

DESIGNATION OF ROOSEVELT/CICERO REDEVELOPMENT
PROJECT AREA AS TAX INCREMENT
FINANCING DISTRICT.

The Committee on Finance submitted the following report:

CHICAGO, February 5, 1998.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance designating the Roosevelt/Cicero Redevelopment 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, Preckwinkle, Holt, Lyle, Beavers, Dixon, Shaw, Buchanan, Balcer, Frias, Olivo, Burke, Jones, Coleman, Peterson, Murphy, Rugai, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Burrell, Wojcik, Suarez, Gabinski, Austin, Colom, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Bernardini, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 48.

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 Roosevelt/Cicero 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 December 2, 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-104, 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) as the Plan has been changed and updated to December, 1997 and notice of such changes has been given by mail to each affected taxing district and by publication in a newspaper of general circulation within the taxing districts not less than ten (10) days prior to the adoption of this ordinance in accordance with the provisions of Section 5/11-74.4-5(a) of the Act, 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 Roosevelt/Cicero 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 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 61064 of this Journal.]

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

Exhibit "A".

Legal Description.

That part of the west half of the southwest quarter of Section 14 and south half of Sections 15 and 16 and the east half of the southeast quarter of Section 17 and the northwest quarter and the west half of the southeast quarter and the east half of the southwest quarter of Section 22, all in Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County Illinois described as follows:

beginning at the intersection of the centerline of Menard Avenue and the centerline of Roosevelt Road; thence northerly along said centerline of Menard Avenue to the southwesterly right-of-way line of Chicago and Great Western Railroad; thence southeasterly along said southwesterly right-of-way line to the centerline of Central Avenue; thence northerly along said centerline to the southwesterly right-of-way line of vacated 5th Avenue; thence easterly along said southwesterly right-of-way line to the southerly extension of the westerly right-of-way line of vacated Long Avenue; thence northerly along said westerly right-of-way line to the northerly right-of-way line of Lexington Street; thence easterly along said northerly right-of-way line to the easterly right-of-way line of Lockwood Avenue; thence southerly along said easterly right-of-way line to the centerline of Polk Street; thence easterly along said centerline to the westerly right-of-way line of Leamington Avenue; thence northerly along said westerly right-of-way line to the westerly extension of the northerly line of Lot 189 in School Trustees Subdivision of

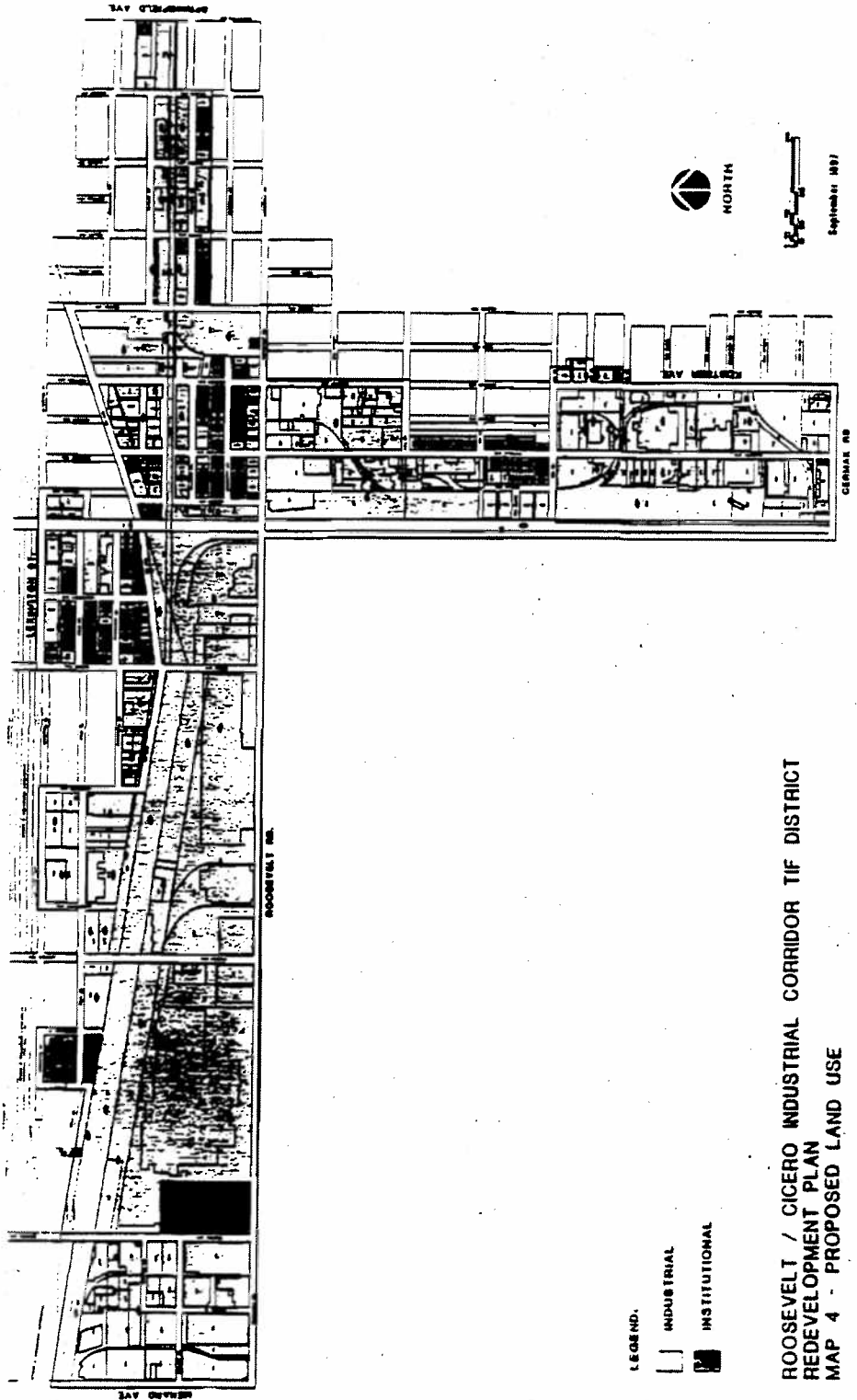
part of said Section 16; thence easterly along said westerly extension and northerly line to the northeast corner of said Lot 189; thence southerly along the easterly line of said lot to the northerly right-of-way line of Lexington Street; thence easterly along said northerly right-of-way line to the easterly right-of-way line of Lavergne Avenue; thence southerly along said easterly right-of-way line to the northerly right-of-way line of Arthington Street; thence easterly along said northerly right-of-way line to the easterly right-of-way line of Cicero Avenue; thence northerly along said easterly right-of-way line to the northerly right-of-way line of said Lexington Street; thence easterly along said northerly right-of-way line to the easterly right-of-way line of Kolmar Avenue; thence southerly along said easterly right-of-way line to the easterly extension of the northerly right-of-way line of Polk Street; thence westerly along said extension and northerly right-of-way line to the easterly right-of-way line of Belt Line Railway; thence southerly along said easterly right-of-way line to the northwesterly right-of-way line of 5th Avenue; thence northeasterly along said northwesterly right-of-way line to the easterly right-of-way line of Kildare Avenue; thence southerly along said easterly right-of-way line to the northerly right-of-way line of Taylor Street; thence easterly along said northerly right-of-way line to the easterly right-of-way line of Pulaski Road; thence northerly along said easterly right-of-way line to the northerly line of a 16 foot wide public alley in Block 2 of W. J. & D. F. Anderson's Subdivision; thence easterly along said northerly alley line to the westerly right-of-way line of Springfield Avenue; thence southerly along said westerly right-of-way line to the southerly line of a 16 foot wide public alley abutting Lots 1 through 24 (inclusive) of L. E. Ingall's Subdivision; thence westerly along said southerly alley line to the westerly right-of-way line of Pulaski Road; thence southerly along said westerly right-of-way line to the southerly line of a 16 foot wide public alley in Block 8 of 12th Street Land Association Subdivision; thence westerly along said southerly alley line to the easterly right-of-way line of Karlov Avenue; thence westerly to the intersection of the westerly right-of-way line of Karlov Avenue with the southerly line of a 16 foot wide public alley in Block 7 of Butler Lowry's Crawford Avenue Addition to Chicago; thence westerly along said southerly alley line to the easterly right-of-way line of Keeler Avenue; thence westerly to the intersection of the westerly right-of-way line of Keeler Avenue with the northerly line of the south half of Lot 5 in Block 6 in Webster Batcheller's Subdivision; thence westerly along said northerly line to the easterly line of a 16 foot wide public alley; thence southerly along said easterly line to the easterly extension of the southerly line of a 16 foot wide public alley in Block 6 in said subdivision; thence westerly along said southerly alley line to the easterly right-of-way line of said Kildare Avenue; thence southerly along said easterly right-of-way line to said centerline of Roosevelt Road; thence westerly along said centerline to the westerly right-of-way line of Kostner Avenue; thence southerly along said westerly right-of-way line to the southerly right-

of-way line of 14th Street; thence westerly along said southerly right-of-way line to the easterly line of a 16 foot wide public alley in Block 2 of Brenock's Addition to Chicago; thence southerly along said easterly line to the northerly right-of-way line of 15th Street; thence southerly to the intersection of the southerly right-of-way line of said 15th Street with the easterly line of a 16 foot wide public alley in Block 2 of Pinkert and Schulte's Subdivision; thence southerly along said easterly line to the southerly line of a 16 foot wide public alley in said Block 2; thence westerly along said southerly line to the northeast corner of Lot 3 in said Block 2; thence southerly along the easterly line of said Lot 3 to the southerly right-of-way line of 16th Street; thence easterly along said southerly right-of-way line to the northeast corner of Lot 20 in Block 2 of Joseph B. Ford & Co.'s West 16th Street Subdivision; thence southerly along the east line of said Lot 20 and its southerly extension to the southerly line of a 16 foot wide public alley in said Block 2; thence easterly along said southerly line to the northeast corner of Lot 32 in said Block 2; thence southerly along the easterly line of said Lot 32 to the northerly right-of-way line of 17th Street; thence

Exhibit "B".

Street Boundary Description Of The Area.

The street boundary description for the Roosevelt/Cicero Area is an area generally bounded by South Menard Avenue (north of West Roosevelt Road), the Belt Line Railroad, and the City corporate limits on the west; the Eisenhower Expressway on the north; South Pulaski Road on the east; and West Cermak Road on the south.



ROOSEVELT / CICERO INDUSTRIAL CORRIDOR TIF DISTRICT
 REDEVELOPMENT PLAN
 MAP 4 - PROPOSED LAND USE