



City of Chicago



O2018-7768

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 9/20/2018

Sponsor(s): Emanuel (Mayor)

Type: Ordinance

Title: Conveyance of City-owned property at 2908-2920 W Roosevelt Rd and 1143 S Richmond St to A Safe Haven Foundation for development of affordable housing for homeless and disabled veterans

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

AN ORDINANCE OF THE CITY OF CHICAGO, ILLINOIS,
AUTHORIZING THE CONVEYANCE OF CITY LAND TO A SAFE HAVEN FOUNDATION, AN
ILLINOIS NOT FOR PROFIT CORPORATION

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, pursuant to ordinances adopted on May 17, 2000, the City Council of the City (the "City Council"): (i) approved a certain redevelopment plan and project, (as amended, pursuant to ordinances adopted by the City Council on May 9, 2012 and December 9, 2015, the "Redevelopment Plan") for the Midwest Redevelopment Project Area (as amended, the "Redevelopment Area"), pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.) (the "Act"); (ii) designated the Redevelopment Area as a redevelopment project area pursuant to the Act; and (iii) adopted tax increment financing pursuant to the Act as a means of financing certain Redevelopment Area project costs incurred pursuant to the Redevelopment Plan; and

WHEREAS, the City is the owner of the 7 parcels of real property commonly known as 2908-20 West Roosevelt Road and 1143 South Richmond Street, Chicago (the "Property"), which Property is legally described on Exhibit A attached hereto; and

WHEREAS, the Property is located in the Redevelopment Area; and

WHEREAS, A Safe Haven Foundation, an Illinois not for profit corporation, or its successor in interest (the "Developer"), as approved by the City's Department of Planning and Development (the "Department"), has submitted a proposal to the Department to purchase the Property for nominal consideration in order to construct approximately 88 studio apartments and 2 one-bedroom apartments to serve the housing and support needs of homeless and disabled veterans (the "Project"); and

WHEREAS, the Project has received financing from HUD ("Federal Financing"); and

WHEREAS, it is anticipated that the Project may receive state tax credits ("State Financing"); and

WHEREAS, it is anticipated that the Project will also receive financing from the City ("City Financing" and collectively with the Federal Financing and the State Financing, "Financing"); and

WHEREAS, the Project will be governed by future regulatory agreements related to the Financing; and

WHEREAS, the Project is consistent with the purposes and objectives of the Redevelopment Plan; *now, therefore,*

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

SECTION 1. The foregoing recitals are hereby adopted as the findings of the City Council.

SECTION 2. The Developer is hereby designated as the developer for the Project pursuant to Section 5/11-74.4-4 of the Act.

SECTION 3. The sale of the Property to the Developer for \$7.00 (or \$1.00 per tax parcel) is hereby approved. Developer is hereby authorized to lease units at the Property for the Project and execute an Agreement to Enter into a Housing Assistance Payments Contract (AHAP) or a Housing Assistance Payments Contract (HAP) with respect to the Property as such AHAP or HAP maybe required to secure the Federal Financing to construct the Project.

SECTION 4. Given the applicable restrictions with respect to maximum rent and maximum income for the residents of the Project, which are imposed by the Financing for the Project, Section 2-45-115 of the Municipal Code of Chicago shall not apply to the Project.

SECTION 5. The Mayor or his proxy is authorized to execute, and the City Clerk or the Deputy City Clerk is authorized to attest, one or more quitclaim deeds conveying the Property to the Developer, or to a land trust of which the Developer is the sole beneficiary, or to an entity of which the Developer is the sole controlling party. The Commissioner of the Department (the "Commissioner") or a designee of the Commissioner is each hereby authorized, with the approval of the City's Corporation Counsel, to negotiate, execute and deliver such other supporting documents as may be necessary or appropriate to carry out the sale of the Property to Developer.

SECTION 6. 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 7. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 8. This ordinance shall take effect immediately upon its passage and approval.

Attachments: Exhibit A – Legal Description of Property

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

[SUBJECT TO FINAL TITLE AND SURVEY]

PARCEL 1:

LOT 28 IN BLOCK 3 IN HELEN CULVER'S DOUGLAS PARK SUBDIVISION OF BLOCKS 25 TO 27 IN G.W. CLARKE'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1143 SOUTH RICHMOND STREET, CHICAGO, IL 60612
PIN: 16-13-329-015

PARCEL 2:

THE WEST 15 FEET OF LOT 25 AND ALL OF LOT 26 IN BLOCK 3 IN HELEN CULVER'S DOUGLAS PARK SUBDIVISION OF BLOCKS 25 TO 27 IN G.W. CLARKE'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2920 WEST ROOSEVELT ROAD, CHICAGO, IL 60612
PIN: 16-13-329-032

PARCEL 3:

LOT 24 (EXCEPT THE EAST 8.4 FEET) AND THE EAST 10 FEET OF LOT 25 IN BLOCK 3 IN HELEN CULVER'S DOUGLAS PARK SUBDIVISION OF BLOCKS 25 TO 27 IN G.W. CLARKE'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2918 WEST ROOSEVELT ROAD, CHICAGO, IL 60612
PIN: 16-13-329-033

PARCEL 4: /

LOT 23 (EXCEPT THE EAST 8.4 FEET) AND THE EAST 8.4 FEET OF LOT 24 IN BLOCK 3 IN HELEN CULVER'S DOUGLAS PARK SUBDIVISION OF BLOCKS 25 TO 27 IN G.W. CLARKE'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2916 WEST ROOSEVELT ROAD, CHICAGO, IL 60612
PIN: 16-13-329-034

PARCEL 5:

THE WEST 16.6 FEET OF LOT 22 AND THE EAST 8.4 FEET OF LOT 23 IN BLOCK 3 IN HELEN CULVER'S DOUGLAS PARK SUBDIVISION OF BLOCKS 25 TO 27 IN G.W. CLARKE'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2912 WEST ROOSEVELT ROAD, CHICAGO, IL 60612
PIN: 16-13-329-035

PARCEL 6:

THE WEST 16.6 FEET OF LOT 21 AND THE EAST 8.4 FEET OF LOT 22 IN BLOCK 3 IN HELEN CULVER'S DOUGLAS PARK SUBDIVISION OF BLOCKS 25 TO 27 IN G.W. CLARKE'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2910 WEST ROOSEVELT ROAD, CHICAGO, IL 60612
PIN: 16-13-329-036

PARCEL 7:

THE WEST 16.6 FEET OF LOT 20 AND THE EAST 8.4 FEET OF LOT 21 IN BLOCK 3 IN HELEN CULVER'S DOUGLAS PARK SUBDIVISION OF BLOCKS 25 TO 27 IN G.W. CLARKE'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2908 WEST ROOSEVELT ROAD, CHICAGO, IL 60612
PIN: 16-13-329-037



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

September 20, 2018

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 properties on West Roosevelt Road and South Richmond Street to A Safe Haven Foundation.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

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

Mayor



JOSEPH A. MOORE

ALDERMAN, 49TH WARD
7356 NORTH GREENVIEW AVENUE
CHICAGO, ILLINOIS 60626
TELEPHONE 773-338-5796
ward49@cityofchicago.org
www.ward49.com

**CITY COUNCIL
CITY OF CHICAGO**

COUNCIL CHAMBER

CITY HALL ROOM 200
121 NORTH LA SALLE STREET
CHICAGO ILLINOIS 60602
TELEPHONE 312-744-3067

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HOUSING AND REAL ESTATE
CHAIRMAN

BUDGET AND GOVERNMENT OPERATIONS

COMMITTEES RULES AND ETHICS

EDUCATION AND CHILD DEVELOPMENT

FINANCE

HEALTH AND ENVIRONMENTAL PROTECTION

HUMAN RELATIONS

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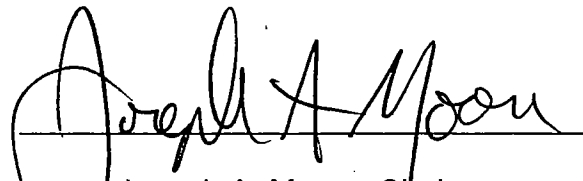
October 31, 2018

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on October 11, 2018, having had under consideration the ordinance introduced by Mayor Rahm Emanuel on September 20, 2018, this being the sale of City-owned properties at 2908-2920 W. Roosevelt Road and 1143 S. Richmond Street, begs leave to recommend that Your Honorable Body Approve said ordinance transmitted herewith.

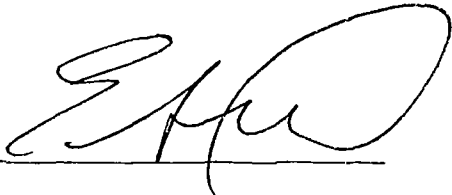
This recommendation was concurred in by a voice vote of all committee members present with no dissenting votes.

Respectfully submitted,


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



APPROVED

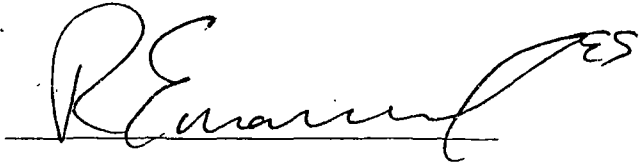


CORPORATION COUNSEL

DATED:

11/6/18

APPROVED



MAYOR

DATED:

11/6/18