

DESIGNATION OF CALUMET AVENUE/CERMAK ROAD  
REDEVELOPMENT PROJECT AREA AS TAX  
INCREMENT FINANCING DISTRICT.

The Committee on Finance submitted the following report:

CHICAGO, July 29, 1998.

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

Your Committee on Finance, having had under consideration an ordinance authorizing the designation of the Calumet Avenue/Cermak Road Redevelopment Project Area as a tax increment financing district, 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 Granato, Haithcock, Tillman, Preckwinkle, Holt, Lyle, Beavers, Dixon, Shaw, Buchanan, Balcer, Frias, Olivo, Burke, Jones, Coleman, Peterson, Murphy, Rugai, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Burrell, Wojcik, Suarez, Matlak, Mell, Austin, Colom, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Bernardini, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 50.

*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. (1993), as amended (the "Act"), for a proposed redevelopment project area to be known as the Calumet Avenue/Cermak Road 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, Pursuant to Sections 5/11-74.4-4 and 5/11-74.4-5 of the Act, the Community Development Commission (the "Commission") of the City, by authority of the Mayor and the City Council of the City (the "City Council", referred to herein collectively with the Mayor as the "Corporate Authorities") called a public hearing (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 on July 9, 1998; and

WHEREAS, The Plan and related eligibility report were made available for public inspection and review pursuant to Section 5/11-74.4-5(a) of the Act; notice of the Hearing was given pursuant to Section 5/11-74.4-6 of the Act; and a meeting of the joint review board (the "Board") was convened pursuant to Section 5/11-74.4-5(b) of the Act; and

WHEREAS, The Commission has forwarded to the City Council a copy of its Resolution 98-CDC-67, recommending to the City Council the designation of the Area as a redevelopment project area pursuant to the Act, among other things; and

WHEREAS, The Corporate Authorities have reviewed the Plan, the related eligibility report for the Area, testimony from the Hearing, if any, the recommendation of the Board, if any, the recommendation of the Commission and such other matters or studies as the Corporate Authorities have deemed necessary or appropriate to make the findings set forth herein, and are generally informed of the conditions existing in the Area; 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 And Project For The Calumet Avenue/Cermak Road 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 made 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; and

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) condition 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.

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 74695 of this Journal.]

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

*Exhibit "A".*

*Project Area Legal Description.*

A parcel of land in the east half of the southwest quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, described as commencing at a point on the south line of Lot 9 produced east across the entrance of vacated alley to the southwesterly line of the right-of-way of the Illinois Central Railroad Company in Gurley and Keith's Subdivision of Block 23 in Assessor's Division of the southwest fractional quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, 13 feet west of the southwesterly line of the right-of-way of the Illinois Central Railroad Company; thence north 89 degrees, 52 minutes, 41 seconds east, on said line to the southwesterly line of the right-of-way of the Illinois Central Railroad Company; thence south 16 degrees, 43 minutes, 06 seconds east, on the last described line a distance of 40 feet to the point of beginning; thence north 32 degrees, 37 minutes, 34 seconds west, 6.32 feet on a straight line to its intersection with the centerline of East Cermak Road as vacated per Document Number 1680888; thence south 89 degrees, 52 minutes, 41 seconds west, along said centerline 448.95 feet to its intersection with the centerline of South Calumet Avenue; thence continuing south 89 degrees, 52 minutes, 41 seconds west, 408.52 feet along centerline to its intersection with the southerly extension of the east line of South Prairie Avenue; thence north 00 degrees, 01 minutes, 52 seconds west, 458.95 feet along the last said east line to its intersection with the south line of East 21<sup>st</sup> Street; thence north 89 degrees, 53 minutes, 55 seconds east, 442.00 feet along said south line to its intersection with the east line of South Calumet Avenue; thence north 00 degrees, 00 minutes, 00 seconds west, 863.51 feet along said east line to the northwest corner of Lot 14 in Culver and Others' Subdivision of Lots 2 and 3 in Block 5 in Jones' Addition to Chicago with Lot 2 in Block 11 and Lots 3 and 4 in Block 12 in Assessor's Division in the southwest fractional quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian; thence north 89 degrees, 55 minutes, 14 seconds east, 20.56 feet along said north line to the northeast corner of said Lot 14 being also the southwesterly line of the right-of-way of the Illinois Central Railroad Company; thence south 16 degrees, 45 minutes, 35 seconds east, 374.74 feet along said southwesterly line to a bend therein; thence south 16 degrees, 43 minutes, 06 seconds east, 1,010.67 feet along said southwesterly

line to the point of beginning, in Cook County, Illinois.

Containing 11.3+/- acres.

*Exhibit "B".*

*Street Location.*

The Area is generally bounded by 21<sup>st</sup> Street (between Prairie Avenue and Calumet Avenue) and the Illinois Central Railroad (east of Calumet Avenue) on the north, the Illinois Central Railroad and McCormick Place on the east, Cermak Road on the south and Prairie Avenue (between Cermak Road and 21<sup>st</sup> Street) and Calumet Avenue (north of 21<sup>st</sup> Street) on the west.

---

~~ADOPTION OF TAX INCREMENT ALLOCATION FINANCING  
FOR CALUMET AVENUE/CERMAK ROAD  
REDEVELOPMENT PROJECT AREA.~~

~~The Committee on Finance submitted the following report:~~

~~CHICAGO, July 29, 1998.~~

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

~~Your Committee on Finance, having had under consideration an ordinance authorizing the adoption of a Tax Increment Redevelopment Plan for the Calumet Avenue/Cermak Road 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 74696)