



Office of the City Clerk

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Legislation Text

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CHICAGO September 11, 2013

To the President and Members of the City Council:

Your Committee on Finance having had under consideration

A communication recommending a proposed ordinance concerning the authority to approve Amendment #1 to the North Pullman Tax Increment Financing Redevelopment Plan and Project.

02013-5994

Having had the same under advisement, begs leave to report and recommend that your Honorable Body pass the proposed Communication Transmitted Herewith

**This recommendation was concurred in by
of members of the committee with**

(signed)^

Respectfully submitted

Chairman

Document No.

**REPORT OF THE COMMITTEE ON FINANCE TO THE CITY COUNCIL CITY OF CHICAGO
OFFICE OF THE MAYOR**

CITY OF CHICAGO
RAHM EMANUEL MAYOR

July 24, 2013

TO THE HONORABLE, THE CITY COUNCIL OF THE CITY
OF CHICAGO

Ladies and Gentlemen:

At the request of the Commissioner of Housing and Economic Development, I transmit herewith an ordinance amending the permissible uses for the North Pullman TIF District.

Your favorable consideration of this ordinance will be appreciated.

Mayor

Very truly yours,

S:\SHARED\Finance\North <file:///S:/SHARED/Finance/North> Pullman TIF^Amendment No.1\ord 2.doc

ORDI NANCE

WHEREAS, under ordinances adopted on June 30, 2009, and published in the Journal of Proceedings of the City Council of the City of Chicago (the "Journal") for such date at pages 65068 to 65180, and under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4.1 et seq., as amended (the "Act"), the City Council (the "Corporate Authorities") of the City of Chicago (the "City"): (i) approved a redevelopment plan and project (the "Plan") for a portion of the City known as the "North Pullman Redevelopment Project Area" (the "Area"); (ii) designated the Area as a "redevelopment project area" within the requirements of the Act; and (iii) adopted tax increment financing for the Area (the foregoing three ordinances are collectively referred to herein as the "TIF Ordinances"); and

WHEREAS, Public Act 92-263, which became effective on August 7, 2001, amended the Act to provide that, under Section 11 -74.4-5(c) of the Act, amendments to a redevelopment plan which do not (1) add additional parcels of property to the proposed redevelopment project area, (2) substantially affect the general land uses proposed in the redevelopment plan, (3) substantially change the nature of the redevelopment project, (4) increase the total estimated redevelopment project cost set out in the redevelopment plan by more than 5% after adjustment for inflation from the date the plan was adopted, (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan, or (6) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than 10, may be made without further hearing, provided that notice is given as set forth in the Act as amended; and

WHEREAS, the Corporate Authorities now desire to amend the Plan to amend the map of the Land Use Plan to change the proposed land use for one parcel, which such amendment shall not (1) add additional parcels of property to the proposed redevelopment project area, (2) substantially affect the general land uses proposed in the redevelopment plan, (3) substantially change the nature of the redevelopment project, (4) increase the total estimated redevelopment project cost set out in the redevelopment plan by more than 5% after adjustment for inflation from the date the plan was adopted, (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan, or (6) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than 10

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Recitals. The above recitals are incorporated herein and made a part hereof.

SECTION 2. Approval of Amendment Number 1 to the Plan. The Amendment Number 1 of the Plan attached hereto as Exhibit 1 is hereby approved. Appendix 1- Map 7 of the Plan, "Proposed Future Land Use Map," is hereby replaced in its entirety with Appendix 1 - Map 7, "Revised Proposed Future Land Use Map," a copy of which is attached hereto in Exhibit 1. Except as amended hereby, the Plan shall remain in full force and effect.

SECTION 3. Invalidity of Any Section. 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 remaining provisions of this ordinance.

EXHIBIT 1 - AMENDMENT NUMBER 1

The second paragraph of Section 4. Redevelopment Plan & Project, subsection entitled "Proposed Future Land Use" on page 65096 of the Journal of Proceedings of the City Council of the City of Chicago of June 30,

2009, should be deleted and replaced with the following:

The proposed future land use for the study area is as a mixed-use (commercial /institutional, commercial/industrial/public/institutional, residential/commercial/public/institutional) as well as residential/park/open space, park/open space and railroad right-of-ways district, as shown on Map 7 in Appendix I. These proposed future land uses are consistent with not only the historical land use patterns and current redevelopment trends in and around the RPA, but also the need to serve the community with modern facilities of the types noted above. The proposed future land uses within the RPA include a range of residential and retail/commercial uses; residential units above retail and commercial uses; institutional/commercial and educational, civic, and institutional uses. The proposed future land uses shown on Map 7 are the predominant uses and are not exclusive of any other uses.

See attached for Map 7 in Appendix 1, Revised Proposed Future Land Use Map

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Figure C: Proposed Land Use Map

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SECTION 4. Supersedes All ordinances (including, without limitation, the TIF Ordinances), resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflicts.

SECTION 5. Effective Date. This ordinance shall be in full force and effect immediately upon its passage.