

DESIGNATION OF HARRISON/CENTRAL REDEVELOPMENT  
PROJECT AREA AS TAX INCREMENT  
FINANCING DISTRICT.

The Committee on Finance submitted the following report:

CHICAGO, July 26, 2006.

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

Your Committee on Finance, having had under consideration an ordinance designating the Harrison/Central Tax Increment Financing 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, Haithcock, Tillman, Preckwinkle, 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, O'Connor, Doherty, Natarus, Daley, Tunney, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 50.

*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 Harrison/Central 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 February 16, 2006 at 6:30 P.M. at the Columbus Park Refectory, 5701 West Jackson Boulevard, 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 since March 2, 2006, 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 06-CDC-22 on March 14, 2006, 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 March 20, 2006, which is within a reasonable time after the adoption by the Commission of Resolution 06-CDC-22 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 April 7, 2006 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 May 9, 2006; and

WHEREAS, The Commission has forwarded to the City Council a copy of its Resolution 06-CDC-41, 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 Harrison/Central 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 81145 of this *Journal*.]

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

*Exhibit "A".*

*Legal Description Of The Area.*

That part of the west half of the northeast quarter of Section 16 and that part of the west half of the southeast quarter of Section 16 and that part of the northwest quarter of Section 16 and that part of the southwest quarter of Section 16 and that part of the northeast quarter of Section 17 and that part of the southeast quarter of Section 17 all in Township 39 North, Range 13 East of the Third Principal Meridian, located in the City of Chicago, Cook County, State of Illinois, described as follows:

beginning at the east line of South Austin Boulevard and the south line of West Adams Street; thence east along the south line of West Adams Street to the west line of South Central Avenue; thence south along the west line of South Central Avenue to the easterly extension of the north line of West Quincy Street; thence east along the easterly extension of the north line of West Quincy Street to the east line of South Central Avenue; thence north along the east line of South Central Avenue to the south line of West Monroe Street; thence east along the south line of West Monroe Street to the southerly extension of the east line of the subdivision of Lot 156 in School Trustee's Subdivision, being a subdivision in the north part of Section 16, Township 39 North, Range 11 East of the Third Meridian, in Cook County, Illinois, according to a plat thereof recorded July 19, 1889 as Document Number 1131151; thence north along said southerly extension and the east line of the subdivision of Lot 156, aforesaid, to the southerly line of an east/west alley south of West Madison Street; thence east along said southerly line of an east/west alley south of West Madison Street to the west line of Lot 67 in School Trustee's Subdivision of the north part of Section 16, Township 39 North, Range 11 East of the Third Meridian, in Cook County, Illinois; thence south along the west line of Lot 67, aforesaid and the west line and the north and south extensions, thereof, of Block 3 in Community Resubdivision of certain lots and parts of lots in School Trustee's Subdivision, being a subdivision in the north part of Section 16, Township 39 North, Range 11 East of the Third Meridian, in Cook County, Illinois, according to a plat thereof recorded April 22, 1946 as Document Number 13774213 to the south line of West Adams Street; thence east along the south line of West Adams Street to the east line of South Laramie Avenue; thence south along the east line of South Laramie Avenue to the north line of West Van Buren Street; thence east along the north line of West Van Buren Street to the west line of South Leamington Avenue; thence north along the west line of South Leamington Avenue to the north line of West Gladys Avenue; thence east along the north line of West Gladys Avenue to the west line of South Lavergne Avenue; thence south along the west line of South Lavergne Avenue to the north line of West Harrison Street; thence west along the north line of West Harrison Street to the east line of South Laramie Avenue; thence south along the east line of South Laramie Avenue to the center of West Polk Street; thence west along the center of West Polk Street to the east line of South Lockwood Avenue; thence north along the east line of South Lockwood Avenue to the north line of West Lexington Street; thence west along the north line of West Lexington Street to the east line of Lot 4 in Taylor A. Snow's Resubdivision of Lots 17 to 21 in the subdivision of Lot 218, Lots 29 to 32 in the subdivision of Lots 219 and 220 and Lots 8 to 15 in Blocks 1, 14 to 20 and 22 to 26 in Block 2 of Wood's Subdivision of Lots 215, 216 and 217, all in School Trustee's Subdivision of the north part of Section 16, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook

County, Illinois, according to a plat recorded May 17, 1902 as Document Number 3246305; thence north along the east line of Lot 4 in Taylor A. Snow's Resubdivision aforesaid and its northerly extension to the center of the east/west alley lying between Lot 3 and Lot 4 in said Taylor A. Snow's Resubdivision; thence east along the center of the last mentioned east/west alley to the southerly extension of the east line of said Lot 3; thence north along the east line of Lot 3 and its southerly extension in Taylor A. Snow's Resubdivision aforesaid to the south line of West Flournoy Street; thence west along the south line of West Flournoy Street to the west line of Lot 1 in Taylor A. Snow's Resubdivision aforesaid; thence south along the west line of said Lot 1 and its southerly extension to the center of the last mentioned east/west alley; thence west along the center of the last mentioned east/west alley to the northerly extension of the west line of Lot 6 in Taylor A. Snow's Resubdivision aforesaid; thence south along the west line of said Lot 6 and its northerly extension to the north line of West Lexington Street; thence west along the north line of West Lexington Street to the west line of South Lotus Avenue; thence south along the west line of South Lotus Avenue to the south line of the first east/west public alley south of West Lexington Street; thence west along the south line of the east/west public alley to the east line of South Central Avenue; thence south along the east line of South Central Avenue to the southerly line of vacated West 5<sup>th</sup> Street; thence westerly along the southerly line of vacated West 5<sup>th</sup> Street to the west line of South Central Avenue; thence north along the west line of South Central Avenue to the south line of West Lexington Street; thence west along the south line of West Lexington Street to the east line of South Austin Boulevard; thence north along the east line of South Austin Boulevard to the point of beginning, in Cook County, Illinois.

*Exhibit "B".*

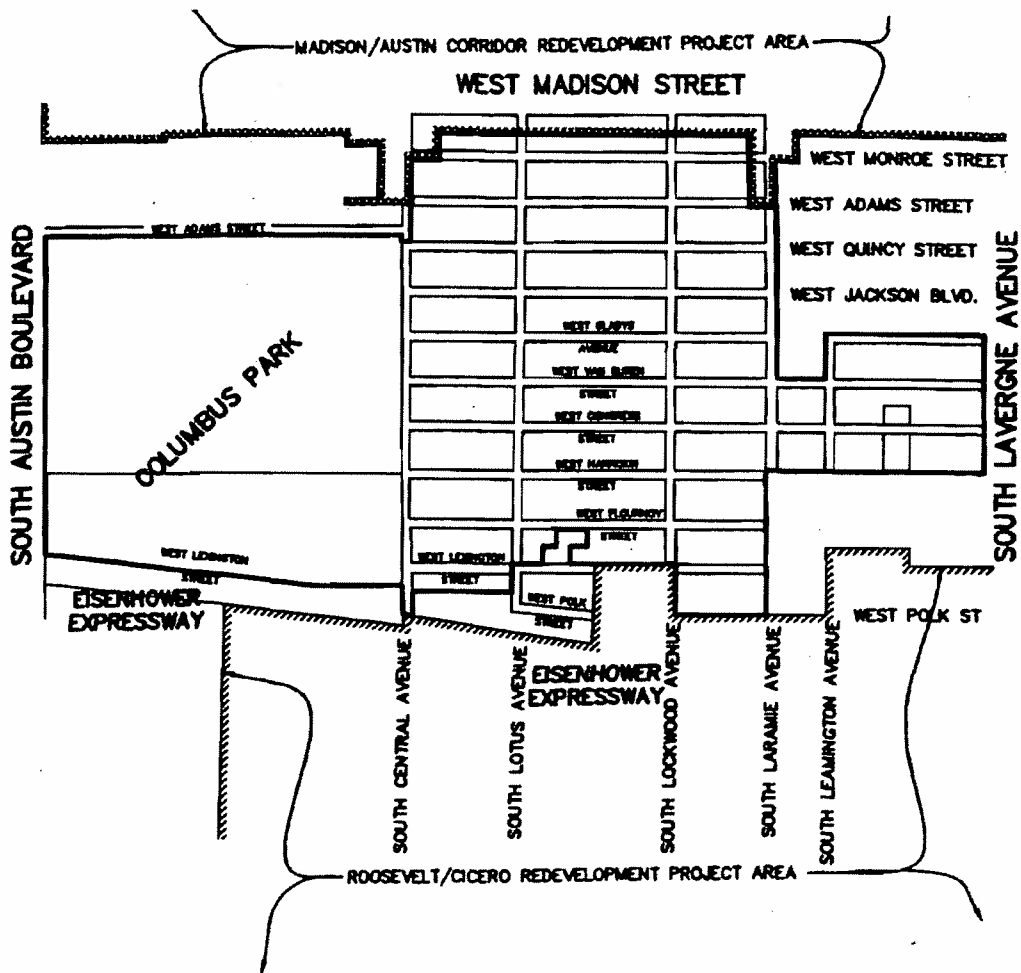
*Street Boundary Description Of The Area.*

The Area is bounded approximately by South Laverne Avenue on the east, South Austin Boulevard on the west, West Madison Street on the north and the Congress Expressway to the south.

Exhibit "C".

Map Of The Area.

# HARRISON/CENTRAL REDEVELOPMENT PROJECT AREA



REVISION: 03/04/2006 UNITS [LAT]  
 REVISION: 03/04/2006 LABEL [LAT]  
 REVISION: 02/24/2006 PER ORDER NO. 2000-04286 [LAT]  
 REVISION: 11/01/2006 PER ORDER NO. 2000-04772

DRAWN BY: JERRY A. YOUNG		DATE: 03/04/06	SCALE: AS SHOWN
PROJECT: HARRISON/CENTRAL REDEVELOPMENT PROJECT AREA			
FIRM: <b>GREINLEY &amp; BEDERMAN</b>			
ADDRESS: 1000 WEST 10TH STREET AUSTIN, TEXAS 78703-4400 PHONE: 512-476-4400 FAX: 512-476-4401 EMAIL: INFO@GABED.COM			
ORDER NO:	DATE:	SHEET NO:	TOTAL SHEETS:
2005-03983-001	03/04/06	1 of 1	1 of 1