

Housing

**ORDINANCE**

WHEREAS the City of Chicago 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 is the owner of real properties located within an area bounded by East 116<sup>th</sup> Street in the north to East 119<sup>th</sup> Place on the south between South Michigan Avenue on the west and the South Shore Railway Line right of way on the east, consisting of thirty-five (35) parcels as legally described on Exhibit A attached hereto and mapped on Exhibit B; and

WHEREAS these parcels are vacant and unimproved; and

WHEREAS the Hope Center Foundation, a not-for-profit community-based organization, in cooperation with Chicago Neighborhood Initiatives, an economic development organization dedicated to community revitalization efforts in low-to-moderate income neighborhoods has begun construction on eleven (11) new homes in the area around 118<sup>th</sup> and Indiana on property formerly owned by Salem Baptist Church of Chicago; and

WHEREAS Hope Center Foundation seeks to assume ownership of these thirty-five (35) city-owned parcels for the nominal fee of one dollar (\$1.00) per parcel under the provisions of the City of Chicago's Department of Housing City Lots for Working Families for new residential housing projects outlined in Exhibit C; and

WHEREAS, Hope Center Foundation shall submit to the City's Department of Planning and Development (DPD) a plan to develop these thirty-five (35) parcels as affordable family residences; now therefore

BE IT ORDAINED BY THE CITY OF CHICAGO CITY COUNCIL:

**SECTION 1.** The foregoing recitals, findings and statements of fact are hereby adopted as the findings of the City Council.

**SECTION 2.** The conveyance of the thirty-five (35) parcels to the Hope Center Foundation for the nominal fee of one dollar (\$1.00) per parcel is hereby approved, contingent upon satisfaction of each of the following conditions:

- (a) Hope Center Foundation must submit to DPD, and DPD must approve, preliminary and final construction plans and specifications for the project; and
- (b) Hope Center Foundation must obtain all required permits necessary to complete construction and submit copies of those permits to DPD.
- (c) If Hope Center Foundation fails to begin construction on the parcels within five (5) years of the date of passage and approval of this ordinance, then this ordinance will be rendered null and void and of no further effect as to such property, unless the Commissioner of DPD, in the Commissioner's sole discretion, extends this date.


**SECTION 3.** Hope Center Foundation acknowledges that these thirty-five (35) parcels are being conveyed in “as is” condition. Hope Center Foundation acknowledges that it has inspected the parcels and any environmental or other issues concerning these properties are the sole responsibility of the Hope Center Foundation after conveyance is completed.

**SECTION 4.** 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 parcels to Hope Center Foundation, or to a land trust of which Hope Center Foundation is the sole beneficiary, or to a business entity of which Hope Center Foundation is the sole controlling party. Without limiting the quitclaim nature of the Deed, the conveyance of these 35 parcels shall be subject to the following: (a) the standard exceptions in an ALTA title insurance policy; (b) general real estate taxes and any special assessments or other taxes; (c) all easements, encroachments, covenants, restrictions and liens of record and not shown of record; (d) such other title defects that may exist; and (e) any and all exceptions caused by the acts of Hope Center Foundation or its agents. In addition, the deed shall include the following terms, covenants and conditions, in substantially the form set forth below, which are a part of the consideration for the properties and which shall run with the land and be binding upon and enforceable against Hope Center Foundation and its heirs, successors and assigns, in perpetuity.

**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.

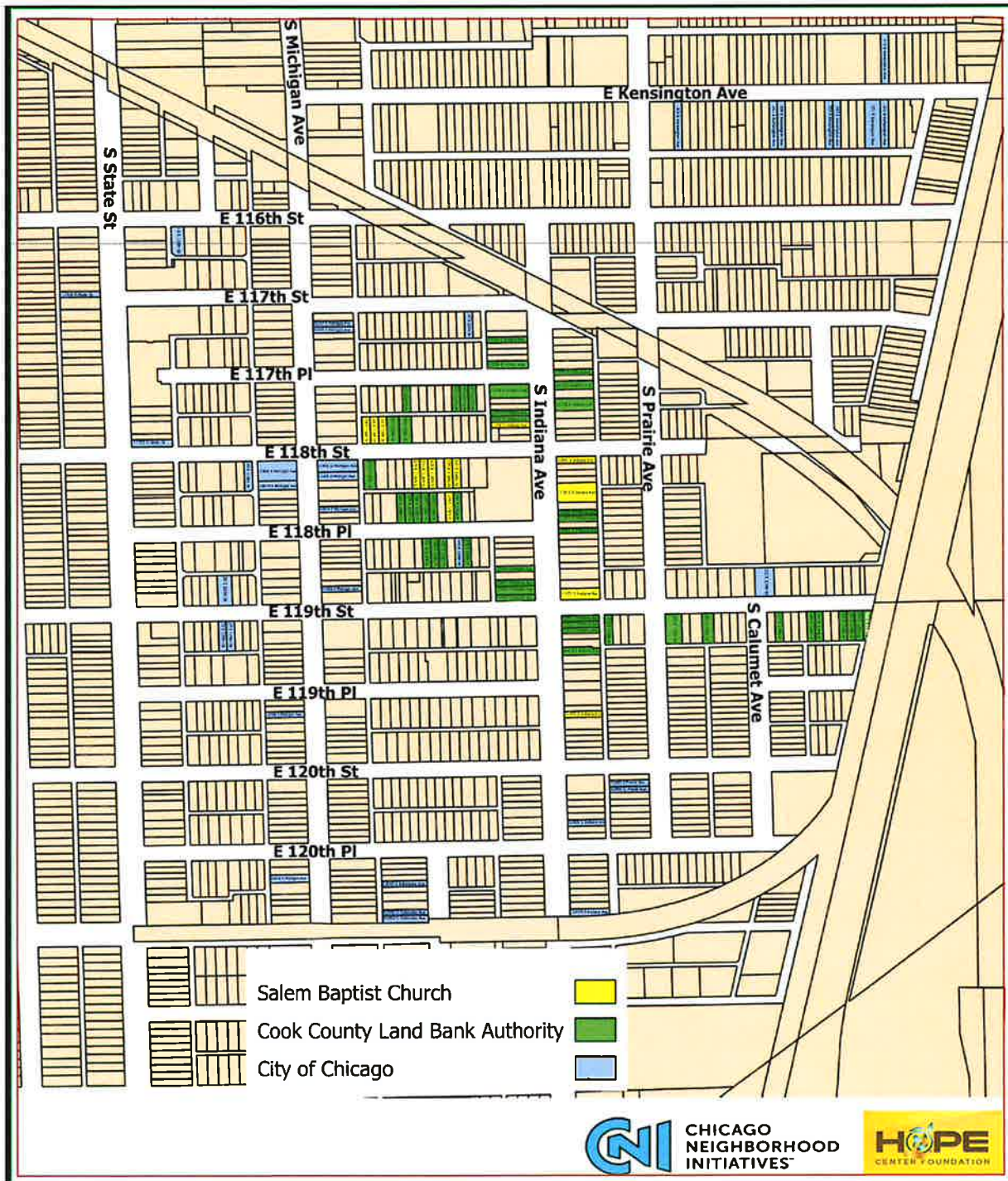
**SECTION 8.** This ordinance shall be in full force and effect immediately upon its passage and approval.

  
ANTHONY A. BEALE  
Alderman – 9<sup>th</sup> Ward

## Exhibit A

Address	Property Index Number (PIN)
11626 S STATE ST	25-21-421-034-0000
372 E KENSINGTON AVE	25-22-303-061-0000
305 E KENSINGTON AVE	25-22-306-002-0000
339 E KENSINGTON AVE	25-22-306-014-0000
341 E KENSINGTON AVE	25-22-306-015-0000
355 E KENSINGTON AVE	25-22-306-021-0000
357 E KENSINGTON AVE	25-22-306-022-0000
371 E KENSINGTON AVE	25-22-306-026-0000
373 E KENSINGTON AVE	25-22-306-027-0000
15 E 116TH ST	25-22-307-006-0000
11707 S MICHIGAN AVE	25-22-310-002-0000
11709 S MICHIGAN AVE	25-22-310-003-0000
147 E 117TH ST	25-22-310-021-0000
11757 S STATE ST	25-22-313-007-0000
35 E 118TH ST	25-22-318-016-0000
11808 S MICHIGAN AVE	25-22-318-023-0000
11810 S MICHIGAN AVE	25-22-318-024-0000
11801 S MICHIGAN AVE	25-22-319-001-0000
11805 S MICHIGAN AVE	25-22-319-002-0000
11819 S MICHIGAN AVE	25-22-319-007-0000
28 E 119TH ST	25-22-320-019-0000
11853 S MICHIGAN AVE	25-22-321-008-0000
143 E 118TH PL	25-22-321-020-0000
332 E 119TH ST	25-22-324-002-0000
25 E 119TH ST	25-27-100-011-0000
27 E 119TH ST	25-27-100-012-0000
11938 S MICHIGAN AVE	25-27-102-028-0000
12021 S INDIANA AVE	25-27-111-007-0000
12002 S PRAIRIE AVE	25-27-111-011-0000
12006 S PRAIRIE AVE	25-27-111-012-0000
12040 S MICHIGAN AVE	25-27-114-021-0000
12042 S EDBROOKE AVE	25-27-115-014-0000
12050 S EDBROOKE AVE	25-27-115-018-0000
12052 S EDBROOKE AVE	25-27-115-019-0000
12059 S INDIANA AVE	25-27-117-009-0000

# Exhibit B



## **Exhibit C**

### **PROJECT NARRATIVE**

The Hope Center Foundation not-for-profit organization in partnership with Chicago Neighborhood Initiatives Reclaiming Roseland project proposes to construct affordable family homes as part of a larger effort to build 1,000 new homes on the west side and 1,000 new homes on the south side. To date, the Hope Center Foundation with Chicago Neighborhood Initiatives, has begun construction on 11 new homes in the area around 118<sup>th</sup> and Indiana on property formerly owned by Salem Baptist Church of Chicago.

Hope Center Foundation intends to construct more new affordable homes with the acquisition of these 35 parcels of vacant city-owned properties.