



City of Chicago



O2016-7650

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/5/2016
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Sale of City-owned properties in Auburn, Gresham and Woodlawn community areas under Large Lot Program
Committee(s) Assignment:	Committee on Housing and Real Estate



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

October 5, 2016

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

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 Auburn Gresham and Woodlawn 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 City Parcels located in the Auburn Gresham community area appeared in the Chicago Sun-Times on February 25, and March 3 and 10, 2016; and

WHEREAS, public notice advertising the proposed sale of the City Parcel located in the Woodlawn community area appeared in the Chicago Sun-Times in October 2016; 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. 16-093-21 adopted by the Plan Commission of the City (the "Plan Commission") on October 20, 2016, 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]

Lot PIN	Lot Address
20-23-211-030-0000	1219 E. 65th ST
20-28-308-011-0000	7643 S EMERALD AVE
20-28-309-012-0000	7641 S UNION AVE
20-28-309-029-0000	7640 S LOWE AVE
20-28-310-005-0000	7615 SOUTH LOWE AVE.
20-28-316-007-0000	7721 S. UNION AV.
20-28-324-012-0000	7835 S LOWE AVE
20-28-324-013-0000	7839 S LOWE AVE
20-29-321-031-0000	7840 S THROOP ST
20-29-422-032-0000	7752 S GREEN ST
20-31-405-007-0000	8317 S PAULINA ST
20-32-105-010-0000	7925 S ADA ST
20-32-210-031-0000	8042 S CARPENTER ST
20-32-404-017-0000	8347 S MORGAN ST
20-32-418-025-0000	8506 S CARPENTER ST
20-32-428-029-0000	938 WEST 87TH STREET
20-33-101-012-0000	7925 S EMERALD AVE
20-33-108-027-0000	8044 S EMERALD ST
20-33-109-028-0000	720 W 81ST ST
20-33-123-016-0000	8233 S EMERALD AVE
20-33-306-015-0000	8350 S KERFOOT AVE
20-33-306-016-0000	8352 S KERFOOT AVE
20-33-306-025-0000	8378 S KERFOOT AVE
20-33-308-007-0000	8500 SOUTH GIVINS COURT
20-33-309-008-0000	8519 S GIVINS CT
20-33-309-013-0000	8529 SOUTH GIVINS COURT
20-33-310-005-0000	8413 S GILBERT CT
25-04-105-017-0000	8736 S NORMAL AVE
25-04-108-025-0000	8838 S EMERALD AVE
25-04-109-005-0000	8815 SOUTH EMERALD AVE
25-06-206-009-0000	8725 S MARSHFIELD AVE
25-06-211-048-0000	8842 S PAULINA ST