ChiBlockBuilder Side Yards
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 sell the properties, reach potential buyers, and create a more competitive process, the Department of Planning and Development (the "**Department**") created chiblockbuilder.com ("**ChiBlockBuilder**"), a platform for selling vacant City-owned property to online applicants with predetermined purchase prices and categories of use; and

WHEREAS, The Department offered the properties identified on Exhibit A attached hereto (the "**City Lots**") for sale on ChiBlockBuilder for neighborhood side yards, with the goal of attracting property owners living adjacent to the vacant City Lots to fence and manage properties; and

WHEREAS, The Department reviewed the eligibility of ChiBlockBuilder side yard applications to confirm applicant ownership and residency, and compliance with current zoning and if there was more than one eligible applicant, the Department held a randomized lottery to select the winner; and

WHEREAS, The Department selected buyers (each, a "**Buyer**") for the City lots and desires to convey each City Lot to the respective Buyer identified on Exhibit A hereto, subject to a deed restriction requiring the Buyer to improve the City Lot as a landscaped side yard and own the property for a minimum period of five years after closing; and

WHEREAS, The Buyers have agreed to purchase the City Lots in an "as-is" condition, with all title encumbrances, for the purchase prices listed on Exhibit A (each, a "**Purchase Price**"), which represent 10% of the market value assessment for the applicable City Lots; 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 each City Lot to each respective Buyer identified on Exhibit A hereto in its "as is" condition for the Purchase Prices listed on Exhibit A.

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, subject to form and approval by the Corporation Counsel, conveying the City Lots to the respective Buyers, 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.

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 and consummate the transaction contemplated hereby, with such changes, deletions and insertions as shall be approved by the Commissioner or the Commissioner's designee.

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.