

DESIGNATION OF GALEWOOD/ARMITAGE INDUSTRIAL
REDEVELOPMENT PROJECT AREA AS TAX
INCREMENT FINANCING DISTRICT.

The Committee on Finance submitted the following report:

CHICAGO, July 7, 1999.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance designating the Galewood/Armitage Industrial Redevelopment Project 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 Burke, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Granato, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Dixon, Beale, Pope, Balcer, Frias, Olivo, Burke, Thomas, Coleman, Peterson, Murphy, Rugai, Troutman, DeVille, Munoz, Zalewski, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matlak, Mell, Austin, Colom, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Hansen, Levar, Shiller, M. Smith, Moore -- 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 Galewood/Armitage Industrial Redevelopment Project Area (the "Area") described in Section 2 of this ordinance, to be developed 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 May 11, 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-76, 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 Galewood/Armitage Industrial 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 blighted 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 6332 of this Journal.]

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

Exhibit "A".

Legal Description.

That part of Sections 31, 32 and 33, Township 40 North, Range 13, East of the Third Principal Meridian, described as follows:

beginning at the intersection of the westerly right-of-way line of North Oak Park Avenue and the northeasterly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad; thence southeasterly on said northeasterly right-of-way line to the east line of the west half of the northeast quarter of said Section 31; thence north, along said east line of the west half of Section 31, to the westerly right-of-way line of a north/south railroad right-of-way of said Chicago, Milwaukee, St. Paul and Pacific Railroad; thence northerly on said westerly right-of-way to the southwesterly right-of-way line of Grand Avenue; thence southeasterly on said southwesterly right-of-way line to the easterly right-of-way line of Natchez Avenue; thence southerly on said easterly right-of-way line to the northerly line of Lot 7 in Block 5 of Grand Heights Subdivision, being a subdivision in the east half of the east half of the northeast quarter of said Section 31, Township 40 North, Range 13 East of the Third Principal Meridian; thence easterly on said northerly line to the westerly line of a north/south alley adjoining the easterly line of said Lot 7; thence southerly on said westerly alley line to the northerly line of Lot 4, Block 5 extended westerly; thence easterly on the westerly extension and the northerly line to the westerly right-of-way line of Nagle Avenue; thence southerly on said westerly right-of-way line to the southerly line of the northerly 46.00 feet of Lot 18, Block 4 in said Grand Heights Subdivision; thence easterly on said southerly line to the westerly right-of-way line of a north/south alley adjoining the easterly line of said Lot 18; thence northerly on said westerly alley line to the westerly extension of the northerly line of Lot 15, Block 4 in said Grand Heights Subdivision; thence easterly on said northerly line of Lot 15 to the westerly right-of-way line of Narragansett Avenue; thence northerly on said westerly right-of-way line to the northerly right-of-way line of Dickens Avenue extended westerly; thence easterly on said northerly right-of-way line extended westerly, the northerly right-of-way line and the northerly line extended easterly to the easterly right-of-way line of Melvina Avenue; thence southerly on said easterly right-of-way line to the northerly right-of-way line of Dickens Avenue; thence easterly on said northerly right-of-way line to the

westerly right-of-way line of North Moody Avenue; thence northerly on said westerly right-of-way line to the westerly extension of the northerly line of Lot 24, Block 9 in Grand Avenue Estates Subdivision, being a subdivision of part of the west half of the east half of the northwest quarter of Section 32, Township 40, Range 13; thence easterly on said northerly line to the easterly right-of-way line of a north/south alley in said Block 9; thence southerly on said easterly right-of-way line to said northerly right-of-way line of West Dickens Avenue; thence easterly on said northerly right-of-way line to the westerly right-of-way line of North Meade Avenue; thence northerly on said westerly right-of-way line to the westerly extension of the northerly line of Lot 39 in Block 4 in Grand Avenue Estates, being a subdivision (except the south 466 feet) of the east half of the northwest quarter of Section 32, Township 40, Range 13; thence easterly on said northerly line extension and the northerly line of said Lot 39 to the westerly right-of-way line of a north/south alley in said Block 4; thence northerly on said westerly alley line to the westerly extension of the northerly line of Lot 50 in said Block 4; thence easterly on said northerly line extended and the northerly line to the easterly right-of-way line of McVicker Avenue; thence southerly on said easterly right-of-way line to the northerly line of Lot 34 in Block 3 in said Grand Avenue Estates; thence easterly on said northerly line to the westerly right-of-way line of a north/south alley in said Block 3; thence northerly on said westerly alley line to the westerly extension of the northerly line of Lot 45 in said Block 3; thence easterly on the westerly extension and the northerly line to the easterly right-of-way of Austin Avenue; thence southerly on said easterly line to said northerly right-of-way line of Dickens Avenue; thence easterly on said northerly right-of-way line to the westerly right-of-way line of a north/south alley in Block 3 of Central Avenue Subdivision, being a subdivision in the east half of the northeast quarter of said Section 32, Township 40 North, Range 13 East, lying south of Grand Avenue; thence northerly on said westerly alley line to the northeasterly right-of-way line of a northwest/southeast alley; thence southeasterly on said northeasterly right-of-way line to the easterly right-of-way line of Major Avenue; thence southerly on said easterly right-of-way line to the northerly line of Lot 22, Block 2 in said Central Avenue Subdivision; thence easterly on said northerly line to the easterly right-of-way line of a north/south alley adjoining the easterly line of said Lot 22; thence southerly on said easterly right-of-way line to the northerly right-of-way line of Armitage Avenue; thence easterly on said northerly line of Armitage Avenue to the westerly right-of-way line of Parkside Avenue; thence northerly on said westerly right-of-way line to the northerly line of Lot 22, Block 1, extended westerly, in said Central Avenue Subdivision; thence easterly on said northerly line extended westerly, the northerly line and the northerly line extended easterly to the easterly right-of-way line of a north/south alley in said Block 1; thence southerly on said easterly alley line to said northerly right-of-way line of Armitage Avenue;

thence easterly on said northerly right-of-way line to the westerly right-of-way line of Central Avenue; thence northerly on said westerly right-of-way line to the southerly right-of-way line of Fullerton Avenue; thence easterly on said southerly right-of-way line to the easterly right-of-way line of Long Avenue; thence southerly on said easterly line to the northeasterly right-of-way line of Grand Avenue; thence southeasterly along said northeasterly right-of-way line to its intersection with a line that is perpendicular to the north line of the west half of the southeast quarter of said Section 33, said perpendicular line originating from an angle point in the southerly right-of-way line of Grand Avenue, said angle point being 125 feet northwest of the west line of Leclaire Avenue as measured along said southerly line of Grand Avenue (said west line of Leclaire Avenue being in the southeast quarter of said Section 33); thence south along said perpendicular line to said angle point in the southerly right-of-way line of Grand Avenue; thence southeasterly, along the southwestery right-of-way line of Grand Avenue to the northerly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad; thence easterly along said northerly right-of-way line to the west right-of-way line of Cicero Avenue; thence south, along said west line to the southerly line of said Chicago, Milwaukee, St. Paul and Pacific Railroad; thence westerly, along said southerly line to the southwestery line of Lot 21 in Block 4 of Lyford and Mann's Addition to Cragin of County Clerks Division of the east three quarters of Section 33, Township 40, Range 13; thence southeasterly on said southwestery line to the northerly extension of the easterly line of Lot 31 in Block 1 of W. W. Marcy's Resubdivision of Block 1 (except that part taken for Grand Avenue) of Block 2, all of Block 3 and Lots 26 through 41 of Block 4; thence southerly on said easterly line to the northerly line of an east/west alley in said Block 1; thence westerly on said northerly line to the northerly extension of the westerly line of a north/south alley in said Block 1; thence southerly on said northerly extension to the southerly line of said east/west alley in said Block 1; thence westerly on said southerly line to the easterly line of Lot 14 in said Block 1 of W. W. Marcy's Resubdivision; thence southerly on said easterly line and the easterly line extended southerly to the southerly right-of-way line of Bloomingdale Avenue; thence westerly on said southerly line to the easterly right-of-way line of North Leclaire Avenue; thence northerly on said easterly line to the said southerly right-of-way line of Chicago, Milwaukee, St. Paul and Pacific Railroad; thence westerly on said southerly line to the easterly right-of-way line of North Laramie Avenue; thence southerly on said easterly line to the southerly right-of-way line of an east/west alley in Dan Booth's Subdivision on the south twelve and three quarter acres of the northeast quarter of the southwest quarter of said Section 33, Township 40, Range 13; thence westerly on said southerly alley line to the westerly right-of-way line of Long Avenue; thence northerly on said westerly line to the southerly right-of-way line of an east/west alley in Block 1 in Mills & Son's North Avenue and

Central Avenue Subdivision in the southwest quarter of Section 33, Township 40 North, Range 13 East and in Mills & Sons' Subdivision of Lot 11 in Block 2 and Block 3, in Mills & Sons' Subdivision; thence westerly on said southerly alley line to the easterly line of Central Avenue; thence southerly on said easterly line to the southerly right-of-way line of Bloomingdale Avenue; thence westerly on said southerly right-of-way line to the westerly right-of-way line of Monitor Avenue; thence northerly on said westerly line to the northerly right-of-way line of an east/west alley in Block 1 in Mills & Sons' Subdivision Number 4 (except the west 53 feet and except the north 665 feet) part of Bloomingdale Avenue and with vacated Blocks 6, 7 and 18 of Peck's Addition to the southeast quarter; thence westerly on said northerly line to the easterly right-of-way line of Austin Avenue; thence southerly on said easterly line to the southerly line of Cortland Street; thence westerly on said southerly line to the easterly right-of-way line of McVicker Avenue; thence southerly on said easterly line to the said southerly line of Bloomingdale Avenue; thence westerly on said southerly line to the westerly right-of-way line of Merrimac Avenue; thence northerly on said westerly line to said southerly line of Cortland Street; thence westerly on said southerly line to the westerly right-of-way line of Nashville Avenue; thence northerly on said westerly line to the westerly extension of the northerly line of Lot 10 in A. Gale's Subdivision of the southeast quarter of Section 31 and the southwest quarter of Section 32, Township 40 North, Range 13 East of the Third Principal Meridian; thence easterly on said extension and northerly line of said Lot 10, 208.00 feet; thence northerly, on a curve, tangent to a line that is 208.00 feet east of and parallel to the west line of the northeast quarter of said Section 31, convex easterly, having a radius of 348.55 feet, an arc distance of 85.78 feet, to a point of tangency; thence northerly, along said tangent, 44.74 feet; thence northwesterly, along a curve, convex southerly, having a radius of 769.02 feet, a distance of 8.30 feet; thence northwardly along the arc of a circle, convex to the east and having a radius of 272.94 feet; a distance of 14.75 feet to a point of tangent which is 175.47 feet, measured perpendicularly east from the west line of the southeast quarter of the northeast quarter aforesaid; thence northwardly along a straight line, a distance of 24.27 feet to a point of curve which is 169.56 feet, measured perpendicularly, east from the west line of the south east quarter of the northeast quarter aforesaid; thence northwestwardly along the arc of a circle, convex to the northeast and having a radius of 272.94 feet, a distance of 97.63 feet to a point of compound curve which is 129.54 feet, measured perpendicularly, east from the west line of the southeast quarter of the northeast quarter aforesaid; thence northwestwardly along the arc of a circle, convex to the northeast and having a radius of 558.69 feet, a distance of 98.06 feet to a point of tangent which is 67.10 feet, measured perpendicularly, east from the west line of the southeast quarter of the northeast quarter aforesaid; thence northwestwardly along a straight line, a

distance of 26.85 feet to a point of curve which is 48.24 feet, measured perpendicularly, east from the west line of the southeast quarter of the northeast quarter aforesaid; thence northwestwardly along the arc of a circle, convex to the northeast and having a radius of 558.69 feet, to a point on said west line of the southeast quarter of the northeast quarter; thence north to the southwesterly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad; thence northwesterly on said southwesterly line to the westerly right-of-way line of Oak Park Avenue; thence northerly on said westerly right-of-way to the point of beginning, all in Cook County, Illinois.

Exhibit "B".

The Area is made up of thirty-eight (38) blocks and is generally bounded on the north by West Grand, West Dickens and West Fullerton Avenues; on the east by the north/south alley east of North Cicero Avenue; on the south by West Cortland Street and West Bloomingdale Avenue; and on the west by North Nashville Avenue and the Metra Railway.

~~ADOPTION OF TAX INCREMENT FINANCING
FOR GALEWOOD/ARMITAGE INDUSTRIAL
REDEVELOPMENT PROJECT AREA.~~

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

~~CHICAGO, July 7, 1999.~~

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

~~Your Committee on Finance, having had under consideration an ordinance adopting Tax Increment Financing for the Galewood/Armitage Industrial 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.~~

(Continued on page 6333)