

ROOSEVELT/CLARK TIF REDEVELOPMENT PROJECT AREA (WARD 34)

Request authority to acquire part of certain properties located along Taylor Street and Wells Street, in the Roosevelt/Clark Tax Increment Financing Redevelopment Project Area.

Mayur Patel

**COMMUNITY DEVELOPMENT COMMISSION
OF THE
CITY OF CHICAGO**

RESOLUTION ___ -CDC- ___

**AUTHORIZATION FOR THE ACQUISITION OF PROPERTY LOCATED IN THE
ROOSEVELT/CLARK TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT AREA**

WHEREAS, the Department of Planning and Development (the “Department”) has submitted to the Community Development Commission a request to authorize the acquisition of property in furtherance of the **ROOSEVELT/CLARK** Tax Increment Financing Redevelopment Project Area Redevelopment Plan (the “Plan”); and

WHEREAS, the City Council has adopted the Plan dated October 8th 2024; and

WHEREAS, the Plan authorizes the City of Chicago to acquire real property in furtherance of objectives of the plan in accordance with the Illinois Tax Increment Allocation Act; and

WHEREAS, the Department has reviewed the request for authorization to acquire the property indicated on Exhibit A (the “Property”) and finds that the request is in furtherance of the Plan and is in accordance with the Illinois Tax Increment Allocation Redevelopment Act; and

WHEREAS, the Community Development Commission having considered the request in accordance with applicable law now desires to evidence its approval of a Resolution authorizing the City of Chicago to acquire the Property in furtherance of the Plan;

NOW THEREFORE, IT IS HEREBY RESOLVED BY THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF CHICAGO THAT:

Section 1. The Commission hereby recommends approval of the Resolution authorizing the City of Chicago to acquire the property listed in Exhibit A in furtherance of the **ROOSEVELT/CLARK** Tax Increment Financing Redevelopment Project Area and Plan, and that acquisition authority of improved parcels be limited in length wherein an offer letter must be sent no later than four years from the date of publication of the ordinance approving the acquisition and acquisition authority of vacant parcels be limited in length wherein an offer letter must be sent no later than 10 years from the date of publication of the ordinance approving the acquisition.

Section 2. The Chairman of the Commission is authorized to transmit a certified copy of this Resolution to the City Council of the City of Chicago and to request that this body adopt the Resolution.

ADOPTED: _____

Exhibit A: Acquisition Parcels

EXHIBIT A

Address	Property Identification Number (PIN)	Vacant/Improved
968 S Wells Street	17-16-401-003	Improved - surface parking
976 W 9 th Street	17-16-416-004	Vacant

**City of Chicago
Department of Planning and Development**

**STAFF REPORT
TO THE
COMMUNITY DEVELOPMENT COMMISSION
REQUESTING ACQUISITION AUTHORITY
OCTOBER 8, 2024**

I. PROJECT IDENTIFICATION AND OVERVIEW

Property Address: 976 S. Wells Street & 968 S. Wells

Ward and Alderman: 34 – William Conway

Community Area: Loop

TIF District: Roosevelt/Clark

Requested Action: Acquisition Authority

Type of Property: vacant land and parking lot

II. PROPERTY DESCRIPTION

Address: 968 S. Wells Street & 1010 S Wells Street

Location: The property is generally bounded by 9th Street on the north, Wells Street on the east, Roosevelt Road on the south, and South Branch of the Chicago River on the west.

Property Identification Numbers: 17-16-401-003 & 17-16-416-004

Land Area: Approximately 15,000 SF

Current Use: *Currently the north parcel is a parking lot and the south parcel is vacant. The landowners are looking to put in apartment complexes on both pieces of property.*

Zoning: Residential

III. PURPOSE OF ACQUISITION

This is a residential neighborhood. The 2 lots we are requesting land acquisition are currently an open lot and a parking lot. The owner of both lots, Riverline J, LLC are looking to redevelop both lots into residential buildings. CDOT is looking to expand the ROW of Taylor Street to

accommodate the proposed bridge. There will be a 40 ROW acquisition and 10' permanent easement request on each side of the bridge.

The owners of the property are being corruptive but want the land acquisition to happen ASAP so they can move forward with their plans to redevelop.

IV. ACQUISITION PROCEDURES

CDOT requests that CDC recommend to the City Council the authority to acquire the indicated property. Should the department move to acquire the property, the City will offer to pay the owner no less than its fair market value. Only if an agreement cannot be reached will the City consider exercising its power of eminent domain.

In accordance with CDC policy established by the commission in 1998, a certified letter describing today's action has been sent to each taxpayer of record, and each known owner, two weeks in advance of this commission meeting. CDOT staff was available one hour before the meeting to discuss the action in person with the affected property owner. CDC policy requires that this staff report include a table profiling each of the acquisition parcels. The table can be found as an exhibit to this report. A sample copy of the notification letter is also included as an exhibit.

CDC policy also requires that an offer to acquire improved properties must be made within four years of the date of publication of the ordinance approving the acquisition. It is DPD policy that an offer to acquire vacant properties must be made within 10 years of the date of publication of the ordinance approving the acquisition. These sunset provisions are stated in the attached CDC resolution as required.

No relocation assistance is needed for the parcels to be acquired in accordance with the federal Uniform Relocation Act (URA).

V. CONFORMANCE WITH REDEVELOPMENT AREA PLAN

The acquisition property is in the Roosevelt/Clark TIF Redevelopment Project Area. The Illinois TIF Act empowers local governments to acquire property to achieve the goals and objectives of the TIF plan. The goals and objectives of the Roosevelt/Clark TIF plan include the redevelopment of underutilized vacant parcels along the South Branch of the Chicago River. Providing crosspoint along the river will make said land more desirable to become redeveloped.

VI. COMMUNITY SUPPORT

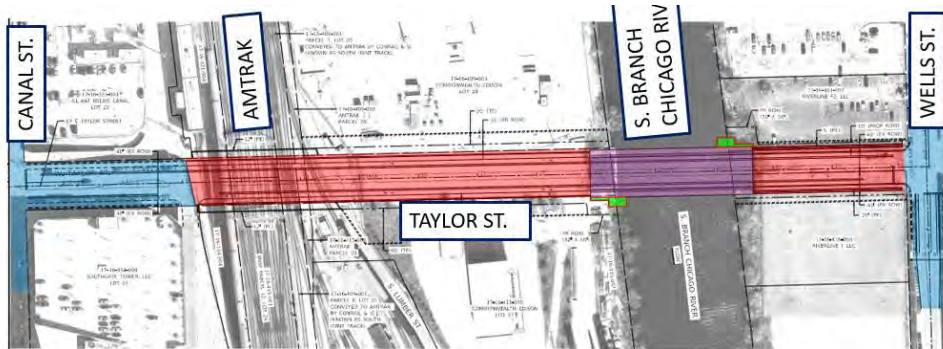
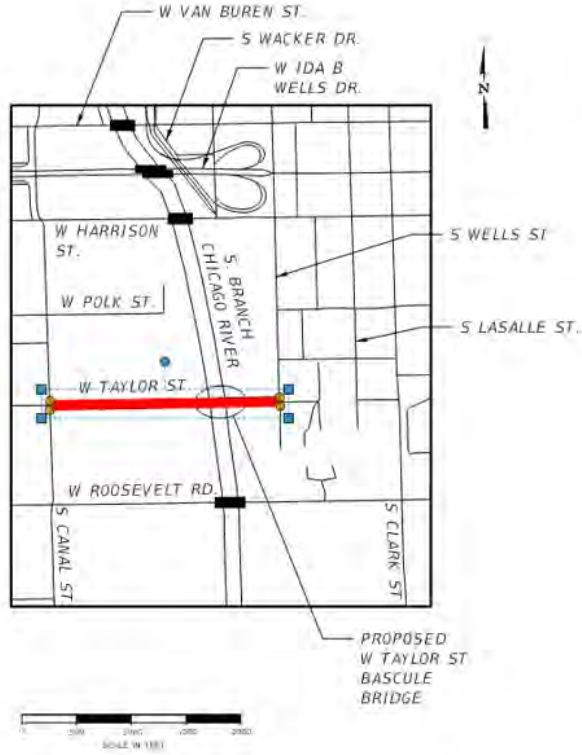
Alderman Conway endorses the action and has provided a letter of support (see exhibits for copy).

VII. RECOMMENDATION

The Chicago Department of Transportation (CDOT) recommends that the CDC approve the authority to acquire the property identified in this report.

EXHIBITS

Redevelopment Area Map



- Existing Pavement
- Proposed Viaduct
- Proposed Movable Bridge
- Proposed Bridge House

Neighborhood Map or Aerial



Sample Acquisition Notice

Sample Acquisition Authority Notification Letter

[This letter must be sent by certified mail two weeks prior to the CDC meeting.]

[DATE]

Riverline J, LLC
[RECIPIENT ADDRESS]
Chicago, IL 606XX

RE: 1010 S Wells Street
PIN: 17-16-416-004

Dear Property Owner/Taxpayer:

The Department of Transportation is seeking the authority to acquire the above referenced property, which is located within Roosevelt/Clark Redevelopment Project Area. Having the **authority** to acquire the property does not mean that the City **intends** to acquire it. It simply means that the City **may** purchase the property.

Be advised that a resolution requesting this authority will be presented to the Community Development Commission (CDC) at their October 8, 2024 Regular Meeting. The agenda for the meeting and corresponding staff reports on each agenda item will be available for public review on the CDC Website by 5PM the Friday before the meeting. The meeting can be viewed via live stream at the start of the meeting, by selecting "watch the online via livestream" on the CDC website at:

https://www.chicago.gov/city/en/depts/dcd/supp_info/community_developmentcommission.html

The commission will accept written comments on all agenda items submitted via email to cdc@cityofchicago.org up to twenty-four (24) hours prior to the commission meeting. Members of the public wishing to speak during the meeting must sign up in person prior to the start of the meeting, public speaking request forms are available 30 minutes prior to the start of the meeting.

If you have any questions regarding this matter, please contact Mayur Patel, at 312-742-7887 or mayur.patel2@cityofchicago.org.

Sincerely,

Moira Kent
Acting Deputy Commissioner, Bridge Section
cc: Dan Burke, Managing Deputy Commissioner
Mayur Patel, Project Manager

Alderman's Letter of Support



CITY OF CHICAGO



BILL CONWAY
ALDERMAN, 34TH WARD

September 19, 2024

Thomas Carney
Commissioner
Chicago Department of Transportation
2 N. La Salle St.
Suite 1100
Chicago, IL 60602

Re: Taylor St Bridge TIF Acquisition

Dear Commissioner Carney:

I am writing to express my support for the Department of Transportation's request for acquisition authority, including condemnation and quick-take eminent domain authority should they be required, for the properties located within the following address ranges, 976 S. Wells and 968 S Wells, which fall within the 34th Ward.

The authority to acquire these parcels is required to complete the Taylor Street Bridge Project. The additional land will allow for the bridge to have one lane in each direction along with a bike lane and space to access the bridge for maintenance and operations. This construction will best facilitate safer, less-congested traffic flow, improve connectivity across the river for all transportation modes and improve pedestrian connectivity. Subsequently, it is likely this improvement will promote new development in the area. As such, there are a significant public benefits resulting from the completion of this project.

Thank you for your department's assistance on this matter. Please contact my office with any questions.

Sincerely,

A handwritten signature in black ink that reads "William Conway".

William Conway
Alderman, 34th Ward

cc: Moira Kent, Anne Zhang