

DESIGNATION OF ADDISON SOUTH REDEVELOPMENT PROJECT
AREA AS TAX INCREMENT FINANCING DISTRICT.

The Committee on Finance submitted the following report:

CHICAGO, May 9, 2007.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance authorizing the designation of the Addison South Tax Increment Financing Redevelopment Project Area as 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, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Beale, Pope, Balcer, Cárdenas, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Lane, Rugai, Brookins, Muñoz, Zalewski, Solis, Ocasio, Burnett, E. Smith, Reboyras, Suarez, Matlak, Mell, Austin, Colón, Banks, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Tunney, Levar, Shiller, M. Smith, Moore, Stone -- 44.

Nays -- None.

Alderman Natarus 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 Addison South 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 October 26, 2006 at 7:00 P.M. at Windy City Field House, 2367 West Logan Boulevard, Chicago, Illinois 60647; 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 December 1, 2006, 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 06-CDC-109 on December 12, 2006 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 December 18, 2006, which is within a reasonable time after the adoption by the Commission of Resolution 06-CDC-109 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 5, 2007 at 10:00 A.M., 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 13, 2007; and

WHEREAS, The Commission has forwarded to the City Council a copy of its Resolution 07-CDC-8, 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 Addison South 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 104426 of this *Journal*.]

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

*Exhibit "A".
(To Ordinance)*

City Of Chicago

Addison South T.I.F.

Redevelopment Project Area

Legal Description.

That part of Sections 24 and 25, Township 40 North, Range 13 East of the Third

Principal Meridian, and part of Section 30, Township 40 North, Range 14 East of said Third Principal Meridian, described as follows:

beginning at the intersection of the east line of the west half of the northeast quarter of said Section 25 with the south line of West Belmont Avenue; thence east along the south line of said Belmont Avenue to the southward extension of the west line of Lot 11 in County Clerk's Division of unsubdivided lands in the southeast quarter of said Section 24; thence north along the southward extension of said Lot 11 to the north line of said Belmont Avenue; thence east along said north line to the west line of Campbell Avenue; thence north along the west line of said Campbell Avenue to the northeast corner of said Lot 11; thence east along the eastward extension of the north line of said Lot 11 to the east line of Campbell Avenue; thence north along the east line of said Campbell Avenue to the westward extension of the south line of the north 23.10 feet of Lot 23 in North Chicago Sharpshooter's Addition to Chicago in the southeast quarter of said Section 24; thence east along the last mentioned south line and its westward extension to the west line of Western Avenue; thence south along the west line of said Western Avenue to the south line of said Belmont Avenue; thence east along the south line of said Belmont Avenue to the northeasterly line of the first alley east of North Clybourn Avenue in Block 13 of Clybourn Avenue Addition to Lake View and Chicago in the northwest quarter of said Section 30; thence southeasterly along the northeasterly line of said alley and its southeasterly extension to the east line of Oakley Avenue; thence south along the east line of said Oakley Avenue and its southward extension to the eastward extension of the south line of Barry Avenue; thence west along the eastward extension of Barry Avenue and along the south line thereof to the east line of the first alley west of Oakley Avenue in Block 11 in said Clybourn Avenue Addition; thence south along the east line of said alley to the north line of Nelson Street; thence east along said Nelson Street and its eastward extension to the east line of said Oakley Avenue; thence south along the east line of said Oakley Avenue to the north line of Wellington Avenue; thence east along the north line of said Wellington Avenue and its eastward extension to the east line of Leavitt Avenue; thence south along the east line of said Leavitt Avenue and its northward extension to the eastward extension of the north line of Oakdale Avenue; thence west along the eastward extension of the north line of said Oakdale Avenue and the north line of Oakdale Avenue to the northward extension of the west line of Lot 13 in Diversey-Clybourn Industrial and Commercial District, being an Owners' Division in the northwest quarter of said Section 30; thence south along said northward extension and along the west line of said Lot 13 to the southwest corner thereof; thence east along the south line of said Lot 13 to the west line of Lot 12 in Diversey-Clybourn Industrial and Commercial District, aforesaid; thence south along the west line of said Lot 12 to the northerly line of the north branch of the Chicago River; thence westerly and northwesterly along the

northerly and northeasterly line of the said north branch of the Chicago River to the northward extension of the east line of Western Avenue; thence south along the northward extension of the east line of Western Avenue and along the east line of said Western Avenue and its extensions to the north line of Diversey Avenue; thence east along the north line of said Diversey Avenue and its eastward extension to the east line of Oakley Avenue; thence north along the east line of said Oakley Avenue and its northward extension to the southerly line of the said north branch of the Chicago River; thence easterly and southeasterly along the southerly and southwesterly line of said north branch of the Chicago River to the south line of Diversey Avenue; thence west along the south line of said Diversey Avenue to the westerly line of the said north branch of the Chicago River; thence south and southeasterly along the westerly line and southwesterly of said Chicago River to southeast corner of Tax Identification Number 14-30-301-019; thence southwesterly along the south line of said Tax Identification Number 14-30-301-019 to the southwest corner thereof; thence northwesterly along the southwesterly line of said Tax Identification to the southeasterly line of Logan Boulevard; thence southwesterly along the southeasterly line of said Logan Boulevard to the northeasterly line of the Chicago and Northwestern Railroad right-of-way; thence northwesterly along the northeasterly line of said railroad right-of-way to the west line of Western Avenue; thence north along the west line of Western Avenue to the centerline of Schubert Avenue; thence west along the centerline of Schubert Avenue to the southward extension of the west line of the first alley west of Western Avenue, in Block 32 in Albert Crosby & Others' Subdivision of the southeast quarter of said Section 25; thence north along the southward extension of the west line of said alley to the northeast corner of Lot 43 in said Block 32; thence west along said north line of said Lot 43 and along the eastward extension of the north line of Lot 6 in Block 25 in said, Albert Crosby & Others' Subdivision and continuing west along the north line of said Lot 6 and along the north line of Lot 43 and its eastward extension in said Block 25 and continuing west along the north line of Lot 6 and Lot 38 and their eastward extensions in Block 24 in said Albert Crosby & Others' Subdivision to the northwest corner of said Lot 38; thence south along the west line of said Block 24 which is the east line of Maplewood Avenue to the southwest corner of Lot 28 in said Block 24; thence east along the south line of said Lot 28 and its eastward extension to the east line of the first alley east of said Maplewood Avenue; thence south along the east line of said alley to the northwest corner of Lot 19 in said Block 24; thence east along the north line of said Lot 19 and its eastward extension to the east line of Campbell Avenue; thence south along the east line of said Campbell Avenue and its southward extension to the northeasterly line of said Chicago & Northwestern Railroad right-of-way; thence northwesterly along the northeasterly line of said railroad to the west line of Talman Avenue; thence north along the west line of Talman Avenue to the westward extension of the north line of the first alley

north of Diversey Avenue in Wolfgram's Subdivision of the south 5 acres east of the railroad of Lot 6 in Richon & Bauermeister's Subdivision of the west half of the northeast quarter of said Section 25; thence east along the heretofore described north line of an alley and continuing east along the westward extension of the north line of the first alley north of Diversey Avenue in Block 4 in Carter's Addition to Maplewood, a subdivision of the south half of the southeast quarter of the northeast quarter of said Section 25 and continuing east along said north line of an alley in said Block 4 and continuing east along the westward extension of the first alley north of Diversey Avenue in Block 3 in said Carter's Addition to Maplewood and along the north line of said alley to the west line of Campbell Avenue; thence north along the west line of Campbell Avenue to the southeasterly extension of the southwesterly line of Elston Avenue; thence northwesterly along said southeasterly line of Elston Avenue to the southward extension of the west line of Washtenaw Avenue; thence north along said southward extension and along the west line of Washtenaw Avenue to the westward extension of the north line of Barry Avenue; thence east along said westward extension and the north line of Barry Avenue to the southeast corner of Lot 17 in the subdivision of part of Lot 1 in Richon & Bauermeister's Subdivision of the west half of the northeast quarter of said Section 25, aforesaid; thence north along the east line of said Lot 17 to the northeast corner thereof; thence west along the north line of said Lot 17 and its westward extension to the west line of the first alley east of Washtenaw Avenue; thence north along the west line of the last described alley and its northward and southward extensions to the north line of the first alley south of Belmont Avenue in the resubdivision of part of Lot 1 in said Richon & Bauermeister's Subdivision; thence east along the last described north line of an alley to the west line of Lot 9 in said resubdivision of part of Lot 1; thence north along the west line of said Lot 9 to the south line of Belmont Avenue; thence east along the south line of Belmont Avenue to the point of beginning, in Cook County, Illinois.

Exhibit "B".
(To Ordinance)

*Street Location Of The Addison South
T.I.F. Redevelopment Project Area.*

The Project Area is irregular in shape but encompasses certain properties in the area generally bounded by West Belmont Avenue, North Clybourn Avenue, North Leavitt Street, the Chicago River, West Logan Boulevard, the Kennedy Expressway, North Campbell Avenue, North Elston Avenue and North Washtenaw Avenue.

*Exhibit "C".
(To Ordinance)*

Project Area Boundary.

