OFFICE OF THE MAYOR

CITY OF CHICAGO

BRANDON JOHNSON
MAYOR

January 21, 2026

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 sale of a City-owned property located at 1014 South California Avenue to In Good Company Chicago.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

Mayor

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

CITY OF CHICAGO

COMMITEE ON HOUSING & REAL ESTATE
CITY COUNCIL
CITY HALL - 3RD FLOOR
121 NORTH LASALLE STREET
CHICAGO, ILLINOIS 60602

ALDERMAN BYRON SIGCHO-LÓPEZ
CHAIRMAN

PHONE: 312-744-0584

11 February 2026

TO THE PRESIDENT AND MEMBERS OF CITY COUNCIL:

Your Committee on Housing and Real Estate for which a meeting was held on February 11th, 2026 was referred an ordinance from the Department of Planning and Development for the sale of City-owned property at 1014 S California Ave to In Good Company Chicago NFP. (28th Ward)

(O2026-0022514)

Having the same under advisement, begs leave to report and recommend that Your Honorable Body Pass the proposed communication transmitted herewith.

The recommendation was Passed by the same roll call as was used to determine quorum in Committee.

Sincerely,

Byron Sigcho-López
Chairman, Committee on Housing & Real Estate

APPROVED

CORPORATION COUNSEL

DATED: 2.24.26

APPROVED

MAYOR

DATED: 2.24.26