



# City of Chicago



O2014-9733

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	12/10/2014
<b>Sponsor(s):</b>	Emanuel (Mayor)
<b>Type:</b>	Ordinance
<b>Title:</b>	Acquisition of Metropolitan Water Reclamation District of Greater Chicago property at W. 31st and Sacramento Ave
<b>Committee(s) Assignment:</b>	Committee on Housing and Real Estate

1759



OFFICE OF THE MAYOR  
CITY OF CHICAGO

RAHM EMANUEL  
MAYOR

December 10, 2014

TO THE HONORABLE, THE CITY COUNCIL  
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

At the request of the Commissioner of Fleet and Facility Management, I transmit herewith an ordinance authorizing a purchase of property at 31<sup>st</sup> and Sacramento.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

A handwritten signature in dark ink that reads "Rahm Emanuel". The signature is written in a cursive style with a large, sweeping "R" and "E".

Mayor



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## 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 currently leasing from the Metropolitan Water Reclamation District of Greater Chicago, a body politic and political organization existing under the laws of the State of Illinois ("MWRD"), approximately 4.35 acres (189,486 square feet) of land at 31<sup>st</sup> and Sacramento Avenue, Chicago, Illinois ("Property"). The Departments of Fleet and Facility Management, CDOT, Fire, Water and OEMC currently utilize the Property for various City operations. The Property is legally described on Exhibit A attached hereto; and

**WHEREAS**, the Property is owned by the MWRD; and

**WHEREAS**, the City has determined, declared, and found that it is useful, desirable and necessary for the City of Chicago to acquire the Property for public purpose; and

**WHEREAS**, pursuant to Section 2-51-050 (d) of the Municipal Code, the Commissioner of the Department of Fleet and Facility is authorized to undertake negotiations for the purchase of the Property, subject to the approval of the purchase price by the City Council; and

**WHEREAS**, the MWRD, retained Appraisal Associates, William J. Enright, an Illinois State Certified General Real Estate Appraiser, had the Property appraised (the "Appraisal"). The amount of the Appraisal is One Million Two Hundred and Fifty Thousand and no/100 Dollars (\$1,250,000); and

**WHEREAS**, the Department of Fleet and Facility Management has negotiated a purchase price for the Property in the amount of One Million Two-Hundred Fifty Thousand and no/100 Dollars (\$1,250,000) ("Purchase Price") and further has negotiated the principal business terms applicable to the City's purchase of the Property as set forth in the term sheet attached hereto as Exhibit B ("Term Sheet"); and

**WHEREAS**, the City, acting by and through the Department of Fleet and Facility Management, desires to purchase the Property from the MWRD for the Purchase Price and pursuant to the terms of the Term Sheet; 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 City's purchase of the Property from the MWRD for the Purchase Price of One Million Two-Hundred Fifty Thousand and no/100 Dollars (\$1,250,000.00), is hereby approved, subject to the terms and conditions set forth in the Term Sheet.

**SECTION 3.** The Commissioner of the Department of Fleet and Facility Management ("Commissioner") or a designee of the Commissioner is each hereby authorized, with the approval of the City's Corporation Counsel as to form and legality, to negotiate, execute, and deliver a purchase agreement for the Property for the Purchase Price, subject to

the terms and conditions of the Term Sheet, and such other supporting documents as may be necessary or appropriate to carry out and comply with the provisions of the Term Sheet to consummate the City's purchase of the Property and to accept a deed to the Property.

**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 in conflict 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**  
**LEGAL DESCRIPTION**  
(Subject to Final Title and Survey)

THAT PART OF LOT NINETEEN (19), OF THE SANI TARY DISTRICT TRUSTEE'S SUB-DIVISION OF RIGHT OF WAY FROM NORTH AND SOUTH CENTER LINE OF SECTION THIRTY (30), TOWNSHIP THIRTY-NINE (39) NORTH, RANGE FOURTEEN (14) EAST OF THE THIRD PRINCIPAL MERIDIAN TO THE WILL COUNTY LINE, LYING EAST OF THE COLLATERAL CHANNEL AND LYING NORTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT TA POINT IN THE WEST LINE OF THE WEST HALF (1/2) OF THE EAST HALF (1/2) OF THE NORTHWEST QUARTER, OF THE NORTHWEST QUARTER (1/4) OF SECTION THIRTY-SIX (36), TOWNSHIP THIRTY-NINE (39) NORTH, RANGE THIRTEEN (13) EAST OF THE THIRD PRINCIPAL MERIDIAN ONE HUNDRED SEVENTY-SEVEN AND NINETY-THREE HUNDREDTHS (177.93) FEET NORTH OF THE SOUTHWEST CORNER THEREOF THENCE NORTHEASTERLY TO A POINT IN THE EAST LINE OF SAID WEST HALF (1/2) OF THE EAST HALF OF THE NORTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) TWO HUNDRED FIFTY THREE AND NINETY-SIX HUNDREDTS (253.96) FEET NORTH OF THE SOUTHEAST CORNER OF SAID WEST HALF (1/2) OF THE EAST HALF OF THE NORTHWEST QUARTER (1/4) OF SAID NORTHWEST QUARTER (1/4), CONTIANING FOUR AND THIRTY-FIVE HUNDREDTHS (4.35) ACRES MORE OR LESS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS.

Property Index Numbers:      16-36-100-058-8001  
   16-36-100-058-8002  
   16-36-100-058-8003

Common Address:                31<sup>st</sup> and Sacramento Avenue, Chicago, Illinois

**EXHIBIT B**

**TERM SHEET FOR THE PURCHASE OF  
31<sup>st</sup> AND SACRAMENTO AVENUE, CHICAGO, ILLINOIS**

Property Owner: Metropolitan Water Reclamation District

Purchaser: City of Chicago, by and through its Department of Fleet and Facility Management

Agreement: Purchase of Property shall be subject to a purchase agreement negotiated between the City and MWRD. The City shall purchase the Property in its "as is" condition free and clear of all tenancies.

Purchase Price: One Million Two-Hundred Fifty Thousand and no/100 Dollars, plus closing costs and expenses, to be paid on the closing date by cash or certified check.

Closing Date: Closing to occur at a date mutually agreed to by the Parties.

Purpose and Use of Property: City is currently using the Property as a multi-departmental operation complex with the Departments of Fleet and Facility Management, Fire, Water, CDOT and OEMC operating on site the City anticipates that such use will continue.

Title Insurance: Not less than ten (10) days prior to the closing date, the MWRD shall deliver to the City of Chicago, as Purchaser, a commitment for title insurance, at the MWRD's expense, in the amount of the purchase price showing marketable title in the MWRD.