



City of Chicago



O2018-663

Office of the City Clerk

Document Tracking Sheet

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| Meeting Date: | 1/17/2018 |
| Sponsor(s): | Emanuel (Mayor) |
| Type: | Ordinance |
| Title: | Designation of Foster/Edens Redevelopment Project Area as redevelopment project area pursuant to Tax Increment Financing (TIF) Act |
| Committee(s) Assignment: | Committee on Finance |

AN ORDINANCE OF THE CITY OF CHICAGO, ILLINOIS
DESIGNATING THE FOSTER/EDENS 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 Foster/Edens 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 on September 28, 2017 at 7:00 p.m. at 17th District Police Station, 4650 North Pulaski Road, 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 September 29, 2017, 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 17-CDC-23 on October 10, 2017 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 October 13, 2017, which is within a reasonable time after the adoption by the Commission of Resolution 17-CDC-23 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 November 3, 2017 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 December 12, 2017; and

WHEREAS, the Commission has forwarded to the City Council a copy of its Resolution 17-CDC-26, 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 FOSTER/EDENS 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

Exhibit A: Legal Description of the Area

LEGAL DESCRIPTION OF THE AREA.
Redevelopment Project Area.

ALL THAT PART OF SECTIONS 9, 10 AND 15 IN TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF NORTH CICERO AVENUE WITH THE NORTH LINE OF WEST FOSTER AVENUE:

THENCE NORTH ALONG THE WEST LINE OF NORTH CICERO AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF HAMILTON'S SUBDIVISION OF LOT 1 IN CALDWELL'S RESERVE, BEING ALSO THE NORTH LINE OF LOT 14 IN SAID SUBDIVISION;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF LOT 14 IN HAMILTON'S SUBDIVISION OF LOT 1 IN CALDWELL'S RESERVE, EXTENDED EAST, TO THE CENTERLINE OF THE NORTH BRANCH OF THE CHICAGO RIVER;

THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE CENTERLINE OF THE NORTH BRANCH OF THE CHICAGO RIVER TO THE WEST LINE OF THE WEST HALF OF LOT 26 IN RIVERS EDGE SUBDIVISION, BEING PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, SAID WEST LINE ALSO BEING THE EAST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 10;

THENCE SOUTH ALONG SAID WEST LINE OF THE WEST HALF OF LOT 26 IN SAID RIVERS EDGE SUBDIVISION TO THE SOUTH LINE THEREOF;

THENCE EAST ALONG SAID SOUTH LINE OF AFORESAID WEST HALF OF LOT 26 TO THE CENTERLINE OF THE NORTH BRANCH OF THE CHICAGO RIVER;

THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF THE NORTH BRANCH OF THE CHICAGO RIVER TO THE WEST LINE OF THE EAST HALF OF LOT 26 IN SAID RIVERS EDGE SUBDIVISION.

THENCE SOUTH ALONG SAID WEST LINE OF THE EAST HALF OF LOT 26 TO THE SOUTH LINE THEREOF.

THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE OF THE EAST HALF OF LOT 26 AND THE SOUTH LINE OF LOT 26 IN AFORESAID RIVERS EDGE SUBDIVISION TO THE NORTH LINE OF WEST FOSTER AVENUE;

THENCE EAST ALONG THE NORTH LINE OF WEST FOSTER AVENUE TO THE WEST LINE OF NORTH PULASKI ROAD;

THENCE SOUTH ALONG THE WEST LINE OF NORTH PULASKI ROAD TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 1 IN THE SALVATION ARMY SUBDIVISION IN SAID SECTION 10, SAID LINE ALSO BEING THE NORTH LINE OF THE NORTH 300 FEET OF THE SOUTH 508 FEET OF THE EAST 3/4 THS OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10.

THENCE WEST ALONG SAID EASTERLY EXTENSION AND ALONG THE NORTH LINE OF SAID LOT 1 IN THE SALVATION ARMY SUBDIVISION AND ITS WESTERLY EXTENSION TO THE WEST LINE OF NORTH KEDVALE AVENUE,

THENCE NORTH ALONG THE WEST LINE OF NORTH KEDVALE AVENUE TO THE SOUTH LINE OF WEST CARMEN AVENUE,

THENCE WEST ALONG THE SOUTH LINE OF WEST CARMEN AVENUE TO THE WEST LINE OF NORTH KEELER AVENUE;

THENCE NORTH ALONG THE WEST LINE OF NORTH KEELER AVENUE TO THE SOUTH LINE OF WEST FOSTER AVENUE;

THENCE WEST ALONG THE SOUTH LINE OF WEST FOSTER AVENUE TO THE NORTHWESTERLY LINE OF LOT 1 IN DOTY BROS. & GORDON'S ADDITION TO MONTROSE IN JAMES H. REES' SUBDIVISION OF THE SOUTHWEST QUARTER IN AFORESAID SECTION 10, SAID LINE ALSO BEING THE SOUTHEASTERLY LINE OF THE CHICAGO AND NORTH WESTERN RAILWAY RIGHT OF WAY;

THENCE SOUTHWEST ALONG SAID SOUTHEASTERLY LINE OF THE CHICAGO AND NORTH WESTERN RAILWAY RIGHT OF WAY TO THE WEST LINE OF SAID LOT 1 IN DOTY BROS. & GORDON'S ADDITION TO MONTROSE, SAID WEST LINE ALSO BEING THE EAST LINE OF NORTH KENTON AVENUE;

THENCE SOUTH ALONG THE EAST LINE OF NORTH KENTON AVENUE TO THE SOUTH LINE OF WEST CARMEN AVENUE;

THENCE WEST ALONG THE SOUTH LINE OF WEST CARMEN AVENUE TO THE SOUTHEASTERLY LINE OF NORTH KIMBERLY AVENUE,

THENCE SOUTHWEST ALONG THE SOUTHEASTERLY LINE OF NORTH KIMBERLY AVENUE TO THE SOUTHWESTERLY LINE OF LOT 156 IN AFORESAID DOTY BROS. & GORDON'S ADDITION TO MONTROSE. SAID LINE ALSO BEING THE NORTHEASTERLY LINE OF THE 16 FOOT WIDE PUBLIC ALLEY NORTHEAST OF NORTH ELSTON AVENUE.

THENCE SOUTHEAST ALONG THE NORTHEASTERLY LINE OF SAID 16 FOOT WIDE PUBLIC ALLEY TO THE SOUTHEASTERLY LINE OF NORTH KILBOURN AVENUE.

THENCE SOUTHWEST ALONG THE SOUTHEASTERLY LINE OF NORTH KILBOURN AVENUE TO THE SOUTHWESTERLY LINE OF LOT 14 IN LAWRENCE & ELSTON AVENUES SUBDIVISION OF LOT 3 (EXCEPT THE EAST 6.97 CHAINS) IN AFORESAID JAMES H. REES' SUBDIVISION, SAID LINE ALSO BEING THE NORTHEASTERLY LINE OF THE 16 FOOT WIDE PUBLIC ALLEY NORTHEAST OF NORTH ELSTON AVENUE;

THENCE SOUTHEAST ALONG THE NORTHEASTERLY LINE OF SAID 16 FOOT WIDE PUBLIC ALLEY TO THE SOUTHEASTERLY LINE OF NORTH GUNNISON STREET;

THENCE SOUTHWEST ALONG THE SOUTHEASTERLY LINE OF NORTH GUNNISON STREET TO THE NORTHEASTERLY LINE OF NORTH ELSTON AVENUE;

THENCE SOUTHEAST ALONG THE NORTHEASTERLY LINE OF NORTH ELSTON AVENUE TO THE SOUTH LINE OF WEST LAWRENCE AVENUE;

THENCE WEST ALONG THE SOUTH LINE OF WEST LAWRENCE AVENUE TO THE CENTERLINE OF NORTH CICERO AVENUE;

THENCE NORTH ALONG THE CENTERLINE OF NORTH CICERO AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 45 OF DOTY BROS. & GORDON'S SECOND ADDITION TO MAYFAIR, A SUBDIVISION OF LOT 9 OF JAMES H. REES' SUBDIVISION, SAID SOUTH LINE ALSO BEING THE NORTH LINE OF THE FIRST 16 FOOT WIDE PUBLIC ALLEY NORTH OF WEST LAWRENCE AVENUE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 45 OF AFORESAID DOTY BROS. & GORDON'S SECOND ADDITION TO MAYFAIR, TO A POINT A DISTANCE OF 128.7 FEET EAST OF THE WEST LINE OF SAID LOT 45;

THENCE SOUTHEAST FROM A POINT 128.7 FEET EAST OF THE WEST LINE OF SAID LOT 45 TO THE SOUTHEASTERLY LINE THEREOF, SAID SOUTHEASTERLY LINE OF LOT 45 ALSO BEING THE NORTHWESTERLY LINE OF NORTH KILPATRICK AVENUE;

THENCE NORTHEAST ALONG THE NORTHWESTERLY LINE¹ OF NORTH KILPATRICK AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 30 OF AFORESAID DOTY BROS. & GORDON'S SECOND ADDITION TO MAYFAIR, SAID SOUTH LINE ALSO BEING THE NORTH LINE OF THE FIRST 16 FOOT WIDE PUBLIC ALLEY NORTH OF WEST LAWRENCE AVENUE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 30 TO A POINT ON THE SOUTHWESTERLY LINE OF LOT 29 IN AFORESAID DOTY BROS. & GORDON'S SECOND ADDITION TO MAYFAIR AND A DISTANCE OF 78.3 FEET EAST OF THE EASTERLY LINE OF NORTH KILPATRICK AVENUE, SAID LINE BEING THE NORTHEASTERLY LINE OF THE FIRST 16 FOOT WIDE PUBLIC ALLEY NORTH OF WEST LAWRENCE AVENUE;

THENCE SOUTHEAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 29 TO THE SOUTHEASTERLY LINE THEREOF, SAID LINE ALSO BEING THE NORTHWESTERLY LINE OF THE FIRST 16 FOOT WIDE PUBLIC ALLEY WESTERLY OF KENTUCKY AVENUE.

THENCE NORTHEAST ALONG SAID FIRST 16 FOOT WIDE PUBLIC ALLEY WESTERLY OF NORTH KENTUCKY AVENUE TO THE WESTERN EXTENSION OF THE NORTH LINE OF THE FIRST 16 FOOT WIDE PUBLIC ALLEY NORTH OF WEST LAWRENCE AVENUE.

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF THE 16 FOOT WIDE PUBLIC ALLEY NORTH OF WEST LAWRENCE AVENUE TO A POINT A DISTANCE OF 48 FEET SOUTHWEST OF THE NORTHEASTERLY LINE OF LOT 9 IN MCGRANE'S RESUBDIVISION OF LOTS 37 TO 41 IN MCGRANE'S SUBDIVISION OF LOT 10 OF JAMES H. REES' SUBDIVISION OF THE SOUTHWEST QUARTER IN SECTION 10;

THENCE NORTHEAST FROM SAID POINT ON LOT 9 A DISTANCE OF 4.8 FEET TO THE SOUTHWESTERLY LINE OF THE FIRST PUBLIC ALLEY SOUTHWEST OF NORTH ELSTON AVENUE;

THENCE NORTHWEST ALONG THE SOUTHWESTERLY LINE OF THE FIRST PUBLIC ALLEY SOUTHWEST OF NORTH ELSTON AVENUE TO THE NORTHWEST CORNER OF LOT 17 IN ISAAC W. HIGGS SUBDIVISION OF LOT 8 OF JAMES H. REES' SUBDIVISION OF THE SOUTHWEST QUARTER IN SECTION 10, SAID NORTHWEST CORNER OF LOT 17 ALSO BEING THE SOUTHEAST LINE OF THE FIRST 20 FOOT WIDE PUBLIC ALLEY NORTHWEST OF NORTH KRUGER AVENUE;

THENCE SOUTHWEST ALONG THE SOUTHEAST LINE OF THE FIRST 20 FOOT WIDE PUBLIC ALLEY NORTHWEST OF NORTH KRUGER AVENUE TO THE SOUTHEASTERLY EXTENSION OF THE SOUTHWEST LINE OF LOT 16 IN AFORESAID ISAAC W HIGGS' SUBDIVISION;

THENCE NORTHWEST ALONG SAID SOUTHEASTERLY EXTENSION AND THE SOUTHWEST LINE OF SAID LOT 16 TO THE POINT OF INTERSECTION WITH THE WESTERLY LINE OF THE CHICAGO AND NORTH WESTERN RAILWAY RIGHT OF WAY;

THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE OF THE CHICAGO AND NORTH WESTERN RAILWAY RIGHT OF WAY TO THE SOUTHWESTERLY LINE OF THE VACATED PARCEL OF PROPERTY BEARING PIN 13-10-308-063;

THENCE SOUTHEAST ALONG SAID SOUTHWESTERLY LINE OF THE VACATED PARCEL TO THE SOUTHEAST LINE THEREOF;

THENCE NORTHEAST ALONG SAID SOUTHEAST LINE OF AFORESAID VACATED PARCEL TO THE SOUTHWEST LINE OF NORTH ELSTON AVENUE;

THENCE NORTHWEST ALONG THE SOUTHWEST LINE OF NORTH ELSTON AVENUE TO THE CENTERLINE OF NORTH CICERO AVENUE;

THENCE NORTH ALONG THE CENTERLINE OF NORTH CICERO AVENUE TO THE CENTERLINE OF NORTH ELSTON AVENUE;

THENCE NORTHWEST ALONG THE CENTERLINE OF NORTH ELSTON AVENUE TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF NORTH LACROSSE AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF NORTH LACROSSE AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 15 IN MATHILDA OHLSON'S SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 9, SAID SOUTH LINE ALSO BEING THE NORTH LINE OF THE 16 FOOT WIDE PUBLIC ALLEY NORTH OF NORTH ELSTON AVENUE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 15 IN MATHILDA OHLSON'S SUBDIVISION TO THE EAST LINE THEREOF, SAID EAST LINE ALSO BEING THE WEST LINE OF THE FIRST 16 FOOT WIDE PUBLIC ALLEY WEST OF NORTH CICERO AVENUE;

THENCE NORTH ALONG THE WEST LINE OF THE FIRST 16 FOOT WIDE PUBLIC ALLEY WEST OF NORTH CICERO AVENUE TO THE NORTH LINE OF WEST FOSTER AVENUE.

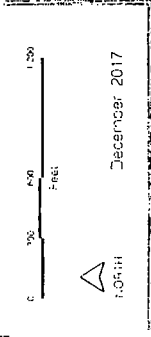
THENCE EAST ALONG THE NORTH LINE OF WEST FOSTER AVENUE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Prepared by Haeger Engineering


Exhibit B: Street Location of the Area

The Area is generally encompasses the Cook County Forest Preserve area to the north, Gompers Park to the east, the Elston Ave. and Lawrence Ave. commercial corridors from approximately Kilbourn Ave. (to the east) to the Edens expressway (to the west) and the former Sunstar manufacturing property on the corner of Foster and Edens.

Exhibit C: Map of the Area



Legend



Area to be included in proposed TIF District.



DPD
 DEPARTMENT OF PLANNING & DEVELOPMENT

Foster - Edens TIF Boundary Map
 City of Chicago, Illinois

FIN.



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

January 17, 2018

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

At the request of the Commissioner of Planning and Development, I transmit herewith ordinances authorizing adoption of the Foster/Edens TIF redevelopment plan and project.

Your favorable consideration of these ordinances will be appreciated.

Very truly yours,

A handwritten signature in black ink that reads "Rahm Emanuel".

Mayor

Desquinta

21 A/B/C

CHICAGO February 28, 2018

To the President and Members of the City Council:

Your Committee on Finance having had under consideration A communication recommending three (3) ordinances concerning the authority to establish the Foster/Edens Tax Increment Financing Redevelopment Project Area.

- A. An ordinance authorizing the approval of the Redevelopment Plan for the Foster/Edens Tax Increment Financing Redevelopment Project Area.

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- B. An ordinance authorizing the designation of the Foster/Edens Tax Increment Financing Redevelopment Project Area as a Redevelopment Project Area.

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- C. An ordinance authorizing the adoption of Tax Increment Allocation financing for the Foster/Edens Tax Increment Financing Redevelopment Project Area.

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Having had the same under advisement, begs leave to report and recommend that your Honorable Body pass the proposed Ordinances Transmitted Herewith

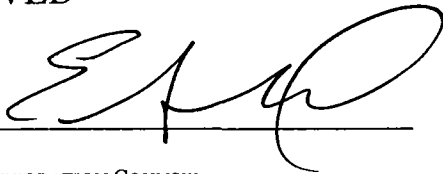
This recommendation was concurred in by _____ (a viva voce vote) of members of the committee with _____ dissenting vote(s).

Respectfully submitted

(signed) *Edward and Mr. B...*

Chairman

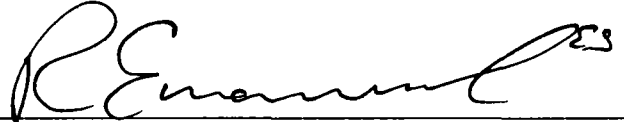
APPROVED



CORPORATION COUNSEL

DATED: 3/13/18

APPROVED



MAYOR

DATED: 3/13/18