

DESIGNATION OF 95TH AND WESTERN AVENUE
PROJECT AREA AS TAX INCREMENT
FINANCING DISTRICT.

The Committee on Finance submitted the following report:

CHICAGO, July 13, 1995.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance designating the 95th and Western Avenue Project Area as a Tax Increment Financing District, 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 Granato, Haithcock, Tillman, Holt, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Frias, Olivo, Burke, Jones, Coleman, Streeter, Rugai, Troutman, Evans, Munoz, Zalewski, Chandler, Medrano, Ocasio, Burnett, E. Smith, Burrell, Wojcik, Colom, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Bernardini, Hansen, Levar, Shiller, Schalter, 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 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. (1993), as amended (the "Act"), for a proposed redevelopment project area to be known as the 95th and Western Avenue 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 June 26, 1995; and

WHEREAS, The Plan and the related eligibility report were 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 95-CDC-35, 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 Commission has reviewed the Plan, the related eligibility report for the Area, testimony from the Hearing, if any, the recommendation of the Board, if any, and such other matters or studies as the Commission has 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 95th And Western Avenue 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 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.

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 3980 of this Journal.]

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

Exhibit "A".

Legal Description Of The 95th Street

Tax Increment Financing District.

A parcel of land in Chicago, Cook County, Illinois being a part of the north half of Section 7, and the south half of Section 6 in Township 37 North, Range 14 East of the Third Principal Meridian, described as follows:

beginning at the intersection of the centerline of West 95th Street and the centerline of South Western Avenue; thence northerly along said centerline of South Western Avenue to the north lot line extended of Lot 1 of Block Number 4 of O. Rueber and Co.'s Beverly Hills Subdivision of the south three-eighths of the west half of the northwest quarter of Section 6-37-14; thence easterly along said lot line to the intersection with the centerline of the first north/south public alley parallel to and first east of South Western Avenue; thence southerly along said centerline of the aforesaid alley to the intersection with the south lot line extended of Lot 15 in Block 5 of said O. Rueber and Co.'s Subdivision; thence westerly 8 feet to the intersection with the east lot line extended of Lot 16 of said O. Rueber and Co.'s Beverly Hills Subdivision; thence southerly along said lot line to the intersection with the centerline of West 91st Street in said O. Rueber and Co.'s Beverly Hills Subdivision; thence easterly 3 feet to the intersection with the east lot line extended of Lot 28 in Beverly Hills Boulevard Subdivision, being a resubdivision of the north 22 acres of Geo. H. Chambers Subdivision of the west half of the southwest quarter of Section 6-37-14; thence southerly along said lot line to the intersection with the north lot line of Lot 13 in Geo. H. Chambers Subdivision of the west half of the southwest quarter of Section 6-37-14; thence westerly along said lot line 23 feet to the intersection with the east parcel division line of Lot 13 in said Geo. H. Chambers Subdivision; thence southerly 159 feet along said parcel division line to the intersection with the centerline of West 92nd Street in said Geo. H. Chambers Subdivision; thence easterly 45 feet along said centerline of West 92nd Street to the intersection with the east parcel division line extended of Lot 12 in said Geo. H. Chambers Subdivision; thence southerly along said parcel division line 159 feet to the intersection with the south lot line of Lot 12 in said Geo. H. Chambers Subdivision; thence westerly 13 feet along said lot line to the intersection with the east parcel division line of Lot 11 in Geo. H. Chambers Subdivision; thence southerly 252 feet along said parcel division line to the intersection with the north lot line of Lot 9 in said Geo. H. Chambers Subdivision; thence easterly 13 feet along said lot line to the intersection with the east parcel division line of Lot 9 in Geo.

H. Chambers Subdivision; thence southerly 126 feet to the intersection with the north lot line in Lot 8 of said Geo. H. Chambers Subdivision; thence westerly 15 feet along said lot line to the intersection with the east parcel division line in Lot 8 of said Geo. H. Chambers Subdivision; thence to the south line of Lot 8; thence east 15 feet to the centerline of Lot 7; thence southerly 252 feet along said parcel division line to the intersection with the centerline extended of West 94th Street in said Geo. H. Chambers Subdivision; thence easterly 13 feet along said centerline of West 94th Street to the intersection with the east parcel division line extended of Lot 5 in said Geo. H. Chambers Subdivision; thence southerly 242 feet along said parcel division line to the intersection with the north lot line of Lot 3 in said Geo. H. Chambers Subdivision; thence easterly 151.45 feet along said lot line extended to the intersection with the centerline of South Claremont Avenue in said Geo. H. Chambers Subdivision; thence southerly along said centerline of South Claremont Avenue to the intersection with the north lot line extended of Lot 39 in said Geo. H. Chambers Subdivision; thence easterly along said lot line to the intersection with the centerline of South Oakley Avenue in said Geo. H. Chambers Subdivision; thence southerly along said centerline of South Oakley Avenue to the intersection with the north lot line extended of Lot 41 in said Geo. H. Chambers Subdivision; thence easterly 329 feet along said lot line to the intersection with the centerline of South Bell Avenue in said Geo. H. Chambers Subdivision; thence northerly 75 feet along said centerline of South Bell Avenue to the intersection with the south line of the north 50 feet of Lot 79 in said Geo. H. Chambers Subdivision; thence easterly 121.9 feet along said parcel division line to the intersection with the west lot line of Lot 80 in said Geo. H. Chambers Subdivision; thence southerly 25 feet along said lot line to the intersection with north lot line of Lot 81 in said Geo. H. Chambers Subdivision; thence easterly 208 feet along said lot line to the intersection with the centerline of South Leavitt Street in said Geo. H. Chambers Subdivision; thence southerly 33 feet along said centerline of South Leavitt Street to the intersection with the centerline extended of the first east/west public alley parallel to and first north of West 95th Street in subdivision of Block 36 in Hilliard & Dobbin's Subdivision of Section 6-37-14; thence easterly along said centerline to the intersection with the centerline extended of South Hoyne Avenue in a subdivision of Block 37 of Hilliard & Dobbin's Subdivision of Section 6-37-14; thence northerly 28 feet to the intersection with the centerline extended of the first east/west public alley parallel to and first north of West 95th Street in Campbell's Subdivision of Block 37 of Hilliard & Dobbin's Subdivision of Section 6-37-14; thence easterly along said centerline to the intersection with the centerline of South Damen Avenue in said Hilliard & Dobbin's Subdivision; thence southerly 26.49 feet along said centerline to the intersection with the north lot line extended of Lot 14 in Plotke & Crosby's Resubdivision of Block 39 in Hilliard & Dobbin's Subdivision of Section 6-37-14; thence easterly to the intersection with the centerline of South Winchester Avenue in said Hilliard & Dobbin's Subdivision;

thence southerly 50 feet along said centerline to the intersection with the north parcel division line of Lot 47 in Longwood Subdivision of Section 6-37-14; thence easterly 193 feet along said parcel line to the intersection with the west lot line of Lot 46 in said Longwood Subdivision; thence northerly 50 feet along said lot line to the intersection with the north lot line extended of Lot 46 in said Longwood Subdivision; thence easterly along said lot line extended to the intersection with the centerline of South Longwood Drive in said Longwood Subdivision; thence northerly 50.07 feet to the intersection with the north parcel division line of Lot 23 in said Longwood Subdivision; thence easterly along said parcel division line to the intersection with the centerline of the C.R.I. & P. Railroad right-of-way in said Longwood Subdivision; thence southerly 10.06 feet to the intersection with the north lot line extended of Lot 22 in Longwood Subdivision, a subdivision of all that part of Section 6-37-14 lying east of the centerline of South Spruce Street, south of the centerline of West 93rd Street, west of the west line of P.C. & St. L. Railroad right-of-way and north of the south line of southeast quarter of said Section 6-37-14; thence easterly along said lot line to the intersection with the centerline of South Vanderpoel Avenue in aforesaid Longwood Subdivision; thence northerly 10 feet along said centerline to the intersection with the north parcel division line extended of Lot 12 in said Longwood Subdivision; thence easterly 208 feet to the intersection with the west lot line of Lot 9 in said Longwood Subdivision; thence southerly 8 feet along said lot line to the intersection with the centerline of the first east/west public alley parallel to and first north of West 95th Street in Joseph B. Fleming's Subdivision of the south half of Lot 9 and all of Lot 10 in Longwood Subdivision; thence easterly along said centerline to the intersection with the centerline of South Charles Street in aforesaid Longwood Subdivision; thence northerly 66 feet along said centerline of South Charles Street to the intersection with the north lot line extended of Lot 2 in said Longwood Subdivision; thence easterly 171 feet to the intersection with the west line of the Pennsylvania Railroad right-of-way; thence southerly along said line to the intersection with the centerline of West 95th Street in said Longwood Subdivision; thence easterly along said centerline of West 95th Street to the intersection with the east lot line extended of Outlot B in Beverly Pointe, a subdivision in northeast quarter of Section 7, the northwest quarter and the southwest quarter of Section 8-37-14; thence southerly along said lot line to the intersection with the north lot line of Lot 90 in said Beverly Pointe Subdivision; thence westerly 106.22 feet to the intersection with the west lot line of Outlot B in said Beverly Pointe Subdivision; thence southerly along said lot line to the intersection with the north lot line of Lot 1 in Howard Oviatt's Subdivision of Lots 1 to 17, inclusive, Lots 25, 26, 29 and 30 of Block 5 and Lots 15, 16, 18, 19 and 26 of Block 3 in Hilliard & Dobbin's First Addition to Washington Heights of Section 8-37-14; thence westerly 140 feet along said lot line extended to the intersection with the centerline of South Charles Street in said Howard Oviatt's Subdivision; thence northerly 70 feet along said centerline of

South Charles Street to the intersection with the south lot line extended of Lot 45 in Hilliard & Dobbin's First Addition to Washington Heights being a subdivision of the east half of the northeast quarter of Section 7 and the northwest quarter of Section 8-37-14; thence westerly 172 feet to the intersection with the east lot line of Lot 50 in said Hilliard & Dobbin's Subdivision; thence northerly 100 feet to the intersection with the south lot line of Lot 49 in said Hilliard & Dobbin's Subdivision; thence westerly 186 feet along said lot line extended to the intersection with the centerline of South Prospect Avenue in said Hilliard & Dobbin's Subdivision; thence northerly 10 feet along said centerline of South Prospect Avenue to the intersection with the south lot line extended to Lot 6 in said Hilliard & Dobbin's Subdivision; thence westerly 152 feet to the intersection with the east lot line of Lot 12 in O'Neill's Subdivision of Lot 3 and Lot 2 (except that part for school lot) in Block 6 of Hilliard & Dobbin's Subdivision of Section 8-37-14; thence southerly 165.48 feet to the intersection with the south lot line of Lot 10 in said O'Neill's Subdivision; thence westerly 155.42 feet along said lot line to the intersection with the centerline of South Vanderpoel Avenue in said O'Neill's Subdivision; thence northerly along said centerline of South Vanderpoel Avenue to the intersection with the centerline extended of the first east/west public alley parallel to and first south of West 95th Street in Howe's Subdivision at Longwood of Lots 110 to 113, inclusive, of Block 6 in Hilliard & Dobbin's First Addition to Washington Heights of Section 8-37-14; thence westerly along said centerline to the intersection with the centerline of the C.R.I. & P. Railroad right-of-way in said Howe's Subdivision; thence southerly 15.75 feet to the intersection with the south lot line extended of Lot 3 in Dore's Subdivision of the west half of the northeast quarter of Section 7-37-14; thence westerly along said lot line to the intersection with the east lot line of Lot 9 in subdivision of Lots 21, 22, 23 and 24 in Block 1 in Dore's Subdivision of Section 7-37-14; thence southerly 50 feet to the intersection with the south lot line of Lot 9 in said Dore's Subdivision; thence westerly 220 feet along said lot line extended to the intersection with the centerline of South Longwood Drive in said Dore's Subdivision; thence northerly 50 feet to the intersection with the south lot line extended of Lot 3 in said Dore's Subdivision; thence westerly along said lot line to the intersection with the centerline of South Damen Avenue in said Dore's Subdivision; thence northerly 8 feet to the intersection with the first east/west public alley first south and parallel to West 95th Street in said Dore's Subdivision; thence westerly along the centerline extended of said alley to the centerline of South Leavitt Street in John Bain's Resubdivision of part of Forest Ridge of Section 7-37-14; thence northerly 3 feet along said centerline of South Leavitt Street to the intersection with the first east/west public alley parallel to and first south of West 95th Street in Highland Addition to South Longwood Drive, being a resubdivision of Calumet Highlands of Section 7-37-14; thence westerly along said centerline extended of said alley to the intersection with the centerline of the first north/south public alley parallel to and first east of South Western Avenue in said Highland

Addition; thence southerly along said alley centerline extended to the intersection with the centerline of West 96th Street in said Highland Addition; thence westerly along said centerline of West 96th Street to the intersection with the centerline of South Western Avenue in said Highland Addition; thence northerly along said centerline of South Western Avenue to the point of beginning.

Exhibit "B".

*Street Location Of The 95th And Western Avenue
Redevelopment Project Area.*

The Area is generally bordered on the east by Ashland Avenue, on the south by the alley behind the stores along the south side of 95th Street, on the west by Western Avenue, which in this vicinity is the City limits, and on the north (between Western Avenue and the alley one half block to the east) by the Dan Ryan Woods Forest Preserve and by the alley behind the stores along the north side of 95th Street until Ashland Avenue.

**ADOPTION OF TAX INCREMENT FINANCING FOR 95TH
AND WESTERN AVENUE REDEVELOPMENT
PROJECT AREA.**

The Committee on Finance submitted the following report:

CHICAGO, July 13, 1995.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance adopting Tax Increment Financing for the 95th Street and Western Avenue Redevelopment Project, having had the same under advisement, begs leave to report and recommend that Your Honorable Body Pass the proposed ordinance transmitted herewith.

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