



Chicago Park District

Legislation Details (With Text)

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Title: AUTHORITY TO ACCEPT THE TRANSFER OF PROPERTY LOCATED AT 5056 AND 5057 N. MONTICELLO AVENUE FOR THE EXPANSION OF EUGENE FIELD PARK AND ALSO PROPERTIES LOCATED AT 5101 N. LAWNSDALE AVENUE, CURRENTLY A PART OF EUGENE FIELD PARK (41) AND 8919 S. DAUPHIN AVENUE, CURRENTLY A PART OF LORRAINE DIXON PARK (1210)

Sponsors: Planning and Construction, Law Department

Indexes: Land Acquisition

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
4/9/2014	1	Board of Commissioners	approved	Pass

AUTHORITY TO ACCEPT THE TRANSFER OF PROPERTY LOCATED AT 5056 AND 5057 N. MONTICELLO AVENUE FOR THE EXPANSION OF EUGENE FIELD PARK AND ALSO PROPERTIES LOCATED AT 5101 N. LAWNSDALE AVENUE, CURRENTLY A PART OF EUGENE FIELD PARK (41) AND 8919 S. DAUPHIN AVENUE, CURRENTLY A PART OF LORRAINE DIXON PARK (1210)

To: The Honorable Board of Commissioners of the Chicago Park District

I. Recommendation

It is recommended that the Board of Commissioners of the Chicago Park District adopt an ordinance authorizing the acceptance of property located at 5056 and 5057 N. Monticello Avenue for the expansion of Eugene Field Park and also properties located at 5101 N. Monticello Avenue, currently a part of Eugene Field Park and 8919 S. Dauphin Avenue, currently a part of Lorraine Dixon Park from the City of Chicago. It is further recommended that the Board authorize the General Superintendent, or his designee, to negotiate, enter into, and execute such agreements, amendments, indemnities, and instruments and perform any and all acts as shall be necessary or advisable in connection with the transaction described herein.

II. Agreement Information

Grantor: City of Chicago
121 N. LaSalle Street
Chicago, IL 60602

Transfer Type: Intergovernmental Property Transfer in accordance with 50ILCS 605/2(a) of the Local Government Property Transfer Act.

Granting Instrument: Quit Claim Deed from the City of Chicago transferring ownership to the Chicago Park District or lease from the City of Chicago and Intergovernmental Agreements.

Agreements: Intergovernmental agreements, amendments to intergovernmental agreements and, if

applicable, temporary right of entry, easements, restrictive covenants, and any other agreements or instruments necessary to comply with any restrictions of record for a portion or the entirety of the Property and the transfer of funds for development.

Authorization: Authorize the General Superintendent to negotiate, enter into, and execute such intergovernmental agreements, amendments to intergovernmental agreements, indemnities, and instruments and perform any and all acts as shall be necessary or advisable in connection with the transactions described herein, including compliance with existing easements, if any, filing of street and alley vacation or dedication applications, plats of dedication, and other applicable requirements. Authorize the General Counsel to include other relevant terms and conditions in the written agreements, amendments and transfer instruments. Authorize the Secretary to attest as to the signing of the Agreements and transfer instruments and keep an original copy of the Agreement on file.

III. Explanation

The City of Chicago acquired property at 5056 and 5057 N. Monticello Avenue and intends to transfer it to the Park District for the expansion of Eugene Field Park (41) to address the needs of the Albany Park Community Area and the 39th ward. According to the *CitySpace* open space needs assessment the Albany Park Community Area is one of the top five community areas in Chicago with the highest open space deficit.

The City of Chicago owns property at 5101 N. Lawndale Avenue and intends to transfer it to the Park District. This parcel of land was acquired by the City of Chicago in 1976 and was incorporated Eugene Field Park thereafter. The City of Chicago also owns property at 8919 S. Dauphin Avenue. This parcel was acquired by the City in 1982 and was incorporated into Lorraine Dixon Park thereafter. Neither of these land transfers were legally effectuated. This was discovered as part of our efforts to verify and document the Park District's Real Estate portfolio.

IV. General Conditions

1) *Conflicts*: The Agreement shall not be legally binding on the Chicago Park District if entered into in violation of the provisions of 50 ILCS 105, the Public Officer Prohibited Activities Act.

2) *Ethics*: The Chicago Park District's Ethics Code, Chapter III of the Code of the Chicago Park District, shall be incorporated into and made part of the agreement.

3) *Contingent Liability*: Any agreement lawfully entered into for a period of more than one year shall be executory only for the amounts for which the Park District may become liable in succeeding fiscal years pursuant to 70 ILCS 17(i).