

DESIGNATION OF ELSTON/ARMSTRONG INDUSTRIAL  
CORRIDOR REDEVELOPMENT PROJECT AREA  
AS TAX INCREMENT FINANCING DISTRICT.

The Committee on Finance submitted the following report:

CHICAGO, July 19, 2007.

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

Your Committee on Finance, having had under consideration an ordinance designating the Elston/Armstrong Industrial Corridor 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, Cárdenas, Olivo, Burke, Foulkes, Thomas, Lane, Rugai, Cochran, Brookins, Muñoz, Zalewski, Dixon, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Waguespack, Mell, Austin, Colón, Mitts, Allen, Laurino, O'Connor, Reilly, Daley, Tunney, Levar, Shiller, Schulter, M. Smith, Moore -- 46.

*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/11-74.4-1, et seq., as amended (the "Act"), for a proposed redevelopment project area to be known as the Elston/Armstrong Industrial Corridor T.I.F. 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, 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 March 2, 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-22 on March 13, 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, 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 April 17, 2007, which is within a reasonable time after the adoption by the Commission of Resolution 07-CDC-22 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 6, 2007 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 8, 2007; and

WHEREAS, The Commission has forwarded to the City Council a copy of its Resolution 07-CDC-35, 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 Elston/Armstrong Industrial Corridor T.I.F. 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 area, or a conservation area or a combination of both blighted area and conservation area, or an industrial park 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 4164 of this *Journal*.]

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

*Exhibit "A".*

*Elston/Armstrong Industrial Corridor  
Redevelopment And Project Area  
Legal Description.*

A tract of land located in the City of Chicago, County of Cook and State of Illinois, lying in Sections 4 and 9, Township 40 North, Range 13, East of the Third Principal Meridian and being bounded by a line described as follows:

beginning at the intersection of the west line of North Central Avenue with the westerly extension of the north line of West Ardmore Avenue; thence east along the north line of West Ardmore Avenue and along said line extended to an intersection with the northerly extension of the east line of the 16 foot public alley lying west of and adjoining the west line of Lot 4 in Butler's Subdivision of Lot 4 in Kay's Subdivision; thence south along the east line of said 16 foot public alley and along said line extended to the north line of the 8 foot public alley lying south of and adjoining the south line of said Lot 4; thence east along the north line of said 8 foot public alley and along said line extended to the westerly line of the Chicago, Milwaukee & St. Paul Railway right-of-way; thence southeasterly along the westerly line of the Chicago, Milwaukee & St. Paul Railway

right-of-way to the south line of said Section 4, being also the north line of said Section 9; thence east along the north line of said Section 9 to the easterly line of the Chicago, Milwaukee & St. Paul Railway right-of-way; thence southeasterly along the easterly line of the Chicago, Milwaukee & St. Paul Railway right-of-way to the centerline of West Foster Avenue, being also the east and west centerline of said Section 9; thence west along said centerline of West Foster Avenue to westerly line of the Chicago, Milwaukee & St. Paul Railway right-of-way; thence southeasterly along said westerly line of the Chicago, Milwaukee & St. Paul Railway right-of-way to the south line of the east/west 15 foot public alley in Block 11 in resubdivision of Blocks 1, 6, 7, 9, 10, 11, 12, 13, 14, 18, 19, 20, 21, 22, 23, 24, 25, 26, 31, 32 and 33 in Village of Jefferson; thence west along the south line of said east/west 15 foot public alley to an intersection with the southerly extension of the east line of Lots 1 to 5, inclusive, in Millers Resubdivision of Lots 20 to 24, inclusive, in Block 11 in Village of Jefferson; thence north along the east line of said Lots 1 to 5, inclusive, and along said line extended to the south line of West Foster Avenue; thence west along said south line of West Foster Avenue and along said line extended to the west line of North Leclaire Avenue; thence north along said west line of North Leclaire Avenue and along said line extended to the south line of West Berwyn Avenue; thence west along said south line of West Berwyn Avenue to a line drawn perpendicular to said south line of West Berwyn Avenue and passing through the southeast corner of Lot 2 in Resubdivision of Lots 75, 76 and 77 in Kinsey's Jefferson Park and Forest Glen Subdivision; thence north along said last described perpendicular line to the southeast corner of said Lot 2, being a point on the southwesterly line of a 16 foot public alley; thence northwesterly along the southwesterly line of said 16 foot public alley and along said line extended to an intersection with the northwesterly line of North Latrobe Avenue; thence northeasterly along said northwesterly line of North Latrobe Avenue to the southwesterly line of North Elston Avenue; thence northwesterly along said southwesterly line of North Elston Avenue and along said line extended to the southeasterly line of North Ludlam Avenue; thence southwesterly along said southeasterly line of North Ludlam Avenue and along said line extended to an intersection with the southeasterly extension of the southwesterly line of the 16 foot northwest/southeast public alley in Block 1 in A.J. Vasey's Jefferson Park and Forest Glen Addition to Chicago; thence northwesterly along said southwesterly line of said 16 foot northwest/southeast public alley and along said line extended to the southeasterly line of North Lynch Avenue; thence southwesterly along said southeasterly line of North Lynch Avenue to an intersection with the southeasterly extension of the southwesterly line of West Catalpa Avenue; thence northwesterly along said southwesterly line of West Catalpa Avenue and along said line extended to an angle point in said line; thence northerly to the southeast corner of Lot 28 in Block 1 in Stewart D. Anderson's Addition to Jefferson Park, being a point on the north line of West Catalpa Avenue; thence west along said north line of West Catalpa Avenue and along said line extended to the west line of the 16 foot north/south public alley in said Block 1; thence north along the west line of said 16 foot north/south public alley in said Block 1 to an angle point in said line; thence

east along the north line of the 16 foot east/west public alley in said Block 1 to the southwesterly line of North Elston Avenue; thence northwesterly along the southwesterly line of said North Elston Avenue and along said line extended to the south line of West Bryn Mawr Avenue; thence west along the south line of West Bryn Mawr Avenue to the east line of North Lotus Avenue; thence south along the east line of said North Lotus Avenue to the north line of the 16 foot east/west public alley lying north of and adjoining Lot 81 in Britigan's Elston Avenue Resubdivision; thence east along the north line of said 16 foot east/west public alley to an angle point in said line; thence southeasterly along the northeasterly line of the 16 foot northwest/southeast public alley to an intersection with the northerly extension of the 16 foot north/south public alley lying east of and adjoining Lots 82 through 87, inclusive, in said Britigan's Elston Avenue Resubdivision; thence south along the east line of said 16 foot north/south public alley and along said line extended to an intersection with the southeasterly line of the 16 foot northeast/southwest public alley in Block 9 in Stewart D. Anderson's Addition to Jefferson Park; thence southwesterly along the southeasterly line of the 16 foot northeast/southwest public alley in said Block 9 and along said line extended to an intersection with the centerline of North Lotus Avenue; thence north along the centerline of said North Lotus Avenue to the easterly extension of the north line of West Balmoral Avenue; thence west along the north line of West Balmoral Avenue and along said line extended to the east line of North Luna Avenue; thence north along the east line of North Luna Avenue and along said line extended to the north line of West Bryn Mawr Avenue; thence east along the north line of West Bryn Mawr Avenue to the west line of North Linder Avenue; thence north along the west line of North Linder Avenue to the southwesterly line of the 16 foot northwest/southeast public alley in Block 2 in Elston Central Bryn Mawr Subdivision; thence northwesterly along the southwesterly line of the 16 foot northwest/southeast public alley in said Block 2 and along said line extended to an intersection with the west line of North Central Avenue; thence north along the west line of North Central Avenue to the point of beginning.

*Exhibit "B".*

*Street Boundaries Of The Area.*

The Project Area is bounded on the north by Ardmore Avenue. It continues east to the CMSTP&P Railroad, then south just past Foster Avenue, west to Leclair Avenue and north to Elston Avenue and continues northwest along Elston Avenue encompassing those commercial and industrial properties along Elston Avenue and some residential properties and the Farnsworth School between Luna Avenue and Long Avenue.

Exhibit "C".

Study Area Boundary Map.

