

DESIGNATION OF 63rd/ASHLAND REDEVELOPMENT
PROJECT AREA AS TAX INCREMENT
FINANCING DISTRICT.

The Committee on Finance submitted the following report:

CHICAGO, March 29, 2006.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration a proposed ordinance designating the 63rd/Ashland Tax Increment Financing 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 Flores, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Balcer, Cárdenas, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, Brookins, Muñoz, Zalewski, Chandler, Solis, Ocasio, E. Smith, Carothers, Reboyras, Suarez, Matlak, Austin, Colón, Mitts, Allen, Laurino, Doherty, Natarus, Daley, Tunney, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 44.

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 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 Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et. seq. (2004 State Bar Edition), as amended (the "Act"), for a proposed redevelopment project area to be known as the 63rd/Ashland 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 February 14, 2006; and

WHEREAS, The Plan 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 06-CDC-09, dated February 14, 2006, 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 63rd/Ashland 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 benefitted 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 vacant area and an improved 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 73114 of this *Journal*.]

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

Exhibit "A".

City Of Chicago

63rd/Ashland Redevelopment Project Area

Legal Description.

All that part of Sections 7, 8, 17, 18, 19 and 20, Township 38 North, Range 14 East of the Third Principal Meridian, being bounded and described as follows:

beginning at the point of intersection of the north line of 69th Street with the east line of Lot 253 Englewood on the Hill, a subdivision of the east half of the southwest quarter of the northwest quarter of the southwest quarter of said Section 20, and running; thence north along said east line of Lot 253 in said Englewood on the Hill and the northerly extension thereof to the north line of the 16 foot wide alley north of 69th Street; thence west along said north line of the 16 foot wide alley north of 69th Street to the east line of the 16 foot wide alley east of Ashland Avenue; thence north along said east line of the 16 foot wide alley east of Ashland Avenue and the northerly extension thereof to the point of intersection of the east line of the 16 foot wide alley east of Ashland Avenue with the north line of 68th Street, said point being also the southwest corner of Lot 25 in Hastie and Rhett's Addition to Englewood on the Hill in Section 20; thence north along said east line of the 16 foot wide alley east of Ashland Avenue and the northerly extension thereof to the point of intersection of the east line of the 16 foot wide alley east of Ashland Avenue with the north line of Marquette Road, said point being also the southwest corner of Lot 6 in the resubdivision of Lots 19 to 28 inclusive in Block 4 in E. S. Kirkland's Subdivision in Section 20; thence north along said east line of the 16 foot wide alley east of Ashland Avenue and the northerly extension thereof to the point of intersection of the east line of the 16 foot wide alley east of Ashland Avenue with the north line of 66th Street, said point being also the southwest corner of Lot 24 in Block 1 in Hosmer and Fenn's Subdivision of the north half of the southwest quarter of the northwest quarter of Section 20; thence north along said east line of the 16 foot wide alley east of Ashland Avenue to the south line of the 16 foot wide alley north of 66th Street; thence east along said south line of the 16 foot wide alley north of 66th Street and the easterly extension thereof to the east line of Justine Street; thence north along said east line of Justine Street to the south line of 64th Street; thence east along said south line of 64th Street to the west line of Loomis Street; thence north along said west line of Loomis Street to the centerline of 63rd Street; thence east along said centerline of 63rd Street to the west line of Racine Avenue; thence north along said west line of Racine Avenue to the north line of the 16 foot wide alley north of 63rd Street; thence west along said north line of the 16 foot wide alley north of 63rd Street and the westerly

extension thereof to the point of intersection of the north line of the 16 foot wide alley north of 63rd Street with the west line of Elizabeth Street, said point being also the southeast corner of Lot 6 in Block 2 in Springer's Subdivision of the south half of the south 14.3322 chains of the east 10.466 chains of the east half of the southeast quarter of the southwest quarter of Section 17; thence west along said north line of the 16 foot wide alley north of 63rd Street and the westerly extension thereof to the west line of Throop Street; thence north along said west line of Throop Street to the north line of Lot 17 in Block 1 in John Tear's Subdivision of part of the west half of the southeast quarter of the southwest quarter of Section 17; thence west along said north line of Lot 17 in said John Tear's Subdivision and the westerly extension thereof to the west line of the 10 foot wide alley west of Throop Street; thence south along said west line of the 10 foot wide alley west of Throop Street to the north line of the 16 foot wide alley north of 63rd Street; thence west along said north line of the 16 foot wide alley north of 63rd Street and the westerly extension thereof to the point of intersection of the north line of the 16 foot wide alley north of 63rd Street with the west line of Ada Street, said point being also the southeast corner of Lot 17 in Lee Bros. 63rd Street Addition to Englewood in Section 17; thence west along said north line of the 16 foot wide alley north of 63rd Street and the westerly extension thereof to the point of intersection of the north line of the 16 foot wide alley north of 63rd Street with the west line of Loomis Street, said point being also the southeast corner of Lot 1 in D. W. Baker's Subdivision of the east half of the southeast quarter of the southwest quarter of the southwest quarter of Section 17; thence west along said north line of the 16 foot wide alley north of 63rd Street and the westerly extension thereof to the point of intersection of the north line of the 16 foot wide alley north of 63rd Street with the west line of Bishop Street, said point being also the southeast corner of Lot 18 in Scobey and Shont's Subdivision of the west half of the southeast quarter of the southwest quarter of the southwest quarter of Section 17; thence west along said north line of the 16 foot wide alley north of 63rd Street and the westerly extension thereof to the point of intersection of the north line of the 16 foot wide alley north of 63rd Street with the west line of Laflin Street, said point being also the southeast corner of Lot 18 in Shont's Subdivision of the east half of the southwest quarter of the southwest quarter of the southwest quarter of Section 17; thence west along said north line of the 16 foot wide alley north of 63rd Street and the westerly extension thereof to the point of intersection of the north line of the 16 foot wide alley north of 63rd Street with the west line of Justine Street, said point being also the southeast corner of Lot 18 in Staple's Subdivision of the west half of the southwest quarter of the southwest quarter of the southwest quarter of Section 17; thence west along said north line of the 16 foot wide alley north of 63rd Street to the east line of the 16 foot wide alley west of Justine Street; thence north along said east line of the 16 foot wide alley west of Justine Street and the northerly extension thereof to the north line of 62nd Street; thence east along said north line of 62nd Street to the east line of Lot 43 in Block 12 in the Plat of Belleville, a subdivision of the west half of the southwest quarter of Section 17; thence north along said east line of Lot 43 in Block 12 in said Plat of Belleville to the north line thereof; thence west along said north line of Lot 43

in Block 12 in said Plat of Belleville to the southerly extension of the east line of the 15 foot wide alley west of Justine Street; thence north along said southerly extension of the east line of the 15 foot wide alley west of Justine Street and the east line thereof to the south line of the 15 foot wide alley south of 61st Street; thence east along said south line of the 15 foot wide alley south of 61st Street to the southerly extension of the east line of Lot 19 in Block 12 in said Plat of Belleville; thence north along said southerly extension of the east line of Lot 19 in Block 12 in said Plat of Belleville and the east line thereof to the south line of 61st Street; thence north along the northerly extension of the east line of Lot 19 in Block 12 in said Plat of Belleville to the north line of 61st Street; thence west along said north line of 61st Street to the east line of the 16 foot wide alley west of Justine Street; thence north along said east line of the 16 foot wide alley west of Justine Street and the northerly extension thereof to the north line of 60th Street; thence east along said north line of 60th Street to the east line of the 16 foot wide alley west of Justine Street; thence north along said east line of the 16 foot wide alley west of Justine Street to the south line of the 16 foot wide alley south of 59th Street; thence east along said south line of the 16 foot wide alley south of 59th Street and the easterly extension thereof to the point of intersection of the south line of the 16 foot wide alley south of 59th Street with the east line of Justine Street, said point being also the northwest corner of Lot 46 in Block 1 in B. F. Jacob's Subdivision of the northwest quarter of the northwest quarter of the southwest quarter of Section 17; thence east along said south line of the 16 foot wide alley south of 59th Street and the easterly extension thereof to the centerline of Laflin Street; thence north along said centerline of Laflin Street to the centerline of 59th Street; thence east along said centerline of 59th Street to the northerly extension of the east line of Laflin Street; thence south along said northerly extension of the east line of Laflin Street and the east line thereof to the south line of the 16 foot wide alley south of 59th Street; thence east along said south line of the 16 foot wide alley south of 59th Street and the easterly extension thereof to the east line of Bishop Street; thence south along said east line of Bishop Street to the south line of Lot 32 in T. J. Campbell's Boulevard Addition, a subdivision of the east half of the northeast quarter of the northwest quarter of the southwest quarter of Section 17; thence east along said south line of Lot 32 in said T. J. Campbell's Boulevard Addition and the easterly extension thereof to the east line of the 16 foot wide alley east of Bishop Street; thence north along said east line of the 16 foot wide alley east of Bishop Street to the south line of Lot 4 in said T. J. Campbell's Boulevard Addition; thence east along said south line of Lot 4 in said T. J. Campbell's Boulevard Addition and the easterly extension thereof to the east line of Loomis Street; thence south along said east line of Loomis Street to the south line of the 16 foot wide alley south of 59th Street; thence east along said south line of the 16 foot wide alley south of 59th Street and the easterly extension thereof to the point of intersection of the 16 foot wide alley south of 59th Street with the east line of Ada Street, said point being also the northwest corner of Lot 46 in James U. Borden's Subdivision of the northwest quarter of the northeast quarter of the southwest quarter of Section 17; thence east along said south line of the 16 foot wide alley south of 59th Street and the easterly extension thereof to the point of intersection

of the 16 foot wide alley south of 59th Street with the east line of Throop Street, said point being also the northwest corner of Lot 12 in Block 2 in James U. Borden's Second Addition, a subdivision of the northeast quarter of the northeast quarter of the southwest quarter of Section 17; thence east along said south line of the 16 foot wide alley south of 59th Street and the easterly extension thereof to the point of intersection of the 16 foot wide alley south of 59th Street with the east line of Elizabeth Street, said point being also the northwest corner of Lot 12 in Block 1 in said James U. Borden's Second Addition; thence east along said south line of the 16 foot wide alley south of 59th Street to the west line of Racine Avenue; thence north along said west line of Racine Avenue to the northerly line of the Pennsylvania Railroad right-of-way, said northerly line being also the northerly line of the parcel of land bearing Permanent Index Number 20-17-500-008; thence west along said northerly line of the Pennsylvania Railroad right-of-way to the west line of Loomis Street; thence north along said west line of Loomis Street to the northerly line of the Pennsylvania Railroad right-of-way; thence west along said northerly line of the Pennsylvania Railroad right-of-way to a point on the east line of the 15 foot wide alley west of Laflin Street, said point being also the southwest corner of Lot 5 in Block 6 in the Plat of Dr. Snowdon's Subdivision of the southwest quarter of the northwest quarter of Section 17; thence north along the west line of Lot 5 in Block 6 in said Plat of Dr. Snowdon's Subdivision of the southwest quarter of the northwest quarter of Section 17 to the easterly extension of the south line of the parcel of land bearing Permanent Index Number 20-17-125-008; thence west along said easterly extension of the south line of the parcel of land bearing Permanent Index Number 20-17-125-008 and the south line thereof to the east line of Justine Street; thence west along the westerly extension of the south line of the parcel of land bearing Permanent Index Number 20-17-125-008 to the west line of Justine Street; thence south along said west line of Justine Street to the south line of Lot 5 in Block 5 in said Plat of Dr. Snowdon's Subdivision of the southwest quarter of the northwest quarter of Section 17; thence west along said south line of Lot 5 in Block 5 in said Plat of Dr. Snowdon's Subdivision of the southwest quarter of the northwest quarter of Section 17 to the east line of the 15 foot wide alley west of Justine Street; thence north along said east line of the 15 foot wide alley west of Justine Street and the northerly extension thereof to the point of intersection of the east line of the 15 foot wide alley west of Justine Street with the north line of 58th Street, said point being also the southwest corner of Lot 12 in Block 4 in said Plat of Dr. Snowdon's Subdivision of the southwest quarter of the northwest quarter of Section 17; thence north along said east line of the 15 foot wide alley west of Justine Street and the northerly extension thereof to the point of intersection of the east line of the 15 foot wide alley west of Justine Street with the north line of 57th Street, said point being also the southwest corner of Lot 12 in Block 12 in the Plat of Dr. Snowdon's Subdivision of the northwest quarter of the northwest quarter of Section 17; thence north along said east line of the 15 foot wide alley west of Justine Street and the northerly extension thereof to the point of intersection of the east line of the 15 foot wide alley west of Justine Street with the north line of 56th Street, said point being also the southwest corner of Lot 12 in Block 13

in said Plat of Dr. Snowdon's Subdivision of the northwest quarter of the northwest quarter of Section 17; thence north along said east line of the 15 foot wide alley west of Justine Street to the south line of the 16 foot wide alley south of Garfield Boulevard; thence east along said south line of the 16 foot wide alley south of Garfield Boulevard and the easterly extension thereof to the east line of Justine Street; thence north along said east line of Justine Street to the north line of Garfield Boulevard; thence west along said north line of Garfield Boulevard to the east line of Lot 24 in Block 3 in New Ashland Subdivision, being a subdivision of the west half of the southwest quarter of the southwest quarter of Section 8; thence north along said east line of Lot 24 in Block 3 in said New Ashland Subdivision to the south line of the 16 foot wide alley north of Garfield Boulevard; thence east along said south line of the 16 foot wide alley north of Garfield Boulevard to the southerly extension of the east line of the 16 foot wide alley west of Justine Street; thence north along said southerly extension of the east line of the 16 foot wide alley west of Justine Street and the east line thereof to the south line of 54th Street; thence north along the northerly extension of the east line of the 16 foot wide alley west of Justine Street to the point of intersection of the east line of the 16 foot wide alley west of Justine Street with the north line of 54th Street, said point being also the southwest corner of Lot 24 in Block 2 in said New Ashland Subdivision; thence north along said east line of the 16 foot wide alley west of Justine Street to the south line of 53rd Street; thence west along said south line of 53rd Street to the west line of the 16 foot wide alley west of Ashland Avenue; thence south along said west line of the 16 foot wide alley west of Ashland Avenue and the southerly extension thereof to the point of intersection of the west line of the 16 foot wide alley west of Ashland Avenue with the south line of 54th Street, said point being also the northeast corner of Lot 46 in Block 1 in E. Galvin's Subdivision of the southeast quarter of the southeast quarter of the southeast quarter of Section 7; thence south along said west line of the 16 foot wide alley west of Ashland Avenue and the southerly extension thereof to the south line of the 16 foot wide alley north of Garfield Boulevard; thence east along said south line of the 16 foot wide alley north of Garfield Boulevard to the west line of the 16 foot wide alley west of Ashland Avenue; thence south along said west line of the 16 foot wide alley west of Ashland Avenue to the north line of Garfield Boulevard; thence west along said north line of Garfield Boulevard to the west line of Marshfield Avenue; thence south along said west line of Marshfield Avenue to the westerly extension of the 16 foot wide alley south of Garfield Boulevard; thence east along said westerly extension of the south line of the 16 foot wide alley south of Garfield Boulevard and the south line thereof to the west line of the 16 foot wide alley west of Ashland Avenue; thence south along said west line of the 16 foot wide alley west of Ashland Avenue and the southerly extension thereof to the point of intersection of the west line of the 16 foot wide alley west of Ashland Avenue with the south line of 56th Street, said point being also the northeast corner of Lot 48 in Block 8 in Ashland, a subdivision of the north three-quarters of the east half of the northeast quarter of Section 18, together with the north 33 feet of the south quarter thereof; thence south along said west line of the 16 foot wide alley west of Ashland Avenue and the southerly extension thereof to the

point of intersection of the west line of the 16 foot wide alley west of Ashland Avenue with the south line of 57th Street, said point being also the northeast corner of Lot 48 in Block 9 in said Ashland Subdivision in Section 18; thence south along said west line of the 16 foot wide alley west of Ashland Avenue and the southerly extension thereof to the point of intersection of the west line of the 16 foot wide alley west of Ashland Avenue with the south line of 58th Street, said point being also the northeast corner of Lot 20 in Block 1 in Phipp's Addition to Ashland in Section 18; thence south along the east lines of Lots 20 through 11 inclusive in Block 1 in said Phipp's Addition to Ashland to the north line of the Pennsylvania Railroad right-of-way; thence west along said north line of the Pennsylvania Railroad right-of-way to the centerline of Damen Avenue; thence south along said centerline of Damen Avenue to the south line of the Pennsylvania Railroad right-of-way; thence west along said south line of the Pennsylvania Railroad right-of-way to the east line of Hoyne Avenue; thence south along said east line of Hoyne Avenue to the northeast corner of the parcel of land bearing Permanent Index Number 20-18-301-008; thence south along the easterly line of the parcel of land bearing Permanent Index Number 20-18-301-008 to an angle point on said easterly line, said point being also the northernmost point on the east line of the parcel of land bearing Permanent Index Number 20-18-301-007; thence south along the east line of the parcel of land bearing Permanent Index Number 20-18-301-007 to the south line thereof; thence west along said south line of the parcel of land bearing Permanent Index Number 20-18-301-007 to the east line of Hoyne Avenue; thence south along said east line of Hoyne Avenue to the easterly extension of the south line of the 16 foot wide alley north of 63rd Street; thence west along said easterly extension of the south line of the 16 foot wide alley north of 63rd Street and the south line thereof to the east line of Hamilton Avenue; thence south along said east line of Hamilton Avenue to the south line of 63rd Street; thence west along said south line of 63rd Street to the east line of the Pennsylvania Railroad right-of-way; thence south along said east line of the Pennsylvania Railroad right-of-way to the south line of 65th Street; thence east along said south line of 65th Street to the west line of Marshfield Avenue; thence south along said west line of Marshfield Avenue to the north line of 69th Street; thence east along said north line of 69th Street to the point of beginning at the east line of Lot 253 in Englewood on the Hill Subdivision in Section 20; all in the City of Chicago, Cook County, Illinois.

Exhibit "B".

Street Boundary Description Of The Area.

The proposed area is irregularly shaped and is generally bounded by West 53rd Street on the north, West 69th Street on the south, South Racine Avenue on the east, and South Hamilton Avenue on the west.

Exhibit "C".

Redevelopment Project Area Boundary Map.

