



OFFICE OF THE MAYOR
CITY OF CHICAGO

BRANDON JOHNSON
MAYOR

December 13, 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 negotiated sale of City-owned properties.

Your favorable consideration of these ordinances will be appreciated.

Very truly yours,

Mayor

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 March 29, 2006, and published at pages 72958 to 73124 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 63rd and Ashland 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 1946 and 1948 West 63rd Street, Chicago, IL 60636, which is located in the West Englewood Community Area and is legally described on Exhibit A attached hereto (the “City Land”); and

WHEREAS, the City Land is located in the Redevelopment Area and is comprised of approximately 6,000 square feet; and

WHEREAS, the market value of the City Land was \$42,000 (the “Purchase Price”) based on an appraisal dated July 22, 2021; and

WHEREAS, the market value of the land based on a market valuation dated November 24, 2023, is \$27,000; and

WHEREAS, Reynoso Insulation LLC, an Illinois limited liability company (“Grantee”), has offered to purchase the City Land from the City for the Purchase Price; and

WHEREAS, Grantee owns and operates an insulation business on the real property located adjacent to the City Land at 1940 West 63rd Street; and

WHEREAS, Grantee intends to develop the City Land as open space and a parking lot to serve the adjacent commercial space, which use is consistent with the purposes and objectives of the Redevelopment Plan; and

WHEREAS, by Resolution No. 23-052-21 adopted on November 16, 2023, the Chicago Plan Commission approved the conveyance of the City Land to Grantee; and

WHEREAS, by Resolution No. 23-CDC-40 adopted on October 12, 2023, the Community Development Commission recommended the sale of the City Land to Grantee if no responsive alternative proposals were received at the conclusion of the advertising period, or, if alternative proposals were received, if the City’s Department of Planning and Development (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 City Land with Grantee and requesting alternative proposals appeared in the *Chicago Tribune* on August 22, and

September 5 and 22, 2023; 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 City Land to Grantee in its “as is” condition for the Purchase Price.

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

SECTION 4. The Commissioner of the Department (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.

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

Attachments: Exhibit A – Legal Description of City Land
Exhibit B – Form of Deed