

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 on May 17, 2000, and published in the Journal of the Proceedings of the City Council ("Journal") of such date, the City: (i) approved a certain redevelopment plan and project (as subsequently amended, the "Redevelopment Plan") for the Archer/Central Tax Increment Financing Redevelopment Area (as subsequently amended, the "Redevelopment Area"); (ii) designated the Redevelopment Area as a "redevelopment project area" pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS 5/11-74.4-1 *et seq.* (the "Act"); and (iii) adopted tax increment allocation financing pursuant to the Act 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 is the owner of the real property located at 6411 S. Central Avenue, Chicago, Illinois, 60638, as legally described on Exhibit A attached hereto (the "Property"), which consists of approximately 6,500 square feet of land and is improved with a vacant fire station of approximately 4,064 square feet; and

WHEREAS, the Property is located in the Redevelopment Area; and

WHEREAS, public notices advertising the sale of the Property and requesting proposals for the redevelopment of the Property appeared in the *Chicago Tribune* on April 26, May 10, May 24, June 7, and June 21, 2021; and

WHEREAS, the Department of Planning and Development (the "Department") received three proposals by the submission deadline indicated in the public notice; and

WHEREAS, the Department determined that the proposal submitted by Matthew Skowronski and Kathryn McIlvain (together, the "Developer") for redevelopment of the station house on the Property as a single-family residence (the "Project") best satisfied the goals and objectives of the advertisement and the Redevelopment Plan; and

WHEREAS, the Department has agreed to sell the Property to the Developer for Sixty-Five Thousand Dollars (\$65,000) (the "Purchase Price"), which represents the market value of the Property as set forth in a market valuation report prepared by CBRE dated April 12, 2024; and

WHEREAS, a Phase I Environmental Site Assessment of the Property identified Recognized Environmental Conditions ("RECS"); and

WHEREAS, a Phase II Environmental Site Assessment identified contamination above residential remediation objectives as determined by 35 Ill. Adm. Code Part 742; and

WHEREAS, as a condition of the sale, the City is requiring the Developer to enroll the Property in the Illinois Environmental Protection Agency ("IEPA") Site Remediation Program to obtain a final comprehensive residential No Further Remediation ("NFR") letter; and

WHEREAS, the City has agreed to deposit the Purchase Price into an environmental escrow at closing for the Developer to utilize for the remediation of the Property and to secure an NFR letter from the IEPA; and

WHEREAS, by Resolution No. 24-040-21, adopted on August 15, 2024, the Chicago Plan Commission recommended the disposition of the Property to the Developer; and

WHEREAS, by Resolution No. 24-CDC-33, adopted on August 13, 2024, the Community Development Commission recommended to the City Council the approval of the sale of the Property to the Developer; ***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 Property to the Developer or a Developer Entity (as defined below) for the Purchase Price. This approval is expressly conditioned upon the City entering into a redevelopment agreement with the Developer or the Developer Entity substantially in the form attached hereto as Exhibit B (the "Redevelopment Agreement"). The Commissioner of the Department (the "Commissioner"), 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 the Redevelopment Agreement, with such changes, deletions and insertions as shall be approved by the Commissioner or the Commissioner's designee, and such other supporting documents as may be necessary or appropriate to carry out and comply with the provisions of this ordinance and the Redevelopment Agreement, including but not limited to, indemnification, releases, affidavits and other documents to remove exceptions from title.

SECTION 3. 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 Property to the Developer, or to a land trust of which the Developer is the sole beneficiary, or to an entity in which the Developer is the sole controlling party or that is comprised of the same principal parties (each, a "Developer Entity"), subject to those covenants, conditions and restrictions set forth in the Redevelopment Agreement.

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 superseded to the extent of such conflict.

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

Attachments: Exhibit A – Legal Description of Property
Exhibit B – Redevelopment Agreement