



City of Chicago



SO2014-7427

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/10/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Sale of City-owned property at 2745 W Madison St and 2749-2755 W Madison St to Wells Temple of Deliverance Church
Committee(s) Assignment:	Committee on Housing and Real Estate

SUBSTITUTE ORDINANCE

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, the City is the owner of the vacant parcels of properties located at 2745 West Madison Street and 2749-55 West Madison Street, Chicago, Illinois, which are legally described on Exhibit A attached hereto (the "Properties"), which properties are located in the Midwest Redevelopment Project Area ("Area") established pursuant ordinances adopted by the City Council of the City on May 17, 2000, published in the Journal of Proceedings of the City Council for such date at pages 30771 through 30953; and

WHEREAS, Wells Temple of Deliverance Church ("Grantee"), 2739 West Madison Street, Chicago, Illinois 60612, has offered to purchase the Properties with an appraised market value of \$62,000.00 from the City for the sum of Sixty-two Thousand and No/100 Dollars (\$62,000.00), to be used in conjunction with its adjacent property; and

WHEREAS, pursuant to Resolution No. 14-076-21 adopted on August 21, 2014, by the Plan Commission of the City of Chicago (the "Commission"), the Commission approved the negotiated sale of the Properties to the Grantee; and

WHEREAS, public notice advertising the City's intent to enter into a negotiated sale of the Properties with the Grantee and requesting alternative proposals appeared in the *Chicago Sun-Times*, a newspaper of general circulation, on August 7 and 14, 2014; and

WHEREAS, no alternative proposals were received by the deadline indicated in the aforesaid notice; now, therefore,

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

SECTION 1. The City Council of the City hereby approves the sale of the Properties to the Grantee for the amount of Sixty-two Thousand and No/100 Dollars (\$62,000.00).

SECTION 2. The Mayor or his proxy is authorized to execute, and the City Clerk or Deputy City Clerk is authorized to attest, a quitclaim deed conveying the Properties to the Grantee. The quitclaim deed shall also contain language substantially in the following form:

This conveyance is subject to the express condition that: the Properties are improved with landscaped open space within six (6) months of the date of this deed. In the event that the condition is not met, the City of Chicago may re-enter the Properties and re-vest title in the City of Chicago. Grantee, at the request of the City of Chicago, covenants to execute and deliver to the City a reconveyance deed to the Properties to further evidence such re-vesting of title.

The Grantee acknowledges that if the Grantee develops the Properties with a residential housing project, as defined under and that is subject to Section 2-45-110 of the Municipal Code of the City (the "Affordable Requirements Ordinance"), the Grantee and such project shall be obligated to comply with the Affordable Requirements Ordinance.

SECTION 3. 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 4. All ordinances, resolutions, motions or orders inconsistent with this ordinance are hereby repealed to the extent of such conflict.

SECTION 5. This ordinance shall take effect upon its passage and approval.

EXHIBIT A

Purchaser: Wells Temple of Deliverance Church
Purchasers' Address: 2739 West Madison Street, Chicago Illinois 60612
Purchase Amount: \$62,000.00
Appraised Value: \$62,000.00

Legal Descriptions (Subject to Title Commitment and Survey):

Lot 5 in A. D. Reed's Subdivision of Lots 1 and 2 of Block 1 of Rockwell's Addition to Chicago in the West ½ of the North East ¼ of Section 13, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 2745 West Madison Street
Chicago, Illinois 60612

Property Index Number: 16-13-200-003-0000

Lots 2, 3 and 4 in A. D. Reed's Subdivision of Lots 1 and 2 of Block 1 of Rockwell's Addition to Chicago in the West ½ of the North East ¼ of Section 13, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

Address: 2749-55 West Madison Street
Chicago, Illinois 60612

Property Index Number: 16-13-200-002-0000



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COMMITTEE MEMBERSHIPS:

HOUSING AND REAL ESTATE
(CHAIRMAN)

COMMITTEES, RULES AND ETHICS
(VICE-CHAIRMAN)

AVIATION

BUDGET AND GOVERNMENT OPERATIONS

FINANCE

TRANSPORTATION AND PUBLIC WAY

WORKFORCE DEVELOPMENT AND AUDIT

ZONING, LANDMARKS AND BUILDING STANDARDS

October 8, 2014
CHICAGO, ILLINOIS

TO THE PRESIDENT AND MEMBERS OF THE CITY COUNCIL:

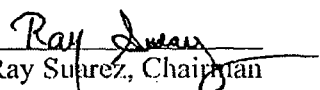
Your Committee on Housing and Real Estate which was referred eighteen (11) ordinances & five (5) substitute ordinances by the Department of Planning & Development authorizing the sale of at:

- | | |
|---|-----------------------|
| 1. 5432 S. Carpenter St. (O2014-7738) | 20 TH WARD |
| 2. 1139 S. Albany Ave. (O2014-7400) | 28 TH WARD |
| 3. 4844 W. Superior St. (O2014-7606) | 37 TH WARD |
| 4. 4131 W. Arthington St. (O2014-7485) | 24 TH WARD |
| 5. SUBSTITUTE - 4911-4913 S. Cicero Ave. (O2014-5013) | 14 TH WARD |
| 6. SUBSTITUE - 8540 S. Mackinaw Ave. (O2014-7814) | 10 TH WARD |
| 7. SUBSTITUTE - 4536 S. Prairie Ave. (O2014-7538) | 3 RD WARD |
| 8. 4538 S. Oakenwald Ave. (O2014-7558) | 4 TH WARD |
| 9. 2135 S. Pulaski Rd. (O2014-7412) | 24 TH WARD |
| 10. SUBSTITUTE - 2745 & 2749-55 W. Madison St. (O2014-7427) | 27 TH WARD |
| 11. 3931 S. Wells St. (O2014-7448) | 3 RD WARD |
| 12. 716-718 N. Monticello Ave. (O2014-7368) | 27 TH WARD |
| 13. SUBSTITUTE - 6201-09, 15-17, 19 & 23 S. Ellis Ave. (O2014-7775) | 20 TH WARD |
| 14. 6200 S. Ellis Ave. (O2014-7757) | 20 TH WARD |
| 15. 6400 S. Peoria Ave. (O2014-7804) | 16 TH WARD |
| 16. 5341 W. Ohio St. (O2014-7641) | 37 TH WARD |

Having the same under advisement, begs leave to report and recommend that Your Honorable Body Pass the proposed ordinances and substitute ordinances transmitted herewith.

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

(signed)


Ray Suarez, Chairman
Committee on Housing & Real Estate