



# City of Chicago



O2018-3321

## Office of the City Clerk Document Tracking Sheet

**Meeting Date:** 4/18/2018

**Sponsor(s):** Emanuel (Mayor)

**Type:** Ordinance

**Title:** Acquisition of property at 3508-3516 S Halsted St and 3506 S Halsted St for benefit of revised 35th/Halsted Redevelopment Plan and Project

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



HSG.

OFFICE OF THE MAYOR  
CITY OF CHICAGO

RAHM EMANUEL  
MAYOR

April 18, 2018

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 an ordinance authorizing an acquisition of property in the 3500 block of South Halsted.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

A handwritten signature in cursive script that reads "Rahm Emanuel".

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 January 14, 1997, and published in the Journal of the Proceedings of the City Council of such date, a certain redevelopment plan and project (the “Original Plan”) for the 35<sup>th</sup>/Halsted 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.; the “Act”); the Area was designated as a redevelopment project area pursuant to the Act; and 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 Original Plan; and

**WHEREAS**, pursuant to an ordinance adopted by the City Council on May 5, 2004, and published in the Journal of such date, the City Council approved Amendment Number 1 to the Original Plan (the Original Plan, as amended by the May 5, 2004 ordinance, hereinafter referred to as the “Revised Plan”); and

**WHEREAS**, the Revised Plan and the use of tax increment financing provide a mechanism to support new growth through leveraging private investment, and help to finance land acquisition, demolition, remediation, site preparation and infrastructure for new development in the Area; and

**WHEREAS**, the Department of Planning and Development (“Department”) has identified two (2) parcels of real property in the Area that the City may acquire in furtherance of the redevelopment objectives set forth in the Revised Plan, either through negotiated sale or by exercise of the City’s eminent domain power and authority; and

**WHEREAS**, it is necessary to acquire the two (2) parcels of real property, located in the Area and listed on the attached Exhibit A (the “Acquisition Parcel(s)”), in order to achieve the objectives of the Revised Plan, which include, among other things, reducing or eliminating conditions that qualify the Area as a redevelopment area; and

**WHEREAS**, by Resolution No. 18-CDC-9, adopted by the Community Development Commission of the City of Chicago (“Commission”) on March 13, 2018, 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 acquisition and exercise of power of eminent domain shall be in furtherance of the Revised Plan, which was first adopted in 1997

and amended in 2004 in accordance with the Act, as recited above, and was in existence prior to April 15, 2006; and

**WHEREAS**, the City Council further finds that prior to April 15, 2006, the Revised Plan included an estimated \$36,500,000 in property assembly costs as a budget line item in Table 1 to the Revised Plan, and also described property assembly as a part of the redevelopment project for the Area; and

**WHEREAS**, the City Council further finds that the Acquisition Parcels were included in the Area prior to April 15, 2006, that there has been no extension in the completion date of the Revised Plan and that the Acquisition Parcels are not located in an industrial park conservation area; **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 of Chicago acquire the Acquisition Parcels for public purposes and for purposes of implementing the objectives of the Revised Plan.

**SECTION 3.** The Corporation Counsel is authorized to negotiate with the owner(s) of the Acquisition Parcels for the purchase of such Acquisition Parcels. If the Corporation Counsel and the owner(s) of the Acquisition Parcels 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 or 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 the Acquisition Parcels under the City's power of eminent domain. Such acquisition efforts shall commence within four (4) 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. The above grant of authority shall be construed to authorize acquisition of less than all of the Acquisition Parcels and shall also be construed to authorize the acquisition of less than all of any particular Acquisition Parcel.

**SECTION 4.** The Commissioner of the Department 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 approval.

**EXHIBIT A**

Acquisition Parcels  
(Subject to Final Survey and Title Commitment)

<u>ADDRESS</u>	<u>P.I.N.</u>	<u>Vacant or Improved</u>
3508-3516 S. Halsted Street	17-32-404-025	Improved
3506 S. Halsted Street	17-32-404-027	Improved