

Housing

AMENDMENT TO 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 an ordinance adopted by the City Council (the "City Council") of the City on April 17, 2024 (the "Original Ordinance"), the City approved the sale of thirty-five (35) vacant City-owned lots to Hope Center Foundation, an Illinois not-for-profit corporation (the "Developer"), under the City Lots for Working Families Program (the "Reclaiming Roseland Project"); and

WHEREAS, the Reclaiming Roseland Project is part of the City's commitment to sell up to 500 City Lots (as hereafter defined) in increments of 125 or less to members of United Power for Action and Justice, a not-for-profit, non-partisan community organization composed of 40 religious congregations, not-for-profit groups, hospitals, health centers and civic organizations from across Cook County; and

WHEREAS, the City Lots for Working Families Program was created by ordinance adopted by the City Council on November 8, 2017, and published at pages 59287 through 59295 in the Journal of the Proceedings of the City Council for such date (the "Program Ordinance"); and

WHEREAS, the Program Ordinance authorizes the City to: (a) sell City-owned vacant zoning lots (each such vacant zoning lot, a "City Lot") with an appraised value of \$175,000.00 or less for \$1.00 per City Lot for projects approved under the City Lots for Working Families Program ("CL4WF Projects") for the construction of eight (8) to twenty (20) single-family homes and/or two-flats (each such single-family home or two-flat, a "Home"); (b) exempt CL4WF Projects from MBE/WBE Requirements and City Residency Hiring Requirements (as those terms are defined in the Program Ordinance) if all City Lots within the CL4WF Project have an appraised value of \$125,000.00 or less, and (c) waive certain City fees for CL4WF Projects; and

WHEREAS, the City wishes to modify the City Lots for Working Families Program for the Reclaiming Roseland Project to allow the Developer to construct Homes on each of the City Lots identified in the Original Ordinance and conveyed to the Developer, instead of the maximum number of twenty (20); and

WHEREAS, the City further wishes to modify the City Lots for Working Families Program for the Reclaiming Roseland Project by changing all references to the term "Appraised Value" in the Project Ordinance to "Market Valuation," and defining Market Valuation to mean the value of a City Lot as determined by an independent market value assessment of lots in neighborhood subareas; **now, therefore,**

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

SECTION 1. The foregoing recitals are expressly adopted as the legislative findings of the City Council and incorporated herein and made a part of this ordinance.

SECTION 2. The modifications to the City Lots for Working Families Program as set forth in the recitals are hereby approved for the Reclaiming Roseland Project.

SECTION 3. The commissioner of the Department of Housing (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 a redevelopment agreement with the Developer for the Reclaiming Roseland Project ("Redevelopment Agreement"), which shall, among other things, reduce or waive certain fees as set forth on Exhibit A attached hereto, waive MBE/WBE Requirements (as defined in the Program Ordinance) and waive City Residency Hiring Requirements (as defined in the Program Ordinance). The Commissioner and the Commissioner's designee are further authorized to execute such other documents as may be necessary or appropriate to carry out and comply with the provisions of the Original Ordinance, as amended by this ordinance, and the Redevelopment Agreement, including releases, affidavits and other documents as may be necessary to remove exceptions from title or that are otherwise reasonably necessary or appropriate to consummate the transactions contemplated hereby. Such documents may contain terms and provisions that the Commissioner or the Commissioner's designee deems appropriate, including indemnification.

SECTION 4. The last sentence of Section 4 of the Original Ordinance is hereby amended to provide that the deed conveying the City Lots to the Developer shall be subject to those covenants, conditions and restrictions set forth in the Redevelopment Agreement.

SECTION 5. The Reclaiming Roseland Project is hereby designated as "Affordable Housing" for purposes of Chapter 16-18 of the Municipal Code, and Section 2-44-085 of the Municipal Code shall not apply to the Reclaiming Roseland Project.

SECTION 6. 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 7. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 8. This ordinance shall take effect upon its passage and approval.

Alderman



Anthony Beale, 9th Ward

EXHIBIT A TO ORDINANCE AMENDMENT

FEE REDUCTIONS AND WAIVERS

Department of Buildings

Plan review fees, permit fees and field inspection fees are to be paid in full for the first Home of each Home type (i.e., Single-Family Home or Two-Flat). The fees paid for each successive Home type would be reduced by fifty percent (50%). This fee reduction is not applicable to electrical permits.

Department of Planning & Development

Open Space Impact Fees are not waived. For the City Lots for Working Families Program, an Open Space Impact Fee of One Hundred Dollars (\$100) per Home shall be assessed to the Developer to be paid to the City as a condition of issuance of a building permit.

Zoning approval is required as part of the building permit process and is covered under the building permit fee schedule. However, any private legal work, such as giving notice to nearby property owners if a zoning change is requested, is not waived.

Department of Water Management

Connection fees are waived. Inspection fees are waived. Tap fees are waived. Demolition fees for existing water tap are waived. Water liens against City Lots are waived. B-boxes, meters and remote readouts are not waived and need to be purchased.