



City of Chicago



O2013-4936

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/26/2013
Sponsor(s):	Emanuel, Rahm (Mayor)
Type:	Ordinance
Title:	Acquisition of property at 2207 S Michigan Ave for Michigan/Cermak Redevelopment Project Area
Committee(s) Assignment:	Committee on Housing and Real Estate

ORDINANCE

AUTHORITY TO ACQUIRE 2207 S. MICHIGAN AVENUE Michigan/Cermak Redevelopment Project Area

WHEREAS, the Michigan/Cermak Tax Increment Financing Redevelopment Project and Plan (the “Michigan/Cermak Plan”) was approved by the City Council of the City of Chicago (the “City”) on September 13, 1989, as amended March 21, 1990, and as further amended May 12, 1999, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq., as amended from time to time (the “Act”); and

WHEREAS, the City may, pursuant to Section 11-74.4-4(c) of the Act and in conjunction with goals and objectives of the Michigan/Cermak Plan, acquire by purchase or condemnation, property reasonably necessary to achieve the objectives of the Michigan/Cermak Plan; and

WHEREAS, the Department of Housing and Economic Development has found that the present use of, and improvements to, the property commonly known as 2207 S. Michigan Avenue and identified as P.I.N. 17-27-102-001 (the “Subject Property”) are inconsistent with the City’s development plans for the subject area and that acquisition of the Subject Property by the City for redevelopment would further the goals of the Michigan/Cermak Plan; and

WHEREAS, the Subject Property is located within the boundaries of the Michigan/Cermak Plan; and

WHEREAS, the City is a home rule unit of local government pursuant to Article VII of the 1970 Constitution of the State of Illinois, and, pursuant to its home rule powers, the City established the Community Development Commission (“Commission”) pursuant to Section 2-124 of the Municipal Code of Chicago (the “Code”); and

WHEREAS, under Section 2-124-030(a) of the Code and Section 11-74.4-4(c) of the Act, the 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, the Commission, by Resolution 13-CDC-21, recommended that the Subject Property be acquired for redevelopment by the City in furtherance of the Michigan/Cermak Plan; and

WHEREAS, the Subject Property is a component of an acquisition plan and project to facilitate redevelopment along the Cermak Avenue corridor, adjacent to the McCormick Place Convention Center, that requires property assembly within adjacent and surrounding Tax Increment Allocation Redevelopment Areas (the “Cermak Corridor Project”); and

WHEREAS, the assembly of property, including the Subject Property, requires urgency to meet deadlines that will facilitate the Cermak Corridor Project, and will not be feasible without accomplishing the assembly of all property, including the Subject Property, by December 31, 2013; and

Exhibit A.

Address: 2207 S. Michigan Avenue

PIN: 17-27-102-001

Legal Description:

PARCEL 1:

LOTS 2 AND 3 (EXCEPT THE NORTH 4 FEET OF SAID LOT 2) IN ASSESSORS DIVISION OF THE WEST PART OF BLOCK 4 IN CANAL TRUSTEES SUBDIVISION OF THE WEST ½ OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 25 FEET OF THE NORTH 50 FEET (EXCEPT THE EAST 10 FEET TAKEN FOR ALLEY) OF THE SOUTHWEST ¼ OF BLOCK 4 IN CANAL TRUSTEES SUBDIVISION OF THE WEST ½ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHEREAS, pursuant to its home rule power, the City Council finds such acquisition to be for the same purposes as those set forth in Divisions 74.2 and 74.3 of the Illinois Municipal Code (65 ILCS 5/11-74.2 and 74.3); and

WHEREAS, the Corporation Counsel is authorized to negotiate for the purchase of parcels contained within the Michigan/Cermak Plan area, and, in the event of inability to acquire same through negotiation, to institute eminent domain proceedings, including the use of "Quick-Take," to acquire such parcels; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The recitals set forth above are hereby incorporated into this ordinance by this reference as the findings of the City Council.

SECTION 2. The City Council hereby finds, pursuant to its home rule power and the Michigan/Cermak Plan, that it is useful, necessary, desirable and in the best interests of the City of Chicago to acquire the Subject Property, legally described on attached Exhibit A, for the purposes set forth herein.

SECTION 3. The authority of the Corporation Counsel to issue offers and negotiate to acquire the Subject Property, and in the event of inability to agree with the owner or owners of such property, to institute condemnation proceedings to acquire title to and possession of such property in accordance with the eminent domain laws of the State and in the manner provided by the Act 30 of the Code of Civil Procedure (the "Eminent Domain Act"), including the exercise of "Quick-Take" pursuant to Articles 20 and 25 of the Eminent Domain Act, is hereby ratified, provided, and confirmed.

SECTION 4. The City Council further finds that it is useful, necessary, desirable and in the best interests of the City of Chicago to utilize "Quick-Take" pursuant to Articles 20 and 25 of the Eminent Domain Act to meet the schedule established pursuant to the Michigan/Cermak Plan.

SECTION 5. This ordinance shall take effect immediately upon its passage and approval.

Exhibit A referred to in this Ordinance reads as follows:



HSG.

OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

June 26, 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 ordinances authorizing acquisitions of property in the 2200 south blocks of Michigan and Indiana Avenues.

Your favorable consideration of these ordinances will be appreciated.

Very truly yours,

Mayor



RAY SUAREZ

ALDERMAN, 31ST WARD
VICE MAYOR - CITY OF CHICAGO

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ZONING, LANDMARKS AND BUILDING STANDARDS

July 24, 2013
CHICAGO, ILLINOIS

TO THE PRESIDENT AND MEMBERS OF THE CITY COUNCIL:

Your Committee on Housing and Real Estate which was referred from the Department of Housing and Economic Development approving the authority to acquire the property located at **2207 S. Michigan Ave.** in the *Michigan/Cermak TIF Redevelopment Project and Area.*
(O2013-4936) **3RD WARD**

Having the same under advisement, begs leave to report and recommend that Your Honorable Body **Pass** the proposed ordinance transmitted herewith.

This recommendation was concurred in by a unanimous vote of the members of the committee present with no dissenting votes.

(signed)

Ray Suarez, Chairman
Committee on Housing & Real Estate

APPROVED
R. P. [Signature]
CORPORATION COUNSEL

APPROVED
Rahim E. [Signature]
7/21/13
Mayor