

*Exhibit "D".*  
(To Ordinance)

*Street Boundaries Of The Area.*

The Area is made up of three hundred fifty-eight (358) acres and five hundred ninety-two (592) parcels on thirty-three (33) blocks. It is irregularly shaped and is generally bounded by West Potomac and West North Avenues on the north; North Sacramento and North California Avenues on the east; West Walton Street and West Chicago Avenue on the south; and North Hamlin Avenue on the west.

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DESIGNATION OF DIVISION/HOMAN REDEVELOPMENT  
PROJECT AREA AS TAX INCREMENT  
FINANCING DISTRICT.

The Committee on Finance submitted the following report:

CHICAGO, June 27, 2001.

*To the President and Members of the City Council:*

Your Committee on Finance, having had under consideration an ordinance designating the Division/Homan Redevelopment Project Area as a 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.

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(Continued from page 61833)

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, Hairston, Lyle, Beavers, Beale, Pope, Balcer, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matlak, Mell, Austin, Colom, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Hansen, Levar, Shiller, Schulter, Moore, Stone -- 45.

*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. as amended (the "Act"), for a proposed redevelopment project area to be known as the Division/Homan 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 November 15, 2000 at 7:15 P.M. at Roberto Clemente High School, 1147 North Western Avenue, Chicago, Illinois; and

WHEREAS, The Plan (including the related eligibility report attached thereto as an exhibit 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 at a time prior to the time scheduled for the meeting of the Community Development Commission of the City ("Commission") at which the Commission adopted Resolution 01-CDC-04 on January 23, 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 the housing impact study) was sent by mail on January 30, 2001, which is within a reasonable time after the adoption by the Commission of Resolution 01-CDC-04 to: (i) persons who reside in the zip code area(s) contained in whole or in part in the proposed Area and are registered interested parties for such Area, and (ii) organizations that are 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 March 16, 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 April 10, 2001; and

WHEREAS, The Commission has forwarded to the City Council a copy of its Resolution 01-CDC-20 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 Division/Homan 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. the Area is qualified as a "conservation area" and 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 61843 of this Journal.]

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

*Exhibit "A".*

*Legal Description Of Area.*

All that part of the east half of the southeast quarter of Section 35 and the west half of the southwest quarter of Section 36 in Township 40 North, Range 13 East of the Third Principal Meridian, and that part of Sections 1 and 2 in Township 39 North, Range 13 East of the Third Principal Meridian bounded and described as follows:

beginning at the point of intersection of the east line of North Hamlin Avenue with the north line of West Potomac Avenue; thence east along said north line of West Potomac Avenue to the west line of North Central Park Avenue; thence north along said west line of North Central Park Avenue to the westerly extension of the south line of Lots 1 through 18, inclusive, in Block 2 of J. S. Hair's Subdivision of the south half of the north half of the southwest quarter of the northeast quarter of Section 2, Township 39 North, Range 13 East of the Third Principal Meridian, said south line of Lots 1 through 18, inclusive, in Block 2 of J. S. Hair's Subdivision being also the north line of the alley north of West Potomac Avenue; thence east along said westerly extension and the north line of the alley north of West Potomac Avenue to the east line of North St. Louis Avenue; thence south along said east line of North St. Louis Avenue to the north line of West Potomac Avenue; thence east along said north line of West Potomac Avenue to the east line of North Homan Avenue; thence south along said east line of North Homan Avenue to the south line of Lot 25 in S. E. Gross' Sixth Humbolt Park Addition to Chicago, a subdivision of Lots 25 to 48 in Block 6 and Lots 1 to 48 in Block 7 in Weage, Eberhardt & Bartlett's Subdivision in the south half of the northeast quarter of Section 2, Township 39 North, Range 13 East of the Third Principal Meridian, said south line of Lot 25 in S. E. Gross' Sixth Humbolt Park Addition to Chicago being also the north line of the alley north of West Division Street; thence east along said north line of the alley north of West Division Street to the southwesterly line of Lot 88 in S. E. Gross' Fifth Humbolt Park Addition to Chicago, a subdivision of Blocks 5 and 8 and Lots 1 to 24 in Block 6 in Weage, Eberhardt & Bartlett's Subdivision in the south half of the northeast quarter of Section 2, Township 39 North, Range 13 East of the Third

Principal Meridian; thence northeasterly along said southwesterly line of Lot 88 in S. E. Gross' Fifth Humbolt Park Addition to Chicago to the east line of said Lot 88, said east line of Lot 88 being also the west line of the alley west of North Kedzie Avenue; thence north along said west line of the alley west of North Kedzie Avenue to the north line of West Crystal Street; thence east along said north line of West Crystal Street to the west line of North Kedzie Avenue; thence north along said west line of North Kedzie Avenue to the north line of West North Avenue; thence east along said north line of West North Avenue to the east line of Lot 18 in Block 5 of Johnston and Cox's Subdivision of the southwest quarter of the Southwest quarter of Section 36, Township 40 North, Range 13 East of the Third Principal Meridian, said east line of Lot 18 being also the west line of North Troy Avenue; thence south along the southerly extension of said east line of Lot 18 in Block 5 of Johnston and Cox's Subdivision to the north line of the northwest quarter of Section 1, Township 39 North, Range 13 East of the Third Principal Meridian; thence east along said north line of the northwest quarter of Section 1 and along the north line of the northeast quarter of said Section 1 to the northerly extension of the west line of Lot 2 in the subdivision of Lots 1 to 5 and 43 to 48 lying south of the south line of North Avenue as widened in Block 4 of H. M. Thompson's Subdivision of the northwest quarter of the northeast quarter of Section 1, Township 39 North, Range 13 East of the Third Principal Meridian, said west line of Lot 2 being also the east line of North California Avenue; thence south along said northerly extension and the east line of North California Avenue to the south line of West Division Street; thence west along said south line of West Division Street to the east line of North Sacramento Boulevard; thence south along said east line of North Sacramento Boulevard to the south line of West Augusta Boulevard; thence west along said south line of West Augusta Boulevard to the east line of North Sacramento Boulevard; thence south along said east line of North Sacramento Boulevard to the south line of the parcel of property bearing Permanent Index Number 16-01-300-002, said south line of the parcel of property bearing Permanent Index Number 16-01-300-002 being also the easterly extension of the north line of Lots 53 to 57 in McIlroy Subdivision of the west half of the southwest quarter of Section 1, Township 39 North, Range 13 East of the Third Principal Meridian; thence west along said south line of the parcel of property bearing Permanent Index Number 16-01-300-002 to the west line of North Sacramento Boulevard; thence north along said west line of North Sacramento Boulevard to the north line of West Walton Street; thence west along said north line of West Walton Street to the west line of North Kedzie Avenue; thence south along said west line of North Kedzie Avenue to the southwesterly line of the Chicago, Milwaukee, St. Paul & Pacific Railroad right-of-way; thence northwesterly along said southwesterly line of the Chicago, Milwaukee, St. Paul & Pacific Railroad right-of-way to the east line of North Spaulding Avenue; thence south along said east line of North Spaulding Avenue

to the south line of West Chicago Avenue; thence west along said south line of West Chicago Avenue to the southerly extension of the east line of Lot 43 in Christiana, a subdivision of the east half of Lot 5 in Superior Court Partition of the east half of Section 2, Township 39 North, Range 13 East of the Third Principal Meridian, said east line of Lot 43 in Christiana being also the west line of North Christiana Avenue; thence north along said southerly extension and the west line of North Christiana Avenue to the south line of Lot 57 71 in said Christiana, a subdivision of the east half of Lot 5 in Superior Court Partition of the east half of Section 2, Township 39 North, Range 13 East of the Third Principal Meridian; thence west along said south line of Lot 57 71 in Christiana and along the westerly extension thereof to the east line of Lot 19 in Block 43 of Wilson and Gould's Subdivision of the west half of Lot 5 in Superior Court Partition of the east half of Section 2, Township 39 North, Range 13 East of the Third Principal Meridian, said east line of Lot 19 being also the west line of the alley west of North Christiana Avenue; thence north along said east line of Lot 19 in Block 3 of Wilson and Gould's Subdivision to the north line of said Lot 19, said north line of Lot 19 being also the south line of the alley south of West Walton Street; thence west along said south line of the alley south of West Walton Street and along the westerly extension thereof to the east line of Lots 10 and 11 in said Block 3 of Wilson and Gould's Subdivision, said east line of Lots 10 and 11 being also the west line of the alley east of North Homan Avenue; thence north along said west line of the alley east of North Homan Avenue to the south line of West Augusta Boulevard; thence west along said south line of West Augusta Boulevard to the west line of North Trumbull Avenue; thence north along said west line of North Trumbull Avenue to the westerly extension of the south line of Lot 19 in the subdivision of Block 1 in Dickey's Fourth Addition to Chicago, a subdivision of part of the northwest quarter of the southeast quarter of Section 2, Township 39 North, Range 13 East of the Third Principal Meridian, said south line of Lot 19 being also the north line of the alley north of West Augusta Boulevard; thence east along said westerly extension and the south line of Lot 19 in the subdivision of Block 1 in Dickey's Fourth Addition to Chicago to the east line of said Lot 19, said east line of Lot 19 being also the west line of the alley east of North Trumbull Avenue; thence north along said west line of the alley east of North Trumbull Avenue to the northeasterly line of Lot 22 in the subdivision of Block 1 in Dickey's Fourth Addition to Chicago, said northeasterly line of Lot 22 being also the southwesterly line of the alley east of North Trumbull Avenue; thence northwesterly along said southwesterly line of the alley east of North Trumbull Avenue to the north line of Lot 23 in said subdivision of Block 1 in Dickey's Fourth Addition to Chicago, said north line of Lot 23 being also the south line of a public alley; thence west along said north line of Lot 23 in the subdivision of Block 1 in Dickey's Fourth Addition to Chicago and along



the westerly extension thereof to the west line of North Trumbull Avenue; thence north along said west line of North Trumbull Avenue to the southwesterly line of West Grand Avenue; thence northwesterly along said southwesterly line of West Grand Avenue to the south line of West Thomas Street; thence west along said south line of West Thomas Street to the southerly extension of the east line of Lot 5 in Charles H. Kusel's Subdivision of part of the northwest quarter of the southeast quarter of Section 2, Township 39 North, Range 13 East of the Third Principal Meridian, said east line of Lot 5 being also the west line of the alley east of North Central Park Avenue; thence north along said southerly extension and the west line of the alley east of North Central Park Avenue to the south line of Lot 10 in said Charles H. Kusel's Subdivision; thence west along said south line of Lot 10 in Charles H. Kusel's Subdivision and along the westerly extension thereof to the west line of North Central Park Avenue; thence north along said west line of North Central Park Avenue to the north line of Lot 16 in Block 1 of Treat's Subdivision of the northeast quarter of the southwest quarter of Section 2, Township 39 North, Range 13 East of the Third Principal Meridian, said north line of Lot 16 being also the south line of the alley south of West Grand Avenue; thence west along said north line of Lot 16 in Block 1 of Treat's Subdivision to the west line of said Lot 16, said west line of Lot 16 being also the east line of the alley west of North Central Park Avenue; thence south along said west line of Lot 16 to the easterly extension of the south line of Lot 42 in said Block 1 of Treat's Subdivision; thence west along said easterly extension and the south line of Lot 42 in Block 1 of Treat's Subdivision and along the westerly extension thereof to the west line of North Monticello Avenue; thence north along said west line of North Monticello Avenue to the south line of West Division Street; thence west along said south line of West Division Street to a line perpendicular to the south line of West Division Street, said perpendicular line having a southerly terminus on the south line of West Division Street and a northerly terminus at the point of intersection of the north line of West Division Street with the northeasterly line of Lot 46 in Block 15 of Beebe's Subdivision of the east half of the northwest quarter of Section 2, Township 39 North, Range 13 East of the Third Principal Meridian (except 5 acres in the northeast quarter thereof), said northeasterly line of Lot 46 being also the southwesterly line of the alley southwest of West Grand Avenue; thence north along said perpendicular line to said point of intersection of the north line of West Division Street with the southwesterly line of the alley southwest of West Grand Avenue; thence northwesterly along said southwesterly line of the alley southwest of West Grand Avenue to the east line of North Hamlin Avenue; thence north along said east line of North Hamlin Avenue to the point of beginning at the north line of West Potomac Avenue.

*Exhibit "B".*

*Street Location Of Area.*

The Area is made up of three hundred fifty-eight (358) acres and five hundred ninety-two (592) parcels on thirty-three (33) blocks. It is irregularly shaped and is generally bounded by West Potomac and West North Avenues on the north; North Sacramento and North California Avenues on the east; West Walton Street and West Chicago Avenue on the south; and North Hamlin Avenue on the west.

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ADOPTION OF TAX INCREMENT ALLOCATION FINANCING  
FOR DIVISION/HOMAN REDEVELOPMENT  
PROJECT AREA.

The Committee on Finance submitted the following report:

CHICAGO, June 27, 2001.

*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 Division/Homan 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.

(Continued on page 61844)