

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 Lawrence/Pulaski Avenue Tax Increment Financing 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 September 24, 2001 at 6:30 P.M. at North Park Village, 5801 North Pulaski Road, 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 beginning September 28, 2001, 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 01-CDC-80 on October 9, 2001 accepting the Plan for review and 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 October 16, 2001, which is within a reasonable time after the adoption by the Commission of Resolution 01-CDC-80 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 November 9, 2001 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 December 11, 2001; and

WHEREAS, The Commission has forwarded to the City Council a copy of its Resolution 01-CDC-108, 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 Lawrence/Pulaski Avenue Tax Increment Financing 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 79782 of this Journal.]

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

Exhibit "A".

*Lawrence/Pulaski Redevelopment Project
Area Legal Description.*

All that part of the east half of Sections 10 and 15, and the west half of Sections 11 and 14, all in Township 40 North, Range 13 East of the Third Principal Meridian, bounded and described as follows:

beginning at the point of intersection of the south line of West Lawrence Avenue with the west line of North Harding Avenue, said point of beginning being also the northeast corner of Lot 31 in Carter Stafford and Trankle's Subdivision of

Blocks 1 to 4 of the subdivision of the north 5 acres of the west half of the northwest quarter of Section 14, Township 40 North, Range 13 East of the Third Principal Meridian; thence south along said west line of North Harding Avenue to the north line of Lot 1 in the resubdivision of Lots 1 to 9 in Block 4 in Tryon and Davis' 40th Street Addition to Irving Park, a subdivision in the north half of the northwest quarter of the northwest quarter of Section 14, Township 40 North, Range 13 East of the Third Principal Meridian, said north line of Lot 1 being also the south line of the alley south of West Lawrence Avenue; thence west along said north line of Lot 1 in the resubdivision of Lots 1 to 9 in Block 4 in Tryon and Davis' 40th Street Addition to Irving Park to the northwesterly line of said Lot 1; thence southwesterly along said northwesterly line of Lot 1 in the resubdivision of Lots 1 to 9 in Block 4 in Tryon and Davis' 40th Street Addition to Irving Park to the west line of said Lot 1, said west line of Lot 1 being also the east line of the alley east of North Pulaski Road; thence south along said east line of the alley east of North Pulaski Road and along the southerly extension thereof to the south line of West Sunnyside Avenue; thence west along said south line of West Sunnyside Avenue to the west line of Lot 1 in Block 1 of Pearson and Kinne's Addition to Irving Park, a subdivision of the south half of the southwest quarter of the northwest quarter of Section 14, Township 40 North, Range 13 East of the Third Principal Meridian; thence south along said west line of Lot 1 in Block 1 of Pearson and Kinne's Addition to Irving Park and along the west line of Lots 4, 5 and 8 to the north line of the south 15.50 feet of said Lot 8, all in Block 1 of Pearson and Kinne's Addition to Irving Park; thence east along said north line of the south 15.50 feet of Lot 8 in Block 1 of Pearson and Kinne's Addition to Irving Park to the east line of the west 8 feet of said Lot 8; thence south along said east line of the west 8 feet of Lot 8 in Block 1 of Pearson and Kinne's Addition to Irving Park and along the east line of the west 8 feet of Lots 9 and 12 in said Block 1 of Pearson and Kinne's Addition to Irving Park to the south line of said Lot 12; thence west along said south line of Lot 12 in Block 1 of Pearson and Kinne's Addition to Irving Park to the west line of Lot 13 in said Block 1 of Pearson and Kinne's Addition to Irving Park; thence south along said west line of Lot 13 in Block 1 of Pearson and Kinne's Addition to Irving Park and along the west line of Lots 16, 17 and 20 in Block 1 of Pearson and Kinne's Addition to Irving Park to the north line of Lot 23 in said Block 1 of Pearson and Kinne's Addition to Irving Park; thence east along said north line of Lot 23 in Block 1 of Pearson and Kinne's Addition to Irving Park and along the north line of Lots 22 and 21 in said Block 1 of Pearson and Kinne's Addition to Irving Park and along the easterly extension thereof to the east line of North Harding Avenue; thence south along said east line of North Harding Avenue to the easterly extension of the north line of Lot 39 in Block 1 of W. B. Walker's Addition to Chicago, a subdivision in the southwest quarter of Section 14, Township 40 North, Range 13 East of the Third Principal Meridian, said north line of Lot 39 being also the south line of the alley south of West Montrose Avenue; thence west along said easterly extension and the north line of Lot 39 in Block 1 of W. B. Walker's Addition to Chicago to the west line of said Lot 39, said west line of Lot 39 being also the east line of the alley east of North Pulaski

Road; thence south along said east line of the alley east of North Pulaski Road to the southwesterly line of Lot 30 in said Block 1 of W. B. Walker's Addition to Chicago, said southwesterly line of Lot 30 being also the northeasterly line of the alley northeast of North Elston Avenue; thence southeasterly along said northeasterly line of the alley northeast of North Elston Avenue and along the southeasterly extension thereof to the east line of North Harding Avenue; thence south along said east line of North Harding Avenue to the north line of West Cullom Avenue; thence east along said north line of West Cullom Avenue to the northwesterly extension of the southwesterly line of Lot 15 in Block 15 of aforesaid W. B. Walker's Addition to Chicago, said southwesterly line of Lot 15 being also the northeasterly line of the alley northeast of North Elston Avenue; thence southeasterly along said northwesterly extension and the northeasterly line of the alley northeast of North Elston Avenue and along the southeasterly extension thereof to the east line of North Springfield Avenue; thence south along said east line of North Springfield Avenue to the northeasterly line of North Elston Avenue; thence southeasterly along said northeasterly line of North Elston Avenue to the easterly extension of the north line of Lots 6 and 7 in Block 19 of aforesaid W. B. Walker's Addition to Chicago, said north line of Lots 6 and 7 being also the south line of West Berteau Avenue; thence west along said easterly extension and the south line of West Berteau Avenue to the southeasterly extension of the northeasterly line of Lot 23 in Block 16 of said W. B. Walker's Addition to Chicago, said northeasterly line of Lot 23 being also the southwesterly line of the alley southwest of North Elston Avenue; thence northwesterly along said southeasterly extension and along the southwesterly line of the alley southwest of North Elston Avenue to the east line of North Harding Avenue; thence north along said east line of North Harding Avenue to the easterly extension of the north line of Lot 45 in Block 17 of aforesaid W. B. Walker's Addition to Chicago, said north line of Lot 45 being also the south line of the alley south of North Elston Avenue; thence west along said easterly extension and along the north line of Lot 45 in Block 17 of said W. B. Walker's Addition to Chicago to the southeasterly extension of the northeasterly line of Lots 13 and 14 in said Block 17 of W. B. Walker's Addition to Chicago, said northeasterly line of Lots 13 and 14 being also the southwesterly line of the alley southwest of North Elston Avenue; thence northwesterly along said southeasterly extension and along the northeasterly line of Lots 13 and 14 in said Block 17 of W. B. Walker's Addition to Chicago to the northwesterly corner of said Lot 13; thence northwesterly along a straight line to the northeast corner of Lot 2 in Gleason and Hoar's Subdivision of that part lying southwest of North Elston Avenue of Block 8 in "Irving Park", a subdivision of the southeast quarter of Section 15 and the north half of the northeast quarter of Section 22, all in Township 40 North, Range 13 East of the Third Principal Meridian, said northeast corner of Lot 2 being also the point of intersection of the west line of North Pulaski Road with the south line of West Cullom Avenue; thence west along said south line of West Cullom Avenue to the southeasterly extension of the southwesterly line of the alley lying southwesterly of and adjoining the southwesterly line of Lots 1 through 5, both inclusive, in Gleason and Hoar's

Subdivision of that part lying southwest of North Elston Avenue of Block 7 in aforesaid "Irving Park", said southwesterly line being also the southwesterly line of the alley southwest of North Elston Avenue; thence northwest along said southeasterly extension and along the southwesterly line of the alley southwest of North Elston Avenue and along the northwesterly extension thereof to the west line of North Keystone Avenue; thence north along said west line of North Keystone Avenue to the north line of the south 36 feet of Lot 6 in Block 6 in aforesaid "Irving Park"; thence west along said north line of the south 36 feet of Lot 6 in Block 6 in "Irving Park" to the east line of Lot 5 in said Block 6 of "Irving Park"; thence north along said east line of Lot 5 in Block 6 of "Irving Park" to the north line of said Lot 5; thence west along said north line of Lot 5 in Block 6 of "Irving Park" and along the westerly extension thereof to the west line of North Kedvale Avenue; thence north along said west line of North Kedvale Avenue and along the northerly extension thereof to the north line of West Montrose Avenue; thence east along said north line of West Montrose Avenue to the northeasterly line of Lot 41 in Block 16 of John Miller's Irving Park Addition, a subdivision in the northeast quarter of Section 15, Township 40 North, Range 13 East of the Third Principal Meridian, said northeast line of Lot 41 being also the southwesterly line of the alley southwest of North Elston Avenue; thence northwest along said southwesterly line of the alley southwest of North Elston Avenue to the northwesterly line of North Kennicott Avenue; thence northeast along said northwesterly line of North Kennicott Avenue to the southwesterly line of North Elston Avenue; thence northwest along said southwesterly line of North Elston Avenue to the southwesterly extension of the southeasterly line of Lot 34 in Block 4 of North Elston Avenue Addition to Irving Park, a subdivision of Lot 4 in County Clerk's Division of Lots 1 and 7 to 15 in Fitch and Heacox's Subdivision in the northeast quarter of Section 15, Township 40 North, Range 13 East of the Third Principal Meridian, said southeasterly line of Lot 34 being also the northwesterly line of North Kennicott Avenue; thence northeast along said southwesterly extension and the northwesterly line of North Kennicott Avenue to the northwesterly extension of the southwesterly line of Lot 2 in Block 17 of aforesaid John Miller's Irving Park Addition, a subdivision in the northeast quarter of Section 15, Township 40 North, Range 13 East of the Third Principal Meridian, said southwesterly line of Lot 2 being also the northeasterly line of the alley northeast of North Elston Avenue; thence southeast along said northwesterly extension and the northeasterly line of the alley northeast of North Elston Avenue to the west line of North Keystone Avenue; thence north along said west line of North Keystone Avenue to the westerly extension of the south line of Lot 5 in Miller's Irving Park Subdivision of Lots 24, 28, 29, 32, 33, 36, 37, 40 and 41 in Block 13 of Miller's Irving Park Addition, a subdivision in the northeast quarter of Section 15, Township 40 North, Range 13 East of the Third Principal Meridian, said south line of Lot 5 being also the north line of the alley north of West Montrose Avenue; thence east along said westerly extension and the south line of Lot 5 in Miller's Irving Park Subdivision to the east line of said Lot 5, said east line of Lot 5 being also the west line of the alley west of North Pulaski Road; thence north along said west line of the alley west of North

Pulaski Road to the northeasterly line of Lot 22 in Block 1 of North Elston Avenue Addition to Irving Park, a subdivision of Lot 5 in County Clerk's Division of Lots 7 to 15 in Fitch and Heacox's Subdivision in the northeast quarter of Section 15, Township 40 North, Range 13 East of the Third Principal Meridian; thence northwest along said northeasterly line of Lot 22 in Block 1 of North Elston Avenue Addition to Irving Park to the north line of said Lot 22, said north line of Lot 22 being also the south line of the alley south of West Lawrence Avenue; thence west along said south line of the alley south of West Lawrence Avenue to the west line of North Lowell Avenue; thence north along said west line of North Lowell Avenue to the westerly extension of the south line of Lot 26 in Block 1 of Seiver's Subdivision of the southwest quarter of the southwest quarter of the southeast quarter of Section 10, Township 40 North, Range 13 East of the Third Principal Meridian, said south line of Lot 26 being also the north line of the alley north of West Lawrence Avenue; thence east along said westerly extension and the north line of the alley north of West Lawrence Avenue to the west line of North Keystone Avenue; thence north along said west line of North Keystone Avenue to the westerly extension of the south line of the north 5 feet of Lot 7 in Block 4 of Secrist's Subdivision of the east half of the southeast quarter of the southeast quarter of Section 10, Township 40 North, Range 13 East of the Third Principal Meridian, said south line of the north 5 feet of Lot 7 being also the north line of the alley south of West Ainslie Street; thence east along said westerly extension and the south line of the north 5 feet of Lot 7 in Block 4 of Secrist's Subdivision to the east line of said Lot 7, said east line of Lot 7 being also the west line of the alley west of North Pulaski Road; thence north along said west line of the alley west of North Pulaski Road to the westerly extension of the north line of Lot 1 in the subdivision of the south 208 feet of the east three-quarters of the northeast quarter of the southeast quarter of Section 10, Township 40 North, Range 13 East of the Third Principal Meridian; thence east along said westerly extension and the north line of Lot 1 in the subdivision of the south 208 feet of the east three-quarters of the northeast quarter of the southeast quarter of said Section 10 to the west line of North Pulaski Road; thence north along said west line of North Pulaski Road to the westerly extension of the north line of the parcel of property bearing Permanent Index Number 13-11-102-002; thence east along said westerly extension and the north line of the parcel of property bearing Permanent Index Number 13-11-102-002 and along the north line of the parcel of property bearing Permanent Index Number 13-11-102-004 to the east line of the west half of the northwest quarter of Section 11, Township 40 North, Range 13 East of the Third Principal Meridian; thence south along said east line of the west half of the northwest quarter of Section 11, Township 40 North, Range 13 East of the Third Principal Meridian and along the east line of the west half of the southwest quarter of said Section 11, Township 40 North, Range 13 East of the Third Principal Meridian to the south line of West Foster Avenue; thence west along said south line of West Foster Avenue to the east line of North Springfield Avenue; thence south along said east line of North Springfield Avenue to the easterly extension of the north line of the parcel of property bearing Permanent Index

Number 13-11-300-007, said north line being also the south line of West Foster Avenue; thence west along said easterly extension and the north line of the parcel of property bearing Permanent Index Number 13-11-300-007 to the west line of said parcel of property bearing Permanent Index Number 13-11-300-007, said west line of the parcel of property bearing Permanent Index Number 13-11-300-007 being also the east line of the parcel of property bearing Permanent Index Number 13-11-300-008; thence south along said west line of the parcel of property bearing Permanent Index Number 13-11-300-007, a distance of 325.5 feet, more or less, to a south line of said parcel of property bearing Permanent Index Number 13-11-300-007, said south line of the parcel of property bearing Permanent Index Number 13-11-300-007 being also a north line of the parcel of property bearing Permanent Index Number 13-11-300-009; thence east along said south line of the parcel of property bearing Permanent Index Number 13-11-300-007, a distance of 31 feet, more or less, to a west line thereof, said west line being also an east line of the parcel of property bearing Permanent Index Number 13-11-300-009; thence south along said west line of the parcel of property bearing Permanent Index Number 13-11-300-007, a distance of 58 feet, more or less, to the south line thereof, said south line of the parcel of property bearing Permanent Index Number 13-11-300-007 being also a north line of the parcel of property bearing Permanent Index Number 13-11-300-009; thence east along said north line of the parcel of property bearing Permanent Index Number 13-11-300-009, a distance of 85 feet, more or less, to an east line thereof, said east line of the parcel of property bearing Permanent Index Number 13-11-300-009 being also a west line of the parcel of property bearing Permanent Index Number 13-11-300-005; thence south along said east line of the parcel of property bearing Permanent Index Number 13-11-300-009, a distance of 74.50 feet, more or less, to a north line of said parcel of property bearing Permanent Index Number 13-11-300-005; thence west along said north line of the parcel of property bearing Permanent Index Number 13-11-300-005, a distance of 35 feet, more or less, to a west line thereof, said west line of the parcel of property bearing Permanent Index Number 13-11-300-005 being also an east line of the parcel of property bearing Permanent Index Number 13-11-300-009; thence south along said east line of the parcel of property bearing Permanent Index Number 13-11-300-009, a distance of 349.93 feet, more or less, to the south line thereof, said south line of the parcel of property bearing Permanent Index Number 13-11-300-009 being also the north line of Albany Park Gardens, a subdivision in the southwest quarter of Section 11, Township 40 North, Range 13 East of the Third Principal Meridian of Block 2 (except Lots 1 to 5) in Spiking's Subdivision of the west 60 acres (except the northwest 13 acres) of the west half of the southwest quarter of Section 11, Township 40 North, Range 13 East of the Third Principal Meridian; thence west along said north line of Albany Park Gardens to the west line of Lot 28 in said Albany Park Gardens, said west line of Lot 28 being also the east line of the alley east of North Pulaski Road; thence south along said east line of the alley east of North Pulaski Road and along the southerly extension thereof to the south line of the north 8 feet of the south half of Block 3 in

aforesaid Spiking's Subdivision, said south line of the north 8 feet of the south half of Block 3 in Spiking's Subdivision being also the south line of the alley south of West Argyle Street; thence west along said south line of the alley south of West Argyle Street to the east line of the west half of said south half of Block 3 in Spiking's Subdivision; thence south along said east line of the west half of the south half of Block 3 in Spiking's Subdivision to the north line of West Ainslie Street; thence west along said north line of West Ainslie Street to the northerly extension of the east line of the west 124 feet of Block 8 in aforesaid Spiking's Subdivision; thence south along said northerly extension and the east line of the west 124 feet of Block 8 in Spiking's Subdivision to the north line of Spiking's Addition to Albany Park in Block 8 of Spiking's Subdivision, said Spiking's Addition to Albany Park being a subdivision of parts of Blocks 4, 5, 6, 7 and 8 in aforesaid Spiking's Subdivision; thence east along said north line of Spiking's Addition to Albany Park in Block 8 of Spiking's Subdivision to the northerly extension of the west line of Lot 1 in said Spiking's Addition to Albany Park in Block 8 of Spiking's Subdivision, said west line of Lot 1 being also the east line of the alley east of North Pulaski Road; thence south along said east line of the alley east of North Pulaski Road to the south line of Lot 8 in said Spiking's Addition to Albany Park in Block 8 of Spiking's Subdivision, said south line of Lot 8 being also the north line of the alley north of West Lawrence Avenue; thence east along said north line of the alley north of West Lawrence Avenue to the west line of North Harding Avenue; thence south along said west line of North Harding Avenue to the point of beginning at the south line of West Lawrence Avenue, all in the City of Chicago, Cook County, Illinois.

Exhibit "B".
(To Ordinance)

Lawrence/Pulaski Redevelopment Project
Area Street Location.

The area is located in the Albany Park and Irving Park community areas which are located on the northwest side of the City of Chicago. The T.I.F. study area is generally bounded by the frontages of both sides of North Pulaski Road, between West Foster Avenue on the north and West Cullom Avenue on the south, including the Bohemian National Cemetery frontage on the north side of West Foster Avenue; West Foster Avenue, between North Hamlin Avenue on the east to North Pulaski Road on the west; North Elston Avenue running in a northwestern direction to North Kennicott Avenue and in a southeastern direction to West Berteau Avenue; West Lawrence Avenue, between North Harding Avenue on the east and North Lowell Avenue on the west; West Montrose Avenue, between North Harding Avenue on the east and North Kedvale Avenue on the west.

Exhibit "C".
Boundary Map.

