



# City of Chicago



O2023-1312

Office of the City Clerk

## Document Tracking Sheet

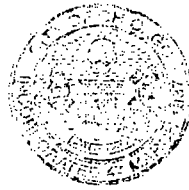
**Meeting Date:** 3/15/2023

**Sponsor(s):** Lightfoot (Mayor)

**Type:** Ordinance

**Title:** Acquisition agreements of vacant or improved parcels at 3200 W Lake St, 100 N Kedzie Ave, 107-111 N Kedzie Ave and 3148 W Washington Blvd for public purposes in line with objectives of Chicago/Central Park Plan, Kinzie Plan and Midwest Plan of Department of Planning and Development

**Committee(s) Assignment:** Committee on Housing and Real Estate



OFFICE OF THE MAYOR  
CITY OF CHICAGO

LORI E. LIGHTFOOT  
MAYOR

March 15, 2023

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 ordinances authorizing the acquisition of properties for development purposes.

Your favorable consideration of these ordinances will be appreciated.

Very truly yours,

*Lori E. Lightfoot*  
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**, pursuant to ordinances adopted by the City Council of the City (“City Council”) on February 27, 2002 and published at pages 79794 through 80025 of the Journal of the Proceedings of the City Council (“Journal”) for such date; which were amended by a first amendment on June 8, 2011 and published at pages 213 through 398 of the journal for such date; the City Council: (i) approved a certain redevelopment plan and project (“Chicago/Central Park Redevelopment Plan”) for the Chicago/Central Park Tax Increment Financing Redevelopment Project Area (“Chicago/Central Park Redevelopment Area”), pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.) (“Act”); (ii) designated the improved portion of the Chicago/Central Park Redevelopment Area as a “conservation area” redevelopment project area pursuant to the Act, and the vacant portion of the Chicago/Central Park Redevelopment Area as a “blighted area” redevelopment project area pursuant to the Act; and (iii) adopted tax increment financing pursuant to the Act as a means of financing certain Chicago/Central Park Redevelopment Area redevelopment project costs (as defined in the Act) incurred pursuant to the Chicago/Central Park Redevelopment Plan; and

**WHEREAS**, pursuant to ordinances adopted by the City Council on June 10, 1998 and published at pages 70368 through 70500 of the Journal for such date; which were amended by a first amendment on May 12, 2010 and published at pages 89655 to 89664 of the Journal for such date; and was amended by a second amendment on December 14, 2022 and published at pages 57489 to 57524 of the Journal for such date; the City Council: (i) approved a certain redevelopment plan and project (“Kinzie Redevelopment Plan”) for the Kinzie Industrial Corridor Tax Increment Financing Redevelopment Project Area (“Kinzie Redevelopment Area”), pursuant to the Act; (ii) designated the Kinzie Redevelopment Area as a redevelopment project area pursuant to the Act; and (iii) adopted tax increment financing pursuant to the Act as a means of financing certain Kinzie Redevelopment Area redevelopment project costs (as defined in the Act) incurred pursuant to the Kinzie Redevelopment Plan; and

**WHEREAS**, pursuant to ordinances adopted by the City Council on May 17, 2000, and published at pages 30775 through 30953 of the Journal for such date; which were amended by a first amendment on May 9, 2012 and published at pages 25884 through 26069 of the Journal for such date; and were amended by a second amendment on December 9, 2015 and published at pages 14769 through 15150 of the Journal for such date; the City Council: (i) approved a certain redevelopment plan and project (“Midwest Redevelopment Plan”) for the Midwest Tax Increment Financing Redevelopment Project Area (“Midwest Redevelopment Area”) pursuant to the Act; (ii) designated the Midwest Redevelopment Area as a redevelopment project area pursuant to the Act; and (iii) adopted tax increment financing pursuant to the Act as a means of financing certain Midwest Redevelopment Area redevelopment project costs (as defined in the Act) incurred pursuant to the Midwest Redevelopment Plan; and

**WHEREAS**, City Council has found that the parcels of property listed on the attached Exhibit A (the “Acquisition Parcels”) are vacant and underutilized spaces which has a destabilizing effect on the surrounding businesses and residents and the general public safety of the area due to their run-down condition; and

**WHEREAS**, City Council finds that the acquisition of the Acquisition Parcels will help to enhance the vibrancy of the Garfield Park community by: eliminating the adverse effects created by vacant or dilapidated properties in the redevelopment area; implementing Equitable Transit-Oriented development principles that enables all people regardless of income, race, ethnicity, age, gender, immigration status, or ability to experience the benefits of dense, mixed-use, pedestrian-oriented development near transit hubs; expanding retail, dining, and neighborhood amenities to promote the concept of a complete neighborhood in Garfield Park where residents can access most of their basic, day-to-day needs within a 15-minute walk of their homes; and promoting design excellence to ensure development is consistent with the unique context of the neighborhood corridors and blocks; and

**WHEREAS**, City Council finds that the acquisition of the Acquisition Parcels is reasonably necessary to achieve the objectives of the Chicago/Central Park Redevelopment Plan, the Kinzie Redevelopment Plan, and the Midwest Redevelopment Plans; and

**WHEREAS**, under Section 2-124-030(a) of the Municipal Code of Chicago and Section 11-74.4-4(c) of the Act, the Community Development Commission of the City (“Commission”) may recommend to the City Council that the City acquire by purchase or condemnation property reasonably necessary to achieve the objectives of a Redevelopment Project and Plan; and

**WHEREAS**, by Resolution No. 23-CDC-04, adopted by the Commission on January 10, 2023, the Commission recommended the acquisition of the Acquisition Parcels; and

**WHEREAS**, the City Council finds that the acquisition of the Acquisition Parcel is necessary for a public purpose and is primarily for the benefit, use and enjoyment of the residents of the Amended Area and the general public; and **now, therefore**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:**

**SECTION 1.** The foregoing recitals are hereby adopted as the findings of the City Council.

**SECTION 2.** It is hereby determined and declared that it is useful, desirable and necessary that the City acquire the Acquisition Parcels for public purposes and for purposes of implementing the objectives of the Chicago/Central Park Plan, the Kinzie Plan, and the Midwest Plan for the Department of Planning and Development.

**SECTION 3.** The Corporation Counsel is authorized to negotiate with the owner(s) for the purchase of the Acquisition Parcels. If the Corporation Counsel and the owner(s) are able to agree on the terms of the purchase, the Corporation Counsel is authorized to purchase the Acquisition Parcels on behalf of the City for the agreed price. If the Corporation Counsel is unable to agree with the owner(s) of the Acquisition Parcels on the terms of the purchase, or if

the owner(s) is (are) unable or unwilling to enter into such a transaction with, or convey good title to the Acquisition Parcels to the City, or if the owner(s) cannot be located, then the Corporation Counsel is authorized in furtherance of the findings, public purposes, and objectives set forth in this Ordinance and in accordance with the authority conferred by the Illinois Constitution of 1970, art. VII, sec. 6(a) and the Illinois Compiled Statutes, including specifically but without limitation the provisions of Section 5/11-74.4-4(c) *et seq.* of the Illinois Municipal Code, to institute and prosecute condemnation proceedings on behalf of the City for the purpose of acquiring fee simple title to or a lesser interest in some or all of the Acquisition Parcels under the City's power of eminent domain pursuant to the Illinois Eminent Domain Act, 745 ILCS 30-1-1-1 *et seq.* Such acquisition efforts shall commence with respect to the Acquisition Parcels within ten (10) years of the date of the publication of this ordinance. Commencement shall be deemed to have occurred upon the City's delivery of an offer letter to the owner(s) of the Acquisition Parcels.

**SECTION 4.** The Commissioner of the Department of Planning and Development is authorized to execute such documents as may be necessary to implement the provisions of this ordinance, subject to the approval of the Corporation Counsel.

**SECTION 5.** 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 other provisions of this ordinance.

**SECTION 6.** All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

**SECTION 7.** This ordinance shall be effective upon its passage and publication/approval.

**EXHIBIT A**

Acquisition Parcels  
(Subject to Final Survey and Title Commitment)

<u>Parcel No.</u>	<u>P.I.N.</u>	<u>Address</u>	<u>Vacant/Improved</u>	<u>TIF Project Area</u>
1	16-11-411-078-0000	3200 W. Lake Street	Vacant	Chicago/Central Park
2	16-11-413-059-0000	100 N. Kedzie Avenue	Improved	Midwest
3	16-12-319-018-0000, 16-12-319-019-0000	107-111 N. Kedzie Avenue	Improved	Kinzie
4	16-12-319-002-0000	3148 W. Washington Boulevard	Vacant	Kinzie

All in Chicago, Illinois.

Legal Descriptions:

PARCEL 1:

LOTS 29, 30 AND 31 (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 31 (BEING THE INTERSECTION OF SOUTH LINE OF EAST AND WEST ALLEY NORTH AND ADJOINING LOTS AND THE WEST LINE OF KEDZIE AVENUE) RUNNING THENCE WEST ALONG THE NORTH LINE OF SAID LOTS 29, 30 AND 31 BEING THE SOUTH LINE OF SAID ALLEY), TO THE NORTHWEST CORNER OF LOT 29 AFORESAID, RUNNING THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 29 AFORESAID, 52 FEET 5-3/8 INCHES, RUNNING THENCE EASTERLY THROUGH SAID LOTS 29, 30 AND 31 TO A POINT ON THE EAST LINE OF LOT 31 AFORESAID, 52 FEET 3-5/8 INCHES SOUTH OF THE NORTHEAST CORNER OF SAID LOT 31, RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID LOT 31 TO THE PLACE OF BEGINNING) ALL IN BLOCK 12 IN TYRRELL, BARRETT AND KERFOOT'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF LAKE STREET, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 36, 37, 38, 39, AND 40 IN THE SUBDIVISION OF BLOCKS 9, 10, 12,13 AND 14 AND PARTS OF BLOCKS 11,15 AND 16 IN CASTLE'S SUBDIVISION OF THE EAST 15 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF LAKE STREET, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE NORTH 50 FEET OF THE NORTH 100 FEET OF LOTS 2, 3, 6, 7 AND 10 IN BLOCK 2 HOWARD'S SUBDIVISION OF THE WEST 3 ACRES OF BLOCK 21 IN THE SUBDIVISION BY DAVID S. LEE AND OTHERS OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THE SOUTH 50 FEET OF THE NORTH 100 FEET OF LOTS 2, 3, 6, 7 AND 10 IN BLOCK 2 IN HOWARD'S SUBDIVISION OF THE WEST 3 ACRES OF BLOCK 21 IN THE SUBDIVISION BY DAVID S. LEE AND OTHERS OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 1, 4, 5, 8, 9 AND LOTS 2, 3, 6, 7, 10 (EXCEPT THE NORTH 100 FEET OF SAID LOTS 2, 3, 6, 7 AND 10) IN BLOCK 2 IN HOWARD'S SUBDIVISION OF THE WEST 3 ACRES OF LOTS 21 OF LEE'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.