

**AN ORDINANCE OF THE CITY OF CHICAGO, ILLINOIS
DESIGNATING THE IRVING/CICERO REDEVELOPMENT
PROJECT AREA A REDEVELOPMENT PROJECT AREA
PURSUANT TO THE TAX INCREMENT ALLOCATION
REDEVELOPMENT ACT**

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 Irving/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, 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 May 14, 1996; 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 96-CDC-32, 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 FOR THE IRVING/CICERO 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 benefited 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 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.

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.

List of Attachments

Exhibit A: Legal description of the Area
Exhibit B: Street location of the Area
Exhibit C: Map of the Area

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EXHIBIT A

LEGAL DESCRIPTION

A tract of land in the West half of the Southwest quarter of Section 15 and the East half of the Southeast quarter of Section 16 along with the South half of Irving Park Road adjacent to the hereon described parcel, said South half of Irving Park Road falling in the West half of the Northwest quarter of Section 22 and in the East half of the Northeast quarter of Section 21, all in Township 40 North, Range 13 East of the Third Principal Meridian, described as follows: Beginning at the Westerly line of the Chicago, Milwaukee and St. Paul Railroad right-of-way and the South line of Irving Park Road as dedicated; thence West 609 feet along the South line of Irving Park Road to the East line of Lot 12 and said East line extended South in Block 60 in Lombard's Addition to Montrose in said Section 15; thence North 250 feet along last said East line to the North line of said Lot 12; thence West 100 feet along the North line of Lots 11 and 12 in Block 60 to the East line of Kilpatrick Avenue; thence South 250 feet along last said East line of Kilpatrick Avenue to the South line of Irving Park Road; thence West 66 feet along the South line of Irving Park Road to the West line of Kilpatrick Avenue; thence North 400 feet along last said West line to the South line of Culver Avenue; thence West 383 feet to the East line of Cicero Avenue; thence South 400 feet along last said East line to the South line of Irving Park Road; thence West 175 feet along last said South line to a point 100 feet South of the intersection of the Southwesterly line of Milwaukee Avenue and the North line of Irving Park Road; thence North 100 feet on a line normal to Irving Park Road to the last described intersection; thence Northwest 554 feet along the Southwesterly line of Milwaukee Avenue to a bend; thence continuing 343 feet along last said Southwesterly line to the North line of Belle Plaine Avenue; thence East 310 feet along last said North line to the West line of Lot 2 extended North of Arthur W. Dickinson's Resubdivision in the Southeast quarter of Section 16; thence South 105 feet along last said West line of last said Lot 2; thence Southeasterly 301 feet along the Southwesterly line of said Lot 2 to the South line of Lot 2; thence East 8 feet along last said South line to the East line of Lot 2; thence North 311 feet along last said East line to the North line of Belle Plaine Avenue; thence East 141 feet along last said North line to the West line of Cicero Avenue; thence North 83 feet along the West line of Cicero Avenue to the North line of Belle Plaine Avenue also being the South line of Block 57 of Pischel's Resubdivision of Block 57 of Lombard's Addition to Montrose; thence East 483 feet along the North line of Belle Plaine Avenue, also being the South line of Block 57, to the West line of Kilpatrick Avenue; thence North 150 feet along last said West line to the North line of Lot 7, 10 to 14 inclusive and extended West of Block 56 of Lombard's Addition to Montrose; thence East 422 feet along last said North line to the West right-of-way line of the Chicago, Milwaukee and St. Paul Railroad; thence Southeasterly along last said right-of-way a distance of 1046 feet to the place of beginning, all in the City of Chicago, Cook County, Illinois.

EXHIBIT B:

Street Location of the Area

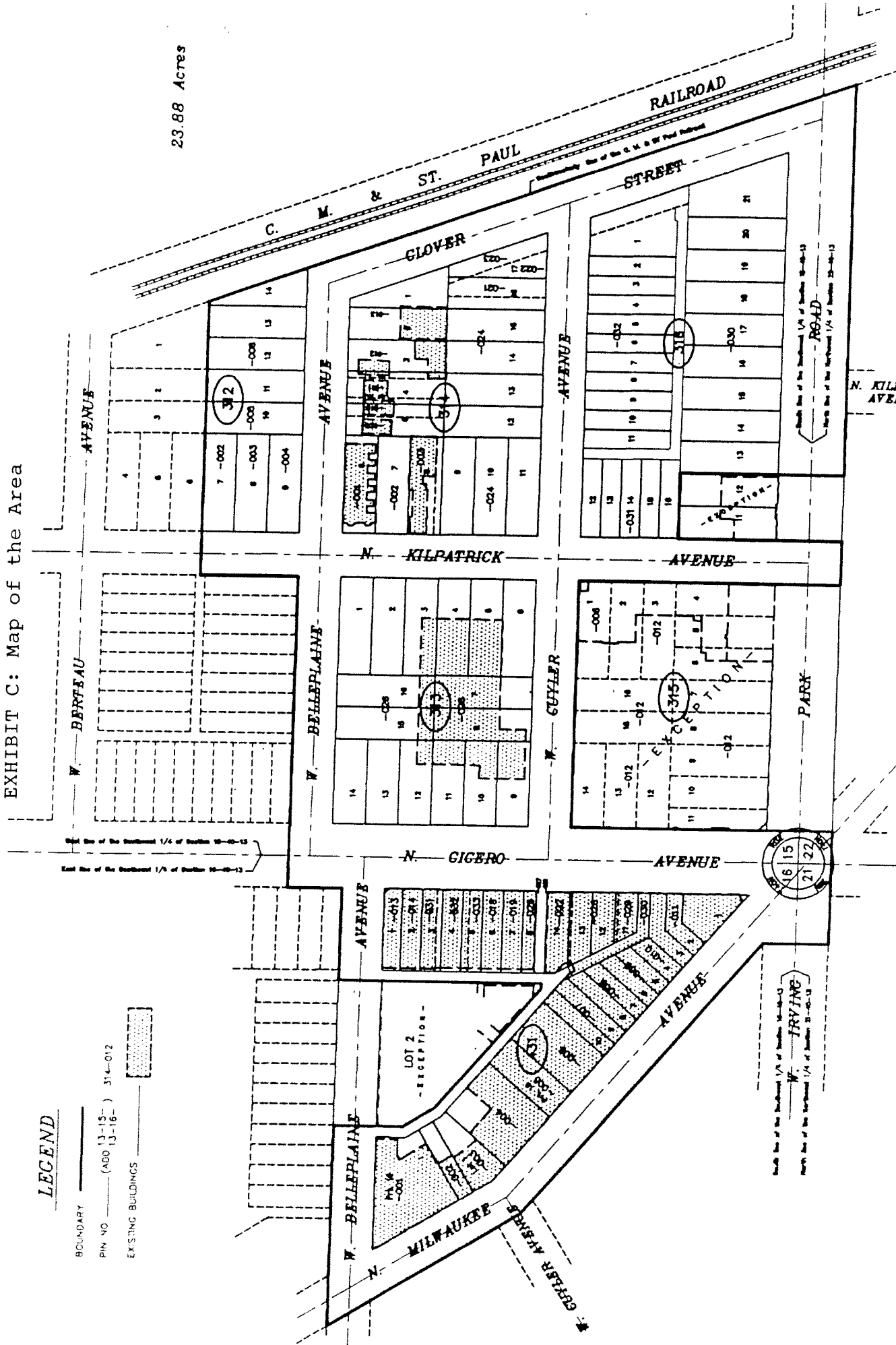
The Area is an irregularly shaped area generally bounded by the Chicago, Milwaukee and St. Paul Railroad right-of-way on the east, West Irving Park Road on the south, North Milwaukee Avenue on the west, and West Belle Plaine Avenue on the north.

EXHIBIT C: Map of the Area

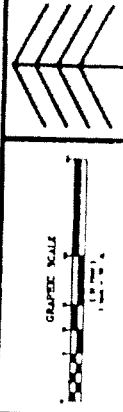
23.88 Acres

LEGEND

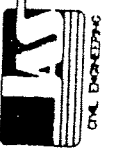
- BOUNDARY ————
- PIN NO (400 13-15) 314-012
- EXISTING BUILDINGS [Patterned Box]



IRVING/CICERO TAX INCREMENT FINANCING DISTRICT
CITY OF CHICAGO



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1830 S. MARION AVENUE, CHICAGO, IL 60623
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LAND SURVEYING LAND PLANNING



LOUIK/SCHNEIDER & ASSOCIATES, INC.
CIVIL ENGINEERING

Document No. 096-1003

PASSED by the City Council of the City of Chicago and deposited in the office of the City Clerk of said City.

JUN 10 1996

James J. Lake
City Clerk
City of Chicago

APPROVED:

Swan J. Orr
CORPORATION COUNSEL

APPROVED:

Harold P. Miller
Mayor
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