

DESIGNATION OF LITTLE VILLAGE INDUSTRIAL CORRIDOR
REDEVELOPMENT PROJECT AREA AS TAX
INCREMENT FINANCING DISTRICT.

The Committee on Finance submitted the following report:

CHICAGO, June 13, 2007.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance designating the Little Village Industrial Corridor 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, Moore, Stone -- 50.

Nays -- None.

Alderman Doherty 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 Industrial Corridor 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 February 2, 2007, 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 07-CDC-15 on February 13, 2007 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 February 19, 2007, which is within a reasonable time after the adoption by the Commission of Resolution 07-CDC-15 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 March 9, 2007 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 April 10, 2007; and

WHEREAS, The Commission has forwarded to the City Council a copy of its Resolution 07-CDC-25, 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 Industrial Corridor 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 page 2619 of this *Journal*.]

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

Exhibit "A".
(To Ordinance)

City Of Chicago
Little Village Industrial Corridor
Redevelopment Project Area

Legal Description.

That part of the east half of the northwest quarter of Section 3, Township 38

North, Range 13 East of the Third Principal Meridian, together with that part of the southwest quarter of Section 27, together with that part of the northeast quarter of Section 34, together with that part of the southeast quarter of Section 34, together with that part of the east half of the southwest quarter of Section 34, together with that part of the east half of the northwest quarter of Section 34, together with that part of the northeast quarter of Section 35, together with that part of the southwest quarter of Section 35, together with that part of the northwest quarter of Section 35, in Township 39 North, Range 13 East of the Third Principal Meridian, together with that part of various lots and blocks in various subdivisions together with that part of various roads and alleys, all taken as a tract, located in the City of Chicago, Cook County, State of Illinois, the perimeter thereof described as follows:

beginning at the point of intersection of the east line of South Kilbourn Avenue with the north line of West 30th Street; thence east along the north line of West 30th Street to its point of intersection with the east line of the first alley east of South Kilbourn Avenue; thence south to the point of intersection of the south line of West 30th Street and the east line of the first alley east of South Kilbourn Avenue; thence south along said east line of alley to the point of intersection with the north line of the first alley north of West 31st Street; thence east along the north line of said alley and the easterly and westerly extensions thereof to its point of intersection with the east line of South Kostner Avenue; thence south along the east line of South Kostner Avenue to its point of intersection with the north line of West 31st Street; thence easterly along the north line of West 31st Street to the point of intersection with the east line of South Keeler Avenue; thence south along the east line of South Keeler Avenue and the northerly and southerly extensions thereof, to the point of intersection with the north line of West 33rd Street; thence east along the north line of West 33rd Street and the easterly and westerly extensions thereof to the point of intersection with the east line of vacated South Karlov Avenue; thence south along the southerly extension of the east line of vacated South Karlov Avenue to the point of intersection with the south line of Lot A in Horace R. Hughes' Subdivision of the east half of the northeast quarter of the northeast quarter of Section 34 aforesaid, recorded August 23, 1892 as Document 1721844; thence east along the south line of said Lot A to the point of intersection with the centerline of South Pulaski Road; thence north along the centerline of South Pulaski Road to the point of intersection with the westerly extension of the north line of West 33rd Street; thence east along the north line of West 33rd Street and the easterly and westerly extensions thereof to the bend point in the south line of Lot 18 in E. A. Cummings' Lawndale Avenue Subdivision, a resubdivision of Lots 1 to 48, inclusive, in Block 3 and Lots 1 to 46, inclusive, in Block 4 in George W. Cass' Subdivision of the west half of the east half of the northwest quarter of Section 35 aforesaid, recorded June 9, 1913 as Document 5205895; thence northeasterly along the southerly line of said Lot 18 to the southeast corner

thereof, being also a point on the west line of an alley; thence north along the west line of said alley to its point of intersection with the westerly extension of the north line of Lot 15 in E. A. Cummings' Lawndale Avenue Subdivision aforesaid; thence easterly along the north line of said Lot 15 and the westerly extension thereof to the northeast corner thereof, being also a point on the west line of South Lawndale Avenue; thence north along the west line of South Lawndale Avenue to its point of intersection with the westerly extension of the north line of Lot 15 in Gary & Jacobson's Subdivision of that part of the east half of the east half of the northwest quarter of Section 35 aforesaid, recorded November 22, 1890 as Document 1376645; thence easterly along the north line of the last mentioned Lot 15 and the westerly extension thereof to the northeast corner thereof, being also a point on the west line of an alley; thence north along the west line of said alley and its northerly extension to its point of intersection with the north line of West 32nd Street; thence east along the north line of West 32nd Street to its point of intersection with the west line of South Millard Avenue; thence north along the west line of South Millard Avenue and the northerly extension thereof to its point of intersection with the north line of West 31st Street; thence east along the north line of West 31st Street and the easterly and westerly extensions hereof to the point of intersection with the westerly right-of-way line of the I. N. Railroad; thence southwesterly along the westerly right-of-way line of the I. N. Railroad to its point of intersection with the south line of West 31st Street; thence east along the south line of West 31st Street to its point of intersection with the easterly right-of-way line of the I. N. Railroad; thence northeasterly along the easterly right-of-way line of the I. N. Railroad to its point of intersection with the north line of West 31st Street; thence east along the north line of West 31st Street to its point of intersection with the centerline of South Kedzie Avenue; thence south along the centerline of South Kedzie Avenue to its point of intersection with the northerly right-of-way line of the Chicago and Indiana Railroad; thence southwesterly along the northerly right-of-way line of the Chicago and Indiana Railroad to its point of intersection with the west line of South Kedzie Avenue; thence south along the west line of South Kedzie Avenue to its point of intersection with the southerly right-of-way line of the Chicago and Indiana Railroad; thence west along the southerly right-of-way line of the Chicago and Indiana Railroad to its point of intersection with the west line of the east half of the northeast quarter of Section 35 aforesaid; thence south along the west line of the east half of the northeast quarter of Section 35, aforesaid, to its point of intersection with the southerly right-of-way line of the Illinois Central Railroad; thence west along the southerly right-of-way line of the Illinois Central Railroad to its point of intersection with a line drawn 20 feet west of and parallel with the east line of the northwest quarter of Section 35, aforesaid; thence south along said parallel line to its point of intersection with the north line of water Lot E in the Sanitary District Trustees Subdivision, recorded March 31, 1908 as Document 4180216, being also a point on the north

line of the Sanitary and Ship Canal; thence southwesterly along the north line of the Sanitary and Ship Canal to its point of intersection with the east line of the west 33.00 feet of the east half of the northwest quarter of Section 3 aforesaid; thence north along the east line of the west 33.00 feet of the east half of the northwest quarter of Section 3 aforesaid and along the east line of west 33.00 feet of the east half of the southwest quarter of Section 34 aforesaid and along the east line of west 33.00 feet of the east half of the northwest quarter of Section 34 aforesaid and along the east line of west 33.00 feet of the east half of the southwest quarter of Section 27 aforesaid to the northwest corner of Lot 17 in S. C. Storer's Subdivision of the south 7 acres of the northeast quarter of the southwest quarter of Section 27 aforesaid recorded September 17, 1890 as Document 1337901; thence east along the north line of S.C. Storer's Subdivision aforesaid to its point of intersection with the east line of South Kilbourn Avenue; thence south along the east line of South Kilbourn Avenue to the point of beginning.

Exhibit "B".
(To Ordinance)

Street Boundaries.

The area is bounded by the Chicago City Limits on the west, West 28th Street, West 31st Street and West 33rd Street on the north, South Kedzie Avenue and South Central Park Avenue on the east, and the Canadian National Railroad right-of-way and Chicago Sanitary and Ship Canal on the south. More specifically, boundaries begin with the Chicago City Limits on the west, continuing along the southern boundary of the 26th/Kostner T.I.F. on the north, then continuing along South Kilbourn Avenue, the alley between South Kilbourn Avenue and South Kenneth Avenue, South Kostner Avenue, West 31st Street, South Keeler Avenue, West 33rd Street, the alley between South Ridgeway Avenue and South Lawndale Avenue, South Lawndale Avenue, the alley between South Lawndale Avenue and South Millard Avenue, West 32nd Street, South Millard Avenue, West 31st Street, South Kedzie Avenue, the Sanitary and Ship Canal T.I.F. and the Chicago Sanitary and Ship Canal to the Chicago City Limits.

Exhibit "C".
(To Ordinance)

Study Area Boundary Map.

