

DESIGNATION OF 83<sup>RD</sup>/STEWART REDEVELOPMENT PROJECT  
AREA AS TAX INCREMENT FINANCING DISTRICT.

The Committee on Finance submitted the following report:

CHICAGO, March 31, 2004.

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

Your Committee on Finance, having had under consideration an ordinance designating the 83<sup>rd</sup>/Stewart 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, Haightcock, Tillman, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Balcer, Cárdenas, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, Brookins, Muñoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Matlak, Mell, Austin, Colón, Banks, Mitts, Allen, Laurino, Doherty, Natarus, Tunney, Levar, Shiller, Stone -- 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 83<sup>rd</sup>/Stewart 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 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 October 23, 2003, 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 03-CDC-82 on November 4, 2003, 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 November 6, 2003, which is within a reasonable time after the adoption by the Commission of Resolution 03-CDC-82 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, 2003 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 13, 2004; and

WHEREAS, The Commission has forwarded to the City Council a copy of its Resolution 04-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 83<sup>rd</sup>/Stewart 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" referred to in this ordinance printed  
on 20710 page of this *Journal*.]

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

*Exhibit "A".*

*Legal Description.*

*83<sup>rd</sup>/Stewart Tax Increment Financing  
Redevelopment Project Area.*

All that part of Section 33 and the west half of the southwest quarter of Section 34, all in Township 38 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

beginning at the point of intersection of the east line of South Wentworth Avenue with the south line of West 83<sup>rd</sup> Street, said point of intersection being also the northwest corner of Lot 9 in Block 6 of the McIntosh Brothers' LaSalle Street Subdivision, a subdivision in the east half of Section 33, Township 38 North, Range 14 East of the Third Principal Meridian; thence south along said east line of South Wentworth Avenue to the south line of said Lot 9 in Block 6 of the McIntosh LaSalle Street Subdivision, said south line of Lot 9 being also the north line of the alley south of West 83<sup>rd</sup> Street; thence east along said north line of the alley south of West 83<sup>rd</sup> Street to the northerly extension of the west line of Lot 42 in said Block 6 of the McIntosh Brothers' LaSalle Street Subdivision, said west line of Lot 42 being also the east line of the alley west of South LaSalle Street; thence south along said northerly extension and the east line of the alley west of South LaSalle Street to the south line of Lot 28 in aforesaid Block 6 of the McIntosh Brothers' LaSalle Street Subdivision, said south line of Lot 28 being also the north line of West 84<sup>th</sup> Street; thence east along said north line of West 84<sup>th</sup> Street to the northerly extension of the west line of the parcel of property bearing Permanent Index Number 20-33-406-008 said west line being a line 363.8 feet, more or less, west of and parallel with the east line of the east half of the southeast quarter of Section 33, Township 38 North, Range 14 East of the Third Principal Meridian; thence south along said northerly extension and the west line of the parcel of property bearing Permanent Index Number 20-33-406-008 to the south line thereof, said south line of the parcel of property bearing Permanent Index Number 20-33-406-008, being also the north line of South Lafayette Avenue; thence east along said north line of South Lafayette Avenue to the west line of Lot 12 in the State Street Subdivision of the north 5 acres of the south 50 acres of the east half of the southeast quarter of Section 33, Township 38 North, Range 14 East of the Third Principal Meridian, said west line of Lot 12 being also the east line of South Lafayette Avenue; thence south along said east line of South Lafayette Avenue to the south line of Lot 7 in Walsh's Subdivision in the east half of the southeast quarter of Section 33, Township 38 North, Range 14 East of the Third Principal Meridian; thence west along the westerly extension of the south line of said Lot 7 in Walsh's Subdivision, said westerly extension being also the south line of South Lafayette Avenue, to the east line of Lot 16 in said Walsh's Subdivision, said east line of Lot 16 being also the west line of South Lafayette Avenue; thence south along the east line of the parcel of property bearing Permanent Index Number 20-33-411-024 and along the east line of the parcel of property bearing Permanent Index Number 20-33-411-027 and along the east line of the parcel of property bearing Permanent Index Number 20-33-411-035 to the south line thereof, said south line of property bearing Permanent Index Number 20-33-411-035, being also the north line of the parcel of property

bearing Permanent Index Number 20-33-411-039; thence west along said south line of the parcel of property bearing Permanent Index Number 20-33-411-035 to the east line of the parcel of property bearing Permanent Index Number 20-33-411-038; thence north along said east line of the parcel of property bearing Permanent Index Number 20-33-411-038 to the north line thereof, said north line of the parcel of property bearing Permanent Index Number 20-33-411-038, being also the south line of the parcel of property bearing Permanent Index Number 20-33-411-035; thence west along said south line of the parcel of property bearing Permanent Index Number 20-33-411-035 and the south line of the parcel of property bearing Permanent Index Number 20-33-411-034 to the west line of the east half of the southeast quarter of Section 33, Township 38 North, Range 14 East of the Third Principal Meridian; thence north along said west line of the east half of the southeast quarter of Section 33, to the north line of the parcel of property bearing Permanent Index Number 20-33-305-040 in the 87<sup>th</sup>/Dan Ryan Home Depot Subdivision in the west half of the southeast quarter of Section 33, Township 38 North, Range 14 East of the Third Principal Meridian, said north line of the parcel of property bearing Permanent Index Number 20-33-305-040, being also the south line of the parcel of property bearing Permanent Index Number 20-33-305-039; thence west along said south line of the parcel of Property bearing Permanent Index Number 20-33-305-039 and along the south line of the parcel of property bearing Permanent Index Number 20-33-405-009 and along the south line of the parcel of property bearing Permanent Index Number 20-33-405-007 to the east line of the parcel of property bearing Permanent Index Number 20-33-305-031; thence south a distance of 125 feet, more or less, along said east line of the parcel of property bearing Permanent Index Number 20-33-305-031 to a south line thereof; thence west a distance of 500 feet, more or less, along said south line of the parcel of property bearing Permanent Index Number 20-33-305-031 to an east line of said parcel of property bearing Permanent Index Number 20-33-305-031; thence south a distance of 625 feet, more or less, along said east line of said parcel of property bearing Permanent Index Number 20-33-305-031 to the southerlymost south line of said parcel of property bearing Permanent Index Number 20-33-305-031; thence west along said southerlymost south line of said parcel of property bearing Permanent Index Number 20-33-305-031 and along the south line of the parcel of property bearing Permanent Index Number 20-33-305-034 to the west line of the west half of the southeast quarter of Section 33, Township 38 North, Range 14 East of the Third Principal Meridian; thence north along said west line of the west half of the southeast quarter of Section 33 to the southwesterly line of the parcel of property bearing Permanent Index Number 20-33-305-031; thence northwesterly along said southwesterly line of the parcel of property bearing Permanent Index Number 20-33-305-031 to the south line of the northeast quarter of the southwest quarter of Section 33, Township 38 North,

Range 14 East of the Third Principal Meridian; thence west along said south line of the northeast quarter of the southwest quarter of Section 33 a distance of 10.964 feet, more or less, to a line 33 feet west of and parallel with the east line of said northeast quarter of the southwest quarter of said Section 33; thence north along said line 33 feet west of and parallel with the east line of said northeast quarter of the southwest quarter of said Section 33 a distance of 94.85 feet, more or less, to the south line of South Stewart Avenue, as said South Stewart Avenue is opened and laid out in the east half of the southwest quarter of Section 33, Township 38 North, Range 14 East of the Third Principal Meridian; thence east along said south line of South Stewart Avenue to the easterlymost east line thereof, said easterlymost east line being a line 46 feet east of and parallel with the west line of the west half of the southeast quarter of Section 33, Township 38 North, Range 14 East of the Third Principal Meridian; thence north along said easterlymost east line of South Stewart Avenue a distance of 100 feet to a north line of said South Stewart Avenue; thence west along said north line of South Stewart Avenue a distance of 13 feet to the east line of said South Stewart Avenue, said east line being a line 33 feet east of and parallel with the west line of the west half of the southeast quarter of Section 33, Township 38 North, Range 14 East of the Third Principal Meridian; thence north along said east line of South Stewart Avenue to the north line of the parcel of property bearing Permanent Index Number 20-33-224-010; thence east along said north line of the parcel of property bearing Permanent Index Number 20-33-224-010 and along the easterly extension thereof to the east line of South Wentworth Avenue; thence south along said east line of South Wentworth Avenue to the point of beginning at the south line of West 83<sup>rd</sup> Street, all in the City of Chicago, Cook County, Illinois.

*Exhibit "B".*

*Street Location Of The Area.*

The project area is generally bounded on the north by West 82<sup>nd</sup> Street, as extended, between South Stewart and South Wentworth Avenues and West 84<sup>th</sup> Street, between South Wentworth and South Lafayette Avenues; on the south by the extension of West 85<sup>th</sup> Street, between South Stewart and South Wentworth Avenues and the extension of West 86<sup>th</sup> Street, between South Lafayette Avenue and South Wentworth Avenue, as extended; on the east by South Wentworth Avenue, between West 82<sup>nd</sup> and West 84<sup>th</sup> Streets and South Lafayette Avenue, between West 84<sup>th</sup> and West 86<sup>th</sup> Streets; and on the west by South Stewart Avenue.

Exhibit "C".

Project Area Boundary Map.

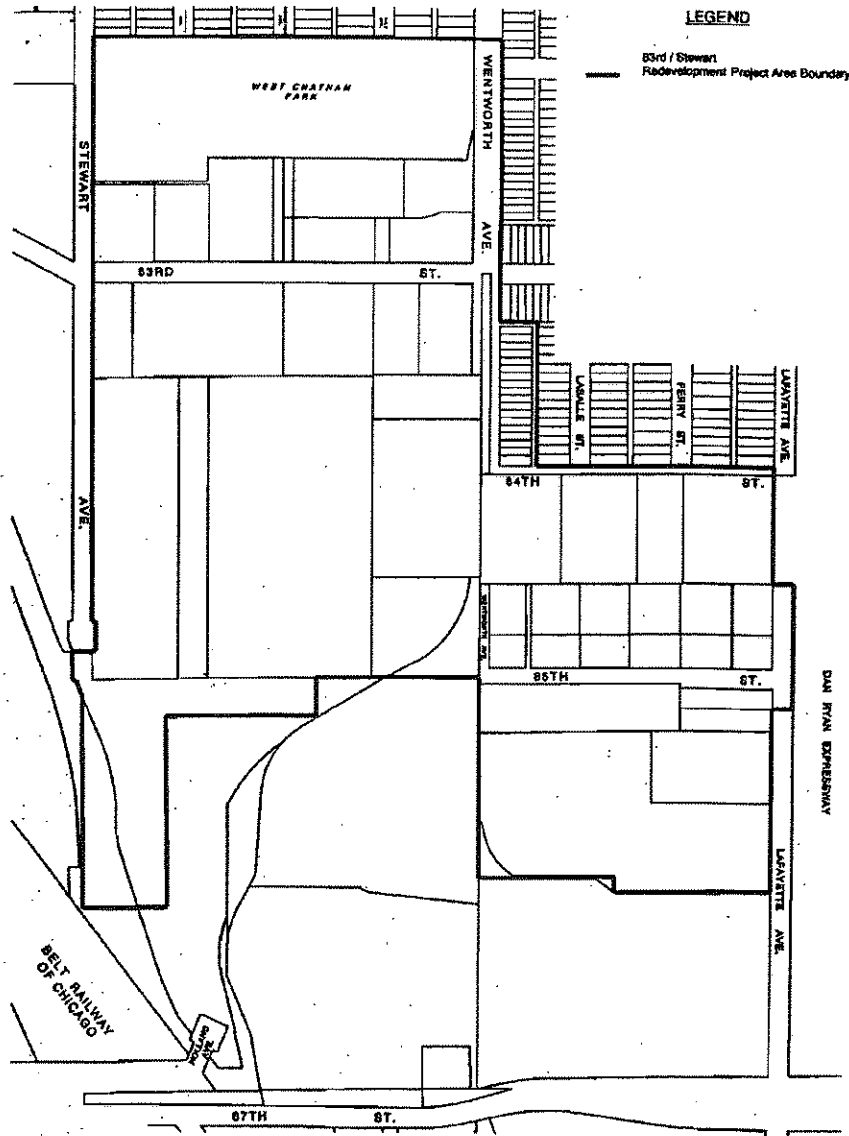


Figure 1  
 Project Area Boundary Map  
 83rd / Stewart Redevelopment Project Area  
 City of Chicago, Illinois



OCTOBER 16, 1  
 PREPARED JANUARY



ADOPTION OF TAX INCREMENT ALLOCATION FINANCING  
FOR 83<sup>RD</sup>/STEWART REDEVELOPMENT PROJECT AREA.

The Committee on Finance submitted the following report:

CHICAGO, March 31, 2004.

*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 allocation financing for the 83<sup>rd</sup>/Stewart 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, Haithcock, Tillman, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Balcer, Cárdenas, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, Brookins, Muñoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Matlak, Mell, Austin, Colón, Banks, Mitts, Allen, Laurino, Doherty, Natarus, Tunney, Levar, Shiller, Stone -- 44.

*Nays* -- None.