

DESIGNATION OF BELMONT/CICERO 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 Belmont/Cicero 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., as amended (the "Act"), for a proposed redevelopment project area to be known as the Belmont/Cicero 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 November 9, 1999; and

WHEREAS, The Plan (including the related eligibility report 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-235, 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 report 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 Belmont/Cicero 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 22984 of this Journal.]

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

*Exhibit "A".**Legal Description.**Belmont/Cicero Redevelopment Area.*

All that part of Sections 21, 22, 27 and 28 in 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 Leclaire Avenue with the north line of West Belmont Avenue; thence north along said west line of North Leclaire Avenue to the north line of West School Street; thence east along said north line of West School Street to the east line of North Lavergne Avenue; thence south along said east line of North Lavergne Avenue to the south line of Lot 24 in Block 5 in Edward's Subdivision of the southwest quarter of the southeast quarter of the southeast quarter of Section 21, Township 40 North, Range 13 East of the Third Principal Meridian, said south line of Lot 24 in Block 5 in Edward's Subdivision being also the north line of the alley north of West Belmont Avenue; thence east along said north line of the alley north of West Belmont Avenue to the east line of Lot 46 in Block 4 in Edward's Subdivision of the southeast quarter of the southeast quarter of the southeast quarter of Section 21, Township 40 North, Range 13 East of the Third Principal Meridian, said east line of Lot 46 being also the west line of the alley west of North Cicero Avenue; thence north along said west line of the alley west of North Cicero Avenue to the north line of West Roscoe Street; thence east along said north line of West Roscoe Street to the east line of Lot 1 in Morris Rifkin's Subdivision of Lot 36 (except the east 125 feet of the north 60 feet and except that part of the east 110 feet south of the north 60 feet) in Fred H. Bartlett's Subdivision of the south two-thirds of the north half of the southeast quarter of Section 21, Township 40 North, Range 13 East of the Third Principal Meridian; thence north along the east line of said Lot 1 in Morris Rifkin's Subdivision to a north line of said Lot 1, said north line of Lot 1 being also the south line of the north 60 feet of Lot 36 in Fred H. Bartlett's Subdivision; thence west along said north line of Lot 1 in Morris Rifkin's Subdivision to the north most east line of said Lot 1, said east line of Lot 1 being also the west line of the east 125 feet of the north 60 feet of Lot 36 in Fred H. Bartlett's Subdivision; thence north along said west line of the east 125 feet of the north 60 feet of Lot 36 in Fred H. Bartlett's Subdivision and along the east 125 feet of Lot 35 in said Fred H. Bartlett's Subdivision to a line 77 feet south of and parallel with the south line of West Newport Avenue; thence east along said line 77 feet south of and parallel with the south line of

West Newport Avenue to a line 57 feet east of and parallel with the west line of the resubdivision of Lot 35 in F. H. Bartlett's Subdivision; thence north along said line 57 feet east of and parallel with the west line of the resubdivision of Lot 35 in F. H. Bartlett's Subdivision to the south line of West Newport Avenue; thence west along said south line of West Newport Avenue to the southerly extension of the west line of the east 125 feet of Lot 33 in said Fred H. Bartlett's Subdivision; thence north along said southerly extension and along the west line of the east 125 feet of Lots 33 and 34 in said Fred H. Bartlett's Subdivision and along the northerly extension thereof to the north line of West Cornelia Avenue; thence west along said north line of West Cornelia Avenue to the west line of Lots 1 through 6, inclusive, in Mionske's Resubdivision of Lot 1 in Fred H. Bartlett's Subdivision of the south two-thirds of the north half of the southeast quarter of Section 21, Township 40 North, Range 13 East of the Third Principal Meridian; thence north along said west line of Lots 1 through 6, inclusive, in Mionske's Resubdivision to the south line of Lot 1 in Block 4 in Hield and Martin's Addison Avenue Subdivision of the north one-third of the north half of the southeast quarter of Section 21, Township 40 North, Range 13 East of the Third Principal Meridian; thence west along said south line of Lot 1 in Block 4 in Hield and Martin's Addison Avenue Subdivision to the west line of said Lot 1; thence north along said west line of said Lot 1 in Block 4 in Hield and Martin's Addison Avenue Subdivision and the northerly extension thereof and along the west line of Lots 1, 2 and 3 in Block 1 in said Hield and Martin's Addison Avenue Subdivision, and along the northerly extension thereof to the north line of West Addison Street; thence east along said north line of West Addison Street to the east line of Lot 114 in Koester and Zander's West Irving Park Subdivision of Lots 3 and 4 in the Circuit Court Partition of Section 21, Township 40 North, Range 13 East of the Third Principal Meridian, said east line of Lot 114 in Koester and Zander's West Irving Park Subdivision being also the west line of the alley west of North Cicero Avenue; thence north along said west line of the alley west of North Cicero Avenue to the westerly extension of the north line of the south 30 feet of Lot 61 in said Koester and Zander's West Irving Park Subdivision; thence east along said westerly extension and the north line of the south 30 feet of Lot 61 in Koester and Zander's West Irving Park Subdivision to the west line of North Cicero Avenue; thence north along said west line of North Cicero Avenue to the north line of the south 60 feet of said Lot 61 in Koester and Zander's West Irving Park Subdivision; thence west along said north line of the south 60 feet of Lot 61 in Koester and Zander's West Irving Park Subdivision and along the westerly extension thereof to the east line of Lot 114 in said Koester and Zander's West Irving Park Subdivision; said east line of Lot 114 being also the west line of the alley west of North Cicero Avenue; thence north along said west line of the alley west of North Cicero Avenue to the south line of West Grace Street; thence east along said south line of West Grace Street to the west line of Lot 19 in Block 4 in Gross' Milwaukee Avenue Addition, a subdivision of parts of Blocks 19 and 22 and all of 18 and 23 to 25 in Grayland, a subdivision in the

northwest quarter of Section 22, Township 40 North, Range 13 East of the Third Principal Meridian, said west line of Lot 19 in Block 4 in Gross' Milwaukee Avenue Addition being also the east line of the alley east of North Cicero Avenue; thence south along said east line of the alley east of North Cicero Avenue to the easterly extension of the south line of Lot 20 in said Block 4 in Gross' Milwaukee Avenue Addition; thence west along said easterly extension and the south line of Lot 20 in said Block 4 in Gross' Milwaukee Avenue Addition to the east line of North Cicero Avenue; thence south along said east line of North Cicero Avenue to the south line of Lot 24 in said Block 4 in Gross' Milwaukee Avenue Addition; thence east along said south line of Lot 24 in Block 4 in Gross' Milwaukee Avenue Addition and along the easterly extension thereof to the west line of Lot 30 in said Block 4 in Gross' Milwaukee Avenue Addition, said west line of Lot 30 being also the east line of the alley east of North Cicero Avenue; thence south along said the east line of the alley east of North Cicero Avenue to the easterly extension of the south line of Lot 27 in said Block 4 in Gross' Milwaukee Avenue Addition; thence west along said easterly extension and the south line of Lot 27 in said Block 4 in Gross' Milwaukee Avenue Addition to the east line of North Cicero Avenue; thence south along said east line of North Cicero Avenue to the north line of West Warwick Avenue; thence east along said north line of West Warwick Avenue to the northerly extension of the west line of Lot 19 in Block 5 in Gross' Milwaukee Avenue Addition, said west line of Lot 19 being also the east line of the alley east of North Cicero Avenue; thence south along said northerly extension and the east line of the alley east of North Cicero Avenue to the easterly extension of the south line of Lot 20 in said Block 5 in Gross' Milwaukee Avenue Addition; thence west along said easterly extension and the south line of Lot 20 in said Block 5 in Gross' Milwaukee Avenue Addition to the east line of North Cicero Avenue; thence south along said east line of North Cicero Avenue to the south line of Lot 21 in said Block 5 in Gross' Milwaukee Avenue Addition; thence east along said south line of Lot 21 in Block 5 in Gross' Milwaukee Avenue Addition and along the easterly extension thereof to the west line of Lot 19 in said Block 5 in Gross' Milwaukee Avenue Addition, said west line of Lot 19 being also the east line of the alley east of North Cicero Avenue; thence south along said east line of the alley east of North Cicero Avenue to the easterly extension of the south line of Lot 23 in said Block 5 in Gross' Milwaukee Avenue Addition; thence west along said easterly extension and the south line of Lot 23 in said Block 5 in Gross' Milwaukee Avenue Addition to the east line of North Cicero Avenue; thence south along said east line of North Cicero Avenue the south line of Lot 26 in said Block 5 in Gross' Milwaukee Avenue Addition; thence east along said south line of Lot 26 in Block 5 in Gross' Milwaukee Avenue Addition and along the easterly extension thereof to the west line of Lot 30 in said Block 5 in Gross' Milwaukee Avenue Addition, said west line of Lot 30 being also the east line of the alley east of North Cicero Avenue; thence south along said east line of the alley east of North Cicero Avenue to the easterly extension of the south line of Lot 22 in said Block 6 in Gross' Milwaukee Avenue Addition;

thence west along said easterly extension and south of the line of Lot 22 in said Block 6 in Gross' Milwaukee Avenue Addition to the east line of North Cicero Avenue; thence south along said east line of North Cicero Avenue to the south line of Lot 23 in said Block 6 in Gross' Milwaukee Avenue Addition; thence east along said south line of Lot 23 in Block 6 in Gross' Milwaukee Avenue Addition and along the easterly extension thereof to the west line of Lot 19 in said Block 6 in Gross' Milwaukee Avenue Addition, said west line of Lot 19 being also the east line of the alley east of North Cicero Avenue; thence south along said east line of the alley east of North Cicero Avenue to the easterly extension of the south line of Lot 24 in said Block 6 in Gross' Milwaukee Avenue Addition; thence west along said easterly extension and the south line of Lot 24 in said Block 6 in Gross' Milwaukee Avenue Addition to the east line of North Cicero Avenue; thence south along said east line of North Cicero Avenue to the south line of Lot 28 in said Block 6 in Gross' Milwaukee Avenue Addition; thence east along said south line of Lot 28 in Block 6 in Gross' Milwaukee Avenue Addition and along the easterly extension thereof to the west line of Lot 30 in said Block 6 in Gross' Milwaukee Avenue Addition, said west line of Lot 30 being also the east line of the alley east of North Cicero Avenue; thence south along said east line of the alley east of North Cicero Avenue to the north line of West Addison Street; thence east along said north line of West Addison Street to the northerly extension of the west line of Lot 7 in Block 2 in Wirth and Gilbert's Subdivision of the west half of the southwest quarter of Section 22, Township 40 North, Range 13 East of the Third Principal Meridian (except the east 40 acres thereof), said west line of Lot 7 in Block 2 in Wirth and Gilbert's Subdivision being also the east line of the alley east of North Cicero Avenue; thence south along said northerly extension and along the east line of the alley east of North Cicero Avenue to the easterly extension of the south line of Lot 58 in Koester and Zander's Subdivision of Blocks 1, 3, 4, 5, 6 and 7 and the west half of Block 2 in Wirth and Gilbert's Subdivision of the west half of the southwest quarter of Section 22, Township 40 North, Range 13 East of the Third Principal Meridian; thence west along said easterly extension and the south line of Lot 58 in Koester and Zander's Subdivision to the east line of North Cicero Avenue; thence south along said east line of North Cicero Avenue to the south line of the north 37.5 feet of Lot 59 in said Koester and Zander's Subdivision; thence east along said south line of the north 37.5 feet of Lot 59 in said Koester and Zander's Subdivision and along the easterly extension thereof to the west line of Lot 30 in Block 2 in Wirth and Gilbert's Subdivision of the west half of the southwest quarter of Section 22, Township 40 North, Range 13 East of the Third Principal Meridian, said west line of Lot 30 being also the east line of the alley east of North Cicero Avenue; thence south along said east line of the alley east of North Cicero Avenue to the south

line of West Belmont Avenue; thence west along said south line of West Belmont Avenue to the west line of Lot 45 in Koester and Zander's Section Line Subdivision in the northwest quarter of the northwest quarter of Section 27, Township 40 North, Range 13 East of the Third Principal Meridian, said west line of Lot 45 in Koester and Zander's Section Line Subdivision being also the east line of the alley east of North Cicero Avenue; thence south along said east line of the alley east of North Cicero Avenue to the south line of West Diversey Avenue; thence west along said south line of West Diversey Avenue to the west line of Lot 16 in Neil's Buck and Company Resubdivision of Lots 1 to 38 in Buchanan's Resubdivision of Lots 1 to 21 and 24 to 38 and the private alley in Block 4 in S. S. Hayes Kelvyn Grove Addition to Chicago, a subdivision of the southwest quarter of Section 27, Township 40 North, Range 13 East of the Third Principal Meridian; thence south along said west line of Lot 16 in Neil's Buck and Company Resubdivision to the south line of said Lot 16, said south line of Lot 16 being also the north line of the alley south of West Diversey Avenue; thence east along said north line of the alley south of West Diversey Avenue to the northerly extension of the west line of Lot 30 in said Neil's Buck and Company Resubdivision; thence south along said northerly extension and the west line of Lot 30 in said Neil's Buck and Company Resubdivision to the north line of West Parker Avenue; thence east along said north line of West Parker Avenue to the northerly extension of the west line of Lot 39 in Vognild and Jenisch's Resubdivision of Block 5 in S. S. Hayes Kelvyn Grove Addition to Chicago, a subdivision of the southwest quarter of Section 27, Township 40 North, Range 13 East of the Third Principal Meridian, said west line of Lot 39 in Vognild and Jenisch's Resubdivision being also the east line of the alley east of North Cicero Avenue; thence south along said northerly extension and along the east line of the alley east of North Cicero Avenue and along the southerly extension thereof to the south line of West Wrightwood Avenue; thence west along said south line of West Wrightwood Avenue to the west line of the east 19 feet of Lot 9 in Block 13 in S. S. Hayes Kelvyn Grove Addition to Chicago, a subdivision of the southwest quarter of Section 27, Township 40 North, Range 13 East of the Third Principal Meridian; thence south along said west line of the east 19 feet of Lot 9 in Block 13 in S. S. Hayes Kelvyn Grove Addition to Chicago and along the southerly extension thereof to the north line of Lot 17 in said Block 13 in S. S. Hayes Kelvyn Grove Addition to Chicago, said north line of Lot 17 being also the south line of the alley south of West Wrightwood Avenue; thence west along said south line of the alley south of West Wrightwood Avenue to the east line of Lot 14 in said Block 13 in S. S. Hayes Kelvyn Grove Addition to Chicago; thence south along said east line of Lot 14 in said Block 13 in S. S. Hayes Kelvyn Grove Addition to Chicago and along the southerly extension

thereof to the south line of West Deming Place; thence west along said south line of West Deming Place to the east line of Lot 22 in Block 20 in said S. S. Hayes Kelvyn Grove Addition to Chicago; thence south along said east line of Lot 22 in Block 20 in S. S. Hayes Kelvyn Grove Addition to Chicago to the south line thereof, said south line of Lot 22 in Block 20 in said S. S. Hayes Kelvyn Grove Addition to Chicago being also the north line of the alley north of West Altgeld Street; thence east along said north line of the alley north of West Altgeld Street to the northerly extension of the east line of the west half of Lot 26 in said Block 20 in S. S. Hayes Kelvyn Grove Addition to Chicago; thence south along said northerly extension and the east line of the west half of Lot 26 in said Block 20 in S. S. Hayes Kelvyn Grove Addition to Chicago and along the southerly extension thereof to the south line of West Altgeld Street; thence west along said south line of West Altgeld Street to the west line of Lot 30 in John J. Haverkamp, Jr.'s Resubdivision of Block 21 in S. S. Hayes Kelvyn Grove Addition to Chicago; thence south along said west line of Lot 30 in John J. Haverkamp, Jr.'s Resubdivision to the south line thereof, said south line of Lot 30 in John J. Haverkamp, Jr.'s Resubdivision being also the north line of the alley north of West Montana Street; thence west along said north line of the alley north of West Montana Street to the east line of North Cicero Avenue; thence south along said east line of North Cicero Avenue to the north line of West Montana Street, as said West Montana Street is laid out in the west half of the southwest quarter of Section 27, Township 40 North, Range 13 East of the Third Principal Meridian; thence west along the westerly extension of said north line of West Montana Street to the west line of North Cicero Avenue; thence south along said west line of North Cicero Avenue to the north line of West Montana Street, as said West Montana Street is laid out in the east half of the southeast quarter of Section 28, Township 40 North, Range 13 East of the Third Principal Meridian; thence west along said north line of West Montana Street to the east line of Lot 47 in Block 13 in E. F. Kennedy's Resubdivision of Paul Stensland's Subdivision of the east half of the southeast quarter of Section 28, Township 40 North, Range 13 East of the Third Principal Meridian, said east line of Lot 47 in Block 13 in E. F. Kennedy's Resubdivision being also the west line of the alley west of North Cicero Avenue; thence north along said west line of the alley west of North Cicero Avenue to the north line of Lot 11 in Block 1 in Hield's Subdivision of Blocks 1 to 6 and 9 to 12 in Falconer's Addition to Chicago, a subdivision of the north half of the northeast quarter of Section 28, Township 40 North, Range 13 East of the Third Principal Meridian, said north line of Lot 11 being also the south line of the alley south of West Belmont Avenue; thence west along said south line of the alley south of West Belmont Avenue to the southerly

extension of the west line of Lot 20 in Block 8 in Falconer's Addition to Chicago, a subdivision of the north half of the northeast quarter of Section 28, Township 40 North, Range 13 East of the Third Principal Meridian; thence north along said southerly extension and the west line of Lot 20 in Block 8 in Falconer's Addition to Chicago to the south line of West Belmont Avenue; thence west along said south line of West Belmont Avenue to the west line of Lot 21 in said Block 8 in Falconer's Addition to Chicago; thence south along said west line of Lot 21 in said Block 8 in Falconer's Addition to Chicago and along the southerly extension thereof to the north line of Lot 25 in said Block 8 in Falconer's Addition to Chicago, said north line of Lot 25 being also the south line of the alley south of West Belmont Avenue; thence west along said south line of the alley south of West Belmont Avenue to the southerly extension of the west line of Lot 20 in Block 9 in Hield's Subdivision of Blocks 9, 10, 11 and 12 in Falconer's Addition to Chicago, a subdivision of the north half of the northeast quarter of Section 28, Township 40 North, Range 13 East of the Third Principal Meridian; thence north along said southerly extension and the west line of Lot 20 in Block 9 in Hield's Subdivision to the south line of West Belmont Avenue; thence west along said south line of West Belmont Avenue to the east line of North Leclaire Avenue; thence south along said east line of North Leclaire Avenue to the easterly extension of the north line of Lot 44 in Steven's Belmont and Laramie Avenue Subdivision of Block 16 in aforesaid Falconer's Addition to Chicago, said north line of Lot 44 being also the south line of the alley south of West Belmont Avenue; thence west along said easterly extension to the west line of North Leclaire Avenue; thence north along said west line of North Leclaire Avenue to the point of beginning at the north line of West Belmont Avenue, all in the City of Chicago, Cook County, Illinois.

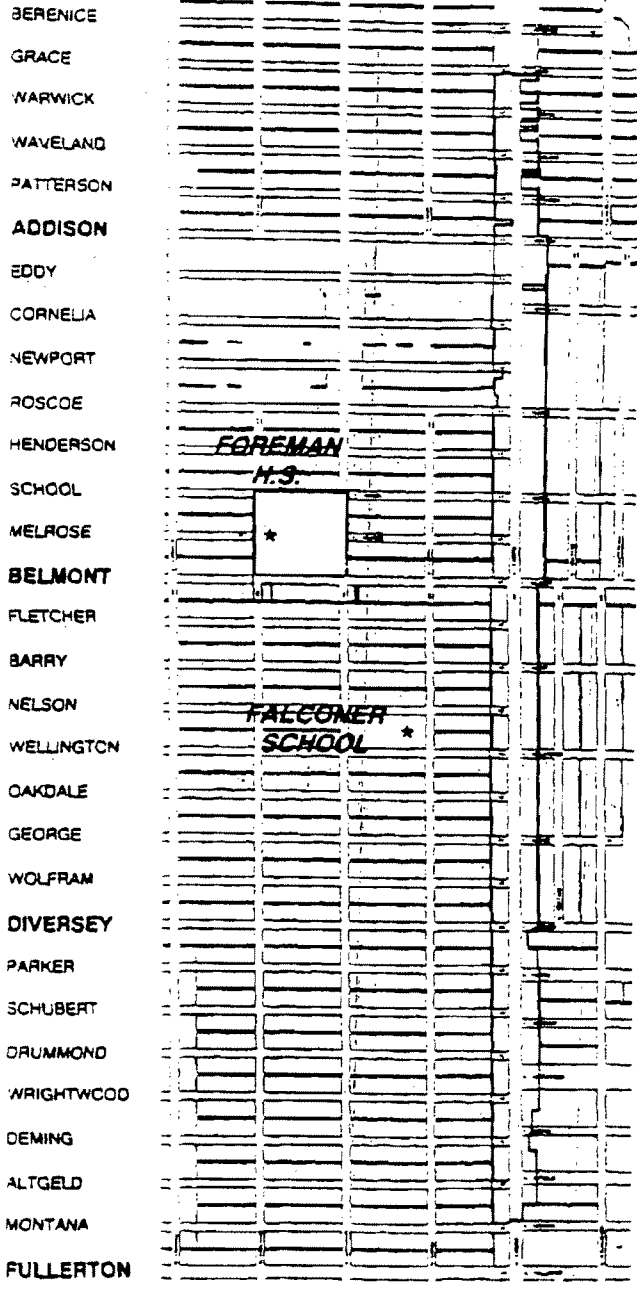
Exhibit "B".

Street Boundary Description Of The Area.

The Belmont/Cicero Redevelopment Project Area generally includes the properties that flank North Cicero Avenue, from West Grace Street on the north to West Montana Street on the south; and West Belmont Avenue, from North Leclaire Avenue on the west to North Cicero Avenue on the east.

Exhibit "C".

Map Of The Area.



LEGEND

Boundary of the Belmont-Corona Tax Increment Reinvestment Project Area.

Exhibit A

MAY 1999

