



City of Chicago



SO2017-2529

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 3/29/2017

Sponsor(s): Emanuel (Mayor)
Sawyer (6)
Mitchell (7)
Thompson (11)
Foulkes (16)
Cochran (20)
Burnett (27)
Austin (34)
Mitts (37)
Lopez (15)

Type: Ordinance

Title: Implementation of various components of Retail Thrive Zones Program

Committee(s) Assignment: Committee on Finance

SUBSTITUTE

ORDINANCE

WHEREAS, the City of Chicago (“City”), a home rule unit of government under Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended from time to time (the “Act”), to finance projects that eradicate blighted conditions and conservation area factors through the use of tax increment allocation financing for redevelopment projects; and

WHEREAS, by an ordinance adopted by the City Council of the City (“City Council”) on October 5, 2016, and published in the Journal of Proceedings of the City Council (“Journal”) for said date at pages 33608 to 33618, inclusive (the “Retail Thrive Zones Ordinance”), the City created a pilot program, pursuant to which zones (“Retail Thrive Zones”) in certain retail corridors within the City were established for the purpose of receiving targeted support in order to spur economic development; and

WHEREAS, the Retail Thrive Zones Ordinance created eight Retail Thrive Zones within designated parts of the Avalon/South Shore, Austin Commercial, 47th/Ashland, 43rd/Cottage Grove, 47th/King Drive, 67th/Wentworth, 87th/Cottage Grove, Englewood Neighborhood, Englewood Mall, Chicago/Central Park, 107th/Halsted and 119th/Halsted redevelopment project areas; and

WHEREAS, the City desires to change the name of the South Chicago Retail Thrive Zone established by the Retail Thrive Zones Ordinance to the South Shore Retail Thrive Zone; and

WHEREAS, the City desires to provide targeted funding to the Retail Thrive Zones for the purpose of marketing various economic development programs and incentives (the “Program”); and

WHEREAS, each Retail Thrive Zone has a designated local community organization partnering with the City to achieve the objectives of the Program (each, a “Thrive Zone Partner”), and the City Council now desires that the City enter into a separate agreement with each of the seven Thrive Zone Partners for them to provide such services to the City in designated Retail Thrive Zones (“Program Agreement”); and

WHEREAS, the City Council desires to authorize the Department of Planning and Development (“DPD”) to enter into a Program Agreement with Quad Communities Development Corporation, NFP, an Illinois not-for-profit corporation, to administer the Program in the Bronzeville Retail Thrive Zone; and

WHEREAS, the City Council further desires to authorize DPD to fund the Program in the Bronzeville Retail Thrive Zone in an amount not to exceed \$20,000 in each calendar year beginning in 2017 and ending in 2019 from incremental taxes from the 43rd/Cottage Grove and 47th/King redevelopment project areas (in a proportion to be determined by an Authorized Officer), or any other funds legally available to the City for this purpose; and

WHEREAS, the City Council desires to authorize DPD to enter into a Program Agreement with Chatham Business Association Small Business Development, Inc., an Illinois

not-for-profit corporation, to administer the Program in the portion of the Chatham Retail Thrive Zone along 75th Street; and

WHEREAS, the City Council further desires to authorize DPD to fund the Program in the Chatham Retail Thrive Zone in an amount not to exceed \$20,000 in each calendar year beginning in 2017 and ending in 2019 from incremental taxes from the 87th/Cottage Grove and 67th/Wentworth redevelopment project areas (in a proportion to be determined by an Authorized Officer), or any other funds legally available to the City for this purpose; and

WHEREAS, the City Council desires to authorize DPD to enter into a Program Agreement with Back of the Yards Neighborhood Council, an Illinois not-for-profit corporation, to administer the Program in the Back of the Yards Retail Thrive Zone; and

WHEREAS, the City Council further desires to authorize DPD to fund the Program in the Back of the Yards Retail Thrive Zone in an amount not to exceed \$20,000 in each calendar year beginning in 2017 and ending in 2019 from incremental taxes from the 47th/Ashland redevelopment project area, or any other funds legally available to the City for this purpose; and

WHEREAS, the City Council desires to authorize DPD to enter into a Program Agreement with Far South CDC, an Illinois not-for-profit corporation ("Far South CDC"), to administer the Program in the West Pullman Retail Thrive Zone; and

WHEREAS, the City Council further desires to authorize DPD to fund the Program in the West Pullman Retail Thrive Zone in an amount not to exceed \$20,000 in each calendar year beginning in 2017 and ending in 2019 from incremental taxes from the 107th/Halsted and 119th/Halsted redevelopment project areas (in a proportion to be determined by an Authorized Officer), or any other funds legally available to the City for this purpose; and

WHEREAS, the City Council desires to authorize DPD to enter into a Program Agreement with Greater Englewood Community Development Corporation, an Illinois not-for-profit corporation, to administer the Program in the Englewood Retail Thrive Zone; and

WHEREAS, the City Council further desires to authorize DPD to fund the Program in the Englewood Retail Thrive Zone in an amount not to exceed \$20,000 in each calendar year beginning in 2017 and ending in 2019 from incremental taxes from the Englewood Neighborhood and Englewood Mall redevelopment project areas (in a proportion to be determined by an Authorized Officer), or any other funds legally available to the City for this purpose; and

WHEREAS, the City Council desires to authorize DPD to enter into a Program Agreement with West Humboldt Park Family and Development Council ("WHPFDC"), an Illinois not-for-profit corporation, to administer the Program in the West Humboldt Park Retail Thrive Zone; and

WHEREAS, the City Council further desires to authorize DPD to fund the Program in the West Humboldt Park Retail Thrive Zone in an amount not to exceed \$20,000 in each calendar year beginning in 2017 and ending in 2019 from incremental taxes from the Chicago/Central Park redevelopment project area, or any other funds legally available to the City for this purpose; and

WHEREAS, the City Council desires to authorize DPD to enter into a Program

Agreement with Austin African American Business Networking Association, Inc., NFP, an Illinois not-for-profit corporation, to administer the Program in the Austin Retail Thrive Zone; and

WHEREAS, the City Council further desires to authorize DPD to fund the Program in the Austin Retail Thrive Zone in an amount not to exceed \$20,000 in each calendar year beginning in 2017 and ending in 2019 from incremental taxes from the Austin Commercial redevelopment project area, or any other funds legally available to the City for this purpose; and

WHEREAS, the City Council desires to authorize the DPD to enter into a Program Agreement with Far South CDC to administer the Program in the South Shore Retail Thrive Zone; and

WHEREAS, the City Council further desires to authorize DPD to fund the Program in the South Shore Retail Thrive Zone in an amount not to exceed \$20,000 in each calendar year beginning in 2017 and ending in 2019 from incremental taxes from the Avalon/South Shore redevelopment project area, or any other funds legally available to the City for this purpose; and

WHEREAS, all work required by each Program Agreement shall be completed on or before December 31, 2019 and shall only be performed in portions of each Retail Thrive Zone that is located within a redevelopment project area from which funding has been authorized by this ordinance; and

WHEREAS, the Cook County Board of Commissioners has enacted the Cook County Real Property Assessment Classification Ordinance, as amended from time to time (the "Classification Ordinance"), which provides for, among other things, Class 7a, Class 7b and Class 7c real estate tax incentives to property owners who build, rehabilitate, enhance and occupy property which is located within Cook County and which is used primarily for commercial purposes; and

WHEREAS, the City, consistent with the Classification Ordinance, wishes to induce commercial businesses to locate and expand in the City by supporting financial incentives in the form of property tax relief; and

WHEREAS, the City has identified Retail Thrive Zones as retail corridors deemed to be distressed and in need of redevelopment and which qualify as retail corridors or geographies as described in Sections 74-63(9), 74-63(10) and 74-63(11) of the Ordinance, having the geographic boundaries set forth in Exhibit A to this ordinance, and identified by the preliminary list of Permanent Index Numbers attached hereto as Exhibit B and hereby incorporated herein; and

WHEREAS, various individuals or entities (each, an "Applicant"), may own or acquire certain real estate located in Retail Thrive Zones as further described in Exhibit A and Exhibit B hereto; and

WHEREAS, an Applicant may develop property (each, a "Subject Property") within a Retail Thrive Zone in a manner which may cause it to become eligible for a Class 7a, Class 7b or Class 7c tax incentive, as applicable, under the Classification Ordinance; and

WHEREAS, an Applicant may file with the Office of the Assessor of Cook County (the "Assessor") an eligibility application for a Class 7a, Class 7b or Class 7c tax incentive, as applicable, under the Classification Ordinance with respect to a Subject Property (an

"Application"); and

WHEREAS, it is the responsibility of the Assessor to determine that an application for a Class 7a, Class 7b or Class 7c classification, as applicable, or renewal of such classification is eligible pursuant to the Classification Ordinance; and

WHEREAS, the Classification Ordinance requires that, in connection with the filing of an Application with the Assessor, the Applicant must obtain from an authorized officer of the municipality in which such real estate that is proposed for such designation is located a letter stating that the municipality supports, consents to and approves the filing with the Assessor of the Application and a certified copy of this ordinance; 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 a part of this ordinance as though fully set forth herein.

SECTION 2. Exhibit A of the Retail Thrive Zones Ordinance is hereby amended to change the name of the South Chicago Retail Thrive Zone to the South Shore Retail Thrive Zone.

SECTION 3. The Commissioner of DPD or a designee of the Commissioner of DPD (each, an "Authorized Officer") are each hereby authorized, with the approval of the City's Corporation Counsel as to legal form, to negotiate, execute and deliver a Program Agreement between the City and each Thrive Zone Partner, and such other supporting documents as may be necessary to carry out and comply with the provisions of this ordinance, with such changes, deletions and insertions as shall be approved by the persons executing each Program Agreement.

SECTION 4. Subject to review of each project on each Subject Property by an Authorized Officer, and expressly conditioned upon a written final determination of the eligibility of each project on each Subject Property and a verification of an accurate final legal description and correct Permanent Index Numbers for each Subject Property by an Authorized Officer, including the City's redevelopment objective, the Applicant's intended use of the Subject Property and confirmation that the City has received and filed an Economic Disclosure Statement (as defined in the Classification Ordinance) (together with such other information as may be required in a letter described in Sections 74-63(9), 74-63(10) or 74-63(11) of the Classification Ordinance, as applicable, the "Letter"), the City hereby determines that the incentive provided by Class 7a, Class 7b or Class 7c classification, as applicable, by the Assessor is necessary for development to occur on each Subject Property.

SECTION 5. Subject to and expressly conditioned upon the issuance of a Letter, the City hereby expressly supports, consents to and approves the submission to the Assessor of the Class 7a, Class 7b or Class 7c Application, as applicable, with respect to each Subject Property.

SECTION 6. An Authorized Officer is hereby authorized to execute such documents, including without limitation each Letter, as may be necessary to implement this ordinance, subject to the approval of the Corporation Counsel.

SECTION 7. An Authorized Officer is hereby authorized to send certified copies of this

ordinance, if required under the Classification Ordinance, and the Letter made in connection with each Subject Property, to the Cook County Bureau of Economic Development and/or Assessor, as applicable. Certified copies of this ordinance, if required under the Classification Ordinance, and the Letter made in connection with the specific Subject Property, may be included with each Application filed with the Assessor by an Applicant, as applicant, in accordance with the Classification Ordinance.

SECTION 8. To the extent that any ordinance, resolution, rule, order or provision of the Municipal 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 of the other provisions of this ordinance.

SECTION 9. This ordinance shall be effective immediately upon its passage and approval and shall be repealed of its own accord on such date that the Retail Thrive Zones Ordinance is no longer in effect; provided, however, that such repeal shall not affect the validity of certified copies of this ordinance and any Letter with respect to any Applications submitted to the Assessor before such date of repeal.

Exhibit A

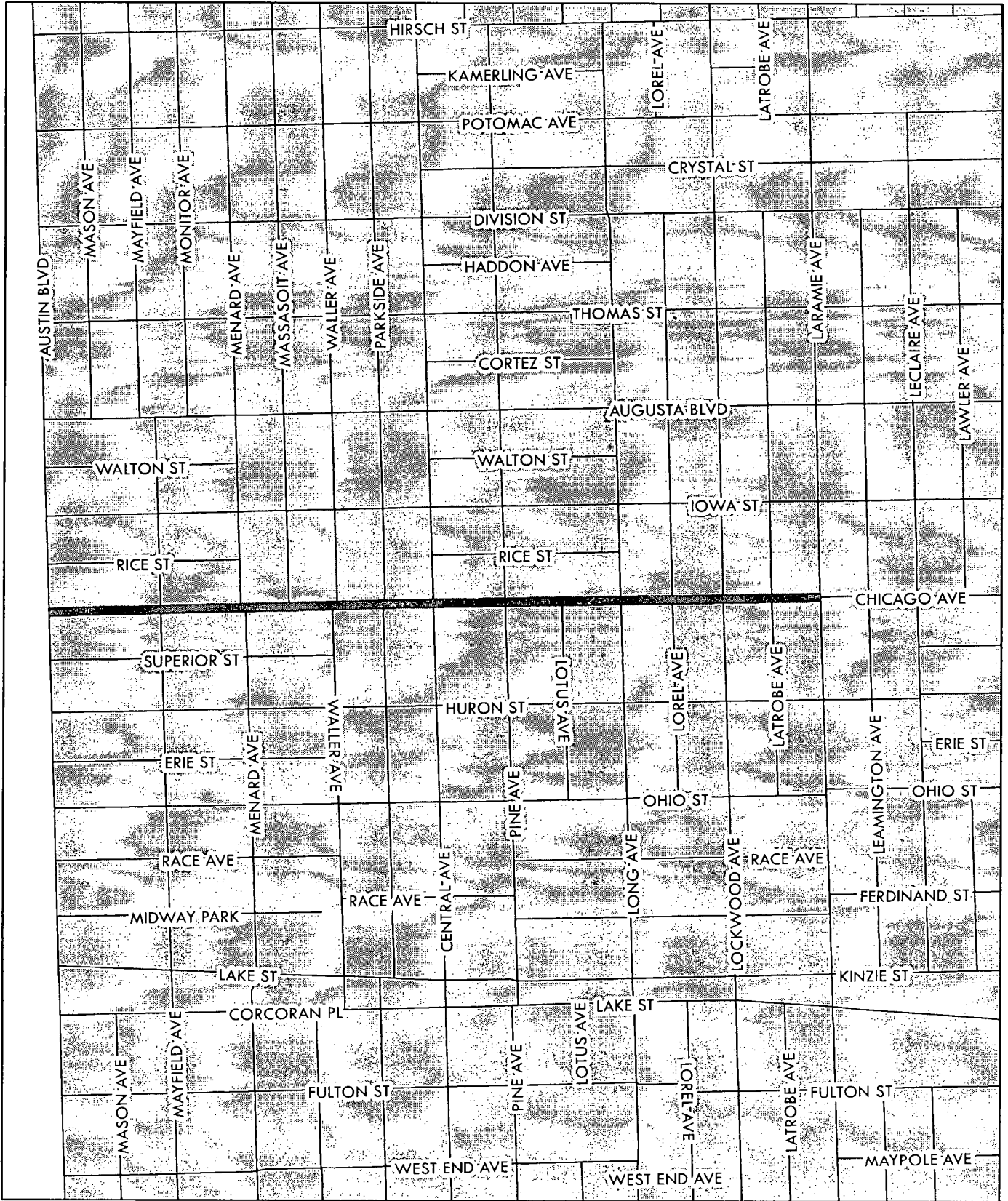
Retail Thrive Zones Boundaries

The following are the retail corridor zones for the Retail Thrive Zones identified by this Ordinance and their general geographic boundaries:

1. AUSTIN -- West Chicago Avenue from North Austin Avenue to North Laramie Avenue, as more fully shown on the map attached hereto as Sub-Exhibit A-1.
2. BACK OF THE YARDS – West 47th Street from South Damen Avenue to South Loomis Boulevard and South Ashland Avenue from West 42nd Street to West 49th Street, as more fully shown on the map attached hereto as Sub-Exhibit A-2.
3. BRONZEVILLE – East 43rd Street from South Forrestville Avenue to the alley return east of South Cottage Grove Avenue; East 47th Street from South Wabash Avenue to South Drexel Boulevard; and South Cottage Grove Avenue from East 43rd Street to East 47th Street, as more fully shown on the map attached hereto as Sub-Exhibit A-3.
4. CHATHAM – East 75th Street from the alley return west of South Michigan Avenue to South Eberhart Avenue and East 79th Street from South Vernon Avenue to South Maryland Avenue, as more fully shown on the map attached hereto as Sub-Exhibit A-4.
5. ENGLEWOOD – West 63rd Street from South Halsted Street to South May Street and South Halsted Street from West 63rd Street to West 66th Street, as more fully shown on the map attached hereto as Sub-Exhibit A-5.
6. SOUTH SHORE – East 79th Street from South Cregier Avenue to South Exchange Avenue, as more fully shown on the map attached hereto as Sub-Exhibit A-6.
7. WEST HUMBOLDT PARK – West Chicago Avenue from North Pulaski Road to North Kedzie Avenue, as more fully shown on the map attached hereto as Sub-Exhibit A-7.
8. WEST PULLMAN – South Halsted Street from West 111th Street to West 116th Street, as more fully shown on the map attached hereto as Sub-Exhibit A-8.

Program Zone - Austin

Sub-Exhibit A-1

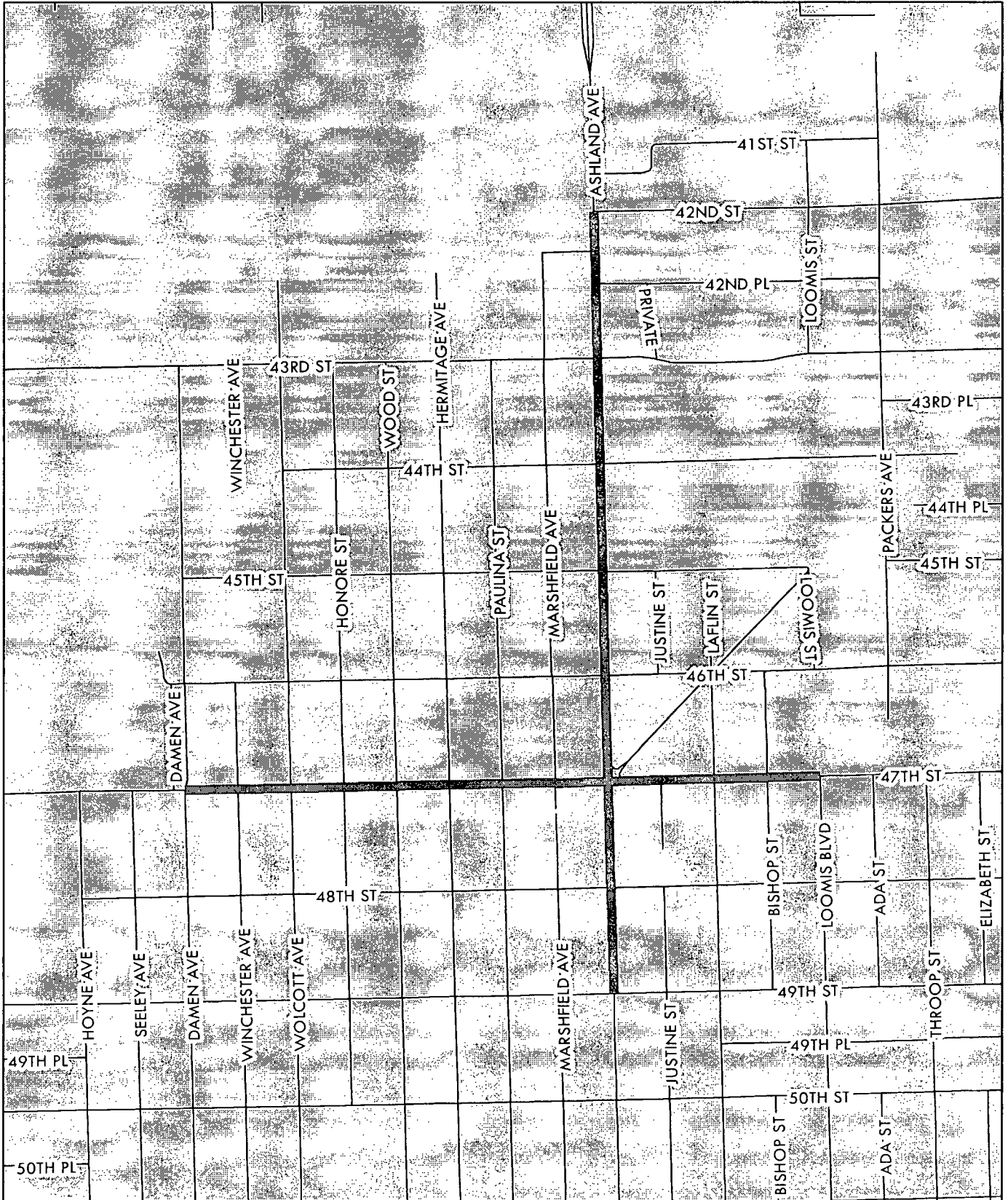



 Program Zone Corridor



Program Zone - Back of the Yards

Sub-Exhibit A-2

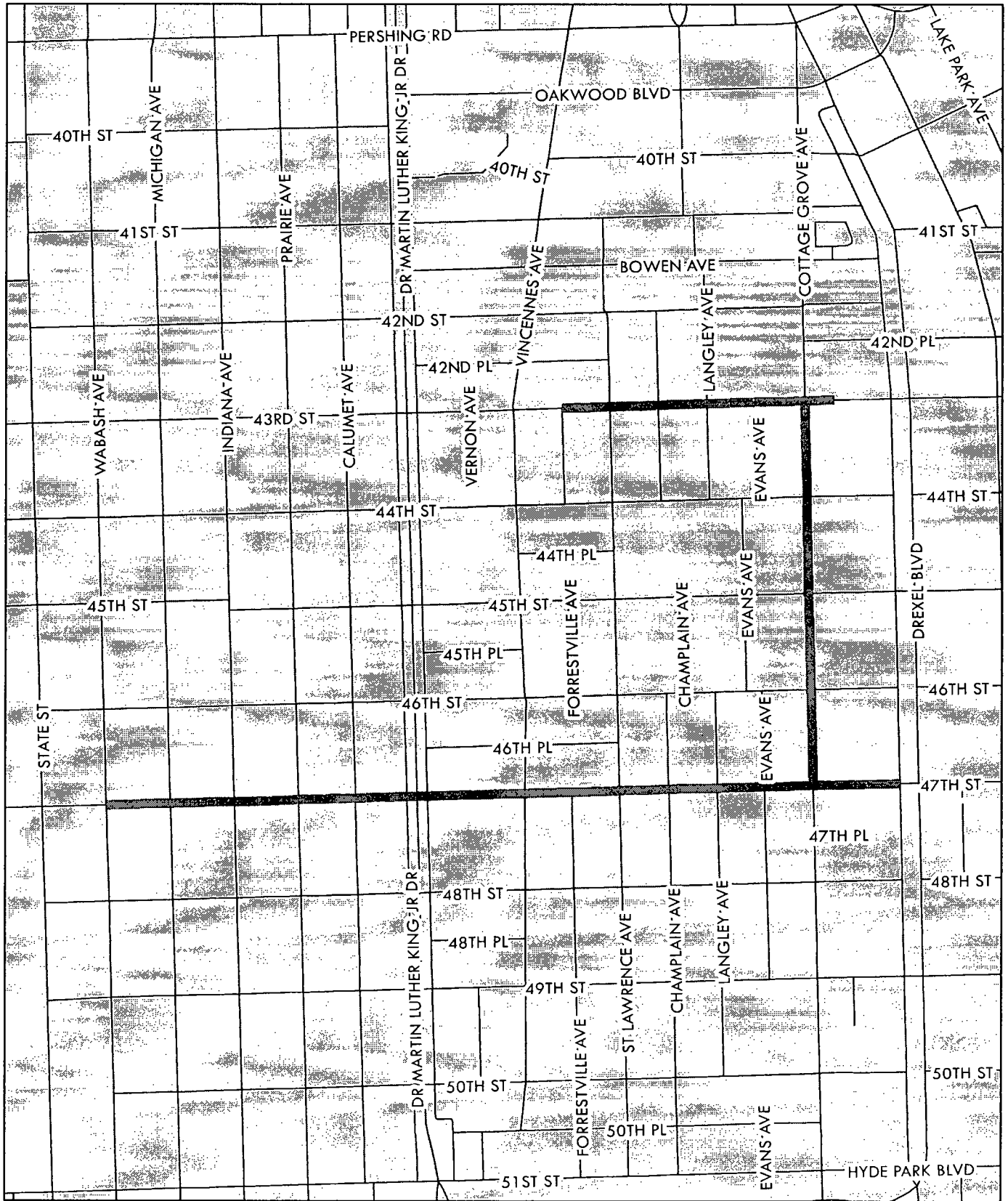



 Program Zone Corridor



Program Zone - Bronzeville

Sub-Exhibit A-3

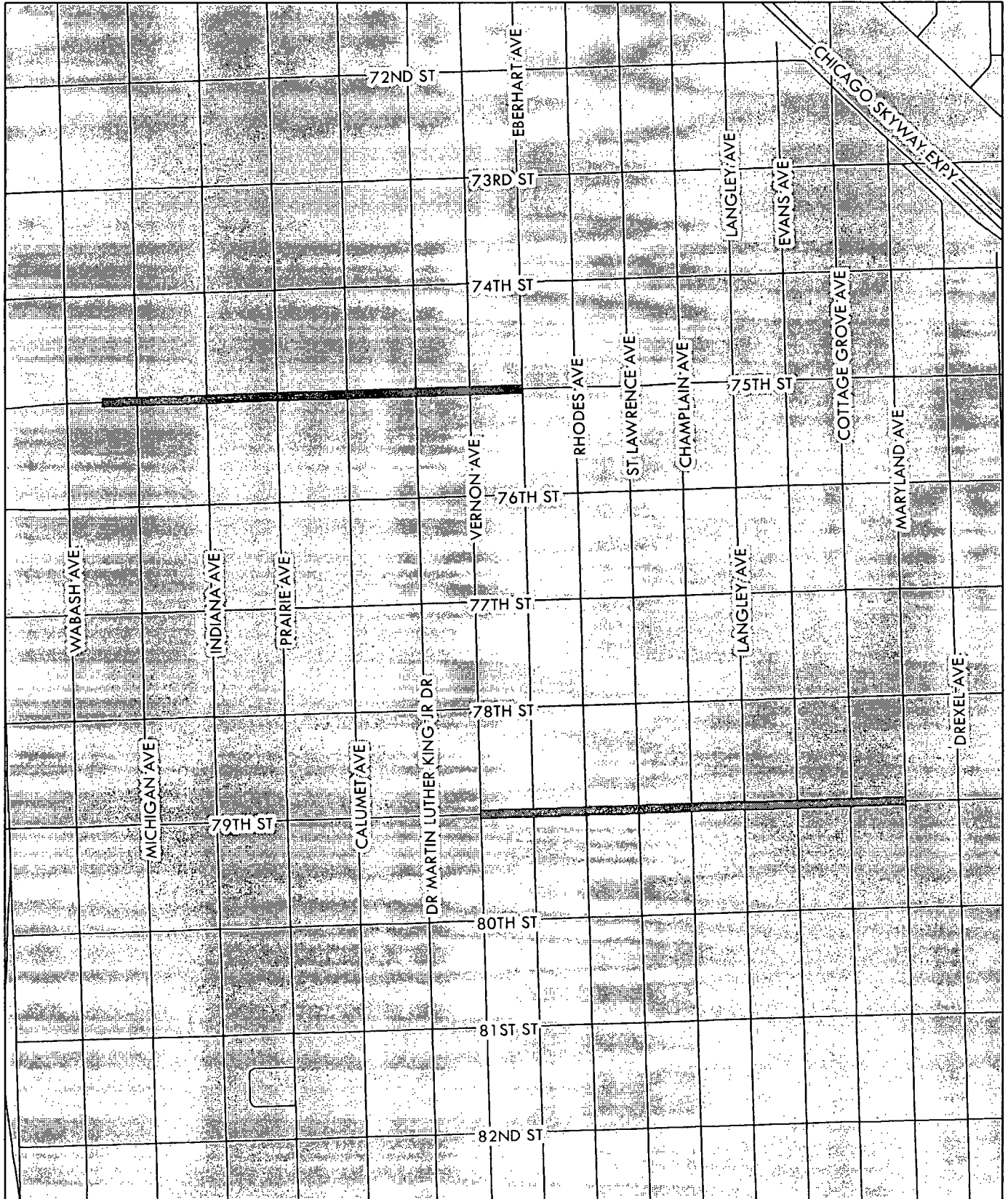



 Program Zone Corridor

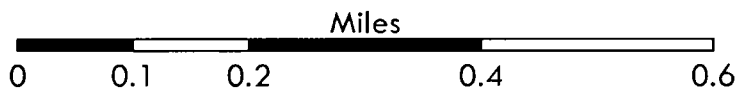


Program Zone - Chatham

Sub-Exhibit A-4

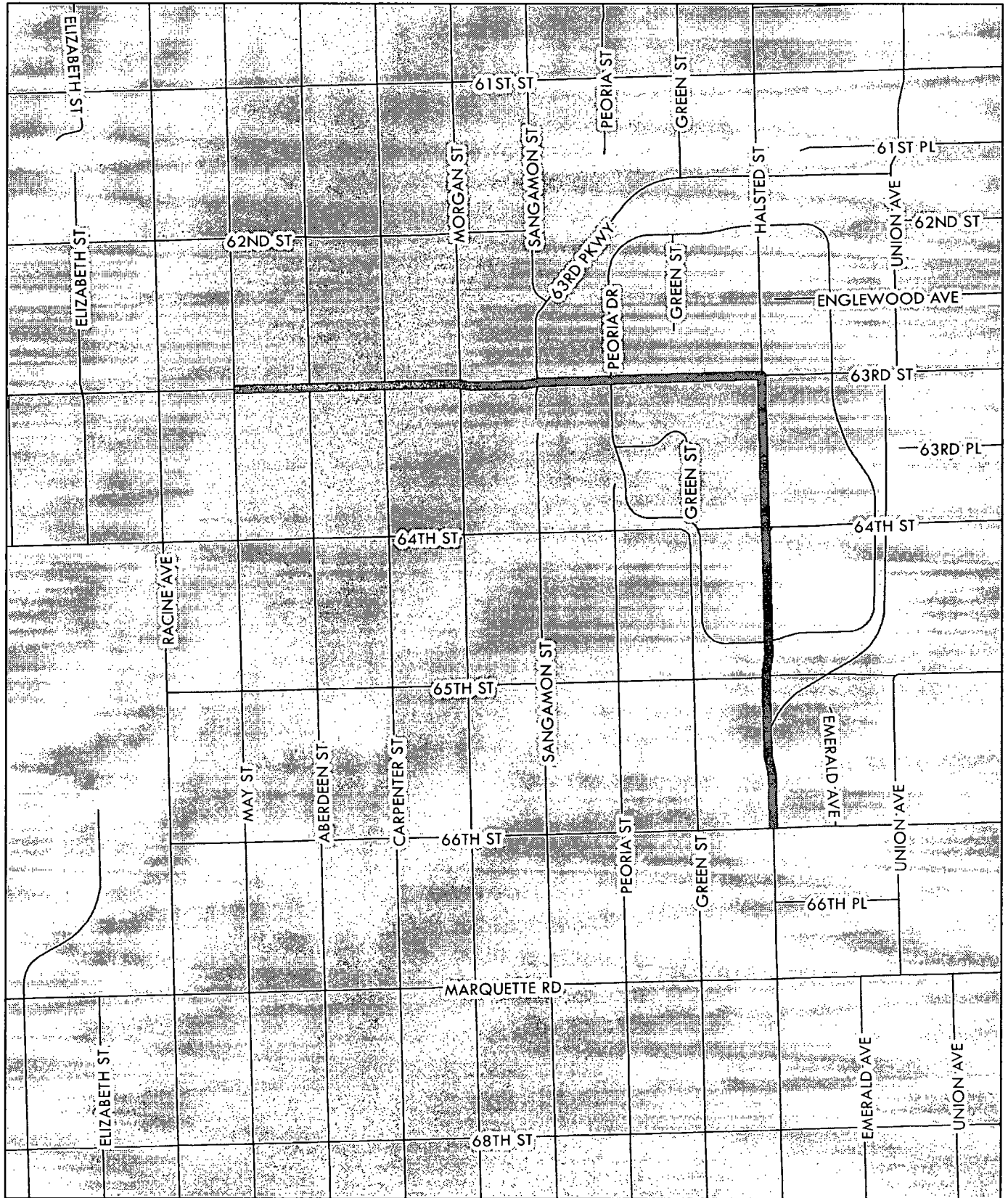



 Program Zone Corridor



Program Zone - Englewood

Sub-Exhibit A-5

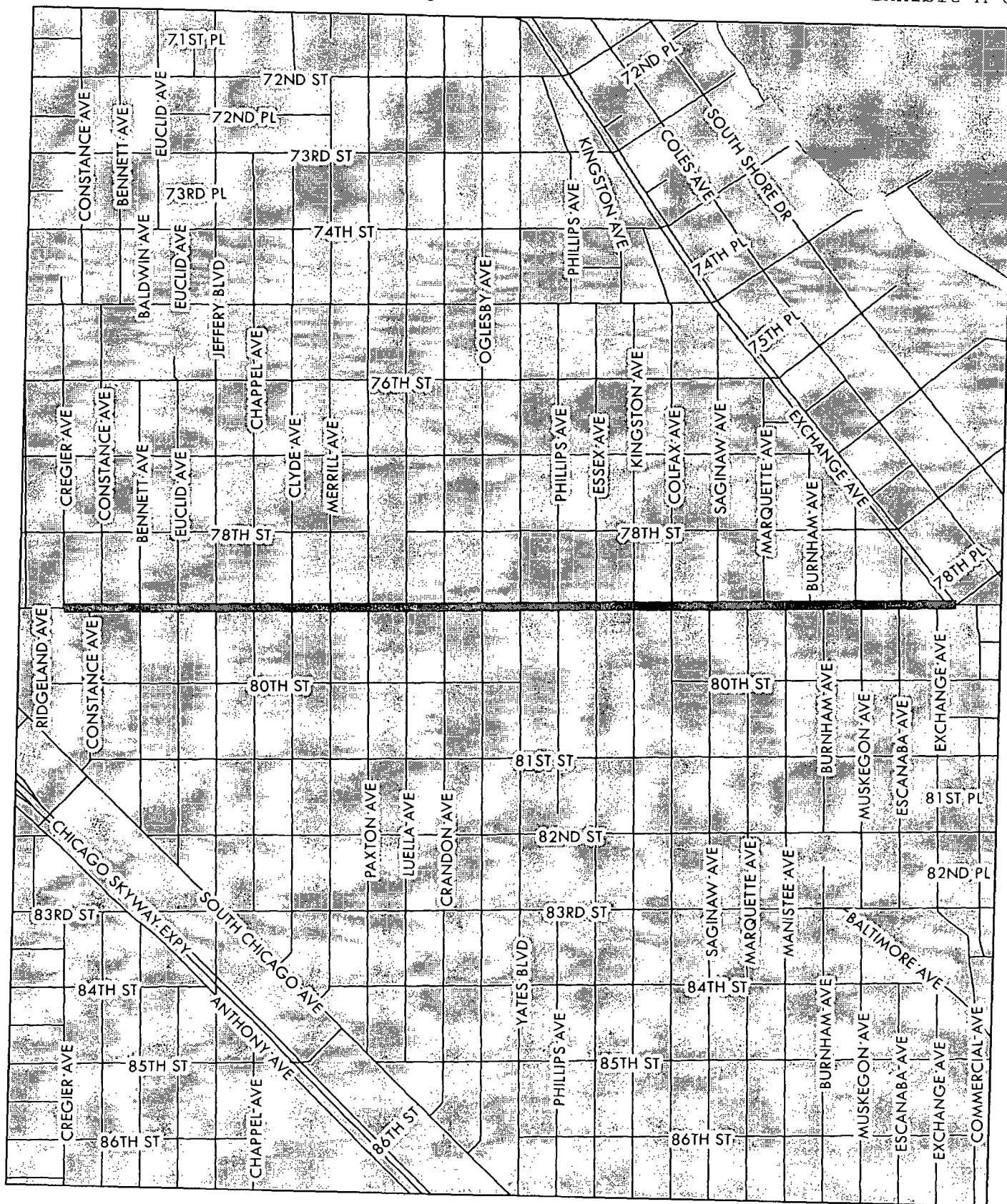


 Program Zone Corridor



Program Zone - South Chicago

Sub-Exhibit A-6

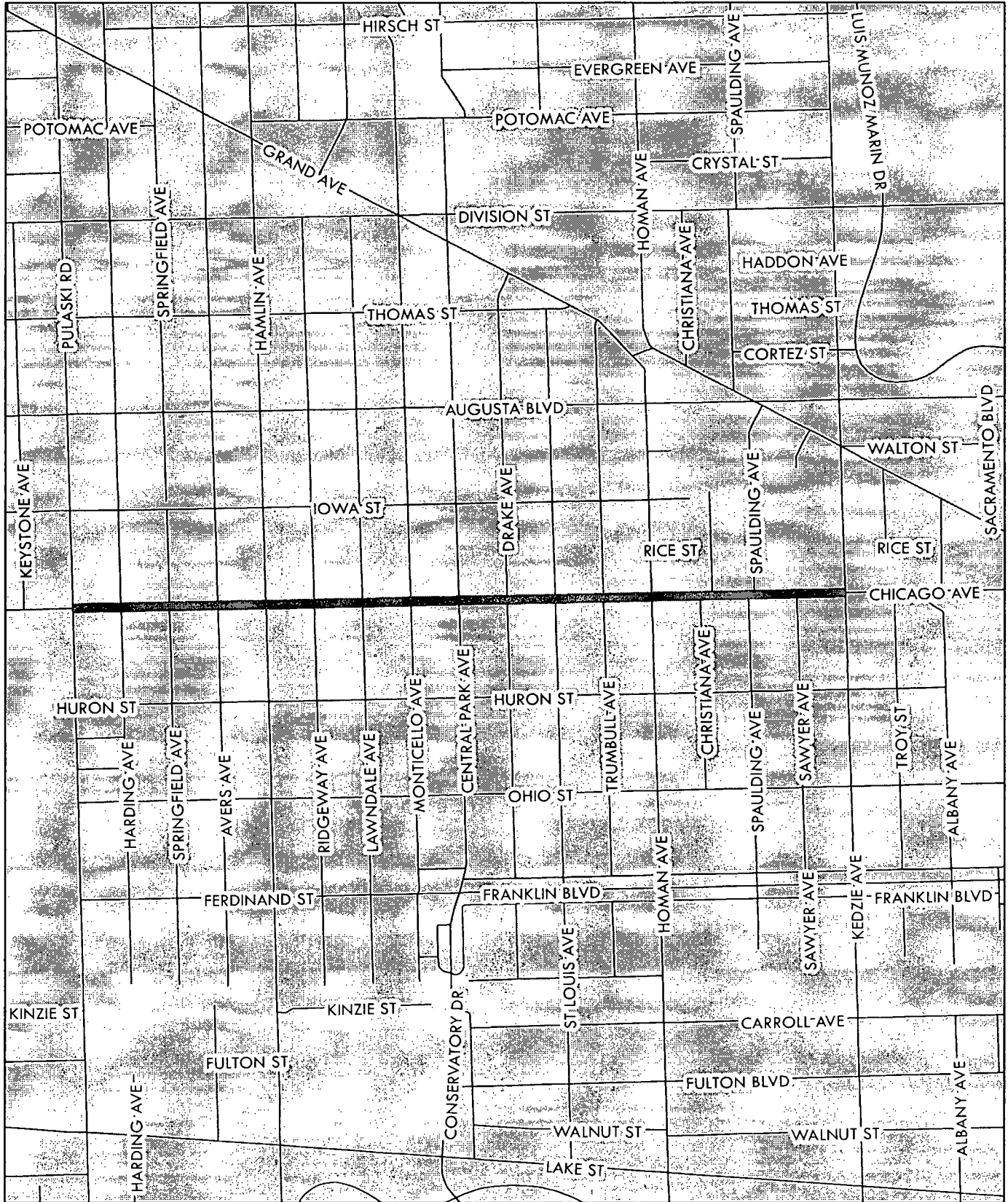



Program Zone Corridor



Program Zone - West Humboldt Park

Sub-Exhibit A-7

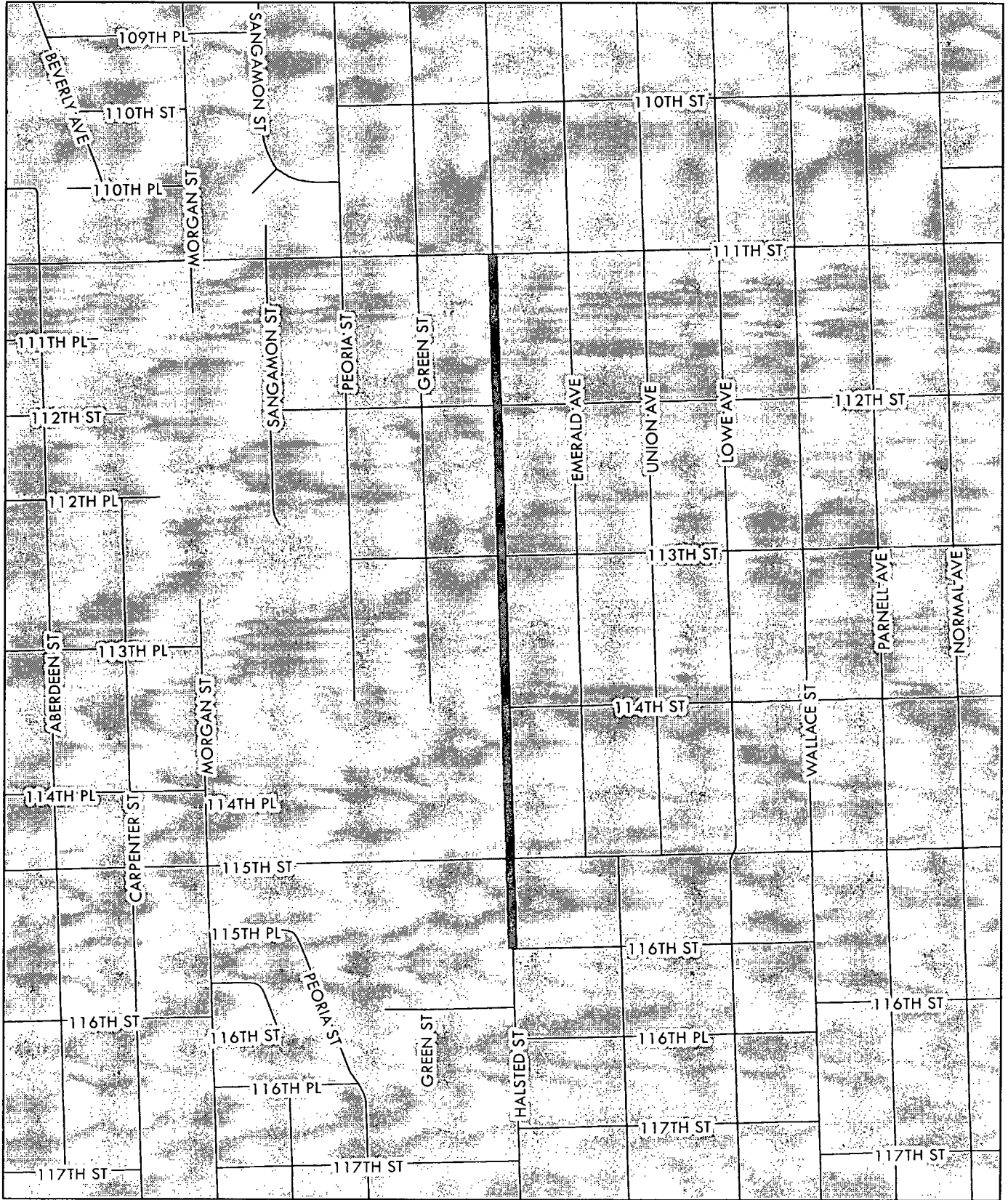


 Program Zone Corridor



Program Zone - West Pullman

Sub-Exhibit A-8



Program Zone Corridor

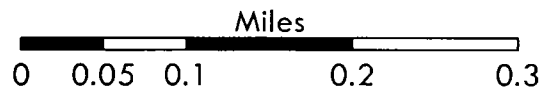


Exhibit B

Permanent Index Numbers for each Subject Property located in a Retail Thrive Zone,
subject to the Letter issued by the Authorized Officer

(Sub-Exhibits B-1 through B-8 attached)

Exhibit B-1 AUSTIN

16-04-326-004-0000	16-05-426-035-0000	16-08-200-007-0000
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Exhibit B-2 BACK OF THE YARDS

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Exhibit B-3 BRONZEVILLE

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20-02-300-005-0000	20-03-223-028-0000	20-03-322-025-0000
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20-02-300-009-0000	20-03-224-049-0000	20-03-323-027-0000
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Exhibit B-4 CHATHAM

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Exhibit B-5 ENGLEWOOD

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20-16-324-032-0000	20-17-428-020-0000	20-17-430-013-0000
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Exhibit B-6 SOUTH SHORE

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20-25-329-032-0000	20-25-426-048-0000	20-36-200-001-0000
20-25-329-033-0000	20-25-426-049-0000	20-36-200-002-0000
20-25-329-034-0000	20-25-426-050-0000	20-36-200-003-0000
20-25-329-035-0000	20-25-427-035-0000	20-36-200-004-0000
20-25-329-037-0000	20-25-427-036-0000	20-36-200-055-0000
20-25-330-027-0000	20-25-427-037-0000	20-36-200-056-0000
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20-25-425-037-0000	20-36-104-001-0000	20-36-205-003-0000
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20-25-426-032-0000	20-36-104-004-0000	20-36-205-006-0000
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20-25-426-042-0000	20-36-105-002-0000	20-36-206-005-0000

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21-30-328-026-0000	21-31-100-002-0000	21-31-201-034-0000
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21-30-329-023-0000	21-31-101-001-0000	21-31-202-003-0000
21-30-329-024-0000	21-31-101-002-0000	21-31-202-004-0000
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21-30-331-034-0000	21-31-103-001-0000	21-31-203-004-0000
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21-30-331-037-0000	21-31-104-041-0000	21-31-203-007-0000
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21-30-407-029-0000	21-31-105-055-0000	21-31-203-020-0000
21-30-407-030-0000	21-31-106-006-0000	

Exhibit B-7 WEST HUMBOLDT PARK

16-02-325-038-0000	16-02-330-040-0000	16-02-421-040-0000
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16-02-325-045-0000	16-02-331-036-0000	16-02-422-036-0000
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16-02-327-036-0000	16-02-332-038-0000	16-02-426-011-0000
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16-11-105-007-0000	16-11-202-024-0000	16-11-206-007-0000
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Exhibit B-8 WEST PULLMAN

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25-20-212-019-0000	25-21-100-051-0000
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25-20-212-023-0000	25-21-100-055-0000
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25-20-212-030-0000	25-21-108-038-0000
25-20-212-031-0000	25-21-108-039-0000
25-20-212-032-0000	25-21-108-040-0000
25-20-212-033-0000	25-21-116-021-0000
25-20-212-035-0000	25-21-116-022-0000
25-20-217-001-0000	25-21-116-023-0000
25-20-217-002-0000	25-21-116-024-0000
25-20-217-003-0000	25-21-124-027-0000
25-20-217-004-0000	25-21-124-028-0000
25-20-217-005-0000	25-21-124-029-0000
25-20-217-006-0000	25-21-124-030-0000
25-20-217-007-0000	25-21-124-031-0000
25-20-217-008-0000	25-21-300-024-0000
25-20-217-009-0000	25-21-300-029-0000
25-20-217-010-0000	25-21-303-030-0000
25-20-217-011-0000	25-21-310-001-0000
25-20-217-012-0000	25-21-310-002-0000
25-20-217-013-0000	25-21-310-003-0000
25-20-217-014-0000	25-21-310-004-0000
25-20-217-015-0000	25-21-310-005-0000
25-20-226-017-0000	25-21-310-006-0000
25-20-226-018-0000	25-21-317-023-0000
25-20-226-019-0000	25-21-317-024-0000
25-20-226-020-0000	
25-20-412-012-0000	
25-20-412-013-0000	

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CHICAGO April 19, 2017

To the President and Members of the City Council:

Your Committee on Finance having had under consideration

A substitute ordinance authorizing the implementation of various components of the Retail Thrive Zones Program.

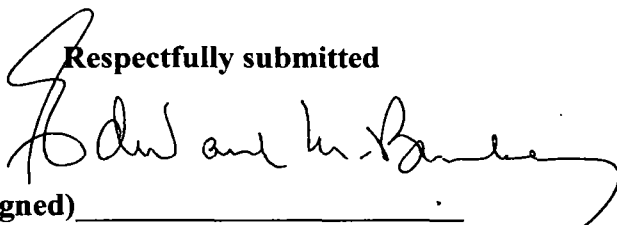
O2017-2529

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

This recommendation was concurred in by _____ (a viva voce vote of members of the committee with _____ dissenting vote(s)).

Alderman Burke abstained from voting on this matter pursuant to Rule 14.

Respectfully submitted


(signed) _____

Chairman