

DESIGNATION OF WEST IRVING PARK REDEVELOPMENT
PROJECT AREA AS TAX INCREMENT
FINANCING DISTRICT.

The Committee on Finance submitted the following report:

CHICAGO, January 12, 2000.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance designating the West Irving Park Redevelopment Area as a redevelopment project area, 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 a viva voce vote of the members of the committee.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman O'Connor, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Dixon, Beale, Pope, Balcer, Frias, Olivo, Thomas, Coleman, Peterson, Murphy, Rugai, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matlak, Colom, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Hansen, Shiller, Schulter, M. Smith, Moore, Stone -- 46.

Nays -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

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. (1996 Bar Edition), as amended (the "Act"), for a proposed redevelopment project area to be known as the West Irving Park 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", with the Mayor and the City Council being collectively defined herein 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 November 9, 1999; and

WHEREAS, The Plan (including the related eligibility study attached thereto as an exhibit) was 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 99-CDC-184, 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 (including the related eligibility study for the Area attached thereto as an exhibit), 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 Irving Park 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 (1½) 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.

[Exhibit "C" referred to in this ordinance
printed on page 22867 of this Journal.]

Exhibits "A" and "B" referred to in this ordinance read as follows:

Exhibit "A".

Legal Description Of Area.

West Irving Park Redevelopment Area.

All that part of Sections 16, 17, 19, 20 and 21, Township 40 North, Range 13 East of the Third Principal Meridian bounded and described as follows:

beginning at the point of intersection of the west line of North Normandy Avenue with the centerline of West Irving Park Road, said centerline of West Irving Park Road being the north line of Section 19, Township 40 North, Range 13 East of the Third Principal Meridian and the south line of Section 18, Township 40 North, Range 13 East of the Third Principal Meridian and running; thence east along said centerline of West Irving Park Road to the centerline of North Narragansett Avenue, said centerline of North Narragansett Avenue being also the west line of Section 17, Township 40 North, Range 13 East of the Third Principal Meridian and the east line of Section 18, Township 40 North, Range 13 East of the Third Principal Meridian; thence north along said centerline of North Narragansett Avenue to the westerly extension of the north line of West Cuyler Avenue as said north line of West Cuyler Avenue is located in the west half of the southwest quarter of Section 17, Township 40 North, Range 13 East of the Third Principal Meridian; thence east along said westerly extension and along said north line of West Cuyler Avenue to the northerly extension of the west line of Lot 15 in the subdivision of Block 2 in Lyman D. Hammond's Subdivision of the south one-eighth of the west half of the southwest quarter of Section 17, Township 40 North, Range 13 East of the Third Principal Meridian, said west line of Lot 15 in the subdivision of Block 2 in Lyman D. Hammond's Subdivision being also the east line of the alley east of North Narragansett Avenue; thence south along said northerly extension and the west line of Lot 15 in the subdivision of Block 2 in Lyman D. Hammond's Subdivision to the south line of said Lot 15, said south line of said Lot 15 being also the north line of the alley north of West Irving Park Road; thence east along said north line of the alley north of West Irving Park Road to the east line of North McVicker Avenue; thence south along said east line of North McVicker Avenue to the north line of West Irving Park Road; thence east along said north line of West Irving Park Road to the east line of the west 14 feet of Lot 15 in W. H. Eldred's Boulevard Subdivision of the east half of the east half of the northeast quarter of the southwest quarter of Section 17, Township 40 North, Range 13 East of the Third Principal Meridian; thence north along said east line of the west 14 feet of Lot 15 in W. H. Eldred's Boulevard Subdivision and along the northerly extension thereof to the south line of Lot 18 in said W. H. Eldred's Boulevard Subdivision, said south line of Lot

18 in said W. H. Eldred's Boulevard Subdivision being also the north line of the alley north of West Irving Park Road; thence east along said north line of the alley north of West Irving Park Road to the west line of the east 8 feet of Lot 18 in W. H. Eldred's Boulevard Subdivision of the east half of the east half of the northeast quarter of the southwest quarter of Section 17, Township 40 North, Range 13 East of the Third Principal Meridian, said west line of the east 8 feet of Lot 18 in W. H. Eldred's Boulevard Subdivision being also the west line of the alley west of North Austin Avenue; thence north along said west line of the alley west of North Austin Avenue to the north line of said Lot 18 in W. H. Eldred's Boulevard Subdivision, said north line of Lot 18 being also the north line of the alley north of West Irving Park Road; thence east along said north line of the alley north of West Irving Park Road to the west line of North Austin Avenue; thence south along said west line of North Austin Avenue to the westerly extension of the south line of Lot 26 in Block 13 in McIntosh Brothers' Irving Park Boulevard Addition to Chicago, a subdivision of the west half of the southeast quarter of Section 17, Township 40 North, Range 13 East of the Third Principal Meridian, said south line of Lot 26 in Block 13 in McIntosh Brothers' Irving Park Boulevard Addition to Chicago being also the north line of the alley north of West Irving Park Road; thence east along said north line of the alley north of West Irving Park Road to the northerly extension of the east line of Lot 24 in Block 15 in McIntosh Brothers' Irving Park Boulevard Addition to Chicago, a subdivision of the west half of the southeast quarter of Section 17, Township 40 North, Range 13 East of the Third Principal Meridian; thence south along said northerly extension and the east line of Lot 24 in Block 15 in McIntosh Brothers' Irving Park Boulevard Addition to Chicago to the north line of West Irving Park Road; thence east along said north line of West Irving Park Road to the east line of Lot 20 in said Block 15 in McIntosh Brothers' Irving Park Boulevard Addition to Chicago; thence north along said east line of Lot 20 in Block 15 in McIntosh Brothers' Irving Park Boulevard Addition to Chicago and along the northerly extension thereof to the south line of Lot 15 in said Block 15 in McIntosh Brothers' Irving Park Boulevard Addition to Chicago, said south line of Lot 15 being also the north line of the alley north of West Irving Park Road; thence east along said north line of the alley north of West Irving Park Road to the northerly extension of the east line of Lot 18 in said Block 15 in McIntosh Brothers' Irving Park Boulevard Addition to Chicago; thence south along said northerly extension and the east line of Lot 18 in Block 15 in McIntosh Brothers' Irving Park Boulevard Addition to Chicago to the north line of West Irving Park Road; thence east along said north line of West Irving Park Road to the west line of North Monitor Avenue; thence north along said west line of North Monitor Avenue to the westerly extension of the south line of Lot 26 in Block 16 in said McIntosh Brothers' Irving Park Boulevard Addition to Chicago, said south line of Lot 26 being also the north line of the alley north of West Irving Park Road; thence east along said westerly extension and the north line of the alley north of West Irving Park Road to the west line of North Central Avenue; thence north along said west

line of North Central Avenue to the north line of West Berteau Avenue; thence west along said north line of West Berteau Avenue to the southerly extension of the east line of Lot 48 in Thomas A. Catino and Son's First Addition to Portage Park Gardens Subdivision, a subdivision of part of the east half of the north 30 acres of the south 60 acres of the east half of the southeast quarter of Section 17, Township 40 North, Range 13 East of the Third Principal Meridian lying north of the north line of West Berteau Avenue, as opened by the City of Chicago by ordinance passed January 28, 1918 and order of possession entered October 19, 1926, recorded July 14, 1950 as Document Number 14851360; said east line of Lot 48 being also the west line of the alley west of North Central Avenue; thence north along said southerly extension and along the west line of the alley west of North Central Avenue to the north line of Lot 9 in Block 1 in Kate J. Cratty's Subdivision of the northeast quarter of the northeast quarter of the southeast quarter of Section 17, Township 40 North, Range 13 East of the Third Principal Meridian, said north line of Lot 9 being also the south line of the alley south of West Montrose Avenue; thence west along said south line of the alley south of West Montrose Avenue to the southerly extension of the east line of Lot 20 in said Block 1 in Kate J. Cratty's Subdivision; thence north along said southerly extension and the east line of Lot 20 in said Block 1 in Kate J. Cratty's Subdivision and along the northerly extension thereof to the north line of West Montrose Avenue; thence east along said north line of West Montrose Avenue to the west line of North Parkside Avenue; thence north along said west line of North Parkside Avenue to the westerly extension of the south line of Lot 30 in Britigan's Second Addition to Portage Park, a resubdivision of Lots 1 to 25 of Block 1, Lots 16 to 40 of Block 2, Lots 1 to 40 of Block 3, Lots 1 to 40 of Block 4 of Montrose Manor and Lots 26 to 28 and 33 to 38 of the resubdivision of Lots 26 to 40 of Block 1 in Montrose Manor and Lots 1, 8 and 9 of the resubdivision of Lots 1 to 15 of Block 2 in Montrose Manor, said south line of Lot 30 in Britigan's Second Addition to Portage Park being also the north line of the alley north of West Montrose Avenue; thence east along said westerly extension to the east line of North Parkside Avenue; thence south along said east line of North Parkside Avenue to the north line of West Montrose Avenue; thence east along said north line of West Montrose Avenue to the west line of the east 3.00 feet of Lot 28 in said Britigan's Second Addition to Portage Park; thence north along said west line of the east 3.00 feet of Lot 28 in said Britigan's Second Addition to Portage Park and along the northerly extension thereof to the south line of Lot 30 in said Britigan's Second Addition to Portage Park, said south line of Lot 30 being also the north line of the alley north of West Montrose Avenue; thence east along said south line of Lot 30 in Britigan's Second Addition to Portage Park to the east line of said Lot 30, said east line of Lot 30 being also the west line of the alley west of North Central Avenue; thence north along said west line of the alley west of North Central Avenue to the westerly extension of the north line of Lot 16 in said Britigan's Second Addition to Portage Park; thence east along said westerly extension and the north line of Lot 16 in said Britigan's Second Addition

to Portage Park and along the easterly extension thereof to the [west] *east* line of North Central Avenue; thence north along said [west] *east* line of North Central Avenue to the north line of West Agatite Avenue; thence east along said north line of West Agatite Avenue to the northerly extension of the west line of Lot 46 in Block 3 in William H. Britigan's First Addition to Portage Park, a resubdivision of Lots 4, 5, 13 and 14 of Block 1, Lots 2, 3 and 6 to 17, inclusive, of Block 2, and Lots 1 to 31, inclusive, and Lot 3A of Block 3 of Bryant and Boswell's Subdivision of the west one-third of the south half of Lot 6 in School Trustees' Subdivision and Block 3 in Dymond's Homestead Subdivision in the west half of the northwest quarter of Section 16, Township 40 North, Range 13 East of the Third Principal Meridian, said west line of Lot 46 in Block 3 in William H. Britigan's First Addition to Portage Park being also the east line of the alley east of North Central Avenue; thence south along said northerly extension of the west line of Lot 46 in Block 3 in William H. Britigan's First Addition to Portage Park to the south line thereof, said south line of Lot 46 being also the north line of the alley north of West Montrose Avenue; thence east along said north line of the alley north of West Montrose Avenue to the northerly extension of the east line of Lot 9 in said William H. Britigan's First Addition to Portage Park; thence south along said northerly extension and the east line of Lot 9 in said William H. Britigan's First Addition to Portage Park to the north line of West Montrose Avenue; thence [east] *west* along said north line of West Montrose Avenue to [the east line of North Long Avenue;] *to the northerly extension of the east line of Lot 31 in Gardener's Portage Park Addition to Chicago, a subdivision of the north half of Lot 7 and part of the north half of Lot 8 in School Trustees' Subdivision of Section 16, Township 40 North, Range 13 East of the Third Principal Meridian; thence south along said northerly extension and the east line of Lot 31 in Gardener's Portage Park Addition to Chicago and along the southerly extension thereof to the north line of Lots 90 and 91 in said Gardener's Portage Park Addition to Chicago, said north line of Lots 90 and 91 being also the south line of the alley south of West Montrose Avenue; thence west along said south line of the alley south of West Montrose Avenue to the southerly extension of the west line of the east 15 feet of Lot 48 in said Gardener's Portage Park Addition to Chicago; thence north along said southerly extension and the west line of the east 15 feet of Lot 48 in said Gardener's Portage Park Addition to Chicago to the south line of West Montrose Avenue; thence west along said south line of West Montrose Avenue to the west line of Lot 50 in said Gardener's Portage Park Addition to Chicago; thence south along said west line of Lot 50 in said Gardener's Portage Park Addition to Chicago and along the southerly extension thereof to the north line of Lots 70 and 71 in said Gardener's Portage Park Addition to Chicago, said north line of Lots 70 and 71 being also the south line of the alley south of West Montrose Avenue; thence west along said south line of the alley south of West Montrose Avenue to the west line of Lot 66 in said Gardener's Portage Park Addition to Chicago, said west line of Lot 66 being also the east line of the alley east of North Central Avenue; thence south along said*

east line of the alley east of North Central Avenue to the easterly extension of the south line of Lot 300 in said Gardener's Portage Park Addition to Chicago; thence west along said easterly extension and the south line of Lot 300 in Gardener's Portage Park Addition to Chicago to the east line of North Central Avenue; thence south along said east line of North Central Avenue to the north line of West Hutchinson Street; thence east along said north line of West Hutchinson Street to the northerly extension of the west line of Lot 375 in said Gardener's Portage Park Addition to Chicago, said west line of Lot 375 being also the east line of the alley east of North Central Avenue; thence south along said northerly extension and the east line of the alley east of North Central Avenue to the north line of West Berteau Avenue; thence east along said north line of West Berteau Avenue to the east line of North Long Avenue; thence south along said east line of North Long Avenue to the south line of Lot 57 in the resubdivision of the north half of Block 9 and all of Block 10 and the vacated alley therein of Gardner's Second Addition to Montrose in the east half of the southwest quarter of Section 16, Township 40 North, Range 13 East of the Third Principal Meridian, said south line of Lot 57 being also the north line of the alley north of West Irving Park Road; thence west along the westerly extension of said north line of the alley north of West Irving Park Road to the west line of North Long Avenue; thence south along said west line of North Long Avenue to the north line of Lot 20 in Block 1 in Britton Land Company's Resubdivision of Lots 1 to 4 in David L. Frank's Subdivision of Lot 1 in the subdivision of the east half of the west half of the northwest quarter of Section 21, Township 40 North, Range 13 East of the Third Principal Meridian, said north line of Lot 20 in Block 1 in Britton Land Company's Resubdivision being also the south line of the alley south of West Irving Park Road; thence west along said south line of the alley south of West Irving Park Road to the southerly extension of the east line of Lot 4 in said Block 1 in Britton Land Company's Resubdivision; thence north along said southerly extension and the east line of Lot 4 in Block 1 in Britton Land Company's Resubdivision to the south line of West Irving Park Road; thence west along said south line of West Irving Park Road to the west line of said Lot 4 in Block 1 in Britton Land Company's Resubdivision; thence south along said west line of Lot 4 in Block 1 in Britton Land Company's Resubdivision and along the southerly extension thereof to the north line of Lots 16 and 17 in said Block 1 in Britton Land Company's Resubdivision, said north line of Lots 16 and 17 being also the south line of the alley south of West Irving Park Road; thence west along said south line of the alley south of West Irving Park Road to the east line of North Linder Avenue; thence south along said east line of North Linder Avenue to the easterly extension of the north line of Lot 23 in Block 1 in Britton Land Company's Subdivision in the west half of the northwest quarter of the northwest quarter of Section 21, Township 40 North, Range 13 East of the Third Principal Meridian, said north line of Lot 23 in Block 1 in Britton Land Company's Subdivision being also the south line of the alley south of West Irving Park Road; thence west along said south line of the alley south of West Irving Park Road to the east line of Lot

38 in said Block 1 in Britton Land Company's Subdivision, said east line of Lot 38 being also the west line of the alley east of North Central Avenue; thence north along said west line of the alley east of North Central Avenue to the centerline of the vacated alley lying north of and adjacent to Lot 38 in said Block 1 in Britton Land Company's Subdivision; thence west along said centerline of the vacated alley lying north of and adjacent to Lot 38 in said Block 1 in Britton Land Company's Subdivision to the east line of North Central Avenue; thence south along said east line of North Central Avenue to the north line of West Dakin Street; thence east along said north line of West Dakin Street to the northerly extension of the west line of Lot 11 in Block 2 in said Britton Land Company's Subdivision, said west line of Lot 11 being also the east line of the alley east of North Central Avenue; thence south along said northerly extension and the east line of the alley east of North Central Avenue to the south line of West Berenice Avenue; thence west along said south line of West Berenice Avenue to the west line of Lot 17 in Fred Buck's Second Portage Park Addition, a subdivision in the west half of the northwest quarter of Section 21, Township 40 North, Range 13 East of the Third Principal Meridian; thence south along said west line of Lot 17 in Fred Buck's Second Portage Park Addition and the southerly extension thereof to the north line of Lot 16 in Block 1 in Fred Buck's Subdivision in the north three-quarters of the west half of the west half of the northwest quarter of Section 21, Township 40 North, Range 13 East of the Third Principal Meridian, said north line of Lot 16 being also the south line of the alley north of West Grace Street; thence west along said south line of the alley north of West Grace Street and along the westerly extension thereof to the west line of North Central Avenue; thence north along said west line of North Central Avenue to the north line of Lot 4 in Block 2 in Martin Luther College Subdivision of the north half of the northeast quarter of Section 20, Township 40 North, Range 13 East of the Third Principal Meridian; thence west along said north line of Lot 4 in Block 2 in Martin Luther College Subdivision and along the westerly extension thereof to the east line of Lot 46 in said Block 2 in Martin Luther College Subdivision, said east line of Lot 46 being also the west line of the alley west of North Central Avenue; thence north along said west line of the alley west of North Central Avenue to the north line of Lot 6 in Block 1 in Martin Luther College Subdivision of the north half of the northeast quarter of Section 20, Township 40 North, Range 13 East of the Third Principal Meridian, said north line of Lot 6 in Block 1 in Martin Luther College Subdivision being also the south line of the alley south of West Irving Park Road; thence west along said south line of the alley south of West Irving Park Road to the southerly extension of the east line of Lot 40 in said Block 1 in Martin Luther College Subdivision; thence north along said southerly extension and the east line of Lot 40 in said Block 1 in Martin Luther College Subdivision to the south line of West Irving Park Road; thence west along said south line of West Irving Park Road to the west line of said Lot 40 in Block 1 in Martin Luther College Subdivision; thence south along said west line of Lot 40 in Block 1 in Martin Luther College Subdivision and along the southerly extension thereof to the north

line of Lot 8 in said Block 1 in Martin Luther College Subdivision, said north line of Lot 8 being also the south line of the alley south of West Irving Park Road; thence west along said south line of the alley south of West Irving Park Road to the southerly extension of the east line of Lot 37 in said Block 1 in Martin Luther College Subdivision; thence north along said southerly extension and the east line of Lot 37 in said Block 1 in Martin Luther College Subdivision to the south line of West Irving Park Road; thence west along said south line of West Irving Park Road to the west line of said Lot 37 in Block 1 in Martin Luther College Subdivision; thence south along said west line of said Lot 37 in Block 1 in Martin Luther College Subdivision and along the southerly extension thereof to the north line of Lot 11 in said Block 1 in Martin Luther College Subdivision, said north line of Lot 11 being also the south line of the alley south of West Irving Park Road; *thence west along said south line of the alley south of West Irving Park Road to the southerly extension of the east line of Lot 12 in Block 8 in said Martin Luther College Subdivision in the east half of the northeast quarter of Section 20, Township 40 North, Range 13 East of the Third Principal Meridian.*

Exhibit "B".

Street Location Of Area.

The West Irving Park Redevelopment Project Area generally includes the properties that flank West Irving Park Road from North Normandy Avenue on the west to North Long Avenue on the east; North Central Avenue, from West Berenice Avenue on the south to West Agatite Avenue on the north; and West Montrose Avenue, from North Parkside Avenue on the west to North Long Avenue on the east.

~~ADOPTION OF TAX INCREMENT ALLOCATION FINANCING FOR
WEST IRVING PARK REDEVELOPMENT PROJECT AREA.~~

~~The Committee on Finance submitted the following report:~~

~~(Continued on page 22857)~~