



City of Chicago



O2018-9444

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 12/12/2018

Sponsor(s): Emanuel (Mayor)

Type: Ordinance

Title: Amending Large Lot Sale Program agreement with Local Initiatives Support Corporation (LISC) for enhanced services by increasing maximum compensation to be paid for 2018 and setting aggregate limit for 2015 through 2019

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



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

December 12, 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 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 and maintain; and

WHEREAS, by ordinance passed by the City Council of the City (the "City Council") on December 10, 2014, and published in the Journal of the Proceedings of the City Council for such date on pages 100328-100332, 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 Auburn Gresham, Austin, Avalon Park, Burnside, Calumet Heights, Chatham, Chicago Lawn, East Garfield Park, East Side, Englewood, Grand Boulevard, Greater Grand Crossing, Hegewisch, Humboldt Park, Morgan Park, New City, North Lawndale, Oakland, Pullman, Riverdale, Roseland, South Chicago, South Deering, South Shore, Washington Heights, West Englewood, West Garfield Park and West Pullman community areas, 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 majority of the City Parcels appeared in the Chicago Sun-Times on June 22 and July 6, 2018, and public notice advertising the proposed sale of the balance of the City Parcels appeared in the Chicago Sun-Times on July 6 and July 13, 2018; 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, pursuant to the Large Lot Program Ordinance, the City and Local Initiatives Support Corporation ("LISC") have entered into an agreement ("LISC Agreement"), dated January 1, 2015, for a term of five (5) years, with two (2) one-year extension options, relating to LISC's (i) continued maintenance and hosting of a website

(the "Large Lot Website") that contains information relating to the Large Lot Program, including the addresses of parcels and whether persons have submitted applications to own them, and (ii) community outreach services relating to the Large Lot Program; and

WHEREAS, the City and LISC desire to amend the LISC Agreement to increase the maximum compensation for calendar year 2018 to be paid to LISC, in consideration of LISC's providing additional technical and maintenance services for the Large Lot Website and additional Large Lot Program community outreach services, relating to the disposition of City Parcels pursuant to this ordinance; 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. The Commissioner of the Department (the "Commissioner") is authorized to enter into an amendment to the LISC Agreement, for the purpose of increasing the maximum compensation for calendar year 2018 to be paid to LISC from \$66,000 to \$141,000 and to increase the maximum compensation to be paid to LISC for the term January 1, 2015 through December 31, 2019 to a total of \$515,000.

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 inconsistent 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.

Exhibit A
List of City Parcels
[Attached]

EXHIBIT A

| Name | PIN | Address | Ward |
|-----------------------|------------|-------------------------|-------------|
| George Coleman | 2003214035 | 622 E. BOWEN AVE. | 4 |
| Quindle Booker | 2028208019 | 7200 S. HARVARD AVE. | 6 |
| Quindle Booker | 2028209007 | 7225 S. HARVARD AVE. | 6 |
| Deborah Brooks-Cohens | 2503214006 | 617 E. 88TH PL. | 6 |
| Zirrell Conner | 2021319003 | 6913 S. NORMAL BLVD. | 6 |
| Zirrell Conner | 2021319010 | 6933 S. NORMAL BLVD. | 6 |
| Charisse Gilchrist | 2021130016 | 426 W. MARQUETTE RD. | 6 |
| Adrian Mobley | 2028110002 | 7207 S. UNION AVE. | 6 |
| Adrian Mobley | 2028110012 | 7235 S. UNION AVE. | 6 |
| Adrian Mobley | 2028110018 | 7253 S. UNION AVE. | 6 |
| Derrick Nash | 2028209025 | 7250 S. PRINCETON AVE. | 6 |
| Derrick Nash | 2028209024 | 7246 S. PRINCETON | 6 |
| Freddrica Nicholas | 2020416034 | 6956 S. MAY ST. | 6 |
| IDA NORWOOD | 2020418016 | 6937 S. ABERDEEN . | 6 |
| IDA NORWOOD | 2020417034 | 6930 S. ABERDEEN . | 6 |
| Numair Rashid | 2020423016 | 6955 S. GREEN ST. | 6 |
| Dennis Williams | 2022317020 | 6944 S. PRAIRIE AVE. | 6 |
| Franklin Williams | 2021218010 | 6625 S. PERRY AVE. | 6 |
| Franklin Williams | 2021218012 | 6633 S. PERRY AVE. | 6 |
| V & N Properties, LLC | 2028211025 | 7238 s. WENTWORTH AVE | 6 |
| Simon Cityscapes | 2020417010 | 6923 S. MAY ST. | 6 |
| Ena Jones | 2515300006 | 10717 S. STATE ST. | 9 |
| Ena Jones | 2515300008 | 10721 S. STATE ST. | 9 |
| Jose Nevarez | 2522304025 | 165 E. KENSINGTON AVE. | 9 |
| Darcy Phillips | 2509412008 | 10023 S. WENTWORTH AVE. | 9 |
| Brett Schmitz | 2515111045 | 61 E. 104TH ST. | 9 |
| Brett Schmitz | 2515108010 | 57 E. 103RD PL. | 9 |
| Dora Dixie | 2605103023 | 8855 S. BUFFALO . | 10 |
| Dora Dixie | 2605103022 | 8853 S. BUFFALO AVE. | 10 |
| Sharon Gill | 2503400012 | 429 E. 91st ST. | 10 |
| steven glinski | 2132201024 | 8308 S. BUFFALO AVE. | 10 |
| Crystal Hammond | 2606204005 | 8713 S. HOUSTON | 10 |
| Crystal Hammond | 2606204003 | 8707 S. HOUSTON AVE. | 10 |
| Crystal Hammond | 2606203036 | 8734 S. HOUSTON AVE | 10 |
| Justin Hiegelke | 2605109019 | 9006 S. MACKINAW AVE. | 10 |
| Justin Hiegelke | 2605109024 | 9020 S. MACKINAW AVE | 10 |
| Lindsay Hritz | 2606203023 | 8700 S. HOUSTON AVE. | 10 |
| Rosemary Ramos | 2132205032 | 8424 S. BUFFALO AVE. | 10 |
| Carl W. Trice | 2605108037 | 3242 E. 91ST ST. | 10 |
| Jose Valdez | 2605108031 | 9034 S. BUFFALO AVE. | 10 |
| SkyART, NFP | 2606224031 | 9040 S. HOUSTON AVE | 10 |
| Antwon Butler | 2019211024 | 6404 S. WOOD ST. | 15 |
| Valerie Cotton | 2019229002 | 6603 S. HERMITAGE AVE. | 15 |
| Lubertha Harris | 2018110019 | 5606 S. HOYNE AVE. | 15 |
| Berenice Marin | 2018409014 | 6033 S. WINCHESTER AVE. | 15 |
| Johana Menindez | 2018409031 | 6016 S. WOLCOTT AVE. | 15 |
| Johana Menindez | 2018410012 | 6029 S. WOLCOTT | 15 |
| Doris Moore | 2018217034 | 5740 S. WOLCOTT AVE. | 15 |
| Bettie Scales | 2019212014 | 6441 S. WOOD ST. | 15 |

EXHIBIT A

| Name | PIN | Address | Ward |
|--------------------------|------------|-------------------------|-------------|
| Bettie Scales | 2019212016 | 6449 S. WOOD . | 15 |
| Manuel Villegas-Vazquez | 2018227002 | 1823 W. 58 ST. | 15 |
| Ethel Witt-McCall | 2018423009 | 6123 S. MARSHFIELD AVE. | 15 |
| dennis castro | 2030214036 | 7230 S. MARSHFIELD . | 17 |
| dennis castro | 2030214036 | 7230 S. MARSHFIELD . | 17 |
| Lela Esters | 2019411043 | 1804 W. 69TH ST. | 17 |
| Ma. De Lourdes Mendez | 2029228027 | 7422 S. PEORIA ST. | 17 |
| Pedro Nevarez | 2019418005 | 1849 W. 69TH ST | 17 |
| Lillie Weeks | 2019311036 | 6844 S. OAKLEY AVE. | 17 |
| Araceli Corral | 1925214029 | 7228 S. ARTESIAN AVE. | 18 |
| Sandy Alamo | 2008129033 | 5036 S. THROOP ST. | 20 |
| Sandy Alamo | 2008129032 | 5034 S. THROOP ST. | 20 |
| Gloria Arellano | 2016114021 | 5751 S UNION AVE. | 20 |
| Gloria Arellano | 2016114031 | 5718 S. LOWE AVE. | 20 |
| Deborah Borrero | 2008428014 | 825 W. 54TH ST. | 20 |
| Deborah Borrero | 2008422027 | 836 W. 54TH ST. | 20 |
| Deborah Borrero | 2008407017 | 856 W 52 ST. | 20 |
| Deborah Borrero | 2008407018 | 854 W. 52 ST. | 20 |
| Deborah Borrero | 2008428036 | 820 W. 54TH PL. | 20 |
| Deborah Borrero | 2008428035 | 824 W. 54TH PL. | 20 |
| Deborah Borrero | 2008422021 | 819 W. 53 PL | 20 |
| Kristin Curtis Myers | 2016402025 | 318 W. 60TH ST. | 20 |
| JWESINVESTMENTS, LLC | 2009316027 | 5314 S. EMERALD AVE. | 20 |
| Denise Daniel | 2009316026 | 5312 S. EMERALD AVE | 20 |
| Denise Daniel | 2009324007 | 749 W. 54TH ST. | 20 |
| Denise Daniel | 2009324011 | 739 W. 54TH ST | 20 |
| Denise Daniel | 2009324015 | 731 W. 54TH ST | 20 |
| Denise Daniel | 2009324016 | 729 W. 54TH ST. | 20 |
| Petra De La Rosa | 2008124027 | 5004 S. JUSTINE ST. | 20 |
| Petra De La Rosa | 2008124029 | 5010 S JUSTINE ST. | 20 |
| Jose Gonzalez - Gonzalez | 2008122011 | 4959 S LOOMIS ST. | 20 |
| Glenn Hamilton | 2008113052 | 4802 S. THROOP ST. | 20 |
| Glenn Hamilton | 2008111003 | 4805 S. BISHOP ST. | 20 |
| Glenn Hamilton | 2008113038 | 4830 S THROOP ST. | 20 |
| Glenn Hamilton | 2008113044 | 4844 S THROOP ST. | 20 |
| Ramsey Haynes | 2009324023 | 744 W 54TH PL. | 20 |
| Crystal Hernandez | 2008129035 | 5040 S. THROOP ST. | 20 |
| Crystal Hernandez | 2008129036 | 5044 S. THROOP ST | 20 |
| Armando Hernandez, Jr | 2008426029 | 5440 S. MORGAN ST. | 20 |
| Armando Hernandez, Jr | 2008426025 | 5424 S. MORGAN ST | 20 |
| Antonio Herrera | 2008307038 | 5154 S. RACINE AVE. | 20 |
| Daniel James | 2009308022 | 5204 S. EMERALD AVE. | 20 |
| Jose Marquez | 2008116023 | 4910 S. JUSTINE ST. | 20 |
| Gloria Marquez | 2008116024 | 4912 S JUSTINE ST. | 20 |
| Johnny Martin, Jr. | 2008400039 | 5152 S. MAY ST. | 20 |
| Bryan McPherson | 2016213012 | 5729 S. LA SALLE ST. | 20 |
| Jorge Moreno | 2008121020 | 4934 S. LOOMIS BLVD | 20 |
| Gloria Munoz | 2008116025 | 4914 S. JUSTINE ST. | 20 |
| Gloria Munoz | 2008116026 | 4916 S. JUSTINE ST. | 20 |

EXHIBIT A

| Name | PIN | Address | Ward |
|---|------------|---------------------------|-------------|
| Maria Ortega | 2007229039 | 5034 S. MARSHFIELD AVE. | 20 |
| Candis Powell | 2009325014 | 610 W. 54TH PL. | 20 |
| Candis Powell | 2009325017 | 602 W. 54TH PL. | 20 |
| Candis Powell | 2009329016 | 619 W. 54TH PL. | 20 |
| Candis Powell | 2016102006 | 655 W. GARFIELD BLVD | 20 |
| Timothy Richards | 2016407020 | 326 W. 60TH PL. | 20 |
| Timothy Richards | 2016407009 | 333 W. 60TH ST. | 20 |
| Josefina Rodriguez | 2009112021 | 723 W. 50TH ST. | 20 |
| Leonardo Rodriguez | 2008121044 | 4948 S. LOOMIS BLVD | 20 |
| Chandra Smith | 2008416016 | 5341 S. MAY ST. | 20 |
| Emma Smith | 2022104032 | 6642 S. WABASH AVE. | 20 |
| Louis Williams | 2016209014 | 330 W. 58TH ST. | 20 |
| Louis Williams | 2016209015 | 326 W. 58TH ST. | 20 |
| Rigoberto Coronel-Reyes | 2008409022 | 5257 S. MAY ST. | 20 |
| Rigoberto Coronel-Reyes | 2008409045 | 5254 S. ABERDEEN ST. | 20 |
| Orico. Inc. | 2016323023 | 438 W ENGLEWOOD AVE. | 20 |
| Noble Development Associates | 2016210038 | 5754 S. WELLS ST. | 20 |
| Silvestre Beltran | 2509205024 | 9528 S. PERRY AVE. | 21 |
| Victor Martin | 2506211039 | 1710 W. 89TH ST. | 21 |
| Norma Alaniz | 1623129035 | 1540 S. CENTRAL PARK AVE. | 24 |
| Nikki Arrington | 1623107017 | 3935 W. 13TH ST. | 24 |
| Laura Castillo | 1623209013 | 3419 W. 13TH PL. | 24 |
| Samuel Davidson | 1622225006 | 1519 S. KILDARE AVE. | 24 |
| Jermaine Harris | 1622203032 | 1228 S. KEELER AVE. | 24 |
| Corey Hutchinson | 1623400064 | 1654 S. DRAKE AVE. | 24 |
| Corey Hutchinson | 1623400065 | 1654 S. DRAKE AVE. | 24 |
| Fonda Jefferson | 1614500074 | 3610 W FLOURNOY ST. | 24 |
| Baudelia Magana | 1623306004 | 1611 S. LAWNSDALE AVE. | 24 |
| Alejandra Mendoza | 1623121026 | 1432 S. CENTRAL PARK AVE. | 24 |
| Alejandra Mendoza | 1623121027 | 1434 S. CENTRAL PARK AVE. | 24 |
| Miguel Ochoa | 1623222016 | 1547 S CENTRAL PARK AVE. | 24 |
| Omar Orozco | 1623125006 | 1517 S. AVERS AVE | 24 |
| Karl Paulsen | 1622214007 | 1317 S. KARLOV AVE. | 24 |
| Dano Ramirez | 1623128014 | 1539 S. LAWNSDALE AVE. | 24 |
| Michelle-Ann Rhoden | 1622208016 | 1341 S. KOSTNER AVE. | 24 |
| Michelle-Ann Rhoden | 1622208017 | 1343 S. KOSTNER AVE. | 24 |
| Janie Sims | 1623424011 | 2127 S TRUMBULL AVE. | 24 |
| Nicholas D Taylor | 1615424019 | 4054 W. GRENSHAW ST. | 24 |
| Emma Taylor | 1622204032 | 1238 S. KEDVALE AVE | 24 |
| Georas Wright | 1622404019 | 1631 S. KEELER AVE. | 24 |
| Georas Wright | 1622404039 | 1636 S. KEDVALE AVE. | 24 |
| Andres Yepez | 1613312020 | 3117 W. POLK ST. | 24 |
| Andres Yepez | 1613308026 | 3107 W. LEXINGTON ST. | 24 |
| Geneva Wonsley, Edward Ownes and Theresa Stowers | 1614404027 | 3540 W. LEXINGTON ST. | 24 |
| Najeh Abdelfattah | 1615217043 | 4206 W. GLADYS AVE. | 28 |
| Norma Alaniz | 1615222017 | 4115 w. GLADYS AVE. | 28 |
| Edonya Blair-Thompson | 1613113036 | 3108 W JACKSON BLVD. | 28 |
| Victoria Brown kinsey | 1610327018 | 4401 W. WEST END AVE. | 28 |

EXHIBIT A

| Name | PIN | Address | Ward |
|------------------------------|------------|------------------------|-------------|
| Isabelle Burrell | 1613317017 | 3017 W. ARTHINGTON ST. | 28 |
| Wido Canales | 1609313003 | 225 N. LATROBE AVE. | 28 |
| Wido Canales | 1609313004 | 223 N. LATROBE AVE. | 28 |
| Wido Canales | 1609313005 | 223 N. LATROBE AVE. | 28 |
| Mamie Dean | 1614112005 | 3937 W. VAN BUREN ST. | 28 |
| Heidi Dye | 1615216033 | 4328 W. GLADYS AVE. | 28 |
| Regina Gardner | 1613412017 | 2727 W. POLK ST. | 28 |
| Dorothy Holmes | 1615213027 | 4218 W. JACKSON BLVD. | 28 |
| Preston Kirby | 1613309031 | 3040 W. POLK ST. | 28 |
| Joanna Leonard | 1615220018 | 4311 W. GLADYS AVE | 28 |
| Eloy Renteria | 1615123019 | 4530 W. VAN BUREN ST. | 28 |
| Jerome Shores | 1613107014 | 3137 W MONROE ST. | 28 |
| Craig Smith | 1613101026 | 22 S WHIPPLE ST. | 28 |
| Craig Smith | 1613101028 | 26 S. WHIPPLE ST. | 28 |
| Craig Smith | 1613101018 | 37 S. ALBANY AVE | 28 |
| Lisa Stephens | 1613112015 | 3148 W. JACKSON BLVD | 28 |
| Gregory Vaughan | 1611411016 | 3325 W. WALNUT AVE | 28 |
| Keesha Whitlow | 1609315006 | 143 N. PINE AVE. | 28 |
| Allene Williams | 1613328022 | 1118 S RICHMOND ST. | 28 |
| Gina Zuccaro | 1615223027 | 4046 W. VAN BUREN ST. | 28 |
| A2&4 LLC - 3252 W Walnut | 1611408070 | 3254 W. WALNUT ST. | 28 |
| Daniel Garcia | 1608206016 | 734 N. PARKSIDE AVE. | 29 |
| 118 - 120 N. Waller, LLC | 1608415029 | 116 N. WALLER AVE. | 29 |
| DaVon Carter-Griffin | 2519227006 | 11419 S. WATKINS AVE. | 34 |
| Joseph Fowlkes | 2521123002 | 11305 S. EGGLESTON . | 34 |
| Sammie Howard | 2519204006 | 11115 S. ASHLAND AVE | 34 |
| Danielle Pierce | 2521316005 | 11610 S. STEWART AVE. | 34 |
| Freddie Simmons | 2528113020 | 12049 S. PARNELL . | 34 |
| Robert Steele | 2516420039 | 214 W. 110TH ST. | 34 |
| Robert Steele | 2516420038 | 218 W. 110TH ST. | 34 |
| Habitat for Humanity Chicago | 2528102038 | 644 W 120TH ST. | 34 |
| Habitat for Humanity Chicago | 2528102039 | 640 W. 120TH ST | 34 |
| Habitat for Humanity Chicago | 2528102040 | 638 W. 120TH ST. | 34 |
| Habitat for Humanity Chicago | 2528102041 | 634 W. 120TH ST. | 34 |

See attached

CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT
AND AFFIDAVIT

SECTION I -- GENERAL INFORMATION

A. Legal name of the Disclosing Party submitting this EDS. Include d/b/a/ if applicable:

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. the Applicant

OR

2. a legal entity currently holding, or anticipated to hold within six months after City action on the contract, transaction or other undertaking to which this EDS pertains (referred to below as the "Matter"), a direct or indirect interest in excess of 7.5% in the Applicant. State the Applicant's legal name:

OR

3. a legal entity with a direct or indirect right of control of the Applicant (see Section II(B)(1)) State the legal name of the entity in which the Disclosing Party holds a right of control:

B. Business address of the Disclosing Party:

C. Telephone: _____ Fax: _____ Email: _____

D. Name of contact person: _____

E. Federal Employer Identification No. (if you have one): _____

F. Brief description of the Matter to which this EDS pertains. (Include project number and location of property, if applicable):

G. Which City agency or department is requesting this EDS? _____

If the Matter is a contract being handled by the City's Department of Procurement Services, please complete the following:

Specification # _____ and Contract # _____



DEPARTMENT OF LAW
CITY OF CHICAGO

From: Arthur Dolinsky
Senior Counsel

To: File

Re: Large Lot Program ordinance – December 12, 2018 introduction

Date: December 7, 2018

Due to the volume of Large Lot Program applications, Economic Disclosure Statements and Affidavits are not being submitted with this ordinance package, but are available at the Department of Procurement Services website.