



Office of the City Clerk

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

Legislation Details (With Text)

File #: O2020-6211
Type: Ordinance
File created: 12/16/2020
Status: Passed
In control: City Council
Final action: 1/27/2021
Title: Acquisition of property in whole or part at 8840, 8844, 8850 and 8854 S Commercial Ave
Sponsors: Lightfoot, Lori E.
Indexes: Acquisition
Attachments: 1. O2020-6211.pdf

Date	Ver.	Action By	Action	Result
1/27/2021	1	City Council	Passed	Pass
1/20/2021	1	Committee on Housing and Real Estate	Recommended to Pass	
12/16/2020	1	City Council	Referred	

OFFICE OF THE MAYOR

CITY OF CHICAGO

LORI E. LIGHTFOOT

MAYOR

December 16, 2020

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 acquisition of property at 8840, 8844, 8850 and 8854 South Commercial Avenue.

Your favorable consideration of this ordinance will be appreciated.

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, pursuant to ordinances adopted by the City Council of the City (the "City Council") on November 13, 2002, and published at pages 97254-97439 in the Journal of the Proceedings (the "Journal") of such date, a certain redevelopment plan and project (the "Plan") for the Commercial Avenue Redevelopment Project Ajea (the "Redevelopment Area") was approved pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11 -74.4-1 et seq.; the "Act"), the Redevelopment Area was designated as a redevelopment project area pursuant to the Act and tax increment allocation financing was adopted pursuant to the Act as a means of financing certain Redevelopment Area redevelopment project costs (as defined in the Act) incurred pursuant to the Plan; and

WHEREAS, the Plan and the use of tax increment financing provide a mechanism to support new growth through leveraging private investment, and help to finance land acquisition, demolition, remediation, site preparation and infrastructure for new development in the Redevelopment Area; and

WHEREAS, the City Council finds that it is useful, necessary and desirable to acquire the parcels of property located in the Redevelopment Area identified on Exhibit A attached hereto and made a part hereof (the "Acquisition Parcels") in order to achieve the objectives of the Plan, which include, among other things: reducing or eliminating conditions that qualify the Redevelopment Area as a redevelopment area; and

WHEREAS, the City has established the Community Development Commission (the "Commission") to, among other things, designate redevelopment areas and approve redevelopment plans, and recommend the acquisition of parcels located in redevelopment areas, subject to the approval of the City Council; and

WHEREAS, by Resolution No. 20-CDC-17, adopted by the Commission on November 10, 2020, the Commission recommended acquisition of the Acquisition Parcels; and

WHEREAS, the City Council finds such acquisitions to be for the same purposes as those set forth in Divisions 74.2 and 74.4 of the Illinois Municipal Code; and

WHEREAS, the City Council further finds that such acquisition and exercise of power of eminent domain shall be in furtherance of the Plan, which was first adopted in 2002 in accordance with the Act, as recited above, and was in existence prior to April 15, 2006; and

WHEREAS, the City Council further finds that prior to April 15, 2006, the Plan included an estimated \$5,000,000 in property assembly costs as a budget line item in Exhibit II to the Plan, and also described property assembly as a part of the redevelopment project for the Redevelopment Area, including in Section V

of the Plan; and

WHEREAS, the City Council further finds that the Acquisition Parcels were included in the Redevelopment Area prior to April 15, 2006, that there has been no extension in the completion date of the Plan and that the Acquisition Parcels are not located in an industrial park conservation area; 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. It is hereby determined and declared that it is useful, desirable and necessary that the City acquire the Acquisition Parcels for public purposes and for purposes of implementing the objectives of the Plan.

SECTION 3. The Corporation Counsel is authorized to negotiate with the owner(s) of the Acquisition Parcels for the purchase of such Acquisition Parcels. If the Corporation Counsel and the owner(s) of an Acquisition Parcel are able to agree on the terms of the purchase of such Acquisition Parcel, the Corporation Counsel is authorized to purchase such Acquisition Parcel on behalf of the City for the agreed price. If the Corporation Counsel is unable to agree with the owner(s) of any Acquisition Parcel on the terms of the purchase, or if the owner(s) is or are incapable of entering into such a transaction with the City, or if the owner(s) cannot be located, then the Corporation Counsel is authorized to institute and prosecute condemnation proceedings on behalf of the City for the purpose of acquiring fee simple title to such Acquisition Parcel under the City's power of eminent domain. Such acquisition efforts shall commence with respect to improved property within four (4) years of the date of the publication of this ordinance, and with respect to vacant lots within ten (10) years of the date of the publication of this ordinance. Commencement shall be deemed to have occurred within such periods upon the City's delivery of an offer letter to the owner(s) of the subject Acquisition Parcel(s). The above grant of authority shall be construed to authorize acquisition of fewer than all the Acquisition Parcels and shall also be construed to authorize the acquisition of less than all of any particular Acquisition Parcel.

SECTION 4. The Commissioner of the Department of Planning and Development, or the designee of the Commissioner, is each hereby authorized to execute such documents as may be necessary to implement the provisions of this ordinance, subject to the approval of the Corporation Counsel.

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 in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 7. This ordinance shall be effective upon its passage and approval.

EXHIBIT A ACQUISITION PARCELS

(SUBJECT TO FINAL SURVEY AND TITLE COMMITMENT)

PIN	ADDRESS	VACANT OR IMPROVED
26-06-209-035-0000	8840 S. Commercial Avenue	Improved
26-06-209-036-0000	8844 S. Commercial Avenue	Improved
26-06-209-038-0000	8850 S. Commercial Avenue	Vacant
26-06-209-039-0000	8854 S. Commercial Avenue	Improved

**CITY OF CHICAGO ECONOMIC
DISCLOSURE STATEMENT
AFFIDAVIT**

- x -

SECTION I - GENERAL

A. Legal name

OR

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Page 4 of 15

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

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- b. have not, during t le 5 years before the,;date of mis EDS; been convicted of a criminal offense,
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Page 5 of 15

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Page 7 of 15

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15 |

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Page 9 of 15
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Page 10 of 15

SECTION VII - FURTHER AC^QWLEqGMENTS AJND- CERTIFICATION

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CERTIFICATION

Under penalty of perjury, the person signing beipw: (1) warrants that he/she is authorized to execute this EDS, and all applicable Applicable Parties, on behalf of the piSeidsi^g:\Pafty, and (2) warrants that all certifications and statements contained herein are true, accurate and complete as of the date furnished to the City. *' *' ■•"

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(Print of type exact legal name of. Disclosing Party) :';/.;
person signing)

(Print or type name of: jE^nipr^unse)
(Print or type title of person signing)^

Signed and sworn to before me on (date X'^^^f v / 7

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Official Seal of Notary Public - State of Illinois . My Commission Expires iiipr2⁰, 2024

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CITY OF PIMA COUNTY ECONOMIC DISCLOSURE STATEMENT. AND

AFFIDAVIT

APPENDIX A!

FAMILY

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A""r;" A|^ ..

This Appendix is to be completed by any legal entity which has a direct ownership interest in the legal entity which has business

Under MCC Section 2-154-01, the City Clerk shall disclose whether such Disclosing Party

or any "Associate" relationship exists with the City Clerk or any "Family Member" of the City Clerk.

Domestic Partner, or any other person who is related to the City Clerk by blood, marriage, or adoption.

Partner, or any other person who is related to the City Clerk by blood, marriage, or adoption.

department head or supervisor of the City Clerk.

father, mother, or child of the City Clerk.

stepfather, stepmother, or stepchild of the City Clerk.

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adpptiOT;Jif^nt, chil 1, brofiiepp^ si^^jn| ^iu^eVmece pr nephe^grjandparenjt,
grandchild, famer-m-ljaw, mpthe^ or

means (1) all executive officers of the Disclosing Party listed in Section

Disclcf^irig Party is ^^ijp^lidii^ all partner-"! 6f. the Disclosing Party,, if the Disclosing

■tip; all general papers and limited partners pf the Disclosing Party^'i^the-

imitedj-tato^^ members and members of the

if ti e

bffic ers treaj urer

pisclpsihf JPari^ isj^lmiited tiab^t^c^n-ipahy;;(2)^all principal officers of the
"va^^tp.M^^aoipe^ai a^||.pwiierslhp mterest m,me-Disclosmg : .

'^^^^.^iof^i y,^^persbh^exercisingsiiiSlar aumarity.

If yes, please identify ^itlA \$ucn person is whom'such persbnh^s

r .official or departme:

id ,

onnectedM3];*the:^^ — — -r _>^«. ^e name ofvitiie: legal entityto
a faTmilial relar^^ elected city official pr department head to.
pf. such familial relationship.

Page1-3ofT5

CITY OF
CHICAGO
LfrFv'STATEM
APPENDIXB

: and: (b) any jbgal entity which has a direct
own
interest m

Vthe^pM6ant
legal entity which ha^^
^!#f8P^

. . . V;> This Appendix is to t e completed only/by; (a)

dieted by .any

the Applicant::

4c.j:"r

2. If the Applicant is a legal entity, is any officer, or director of the Applicant identified as a problem landlord pursuant to MCC Section

- <3

3. If yes to (1) or (2) above, please provide the name of each person or legal entity identified as a building code violation of the City of Chicago, including the address of the building to which the violation pertains; and,

•V

Page 14 of 15

CITY OF CHICAGO

APPENDIX C

to be

This Appendix is defined in MCC Section 2 generally covers consideration for *s or (ii) pay the City money for City premises!

PROHIBITION ON WAGE;SALARY

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openlands

conserving nature for life

Board of Directors 2020

Ms. Carrie C. McNally, Chair

Sheppard Mullin Richter & Hampton LLP 70 W.
Madison St., 48th Floor Chicago, IL 60602 (312)
499-6300 Fax (312) 499-6301
CMcNally@sheppardmullin.com*
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649-9538 Carrie_McNally@yahoo.com
<mailto:Carrie_McNally@yahoo.com>Spouse: Rick
Maechling Elected to Board: March 2005

Ms. JoAnn Seagren, Vice Chair

JA Glynn Private Wealth

1320 N. State Pkwy, 4C* Chicago, IL 60610 Cell
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<mailto:joannseagren@gmail.com>Elected to
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Jeff R. Rode, Treasurer

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(312) 474-0521 jrode@sbhic.com
<mailto:jrode@sbhic.com>

610 Newcastle Drive Lake Forest, IL 60045 Cell:
(312) 543-2078 Spouse: Karen Elected to Board:
2013

Mr. Glenn W. Reed, Secretary

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2140 Cell (312) 593-2114 Fax (312) 346-6956
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280-9282 Spouse: Cristina Benitez Elected to Board
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817-9829 Elected to Board: January 2008*

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9007 Spouse: Suzanne *Elected to Board: September
2012*

1540 N. Lake Shore Drive* Chicago, IL 60610 Cell
(773) 459-9379* jcopulsky@outlook.com*
<mailto:jcopulsky@outlook.com*> Spouse: Ellen
Barreto *Elected to Board: September 2017*

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4856 Cell (773) 996-0225 Fax (312) 707-9408 ken
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Board: 1984*

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Mr. Matthew Dobry

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matthew.dobry@cbre.com
<mailto:matthew.dobry@cbre.com> **Assistant,**
Donna Mcgrenera: Donna.Mcgrenera@cbre.com
<mailto:Donna.Mcgrenera@cbre.com>

Elected to Board: February 2020

Ms. Daisy Feidt

Access Living of Metropolitan Chicago Executive
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<mailto:dfeidt@accessliving.org>

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Mr. Hugh D. Frisbie

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17202 US Highway 14* Woodstock, IL 60098 (815)
337-6838 Spouse: Marlene *Elected to Board: March
2009*

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1637 W Summerdalc Ave* Chicago, IL 60640
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<mailto:stratcgydg@gmail.com> Cell (312)218-3943
Spouse: Bridget Jones *Elected to Board: September
2017*

Mr. Jonathan C. Hamill (Jon)

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Fax (312) 474-0521 Florida Address: The
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545 Oak Knoll Road Barrington, IL 60010 (847)381-
8381 Fax (847)381-9820 Spouse: Nancy *Elected to
Board: September 2001*

Mr. Mark M. Harris

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5003-1001 Chicago, IL 60606-1596 (312) 544-
2823 Mark.M.Harris@boeing.com
<mailto:Mark.M.Harris@boeing.com>

A1AA Woodland Avenue* Western Springs, IL 6055
(708) 246-7447 Spouse: Lori *Elected to Board: June
2012*

Mr. Daniel Lauderback (Dan)

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405-5382 daniel.d.lauderback@gmail.com
<mailto:daniel.d.lauderback@gmail.com> *Elected to
Board: May 2019*

Mr. Andrew Otting (Andy)

Scott Byron & Co., Inc.* 30088 N. Skokie
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Fax (847) 689-0277 Assistant: Mary Plodzeen
mplodzeen@scottbyron.com
<mailto:mplodzeen@scottbyron.com>

1228 Judson Evanston, IL 60202 (847)475-1574
Spouse: Laura Hohnhold *Elected to Board: 2000*

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<mailto:rommel.noguera@ComEd.com>

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Elected to Board: November 2017

Ms. Wendy J. Paulson

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Hilary Lane hlane@paulsonoffice.com
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Mr. James Rachlin (Jamie)

Meristem Advisors LLC 2400 N Lakeview, Apt.
1201 Chicago, IL 60614

*154 W. Dundee Road Barrington, IL 60010 (312)450
8206 Spouse: Henry "Hank" Elected to Board: May
2012*

2400 N Lakeview, Apt. 1201 Chicago, IL 60614 (773
677-3653 j nrachl infrz/umail. com Spouse: Leslie
Elected to Board: November 2018

Mr. Akhil Ramandham*

**Kellogg Board Fellow* Kellogg Northwestern
University
akhil.ramanadham@kellogg.northwestern.edu
<mailto:akhil.ramanadham@kellogg.northwestern.edu>

Mr. Joseph Russo (Joe)

Retired

33 W. Huron Street, Apt. 502 Chicago, IL 60654 (3.
730-8606 joerussol9@gmail.com
<mailto:joerussol9@gmail.com>Spouse: Bebe Novic
Elected to Board: August 2017*

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Ms. Nicole Williams

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Nicole_williams_98@yahoo.com
<mailto:Nicole_williams_98@yahoo.com> Spouse:
Dr. Lawrence (Larry) J. Becker *Elected to Board:
September 2018*

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Honorary Directors

Ms. Shaun C. Block

1245 N. Astor Chicago, IL 60610 Cell (312) 307-1464 (312) 943-1729 (Chicago) Elected to Board: 1977*

Anthony T. Dean (Tony)

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Marshall Field, V

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