

DESIGNATION OF IRVING PARK/ELSTON AS REDEVELOPMENT PROJECT AREA.
[O2009-2408]

The Committee on Finance submitted the following report:

CHICAGO, May 13, 2009.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance designating the Irving Park/Elston Tax Increment Financing 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.

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 Flores, Fioretti, Dowell, Preckwinkle, Hairston, Lyle, Jackson, Harris, Beale, Pope, Balcer, Cárdenas, Olivo, Burke, Foulkes, Thompson, Thomas, Lane, Rugai, Cochran, Brookins, Muñoz, Zalewski, Dixon, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Waguespack, Mell, Austin, Colón, Banks, Mitts, Laurino, Doherty, Reilly, Daley, Tunney, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 48.

Nays -- None.

Alderman Carothers 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 Irving Park/Elston 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 21, 2008 at 6:30 P.M. at the 17th District Police, 4650 North Pulaski Road, 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 January 9, 2009 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 09-CDC-02 on January 20, 2009 fixing the time and place for a public hearing ("Hearing"), at the offices of the City Clerk and the City's Department of Community 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 March 5, 2009 which is within a reasonable time after the adoption by the Commission of Resolution 09-CDC-02 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 February 6, 2009, 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 March 10, 2009; and

WHEREAS, The Commission has forwarded to the City Council a copy of its Resolution 09-CDC-14, 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 Irving Park/Elston 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 (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 60575 of this *Journal*.]

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

*Exhibit "A".**Irving Park/Elston Redevelopment Project Area
Legal Description.*

A tract of land located in the City of Chicago, County of Cook and State of Illinois, lying in Sections 14, 15, 22 and 23, Township 40 North, Range 13, East of the Third Principal Meridian and being bounded by a line described as follows:

beginning at the intersection of northerly extension of the east line of North Drake Avenue with the centerline of West Irving Park Road; thence southerly along the east line of North Drake Avenue and along said line extended to an intersection with the easterly extension of the north line of the public alley running east and west in Block 2 in Bickerdike's Addition to Irving Park per Document 3562530; thence westerly along the north line of said last described public alley and along said line extended to the east line of North Central Park Avenue; thence southerly along the east line of Central Park Avenue and along said line extended to the southwesterly line of North Elston Avenue; thence northwesterly along the southwesterly line of said North Elston Avenue and along said line extended to the most easterly corner of Lot 1 in Block 2 in Mason's Subdivision per Document 2794881; thence southwesterly along the southeasterly line of said Lot 1, a distance of 65 feet to an angle point in said line; thence westerly along the south line of said Lot 1 to the east line on North Monticello Avenue; thence northerly along the east line on said North Monticello Avenue to an intersection with the easterly extension of the south line of the public alley running east and west in Block 3 in said Mason's Subdivision; thence westerly along the south line of the public alley running east and west in Blocks 3, 4 and 5 in said Mason's Subdivision and along said line extended to the east line of North Hamlin Avenue; thence southerly along the east line of said North Hamlin Avenue and along said line extended to the south line of West Byron Street; thence westerly along the south line of said West Byron Street and along said line extended to an intersection with the southerly extension of the east line of Block 2 of Wheeler's Addition to Irving Park, being a subdivision of the northwest quarter of the northwest quarter of Section 23 aforesaid; thence northerly along the east line of Blocks 2 and 1 in said Wheeler's Addition to Irving Park and along said line extended, being also the west line of 33 foot wide North Springfield Avenue, to the southeast corner of Lot 1 in Block 1 in said Wheeler's Addition to Irving Park; thence westerly along the south line of Lots 1 to 10, inclusive, in Block 1 in said Wheeler's Addition to Irving Park to the southwest corner of said Lot 10, being also the northeast corner of Lot 16 in Block 1 in said Wheeler's Addition to Irving Park; thence southerly along the east line of said Lot 16 and along said line extended to the south line of West Dakin Street; thence easterly along the south line of said West Dakin Street to the west line of the east 30 feet of Lot 10 in Block 2 in said Wheeler's Addition to Irving Park; thence southerly along said last described west line to the south line of said Lot 10; thence easterly along the south line of Lots 10 and 9 in Block 2 in said Wheeler's Addition to Irving Park to the west line of the east 10 feet of Lot 18 in Block 2 in said Wheeler's Addition to Irving Park; thence southerly along said last described west line and along said line extended to the south line of West Byron Street; thence westerly along the south line of said West Byron Street and along said line extended to the west line of North Pulaski Road; thence northerly along the west line of said North Pulaski Road to the south line of the north 15 feet of Lot 7 in Block 35 in Irving Park, being a subdivision in Sections 15 and 22 aforesaid; thence westerly along said last described south line and

along said line extended to the west line of the public alley running north and south in said Block 35; thence northerly along the west line of said last described public alley to the south line of West Irving Park Road; thence westerly along the south line of said West Irving Park Road to an intersection with the southerly extension of the east line of the west 85.0 feet of Lot 11 in A.E. Brown's Resubdivision of Block 22 in Irving Park per Document 3510594; thence northerly along the east line of the west 85.0 feet of said Lot 11 and along said line extended to the north line of the public alley lying north of and adjoining said Lot 11; thence easterly, northerly, northeasterly and northerly along the north, the west, the northwesterly and the westerly line of the public alley in said A. E. Brown's Resubdivision, and along said line extended northerly to the north line of West Belle Plaine Avenue; thence easterly along the north line of said West Belle Plaine Avenue to the southwest corner of Lot 7 in A. E. Brown's Resubdivision of Lots 19, 20, 21, 22, 23 and 24 of Block 21 in Irving Park per Document 471565; thence northerly along the west line of said Lot 7 to the northwest corner thereof; thence westerly along the westerly extension of the north line of said Lot 7, being also the south line of Lot 10 in Kellogg and Mayer's Subdivision per Document 1312459, and along said line extended to the west line of the public alley running north and south in said Kellogg and Mayer's Subdivision; thence northerly along the west line of the public alley running north and south in said Kellogg and Mayer's Subdivision and along the west line of the public alley running north and south in Block 8 in Irving Park Subdivision aforesaid, and along said line extended to the north line of West Cullom Avenue; thence easterly along the north line of said West Cullom Avenue to the southwesterly line of the public alley running northwesterly and southeasterly in Block 7 in said Irving Park Subdivision; thence southeasterly along the southeasterly extension of the southwesterly line of said last described public alley to an intersection with the south line of West Cullom Avenue; thence easterly along the south line of said West Cullom Avenue to the west line of North Pulaski Road; thence southeasterly to the point of intersection of the east line of North Pulaski Road with the southwesterly line of the public alley running northwesterly and southeasterly in Block 17 in the subdivision of Blocks 1 to 31, both inclusive, of the W.B. Walker's Addition to Chicago per Document 2547655 and correction per Document 3394465; thence southeasterly along the southwesterly line of said last described public alley and along said line extended to an intersection with the northerly extension of the east line of the public alley running north and south in said Block 17; thence southerly along the east line of said last described public alley and along the east line of the public alley running north and south in N.G. Van De Venter's Addition to Irving Park per Document 1449052 and along said line extended to the north line of West Belle Plaine Avenue; thence easterly along the north line of said West Belle Plaine Avenue, being also the south line of Lot 24 in said N.G. Van De Venter's Addition to Irving Park, to the west line of North Harding Avenue; thence southerly along the southerly extension of the west line of said North Harding Avenue a distance of 66 feet to the north line of Lot 1 in Block 2 in Edwards and Dana's Addition to Irving Park per Document 99367; thence westerly along the north line of said Lot 1 to the northwest corner thereof, being also the northeast corner of Lot 24 in said Block 2; thence southerly along the east line of Lots 21 to 24, inclusive, in said Block 2 to the south line of the north 37.50 feet of said Lot 21; thence westerly along the south line of the north 37.50 feet of said Lot 21 to the east line of North Pulaski Road; thence southerly along the east line of said North Pulaski Road to the north line of the south 6.50 feet of Lot 20 in said Block 2; thence easterly along said last described north line to the east line of said Lot 20 in Block 2 in Edwards and Dana's Addition to Irving Park aforesaid; thence southerly along the east line of said Lot 20 and along said line extended southerly to the north line of Lots 10 to 12, inclusive,

in Block 2 in said Edwards and Dana's Addition to Irving Park; thence easterly along the north line of said last described Lots 10 to 12, inclusive, and along said line extended to the west line of the public alley running north and south as opened in Block 1 in said Edwards and Dana's Addition to Irving Park; thence southerly along the west line of said last described public alley to the south line of the public alley running east and west as opened in Block 1 in said Edwards and Dana's Addition to Irving Park; thence easterly along the south line of said last described public alley to the west line of North Springfield Avenue; thence easterly to the point of intersection of the east line of North Springfield Avenue with the south line of the public alley running east and west in Block 31 in the subdivision of Blocks 1 to 31, both inclusive of W. B. Walker's Addition to Chicago per Document 2547655 and correction per Document 3394465; thence easterly along the south line of the public alley running east and west in Blocks 31, 30, 29 and 28 in said subdivision of Blocks 1 to 31, both inclusive, of W. B. Walker's Addition to Chicago and along said line extended to the southwesterly line of the public alley running northwesterly and southeasterly in Block 28 in said subdivision of Blocks 1 to 31, both inclusive, of W. B. Walker's Addition to Chicago; thence northwesterly along the southwesterly line of said last described public alley and along said line extended to the west line of North Ridgeway Avenue; thence northerly along the west line of said North Ridgeway Avenue to the north line of Lot 44 in Block 29 in the said subdivision of Blocks 1 to 31, both inclusive of W. B. Walker's Addition to Chicago; thence westerly along the north line of said Lot 44 and along said line extended to the west line of the public alley running north and south in said Block 29; thence northerly along said last described west line to the southwesterly line of the public alley running northwesterly and southeasterly in said Block 29; thence northwesterly along the southwesterly line of said last described public alley to the east line of North Hamlin Avenue; thence northwesterly to the point of intersection of the west line of said North Hamlin Avenue with the north line of West Belle Plaine Avenue; thence northerly along the west line of said North Hamlin Avenue to the south line of the public alley running east and west in Block 20 in said subdivision of Blocks 1 to 31, both inclusive, of W. B. Walker's Addition to Chicago; thence westerly along the south line of said last described public alley to the east line of the public alley running north and south in said Block 20; thence northwesterly to the point of intersection of the west line of the public alley running north and south in said Block 20 with the southwesterly line of the public alley running northwesterly and southeasterly in said Block 20; thence northwesterly along the southwesterly line of said last described public alley and along said line extended to the west line of North Avers Avenue; thence northerly along the west line of said North Avers Avenue to the south line of the public alley running east and west in Block 19 in said subdivision of Blocks 1 to 31, both inclusive, of W. B. Walker's Addition to Chicago; thence westerly along said last described south line to an intersection with the southeasterly extension of the southwesterly line of the public alley running northwesterly and southeasterly in said Block 19; thence northwesterly along said last described southwesterly line and along said line extended to an intersection with the southwesterly extension of the northwesterly line of Lot 6 in said Block 19; thence northeasterly along the northwesterly line of said Lot 6 and along said line extended to an angle point in said line; thence northerly along the west line of said Lot 6 to the south line of West Berteau Avenue; thence easterly along the south line of West Berteau Avenue and along said line extended to an intersection with the southeasterly extension of the northeasterly line of North Elston Avenue; thence northwesterly along the northeasterly line of said North Elston Avenue and along said line extended to the east line of North Springfield Avenue; thence northerly along the east line of said North Springfield Avenue to the south line of the public alley running east and west in Block 14 in said subdivision of Blocks 1 to 31, both inclusive, of W. B. Walker's Addition

to Chicago; thence easterly along the south line of said last described public alley and along said line extended to the east line of the public alley running north and south in said Block 14; thence southerly along said last described east line to the northeasterly line of the public alley running northwesterly and southeasterly in said Block 14; thence southeasterly along said last described northeasterly line to the west line of North Avers Avenue; thence east to the east line of North Avers Avenue; thence southerly along the east line of said North Avers Avenue to the north line of West Berteau Avenue; thence easterly along the north line of said West Berteau Avenue a distance of 147 feet; thence southerly to the point of intersection of the south line of West Berteau Avenue with the northeasterly line of the public alley running northwesterly and southeasterly in Block 21 in said subdivision of Blocks 1 to 31, both inclusive, of W.B. Walker's Addition to Chicago; thence southeasterly along said last described northeasterly line to the west line of North Hamlin Avenue; thence southeasterly to the northwest corner of Lot 9 in Block 22 in said subdivision of Blocks 1 to 31, both inclusive, of W.B. Walker's Addition to Chicago; thence easterly along the north line of said Lot 9 to the west line of the public alley running north and south in said Block 22; thence southerly along the west line of said last described public alley to the southwest line of the public alley running northwesterly and southeasterly in said Block 22; thence southeasterly along said last described southwest line and along said line extended to the east line of North Ridgeway Avenue; thence southerly along the east line of said North Ridgeway Avenue to the north line of West Belle Plaine Avenue; thence easterly along the north line of said West Belle Plaine Avenue a distance of 175 feet; thence southerly to the point of intersection of the south line of West Belle Plaine Avenue with the northeasterly line of the public alley running northwesterly and southeasterly in Block 27 in said subdivision of Blocks 1 to 31, both inclusive, of W.B. Walker's Addition to Chicago; thence southeasterly along said last described northeasterly line to the west line of North Monticello Avenue; thence southeasterly to a point of intersection of the east line of North Monticello Avenue with the north line of the public alley running east and west in Block 26 in said subdivision of Blocks 1 to 31, both inclusive, of W.B. Walker's Addition to Chicago; thence east along said last described north line and along said line extended to the west line of North Central Park Avenue; thence southeasterly to a point of intersection of the east line of North Central Park Avenue with the north line of the public alley running east and west in Block 15 in Mamerow's Boulevard Addition to Irving Park per Document 2299802; thence easterly along the north line of the public alley running east and west in said Block 15 and along said line extended to the east line of North Drake Avenue; thence southerly along the east line of said North Drake Avenue and along said line extended to the point of beginning (containing 66.5 acres).

Exhibit "B".

*Street Location Of The
Irving Park/Elston T.I.F. Redevelopment Project Area.*

The proposed T.I.F. consists of three (3) corridors, with properties fronting on either side of Irving Park Road, Pulaski Road and Elston Avenue. The corridors are defined as follows: along Irving Park Road, between Drake Avenue and the alley west of Pulaski Road; along Pulaski Road, from Cullom Avenue on the north to Byron Street on the south; and along Elston Avenue, from Springfield Avenue on the north to Central Park Avenue on the south.

Exhibit "C".

Map Of The Irving Park/Elston Redevelopment Project Area.

