

DESIGNATION OF 79TH STREET/SOUTHWEST HIGHWAY
REDEVELOPMENT PROJECT AREA AS TAX
INCREMENT FINANCING DISTRICT.

The Committee on Finance submitted the following report:

CHICAGO, October 3, 2001.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance designating the 79th Street/Southwest Highway 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 Granato, Haithcock, Tillman, Preckwinkle, Hairston, Beavers, Stroger, Beale, Pope, Balcer, Frias, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Suarez, Matlak, Mell, Austin, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Hansen, Shiller, M. Smith, Moore -- 44.

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 79th Street/Southwest Highway 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 May 30, 2001 at 6:30 P.M. at the Wrightwood Ashburn Library, located at 8530 South Kedzie 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 beginning June 12, 2001, at a time prior to that scheduled for the meeting of the Community Development Commission of the City ("Commission") at which the Commission adopted Resolution 01-CDC-44 on June 12, 2001 accepting the Plan for review and 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 June 15, 2001, which is within a reasonable time after the adoption by the Commission of Resolution 01-CDC-44 to: (i) persons who reside in the zip code area(s) contained in whole or in part in the proposed Area and are registered interested parties for such Area, and (ii) organizations that are registered interested persons 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 July 6, 2001 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 August 14, 2001; and

WHEREAS, The Commission has forwarded to the City Council a copy of its Resolution 01-CDC-56, 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 79th Street/Southwest Highway 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 pages 67796 through 67797 of this Journal.]

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

Exhibit "A".

Legal Description.

That part of Sections 25, 26, 35 and 36, Township 38 North, Range 13, and Sections 30 and 31, Township 38 North, Range 14, East of the Third Principal Meridian, bounded and described as follows:

beginning at the point of intersection of the north line of a 16 foot wide public alley, north of West 79th Street, with the west line of South Sawyer Avenue in the east half of the southeast quarter of said Section 26; thence west along the north

line of said 16 foot wide public alley to the east line of South St. Louis Avenue in the west half of the southeast quarter of said Section 26; thence north along said east line of South St. Louis Avenue to the north line, extended east, of another 16 foot public alley, north of said West 79th Street; thence west along north line, extended east, of said 16 foot wide public alley to the east line of South Central Park Avenue; thence south along east line of said South Central Park Avenue, across said West 79th Street to the south line of said West 79th Street; thence east along south line of said West 79th Street to the east line of Lot 5 in southwest highlands at 79th and Kedzie (Unit Number 1) in the northeast quarter of said Section 35, recorded January 24, 1927 as Document Number 9529800; thence south along the east line of said Lot 5 to the southeast corner of said Lot 5, said corner being also the north line of a 16 foot wide public alley; thence west along north line of said public alley to the northwesterly line of another 16 foot wide public alley, northwesterly of West Columbus Avenue; thence southwesterly along northwesterly line of said public alley to the southwesterly line (extended northwesterly) of Lot 19 in said southwest and highlands at 79th and Kedzie (Unit Number 1); thence southeasterly along southwesterly line of said Lot 19 to the northwesterly line of said West Columbus Avenue; thence southwesterly along northwesterly line of said West Columbus Avenue to the west line of South Central Park Avenue in the west half of the northeast quarter of said Section 35; thence north along west line of said South Central Park Avenue to the south line of West 79th Street; thence west along south line (extended west) of said West 79th Street to the west right-of-way line of C. and G. T. Railway; thence south along said west right-of-way line to the northwesterly line (extended northeasterly) of West Columbus Avenue; thence southwesterly along said northwesterly line of West Columbus Avenue to the north line of a 16 foot wide alley south of West 83rd Street in the east half of the southwest quarter of said Section 35; thence west along north line (extended west) of said 16 foot wide alley to the west line of South Lawndale Avenue; thence south along west line of said South Lawndale Avenue to the northwesterly line of aforesaid West Columbus Avenue; thence southwesterly along northwesterly line of aforesaid West Columbus Avenue to the north line of West 86th Street in the west half of the southwest quarter of said Section 35; thence west along north line of said West 86th Street to the west line of the west half of the southwest quarter of said Section 35; thence south along west line of the west half of the southwest quarter of said Section 35 to the south line of the said west half of the southwest quarter of Section 35; thence east along said south line of the west half of the southwest quarter of Section 35 to the southeasterly line (extended southwesterly) of South Rumsey Avenue; thence northeasterly along southeasterly line of said South Rumsey Avenue to the south line of West 85th Street; thence northwesterly at a 90 degree angle to the right from last described course to the southeasterly right-of-way line of Wabash Railroad; thence northeasterly along said Wabash Railroad to the south line of West 83rd Place; thence east along the south line of said West 83rd Place to the west right-of-way line of C. and G. T. Railroad; thence south along west right-of-way line of said C. and G. T. Railroad to the south line of the east half of the

southwest quarter of said Section 35; thence east along the south line (extended east) of said east half of the southwest quarter to the east right-of-way line of said C. and G. T. Railroad; thence north along east line of said C. and G. T. Railroad to the southeasterly right-of-way line of aforesaid Wabash Railroad in the west half of the northeast quarter of said Section 35; thence northeasterly along southeasterly right-of-way line of said Wabash Railroad to the west line (extended north) of a 16 foot wide public alley west of South Kedzie Avenue in the east half of the northeast quarter of said Section 35; thence south along west line (extended south) of said 16 foot wide public alley to the south line of West 85th Street in the east half of the southeast quarter of said Section 35; thence east along south line of said West 85th Street to the east line of South Kedzie Avenue; thence north along the east line of said South Kedzie Avenue to a line drawn 125.00 feet south of and parallel with the south line of West 83rd Street; thence east along said line drawn 125.00 feet south to the west line (extended south) of Lot 1 in Mullen's Beverly Heights Resubdivision, recorded January 23, 1953 as Document Number 15532002; thence north along west line of said Lot 1 to the southwest corner of said Lot 1; thence east along south line of said Lot 1 to the southeast corner of said Lot 1; thence north along east line of said Lot 1 to the south line of West 83rd Street; thence northward across said West 83rd Street to the southwest corner of Lot 16 in A. M. Ziegler's Resubdivision recorded January 22, 1952 as Document Number 15258913, said corner also being the east line of a 16 foot wide public alley east of South Kedzie Avenue; thence north along the east line of said 16 foot wide public alley to the north line of West 82nd Street; thence west along north line of said West 82nd Street to the east line of South Kedzie Avenue; thence north along east line of said South Kedzie Avenue to the south line of West 80th Street; thence east along south line of said West 80th Street to the east line of a 16 foot wide alley east of South Kedzie Avenue; thence north along east line (extended north and south) of said 16 foot wide public alley to the southeasterly line of another 16 foot wide public alley; thence northeasterly along said southeasterly line of said another alley to the south line of a 16 foot wide public alley south of West 79th Street; thence east along south line (extended east) of said 16 foot wide public alley to the east line of South Troy Street; thence north along said east line of South Troy Street to the south line of West 79th Street; thence east along said south line of West 79th Street to the west line of South Francisco Avenue; thence south along said west line of South Francisco Avenue to the south line of a 16 foot wide public alley south of West 79th Street; thence east along said south line (extended east and west) of a 16 foot wide public alley to the west line of a 16 foot wide public alley, west of South Western Avenue; thence south along said west line of a 16 foot wide public alley to the north line of West 81st Street; thence west along north line of said West 81st Street to the west line (extended north) of another 16 foot wide public alley, west of South Western Avenue; thence south along said west line of a 16 foot wide public alley to the north line of another 16 foot wide public alley, north of West 83rd Street; thence east along south line of said alley to the west line of the east 7 feet of Lot 16 of Block 20 in Hazelwood and Wright's Subdivision recorded December 23, 1891 as Document Number 1587871;

thence south along said west line of the east 7 feet of Lot 16 to the south line of West 83rd Street; thence east along south line of said West 83rd Street to the east line of South Western Avenue; thence north along said east line of South Western Avenue to the south right-of-way line of B. & O. Railroad, said right-of-way line also being the north line of West 82nd Street; thence west along said north line, 50 feet to the west line of the west half of the northwest quarter of said Section 31; thence north along said west line to the south line (extended west) of Lot 19 of Block 4 in Fourth Addition to Hinkamp and Company's Western Avenue, according to the plat thereof recorded March 26, 1927 as Document Number 9593488; thence east along said south line (extended east and west) to the west line (extended south) of Lot 14 of Block 4 aforesaid; thence north along said west line of Lot 14 of Block 4 to the northwest corner of said Lot 14 of Block 4; thence northward across West 81st Place to the southwest corner of Lot 14 of Block 3 in Fourth Addition to Hinkamp and Company's Western Avenue aforesaid; thence north along west lines of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 of said Block 3 to the northwest corner of Lot 1 of Block 3 aforesaid; thence northward across West 81st Street to the southwest corner of Lot 25 of Block 2 in Beverly View, according to the plat thereof recorded October 1, 1926 as Document Number 9420515; thence north along west line (extended north and south) of Lots 25 and 14 of Block 2 aforesaid to the south line of West 80th Place; thence northward across said West 80th Place to a point of intersection of north line of West 80th Place and the east line of a 14 foot wide public alley east of South Western Avenue; thence north along east line of said 14 foot wide public alley to the south line of West 80th Street; thence northward across said West 80th Street to a point of intersection of the north line of West 80th Street aforesaid and the east line of a 16 foot wide public alley east of South Western Avenue; thence north along east line of said a 16 foot wide public alley to the south line (extended west) of south line of another 16 foot wide public alley, south of West 79th Place; thence east along said south line of a 16 foot wide public alley to the west line (extended south) of Lot 10 in Western Avenue and 80th Street Resubdivision, according to the plat thereof recorded October 29, 1923 as Document Number 8163720; thence north along said west line of Lot 10 to the south line of West 79th Place; thence east along the south line of said West 79th Place to a line drawn 50 feet west and parallel with the east line of the west half of the northwest quarter of said Section 31; thence south along said parallel line to the southeast corner of Lot 48 of Block 4 in Lingle and Darlow's Subdivision, according to the plat thereof recorded August 2, 1873 as Document Number 112406; thence continuing south and southeasterly along one of the curved lines of Penna Railroad, said curved line being the southwesterly line of railroad property having Permanent Index Number 20-31-500-001 to the south line of the east half of the southwest quarter of said Section 31; thence east along said south line to the northeasterly right-of-way line of Penna Railroad; thence northwesterly and northerly along said northeasterly right-of-way line to the north line of Lot 7 in Hunter's Subdivision according to the plat thereof recorded August 4, 1866 as Document Number 120538; thence east along said north line (extended east) of Lot 7 to the

east line (extended south) of 50 foot wide South Hoyne Avenue; thence north along said east line to the south line of a 16 foot wide alley north of West 82nd Street; thence east along said south line, (extended east) of a 16 foot wide public alley to the east line of another 16 foot wide north/south alley, west of South Damen Avenue; thence north along said east line of north/south alley to the south line of Lot 5 in Andrew Munro's Subdivision according to the plat thereof recorded June 3, 1926 as Document Number 9296047; thence east along said south line (extended east) of Lot 5 to the east line of South Damen Avenue; thence north along said east line of South Damen Avenue to the north line (extended east) of West 80th Place; thence west along said north line of West 80th Place to the southwest corner of Lot 25 in Andrew H. Munro's Subdivision according to the plat thereof recorded March 18, 1927 as Document Number 9584788; thence north along west line (extended north and south) of said Lots 25 and 24 to the northwest corner of said Lot 24; thence northerly across West 80th Street to the southwest corner of Lot 25 of Block 4 in Sweet, Cole and Buel's Subdivision according to the plat thereof recorded October 26, 1874 as Document Number 197575, said corner also being on east line of South Hoyne Avenue; thence north along said east line of South Hoyne Avenue to the north line of West 79th Place; thence west along said north line (extended east and west) of West 79th Place to the west line of Lot 37 of Block 2 in said Sweet, Cole and Buel's Subdivision; thence north along said west line (extended north) of Lot 37 to the south line of a 14 foot wide east/west alley south of West 79th Street; thence east along said south line of east/west alley to the west line of South Damen Avenue; thence eastward across said South Damen Avenue to the northwest corner of Lot 11 of Block 4 in Baird and Rowland's Subdivision according to the plat thereof recorded October 2, 1889 as Document Number 1164406, said corner also being on the south line of a 16 foot wide east/west alley; thence east along said south line of east/west alley to the west line of South Honore Street; thence north along said west line of South Honore Street across West 79th Street to the north line of a 16 foot wide east/west public alley north of West 79th Street; thence west along said north line of east/west alley to the east line of South Wolcott Avenue; thence westward across said South Wolcott Avenue to a point of intersection of west line of said South Wolcott Avenue with north line of 16 foot wide east/west alley north of West 79th Street; thence west along said north line of east/west alley to the east line of South Damen Avenue; thence westward across said South Damen Avenue to a point of intersection of west line of said South Damen Avenue with north line of a 16 foot wide east/west alley north of West 79th Street; thence west along said north line (extended west) of said east/west alley to the west line of another 16 foot wide north/south alley west of South Hamilton Avenue; thence south along west line of said north/south alley to the south line of a 16 foot wide east/west alley aforesaid, north of West 79th Street; thence west along south line (extended west) of said east/west alley to the east right-of-way line of Penna Railroad; thence south along said east right-of-way line to the south line of West 79th Street; thence west along said south line of West 79th Street to the west line of South Western Avenue; thence north along said west line of South Western Avenue to

the north line of Lot 19 of Block 1 in John R. O'Connor's Beverly Gateway Subdivision according to the plat thereof recorded November 13, 1925 as Document Number 9095138; thence west along said north line (extended west) of Lot 19, 183.18 feet to a line drawn 49.95 feet west and parallel with the east line of a vacated 16 foot wide alley west of South Western Avenue; thence south along said parallel line to the north line of a 16 foot wide east/west alley north of West 79th Street; thence southward across said east/west alley to the northwest corner of Lot 37 of said Block 1; thence south along said west line of Lot 37 to the north line of West 79th Street; thence west along said north line of West 79th Street to the west line of the west half of the southeast quarter of said Section 25; thence north along said west line of the west half of the southeast quarter to a line drawn 356 feet southeasterly and parallel with northwesterly right-of-way line of Wabash Railroad, southeasterly of West Columbus Avenue; thence northeasterly along said parallel line to the south line of Wabash Addition to Chicago according to the plat thereof recorded May 14, 1890 as Document Number 1269284, said line also being the south line of Lot 39 of said Wabash Addition to Chicago; thence east along said south line of Lot 39 to the southeasterly corner of said Lot 39; thence northeasterly along the southeasterly curved line (extended northeasterly) to a point 38 feet south of the southerly line of Landers Yard and on west line of South Western Avenue; thence north along said west line of South Western Avenue to the southeasterly right-of-way line of Wabash Railroad; thence southwesterly along said southeasterly right-of-way line to the north line of West 79th Street in the west half of the southwest quarter of said Section 25; thence west along said north line of West 79th Street to the east line of South Kedzie Avenue; thence north along said east line of South Kedzie Avenue to the northwesterly line of West Columbus Avenue; thence northeasterly along said northwesterly line of West Columbus Avenue to the west line of South Troy Street; thence north along said west line of South Troy Street to the north line of a 16 foot wide east/west alley north of West Columbus Avenue; thence west along said north line of alley to the east line of another 16 foot wide north/south alley; thence north along said east line (extended north) of north/south alley to the centerline (extended east) of another 16 foot wide vacated alley, south of West 77th Street; thence west along said centerline to the east line of South Kedzie Avenue; thence north along said east line of South Kedzie Avenue to the south line of West 77th Street; thence west across said South Kedzie Avenue along said south line of West 77th Street to the centerline of a 16 foot wide north/south alley, west of South Kedzie Avenue; thence south along said centerline to the centerline of another northeast/southwest vacated alley, northwesterly of West Columbus Avenue; thence southwesterly along said centerline of northeast/southwest alley to the east line of South Sawyer Avenue; thence southwesterly, across said South Sawyer Avenue to the point of beginning, all in Cook County, Illinois.

Exhibit "B".

Street Location Of The Area.

The Area encompasses portions of four (4) major corridors: West 79th Street, from South Central Park Avenue to South Honore Street; the southern side of Southwest Highway (Columbus Avenue) from West 79th Street to West 87th Street; South Kedzie Avenue, from West 77th Street to West 85th Street; and South Western Avenue, from West 79th Street to West 83rd Street. Several blocks south of West 79th Street along South Hoyne Avenue are also included.
