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City Council Document Tracking Sheet

Meeting Date: 7/25/2012

Sponsor(s): Emanuel, Rahm (Mayor)

Type: Ordinance

Title: Expenditure of open space impact fee funds for
Bloomingdale Trail

Committee(s) Assignment: Committee on Special Events, Cultural Affairs and
Recreation

S.P. EV.



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

July 25, 2012

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 authorizing the expenditure of open space impact fee funds for the Bloomingdale Trail.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

Mayor

ORDINANCE

WHEREAS, the City of Chicago (the "City"), is a home rule unit of government under Article VII, Section 6(a) of the Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the City is authorized under its home rule powers to regulate the use and development of land; and

WHEREAS, it is a reasonable condition of development approval to ensure that adequate open space and recreational facilities exist within the City; and

WHEREAS, on April 1, 1998, the City Council of the City (the "City Council") adopted the Open Space Impact Fee Ordinance codified at Chapter 18 of Title 16 (the "Open Space Ordinance") of the Municipal Code of Chicago (the "Code") to address the need for additional public space and recreational facilities for the benefit of the residents of newly created residential developments in the City; and

WHEREAS, the Open Space Ordinance authorizes, among other things, the collection of fees from residential developments that create new dwelling units without contributing a proportionate share of open space and recreational facilities for the benefit of their residents as part of the overall development (the "Fee-Paying Developments"); and

WHEREAS, pursuant to the Open Space Ordinance, the Department of Finance ("DOF") has collected fees derived from the Fee-Paying Developments (the "Open Space Fees") and has deposited those fees in separate funds, each fund corresponding to the Community Area (as defined in the Open Space Ordinance), in which each of the Fee-Paying Developments is located and from which the Open Space Fees were collected; and

WHEREAS, the Department of Housing and Economic Development ("HED") has determined that the Fee-Paying Developments built in the Community Area listed on Exhibit A attached hereto have deepened the already significant deficit of open space in the Community Area, which deficit was documented in the comprehensive plan entitled "The CitySpace Plan," adopted by the Chicago Plan Commission on September 11, 1997 and adopted by the City Council on May 20, 1998 pursuant to an ordinance published at pages 69309-69311 of the Journal of the Proceedings of the City Council (the "Journal") of the same date; and

WHEREAS, Canadian Pacific Railroad ("Canadian Pacific") owns an elevated rail line along Bloomingdale Avenue between Ashland Avenue and Ridgeway Avenue (the "Bloomingdale Trail"), which Canadian Pacific has agreed to deed to the City for One Dollar (\$1.00) plus related acquisition costs listed on Exhibit A (the "Project Costs"); and

WHEREAS, the City intends to construct a multi-use recreation trail on the Bloomingdale Trail (the "Project"), and to create open spaces and recreational facilities in the Community Area listed on Exhibit A; and

WHEREAS, the City wishes to pay for the Project Costs, in the amount described on Exhibit A, from the proceeds of the Open Space Fees collected by DOF from the Community Area; and

WHEREAS, the Open Space Ordinance requires that the Open Space Fees be used for open space acquisition and capital improvements, which provide a direct and material benefit to the

new development from which the fees are collected; and

WHEREAS, the Open Space Ordinance requires that the Open Space Fees be expended within the same or a contiguous Community Area from which they were collected after a legislative finding by the City Council that the expenditure of the Open Space Fees will directly and materially benefit the developments from which the Open Space Fees were collected; and

WHEREAS, HED has determined that the use of the Open Space Fees to fund the Project will provide a direct and material benefit to each of the Fee-Paying Developments from which the Open Space Fees were collected; and

WHEREAS, HED has determined that Open Space Fees to be used for the purposes set forth herein have come from the specific fund set up by DOF for the corresponding Community Area in which a Fee-Paying Development is located and from which the Open Space Fees were collected; and

WHEREAS, HED has recommended that the City Council approve the use of the Open Space Fees for the purposes set forth herein and on Exhibit A through this ordinance; and

WHEREAS, HED has recommended that the City Council make a finding that the expenditure of the Open Space Fees as described herein will directly and materially benefit the Fee-Paying Developments from which the Open Space Fees were collected; now, therefore,

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

SECTION 1. The above recitals are expressly incorporated in and made part of this ordinance as though fully set forth herein.

SECTION 2. The City Council hereby finds that the expenditure of the Open Space Fees will directly and materially benefit the residents of those Fee-Paying Developments from which the Open Space Fees were collected and approves the use of the Open Space Fees for the purposes described herein.

SECTION 3. The Commissioner of HED (the "Commissioner") and a designee of the Commissioner are each hereby authorized, subject to the approval of the Corporation Counsel, to disburse Open Space Fees in an amount not exceeding the amount listed on Exhibit A from the corresponding fund.

SECTION 4. Open Space Fees in the amount on Exhibit A from the West Town Community Area Open Space Fees Fund are hereby appropriated for the purposes described herein.

SECTION 5. To the extent that any ordinance, resolution, rule, order or provision of the Code, or part thereof, is in conflict with the provisions of this ordinance, the provisions of this ordinance shall control. If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any other provisions of this ordinance.

SECTION 6. This ordinance shall be in full force and effect from and after the date of its passage.

EXHIBIT A

DESCRIPTION OF PROJECT

Bloomingtondale Trail

Address: An elevated rail line along Bloomingtondale Avenue between Ashland Avenue and Ridgeway Avenue.

Community Area: West Town

Description of Project: Open Space Fees will be used to acquire and complete the railroad abandonment to make way for the construction of the Bloomingtondale Trail on an elevated rail line along Bloomingtondale Avenue between Ashland Avenue and Ridgeway Avenue for purposes of providing open space and recreational facilities to the residents of the Community Area.

Project Costs: Canadian Pacific has agreed to deed the property to the City for One Dollar (\$1.00) plus legal fees to the Surface Transportation Board for the federal railroad abandonment process and the cost of early termination or "breakage" fees to end existing contracts with companies that have paid to host advertisement billboards on the property in the following amounts:

Advertising breakage fees	45,000
Legal fees	<u>60,000</u>
TOTAL	\$105,000

Amount of Open Space Fees: \$105,000