



# Office of Chicago City Clerk



**O2011-3714**

Office of the City Clerk

## City Council Document Tracking Sheet

<b>Meeting Date:</b>	<b>5/4/2011</b>
<b>Sponsor(s):</b>	<b>Mayor Daley</b>
<b>Type:</b>	<b>Ordinance</b>
<b>Title:</b>	<b>Transfer of property to Chicago Park District for indoor skate park</b>
<b>Committee(s) Assignment:</b>	<b>Committee on Housing and Real Estate</b>



OFFICE OF THE MAYOR  
CITY OF CHICAGO

RICHARD M. DALEY  
MAYOR

May 4, 2011

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

Ladies and Gentlemen:

At the request of the Commissioner of Housing and Economic Development, I transmit herewith an ordinance authorizing a transfer of property to the Chicago Park District for an indoor skate park.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

Mayor

## ORDINANCE

**WHEREAS**, the City of Chicago (the "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**, the City owns the approximately the 60,026 square foot site commonly known as 1600-1752 S. Clark Street, Chicago, Illinois, which consists of a surface parking lot, an existing building, and certain open space, and is more particularly described on Exhibit A attached hereto and made a part hereof (the "Property"); and

**WHEREAS**, the City is authorized to convey City-owned real estate to other municipalities in accordance with the provisions of the Local Government Property Transfer Act, 50 ILCS 605/0.01 et seq.; and

**WHEREAS**, the Chicago Park District, an Illinois municipal corporation ("Park District"), is interested in acquiring the Property from the City for the creation of an indoor skateboard park in the Near South Community Area; and

**WHEREAS**, by ordinance adopted on April 13, 2011, the Board of Commissioners of the Park District authorized the acceptance of the transfer of the Property from the City to the Park District; and

**WHEREAS**, pursuant to ordinances adopted by the City Council on July 30, 1997 and published at pages 49089 and 49091 through 49206 of the Journal of the Proceedings of the City Council ("Journal") of such date, a certain redevelopment plan and project (as amended, the "TIF Plan") for the River South Tax Increment Financing Redevelopment Project Area (as amended, the "Area") was approved pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq. ("Act"), the Area was designated as a redevelopment project area pursuant to the Act, and tax increment allocation financing was adopted pursuant to the Act as a means of financing certain Area redevelopment project costs (as defined in the Act) incurred pursuant to the TIF Plan; and

**WHEREAS**, pursuant to resolution adopted on September 11, 1997, the Chicago Plan Commission has also approved that certain City Space Plan, which establishes a goal of establishing a minimum of 2 acres of public open space per 1,000 residents; and

**WHEREAS**, the conveyance of the Property to the Park District and the redevelopment of the Property as an indoor skate park and related public park and open space purposes is consistent with the goals and objectives of the TIF Plan and the CitySpace Plan; and

**WHEREAS**, by Resolution No. 11-CDC-23 adopted on April 12, 2011, the Community Development Commission authorized the Department of Housing and Economic Development ("DHED") to advertise its intention to enter into the negotiated sale with the Park District for the Property, approved the DHED's request to advertise for alternative proposals, and recommended to the City Council the sale of the Property to the Park District if no alternative proposals were received; and

**WHEREAS**, public notices advertising DHED's intent to enter into a negotiated sale of the Property to the Park District for One Dollar (\$1.00) and requesting alternative proposals appeared in the Chicago Sun-Times on April 17, 2011, May 1, 2011 and May 8, 2011; and

**WHEREAS**, no alternative proposals were received by the deadline indicated in the aforesaid

notice; and

**WHEREAS**, the City Council finds that such conveyance of the Property to the Park District is consistent with the goals and objectives of the Plan and the CitySpace Plan, will help alleviate the public park and open space shortage in the Near South Community Area and is in the best interests of the City; 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 hereby approves the conveyance of the Property to the Park District for the sum of \$1.00.

**SECTION 3.** The Mayor or his proxy is authorized to execute, and the City Clerk is authorized to attest, a quitclaim deed conveying the Property to the Park District. The quitclaim deed shall be on an "as is" basis and contain language substantially in the following form:

This conveyance is subject to the express condition that the Property be used for park purposes.

The Commissioner of DHED (the "Commissioner"), or a designee of such 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 other supporting documents, including, without limitation, any tax parcel identification number divisions, as may be necessary or appropriate to carry out and comply with the provisions of this ordinance.

**SECTION 4.** 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 5.** All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

**SECTION 6.** This ordinance shall take effect immediately upon its passage and approval.

Attachments: Exhibit A – Legal Description of Property

**EXHIBIT A**

**LEGAL DESCRIPTION OF PROPERTY**

(SUBJECT TO FINAL SURVEY AND TITLE COMMITMENT)

PARCEL 1:

THE EAST 78.00 FEET OF LOTS 6 AND 7 IN BLOCK 4 IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, AND THE EAST 78.00 FEET OF ASSESSOR'S DIVISION OF LOTS 1 TO 7, BOTH INCLUSIVE, IN BLOCK 11 OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, ALL EAST OF THE THIRD PRINCIPAL MERIDIAN;

PARCEL 2:

ALL THAT PART OF WEST 17TH STREET LYING SOUTH OF THE SOUTH LINE OF LOT 7 IN BLOCK 4 IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, LYING EAST OF THE SOUTH BRANCH OF THE CHICAGO RIVER, LYING NORTH OF THE NORTH LINE OF LOT 1 IN ASSESSOR'S DIVISION OF LOTS 1 TO 7 IN BLOCK 11 OF THE SOUTHEAST FRACTIONAL QUARTER AFOREMENTIONED, LYING WEST OF A LINE DRAWN FROM THE SOUTH EAST CORNER OF LOT 7 IN BLOCK 4 IN CANAL TRUSTEES' NEW SUBDIVISION AFOREMENTIONED TO THE NORTH EAST CORNER OF LOT 1 IN ASSESSOR'S DIVISION AFOREMENTIONED, AND LYING EAST OF THE WEST LINE AND SAID WEST LINE EXTENDED SOUTH OF THE EAST 78 FEET OF LOT 7 IN BLOCK 4 IN CANAL TRUSTEES' NEW SUBDIVISION; AFORESAID;

PARCEL 3:

THE EAST 75.50 FEET OF LOT 1 (EXCEPT THE NORTH 24.50 FEET THEREOF) TOGETHER WITH THE EAST 75.50 FEET OF LOTS 2 TO 5, BOTH INCLUSIVE, IN BLOCK 4 IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

ADDRESS: 1600 to 1724 South Clark Street, Chicago, Illinois.

PINS: 17-21-426-001-0000  
17-21-426-002-0000  
17-21-427-001-0000  
17-21-427-002-0000