



City of Chicago



O2018-9036

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 11/14/2018

Sponsor(s): Emanuel (Mayor)

Type: Ordinance

Title: Sale of vacant City-owned property at various locations
under Large Lot Program

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

HSG



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

November 14, 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 the sale of city-owned property through the Large Lot Program.

Your favorable consideration of this ordinance 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 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(s)	PIN	Address	Ward
Kathryn Ellis	2003223030	4236 S. ST LAWRENCE AVE.	4
Dave LaFave	2003225005	4215 S. CHAMPLAIN AVE.	4
Traci Walker and Shalaine Enahora	2010211003	4811 S. ST LAWRENCE AVE.	4
Niles Akbar	2021400002	6705 S. STEWART AVE.	6
Jim Blissitt, III	2022416019	6974 S. ANTHONY AVE.	6
Mekonen Buzuayene	2021327030	7040 S. EGGLESTON AVE.	6
Kimberly Casey	2028123006	7421 S. PARNELL AVE.	6
John Chapman	2028220053	7342 S. PERRY AVE.	6
Alex Drosos	2028102033	7150 S. LOWE AVE.	6
Alex Drosos	2028102034	7152 S. LOWE AVE.	6
Rosemary Ford	2029108011	1307 W. 71ST ST.	6
John Green	2028213021	7240 S. PERRY AVE.	6
John Green	2028213024	7250 S. PERRY AVE.	6
Tiffany Hall	2020421029	6948 S. PEORIA ST.	6
Kathy Hardin	2028305020	7526 S. EGGLESTON AVE.	6
Sonya Houston	2028109039	7248 S. UNION AVE.	6
Yvonne Ikoro-Stephenson	2020323010	6933 S. ELIZABETH ST.	6
Kenya Jones	2028122010	7432 S. PARNELL AVE.	6
Stephen Shuttlesworth	2020426021	1033 W. 70TH ST.	6
Carol Washington	2020226045	1032 W. MARQUETTE RD.	6
Rory Williams	2021317018	544 W. 70TH ST.	6
Rory Williams	2021317011	6938 S. PARNELL AVE.	6
Elaine Robinson	2022421011	7027 S. EBERHART AVE.	6
Petru Amarei	2027205015	7149 S. CHAMPLAIN AVE.	6
Petru Amarei	2027205016	7151 S. CHAMPLAIN AVE.	6
Melvin Bukley	2515118032	10631 S. STATE ST.	9
Jermaine Dunlap	2522314043	130 E. 118TH ST.	9
Jermaine Dunlap	2522314036	11738 S. INDIANA AVE.	9
Donald Fourcher	2503209021	553 E. 88TH ST.	9
Magic Little	2527104040	11956 S. PRAIRIE AVE.	9
Yashua Nelson	2515303009	10717 S. EDBROOKE AVE.	9
Marqueen Robinson	2503433007	9418 S. BURNSIDE AVE.	9
Marqueen Robinson	2503426002	9405 S. BURNSIDE AVE.	9
Nicolas Aguado	2512447031	10534 S. HOXIE AVE.	10
Patrick Cleary	2605114006	9109 S. MACKINAW AVE.	10
Patrick Cleary	2605102049	3240 E. 89TH ST.	10
J. Refugio Fernandez	2132207021	8453 S. MACKINAW AVE.	10
Armando Martinez	2132208030	8556 S. BURLEY AVE.	10
Eyob Meles	2606225014	9008 S. BALTIMORE AVE.	10
Eyob Meles	2606225015	9010 S. BALTIMORE AVE.	10
Jose Valdez	2605108033	9038 S. BUFFALO AVE.	10
Linda McCulloch	2009105003	745 W. 48TH ST.	11
Fredy Alcauter Garcia	2018420011	6127 S. WOOD ST.	15
Dorothy Blisset	2019211037	6436 S. WOOD ST.	15
Dorothy Blisset	2019211041	6448 S. WOOD ST.	15

EXHIBIT A

Harvie Brown	2018413036	6042 S. PAULINA ST.	15
Anthony Carr	2018428012	6235 S. WOOD ST.	15
Ruther Chambers	2018426046	6216 S. HONORE ST.	15
Erby Dismukes	2019226021	6610 S. HONORE ST.	15
Tuwanda Gray	2018226002	1855 W. 58TH ST.	15
Vicky Harris	2019218034	6542 S. HONORE ST.	15
Gwendolyn Johnson	2019203034	6340 S. WOOD ST.	15
Jose Lopez	2018229010	5802 S. PAULINA ST.	15
Daniel Omoh	2018426033	6240 S. HONORE ST.	15
Nick Stoianof	2007111019	4847 S. SEELEY AVE.	15
Daisy Stokes	2019200020	1950 W. 64TH ST.	15
Daniel Thomas	2018425004	6211 S. WINCHESTER AVE.	15
Reggie Tillman	2019204027	6324 S. HERMITAGE AVE.	15
Arvesta Wright	2018220038	5744 S. HERMITAGE AVE.	15
Ramona Pierce	2018411015	6039 S. HONORE ST.	15
Peter Aliu	2016100070	5652 S. EMERALD AVE.	20
Peter Aliu	2016100059	5624 S. EMERALD AVE.	20
Veronica Barbosa	2008106023	4710 S. ELIZABETH ST.	20
Esteban Blanco	2008129008	5015 S. ADA ST.	20
Thomas Bynum	2008220002	5039 S. MORGAN ST.	20
Veronica Centeno	2008303019	5135 S. BISHOP ST.	20
Veronica Centeno	2008303018	5133 S. BISHOP ST.	20
Marilyn Frizzle	2016400019	330 W. 59TH PL.	20
Matthew Goral	2009328019	5440 S. UNION AVE.	20
Tracy Greene	2021206013	220 W. 65TH ST.	20
Sammie Ellia Hampton	2016402005	341 W. 59TH PL.	20
Willie Hawkins	2008426021	5416 S. MORGAN ST.	20
Mario Jackson	2008319006	5413 S. BISHOP ST.	20
Edward Lou	2016218038	5762 S. LASALLE ST.	20
Edward Lou	2016218039	5766 S. LASALLE ST.	20
Fernando Martinez Luz	2008130028	5024 S. ELIZABETH ST.	20
Monique Michelle	2008400030	5128 S. MAY ST.	20
Davan Nguyen	2009309045	5252 S. UNION AVE.	20
Patricia Berenice Oria-Gomez	2008309027	5212 S. LAFLIN ST.	20
Flonberta Pacheco Cortes	2008215008	5019 S. MAY ST.	20
Floriberta Pacheco Cortes	2008215007	5017 S. MAY ST.	20
Valentin Perez	2008114002	4803 S. THROOP ST.	20
Che Reynolds	2021204034	6425 S. STEWART AVE.	20
Che Reynolds	2021204033	6214 S. STEWART AVE.	20
Elizabeth Rios	2009111015	735 W. 49TH PL.	20
Elizabeth Rios	2009111032	704 W. 50TH ST.	20
Carlos Rivera	2008214032	5024 S. MAY ST.	20
Taniesha Robinson	2008410009	5221 S. ABERDEEN ST.	20
Abel Rosendo	2016219033	5849 S. LA SALLE ST.	20

Nicole Saine	2016411026	6022 S LA SALLE ST.	20
Estrella Salazar	2008123028	1238 W. 50TH ST	20
Estrella Salazar	2008123029	1236 W. 50TH ST.	20

EXHIBIT A

Chandra Smith	2008416015	5339 S. MAY ST.	20
Emma Smith	2022104032	6642 S. WABASH AVE.	20
Floyd Stewart	2016114011	5725 S. UNION AVE.	20
Floyd Stewart	2016113015	5737 S. EMERALD AVE.	20
Oscar Torres	2008407011	829 W. 51 PL.	20
Oscar Torres	2008407012	825 W. 51 PL.	20
Stephen Valtierra	2008425016	5441 S. ABERDEEN ST.	20
Luis Villasenor	2016420004	6213 S. PRINCETON .	20
Luis Villasenor	2016418007	254 W. 62 ST.	20
Teresa Wojciechowski	2008115001	4801 S. ELIZABETH ST.	20
Carla Pulido	2008117022	4910 S. LAFLIN ST.	20
Chiquita Gavin	2008311002	5203 S. BISHOP ST.	20
LaToya Dixon	2505212030	8830 S. MORGAN ST.	21
Edward Horton	2504124052	9012 S. UNION AVE.	21
Everette Ingram	2032428038	8635 S. MORGAN ST.	21
Khemary Riggs	2509206032	9522 S. LAFAYETTE AVE.	21
Roderick Brim	1623103012	1237 S. AVERS AVE.	24
Kathleen Campbell	1615411030	720 S. KARLOV AVE.	24
Rickey Collins	1614403018	3238 W. FLOURNOY ST.	24
Mihaela Cuciulan	1623117006	1419 S. AVERS AVE.	24
Mihaela Cuciulan	1623117012	1437 S. AVERS AVE.	24
Terrell Herron	1614400012	3536 W. FLOURNOY ST.	24
Rachel Holtz	1614308022	3650 W. LEXINGTON ST.	24
Venice Jenkins	1613308012	3141 W. LEXINGTON ST.	24
Maretha Johnson	1614401033	3412 W. FLOURNOY ST.	24
Albert Johnson	1623108026	1330 S. SPRINGFIELD AVE.	24
Delight Kilyan	1623217024	1442 S. HOMAN AVE.	24
Delight Kilyan	1623217006	1425 S. TRUMBULL AVE.	24
Delight Kilyan	1614323044	3908 W. GRENSHAW AVE.	24
Delight Kilyan	1623114024	1414 S. HARDING AVE.	24
Gilberto Martinez-Mata	1622215001	1301 S. KOMENSKY AVE.	24
Edward Negron	1623208001	1315 S. CENTRAL PARK AVE.	24
Edward Negron	1623208002	1323 S. CENTRAL PARK AVE.	24
Eric Ortiz	1623209032	1332 S. HOMAN AVE.	24
Sanwella Stockdale	1622109006	1415 S. KILBOURN AVE.	24
Johanna Thompson	1623224030	1524 S. TRUMBULL AVE.	24
Sarah Torrenga	1623305032	1634 S. LAWNSDALE AVE.	24
Dorothy Williams	1623128008	1523 S. LAWNSDALE AVE.	24
Terina Woolridge	1622412037	1842 S. KOMENSKY AVE.	24
Denise Rodriguez	1613304011	3135 W. FLOURNOY ST.	24
Arlene Mack-Thorne	1608215013	613 N. PARKSIDE AVE.	29
Francisca Petatan	1605406015	1127 N. WALLER AVE.	29

Carlos Romero	1616100030	5534 W. MONROE ST.	29
Beulah Dellard	2516214041	10538 S. PERRY AVE.	34
Beulah Dellard	2516215014	10545 S. PERRY AVE.	34
Daniest Graves	2516404029	10728 S. PERRY AVE.	34
Jinnie Johnson	2519410039	11747 S. VINCENNES AVE.	34

EXHIBIT A

Michael Jones	2521404055	144 W. 116TH ST.	34
Denise Slaughter	2519222006	11312 S. HOMEWOOD AVE.	34
Robert Wilson II	2520127030	1440 W. 115 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 – November 14, 2018 introduction

Date: November 9, 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.