

DESIGNATION OF LITTLE VILLAGE EAST AS REDEVELOPMENT PROJECT AREA.  
[O2009-1534]

The Committee on Finance submitted the following report:

CHICAGO, April 22, 2009.

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

Your Committee on Finance, having had under consideration an ordinance designating the Little Village East 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, Allen, Laurino, O'Connor, Doherty, Reilly, Daley, Tunney, Levar, Shiller, Schulter, M. Smith -- 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 Little Village East 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 23, 2008 at 5:30 P.M. at Spry Elementary School, 2400 South Marshall 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 November 7, 2008, 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 08-CDC-67 on November 18, 2008 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 November 19, 2008, which is within a reasonable time after the adoption by the Commission of Resolution 08-CDC-67 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, 2008 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 20, 2009; and

WHEREAS, The Commission has forwarded to the City Council a copy of its Resolution 09-CDC-01, 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 Little Village East 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 combination of both blighted area and 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" to ordinance referred to in this ordinance  
printed on page 57405 of this *Journal*.]

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

*Exhibit "A".*

*Little Village East Redevelopment And Project  
Area Legal Description.*

A tract of land located in the City of Chicago, County of Cook and State of Illinois, lying in Sections 25, 26 and 36, Township 39 North, Range 13, East of the Third Principal Meridian and being bounded by a line described as follows:

beginning at the intersection of the west line of South Troy Street with the westerly extension of the north line of West 25<sup>th</sup> Street; thence easterly along the north line of West 25<sup>th</sup> Street and along said line extended to an intersection with the northerly extension of the east line of South Rockwell Street; thence southerly along the east line of said South Rockwell Street and along said line extended to an intersection with the south line of the northwest quarter of Section 25, aforesaid, being also the north line of the southwest quarter of said Section 25 and being also the north line of land in franchise to railroad in ordinances dated October 26, 1874, December 1, 1892 and March 4, 1910; thence westerly along said last described line to the northwest corner of said land in franchise to railroad; thence southerly along the west line of said land in franchise to railroad, a distance of 33 feet to the southwest corner of said land in franchise to railroad, being also a point on the northwesterly right-of-way line of the Chicago & Grand Trunk Railway in the east half of the southwest quarter of said Section 25; thence southwesterly along said northwesterly line of the right-of-way of the Chicago & Grand Trunk Railway to an intersection with the centerline of South Sacramento Avenue; thence southerly along the centerline of South Sacramento Avenue, being also the east line of the west half of the southwest quarter of Section 25, aforesaid, to an intersection with the north line of West 31<sup>st</sup> Street; thence westerly along the north of West 31<sup>st</sup> Street and along said line extended to an intersection with the northerly extension of the west line of Lot 19 in Sanitary District Trustee's Subdivision of right-of-way from north and south centerline of Section 30, Township 39 North, Range 14, East of the Third Principal Meridian, to the west line of Section 7, Township 38 North, Range 13, East of the Third Principal Meridian;

thence southerly along the west line of said Lot 19 and along said line extended to an intersection with the northerly right-of-way line of C. & I. W. Railroad in the west half of the northwest quarter of Section 36, aforesaid; thence southwesterly along said northerly right-of-way line of C. & I. W. Railroad to an intersection with the centerline of South Kedzie Avenue; thence northerly along said centerline of South Kedzie Avenue, being also the west line of the northwest quarter of Section 36, aforesaid, to an intersection with the easterly extension of the north line of West 31<sup>st</sup> Street; thence westerly along the north of West 31<sup>st</sup> Street and along said line extended to the east line of South Spaulding Avenue; thence northerly along the east line of South Spaulding Avenue a distance of 211.9 feet, more or less, to the southeasterly right-of-way line of the Atchison, Topeka and Santa Fe Railway Company; thence southwesterly along said southeasterly right-of-way line, being a curved line convex southeasterly and having a radius of 2,897.93 feet, to an intersection with the south line of the southeast quarter of Section 26 aforesaid; thence westerly along the south line of the southeast quarter of said Section 26, being also the centerline of West 31<sup>st</sup> Street to the northwesterly right-of-way line of the Atchison, Topeka and Santa Fe Railway Company; thence northeasterly along said northwesterly right-of-way line, being a curved line convex southeasterly and having a radius of 2,831.93 feet, to the east line of South Spaulding Avenue; thence northerly along the east line of South Spaulding Avenue a distance of 308.85 feet, more or less, to the south line of West 30<sup>th</sup> Street; thence easterly along the south line of West 30<sup>th</sup> Street to an intersection with the southerly extension of the west line of South Sawyer Avenue; thence northerly along the west line of South Sawyer Avenue to an intersection with the westerly extension of south line of the 16 foot wide public alley opened in the north 16 feet of Lot 30 in Block 1 in Marjory W. Wilkins Subdivision of Block 13 of the subdivision of the southeast quarter and the east half of the southwest quarter of Section 26, aforesaid, by dedication recorded May 12, 1911 as Document 4757589; thence easterly along the south line of said 16 foot wide public alley per dedication recorded May 12, 1911 as Document 4757589 and along said line extended to an intersection with the east line of the north and south 16 foot wide public alley in Block 1 in Marjory W. Wilkins Subdivision, aforesaid; thence northerly along the east line of said last described 16 foot wide public alley and along said line extended to an intersection with the north line of West 28<sup>th</sup> Street; thence easterly along the north of West 28<sup>th</sup> Street and along said line extended to the west line of South Troy Street; thence northerly along the west line of South Troy Street and along said line extended to the point of beginning.

*Exhibit "B".*

*Street Location Of The Little Village East Tax Increment  
Financing Redevelopment Project Area.*

The Project Area is irregularly shaped and is generally bounded on the north by 25<sup>th</sup> Street, on the east by Rockwell Street, on the west by Spaulding Avenue, and on the south by the C & I Railroad.

Exhibit "C".

Map Of The Little Village East Tax Increment Financing Redevelopment Project Area.

