

AN ORDINANCE OF THE CITY OF CHICAGO, ILLINOIS  
DESIGNATING THE NORTH BRANCH (NORTH) REDEVELOPMENT  
PROJECT AREA A REDEVELOPMENT PROJECT AREA  
PURSUANT TO THE TAX INCREMENT ALLOCATION  
REDEVELOPMENT ACT

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 North Branch (North) 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 May 13, 1997; and

WHEREAS, the Plan (including the related eligibility report attached thereto as an exhibit) was 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 97-CDC-47, 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 Corporate Authorities have reviewed the Plan (including the related eligibility report for the Area attached thereto as an exhibit), testimony from the Hearing, if any, the recommendation of the Board, if any, the recommendation of the Commission and such other matters or studies as the Corporate Authorities have 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 NORTH BRANCH (NORTH) 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.

## List of Attachments

Exhibit A: Legal description of the Area  
Exhibit B: Street location of the Area  
Exhibit C: Map of the Area

EXHIBIT A

NORTH BRANCH (NORTH)

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF DAMEN AVENUE WITH THE NORTHEASTERLY LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER, THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER, TO A LINE THAT IS 730.79 FEET SOUTHWESTERLY AND PARALLEL WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CLYBOURN AVENUE; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE, 380.84 FEET; THENCE NORTHEASTERLY, 730.79 FEET TO SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF CLYBOURN AVENUE; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE 382.78 FEET; THENCE SOUTHWESTERLY ALONG A DEFLECTION OF 90 DEGREES 03 MINUTES 00 SECONDS TO THE RIGHT 120.00 FEET; THENCE NORTHWESTERLY PARALLEL WITH SAID SOUTHWESTERLY RIGHT-OF-WAY LINE 43.93 FEET; THENCE SOUTHWESTERLY ALONG A DEFLECTION OF 90 DEGREES 00 MINUTES 00 SECONDS TO THE LEFT 66.73 FEET; THENCE NORTHWESTERLY ALONG A DEFLECTION OF 90 DEGREES 00 MINUTES 00 SECONDS TO THE RIGHT 8.00 FEET; THENCE SOUTHWESTERLY ALONG A DEFLECTION OF 90 DEGREES 00 MINUTES 00 SECONDS TO THE LEFT 86.34 FEET; THENCE WESTERLY ALONG A DEFLECTION OF 83 DEGREES 40 MINUTES 30 SECONDS TO THE RIGHT 36.64 FEET; THENCE SOUTHWESTERLY ALONG A DEFLECTION OF 83 DEGREES 40 MINUTES 30 SECONDS TO THE LEFT 90.70 FEET; THENCE SOUTHEASTERLY ALONG A DEFLECTION OF 88 DEGREES 50 MINUTES 30 SECONDS TO THE LEFT 155.74 FEET TO A LINE THAT IS 395.05 FEET SOUTHWESTERLY OF AND PARALLEL WITH SAID SOUTHWESTERLY RIGHT-OF-WAY LINE; THENCE SOUTHWESTERLY NORMAL FROM SAID WESTERLY RIGHT-OF-WAY LINE TO SAID NORTHEASTERLY LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER; THENCE SOUTHERLY, ALONG SAID NORTHEASTERLY LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER, TO THE NORTH RIGHT-OF-WAY LINE OF FULLERTON AVENUE; THENCE EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF FULLERTON AVENUE, TO THE EASTERLY LINE OF THE 66 FOOT RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE SOUTHERLY, ALONG SAID 66 FOOT RAILROAD RIGHT-OF-WAY, TO THE NORTH LINE OF SAID NORTH BRANCH OF THE CHICAGO RIVER; THENCE EASTERLY, ALONG SAID NORTH LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER, TO THE NORTHWESTERLY CORNER OF LOT 53 IN NICKERSON'S ADDITION TO CHICAGO; THENCE NORTHEASTERLY, ALONG THE NORTHWESTERLY LINE OF SAID LOT 53 AND ITS NORTHEASTERLY EXTENSION, TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF DOMINICK STREET; THENCE SOUTHEASTERLY AND SOUTHERLY, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF DOMINICK STREET, TO THE NORTH RIGHT-OF-WAY LINE OF WEBSTER AVENUE; THENCE SOUTHERLY TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID WEBSTER AVENUE WITH THE EAST RIGHT-OF-WAY LINE OF SAID DOMINICK STREET; THENCE SOUTHERLY, ALONG SAID EAST RIGHT-OF-WAY LINE OF DOMINICK STREET, TO THE SOUTH RIGHT-OF-WAY LINE OF SHAKESPEARE

AVENUE; THENCE EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SHAKESPEARE AVENUE TO THE NORTHEAST CORNER OF LOT 23 IN BLOCK 3 IN W.F. DOMINICK'S SUBDIVISION; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID LOT 23, TO THE SOUTHEAST CORNER THEREOF; THENCE EASTERLY, ALONG THE NORTH LINE OF A 16 FOOT WIDE ALLEY, TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 38 IN BLOCK 3 IN SAID W.F. DOMINICK'S SUBDIVISION; THENCE SOUTHERLY, ALONG SAID NORTHERLY EXTENSION AND EAST LINE OF SAID LOT 38 TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTHWESTERLY TO THE NORTHEAST CORNER OF LOT 17 IN BLOCK 4 IN SAID W.F. DOMINICK'S SUBDIVISION; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID LOT 17 TO THE SOUTHEAST CORNER THEREOF; THENCE EAST ALONG THE NORTH LINE OF A 16 FOOT ALLEY, TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 24 IN BLOCK 4 IN SAID W.F. DOMINICK'S SUBDIVISION; THENCE SOUTHERLY, ALONG SAID NORTHERLY EXTENSION AND EAST LINE OF SAID LOT 24 TO THE SOUTHEAST CORNER THEREOF; THENCE EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF MCLEAN AVENUE, TO THE WEST RIGHT-OF-WAY LINE OF SOUTHPORT AVENUE; THENCE SOUTH, ALONG SAID WEST RIGHT-OF-WAY LINE OF SOUTHPORT AVENUE, TO THE NORTH RIGHT-OF-WAY LINE OF ARMITAGE AVENUE; THENCE WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF ARMITAGE AVENUE TO THE EAST LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER; THENCE SOUTH, ALONG SAID EAST LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER, TO THE SOUTH RIGHT-OF-WAY LINE OF CORTLAND AVENUE; THENCE WESTERLY, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF CORTLAND AVENUE, TO THE EAST LINE OF THE 99 FOOT RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE SOUTHWESTERLY TO THE INTERSECTION OF THE WEST LINE OF SAID 99 FOOT RIGHT-OF-WAY WITH THE EAST RIGHT-OF-WAY LINE OF ASHLAND AVENUE; THENCE WESTERLY TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID ASHLAND AVENUE WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID CORTLAND AVENUE; THENCE NORTHERLY TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID CORTLAND AVENUE WITH THE WEST LINE OF SAID 99 FOOT RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE CONTINUING NORTHERLY TO THE INTERSECTION OF THE EAST LINE OF SAID 99 FOOT RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD WITH THE WEST LINE OF SAID 66 FOOT RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE NORTHWESTERLY, ALONG THE NORTHEASTERLY LINE OF SAID 99 FOOT RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD; TO THE SOUTH RIGHT-OF-WAY LINE OF SAID ARMITAGE AVENUE; THENCE EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF ARMITAGE AVENUE, TO THE WEST LINE OF SAID 66 FOOT RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE NORTHERLY, ALONG SAID 66 FOOT RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD, TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF ELSTON AVENUE; THENCE NORTHWESTERLY, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF ELSTON AVENUE, TO THE NORTHEAST CORNER OF LOT 1 IN J.E. KILLICK'S SUBDIVISION OF LOTS 29, 30 AND 31 OF

BLOCK 21 OF SHEFFIELD'S ADDITION TO CHICAGO; THENCE SOUTHWESTERLY, ALONG THE SOUTHEASTERLY LINES OF SAID J.E. KILLICK'S SUBDIVISION, TO THE NORTHEASTERLY LINE OF THE 100 FOOT RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE NORTHWESTERLY ALONG SAID 100 FOOT RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD, TO THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF LOT 20 IN BLOCK 2 IN FULLERTON'S ADDITION TO CHICAGO IN SAID SECTION 31; THENCE NORTHEASTERLY, ALONG SAID SOUTHWESTERLY EXTENSION AND NORTHWESTERLY LINE OF SAID LOT 20, TO THE NORTHWEST CORNER THEREOF; THENCE NORTHWESTERLY, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LISTER AVENUE, TO THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WINCHESTER AVENUE; THENCE NORTHEASTERLY, ALONG SAID SOUTHWESTERLY EXTENSION AND NORTHWESTERLY RIGHT-OF-WAY LINE OF WINCHESTER AVENUE, TO THE SOUTHWESTERLY LINE OF A 16 FOOT ALLEY IN BLOCK 7 IN SAID FULLERTON'S ADDITION TO CHICAGO; THENCE NORTHWESTERLY, ALONG THE SOUTHWESTERLY LINE OF SAID 16 FOOT ALLEY TO THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF LOT 10 IN SAID BLOCK 7 IN SAID FULLERTON'S ADDITION TO CHICAGO; THENCE NORTHEASTERLY, ALONG SAID SOUTHWESTERLY EXTENSION AND NORTHWESTERLY LINE OF SAID LOT 10, TO THE NORTHWEST CORNER THEREOF; THENCE NORTHWESTERLY, ALONG THE SOUTHWESTERLY LINE OF SAID ELSTON AVENUE, TO THE SOUTH RIGHT-OF-WAY LINE OF SAID FULLERTON AVENUE; THENCE WEST, TO THE WEST RIGHT-OF-WAY LINE OF DAMEN AVENUE; THENCE NORTHERLY, ALONG SAID WEST RIGHT-OF-WAY LINE OF DAMEN AVENUE TO THE POINT OF BEGINNING; ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

1140-1A.LGL

## EXHIBIT B

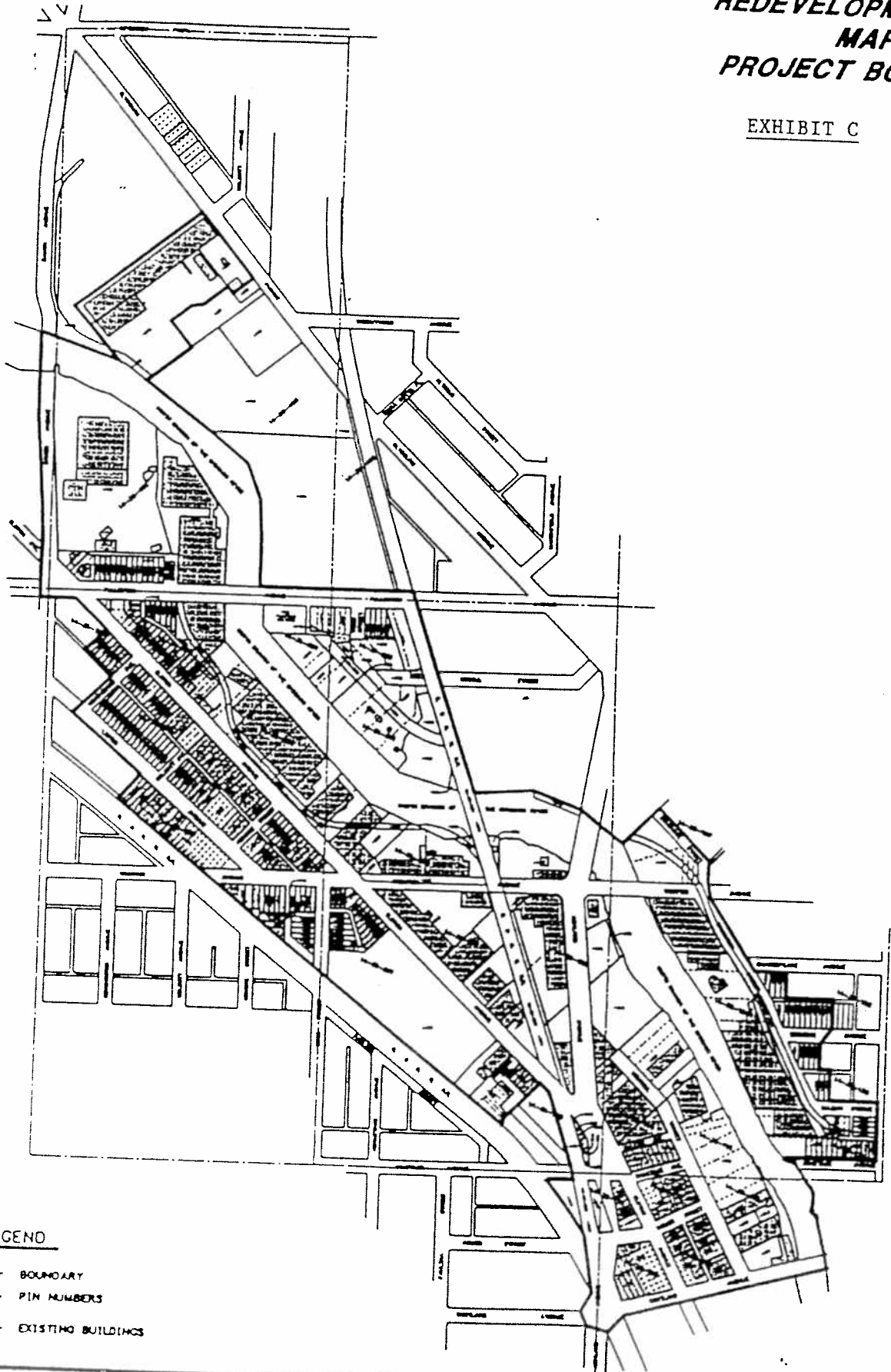
### Street Boundary Description of the Area.

The street boundary description for the North Branch (North) Area is an area generally bounded by W. Diversey Parkway on the north; by portions of N. Clybourn Avenue, the East Bank of the North Branch of the Chicago River, W. Fullerton Avenue, the West Embankment of the Chicago and Northwestern Railroad, and N. Dominick Street on the east; W. Cortland Avenue on the south; and by portions of N. Ashland Avenue, the East Embankment of the Chicago and Northwestern Railroad, N. Lister Avenue, N. Elston Avenue, W. Fullerton Avenue, and N. Damen Avenue on the west.

# NORTH BRANCH (NORTH)

REDEVELOPMENT PLAN  
MAP 1  
PROJECT BOUNDARY

EXHIBIT C



### LEGEND

- BOUNDARY
- PIN NUMBERS
- EXISTING BUILDINGS

LOUIK/SCHNEIDER  
& ASSOCIATES, INC.

MANHARD  
CONSULTANTS

ENGINEERS, SURVEYORS, PLANNERS  
FOR POLITICAL PARTISAN

GRAPHIC SCALE

CITY OF CHICAGO



Document No. 097-1503

PASSED by the City Council of the City of  
Chicago and deposited in the office of the  
City Clerk of said City.

JUL 2 1997

*James J. Tate*  
City Clerk

City of Chicago

APPROVED

*Patrick T. Brennan*  
CORPORATION COUNSEL

APPROVED

*Richard Daley*  
Mayor

19