

DESIGNATION OF HARLEM INDUSTRIAL PARK CONSERVATION  
AREA AS TAX INCREMENT FINANCING DISTRICT.

The Committee on Finance submitted the following report:

CHICAGO, March 14, 2007.

*To the President and Members of the City Council:*

Your Committee on Finance, having had under consideration an ordinance designating the Harlem Industrial Park Conservation Area as an industrial park conservation 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 Burke, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen Flores, Haithcock, Preckwinkle, Hairston, Lyle, Beavers, Harris, Beale, Pope, Balcer, Cárdenas, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Lane, Rugai, Troutman, Brookins, Muñoz, Zalewski, Chandler, Solis, Ocasio, E. Smith, Carothers, Reboyras, Suarez, Matlak, Mell, Austin, Colón, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Tunney, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 48.

*Nays* -- None.

Alderman Natarus 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 interests 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 Industrial Jobs Recovery Law, 65 ILCS 5/11-74.6-1, et seq., as amended (the "Act"), for a proposed redevelopment project area to be known as the Harlem Industrial Park Conservation 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 5/11-74.6-15 and 5/11-74.6-22 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 December 12, 2006; and

WHEREAS, The Plan was made available for public inspection and review pursuant to Section 5/11-74.6-22(a) of the Act; notice of the Hearing was given pursuant to Section 5/11-74.6-25 of the Act; and a meeting of the Joint Review Board (the "Board") was convened pursuant to Section 5/11-74.6-22(b) of the Act; and

WHEREAS, The Commission has forwarded to the City Council a copy of its Resolution 06-CDC-107, 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, 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 Harlem Industrial Park Conservation 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 benefitted by proposed Plan improvements, as required pursuant to Section 5/11-74.6-15(a) of the Act;

b. as required pursuant to Section 5/11-74.6-10(n) of the Act:

(i) the Area is a contiguous area that 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 an industrial park conservation area as defined in the Act.

**SECTION 4. Area Designated.** The Area is hereby designated as a redevelopment project area pursuant to Section 5/11-74.6-15 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 99335 of this *Journal*.]

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

*Exhibit "A".*

*Legal Description.*

That part of the southwest quarter, the southeast quarter and the northwest quarter of Section 18 and the northeast quarter and the northwest quarter of Section 19, Township 38 North, Range 13 and the southeast quarter of Section 13 and the northeast quarter of Section 24, Township 38 North, Range 12, East of the Third Principal Meridian, in the City of Chicago, Cook County, Illinois, more particularly described as follows:

beginning at a point 60 feet west of the east line of aforesaid northeast quarter of Section 24, Township 38 North, Range 12 and 60 feet south of the north line of said northeast quarter of Section 24; thence northward across West 63<sup>rd</sup> Street to a point 60 feet west of the east line of aforesaid southeast quarter of Section 13, Township 38 North, Range 12 and 50 feet north of the south line of said southeast quarter of Section 13, said point also being on the west line of South Harlem Avenue (as widened); thence northward along a line 60 feet west and parallel with the east line of said southeast quarter of Section 13 to the north line of Lot 197 in Frederick H. Bartlett's Argo Park Subdivision according to the plat thereof recorded December 18, 1915 as Document Number 5772916; thence westward along said north line of Lot 197 to a point 110 feet west of the east line of said southeast quarter of Section 13; thence northeasterly to a point on the north line of Lot 192 in said Frederick H. Bartlett's Argo Park Subdivision, 80 feet west of the east line of said southeast quarter of Section 13; thence northward across West 62<sup>nd</sup> Street to a point on the south line of Lot 155 in said Frederick H. Bartlett's Argo Park Subdivision, 70 feet west of the east line of said southeast quarter of Section 13; thence northward to a point on the north line of Lot 148 in said Frederick H. Bartlett's Argo Park Subdivision, 60 feet west of the east line of said southeast quarter of Section 13; thence eastward along said north line of Lot 148 a distance of 10 feet; thence northward along a line 50 feet west and parallel with the east line of said southeast quarter of Section 13 to a line (extended west) 18 feet south and parallel with the south

line of Lot 6 of Fredrick H. Bartlett's West 59<sup>th</sup> Street Subdivision according to the plat thereof recorded April 17, 1925 as Document Number 8848471; thence eastward along said line to the east line of South Sayre Avenue; thence northward along said east line, 18.00 feet to the north line of Indian Harbor Belt Railroad; thence eastward along the north line of said Indian Harbor Railroad to the west line of the west 110 feet (as measured on the south line) of the east 218.22 feet of the west 418.22 feet of that part of the west half of the east half of the said southwest quarter of Section 18; thence northward along said west line of the west 110 feet to the north line of 66 foot wide West 59<sup>th</sup> Street; thence eastward along the north line of said West 59<sup>th</sup> Street to the east line (extended north) of South New England Avenue; thence southward along said east line to the north line of Indian Harbor Belt Railroad; thence eastward along said north line of Indian Harbor Belt Railroad to the west line of the west half of the southeast quarter of aforesaid Section 13; thence southward along said west line to the north line (extended west) of Lot 10 of Block 5 in Frederick H. Bartlett's 63<sup>rd</sup> Street Industrial District Subdivision, according to the plat thereof recorded May 19, 1916 as Document Number 5872331; thence eastward along said north line to the northwest corner (northeast corner of said Lot 10) of Lot 1 in MacNuta Resubdivision of said Block 5; thence southward along the west line of said Lot 1 to the southwest corner of said Lot 1; thence eastward along south line of said Lot 1 to the west line of Lot 2 in MacNuta Resubdivision; thence southward along the west line of said Lot 2 to the southwest corner of said Lot 2; thence westward to the northwest corner of Lot 3 in said Block 5 of Frederick H. Bartlett's 63<sup>rd</sup> Street Industrial District; thence westward across a 16 foot wide public alley to the southeast corner of Lot 9 in said Block 5; thence westward along the south line of said Lot 9 to the east of South Oak Park Avenue; thence southward along (east line of South Oak Park Avenue) a line 33 feet east and parallel with the west line of the west half of the said southeast quarter of Section 18 to the south line of 66 foot wide West 60<sup>th</sup> Street; thence eastward along the south line of said West 60<sup>th</sup> Street to the east line of a 16 foot wide public alley (east of South Oak Park Avenue); thence southward along the east line of said public alley to the north line of West 61<sup>st</sup> Street; thence westward along the north line of said West 61<sup>st</sup> Street to the east line of South Oak Park Avenue; thence southward along the east line of said South Oak Park Avenue to the north line of Lot 31 in Block 13 in aforesaid Frederick H. Bartlett's 63<sup>rd</sup> Street Industrial District; thence eastward along said north line of Lot 31 (extended east) to the east line of a 16 foot wide public alley, east of South Oak Park Avenue; thence southward along the east line of said 16 foot wide public alley to the south line (extended east) of Lot 26 in Block 20 in said Frederick H. Bartlett's 63<sup>rd</sup> Street Industrial District; thence westward along said south line of Lot 26 to the east line of South Oak Park Avenue; thence southward along the east line (extended south) of South Oak Park Avenue to the south line of West 63<sup>rd</sup> Street; thence westward along the south line of said West 63<sup>rd</sup> Street to the east line (extended south) of Burke's

Subdivision, according to the plat thereof recorded January 17, 1980 as Document Number 25324621 in aforesaid east half of the southwest quarter of Section 18, Township 38 North, Range 13; thence northward along said east line of Burke's Subdivision to the northeast corner of said Burke's Subdivision; thence westward along the north line of said Burke's Subdivision to the northwest corner of said Burke's Subdivision; thence southward along the west line (extended south) of said Burke's Subdivision to the south line of West 63<sup>rd</sup> Street; thence westward along the south line of said West 63<sup>rd</sup> Street to a line (extended south) 288.35 feet west and parallel with the west line of South Sayre Avenue; thence northward along said extended line to the south line of a vacated alley, north of West 63<sup>rd</sup> Street; thence eastward along said south line of the vacated alley to a line 285.59 feet west and parallel with said South Sayre Avenue; thence northward along said line (extended north) to the north line of West 62<sup>nd</sup> Place; thence westward along the north line (extended west) of said West 62<sup>nd</sup> Place to the northwesterly line of South Gullikson Road; thence southwesterly along the northwesterly line of said South Gullikson Road to the south line of the north half of Lot 1 in Block 63 in Frederick H. Bartlett's Chicago Highlands Subdivision according to the plat thereof recorded April 4, 1922 as Document Number 7451463, in the west half of the southwest quarter of said Section 18, Township 38 North, Range 13; thence westward along said south line of the north half of Lot 1 to the southeasterly line of the 125 foot wide Belt Railroad; thence southwesterly along the southeasterly line of said Belt Railroad to the north line of West 63<sup>rd</sup> Street, said north line being 60 feet north of the south line of the west half of the southwest quarter of said Section 18; thence southward across West 63<sup>rd</sup> Street perpendicular to said north line of West 63<sup>rd</sup> Street to the south line of said West 63<sup>rd</sup> Street; thence westward along said south line of West 63<sup>rd</sup> Street to the west line of the west half of the northwest quarter of aforesaid Section 19, Township 38 North, Range 13; thence westward across South Harlem Avenue to the point of beginning, all in Cook County, Illinois.

*Exhibit "B".*

*Street Boundary Description Of The Area.*

The Harlem I.P.C.A. is generally bounded by West 63<sup>rd</sup> Street on the south, South Oak Park Avenue on the east, West 59<sup>th</sup> Street on the north and South Harlem Avenue on the west.

*Exhibit "C".*

*Map Of The Area.*

