

**AN ORDINANCE OF THE CITY OF CHICAGO, ILLINOIS
DESIGNATING THE WEST GRAND REDEVELOPMENT
PROJECT AREA A REDEVELOPMENT PROJECT AREA
PURSUANT TO THE TAX INCREMENT ALLOCATION
REDEVELOPMENT ACT**

WHEREAS, it is desirable and in the best interest of the citizens of the City of Chicago, Illinois (the "City") for the City to implement tax increment allocation financing ("Tax Increment Allocation Financing") pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq. (1993), as amended (the "Act"), for a proposed redevelopment project area to be known as the West Grand Redevelopment Project Area (the "Area") described in Section 2 of this ordinance, to be redeveloped pursuant to a proposed redevelopment plan and project (the "Plan"); and

WHEREAS, pursuant to Sections 5/11-74.4-4 and 5/11-74.4-5 of the Act, the Community Development Commission (the "Commission") of the City, by authority of the Mayor and the City Council of the City (the "City Council," referred to herein collectively with the Mayor as the "Corporate Authorities") called a public hearing (the "Hearing") concerning approval of the Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Area on May 14, 1996; and

WHEREAS, the Plan and related eligibility report were made available for public inspection and review pursuant to Section 5/11-74.4-5(a) of the Act; notice of the Hearing was given pursuant to Section 5/11-74.4-6 of the Act; and a meeting of the joint review board (the "Board") was convened pursuant to Section 5/11-74.4-5(b) of the Act; and

WHEREAS, the Commission has forwarded to the City Council a copy of its Resolution 96-CDC-30, recommending to the City Council the designation of the Area as a redevelopment project area pursuant to the Act, among other things; and

WHEREAS, the Corporate Authorities have reviewed the Plan, the related eligibility report for the Area, testimony from the Hearing, if any, the recommendation of the Board, if any, the recommendation of the Commission and such other matters or studies as the Corporate Authorities have deemed necessary or appropriate to make the findings set forth herein, and are generally informed of the conditions existing in the Area; and

WHEREAS, the City Council has heretofore approved the Plan, which was identified in AN ORDINANCE OF THE CITY OF CHICAGO, ILLINOIS, APPROVING A REDEVELOPMENT PLAN FOR THE WEST GRAND REDEVELOPMENT PROJECT AREA; 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. The Area. The Area is legally described in Exhibit A attached hereto and incorporated herein. The street location (as near as practicable) for the Area is described in Exhibit B attached hereto and incorporated herein. The map of the Area is depicted on Exhibit C attached hereto and incorporated herein.

Section 3. Findings. The Corporate Authorities hereby make the following findings:

a. The Area includes only those contiguous parcels of real property and improvements thereon that are to be substantially benefited by proposed Plan improvements, as required pursuant to Section 5/11-74.4-4(a) of the Act;

b. As required pursuant to Section 5/11-74.4-3(p) of the Act:

(i) The Area is not less, in the aggregate, than one and one-half acres in size; and

(ii) Conditions exist in the Area that cause the Area to qualify for designation as a redevelopment project area and a conservation area as defined in the Act.

Section 4. Area Designated. The Area is hereby designated as a redevelopment project area pursuant to Section 5/11-74.4-4 of the Act.

Section 5. 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 6. Superseder. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 7. Effective Date. This ordinance shall be in full force and effect immediately upon its passage.

List of Attachments

Exhibit A: Legal description of the Area
Exhibit B: Street location of the Area
Exhibit C: Map of the Area

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**EXHIBIT A
LEGAL DESCRIPTION**

LOT 1 IN ROBERT VOLK'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 9, 1927 AS DOCUMENT NO. 9836413 TOGETHER WITH PART OF LOT 1 IN OWNERS DIVISION ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 1926 AS DOCUMENT NO. 9208703 TOGETHER WITH ADJOINING STREETS AND ALLEYS ALL IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 31 TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

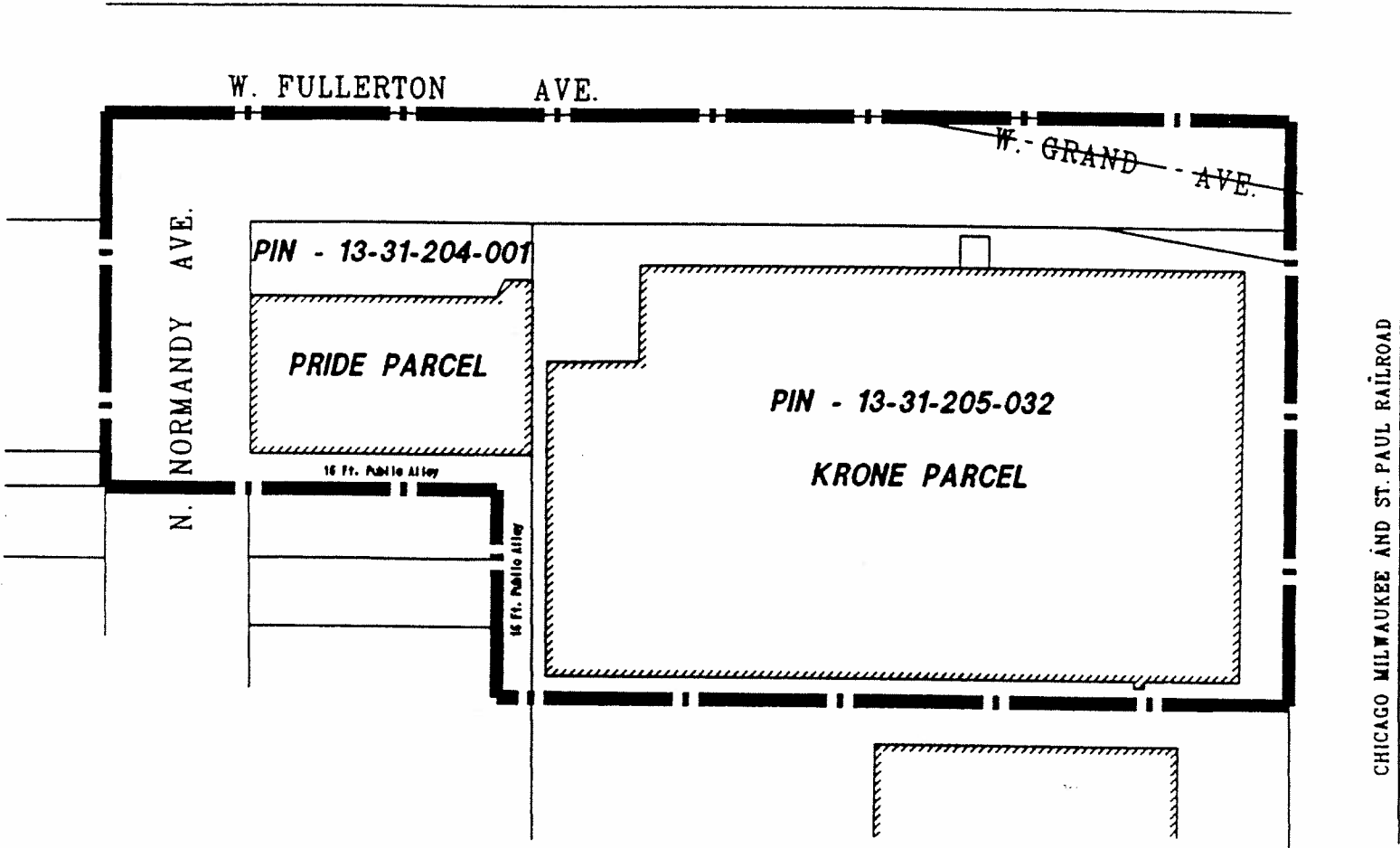
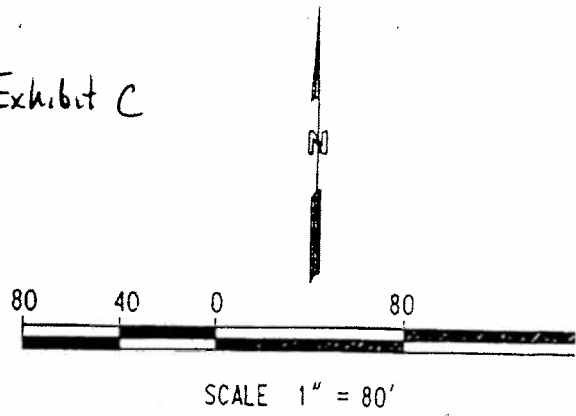
BEGINNING AT THE NORTHEAST CORNER OF LOT 24 IN ROBERT VOLK'S SUBDIVISION AFORESAID; THENCE ON AN ASSUMED AZIMUTH OF 359 DEGREES 18 MINUTES 07 SECONDS ALONG THE EAST LINE OF LOT 23 AND ITS NORTHERLY EXTENSION 174.01 FEET TO THE CENTERLINE OF FULLERTON AVENUE; THENCE ON AN AZIMUTH OF 90 DEGREES 00 MINUTES 31 SECONDS ALONG SAID CENTERLINE OF FULLERTON AVENUE 545.56 FEET TO THE WEST LINE OF THE EAST 50 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 31 AFORESAID; THENCE ON AN AZIMUTH OF 179 DEGREES 18 MINUTES 04 SECONDS ALONG SAID WEST LINE 270.09 FEET TO A LINE DRAWN 10 FEET SOUTH OF AND PARALLEL WITH THE SOUTH FACE OF THE BRICK WALL OF A ONE STORY BRICK BUILDING ON LOT 1 IN OWNERS SUBDIVISION AFORESAID; THENCE ON AN AZIMUTH OF 270 DEGREES 00 MINUTES 18 SECONDS ALONG SAID LINE 366.00 FEET TO THE WEST LINE OF THE EAST 416 FEET OF THE NORTHWEST QUARTER OF SECTION 31 AFORESAID; THENCE ON AN AZIMUTH OF 359 DEGREES 18 MINUTES 07 SECONDS ALONG SAID WEST LINE 96.10 FEET TO THE NORTHEAST CORNER OF LOT 2 IN ROBERT VOLK'S SUBDIVISION AFORESAID; THENCE ON AN AZIMUTH OF 270 DEGREES 00 MINUTES 31 SECONDS ALONG SAID NORTH LINE AND ITS WESTERLY EXTENSION 179.56 FEET TO THE POINT OF BEGINNING, CONTAINING 2.986 ACRES OF LAND.

Exhibit 8

Street Boundary Description of Area

The Area is bounded by West Grand/West Fullerton Avenue on the north, a public alley and private roadway easement on the south, the Chicago Milwaukee and St. Paul Railroad on the east, and Normandy Avenue on the west.

Exhibit C



LEGEND :

 PROJECT BOUNDARY

MAP 1

PROJECT BOUNDARY / PARCEL MAP

N. NORMANDY AVE. AND W. FULLERTON AVE.

MACKIE CONSULTANTS, INC.

9575 W. HIGGINS ROAD, SUITE 500, ROSEMONT, IL 60018
 PHONE 708-696-1400 FAX 708-696-1410

PROJECT

DATE

BY

Document No. 096 - 1005

PASSED by the City Council of the City of Chicago and deposited in the office of the City Clerk of said City.

JUN 10 1996

James J. Lake
City Clerk

City of Chicago

APPROVED:

Luan A. Orr
CORPORATION COUNSEL

APPROVED:

Richard Daley
Mayor

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