



Office of the City Clerk

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

Legislation Details (With Text)

File #: O2018-9036
Type: Ordinance
File created: 11/14/2018
Status: Passed
In control: City Council
Final action: 12/12/2018
Title: Sale of vacant City-owned property at various locations under Large Lot Program
Sponsors: Emanuel, Rahm
Indexes: Sale
Attachments: 1. O2018-9036.pdf

| Date | Ver. | Action By | Action | Result |
|------------|------|--------------------------------------|---------------------|--------|
| 12/12/2018 | 1 | City Council | Passed | Pass |
| 11/29/2018 | 1 | Committee on Housing and Real Estate | Recommended to Pass | |
| 11/14/2018 | 1 | City Council | Referred | |

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 ordinance authorizing the sale of city-owned property through the Large Lot Program.

Your favorable consideration of this ordinance will be appreciated.

Mayor

Very truly yours,

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. 71 ST 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 | 11738S. INDIANA AVE. | 9 |
| Donald Fourcher | 2503209021 | 553 E. 88TH ST. | 9 |
| Magic Little | 2527104040 | 11956S. 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 |

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| 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

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|------------------------------|------------|-------------------------|----|
| 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 |
| Floriberta Pacheco Cortes | 2008215008 | 5019 S. MAY ST. | 20 |

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| 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

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|------------------------|------------|--------------------------|----|
| 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 |
| Carta 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. KOMENSKYAVE. | 24 |

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|--------------------|------------|---------------------------|----|
| 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. LAWNDAL AVE. | 24 |
| Dorothy Williams | 1623128008 | 1523 S. LAWNDAL 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 |

**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

2. the contract, transaction or other undertaking to which this EDS pertains (referred to below as the

2. "Matter"), a direct or indirect interest in excess of 7.5% in the Applicant. State the Applicant's legal

2. name:

OR

3. ☐ a legal entity with a direct or indirect right of control of the Applicant (see Section 11(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 # Ver.2018-1

and Contract #

Page 1 of 15

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.

121 NOKTH LASALI.F. STKLLT. ROOM 600, CIHCACO. ILLINOIS <i<)(j02