



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Details (With Text)

File #: O2018-2355
Type: Ordinance
File created: 3/28/2018
Status: Passed
In control: City Council
Final action: 4/18/2018
Title: Sale of City-owned property at 2347 W Lake St to Western Lake Building LLC
Sponsors: Emanuel, Rahm
Indexes: Sale
Attachments: 1. O2018-2355.pdf

Date	Ver.	Action By	Action	Result
4/18/2018	1	City Council	Passed	Pass
4/5/2018	1	Committee on Housing and Real Estate	Recommended to Pass	
3/28/2018	1	City Council	Referred	

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

March 28, 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.

Mayor

Very truly yours,

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 parcel of property located at 2347 West Lake Street, Chicago, Illinois 60612, which is legally described on Exhibit A attached hereto (the "Property"); and

WHEREAS pursuant to ordinances adopted by the City Council of the City of Chicago ("City Council") on June 10, 1998, and published at pages 70367 through 70520 in the Journal of Proceedings of the City Council ("Journal") for such date, the City Council approved a certain redevelopment plan and project for the Kinzie Industrial Corridor Redevelopment Project Area ("TIF Area"); and

WHEREAS, Western Lake Building, LLC (the "Grantee"), with a business address of 425 Huehl Road, Building 3, Northbrook, Illinois 60062, has offered to purchase the Property from the City for the sum of Nineteen Thousand and 00/100 Dollars (\$19,000.00), to improve with landscaped open space thereon; and

WHEREAS, pursuant to Resolution No. 18-015-21 adopted on March 15, 2018, by the Plan Commission of the City (the "Commission"), the Commission approved the negotiated sale of the Property to the Grantee; and

WHEREAS, public notice advertising the City's intent to enter into a negotiated sale of the Property with the Grantee and requesting alternative proposals appeared in the Chicago Sun Times, a newspaper of general circulation, on February 1 and 8, 2018; 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 Property to the Grantee for the amount of Nineteen Thousand and 00/100 Dollars (\$19,000.00).

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 Property 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 Property is 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 Property and revest 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 Property to further evidence such revesting of title. This right of reverter in favor of the City of Chicago shall terminate upon the issuance of a certificate of completion, release or similar instrument by the City of Chicago.

The Grantee acknowledges that if the Grantee develops the Property with a residential housing project, as defined under and that is subject to Section 2-45-115 of the Municipal Code of the City (the "2015 Affordable Requirements Ordinance"), the Grantee and such project shall be obligated to comply with the 2015 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: Purchaser's Address:

Purchase Amount: Appraised Value:

Western Lake Building, LLC 425 Huehl Road, Building 3 Northbrook.-Illinois 60062 \$19,000.00
\$19,000.00

Legal Description (Subject to Title Commitment and Survey):

The East 23 feet of that part lying North of Alley as opened at Condemnation Proceeding Case 80722 Superior Court, Cook County, Illinois of Lot 13 in the County Clerk's Second Division of Lots 1, 2 and 4 to 14, inclusive, (Except the Street) in the subdivision of Block 56 in Canal Trustee's subdivision of Section 7, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 2347 West Lake Street
Chicago, Illinois 60612

Property Index Number:

CITY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT

SECTION I - GENERAL INFORMATION

A. Legal name of Disclosing Party submitting this EDS. Include a link to the public record if available:

Western Lake Buildmg.LLC

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NOTE: Each legal entity listed below may be required to submit an Et>.S onjitsjowriibehalf; 1

Business Address -425;HueKl:R3pB)dg;3-

Northbrook.»IL,60062

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Name (indicate whether retained or anticipated to be retained)	Business Address	Relationship to Disclosing Party (subcontractor, attorney, lobbyist, etc.)	Fees (indicate whether paid or estimated.) NOTE: "hourly rate" or "l.b.d." is not an acceptable response.
Kevin Wolfberg	70 W. Madison, #5300 Chicago, IL 60602	Attorney	Est. \$2,500.00

(Add sheets if necessary)

☐ Check here if the Disclosing Party has not retained, nor expects to retain, any such persons or entities.

SECTION V -- CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

Under MCC Section 2-92-415, substantial owners of business entities that contract with the City must remain in compliance with their child support obligations throughout the contract's term.

Has any person who directly or indirectly owns 10% or more of the Disclosing Party been declared in arrearage on any child support obligations by any Illinois court of competent jurisdiction?

☐ Yes ☒ No ☐ No person directly or indirectly owns 10% or more of the Disclosing Party.

If "Yes," has the person entered into a court-approved agreement for payment of all support owed and is the person in compliance with that agreement?

☐ Yes ☐ No

B. FURTHER CERTIFICATIONS

1. [This paragraph 1 applies only if the Matter is a contract being handled by the City's Department of Procurement Services.] In the 5-year period preceding the date of this EDS, neither the Disclosing Party nor any Affiliated Entity [see definition in (5) below] has engaged, in connection with the performance of any public contract, the services of an integrity monitor, independent private sector inspector general, or integrity compliance consultant (i.e., an individual or entity with legal, auditing, investigative, or other similar skills, designated by a public agency to help the agency monitor the activity of specified agency vendors as well as help the vendors reform their business practices so they can be considered for agency contracts in the future, or continue with a contract in progress).

2. The Disclosing Party and its Affiliated Entities are not delinquent in the payment of any fine, fee, tax or other source of indebtedness owed to the City of Chicago, including, but not limited to, water and sewer

3. The Disclosing Party and, if the Disclosing Party is a legal entity, all of those persons or entities identified in Section II(B)(1) of this EDS:

a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;

E have ns

adjudged guilty, or had a civil judgment rendered against them in/connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public^ u^nsatisf^a jviolation of federal or state antitrust^amtesy fraud;e , bribery; falsification or destruction Of records; making false statements; Or receiving stolen property';

c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of mb offenses set forth in subparagraph (b) above;

d. *have not, during the 5 years before the date of this EDS, had one or more public transactions*

d. (federal, state W for cause or default; and ')■*,■

e. have not, during the 5 years r^efore the date of this EDS, b0%conyicted, adjudgedI giwj|/o^fi^uar^ liable inacyilfp^^ environmental violStiohs, instituted by me City or by the fide _____ state; or any other unit of lcrcai government.

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4. The Disclosing Party understands and shall comply with the applicable requirements of MCC Chapters 2-56 (Inspector General) and 2-156 (Governmental Ethics). 4

5. Certificat

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• any responsible official of the Disclosing Party, any Contractor or any Affiliated Entity or any other official, agent or employee of the Disclosing Party acting pursuant to the direction or authorization of a responsible official of the Disclosing Party, any Contractor or any Affiliated Entity (collectively "Agents"). "

Neither the Disclosing Party, nor any Contractor, nor any Affiliated Entity or its Subsidiary, shall disclose any Confidential Information received by it from the Client or any Contractor, nor any Affiliated Entity or its Subsidiary, before the date of such Contractor's or Affiliated Entity's contract or engagement in connection with this Matter; ⁵

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ver:2017-1

Page6 of 14

cpriactprTsubdq that does not provide such certification^{^^} to ,
' believe has not: provided or cannot provide truthful certifications. ."

11. If ^.Disclosing Pai^ is unable to certify to any of the above ste^enW#ihis'Part:B-'(|ufthfer

Certificate ID: _____ must explain below:
mk

• • ;

If he/she/it/they/None, of no response: appears below

Myself, a spouse, partner, or elected official
(if any) is not an employee, or elected official, or
"none".

STATEMENT OF STATUS AS FINANCIAL INSTITUTION

I, Jeffrey D. V. Gipt.

■ / ■

2. If the

!;

"We are not a predatory lender of money, securities, or other financial products."
We understand that becoming a predatory lender or
predatory lender may result in the loss of the privilege of doing business;

>Ver:2017-1

Page 7 of 14

v #

If the Disclosing Party is unable to make this pledge because it or any of its affiliates (as defined in MCC Section 2-32-455(b)) is a predatory lender within the meaning of MCC Chapter 2-32, explain here (attach additional pages if necessary):

If the letters "NA," the word "None," or no response appears on the lines above, it will be conclusively presumed that the Disclosing Party certified to the above statements.

D. CERTIFICATION REGARDING FINANCIAL INTEREST IN CITY BUSINESS

Any words or terms defined in MCC Chapter 2-156 have the same meanings if used in this Part D.

1. In accordance with MCC Section 2-156-110: To the best of the Disclosing Party's knowledge after reasonable inquiry, does any official or employee of the City have a financial interest in his or her own name or in the name of any other person or entity in the Matter?

☐ Yes ☐ No

NOTE: If you checked "Yes" to Item D(1), proceed to Items D(2) and D(3). If you checked "No" to Item D(1), skip Items D(2) and D(3) and proceed to Part E.

2. Unless sold pursuant to a process of competitive bidding, or otherwise permitted, no City elected official or employee shall have a financial interest in his or her own name or in the name of any other person or entity in the purchase of any property that (i) belongs to the City, or (ii) is sold for taxes or assessments, or (iii) is sold by virtue of legal process at the suit of the City (collectively, "City Property Sale"). Compensation for property taken pursuant to the City's eminent domain power does not constitute a financial interest within the meaning of this Part D.

Does the Matter involve a City Property Sale?

☐ Yes ☐ No

3. If you checked "Yes" to Item D(1), provide the names and business addresses of the City officials or employees having such financial interest and identify the nature of the financial interest:

Name	Business Address	Nature of Financial Interest
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4. The Disclosing Party further certifies that no prohibited financial interest in the Matter will be acquired by any City official or employee.

Page 8 of 14

E.

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!- If "Yes," answer m&thfee questions below: >

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■. J^If you checked "No" to question (1) or (2) above, please provide an explanation:

Page 10 of 14

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Page 11 of 14

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CERTIFICATION

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Western Lake'iBuilding LLC

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Signed arid fflofaiofato&m&dtit (date)

(state).

Page 12 of 14

1 :

(DO NOT SUBMIT THIS PAGE WITH YOUR EDS. The purpose of this page is for you to recertify your EDS prior to submission to City Council or on the date of closing. If unable to recertify truthfully, the Disclosing Party must complete a new EDS with correct or corrected information)

RECERTIFICATION

Generally, for use with City Council matters. Not for City procurements unless requested.

This recertification is being submitted in connection with <* city-owned parcel 2347 w. take street [identify the Matter]. Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS recertification on behalf of the Disclosing Party, (2) warrants that all certifications and statements contained in the Disclosing Party's original EDS are true, accurate and complete as of the date furnished to the City and continue to be true, accurate and complete as of the date of this recertification, and (3) reaffirms its acknowledgments.

Western Lake Building LLC

(Print or type legal name of Disclosing Party)

By:

(sign here) Print or type name of signatory: Steven Schqenberg

Title of signatory: Managing Member

Signed and sworn to before me on [date]

Commission expires:

Ver. 11-01-05
[state].

_ County, _ Notary Public.

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CITY OF HIGH M.

APPENDIX A

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" : cuxrliMyK yDb^Uie^isd^ ^Applicable Party- or ^^P^^I^^W^^? 0^
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Page 13 of 14

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