



# Office of City Clerk

## City Council Document Tracking Sheet

City Hall  
121 North LaSalle Street  
Room 107  
Chicago, IL 60602  
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**Matter ID:** O2023-0004453

**Meeting Date:** 9/13/2023

**Sponsor(s):** Johnson (Mayor) \*

**Type:** Ordinance

**Title:** Intergovernmental agreement with Chicago Park District to expand Ronan Park with Tax Increment Financing (TIF) funds and transfer of seven parcels at 4815, 4823, 4827 N Sacramento Ave and at 2902, 2940, 2944, and 2954 W Lawrence Ave

**Committee Assignment:** Committee on Housing and Real Estate



**OFFICE OF THE MAYOR  
CITY OF CHICAGO**

**BRANDON JOHNSON**  
MAYOR

September 14, 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 an ordinance authorizing the execution of a land disposition agreement with the Chicago Park District for expansion of Ronan Park.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

A handwritten signature in blue ink, appearing to be "BJ", with a horizontal line extending to the right.

Mayor

## ORDINANCE

**WHEREAS**, the City of Chicago (the "City") is a home rule unit of government under Article VII, Section 6(a) of the Constitution of the State of Illinois, and, as such, may exercise any power and perform any function pertaining to its government and affairs; and

**WHEREAS**, the Chicago Park District (the "Park District") is a body politic and corporate created pursuant to the Chicago Park District Act, 70 ILCS 1505/0.01, *et seq.*, as amended, and a unit of local government under Article VII, Section 1 of the 1970 Constitution of the State of Illinois, and as such, has the authority to exercise control over and supervise the operation of all parks within the corporate limits of the City; and

**WHEREAS**, the City is empowered to transfer property to the Park District for the purpose of creating new public open space pursuant to the Local Government Property Transfer Act, 50 ILCS 605/0.01 *et seq.*; and

**WHEREAS**, the City has established the Community Development Commission ("CDC") to, among other things, designate redevelopment areas, approve redevelopment plans, and recommend the sale or lease of parcels located in redevelopment areas, subject to the approval of the City Council of the City ("City Council"); and

**WHEREAS**, there is a lack of sufficient open space in the City for recreational and aesthetic uses, as documented in the comprehensive plan entitled "CitySpace: An Open Space Plan for Chicago" (the "CitySpace Plan"), and as a result there is a need to develop small open spaces as parks, gardens and natural areas for public use; and

**WHEREAS**, the CitySpace Plan sets forth certain goals and objectives for increasing open space in the City; and

**WHEREAS**, pursuant to an ordinance adopted on February 16, 2000, and published in the Journal of Proceedings of the City Council (the "Journal") at pages 24802 to 24917, of such date, a certain redevelopment plan and project (the "Redevelopment Plan") for the Lawrence/Kedzie Area (the "Redevelopment Area") was approved pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS 5/11-74.4-1 *et seq.*; and

**WHEREAS**, the City owns seven (7) parcels of real property located in the Redevelopment Area at 4815, 4823, and 4827 North Sacramento Avenue and 2902, 2940, 2944, and 2954 West Lawrence Avenue, Chicago, Illinois, and legally described in Exhibit A and depicted in Exhibit B attached hereto (the "Property"); and

**WHEREAS**, the Property is presently used as a garden by refugee families to grow fresh food (the "Garden") and is adjacent to an existing Park District park located on the Chicago River in the Albany Park community area known as Ronan Park; and

**WHEREAS**, pursuant to an ordinance adopted on June 25, 2021, and published at pages 31620 through 31625 in the Journal of such date, the City Council approved the City entering into an intergovernmental agreement with the Park District to provide tax increment financing ("TIF") funds in the amount of \$3.5 million dollars to improve Ronan Park; and

**WHEREAS**, the City desires to convey the Property to the Park District to expand Ronan Park and to undertake environmental remediation, rebuild the Garden, install a new riverfront

plaza and performance pavilion, as well as other related landscape improvements with the previously allocated TIF funds (the "Project"); and

**WHEREAS**, the Board of Commissioners of the Park District approved the acquisition of the Property by ordinance adopted on September 9, 2009; and

**WHEREAS**, the City Council finds that the conveyance of the Property for One Dollar (\$1.00) to the Park District for the Project is in the best interests of the City and is consistent with the CitySpace Plan; and

**WHEREAS**, on June 13, 2023, the CDC, by Resolution No. 23-CDC-30, authorized the Department of Planning and Development (the "Department") to advertise its intent to negotiate a sale of the Property to the Park District and to request alternative proposals, and recommended the sale of the Property to Park District 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 the Park District proposal; and

**WHEREAS**, on July 20, 2023, the Plan Commission of the City, by Resolution No. 23-028-21, approved the disposition of the Property to the Park District; and

**WHEREAS**, public notices advertising the Department's intent to sell 4823 and 4827 North Sacramento Avenue and 2902, 2940, 2944, and 2954 West Lawrence Avenue to the Park District and requesting alternative proposals appeared in the *Chicago Tribune* on June 1, 8, and 15, 2023, and public notices advertising the Department's intent to sell 4815 North Sacramento Avenue to the Park District and requesting alternative proposals appeared in the *Chicago Tribune* on June 27, July 4 and July 11, 2023; and

**WHEREAS**, no responsive proposals were received by the deadlines indicated in the aforesaid notices; **now, therefore**,

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

**SECTION 1.** The above recitals are expressly incorporated in and made part of this ordinance as though fully set forth herein.

**SECTION 2.** The City hereby approves the conveyance of the Property to the Park District in its "as is" condition for the sum of One Dollar (\$1.00).

**SECTION 3.** The Mayor or his proxy is authorized to execute, and the City Clerk or the Deputy City Clerk is authorized to attest, a quitclaim deed or deeds conveying the Property to the Park District. The quitclaim deed(s) shall include the following covenant running with the land, or language substantially similar and acceptable to the Corporation Counsel:

The Park District shall allow the Property to be used only as recreational open space. The City, acting through the Commissioner of the Department of Planning and Development of the City of Chicago, or any successor department thereto, shall have authority to release this covenant upon the request of the Park District. If the Park District allows the Property to be used for any purpose other than open space without first obtaining a release of this covenant, the City may re-enter and take possession of the Property, terminate the estate conveyed to the Park District, and re-vest title to the Property in the City.

**SECTION 4.** The Commissioner of the Department, 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 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 5.** To the extent that any ordinance, resolution, rule, order or provision of the Municipal Code of Chicago, or part thereof, is in conflict with the provisions of this ordinance, the provisions of this ordinance shall control. If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this ordinance.

**SECTION 6.** This ordinance shall be effective as of the date of its passage and approval.