



Office of the City Clerk

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Legislation Details (With Text)

File #: O2013-8110
Type: Ordinance **Status:** Passed
File created: 10/16/2013 **In control:** City Council
Final action: 11/13/2013

Title: Amendment No. 1 to 47th/Halsted Tax Increment Financing (TIF) Redevelopment Project and Plan
Sponsors: Emanuel, Rahm
Indexes: Amendment
Attachments: 1. O2013-8110.pdf

Date	Ver.	Action By	Action	Result
11/18/2013	1	City Council	Signed by Mayor	
11/13/2013	1	City Council	Passed	Pass
11/12/2013	1	Committee on Finance	Recommended to Pass	Pass
10/16/2013	1	City Council	Referred	

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ORDINANCE

WHEREAS, under ordinances adopted on May 29, 2002, and published in the Journal of Proceedings of the City Council of the City of Chicago (the "Journal") for such date at pages 85676 to 85904, and under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4.1 et seq., as amended (the "Act"), the City Council (the "Corporate Authorities") of the City of Chicago (the "City"): (i) approved a redevelopment plan and project (the "Plan") for a portion of the City known as the "47th and Halsted Redevelopment Project Area" (the "Area"); (ii) designated the Area as a "redevelopment project area" within the requirements of the Act; and (iii) adopted tax increment financing for the Area (the foregoing three ordinances are collectively referred to herein as the "TIF Ordinances"); and

WHEREAS, Public Act 92-263, which became effective on August 7, 2001, amended the Act to provide that, under Section 11-74.4-5(c) of the Act, amendments to a redevelopment plan which do not (1) add additional parcels of property to the proposed redevelopment project area, (2) substantially affect the general land uses proposed in the redevelopment plan, (3) substantially change the nature of the redevelopment project, (4) increase the total estimated redevelopment project cost set out in the redevelopment plan by more than 5% after adjustment for inflation from the date the plan was adopted, (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan, or (6) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than 10, may be made without further hearing, provided that notice is given as set forth in the Act as amended; and

WHEREAS, the Corporate Authorities now desire to amend the Plan to amend the map of the Generalized Land Use Plan to change the proposed land use for certain parcels, which such amendment shall not (1) add additional parcels of property to the proposed redevelopment project area, (2) substantially affect the general land uses proposed in the redevelopment plan, (3) substantially change the nature of the redevelopment project, (4) increase the total estimated redevelopment project cost set out in the redevelopment plan by more than 5% after adjustment for inflation from the date the plan was adopted, (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the

redevelopment plan, or (6) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area; to a total of more than 10

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Recitals. The above recitals are incorporated herein and made a part hereof.

SECTION 2. Approval of Amendment Number 1 to the Plan. The amendment of the Plan to change the proposed land use for parcels located along the north and south sides of West Garfield Boulevard, generally between Normal and Stewart Avenues, from residential/institutional to industrial is hereby approved. Exhibit C to the Plan, "Generalized Land Use Plan" is hereby replaced in its entirety with Exhibit C, "Revised Generalized Land Use Plan," a copy of which is attached hereto as Exhibit 1. Except as amended hereby, the Plan shall remain in full force and effect.

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SECTION 3. Invalidity of Any Section. 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 remaining provisions of this ordinance.

SECTION 4. Supersedes All ordinances (including, without limitation, the TIF Ordinances), resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflicts. *; ■

SECTION 5. Effective Date. This ordinance shall be in full force and effect immediately upon its passage.

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EXHIBIT 1 AMENDMENT NUMBER 1 See attached for Exhibit C, "Revised Generalized Land Use Plan"

Revised August 15, 2013

Generalized Land Use Plan
47th and Halsted Redevelopment Area
City of Chicago, Illinois

Exhibit C

47th Halsted TIF - Proposed Land Use Map Changes

PIN Number	Address
20-16-104-002-0000	545 W Garfield Blvd
20-16-104-003-0000	543 W Garfield Blvd
20-16-104-004-0000	541 W Garfield Blvd
20-16-104-005-0000	537 W Garfield Blvd
20-16-104-006-0000	535 W Garfield Blvd
20-16-104-007-0000	531 W Garfield Blvd
20-16-104-008-0000	525 W Garfield Blvd
20-16-104-009-0000	523 W Garfield Blvd
20-16-104-010-0000	519 W Garfield Blvd
20-16-104-011-0000	517 W Garfield Blvd
20-16-104-012-0000	511 W Garfield Blvd
20-16-104-013-0000	507 W Garfield Blvd
20-16-104-014-0000	507 W 55th St
20-16-104-015-0000	501 W Garfield Blvd
20-16-105-003-0000	445 W Garfield Blvd
20-16-105-004-0000	443 W Garfield Blvd
20-16-105-005-0000	441 W Garfield Blvd
20-16-105-006-0000	439 W Garfield Blvd
20-16-105-007-0000	435 W Garfield Blvd
20-16-105-008-0000	433 W Garfield Blvd

20-16-105-009-0000	431W Garfield Blvd
20-16-105-010-0000	427 W Garfield Blvd
20-16-105-011-0000	425 W Garfield Blvd
20-16-105-012-0000	423 W Garfield Blvd
20-16-105-013-0000	421 W Garfield Blvd
20-16-105-014-0000	419 W Garfield Blvd
20-16-105^015-0000	415 W Garfield Blvd
20-16-105-016-0000	413 W Garfield Blvd
20-16-105-017-0000	407 W Garfield Blvd
20-16-105-018-0000	409 W Garfield Blvd
20-16-105-019-0000	405 W Garfield Blvd
20-16-105-020-0000	403 W Garfield Blvd
20-16-105-023-0000	446 W 56th St
20-16-105-043-0000	400 W 56th St
20-16-105-044-0000	453 W Garfield Blvd
20-09-330-015-0000	540 W Garfield Blvd
20-09-330-016-0000	538 W Garfield Blvd
20-09-330-017-0000	536 W Garfield Blvd
20-09-330-018-0000	532 W Garfield Blvd
20-09-330-019-0000	530 W Garfield Blvd
20-09-330-020-0000	526 W Garfield Blvd
20-09-330-021-0000	524 W Garfield Blvd
20-09-330-022-0000	522 W Garfield Blvd
20-09-330-023-0000	520 W Garfield Blvd
20-09-330-024-0000	516 W Garfield Blvd

PIN Number	Address
20-09-330-025-0000	514 W Garfield Blvd
20-09-330-026-0000	512 W Garfield Blvd
20-09-330-027-0000	510 W Garfield Blvd
20-09-330-028-0000	506 W Garfield Blvd
20-09-330-033-0000	544 W Garfield Blvd
20-09-330-034-0000	502 W Garfield Blvd

OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

October 16,2013

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 an ordinance amending the land use map for the 47th / Halsted TIF Area.

Your favorable consideration of this ordinance will be appreciated.

Mayor

Very truly yours,

CHICAGO November 13.2013

To the President and Members of the City Council:

Your Committee on Finance having had under consideration

An ordinance, along with the amended cover letter, approving Amendment #1 to the 47^h/Halsted Tax Increment Financing Redevelopment Plan and Project.

02013-8110

Having had 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
of members of the committee with**

(a (viva voce votej)

dissenting vote(sJ^

Respectfully submitted

(signed) **W. A.**

Chairman

APPROVED C&SVORAJION COUNSEL
APPROVED

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