

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 67<sup>th</sup>/Cicero 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, The Plan (including the related eligibility report included therein 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 May 31, 2002, 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 02-CDC-51 on June 11, 2002 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 included therein and, if applicable, the feasibility study and the housing impact study) was sent by mail on June 13, 2002, which is within a reasonable time after the adoption by the Commission of Resolution 02-CDC-51 to: (a) all residential addresses that, after a good faith effort, were determined to be (i) located within the Area and (ii) outside the Area and 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 outside the Area and 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 July 12, 2002 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 13, 2002; and

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 94265 of this *Journal*.]

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

*Exhibit "A".*

*67<sup>h</sup>/Cicero Redevelopment Project  
Area Legal Description.*

All that part of the west half of the northwest quarter and the west half of the southwest quarter of Section 22, Township 38 North, Range 13 East of the Third Principal Meridian bounded and described as follows:

beginning at the point of intersection of the south line of West 67<sup>th</sup> Street with the westerly line of the Belt Railway Company of Chicago right-of-way in the west half of the southwest quarter of Section 22, Township 38 North, Range 13 East of the Third Principal Meridian, said westerly line of the Belt Railway Company of Chicago right-of-way being also the easterly line of the parcel of property bearing Permanent Index Number 19-22-300-009; thence southerly, southwesterly and westerly along said westerly line and along the northerly line of the Belt Railroad Company of Chicago right-of-way and along the westerly extension thereof to the west line of said west half of the southwest quarter of Section 22, said west line of the west half of the southwest quarter of Section 22 being also the centerline of South Cicero Avenue and the westerly limits of the City of Chicago; thence north along said west half of the southwest quarter of Section 22, to the westerly extension of the south line of West 67<sup>th</sup> Street, as widened; thence east along said westerly extension and the south line of West 67<sup>th</sup> Street, as widened, to the southerly extension of the west line of Lot 19 in Block 13 of Marquette Ridge, a subdivision of the south half of the northwest quarter and the north half of the west half of the northwest quarter of Section 22, Township 38 North, Range 13 East of the Third Principal Meridian, said west line of Lot 19 being also the east line of the alley east of South Cicero Avenue; thence north along said southerly extension to the north line of West 67<sup>th</sup> Street; thence east along said north line of West 67<sup>th</sup> Street to the southeast corner of Lot 19 in Block 16 in said Marquette Ridge Subdivision; thence south along the southerly extension of the east line of said Lot 19 in Block 16 of Marquette Ridge Subdivision to the south line of said West 67<sup>th</sup> Street; thence east along the south line of West 67<sup>th</sup> Street to the point of beginning, all in the City of Chicago, Cook County, Illinois.

*Exhibit "B".*

*67<sup>th</sup>/Cicero Redevelopment Project Area Street  
Boundary Description Of The Area.*

The Area consists of approximately eighteen (18) acres and is generally bounded by Cicero Avenue and the municipality of Bedford Park on the west, 67<sup>th</sup> Street on the north, and the Chicago Belt Railway Railroad right-of-way on the south and the east.

Exhibit "C".

67<sup>th</sup>/Cicero Redevelopment Project  
Area Boundary Map.

