

ORDINANCE

WHEREAS, the City of Chicago (the “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 April 12, 2000, and published at pages 28776 to 28896 in the Journal of the Proceedings of the City Council for such date, the City Council: (i) approved a certain redevelopment plan and project (the “Redevelopment Plan”) for the South Chicago Redevelopment Project Area (the “Redevelopment Area”), pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS 5/11-74.4-1 *et seq.* (the “TIF Act”), (ii) designated the Redevelopment Area as a redevelopment project area pursuant to the TIF Act; and (iii) adopted tax increment allocation financing pursuant to the TIF Act as a means of financing certain Redevelopment Area redevelopment project costs (as defined in the TIF Act) incurred pursuant to the Redevelopment Plan; and

WHEREAS, the City is the owner of the vacant land located at 9121 South Burley Avenue, Chicago, Illinois 60617, which is located in the South Chicago Community Area and is legally described on Exhibit A attached hereto (the “Property”); and

WHEREAS, the Property is located in the Redevelopment Area and is comprised of approximately 3,500 square feet; and

WHEREAS, the market value of the Property is \$4,750.00 (the “Purchase Price”) based on an appraisal dated June 6, 2022; and

WHEREAS, Pilgrim Baptist Church of South Chicago, Inc., an Illinois not-for-profit corporation (the “Grantee”), owns the real property located adjacent to the Property at 3235 East 91st Street, Chicago, Illinois 60617, which is improved with a church building (the “Adjacent Church Property”); and

WHEREAS, Grantee has submitted a proposal to the Department of Planning and Development (the “Department”) to purchase the Property for the Purchase Price to construct a parking lot to serve the Adjacent Church Property (the “Project”); and

WHEREAS, the Project is consistent with the goals and objectives of the Redevelopment Plan; and

WHEREAS, by Resolution No. 24-018-21, adopted on April 18, 2024, the Chicago Plan Commission approved the disposition of the Property; and

WHEREAS, by Resolution No. 21-CDC-15, adopted on May 14, 2024, the Community Development Commission authorized the Department to advertise its intent to negotiate a sale of the Property with Grantee and to request alternative proposals for redevelopment, and recommended the sale of the Property to Grantee if no responsive alternative proposals were received at the conclusion of the advertising period, or, if alternative proposals were received, if the Department determined in its sole discretion that it was in the best interest of the City to proceed with Grantee’s proposal; and

WHEREAS, public notices advertising the Department’s intent to enter into a negotiated sale of the Property with Grantee and requesting alternative proposals appeared in the *Chicago Tribune* on April 4th and April 11th, 2024; and

WHEREAS, no alternative proposals were received by the deadline indicated in the aforesaid notices;

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. The City Council hereby approves the sale of the Property to Grantee in its “as is” condition for the Purchase Price, subject to Grantee’s satisfaction of each of the following conditions precedent to closing (unless waived by the Department in its sole discretion):

(a) Grantee must obtain all building permits and other required permits and approvals necessary to construct the Project and submit evidence thereof to the Department.

If Grantee fails to close on the acquisition of the Property within six (6) months of the date of passage and approval of this ordinance, then this ordinance will be rendered null and void and of no further effect, unless the Commissioner of the Department (the “Commissioner”), in the Commissioner’s sole discretion, upon a request from Grantee, extends the closing date. Grantee shall pay all escrow fees and other title insurance fees and closing costs.

SECTION 3. 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 Grantee, or to a land trust of which Grantee is the sole beneficiary, or to a business entity of which Grantee is the sole controlling party or to a business entity which is comprised of the same principal parties, in substantially the form attached hereto as Exhibit B.

SECTION 4. The Commissioner or a designee of the Commissioner, is each hereby authorized, subject to the review and approval of the City’s Corporation Counsel as to form and legality, to negotiate, execute and deliver such other documents and take such other actions as may be necessary or appropriate to carry out and comply with the provisions of this ordinance. 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 or otherwise may be reasonably necessary or appropriate to consummate the transaction contemplated hereby.

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 in full force and effect immediately upon its passage and approval.

Attachments: Exhibit A – Legal Description of Property
Exhibit B – Form of Deed