



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Text

File #: O2023-1012, Version: 1

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OFFICE OF THE MAYOR

CITY OF CHICAGO

LORI E. LIGHTFOOT
MAYOR

February 1, 2023

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 properties under the Adjacent Neighbors Land Acquisition Program.

Your favorable consideration of these ordinances will be appreciated.

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, through the foreclosure of demolition liens, tax sales and other methods of acquisition, has acquired title to numerous parcels of real property which are of minimal value and costly to clean up and maintain, and because title to such properties is vested in the City, the properties were exempted from real estate taxes, thus depriving the City of revenue; and

WHEREAS, pursuant to an ordinance (the "Original Program Ordinance") adopted by the City Council of the City ("City Council") on March 6, 1981 and published on pages 5584 - 5585 of the Journal of Proceedings of the City Council ("Journal") for such date, the City established a program for the disposition of certain vacant real property owned by the City known as the Adjacent Neighbors Land Acquisition Program; and

WHEREAS, the Original Program Ordinance was amended by ordinances adopted on July 23, 1982 and published in the Journal for such date at pages 11830 - 11833, and on January 7, 1983 and published in the Journal for such date at pages 14803 -14805 (the Original Program Ordinance and such two amending ordinances, collectively, the "Original ANLAP Ordinances"); and

WHEREAS, pursuant to an ordinance adopted by the City Council on September 14, 1994 and published in the Journal for such date at pages 56195 - 56198, the City Council repealed the Original ANLAP Ordinances, and established a new program, also known as the Adjacent Neighbors Land Acquisition Program, for the disposition of certain vacant real property owned by the City, which ordinance was subsequently amended by ordinances adopted on September 4, 2002 and published in the Journal for such date at pages 92771 - 92773, and on July 28, 2010 and published in the Journal for such date at pages 97370 - 97374, and on June 25, 2014 and published in the Journal for such date at pages 83533 - 83535 (such new program, as amended, the "ANLAP Program"); and

WHEREAS, pursuant to the current ANLAP Program, as codified at Municipal Code Chapter 2-159-010 et seq. (the "ANLAP Program Ordinance"), a qualified City-owned parcel may be sold if it has an appraised value of not more than Fifty Thousand Dollars (\$50,000); and

WHEREAS, pursuant to the ANLAP Program: (i) if the property appraises at or for less than Ten Thousand Dollars (\$10,000.00) the minimum acceptable bid must be at least One Thousand Dollars (\$1,000.00); or (ii) if the property appraises at or for less than Twenty Thousand Dollars (\$20,000.00) but more than Ten Thousand Dollars (\$10,000.00) the minimum acceptable bid must be at least Two Thousand Dollars (\$2,000.00); or (iii) if the property appraises for more than Twenty Thousand Dollars (\$20,000.00) the minimum acceptable bid must be Two Thousand Dollars (\$2,000.00), plus fifty percent (50%) of the appraised value which exceeds Twenty Thousand Dollars (\$20,000.00); and

WHEREAS, pursuant to the ANLAP Program, an Adjacent Neighbor means a person who owns one parcel, or two or more contiguous parcels, of real property that is immediately adjacent to a city-owned parcel and at least one of the parcels is an improved parcel which the person occupies as his primary residence: and

WHEREAS, pursuant to the ANLAP Program, any deed conveying a parcel pursuant thereto shall contain covenants which: (1) prohibit the grantee from conveying, assigning or otherwise transferring the parcel except in conjunction with the sale of the real estate on which grantee's primary residence is located; and (2) require that the parcel be improved with landscaped open space within six (6) months of the conveyance of such parcel and prohibit the construction of any permanent improvements on the parcel, excluding only improvements made by the grantee on the parcel that constitute an integrated addition to the grantee's primary residence, or a garage appurtenant thereto; and (3) require the grantee to maintain the parcel in accordance with the provisions of the Municipal Code of Chicago. The covenants shall terminate ten (10)

years after the date of the conveyance of the parcel to the grantee; and

WHEREAS, the City's Department of Planning and Development ("DPD") desires to convey the vacant parcel of real property identified on Exhibit A to this ordinance (the "ANLAP Parcel") to the Purchasers; and

WHEREAS, the ANLAP Parcel is located in the 47th/State Redevelopment Project Area ("Area") established pursuant to ordinances adopted by the City Council of the City of Chicago on July 21, 2004, published in the Journal of Proceedings of the City Council for such date at pages 20511 through 20599 and 20610 through 20620; and

WHEREAS, DPD has cause notice of the proposed sale of the ANLAP Parcel to be sent to all illegible adjacent neighbors (if any) and has also caused public notice advertising the City's intent to enter into the sale of the ANLAP Parcel to the Purchaser to be published in the Chicago Tribune, on November 15, 2022; and

WHEREAS, Purchasers' proposal was the highest ANLAP bid amount proposal received by the deadline indicated in the aforesaid notice; and

WHEREAS, by Resolution Number 22-004-21 adopted on January 19, 2023, the Chicago Plan Commission approved the sale of the ANLAP Parcel to the Purchasers; now, therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. The City hereby accepts the bid of the Purchaser to purchase the ANLAP Parcel, which purchase shall be subject to all of the terms, conditions, covenants and restrictions of the ANLAP Program and the ANLAP Program Ordinance.

SECTION 2. The Mayor or the Mayor's proxy is authorized to execute, and the City Clerk or the Deputy City Clerk is authorized to attest, a quitclaim deed conveying the ANLAP Parcel to the Purchasers for the purchase price of \$5,462.00). Such deed shall include a covenant obligating the Purchaser to use the ANLAP Parcel only for a use consistent with the land uses permitted under the redevelopment plan for the Area and consistent with the requirements of the ANLAP Program Ordinance.

SECTION 3. The Commissioner of DPD (the "Commissioner"), or a designee of the Commissioner, is each hereby authorized, with the approval of the City's Corporation Counsel as to form and legality, to negotiate, execute and deliver such documents as may be necessary or appropriate to carry out and comply with the provisions of this ordinance, with such changes, deletions and insertions as shall be approved by the Commissioner or the Commissioner's

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designee. Such documents may contain terms and provisions that the Commissioner or the Commissioner's designee deems appropriate, including indemnification, releases, affidavits and other documents as may be reasonably necessary to remove exceptions from title with respect to the Property or otherwise may be reasonably necessary or appropriate to consummate the transaction contemplated hereby.

SECTION 4. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity 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 upon its passage and approval.

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EXHIBIT A

Bidder: Steve Maurice and Felicia Epting

Bidder's Address: 5228 South Indiana Avenue, Chicago, Illinois 60615

Appraised Value ("as is"): \$26,924.00 Bid Amount:
\$5,462.00

Legal Description (Subject to Title Commitment and Survey):

The South half of lot 6 and the north half of lot 7 (excepting that part taken for widening Indiana Avenue) in Block 1 in Blair's subdivision of part of the west half of the southwest quarter of Section 10, Township 38 North, Range 14, East of the Third Principal Meridian, In Cook County, Illinois.

Address: 5230 South Indiana Avenue
Chicago, Illinois 60615

Property Index Number: Portion of PIN 20-10-303-018-0000

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and I)(3j and proceed to Part I-

2. lh-less 301J pursuant to a process- oi competitive bidding, or othei wise permiited, no City electee oii'ieia¹ or employee -hall have
a lluimcmi interest m his or her oun name w in the name oi'auy other poison or entity in the purchase oi any properly that (pi belongs
io the City, or (iii is sold for taxes or asno.wmomp o; Am is sold h\ wnuc of legal process at the suit of the City (collective! -. "(.lily
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within the meaning ofihis Part D.

Does the Matter involve a City Properly Sale?

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o. The Discmsmg Party o Id submit an updated eeriibenheu at the end uf erica caicadat umiutci in which tlicie occurs any event thai mriioruiiiy affects the accuracy of the statements and informal ton sot forth iii paragraphs At 0 and AC2) above

d. I he Disclosing Party corliiios that either A) U is not an. orgnnixoaoon described in secbon 501(e)(4) ofthe Internal Revenue Code oi' 19556: or (ii'l it is an organf/ahon descithed in section 501 (c)(V) ofthe haemal Rewmue Code id' 1986 out has not ermaged ami will not engage in "Lobbying A. iwui.. .. ax that term is tie! mod in the Lobbying Dixcio-.wc Act ol' I99S, as amended.

5. if die Disclosing Party is the Applicant, the Disclosing Party nuist obtain certifications equal in form and substance lo paragraphs A' I "> through A.(d) above front all subconti actors be!ore n awai ds anv ximcomracl and the jv .xodm; Party must nwmtwn ai! such subeou'roieiors' c.erfi!icuOms ior the duration of ihe Matter and must make such ceidif cations promptly available to the tidy upon request.

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/ Notary Public
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SUZETTE PORTER OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires June 24, 2026

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This Appendix A io be completed only by (a) die Applicant, and (I:-) any legal ciuiiy mluch has a da-eel. ownot ship inieresi ir ihe Applicant exceed inc 7.AA An: 'Ownct A li is no! A he completed by any legal entity which has only an indirect ov.norshtp micros; in die Applicant.

I Pursuant La \U":' Seel imi 2 A 5 4-0 | t), is da scofllavv cr problem landlord pursuant to MC(

! I Yes Ne.

2. If the Applicant is a legal entity publicly traded on any exchange, is any officer or director of the Applicant identified as a building code scofflaw or problem landlord pursuant to MCC Section 2-92-401 of

Yes No | If the Applicant is not publicly traded on any exchange.

a. If yes to (1) or (2) above, please identify below the name of each person or legal entity; treat them as a building code scofflaw or problem landlord and the address of each building or buildings to which, the pertinent, code violations apply.

and is;

**City of Chicago Economic Development Department <<http://staff.muc.edu>>
and Affidavit
A PLEDGEMENT**

PROHIBITION ON WAGE & SALARY HISTORY SCREENING

This Appendix is to be completed only by an Applicant that is completing this RFP as a contractor as defined in MCC Section 2-92-385. That section, which should be consulted (www.ami.egale.com), generally covers a party to any agreement pursuant to which they: (i) receive City of Chicago funds in consideration for services, work or goods provided (including legal or other professional services), or (ii) receive City money for a license, grant or concession allowing them to conduct a business on City premises.

On behalf of the Applicant that is a contractor pursuant to MCC Section 2-92-385, I hereby certify that the Applicant is in compliance with MCC Section 2-92-385(N)(1) and (2), which prohibit: (i) screening job applicants based on their wage or salary history, or (ii) seeking job applicants' wage or salary history from current or former employers. I also

certify that the Applicant has adopted a policy that includes those prohibition⁰..

j | No

\f[U.'A - '■■ am nol an Applicant that is a "contiactor¹ as deli".ted in MCC' Section 2-92-bH' This certification shall serve as the affidavit required by MCC Section 2-92085(c)(1).

If you checked "no" to the above, please explain