



# City of Chicago



O2019-2543

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 3/13/2019

**Sponsor(s):** Emanuel (Mayor)

**Type:** Ordinance

**Title:** Designation of Roosevelt/Clark Redevelopment Project Area as a Redevelopment Project Area pursuant to Tax Increment Allocation Redevelopment Act

**Committee(s) Assignment:** Committee on Finance

AN ORDINANCE OF THE CITY OF CHICAGO, ILLINOIS  
DESIGNATING THE ROOSEVELT/CLARK REDEVELOPMENT  
PROJECT AREA AS 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., as amended (the "Act"), for a proposed redevelopment project area to be known as the Roosevelt/Clark 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 November 15, 2018 at 6:00 p.m. at Pui Tak Center, 2218 South Wentworth Avenue, 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 November 30, 2018, being a date not less than 10 days before the meeting of the Community Development Commission of the City ("Commission") at which the Commission adopted Resolution 18-CDC-31 on December 11, 2018 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 December 14, 2018, which is within a reasonable time after the adoption by the Commission of Resolution 18-CDC-31 to: (a) all residential addresses that, after a good faith effort, were determined to be (i) located within the Area and (ii) located within 750 feet of the boundaries of the Area (or, if applicable, were determined to be the 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 January 11, 2019 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 February 5, 2019; and

WHEREAS, the Commission has forwarded to the City Council a copy of its Resolution 19-CDC-4, 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 ROOSEVELT/CLARK 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 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 blighted 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.

## List of Attachments

- Exhibit A: Legal Description of the Area
- Exhibit B: Street Location of the Area
- Exhibit C: Map of the Area

## ROOSEVELT/CLARK TIF LEGAL DESCRIPTION

THAT PART OF SECTIONS 16 AND 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE SOUTH BRANCH OF THE CHICAGO RIVER AND THE NORTH RIGHT OF WAY LINE OF WEST HARRISON STREET;

THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF WEST HARRISON STREET TO THE NORTHERLY EXTENSION OF A LINE 220 FEET WEST OF AND PARALLEL WITH THE WEST RIGHT OF WAY LINE OF 60-FOOT WIDE SOUTH WELLS STREET;

THENCE SOUTH ALONG SAID PARALLEL LINE AND ITS NORTHERLY EXTENSION TO A LINE 325 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF BLOCK 88 IN THE SCHOOL SECTION ADDITION TO CHICAGO, BEING A SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE FILLED OLD CHANNEL OF THE SOUTH BRANCH OF THE CHICAGO RIVER;

THENCE EAST ALONG SAID PARALLEL LINE TO A LINE 185.78 FEET WEST OF AND PARALLEL WITH THE WEST RIGHT OF WAY LINE OF 60-FOOT WIDE SOUTH WELLS STREET;

THENCE SOUTH ALONG SAID PARALLEL LINE TO THE NORTH RIGHT WAY LINE OF WEST POLK STREET;

THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF WEST POLK STREET TO THE SOUTHWEST CORNER OF LOT 46 IN SUBDIVISION OF BLOCK 102 IN THE SCHOOL SECTION ADDITION TO CHICAGO, BEING A SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE FILLED OLD CHANNEL OF THE SOUTH BRANCH OF THE CHICAGO RIVER, ALSO BEING THE EAST LINE OF SOUTH WELLS STREET;

THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF SOUTH WELLS STREET TO THE SOUTHWEST CORNER OF LOT 3 IN W. S. GURNEE'S SUBDIVISION OF BLOCK 104 AND THE WEST HALF OF BLOCK 109 IN THE SCHOOL SECTION ADDITION TO CHICAGO, BEING A SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE FILLED OLD CHANNEL OF THE SOUTH BRANCH OF THE CHICAGO RIVER; ALSO BEING THE NORTH LINE OF WEST 9TH STREET;

THENCE EAST ALONG THE NORTH LINE OF WEST 9TH STREET TO ITS INTERSECTION WITH THE NORTHERN EXTENSION OF THE WEST LINE OF LOT 2 IN ROOSEVELT COLLECTION SUBDIVISION BEING A RESUBDIVISION OF BLOCKS 103 TO 110 IN THE SCHOOL SECTION ADDITION TO CHICAGO, BEING A SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE FILLED OLD CHANNEL OF THE SOUTH BRANCH OF THE CHICAGO RIVER;

THENCE SOUTH ALONG THE WEST LINE AND ITS NORTHERLY EXTENSION OF LOT 2 IN ROOSEVELT COLLECTION AFORESAID TO THE SOUTHWEST CORNER OF SAID LOT 2, ALSO BEING THE NORTHWEST CORNER OF LOT 1 IN ROOSEVELT COLLECTION AFORESAID;

THENCE EAST ALONG THE NORTH LINE OF LOT 1 IN ROOSEVELT COLLECTION AFORESAID 125.5 FEET;

THENCE SOUTH 91.03 FEET;

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THENCE WEST 125.44 FEET TO A POINT ON THE WEST LINE OF LOT 1 IN ROOSEVELT COLLECTION AFORESAID, ALSO BEING ON THE EAST RIGHT OF WAY LINE OF SOUTH WELLS STREET;

THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF SOUTH WELLS STREET TO THE NORTH RIGHT OF WAY LINE OF WEST ROOSEVELT ROAD;

THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF WEST ROOSEVELT ROAD TO THE EAST RIGHT OF WAY LINE OF SOUTH CLARK STREET;

THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF SOUTH CLARK STREET TO THE SOUTHWEST CORNER OF LOT 35 IN FEDERAL SQUARE A RESUBDIVISION OF PART OF BLOCKS 1 AND 4 IN DEARBORN PARK UNIT NO. 2; BEING A SUBDIVISION IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG THE SOUTH LINE OF LOT 35 IN FEDERAL SQUARE AFORESAID TO IT INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 34 IN FEDERAL SQUARE AFORESAID, ALSO BEING THE EAST RIGHT OF WAY LINE OF SOUTH CLARK STREET;

THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF SOUTH CLARK STREET TO A JOG IN THE WEST LINE OF LOT 77 IN DEARBORN PRAIRIE TOWNHOMES PHASE 3 BEING A RESUB OF PART OF BLOCK 4 IN DEARBORN PARK UNIT 2; BEING A SUBDIVISION IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID JOG 3 FEET TO A POINT ON THE WEST LINE OF LOT 77 IN DEARBORN PRAIRIE TOWNHOMES PHASE 3 AFORESAID, ALSO THE EAST RIGHT OF WAY LINE OF SOUTH CLARK STREET;

THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF SOUTH CLARK STREET TO THE NORTH RIGHT OF WAY LINE OF WEST 15TH STREET;

THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF WEST 15TH STREET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF WILDER'S SOUTH ADDITION TO CHICAGO BEING A SUBDIVISION IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG THE WEST LINE OF WILDER'S SOUTH ADDITION TO CHICAGO AFORESAID TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 36 IN ASSESSOR'S SECOND DIVISION BEING A SUBDIVISION OF THE FRACTIONAL NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG THE NORTH LINE OF LOT 1 IN BLOCK 36 IN ASSESSOR'S SECOND DIVISION AFORESAID TO THE EAST RIGHT OF WAY LINE OF SOUTH CLARK STREET;

THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF SOUTH CLARK STREET TO THE SOUTH RIGHT OF WAY LINE OF EAST 18TH STREET;

THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF EAST 18TH STREET TO A POINT 78 FEET WEST OF AND PARALLEL WITH THE WEST RIGHT OF WAY LINE OF SOUTH CLARK STREET;

THENCE SOUTH ALONG THE WEST LINE OF THE EAST HALF OF BLOCKS 28 AND 36 IN CANAL TRUSTEE'S NEW SUBDIVISION AFORESAID TO THE SOUTHERLY RIGHT OF WAY LINE OF SOUTH ARCHER AVENUE;

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THENCE SOUTHWESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SOUTH ARCHER AVENUE TO THE WEST RIGHT OF WAY LINE OF SOUTH WENTWORTH AVENUE;

THENCE NORTH ALONG THE WEST RIGHT OF WAY OF SOUTH WENTWORTH AVENUE TO THE ORIGINAL CENTERLINE OF EAST 16TH STREET;

THENCE WEST ALONG THE ORIGINAL CENTERLINE OF EAST 16TH STREET TO THE WEST LINE OF THE SOUTH BRANCH OF THE CHICAGO RIVER;

THENCE NORTHERLY ALONG THE WEST LINE OF THE SOUTH BRANCH OF THE CHICAGO RIVER TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM BURNHAM STATION CONDOMINIUM AND BURNHAM STATION II CONDOMINIUM.



Exhibit A: Legal Description of the Area

Exhibit B: Street Location of the Area

The Area is generally bounded by Harrison Street to the north, the Chicago River to the west, Clark Street to the east and Archer Avenue to the south.

Exhibit C: Map of the Area

