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O2012-1429

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City Council Document Tracking Sheet

Meeting Date:	3/14/2012
Sponsor(s):	Beale, Anthony (9)
Type:	Ordinance
Title:	Acquisition of parcels for various locations within ninth Ward
Committee(s) Assignment:	Committee on Housing and Real Estate

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 an ordinance adopted by the City Council of the City of Chicago ("City Council") on June 30, 2009 and published at pages 65068-65164 of the Journal of the Proceedings of the City Council ("Journal") of such date, a certain redevelopment plan and project (as amended, the "Plan") for the North Pullman Tax Increment Financing Redevelopment Project Area (the "Area") was approved pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq. ("Act")); and

WHEREAS, pursuant to an ordinance adopted by the City Council on June 30, 2009 and published at pages 65165-65172 of the Journal of such date, a portion of the Area was designated as a "conservation area" redevelopment project area pursuant to the Act, and a portion of the Area was designated as a "blighted area" redevelopment project area pursuant to the Act; and

WHEREAS, pursuant to an ordinance adopted by the City Council on June 30, 2009 and published at pages 65171 and 65173-65179 of the Journal of such date, tax increment allocation financing was adopted pursuant to the Act as a means of financing certain Area redevelopment project costs (as defined in the Act) incurred pursuant to the Plan; and

WHEREAS, the Plan and the use of tax increment financing provide a mechanism to, among other things, rehabilitate and modernize existing architecturally and historically significant structures; facilitate residential development and redevelopment that will accommodate current and future residents in the Area, including affordable housing; facilitate resources for redevelopment of vacant and improved industrial properties; provide resources for environmental remediation; and provide resources for sustainable rehabilitation of existing buildings; and facilitate property assembly, as more fully described in the Plan; and

WHEREAS, it is necessary to acquire the parcels of property located in the Area listed on the attached Exhibit A (the "Acquisition Parcels") in order to achieve the objectives of the Plan;

WHEREAS, the Acquisition Parcels are located in the Pullman Community Area, certain of the Acquisition Parcels are located in the Pullman Historic District, which is listed on the National Register of Historic Places, and certain of the Acquisition Parcels are located in the Pullman District, which is a Chicago landmark district; and

WHEREAS, by Resolution No. 11-CDC-48, adopted by the Community Development Commission of the City of Chicago ("Commission") on December 13, 2011, the Commission recommended the acquisition of the Acquisition Parcels; and

WHEREAS, the City Council finds such acquisitions to be for the same purposes as those set forth in Divisions 74.2 and 74.4 of the Illinois Municipal Code; and

WHEREAS, the City Council further finds that such acquisitions shall be primarily for the benefit, use, or enjoyment of the public and necessary for a public purposes because they shall either constitute the acquisition of property primarily for the purpose of the elimination of blight, or because the Acquisition Parcel and the improvements thereon are a landmark designated under a local ordinance or a contributing structure within a local landmark district listed on the National Register of Historic Places that is being acquired for purposes of preservation or rehabilitation, or shall satisfy both such purposes; 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 benefit, use or enjoyment of the public for the public purposes recited above, and for purposes of implementing the objectives of the Plan.

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) incapable of entering into such a transaction with the City, or if the owner(s) cannot be located, then the Corporation Counsel is authorized to institute and prosecute condemnation proceedings on behalf of the City for the purpose of acquiring fee simple title to the Acquisition Parcels under the City's power of eminent domain. Such acquisition efforts shall commence with respect to the Acquisition Parcels that is an improved parcel within four years of the date of the publication of this ordinance and with respect to the Acquisition Parcels that are vacant parcels within ten years of the date of the publication of this ordinance. Commencement shall be deemed to have occurred within such period upon the City's delivery of an offer letter to the owner(s) of the Acquisition Parcel.

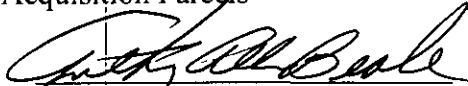
SECTION 4. The Commissioner of the Department of Housing and Economic Development is authorized to execute such documents as may be necessary to implement the provisions of this ordinance, subject to the approval of the Corporation Counsel.

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 amended or repealed to the extent of such conflict.

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

Attachments: Exhibit A – Description of Acquisition Parcels



Anthony Beale
Alderman, 9th Ward

EXHIBIT A

Description of Acquisition Parcels

Address	Property Identification Number (PIN)	Status
10414 South Maryland Ave.	25-14-101-037-0000	Improved
10416 South Maryland Ave.	25-14-101-038-0000	Improved
10430 South Maryland Ave.	25-14-101-044-0000	Improved
10432 South Maryland Ave.	25-14-101-045-0000	Improved
10434 South Maryland Ave.	25-14-101-046-0000	Improved
10436 South Maryland Ave.	25-14-101-047-0000	Improved
10438 South Maryland Ave.	25-14-101-048-0000	Improved
10450 South Maryland Ave.	25-14-101-053-0000	Improved
10452 South Maryland Ave.	25-14-101-054-0000	Improved
10454 South Maryland Ave.	25-14-101-055-0000 25-14-101-056-0000	Improved
10506 South Maryland Ave.	25-14-102-030-0000	Improved
10508 South Maryland Ave.	25-14-102-031-0000	Improved
10532 South Maryland Ave.	25-14-102-052-0000	Improved
10415 South Corliss Ave.	25-14-101-007-0000	Improved
10525 South Corliss Ave.	25-14-102-012-0000	Improved
10601 South Champlain Ave	25-15-228-001-0000	Improved
10641 South Champlain Ave	25-15-228-021-0000	Improved
10643 South Champlain Ave	25-15-228-022-0000	Improved
10663 South Champlain Ave	25-15-228-032-0000	Improved
10665 South Champlain Ave	25-15-228-033-0000	Improved
607 East 107 th Street	25-15-404-004-0000	Improved
10705 South Champlain Ave	25-15-405-002-0000	Improved
10729 South Champlain Ave	25-15-405-012-0000	Improved
10734 South Champlain Ave	25-15-404-042-0000	Improved
10741 South Champlain Ave	25-15-404-023-0000	Improved
10745 South Champlain Ave	25-15-405-019-0000	Improved
10748 South Champlain Ave	25-15-404-047-0000	Improved
10751 South Champlain Ave	25-15-405-020-0000	Improved
10756 South Champlain Ave	25-15-404-050-0000	Improved

10757 South Champlain Ave	25-15-404-029-0000	Improved
10758 South Champlain Ave	25-15-404-051-0000	Improved
10760 South Champlain Ave	25-15-404-052-0000	Improved
10604 South Langley Ave.	25-15-228-036-0000	Improved
10624 South Langley Ave.	25-15-228-046-0000	Improved
10724 South Langley Ave.	25-15-405-042-0000	Improved
10726 South Langley Ave.	25-15-405-041-0000	Improved
10728 South Langley Ave.	25-15-405-043-0000	Improved
10730 South Langley Ave.	25-15-405-044-0000	Improved
10732 South Langley Ave.	25-15-405-045-0000	Improved
10762 South Langley Ave.	25-15-405-059-0000	Improved
10736 South Langley Ave	25-15-405-047-0000	Improved
10734 South Langley Ave	25-15-405-046-0000	Improved
10722 South Langley Ave	25-15-405-040-0000	Improved
10700 South Langley Ave	25-15-405-030-0000	Improved
10628 South Langley Ave	25-15-228-048-0000	Improved
10614 South Langley Ave	25-15-228-041-0000	Improved
10608 South Langley Ave	25-15-228-038-0000	Improved
10606 South Langley Ave	25-15-228-037-0000	Improved