

DESIGNATION OF AVONDALE REDEVELOPMENT PROJECT AREA AS TAX INCREMENT FINANCING DISTRICT.

[O2009-4207]

The Committee on Finance submitted the following report:

CHICAGO, July 29, 2009.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance designating the Avondale 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, Fioretti, Dowell, Preckwinkle, Hairston, Lyle, Jackson, Harris, Beale, Pope, Balcer, Olivo, Burke, Foulkes, Thompson, Thomas, Lane, Rugai, Cochran, Brookins, Muñoz, Zalewski, Dixon, Solis, Maldonado, Burnett, E. Smith, Carothers, Reboyras, Suarez, Waguespack, Mell, Austin, Colón, Banks, Mitts, Allen, Laurino, Doherty, Reilly, Daley, Tunney, Levar, Shiller, Schulter, M. Smith, 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 Avondale 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 February 4, 2009 at 6:30 P.M. at Copernicus Center, 3160 North Milwaukee Avenue, 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 February 25, 2009, 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 09-CDC-16 on March 10, 2009 fixing the time and place for a public hearing ("Hearing"), at the offices of the City Clerk and the City's Department of Community Development; 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 March 16, 2009, which is within a reasonable time after the adoption by the Commission of Resolution 09-CDC-16 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 April 3, 2009 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 May 12, 2009; and

WHEREAS, The Commission has forwarded to the City Council a copy of its Resolution 09CDC-29, recommending to the City Council approval of the Plan, among other related matters; and

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 66652 of this *Journal*.]

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

Exhibit "A".

*Legal Description Of The Avondale Tax Increment
Financing Redevelopment Project Area.*

Beginning at the intersection of the northward extension of the west line of North Pulaski Avenue with the northerly line of West Avondale Avenue; thence southeasterly along the northerly line of West Avondale Avenue to its intersection with the northerly extension of the east line of the public alley east of North Pulaski Avenue; thence south along the east line of the aforementioned public alley and its southward extension, to the centerline of West Addison Street; thence continuing south along the northward extension of the east line and the east line of the aforementioned public alley to the south line of the property having a Permanent Index Number of 13-23-317-040; thence east along the south line of the property having a Permanent Index Number of 13-23-317-040 and its eastward extension to the east line of North Harding Street; thence south along the east line of North Harding Street and its southward extension, to its intersection with the easterly line of the public alley northeasterly of North Milwaukee Avenue and its northwesterly extension; thence southeasterly along the easterly line and the easterly line extended of the aforementioned public alley, to the west line of North Springfield Avenue; thence south and southwestwardly along the west and northerly line of North Springfield Avenue to the easterly line of North Milwaukee Avenue; thence northwesterly and the northwesterly extension of the easterly line of North Milwaukee Avenue to the north line of West School Street; thence west along the north line of West School Street and its westward extension to the west line of North Pulaski Avenue; thence south along the west line of North Pulaski Avenue to the north line of West Melrose Street; thence west along the north line of West Melrose Street and its westward extension to the west line of the public alley west of North Pulaski Avenue; thence north along the west line of the aforementioned public alley and its northward

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 Avondale 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 combination of both blighted area and 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.

extension, to the north line of West School Street, said intersection also being the westerly line of a public alley lying westerly of North Milwaukee Avenue; thence northwesterly along the westerly line and the westerly line extended of the aforementioned public alley and its northwesterly extension, to the west line of North Keystone Avenue; thence north along the west line of North Keystone Avenue to the south line of the public alley westerly of North Milwaukee Avenue; thence west along the south line of the said public alley to an angle point in said alley; thence northwesterly along the westerly line of said alley to the east line of North Karlov Avenue; thence west to the west line of North Karlov Avenue; thence north along the west line of North Karlov Avenue to the south line of the public alley lying westerly of North Milwaukee Avenue; thence west along the south line of said public alley to an angle point in said alley; thence northwesterly along the westerly line and the westerly line extended of said alley to the northerly line of North Kedvale Avenue; thence continuing northwesterly along the westerly line of the public alley to an angle point in said alley; thence west along the south line of said alley to the west line of a public alley; thence northwesterly along the westerly line of said public alley to the east line of North Keeler Avenue; thence west to the west line of North Keeler Avenue; thence north along the west line of North Keeler Avenue to the south line of a public alley lying westerly of North Milwaukee Avenue; thence west along the aforesaid public alley to an angle point in said alley; thence northwesterly along the westerly line and the westerly line extended of said public alley to its intersection with the west line of North Tripp Avenue; thence continuing northwesterly along the westerly line and the westerly line extended of said public alley to its intersection with the west line of North Kildare Avenue; thence north along the west line of North Kildare Avenue to the south line of the public alley lying north of West Cornelia Avenue; thence east to the east line of North Kildare Avenue; thence north along the east line and the east line extended of North Kildare Avenue to the easterly line of North Milwaukee Avenue; thence northwesterly along the easterly line of North Milwaukee Avenue and the easterly line extended to the south line of West Addison Street; thence east along the south line of West Addison Street to the easterly line of the public alley lying easterly of North Milwaukee Avenue; thence southeasterly along said public alley to an angle point in said public alley; thence east along the north line of said public alley to the east line and the east line extended of a public alley; thence south along the east line of said alley, to an angle point in said alley; thence southeasterly along the northerly line of said public alley to the west line of North Keeler Avenue; thence east to the east line of North Keeler Avenue; thence south along the east line of North Keeler Avenue to the southwest corner of the property having a Permanent Index Number of 13-22-413-001; thence east along the aforementioned property to an angle point in said property; thence southeasterly along the southerly line of said property and the southerly line of the property having a Permanent Index Number of 13-22-413-002 to its intersection with the public alley lying easterly of North Milwaukee Avenue; thence southeasterly along the south line of said public alley and its southeasterly extension to the north line of West Newport Avenue; thence east along the north line of West Newport Avenue to its intersection with the east line extended north of the public alley lying easterly of North Milwaukee Avenue; thence south along the east line

extended of said alley to the south line of West Newport Avenue; thence continuing south along the east line of said alley to an angle point in said alley; thence southeasterly along the easterly line of said alley to an angle point in said alley; thence east along the north line of said alley to its intersection with the northward extension of the west line of the property having a Permanent Index Number of 13-22-417-010; thence south along the west line of said property to the north line of West Roscoe Street; thence east along the north line and the north line extended of West Roscoe Street to the east line of North Karlov Avenue; thence south along the east line of North Karlov Avenue to the north line of the public alley south of West Roscoe Street; thence east along the north line of said public alley to the west line of the public alley lying westerly of North Pulaski Avenue; thence north along the west line of said public alley and the west line extended, to the north line of West Cornelia Avenue; thence east along the north line of West Cornelia Avenue to the west line of the public alley west of North Pulaski Avenue; thence north along the west line of said public alley and the west line extended, to the centerline of West Addison Street; thence continuing north along the west line and the west line extended north of said alley to the north line of West Waveland Avenue; thence east along the north line of West Waveland Avenue to the west line of North Pulaski Avenue; thence north along the west line of North Pulaski Avenue to the south line of the property having a Permanent Index Number of 13-33-218-036; thence west along the south line of said property to the west line of the aforementioned property; thence north along said property to the south line of West Grace Street; thence west along the south line of West Grace Street to its intersection with the southward extension of the west line of a public alley lying west of North Pulaski Avenue; thence north along said southward extension and the west line of said public alley to its intersection with the north line and the westward extension of the property having a Permanent Index Number of 13-22-213-035; thence east along the north line of said property to the west line of North Pulaski Avenue; thence north along the west line of North Pulaski Avenue to the point of beginning, all in Sections 22 and 23, Township 40 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois.

Exhibit "B".
(To Ordinance)

*Street Location Of The Avondale Tax Increment
Financing Redevelopment Project Area.*

The project area is generally located along North Milwaukee Avenue, from West Melrose Street on the south to West Addison Street on the north and along North Pulaski Avenue, from West School Street to the south to the Kennedy Expressway on the north.

Exhibit "C".
(To Ordinance)

Map Of The Avondale Tax Increment Financing
Redevelopment Project Area.

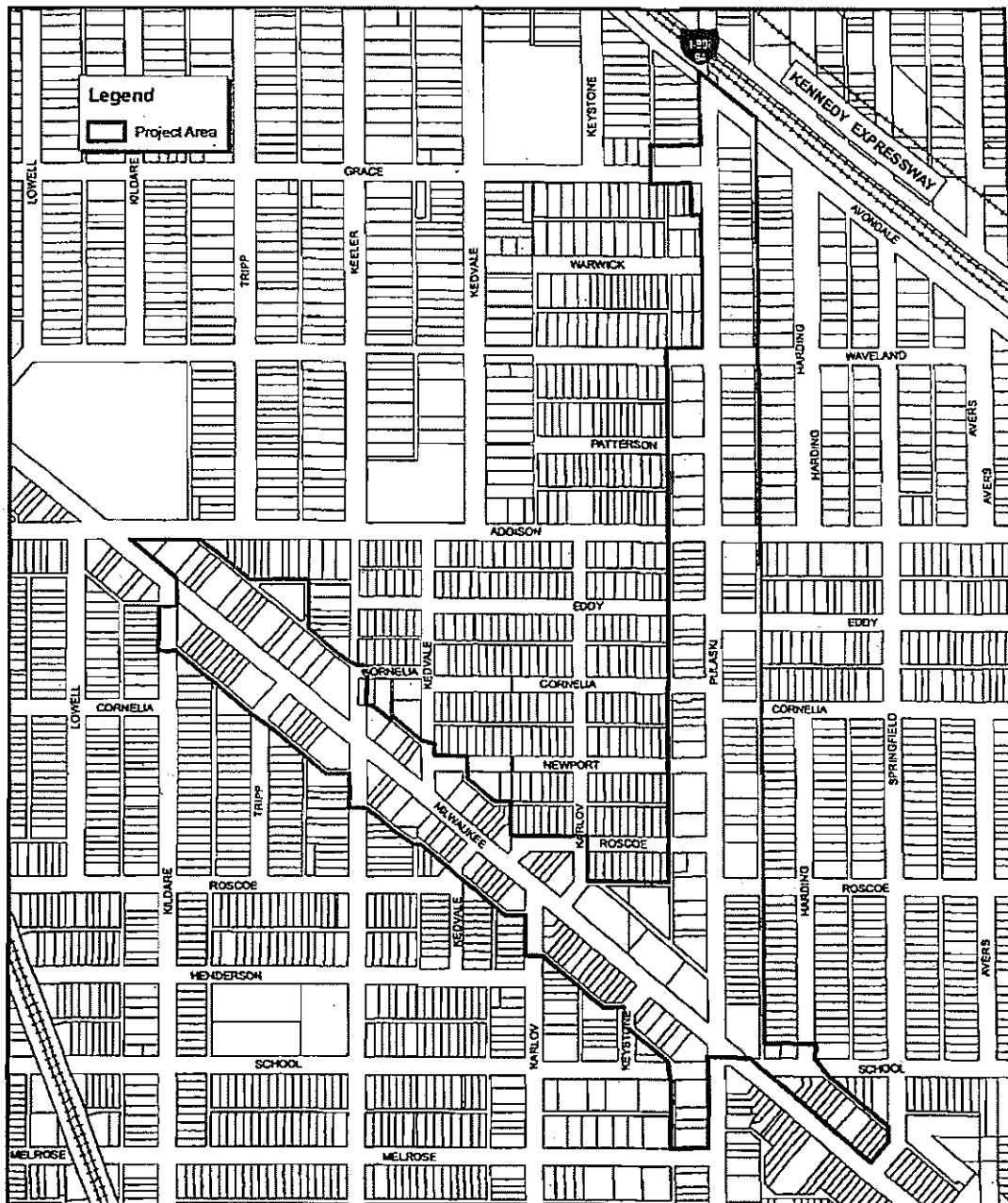


Figure 1
Redevelopment Project Area Boundary

Avondale TIF
Chicago, Illinois

