

## 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**, The City, through the foreclosure of demolition liens, tax sales and other methods of acquisition, has acquired title to thousands of parcels of vacant land which are costly to clean up and maintain, do not generate property taxes, and are a detriment to the community; and

**WHEREAS**, In an effort to reach potential buyers and create a competitive process, the Department of Planning and Development (the "**Department**") created chiblockbuilder.com ("**ChiBlockBuilder**"), a website-based platform for selling vacant City-owned property with predetermined market values and online application materials; and

**WHEREAS**, ChiBlockBuilder allows prospective buyers to view a map of available properties and apply to purchase lots for targeted purposes; and

**WHEREAS**, The Department retained the services of CBRE Group, Inc. to provide market value assessments of the available City-owned properties based on comparable sales, and these market value assessments are posted on ChiBlockBuilder to establish purchase prices or bidding guidance for all properties marketed for sale; and

**WHEREAS**, The Department offered the properties identified on Exhibit A attached hereto (the "**City Lot**") for sale on ChiBlockBuilder for Urban Agriculture during the application period beginning on October 1, 2025, and ending on November 17, 2025 (the "**Application Period**"); and

**WHEREAS**, A public notice directing prospective applicants to ChiBlockBuilder for listings of City-owned properties for sale during the Application Period was published in the *Chicago Tribune* on October 2, 9, 16, 23, and 30, 2025; and November 6 and 13, 2025; and

**WHEREAS**, The Department evaluated ChiBlockBuilder Urban Agriculture applications based on the following criteria: (i) Feasibility of Project - priority given to projects with clear plans and designs and realistic timeline, and that are ready to start activating the land during Spring/Summer 2026; (ii) Community Support and Impact - priority given to projects that have support from other growers, neighbors, or organizations as indicated through letters of support, community meetings, or clear plans to engage the community they want to grow in. Priority given to projects that will provide/sell food for the community they grow in; (iii) Sustainability of the Project - priority given to projects with evidence of clear commitment and financial and technical support, including: funding, partnerships with other organizations and clear plans for identifying further funding; (iv) Applicant - priority given to applicants residing in Chicago with connections to the neighborhood they are applying in. Priority given to applicants from communities disproportionately impacted by food insecurity; and (v) Experience Growing - priority given to projects where the applicant has previous experience with urban agriculture and similar projects; and

**WHEREAS**, The Department selected In Good Company Chicago, an Illinois not for profit corporation ("**Buyer**") for the sale of the City Lots for the project described on **Exhibit A** ("**Project**") and depicted in the drawings attached hereto as **Exhibit B**; and

**WHEREAS**, The other applications for the City Lots are listed on **Exhibit C** attached hereto; and

**WHEREAS**, The market value of the City Lot is \$23,852.57 ("**Purchase Price**"), based on a market value assessment dated January 11, 2026; and

**WHEREAS**, The Buyer has agreed to purchase the City Lots for \$1.00 each, for a total of \$1 (the "**Purchase Price**"); and

**WHEREAS**, after transfer of the City Lots to the Buyer, the Buyer will collaborate with community members and the Project will be managed by the community; *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 incorporated herein and made a material part of this ordinance.

**SECTION 2.** The City Council hereby approves the sale of the City Lots to the Buyer for the Projects in their "as is" condition for the Purchase Price.

**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, quitclaim deeds (each, a "**Deed**") conveying the City Lots to the Buyer, or to a land trust of which the Buyer is the sole beneficiary, or to an entity of which the Buyer is the sole controlling party or which is comprised of the same principal parties, in substantially the form attached hereto as **Exhibit D**. If applicable, the Buyer shall pay any and all escrow fees and other title insurance fees and closing costs.

**SECTION 4.** The Commissioner of the Department ("**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 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 City Lots or otherwise may be reasonably necessary or appropriate to consummate the transaction contemplated hereby.

**SECTION 5.** If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity 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 Descriptions of City Lots and Project Description  
Exhibit B – Project Drawings  
Exhibit C – Competing Proposals for the City Lot  
Exhibit D – Form of Deed