

DESIGNATION OF 73<sup>RD</sup>/UNIVERSITY REDEVELOPMENT  
PROJECT AREA AS TAX INCREMENT  
FINANCING DISTRICT.

The Committee on Finance submitted the following report:

CHICAGO, September 13, 2006.

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

Your Committee on Finance, having had under consideration an ordinance authorizing the designation of the 73<sup>rd</sup>/University Tax Increment Financing Redevelopment Project Area as a redevelopment project, 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 Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Balcer, Cárdenas, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, Brookins, Muñoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Matlak, Mell, Austin, Colón, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Tunney, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 49.

*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 73<sup>rd</sup>/University 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 April 3, 2006 at 6:00 P.M. at the Paul Revere School, 1010 East 72<sup>nd</sup> Street, 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 March 31, 2006, 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 06-CDC-33 on March 11, 2006, 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 April 17, 2006, which is within a reasonable time after the adoption by the Commission of Resolution 06-CDC-33 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 May 5, 2006, 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 June 13, 2006; and

WHEREAS, The Commission has forwarded to the City Council a copy of its Resolution 06-CDC-50, 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 73<sup>rd</sup>/University 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 83662 of this *Journal*.]

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

*Exhibit "A".*  
(To Ordinance)

*Legal Description Of The Area.*

Beginning at the intersection of the north line of East 71<sup>st</sup> Street and the northeasterly extension of the southerly line of the parcel of land bearing Permanent Index Number 20-26-100-001;

thence east along said north line of East 71<sup>st</sup> Street to the east line of Lot "A" in Brookhaven Subdivision in Section 23; thence north along said east line of Lot "A" to the south line of the 16 foot wide alley north of East 69<sup>th</sup> Street; thence east along said south line of the 16 foot wide alley north of East 69<sup>th</sup> Street to the east line of Lot 2 in Brookhaven Subdivision; thence south along said east line of Lot 2 to the north line of Lot 1 in Brookhaven Subdivision; thence east along said north line of Lot 1 to the westerly line of the Illinois Central Railroad right-of-way; thence southwesterly along said westerly line of the Illinois Central Railroad right-of-way to its intersection with the westerly extension of the south line of East 75<sup>th</sup> Street; thence west along said westerly extension of the south line of East 75<sup>th</sup> Street to the westerly line of the vacated alley running parallel to East South Chicago Avenue and easterly of and parallel to the N.Y.C. Railroad right-of-way; thence northwesterly along said westerly line of the vacated alley running parallel to East South Chicago Avenue and easterly of and parallel to the N.Y.C. Railroad right-of-way to the southwesterly extension of the southerly line of the parcel of land bearing Permanent Index Number 20-26-109-001; thence northeasterly along said southwesterly extension of the southerly line of the parcel of land bearing Permanent Index Number 20-26-109-001 and the southerly line thereof to the westerly line of East South Chicago Avenue; thence continuing northeasterly along the northeasterly extension of the southerly line of the parcel of land bearing Permanent Index Number 20-26-109-001 to the centerline of East South Chicago Avenue; thence northwesterly along said centerline of East South Chicago Avenue to the southwesterly extension of the southerly line of the parcel of land bearing Permanent Index Number 20-26-100-001; thence northeasterly along said southwesterly extension of the southerly line of the parcel of land bearing Permanent Index Number 20-26-100-001 and the southerly line thereof to the south line of East 71<sup>st</sup> Street; thence continuing northeasterly along the northeasterly extension of the southerly line of the parcel of land bearing Permanent Index Number 20-26-100-001 to the point of beginning on the south line of East 71<sup>st</sup> Street, hereinbefore described, all in Cook County, Illinois.

*Exhibit "B".*  
(To Ordinance)

*Street Location Of The Area.*

The T.I.F. area is generally bounded on the north by Oakwood Cemetery (at 67<sup>th</sup> and 71<sup>st</sup> Streets) on the south by 75<sup>th</sup> Street, on the east by the Illinois Central Railroad and on the west by the alley west of South Chicago Avenue.

*Exhibit "C".  
(To Ordinance)*

*Map Of The Area.*

