0000	942 N LOCKWOOD AVE
16-04-324-004-0000	843 N CENTRAL AVE
16-04-415-038-0000	908 N LEAMINGTON
16-05-414-024-0000	1032 N. PARKSIDE
16-05-418-029-0000	5938 W IOWA ST
16-05-418-035-0000	5916 W IOWA ST
16-05-422-034-0000	910 N PARKSIDE AVE
16-05-424-014-0000	5919 W IOWA ST
16-08-202-011-0000	5746 W SUPERIOR ST
16-08-206-003-0000	745 N WALLER AVE
16-08-206-014-0000	742 N PARKSIDE AVE
16-08-401-017-0000	330 N. MAYFIELD AVE
16-08-401-018-0000	326 N.MAYFIELD
16-08-401-024-0000	306 N MAYFIELD
16-08-402-001-0000	5843 W LAKE ST
16-08-409-002-0000	243 N MENARD AVE
16-08-409-008-0000	217 N MENARD AVE
16-08-409-004-0000	237 N MENARD AVE
16-08-414-013-0000	156 N MENARD AVE
16-08-416-001-0000	159 N. WALLER AVE.
16-08-416-002-0000	155 N. WALLER
16-08-416-034-0000	5665 W WEST END AVE
16-08-422-021-0000	20 N PARKSIDE
16-09-105-030-0000	734 N LATROBE AVE
16-09-108-001-0000	657 N PINE AVE
16-09-110-015-0000	619 N LONG AVE
16-09-110-036-0000	608 N LOREL

16-09-111-021-0000	5314 WEST OHIO
16-09-115-021-0000	5448 W RACE AVE
16-09-120-050-0000	517 N LOCKWOOD AVE
16-09-124-016-0000	5231 W FERDINAND ST
16-09-204-014-0000	4852 W SUPERIOR ST
16-09-204-015-0000	4848 W SUPERIOR ST
16-09-206-026-0000	4948 W HURON ST
16-09-207-008-0000	4839 W SUPERIOR ST
16-09-207-014-0000	4823 W SUPERIOR ST
16-09-208-024-0000	638 N LEAMINGTON AVE
16-09-209-010-0000	629 N. LEAMINGTON
16-09-214-012-0000	4921 W ERIE ST
16-09-216-012-0000	531 N LARAMIE AVE
16-09-216-019-0000	515 N LARAMIE AVE
16-09-220-035-0000	4926 W RACE AVE
16-09-222-008-0000	4937 W RACE AVE
16-09-229-016-0000	4815 W FERDINAND ST
16-09-229-033-0000	4814 W. HUBBARD ST.
16-09-302-015-0000	322 N LONG AVE
16-09-312-003-0000	231 N LOCKWOOD
16-09-315-029-0000	120 N LOTUS AVE
16-09-316-026-0000	142 N LONG AVE
16-09-317-014-0000	154 N LOREL AVE
16-09-317-031-0000	5331 W WASHINGTON BLVD
16-09-319-018-0000	48 N LOTUS AVE
16-09-323-010-0000	47 N. LOCKWOOD
16-09-403-032-0000	5152 W FULTON ST
16-09-403-037-0000	5136 W FULTON ST
16-10-102-015-0000	4721 W SUPERIOR
16-10-108-041-0000	4706 W RACE
16-11-410-022-0000	3409 W WALNUT ST

16-11-410-023-0000	3407 W WALNUT ST
16-13-303-025-0000	2850 W FLOURNOY ST
16-13-303-026-0000	2848 W FLOURNOY ST
16-13-307-004-0000	2851 W FLOURNOY ST
16-13-307-026-0000	2852 W LEXINGTON ST
16-13-307-033-0000	2836 W LEXINGTON ST
16-15-101-034-0000	4619 W MADISON ST
16-15-113-015-0000	4650 W GLADYS AVE
16-15-113-016-0000	4648 W GLADYS AVE
16-16-101-024-0000	5448 WEST MONROE
16-16-101-025-0000	5446 W MONROE ST
16-16-102-016-0000	5244 W MONROE ST
16-16-104-011-0000	5421 WEST MONROE
16-16-118-029-0000	5321 W VANBUREN
16-16-207-023-0000	5030 W QUINCY ST
16-16-208-020-0000	4817 W ADAMS ST
16-16-221-010-0000	4925 W CONGRESS PKWY
16-16-221-067-0000	4820 W HARRISON ST