

DESIGNATION OF OGDEN/PULASKI REDEVELOPMENT PROJECT
AREA AS TAX INCREMENT FINANCING DISTRICT.

The Committee on Finance submitted the following report:

CHICAGO, April 9, 2008.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration a substitute ordinance designating the Ogden/Pulaski 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 substitute 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 substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Flores, Fioretti, Dowell, Preckwinkle, Hairston, Lyle, Jackson, Harris, Beale, Pope, Balcer, Cárdenas, Olivo, Burke, Foulkes, Thompson, Thomas, Lane, Rugai, Cochran, Brookins, Muñoz, Zalewski, Dixon, Solis, Burnett, E. Smith, Carothers, Reboyras, Suarez, Waguespack, Mell, Austin, Colón, Banks, Mitts, Allen, Laurino, Doherty, Reilly, Daley, Tunney, Levar, Shiller, M. Smith, Moore, Stone -- 47.

Nays -- None.

Alderman Carothers 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 Ogden/Pulaski 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, A public meeting ("Public Meeting") was held in compliance with the requirements of Section 5/11-74.4-6(e) of the Act on July 24, 2007 at 6:00 P.M. at Lawndale Elementary School, 3500 West Douglas Boulevard, Chicago, Illinois; and

WHEREAS, The Plan (including the related eligibility report attached thereto as an exhibit and, if applicable, the feasibility study and the housing impact study) was made available for public inspection and review pursuant to Section 5/11-74.4-5(a) of the Act since August 3, 2007, being a date not less than ten (10) days before the meeting of the Community Development Commission of the City ("Commission") at which the Commission adopted Resolution 07-CDC-104 on December 12, 2007, fixing the time and place for a public hearing ("Hearing"), at the offices of the City Clerk and the City's Department of Planning and Development; and

WHEREAS, A revised version of the Plan with revised and updated data regarding the equalized assessed values of the parcels to be included in the Redevelopment Project Area was filed and made available for public inspection on December 7, 2007; and

WHEREAS, Pursuant to Section 5/11-74.4-5(a) of the Act, notice of the availability of the Plan (including the related eligibility report attached thereto as an exhibit and, if applicable, the feasibility study and the housing impact study) was sent by mail on December 17, 2007, which is within a reasonable time after the adoption by the Commission of Resolution 07-CDC-104 to: (a) all residential addresses that, after a good faith effort, were determined to be (i) located within the Area and (ii) located within seven hundred fifty (750) feet of the boundaries of the Area (or, if applicable, were determined to be the seven hundred fifty (750) residential addresses that were closest to the boundaries of the Area); and (b) organizations and residents that were registered interested parties for such Area; and

WHEREAS, A meeting of the joint review board established pursuant to Section 5/11-74.4-5(b) of the Act (the "Board") was convened upon the provision of due notice on January 4, 2008 at 10:00 A.M., to review the matters properly coming before the Board and to allow it to provide its advisory recommendation regarding the 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, and other matters, if any, properly before it; and

WHEREAS, Pursuant to Sections 5/11-74.4-4 and 5/11-74.4-5 of the Act, the Commission held 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 pursuant to the Act on February 19, 2008; and

WHEREAS, The Commission has forwarded to the City Council a copy of its Resolution 08-CDC-13, recommending to the City Council approval of the Plan, among other related matters; 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 Ogden/Pulaski 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 conservation area as defined in the Act;

c. if the Area is qualified as a "blighted area," whether improved or vacant, each of the factors necessary to qualify the Area as a redevelopment project area on that basis is (i) clearly present within the intent of the Act and with that presence documented to a meaningful extent, and (ii) reasonably distributed throughout the improved part or vacant part, as applicable, of the Area as required pursuant to Section 5/11-74.4-3(a) of the Act;

d. if the Area is qualified as a "conservation area", the combination of the factors necessary to qualify the Area as a redevelopment project area on that basis is detrimental to the public health, safety, morals or welfare, and the Area may become a blighted area.

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 24469 of this *Journal*.]

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

Exhibit "A".

Legal Description Of Project Boundary.

Ogden/Pulaski Tax Increment Financing.

All that part of Sections 15, 22, 23, 24, 25, 26 and 27, Township 39 North, Range 13, East of the Third Principal Meridian, being bounded and described as follows:

beginning at the point of intersection of the east line of Kostner Avenue with the north line of Cermak Road in the west half of the southeast quarter of said Section 22, and running; thence north along said east line of Kostner Avenue to the south line of 18th Street; thence east along said south line of 18th Street to the southerly extension of the east line of the 16 foot wide alley east of Kostner Avenue; thence north along said southerly extension of the east line of the 16 foot wide alley east of Kostner Avenue and the east line thereof to the south line of 17th Street; thence east along said south line of 17th Street to the southerly extension of the east line of Lot 32 in Block 2 in Joseph B. Ford and Company's West 16th Street Subdivision of Lot 3 (except the north 33 feet thereof) in Executor's Subdivision in Section 22; thence north along said southerly extension of the east line of Lot 32 and the east line thereof to the south line of the 16 foot wide alley south of 16th Street; thence west along said south line of the 16 foot wide alley south of 16th Street to the southerly extension of the east line of Lot 20 in Block 2 in said Joseph B. Ford and Company's West 16th Street Subdivision; thence north along said southerly extension of the east line of Lot 20 and the east line thereof to the south line of 16th Street; thence

west along said south line of 16th Street to the southerly extension of the west line of Lot 3 in Block 2 in Pinkert and Schulte's Subdivision of the southeast quarter of the southeast quarter of the northwest quarter of Section 22; thence north along said southerly extension of the west line of Lot 3 and the west line thereof to the south line of the 16 foot wide alley north of 16th Street; thence east along said south line of the 16 foot wide alley north of 16th Street to the southerly extension of the east line of the 16 foot wide alley west of Kenneth Avenue; thence north along said southerly extension of the east line of the 16 foot wide alley west of Kenneth Avenue and the east line thereof to the south line of 14th Street; thence east along said south line of 14th Street to the west line of Kostner Avenue; thence north along said west line of Kostner Avenue to the south line of Roosevelt Road; thence east along said south line of Roosevelt Road to the east line of Kildare Avenue; thence north along said east line of Kildare Avenue to the south line of the 16 foot wide alley north of Grenshaw Street; thence east along said south line of the 16 foot wide alley north of Grenshaw Street and the easterly extension thereof to the east line of the 16 foot wide alley east of Kildare Avenue; thence north along said east line of the 16 foot wide alley east of Kildare Avenue to the north line of the parcel of land bearing Permanent Index Number 16-15-422-038; thence east along said north line of the parcel of land bearing Permanent Index Number 16-15-422-038 to the west line of Keeler Avenue; thence south along said west line of Keeler Avenue to the westerly extension of the south line of the 16 foot wide alley north of Grenshaw Street; thence east along said south line of the 16 foot wide alley north of Grenshaw Street to the west line of Karlov Avenue; thence south along said west line of Karlov Avenue to the south line of Roosevelt Road, thence east along said south line of Roosevelt Road to the west line of the east 4.5 feet of Lot 7 in Block 1 in Wm. A. Merigold's Resubdivision of the north 50 acres of the east half of the northeast quarter of Section 22; thence south along said west line of the east 4.5 feet of Lot 7 to the north line of the 16 foot wide vacated alley south of Roosevelt Road; thence east along said north line of the 16 foot wide vacated alley south of Roosevelt Road to the west line of the 16 foot wide alley west of Pulaski Road; thence south along said west line of the 16 foot wide alley west of Pulaski Road and the southerly extension thereof to the north line of the 16 foot wide alley north of 16th Street; thence west along said north line of the 16 foot wide alley north of 16th Street and the westerly extension thereof to the west line of Komensky Avenue; thence south along said west line of Komensky Avenue to the westerly extension of the south line of the 16 foot wide alley south of 16th Street; thence east along said westerly extension of the south line of the 16 foot wide alley south of 16th Street and the south line thereof to the west line of Pulaski Road; thence continuing east along the easterly extension of the 16 foot wide alley south of 16th Street and the south line thereof to the west line of Springfield Avenue; thence south along said west line of Springfield Avenue to the westerly extension of the south line of the parcel of land bearing Permanent Index Number 16-23-302-016; thence east along said westerly extension of the south line of the parcel of land bearing Permanent Index Number 16-23-302-016 and the south line thereof to the east line thereof; thence continuing east along the easterly extension of the south line of the parcel of land bearing Permanent Index Number 16-23-302-016 to the east line of Avers Avenue; thence north along said east line of Avers Avenue to the north line of Lot 312 in Downing's Subdivision of Lots 7 to 14, inclusive, in J. H. Kedzie's Subdivision in Section 23; thence east along

said north line of Lot 312 and the easterly extension thereof to the west line of Hamlin Avenue; thence south along said west line of Hamlin Avenue to the westerly extension of the south line of Lot 150 in said Downing's Subdivision; thence east along said westerly extension of the south line of Lot 150 and the south line thereof to the west line of the 16 foot wide alley east of Hamlin Avenue; thence north along said west line of the 16 foot wide alley east of Hamlin Avenue to the westerly extension of the south line of the parcel of land bearing Permanent Index Number 16-23-304-021; thence east along said westerly extension of the south line of the parcel of land bearing Permanent Index Number 16-23-304-021 and the south line thereof to the west line of Ridgeway Avenue; thence south along said west line of Ridgeway Avenue to the westerly extension of the south line of the parcel of land bearing Permanent Index Number 16-23-305-002; thence east along said westerly extension of the south line of the parcel of land bearing Permanent Index Number 16-23-305-002 and the south line thereof to the west line of the 16 foot wide alley east of Ridgeway Avenue; thence south along said west line of the 16 foot wide alley east of Ridgeway Avenue to the westerly extension of the south line of Lot 143 in Lansingh's Addition to Chicago in Section 23; thence east along said westerly extension of the south line of Lot 143 and the south line thereof to the west line of Lawndale Avenue; thence south along said west line of Lawndale Avenue to the westerly extension of the south line of Lot 153 in Lansingh's Addition to Chicago in Section 23; thence east along said westerly extension of the south line of Lot 153 and the south line thereof to the west line of the 16 foot wide alley east of Lawndale Avenue; thence south along said west line of the 16 foot wide alley east of Lawndale Avenue to south line of Lot 6 in Block 2 in the resubdivision of Blocks 1 to 5 and vacated alleys in Lansingh's Second Addition to Chicago in Section 23; thence east along said south line of Lot 6 to the west line of Millard Avenue; thence south along said west line of Millard Avenue to the south line of Lot 11 in Block 1 in the resubdivision of Blocks 1 to 5 and vacated alleys in Lansingh's Second Addition to Chicago in Section 23; thence east along said south line of Lot 11 to the west line of the 16 foot wide alley east of Millard Avenue; thence north along said west line of the 16 foot wide alley east of Millard Avenue to the westerly extension of the north line of Lot 9 in J. T. Matthews' Subdivision of Lots 1 and 20 in J. H. Kedzie's Subdivision in Section 23; thence east along said westerly extension of the north line of Lot 9 and the north line thereof to the west line of Central Park Avenue; thence continuing east along the easterly extension of the north line of said Lot 9 to the east line of Central Park Avenue; thence north along said east line of Central Park Avenue to the south line of Lot 114 in Wood's Lawndale Subdivision in Section 23; thence east along said south line of Lot 114 and the easterly extension thereof to the east line of Drake Avenue; thence north along said east line of Drake Avenue to the south line of Lot 96 in said Wood's Lawndale Subdivision; thence east along said south line of Lot 96 and the easterly extension thereof to the west line of St. Louis Avenue; thence south along said west line of St. Louis Avenue to the westerly extension of the south line of Lot 46 in Block 2 in Lyman Trumbull's Subdivision in Section 23; thence east along said westerly extension of the south line of Lot 46 and the south line thereof to the west line of the 16 foot wide alley east of St. Louis Avenue; thence south along said west line of the 16 foot wide alley east of St. Louis Avenue to the westerly extension of the north line of the parcel of land bearing Permanent Index

Number 16-23-402-024; thence east along said westerly extension of the north line of the parcel of land bearing Permanent Index Number 16-23-402-024 and the north line thereof to the west line of Trumbull Avenue; thence north along said west line of Trumbull Avenue to the westerly extension of the north line of the parcel of land bearing Permanent Index Number 16-23-403-002; thence east along said westerly extension of the north line of the parcel of land bearing Permanent Index Number 16-23-403-002 and the north line thereof to the west line of the 16 foot wide alley east of Trumbull Avenue; thence continuing east along the easterly extension of the north line of the parcel of land bearing Permanent Index Number 16-23-403-002 to the east line of the 16 foot wide alley east of Trumbull Avenue; thence north along said east line of the 16 foot wide alley east of Trumbull Avenue to the south line of Lot 2 in Block 1 in said Lyman Trumbull's Subdivision in Section 23; thence east along said south line of Lot 2 and the easterly extension thereof to the west line of Christiana Avenue; thence south along said west line of Christiana Avenue to the westerly extension of the north line of Lot 39 in Sherman and Walter's Resubdivision of Block 11 of Circuit Court Partition in Section 23; thence east along said westerly extension of the north line of Lot 39 and the north line thereof to the east line thereof; thence continuing east along the easterly extension of the north line of said Lot 39 to the east line of Spaulding Avenue; thence north along said east line of Spaulding Avenue to the south line of Lot 40 in Block 2 in Prescott's Douglas Park Addition to Chicago in Section 23; thence east along said south line of Lot 40 and the easterly extension thereof to the west line of Kedzie Avenue; thence south along said west line of Kedzie Avenue to the southerly line of Ogden Avenue; thence northeasterly along said southerly line of Ogden Avenue to the easterly line of Lot 10 in the subdivision of Lots 1 and 2 in the resubdivision of Blocks 6, 7, 16 and 17 in Douglas Park Addition to Chicago in Section 24; thence southeasterly along said easterly line of Lot 10 and the southeasterly extension thereof to the east line of the 16 foot wide alley east of Troy Street; thence south along said east line of the 16 foot wide alley east of Troy Street to the south line of Lot 23 in Block 6 in the resubdivision of Blocks 6, 7, 16 and 17 in Douglas Park Addition to Chicago in Section 24; thence east along said south line of Lot 23 to the west line of Albany Avenue; thence south along said west line of Albany Avenue to the north line of 19th Street; thence west along said north line of 19th Street to the west line of Albany Avenue; thence south along said west line of Albany Avenue to the northerly line of the Chicago, Burlington and Quincy Railroad right-of-way; thence southwesterly along said northerly line of the Chicago, Burlington and Quincy Railroad right-of-way to the centerline of Kedzie Avenue; thence south along said centerline of Kedzie Avenue to the southerly line of the Chicago, Burlington and Quincy Railroad right-of-way; thence northeasterly along said southerly line of the Chicago, Burlington and Quincy Railroad right-of-way to the east line of Albany Avenue; thence south along said east line of Albany Avenue to the south line of the 16 foot wide alley south of Cermak Road; thence west along the westerly extension of the south line of the 16 foot wide alley south of Cermak Road to the west line of Troy Street; thence south along said west line of Troy Street to the south line of 23rd Street; thence west along said south line of 23rd Street to the east line of the 16 foot wide alley west of Troy Street; thence south along said east line of the 16 foot wide alley west of Troy Street and the southerly

extension thereof to the south line of 24th Street; thence west along said south line of 24th Street to the southerly extension of the west line of the 16 foot wide alley west of Kedzie Avenue; thence north along said southerly extension of the west line of the 16 foot wide alley west of Kedzie Avenue and the west line thereof to the south line of the 16 foot wide alley south of Cermak Road; thence west along said south line of the 16 foot wide alley south of Cermak Road and the westerly extension thereof to the west line of Trumbull Avenue; thence north along said west line of Trumbull Avenue to the southerly line of the Chicago, Burlington and Quincy Railroad right-of-way; thence southwesterly along said southerly line of the Chicago, Burlington and Quincy Railroad right-of-way to the east line of Central Park Avenue; thence south along said east line of Central Park Avenue to the easterly extension of the south line of Lot 32 in Block 4 in Millard and Decker's Subdivision of the east half of the east half of the northwest quarter of Section 26; thence west along said easterly extension of the south line of Lot 32 and the south line thereof to the east line of the 16 foot wide alley west of Central Park Avenue; thence north along said west line of the 16 foot wide alley west of Central Park Avenue to the south line of 24th Street; thence west along said south line of 24th Street to the east line of Kedvale Avenue; thence north along said east line of Kedvale Avenue to the southerly line of the Chicago, Burlington and Quincy Railroad right-of-way; thence northeasterly along said southerly line of the Chicago, Burlington and Quincy Railroad right-of-way to the centerline of Pulaski Road; thence north along said centerline of Pulaski Road to the northerly line of the Chicago, Burlington and Quincy Railroad right-of-way; thence southwesterly along said northerly line of the Chicago, Burlington and Quincy Railroad right-of-way to the east line of Kostner Avenue; thence north along said east line of Kostner Avenue to the southerly line of Ogden Avenue; thence southwesterly along said southerly line of Ogden Avenue to the southerly extension of the east line of Kenneth Avenue; thence north along said southerly extension of the east line of Kenneth Avenue and the east line thereof to the north line of Cermak Road; thence west along said north line of Cermak Road to the east line of Kostner Avenue and the point of beginning hereinbefore described, in Cook County, Illinois

Exhibit "B".

*Street Location Of The Ogden/Pulaski Tax Increment
Financing Redevelopment Project Area.*

The project area generally is bounded by West Roosevelt Road and West 16th Street on the north, South Albany Avenue on the east, West Cermak Road and West 24th Street on the south and South Kostner Avenue on the west.

Exhibit "C".

Project Area Boundary.

