

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 Devon/Sheridan 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 October 1, 2003 at 7:00 P.M. at Joyce Kilmer Public School, 6700 North Greenview Avenue, 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 since October 24, 2003, 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 03-CDC-80 on November 4, 2003 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 November 10, 2003, which is within a reasonable time after the adoption by the Commission of Resolution 03-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 December 5, 2003 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 January 27, 2004; and

WHEREAS, The Commission has forwarded to the City Council a copy of its Resolution 04-CDC-10, 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 Devon/Sheridan 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 20609 of this *Journal*.]

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

Exhibit "A".

*Devon/Sheridan Redevelopment Project
Area Legal Description.*

All that part of the north half of Section 5 and that part of the east half of the northeast quarter of Section 6 in Township 40 North, Range 14 East of the Third Principal Meridian and that part of the east half of the southeast quarter of Section 31 and that part of Section 32, in Township 41 North, Range 14 East of the Third Principal Meridian bounded and described as follows:

beginning at the southeast corner of Lot 12 in Block 1 of Brockhausen and Fischer's First Addition to Edgewater, a subdivision in the east half of the northwest quarter of Section 5, Township 40 North, Range 14 East of the Third Principal Meridian, said southeast corner of Lot 13 being also the point of intersection of the west line of North Broadway with the north line of West Rosemont Avenue; thence west along said north line of West Rosemont Avenue to the east line of Lot 25 in said Block 1 of Brockhausen and Fischer's First Addition to Edgewater, said east line of Lot 25 being also the west line of the alley west of North Broadway; thence north along said west line of the alley west of North Broadway to the north line of Lot 34 in said Block 1 of Brockhausen and Fischer's First Addition to Edgewater; thence west along said north line of Lot 34 in Block 1 of Brockhausen and Fischer's First Addition to Edgewater and along the westerly extension thereof to the west line of North Magnolia Avenue; thence north along said west line of North Magnolia Avenue to the north line of Lot 2 in Block 2 of said Brockhausen and Fischer's First Addition to Edgewater; thence west along said north line of Lot 2 in Block 2 of Brockhausen and Fischer's First Addition to Edgewater to the west line of said Lot 2, said west line of Lot 2 being also the east line of the alley west of North Magnolia Avenue; thence south along said east line of the alley west of North Magnolia Avenue to the easterly extension of the south line of Lot 35 in said Block 2 of Brockhausen and Fischer's First Addition to Edgewater; thence west along said easterly extension and the south line of Lot 35 in Block 2 of Brockhausen and Fischer's First Addition to Edgewater and along the westerly extension thereof to the west line of North Lakewood Avenue; thence north along said west line of North Lakewood Avenue to the south line of Lot 1 in Block 3 of said Brockhausen and Fischer's First Addition to Edgewater; thence west along said south line of Lot 1 in Block 3 of Brockhausen and Fischer's First Addition to Edgewater to the west line thereof, said west line of Lot 1 being also the east line of the alley west of North Lakewood Avenue; thence continuing west along a straight line to the southeast corner of the parcel of property bearing Permanent Index Number 14-05-105-028 in said Block 3 of Brockhausen and Fischer's First Addition to Edgewater; thence continuing west along the south line of said parcel of property bearing Permanent Index Number 14-05-105-028 in Block 3 of Brockhausen and Fischer's First Addition to Edgewater to the east line of North Wayne Avenue; thence continuing west along a straight line to the southeast corner of Lot 1 in Block 4 of aforesaid Brockhausen and Fischer's First Addition to Edgewater; thence continuing west along the south line of said Lot 1 in Block 4 of aforesaid Brockhausen and Fischer's First Addition to Edgewater and along the westerly extension thereof and along the south line of Lot 36 in said Block 4 of Brockhausen and Fischer's First Addition to Edgewater to the west line thereof, said west line of Lot 36 being also the east line of North

Glenwood Avenue; thence south along said east line of North Glenwood Avenue to the easterly extension of the south line of Lot 2 in Farson's Subdivision of the north 26 rods and 11 feet of the northwest quarter of the northwest quarter of Section 5, Township 40 North, Range 14 East of the Third Principal Meridian; thence west along said easterly extension and the south line of Lot 2 in Farson's Subdivision to the west line of said Lot 2, said west line of Lot 2 being also the east line of the alley west of North Glenwood Avenue; thence south along said east line of the alley west of North Glenwood Avenue to the easterly extension of the north line of Lot 97 in said Farson's Subdivision, said north line of Lot 97 being also the south line of the alley south of West Devon Avenue; thence west along said easterly extension and the south line of the alley south of West Devon Avenue to the southerly extension of the westerly line of Lot 49 in said Farson's Subdivision, said westerly line of Lot 49 being also the easterly line of the alley east of North Clark Street; thence northerly along said southerly extension and easterly line of the alley east of North Clark Street and along the northerly extension thereof to the north line of West Devon Avenue; thence west along said north line of West Devon Avenue to the easterly line of North Clark Street; thence northerly along said easterly line of North Clark Street to the south line of West Schreiber Avenue; thence east along said south line of West Schreiber Avenue to the east line of Lot 5 in the subdivision of Lot 2 (except the east 308.79 feet thereof) of S. F. Hollensen's First Addition to Rogers Park, a subdivision of Lots 9 to 11, both inclusive, of Seymours Estate Subdivision of the west half of the southwest quarter of Section 42, Township 41 North, Range 14 East of the Third Principal Meridian together with the north 66 feet of the south 359.6 feet of that part east of North Clark Street of Section 31, Township 41 North, Range 14 East of the Third Principal Meridian, said east line of Lot 5 being also the west line of the alley east of North Ashland Avenue; thence south along said east line of Lot 5 in the subdivision of Lot 2 (except the east 308.79 feet thereof) of S. F. Hollensen's First Addition to Rogers Park to the north line of Lot 3 in said S. F. Hollensen's First Addition to Rogers Park, said north line of Lot 3 being also the south line of the alley north of West Devon Avenue; thence east along said south line of the alley north of West Devon Avenue and along the easterly extension thereof to the west line of the east 1.5 feet of Lot 10 in said S. F. Hollensen's First Addition to Rogers Park, said west line of the east 1.5 feet of Lot 10 being also the east line of North Bosworth Avenue; thence north along said east line of North Bosworth Avenue to the north line of West Schreiber Avenue; thence east along said north line of West Schreiber Avenue to the northerly extension of the west line of Lot 23 in aforesaid S. F. Hollensen's First Addition to Rogers Park, said west line of Lot 23 being also the east line of the alley west of North Greenview Avenue; thence south along said northerly extension and the east line of the alley west of North Greenview Avenue to the south line of Lot 20 in said

S. F. Hollensen's First Addition to Rogers Park; thence east along said south line of Lot 20 in S. F. Hollensen's First Addition to Rogers Park to the west line of North Greenview Avenue; thence north along said west line of North Greenview Avenue to the westerly extension of the south line of Lot 43 in Sickenger's Subdivision of Lots 7 and 8 in aforesaid Seymours Estate Subdivision, said south line of Lot 43 being also the north line of the alley north of West Devon Avenue; thence east along said westerly extension and the north line of the alley north of West Devon Avenue and along the easterly extension thereof to the east line of North Newgard Avenue; thence south along said east line of North Newgard Avenue to the south line of Lot 15 in said Sickenger's Subdivision; thence east along said south line of Lot 15 in Sickenger's Subdivision and along the easterly extension thereof and along the south line of Lot 10 in said Sickenger's Subdivision to the west line of North Glenwood Avenue; thence north along said west line of North Glenwood Avenue to the westerly extension of the south line of Lot 15 in Block 5 of A. T. Galt's Edgewater Golf Subdivision of the south 30 acres of the east half of the southwest quarter of Section 32, Township 41 North, Range 14 East of the Third Principal Meridian, said south line of Lot 15 being also the north line of the alley north of West Devon Avenue; thence east along said westerly extension and the north line of the alley north of West Devon Avenue to the west line of North Magnolia Avenue; thence north along said west line of North Magnolia Avenue to the westerly extension of the south line of the north 18.5 feet of Lot 15 in Block 2 of aforesaid A. T. Galt's Edgewater Golf Subdivision, said south line of the north 18.5 feet of Lot 15 being also the north line of the alley north of West Devon Avenue; thence east along said westerly extension and the south line of the north 18.5 feet of Lot 15 in Block 2 of A. T. Galt's Edgewater Golf Subdivision to the east line of said Lot 15, said east line of Lot 15 being also the west line of the alley west of North Sheridan Road; thence north along said west line of the alley west of North Sheridan Road to the south line of West Arthur Avenue; thence west along said south line of West Arthur Avenue to the southerly extension of the east line of the west 33 feet of Lot 8 in Block 1 of aforesaid A. T. Galt's Edgewater Golf Subdivision; thence north along said southerly extension and the east line of the west 33 feet of Lot 8 in Block 1 of A. T. Galt's Edgewater Golf Subdivision to the north line of said Lot 8, said north line of Lot 8 being also the south line of the alley north of West Arthur Avenue; thence west along said south line of the alley north of West Arthur Avenue to the southerly extension of the west line of Lot 8 in Block 10 of North Shore Boulevard Subdivision, a subdivision of the east half of the southwest quarter of Section 32, Township 41 North, Range 14 East of the Third Principal Meridian; thence north along said southerly extension and the west line of Lot 8 in Block 10 of North Shore Boulevard Subdivision and along the northerly extension thereof to the north line of West Loyola Avenue; thence

east along said north line of West Loyola Avenue to the east line of the west half of Lot 7 in Block 8 of said North Shore Boulevard Subdivision; thence north along said east line of the west half of Lot 7 in Block 8 of North Shore Boulevard Subdivision and along the northerly extension thereof to the south line of Lot 3 in said Block 8 of North Shore Boulevard Subdivision, said south line of Lot 3 being also the north line of the alley north of West Loyola Avenue; thence east along said south line of Lot 3 in Block 8 of North Shore Boulevard Subdivision to the east line thereof, said east line of Lot 3 being also the west line of a public alley; thence north along said east line of Lot 3 in Block 8 of North Shore Boulevard Subdivision to the northeasterly line of said Lot 3, said northeasterly line of Lot 3 being also the southwesterly line of a public alley lying northeasterly of and adjoining Lots 1, 2 and 3 in said Block 8 of North Shore Boulevard Subdivision; thence northwesterly along said southwesterly line of a public alley lying northeasterly of and adjoining Lots 1, 2 and 3 in Block 8 of North Shore Boulevard Subdivision to the south line of West Albion Avenue; thence west along said south line of West Albion Avenue to the southerly extension of the east line of Lot 15 in Block 6 of aforesaid North Shore Boulevard Subdivision, said east line of Lot 15 being also the west line of North Lakewood Avenue; thence north along said southerly extension and the east line of Lot 15 in Block 6 of the North Shore Boulevard Subdivision to the northeasterly line thereof, said northeasterly line of Lot 15 being also the southwesterly line of a public alley; thence northwesterly along said northeasterly line of Lot 15 and along the northeasterly line of Lot 14 in said Block 6 of aforesaid North Shore Boulevard Subdivision and along the northwesterly extension thereof to the south line of Lot 2 in said Block 6 of North Shore Boulevard Subdivision, said south line of Lot 2 being also the north line of the alley north of West Albion Avenue; thence east along said south line of Lot 2 in Block 6 of North Shore Boulevard Subdivision to the westerly line of the joint railroad right-of-way bearing Permanent Index Number 11-32-500-004; thence northerly along said westerly line of the joint railroad right-of-way bearing Permanent Index Number 11-32-500-004 to the west line of the east half of the southwest quarter of Section 32, Township 41 North, Range 14 East of the Third Principal Meridian, said west line of the east half of the southwest quarter of Section 32 being also the centerline of North Glenwood Avenue; thence north along said west line of the east half of the southwest quarter of Section 32 to the north line of said east half of the southwest quarter of Section 32, Township 41 North, Range 14 East of the Third Principal Meridian, said north line of the east half of the southwest quarter of Section 32 being also the centerline of West Pratt Boulevard; thence east along said north line of the east half of the southwest quarter of Section 32 to the easterly line of the joint railroad right-of-way bearing Permanent Index Number 11-32-500-004; thence

southerly along said easterly line of the joint railroad right-of-way bearing Permanent Index Number 11-32-500-004 to the west line of North Lakewood Avenue; thence east along a straight line to the southwest corner of Lot 15 in Block 5 of aforesaid North Shore Boulevard Subdivision; thence southeasterly along the southwesterly line of said Lot 15 in Block 5 of North Shore Boulevard Subdivision and along the southwesterly line of Lot 14 in said Block 5 of North Shore Boulevard Subdivision to the south line of said Lot 14, said south line of Lot 14 being also the north line of West Albion Avenue; thence east along said north line of West Albion Avenue to the east line of Lot 7 in Block 5 of aforesaid North Shore Boulevard Subdivision, said east line of Lot 7 being also the west line of the alley west of North Sheridan Road; thence north along said west line of the alley west of North Sheridan Road to the north line of Lot 7 in Block 1 of aforesaid North Shore Boulevard Subdivision, said north line of Lot 7 being also the south line of the alley south of West Pratt Boulevard; thence west along said south line of the alley south of West Pratt Boulevard to the southerly extension of the west line of Lot 21 in said Block 1 of North Shore Boulevard Subdivision; thence north along said southerly extension and the west line of said Lot 21 in Block 1 of North Shore Boulevard Subdivision and along the northerly extension thereof to the north line of West Pratt Boulevard; thence east along said north line of West Pratt Boulevard to the east line of Lot 8 in Block 6 in L. E. Ingall's Subdivision of Blocks 5 and 6 of the Circuit Court Partition of the east half of the northwest quarter and the northeast fractional quarter of Section 32, Township 41 North, Range 14 East of the Third Principal Meridian, said east line of Lot 8 being also the west line of the alley west of North Sheridan Road; thence north along said west line of the alley west of North Sheridan Road to the westerly extension of the southerly line of Lot 1 in said Block 6 of L. E. Ingall's Subdivision; thence easterly along said westerly extension and the southerly line of Lot 1 in Block 6 of L. E. Ingall's Subdivision and along the easterly extension thereof to the easterly line of North Sheridan Road; thence southerly along said easterly line of North Sheridan Road to the south line of Lot 3 in William Devine's Subdivision of Lot 2 in Block 7 of aforesaid Circuit Court Partition of the east half of the northwest quarter and the northeast fractional quarter of Section 32, Township 41 North, Range 14 East of the Third Principal Meridian; thence east along said south line of Lot 3 in William Devine's Subdivision and along the easterly extension thereof to the westerly line of Lot 4 in said William Devine's Subdivision, said westerly line of Lot 4 being also the easterly line of the alley east of North Sheridan Road; thence southerly along said easterly line of the alley east of North Sheridan Road and along the southerly extension thereof to the south line of West Pratt Boulevard; thence west along said south line of West Pratt Boulevard to the west line of Lot 17 in Block 1 of Herdien, Hofflund and Carson's North Shore Addition to Chicago, a subdivision of Lots 1, 2 and the north 66 feet of Lot 3 of Cape Hayes Subdivision of the southeast fractional

quarter of Section 32, Township 41 North, Range 14 East of the Third Principal Meridian, said west line of Lot 17 being also the east line of the alley east of North Sheridan Road; thence south along said east line of the alley east of North Sheridan Road to the northerly most south line of Lot 4 in Oliver M. Carson's Lake Shore Subdivision of Lot 3 (except the north 66 feet thereof) in aforesaid Cape Hayes Subdivision; thence east along said northerly most south line of Lot 4 in Oliver M. Carson's Lake Shore Subdivision to the easterly most west line of said Lot 4, said easterly most west line of Lot 4 being also the east line of the alley east of North Sheridan Road; thence south along said east line of the alley east of North Sheridan Road to the south line of West Albion Avenue; thence west along said south line of West Albion Avenue to the east line of North Sheridan Road; thence south along said east line of North Sheridan Road to the northeasterly right-of-way line of the Chicago Milwaukee St. Paul and Pacific Railroad; thence southerly along said northeasterly right-of-way line of the Chicago Milwaukee St. Paul and Pacific Railroad to the north line of Lot 9 in aforesaid Cape Hayes Subdivision; thence east along said north line of Lot 9 in aforesaid Cape Hayes Subdivision and along the north line of Linn's North Edgewater Addition to Chicago, a subdivision of Lot 9 (except the west 765.93 feet thereof) of aforesaid Cape Hayes Subdivision to the east line of Lot 10 in said Linn's North Edgewater Addition to Chicago, said east line of Lot 10 being also the westerly shoreline of Lake Michigan; thence southerly along said westerly shoreline of Lake Michigan to the north line of Lot 1 in Block 1 of Cochran's Second Addition to Edgewater in the east fractional half of Section 5, Township 40 North, Range 14 East of the Third Principal Meridian, said north line of Lot 1 being also the south line of West Sheridan Road; thence west along said south line of West Sheridan Road to the east line of North Sheridan Road; thence south along said east line of North Sheridan Road to the easterly extension of the south line of Lot 6 in Block 2 of said Cochran's Second Addition to Edgewater; thence west along said easterly extension and the south line of Lot 6 in Block 2 of Cochran's Second Addition to Edgewater and along the westerly extension thereof to the east line of Lots 18 and 19 in said Block 2 of Cochran's Second Addition to Edgewater, said east line of Lots 18 and 19 being also the west line of the alley east of North Kenmore Avenue; thence north along said west line of the alley east of North Kenmore Avenue to the south line of West Sheridan Road; thence west along said south line of West Sheridan Road to the west line of the right-of-way of the Chicago, Milwaukee, St. Paul and Pacific Railroad; thence south along said west line of the right-of-way of the Chicago, Milwaukee, St. Paul and Pacific Railroad to the easterly extension of the north line of Lot 22 in Block 4 of Cochran's Second Addition to Edgewater in the east half of fractional Section 5, Township 40 North, Range 14 East of the Third Principal Meridian, said north line of Lot 22 being the south line of the alley south of West Sheridan

Road; thence west along said easterly extension and the north line of Lot 22 in Block 4 of Cochran's Second Addition to Edgewater to the east line of Lot 23 in said Block 4 of Cochran's Second Addition to Edgewater, said east line of Lot 23 being also the west line of the alley east of North Broadway; thence north along said west line of the alley east of North Broadway to the north line of Lot 24 in said Block 4 of Cochran's Second Addition to Edgewater; thence west along said north line of Lot 24 in Block 4 of Cochran's Second Addition to Edgewater to the west line of said Lot 24, said west line of Lot 24 being also the east line of North Broadway; thence south along said east line of North Broadway to the easterly extension of the south line of Lot 12 in Block 1 of Brockhausen and Fischer's First Addition to Edgewater, a subdivision in the east half of the northwest quarter of Section 5, Township 40 North, Range 14 East of the Third Principal Meridian, said south line of Lot 12 being also the north line of West Rosemont Avenue; thence west along said easterly extension of the south line of Lot 12 in Block 1 of Brockhausen and Fischer's First Addition to Edgewater to the point of beginning at the west line of North Broadway, all in the City of Chicago, Cook County, Illinois.

Exhibit "B".

Street Location Of The Area.

Project Name: Devon/Sheridan T.I.F. District

Ward: 40th Ward -- Alderman Patrick O'Connor
49th Ward -- Alderman Joe Moore

Property: The Devon/Sheridan Redevelopment Project Area study area is roughly bounded by the east and west sides of North Sheridan Road roughly from West Devon Avenue on the south to West Pratt Boulevard on the north; also including the west side of North Broadway from West Devon Avenue to West Rosemont Avenue; and the north and south sides of West Devon Avenue from North Clark Street on the west to the C.T.A. red line "L" tracks on the east; including the north side of West Sheridan Road from the C.T.A. red line "L" tracks on the west to Lake Michigan on the east. The area spans approximately 69.7 acres.

Exhibit "C".
Boundary Map.

