



# Office of City Clerk

## City Council Document Tracking Sheet

City Hall  
121 North LaSalle Street  
Room 107  
Chicago, IL 60602  
[www.chicityclerk.com](http://www.chicityclerk.com)

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**Matter ID:** O2023-0005042

**Meeting Date:** 10/4/2023

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

**Type:** Ordinance

**Title:** Acquisition of property at 11414 S Halsted St including northwest corner of 115th and Halsted St from Albertsons (former Jewel food) to establish and operate migrant shelter

**Committee Assignment:** Committee on Committees and Rules

HSG



OFFICE OF THE MAYOR  
CITY OF CHICAGO

BRANDON JOHNSON  
MAYOR

October 4, 2023

TO THE HONORABLE, THE CITY COUNCIL  
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

At the request of the Commissioner of Assets, Information and Services, I transmit herewith an ordinance authorizing the acquisition of the property located at 11414 S. Halsted Street.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

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

Mayor

## ORDINANCE

**WHEREAS**, the City of Chicago (“City”) is a duly constituted and existing municipality within the meaning of Section 1, Article VII, of the 1970 Constitution of the State of Illinois (“Constitution”), and is a home rule unit of local government under Section 6(a), Article VII, of the Constitution, and as such may exercise any power and perform any function pertaining to its government and affairs; and

**WHEREAS**, pursuant to ordinances adopted on February 6, 2002, and published in the Journal of the Proceedings of the City Council (the “Journal”) for such date, the City Council of the City (the “City Council”): (i) approved a certain redevelopment plan and project (the “Original Redevelopment Plan”) for a portion of the City known as the 119<sup>th</sup> and Halsted Redevelopment Project Area (as amended, the “Redevelopment Area”), pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4.1, *et seq.*, as amended (the “Act”); (ii) designated the Redevelopment Area as a "redevelopment project area" within the requirements of the Act; and (iii) adopted tax increment financing as a means of financing certain Redevelopment Area redevelopment project costs (as defined in the Act) incurred pursuant to the Redevelopment Plan; and

**WHEREAS**, the City Council amended the Original Redevelopment Plan by ordinances adopted on April 9, 2003 (“Amendment No. 1”) and April 30, 2014 (“Amendment No. 2” and together with the Original Redevelopment Plan and Amendment No. 1, the “Redevelopment Plan”); and

**WHEREAS**, New Albertsons LLC (“Albertson’s”) is the owner of the property located at 11414 S. Halsted Street, Chicago, Illinois 60628 (at the northwest corner of 115th & Halsted), as identified on Exhibit A attached hereto and depicted on Exhibit B attached hereto (the “Property”), which is located in the Redevelopment Area; and

**WHEREAS**, the Property consists of approximately 6.5 acres of land and is improved with a vacant Jewel Foods Store building consisting of approximately 67,000 square feet; and

**WHEREAS**, Albertson’s desires to sell the Property to the City for One Dollar (\$1.00) (the “Purchase Price”), and the City, acting by and through its Department of Assets, Information, and Services (“AIS”), desires to purchase the Property for the Purchase Price in order to establish and operate a migrant shelter in the immediate future and to implement the objectives of the Redevelopment Plan in the long-term; and

**WHEREAS**, the Purchase Price for the Property shall be paid from legally available funds of the City, which are hereby appropriated for such purpose; *now, therefore,*

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

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

**SECTION 2.** It is hereby determined, declared and found that it is useful, desirable and necessary that the City acquire the Property for public purposes, including, without limitation, the

operation of a migrant shelter, and for purposes of implementing the objectives of the Redevelopment Plan.

**SECTION 3.** The City's purchase of the Property from Albertson's for the Purchase Price, plus closing costs and post-closing adjustments and other amounts due and payable under the Donation Agreement (as hereafter defined), together with the City's performance of its other obligations and indemnity undertakings under the Donation Agreement, are hereby approved.

**SECTION 4.** The Commissioner of AIS (the "AIS Commissioner"), or a designee of the AIS 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 donation agreement for the Property ("Donation Agreement"), and to execute such other documents and take such other actions as may be necessary or appropriate to consummate the City's acquisition of the Property and to accept a deed to the Property, with such changes, deletions, insertions, terms and provisions, including indemnification, as the Commissioner deems appropriate.

**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 effective upon its passage and approval.