



# City of Chicago



O2019-1151

Office of the City Clerk

## Document Tracking Sheet

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| <b>Meeting Date:</b>            | 1/23/2019  |
| <b>Sponsor(s):</b>              | Emanuel (Mayor)  |
| <b>Type:</b>                    | Ordinance  |
| <b>Title:</b>                   | Authorization of Class C Tax Status for properties at 2427 N<br>Elston Ave and 2480 N Elston Ave |
| <b>Committee(s) Assignment:</b> | Committee on Finance   |

## ORDINANCE

**WHEREAS**, the City of Chicago (the "City") is a home rule unit of government under Section 6(a), Article VII of the 1970 Constitution of the State of Illinois authorized to exercise any power and perform any function pertaining to its government and affairs; and

**WHEREAS**, the Cook County Board of Commissioners has enacted the Cook County Real Property Assessment Classification Ordinance, as amended from time to time (the "Classification Ordinance"), which provides for, among other things, real estate tax incentives to property owners who build, rehabilitate, enhance and occupy property which is located within Cook County and which is used primarily for industrial or commercial purposes; and

**WHEREAS**, the City, consistent with the Classification Ordinance, wishes to induce industry to locate, expand and remain in the City by supporting financial incentives in the form of property tax relief; and

**WHEREAS**, Tennis Corporation of America, a Delaware corporation ("TCA"), and Columbia Equities LLC, an Illinois limited liability corporation ("Columbia") (TCA and Columbia collectively referred to as the "Applicants"), own certain real estate located generally at 2427 and 2480 North Elston Avenue, Chicago, Illinois 60647 (the "Subject Property"), as described on Exhibit A hereto; and

**WHEREAS**, the Subject Property has undergone environmental testing and was found to contain certain adverse environmental conditions (the "Contamination"); and

**WHEREAS**, neither the Applicants nor the Applicants' individual owners are directly or indirectly responsible for creating the Contamination; and

**WHEREAS**, the Applicants have undertaken environmental remediation at the Subject Property and received a No Further Remediation Letter from the Illinois Environmental Protection Agency's Site Remediation Program, dated December 29, 2017 (the "NFR Letter"); and

**WHEREAS**, the costs of remediating the Contamination exceeded \$100,000 in accordance with the eligibility requirements for Class C classification pursuant to the Classification Ordinance; and

**WHEREAS**, the redevelopment objective of the City in connection with the Subject Property is to encourage commercial development by supporting real estate tax incentive for the remediation of contaminated properties for the improvement of the health and safety of City residents and potential increase of the County's tax base and employment opportunities; and

**WHEREAS**, the Applicants have constructed a development consisting of an approximately 575,000 square foot facility on the Subject Property (the "Development") of which includes a 55-room boutique hotel and retail space (current tenants include a grocer, craft store, physical therapy clinic and healthcare facility) used for commercial purposes in accordance with the eligibility requirements for Class C classification pursuant to the Classification Ordinance; and

**WHEREAS**, the Applicant has filed an application for the Class C classification with the Office of the Cook County Assessor (the "Assessor") pursuant to the Classification Ordinance; and

**WHEREAS**, it is the responsibility of the Assessor to determine that an application for a Class C classification is eligible pursuant to the Classification Ordinance; and

**WHEREAS**, the Classification Ordinance requires that, in connection with the filing of a Class C application with the Assessor, an applicant must obtain from the municipality in which such real estate is located an ordinance or resolution expressly stating that the municipality has determined that the classification incentive is necessary for the development of the property to occur and that the municipality supports and consents to the Class C classification; now therefore,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:**

**SECTION 1.** The above recitals are hereby expressly incorporated as if fully set forth herein.

**SECTION 2.** The City hereby determines that the incentive provided by the Class C classification is necessary for the Development to have occurred on the Subject Property.

**SECTION 3.** The City hereby expressly supports and consents to the Class C classification with respect to the Subject Property.

**SECTION 4.** The Economic Disclosure Statement, as defined in the Classification Ordinance, has been received and filed by the City.

**SECTION 5.** The City Clerk of the City is authorized and hereby directed to and shall send a certified copy of this Ordinance to the Assessor, and a certified copy of this Ordinance may be included with the Class C application to be filed with the Assessor by the Applicant, as applicant, in accordance with the Classification Ordinance.

**SECTION 6.** To the extent that any ordinance, resolution, order or provision of the Municipal Code of Chicago, or part thereof, is in conflict with the provisions of this Ordinance, the provisions of this Ordinance shall be controlling. If any section, paragraph, clause or provision shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance.

**SECTION 7.** This Ordinance shall be effective immediately upon its passage and approval.

EXHIBIT A

**Subject Property Legal Description:**

14-30-301-006-0000

THAT PART OF LOT 1 (EXCEPT STREET) LYING NORTH OF A LINE COMMENCING ON THE NORTHEASTERLY LINE OF ELSTON AVENUE 267 FEET NORTHWESTERLY OF THE EAST LINE THENCE NORTHEASTERLY 90 FEET THENCE NORTHWESTERLY PARALLEL TO ELSTON AVENUE 20 FEET THENCE NORTHEASTERLY 206.68 FEET TO A POINT ON THE EAST LINE 412.78 FEET NORTH OF THE NORTHEASTERLY LINE OF ELSTON AVENUE IN ASSESSOR'S DIVISION OF PART OF THE SOUTHWEST  $\frac{1}{4}$  LYING SOUTH AND WEST OF THE OF THE NORTH BRANCH OF THE CHICAGO RIVER IN SECTION 30 TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

14-30-301-008-0000

THAT PART OF LOT 1 BEGINNING AT THE SOUTHWEST  $\frac{1}{4}$  COMMENCING IN THE NORTHEASTERLY LINE OF ELSTON AVENUE 237 FEET NORTHWESTERLY OF THE EAST LINE THENCE NORTHWESTERLY ALONG ELSTON AVENUE 30 FEET THENCE NORTHEASTERLY AT RIGHT ANGLE 90 FEET THENCE NORTHWESTERLY PARALLEL TO ELSTON AVENUE 20 FEET THENCE NORTHEASTERLY 206.68 FEET TO A POINT IN THE EAST LINE 412.78 FEET NORTH OF THE NORTHEASTERLY LINE OF ELSTON AVENUE THENCE SOUTH ALONG THE EAST LINE 71.95 FEET THENCE SOUTHWESTERLY TO THE POINT OF BEGINNING IN ASSESSOR'S DIVISION OF PART OF THE SOUTHWEST  $\frac{1}{4}$  LYING SOUTH AND WEST OF THE NORTH BRANCH OF THE CHICAGO RIVER IN SECTION 30 TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

14-30-301-009-0000

THAT PART OF LOT 1 SOUTH OF A LINE COMMENCING IN THE NORTHEASTERLY LINE OF ELSTON AVENUE 237 FEET NORTHWESTERLY OF EAST LINE THENCE NORTHEASTERLY TO A POINT IN THE EAST LINE 340.83 FEET NORTH OF NORTHEASTERLY LINE OF ELSTON AVENUE IN ASSESSOR'S DIVISION OF PART OF THE SOUTHWEST  $\frac{1}{4}$  LYING SOUTH AND WEST OF THE NORTH BRANCH OF THE CHICAGO RIVER IN SECTION 30 TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

14-30-301-031-0000

THAT PART OF LOT 1 BEGINNING AT THE SOUTHWEST CORNER THENCE NORTH  $48^{\circ}02'50''$  EAST 309.82 FEET THENCE WEST 20.94 FEET THENCE SOUTHWESTERLY ALONG A LINE 14 FEET NORTHWESTERLY AND PARALLEL TO THE SOUTHEASTERLY 149 FEET THENCE SOUTHWESTERLY 145.92 TO THE POINT OF BEGINNING OF LOT 1 IN SNOWS ESTATES BY SUPERIOR COURT PARTITION OF SECTION 30 TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL, MERIDIAN, IN COOK COUNTY, ILLINOIS.

14-30-319-016-0000

THE WEST 40 FEET OF THE EAST 73 FEET OF LOT 12 IN ASSESSOR'S DIVISION OF PART OF THE SOUTHWEST ¼ LYING SOUTH AND WEST OF THE NORTH BRANCH OF THE CHICAGO RIVER IN SECTION 30 TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

14-30-319-039-0000

THAT PART OF LOT 1 DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE WITH THE SOUTHEASTERLY LINE OF NORTH LEAVITT STREET, SAID SOUTHEASTERLY LINE BEING ALSO THE NORTHWESTERLY LINE OF SAID LOTS 1 AND 2; THENCE SOUTHWESTERLY ALONG NORTH LEAVITT STREET, 175.99 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 47°42'28" EAST, 234.76 FEET; THENCE SOUTH 42°22'13" WEST, 165.50 FEET; THENCE NORTH 47°41'50" WEST, 232.02 FEET; THENCE NORTHEASTERLY ALONG NORTH LEAVITT STREET, 165.47 FEET TO THE POB IN THE RESUBDIVISION OF LOTS 1 AND 2 OF OWNERS DIVISION OF LOT 12 IN THE ASSESSOR'S SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF

14-30-319-040-0000

THAT PART OF LOTS 1 AND 2 DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE WITH THE SOUTHEASTERLY LINE OF NORTH LEAVITT STREET, SAID SOUTHEASTERLY LINE BEING ALSO THE NORTHWESTERLY LINE OF SAID LOTS 1 AND 2; THENCE SOUTHWESTERLY ALONG NORTH LEAVITT STREET, 341.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHWESTERLY ALONG NORTH LEAVITT STREET, 59.99 FEET; THENCE SOUTH 47°46' 41" EAST, 220.97 FEET; THENCE NORTH 42°23'42" EAST, 59.67 FEET; THENCE NORTH 47°41'50" WEST, 221.99 FEET TO THE POB IN THE RESUBDIVISION OF LOTS 1 AND 2 OF OWNERS DIVISION OF LOT 12 IN THE ASSESSOR'S SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF

14-30-319-041-0000

THAT PART OF LOTS 1, 5, AND 6 DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE WITH THE SOUTHERLY LINE OF NORTH LEAVITT STREET, SAID SOUTHERLY LINE BEING ALSO THE NORTHWESTERLY LINE OF SAID LOTS 1 AND 2; THENCE SOUTHWESTERLY ALONG NORTH LEAVITT STREET, 175.99 FEET; THENCE SOUTH 47°42'28" EAST, 234.76 FEET; THENCE SOUTH 42°22'13" WEST, 7.87 FEET; THENCE SOUTH 47°29'04" EAST, 124.65 FEET; THENCE NORTH 42°35'12" EAST, 4.33 FEET; THENCE SOUTH 47°24'48" EAST, 65.29 FEET; THENCE NORTH 42°35'13" EAST, 30.68 FEET; THENCE SOUTH 47°39'55" EAST, 20.88 FEET; THENCE NORTH 42°13'19" EAST, 149.65 FEET; THENCE NORTHWESTERLY ALONG NORTH ELSTON AVENUE, 448.25 FEET TO THE POB IN THE RESUBDIVISION OF LOTS 1 AND 2 OF OWNERS DIVISION OF LOT 12 IN THE ASSESSOR'S SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF

14-30-319-042-0000

THAT PART OF LOTS 1, 2, 5 AND 6 DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE WITH THE SOUTHEASTERLY LINE OF NORTH LEAVITT STREET, SAID SOUTHEASTERLY LINE BEING ALSO THE NORTHWESTERLY LINE OF SAID LOTS 1 AND 2; THENCE SOUTHWESTERLY ALONG NORTH LEAVITT STREET, 175.99 FEET; THENCE SOUTH 47°42'28" EAST, 234.76 FEET; THENCE SOUTH 42°22'13" WEST, 7.87 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 47°29'04" EAST, 124.65 FEET; THENCE SOUTH 42°35'12" WEST, 30.16 FEET; THENCE NORTH 47°24'48" WEST, 12.67 FEET; THENCE SOUTH 42°35'07" WEST, 10.35 FEET; THENCE NORTH 47°38'06" WEST, 2.46 FEET; THENCE SOUTH 42°35'12" WEST, 2.93 FEET; THENCE NORTH 47°37'45" WEST, 1.18 FEET; THENCE SOUTH 42°13'35" WEST, 173.30 FEET; THENCE NORTH 47°46'41" WEST, 118.67 FEET; THENCE NORTH 42°23'42" EAST, 59.67 FEET; THENCE SOUTH 47°41'50" EAST, 10.03 FEET; THENCE NORTH 42°22'13" EAST, 157.63 FEET TO THE POB IN THE RESUBDIVISION OF LOTS 1 AND 2 OF OWNERS DIVISION OF LOT 12 IN THE ASSESSOR'S SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF

14-30-319-046-0000

THAT PART OF LOTS 6, 7, AND 8 DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE WITH THE SOUTHEASTERLY LINE OF NORTH LEAVITT STREET; THENCE SOUTHEASTERLY ALONG NORTH ELSTON AVENUE, 448.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 47°42'16" EAST ALONG SAID SOUTHWESTERLY LINE, 203.24 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 8; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE, SAID LINE BEING ALSO A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 533.22 FEET, AN ARC LENGTH OF 127.12 FEET, A CHORD BEARING SOUTH 49°11'01" WEST AND A CHORD DISTANCE OF 126.81 FEET TO AN ANGLE POINT IN SAID SOUTHEASTERLY LINE; THENCE NORTH 33°59'13" WEST, 14.00 FEET TO AN ANGLE POINT IN SAID SOUTHEASTERLY LINE; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF LOTS 8 AND 7, SAID LINE BEING ALSO A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 519.22 FEET, AN ARC LENGTH OF 187.38 FEET, A CHORD BEARING SOUTH 66°21'06" WEST AND A CHORD DISTANCE OF 186.36 FEET; THENCE NORTH 42°35'12" EAST, 111.84 FEET; THENCE NORTH 47°24'48" WEST, 119.88 FEET; THENCE NORTH 42°35'13" EAST, 30.68 FEET; THENCE SOUTH 47°39'55" EAST, 20.88 FEET; THENCE NORTH 42°13'19" EAST, 149.65 FEET TO POB IN THE RESUBDIVISION OF LOTS 1 AND 2 OF OWNERS DIVISION OF LOT 12 IN THE ASSESSOR'S SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF

14-30-319-047-0000

THAT PART OF LOTS 3, 4 AND 6 DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF WEST FULLERTON AVENUE WITH THE WESTERLY LINE OF SAID LOT 6; THENCE NORTH 01°24'48" WEST ALONG SAID WESTERLY LINE, 201.33 FEET TO THE SOUTHERLY LINE OF SAID LOT 4; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE, SAID LINE BEING ALSO A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 550.22 FEET, AN ARC LENGTH OF 91.89 FEET, A CHORD BEARING SOUTH 75°34'09" WEST AND A

CHORD DISTANCE OF 91.79 FEET; THENCE NORTH 42°35'12" EAST, 52.35 FEET TO THE NORTHERLY LINE OF SAID LOT 3; THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE, SAID LINE BEING ALSO A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 519.22 FEET, AN ARC LENGTH OF 187.38 FEET, A CHORD BEARING NORTH 66°21'06" EAST AND A CHORD DISTANCE OF 186.36 FEET; THENCE SOUTH 33°59'13" EAST, 14.00 FEET; THENCE NORTHEASTERLY ALONG A NONTANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 533.22 FEET, AN ARC LENGTH OF 127.12 FEET, A CHORD BEARING NORTH 49°11'01" EAST AND A CHORD DISTANCE OF 126.81 FEET TO THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE; THENCE SOUTHEASTERLY ALONG NORTH ELSTON AVENUE, 366.15 FEET TO THE WESTERLY LINE OF THE EASTERLY 73 FEET OF LOT 12 IN THE ASSESSOR'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 30; THENCE SOUTH 01°48'27" EAST ALONG SAID WESTERLY LINE, 103.35 FEET; THENCE WEST ALONG NORTHERLY LINE OF FULLERTON AVE, 482.24 FEET TO THE POB IN OWNERS DIVISION OF LOT 12 IN THE ASSESSOR'S SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF

14-30-319-049-0000

THAT PART OF LOTS 5 AND 6 DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE (66.00 FEET WIDE) WITH THE SOUTHEASTERLY LINE OF NORTH LEAVITT STREET (66.00 FEET WIDE); THENCE SOUTH 41 DEGREES 25 MINUTES 17 SECONDS WEST, 175.99 FEET; THENCE SOUTH 47 DEGREES 42 MINUTES 28 SECONDS EAST, 234.76 FEET; THENCE SOUTH 42 DEGREES 22 MINUTES 13 SECONDS WEST, 7.87 FEET; THENCE SOUTH 47 DEGREES 29 MINUTES 04 SECONDS EAST, 124.65 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 12 SECONDS WEST, 6.14 FEET TO THE POINT OF BEGINNING, HEREINAFTER REFERRED TO AS POINT A, DEFINING A HORIZONTAL AND VERTICAL AREA THAT HAS NO LOWER VERTICAL LIMIT AND A VARIABLE CEILING ELEVATION HEIGHT WHICH BOUNDS THE UPPER VERTICAL EXTENTS AND IS REFERENCED ALONG THE FOLLOWING DESCRIBED LINES (STARTING AT THE POINT OF BEGINNING HAVING AN ELEVATION OF 28.76 FEET C.C.D.); THENCE CONTINUING SOUTH 42 DEGREES 35 MINUTES 12 SECONDS WEST, 0.45 FEET FOLLOWING A LEVEL LINE TO AN ELEVATION OF 28.76; THENCE CONTINUING SOUTH 42 DEGREES 35 MINUTES 12 SECONDS WEST, 9.25 FEET FOLLOWING A DECLINING PLANE TO AN ELEVATION OF 27.60; THENCE CONTINUING SOUTH 42 DEGREES 35 MINUTES 12 SECONDS WEST, 14.00 FEET FOLLOWING AN INCLINING PLANE TO AN ELEVATION OF 28.18; THENCE CONTINUING SOUTH 42 DEGREES 35 MINUTES 12 SECONDS WEST, 0.32 FEET FOLLOWING A LEVEL LINE TO AN ELEVATION OF 28.18; THENCE NORTH 47 DEGREES 24 MINUTES 48 SECONDS WEST, 12.67 FEET FOLLOWING A LEVEL LINE TO AN ELEVATION OF 28.18; THENCE SOUTH 42 DEGREES 35 MINUTES 07 SECONDS WEST, 10.35 FEET FOLLOWING A LEVEL LINE TO AN ELEVATION OF 28.18; THENCE NORTH 47 DEGREES 38 MINUTES 06 SECONDS WEST, 2.46 FEET FOLLOWING A LEVEL LINE TO AN ELEVATION OF 28.18; THENCE SOUTH 42 DEGREES 35 MINUTES 12 SECONDS WEST, 2.93 FEET FOLLOWING A LEVEL LINE TO AN ELEVATION OF 28.18; THENCE NORTH 47 DEGREES 37 MINUTES 45 SECONDS WEST, 1.18 FEET FOLLOWING A LEVEL LINE TO AN ELEVATION OF 28.18; THENCE SOUTH 42 DEGREES 13 MINUTES 35 SECONDS WEST, 30.73 FEET FOLLOWING A LEVEL LINE TO AN ELEVATION OF 28.18; THENCE CONTINUING

SOUTH 42 DEGREES 13 MINUTES 35 SECONDS WEST, 22.17 FEET FOLLOWING A DECLINING PLANE TO AN ELEVATION OF 26.85; THENCE CONTINUING SOUTH 42 DEGREES 13 MINUTES 35 SECONDS WEST, 22.42 FEET FOLLOWING A DECLINING PLANE TO AN ELEVATION OF 25.52; THENCE SOUTH 47 DEGREES 24 MINUTES 48 SECONDS EAST, 90.07 FEET FOLLOWING A LEVEL LINE TO AN ELEVATION OF 25.52; THENCE NORTH 42 DEGREES 50 MINUTES 52 SECONDS EAST, 22.43 FEET FOLLOWING AN INCLINING PLANE TO AN ELEVATION OF 26.85; THENCE CONTINUING NORTH 42 DEGREES 50 MINUTES 52 SECONDS EAST, 22.17 FEET FOLLOWING AN INCLINING PLANE TO AN ELEVATION OF 28.18; THENCE CONTINUING NORTH 42 DEGREES 50 MINUTES 52 SECONDS EAST, 44.33 FEET FOLLOWING A LEVEL LINE TO AN ELEVATION OF 28.18; THENCE CONTINUING NORTH 42 DEGREES 50 MINUTES 52 SECONDS EAST, 6.03 FEET FOLLOWING A DECLINING PLANE TO AN ELEVATION OF 27.93; THENCE NORTH 47 DEGREES 24 MINUTES 48 SECONDS WEST, 9.38 FEET FOLLOWING A LEVEL LINE TO AN ELEVATION OF 27.93; THENCE NORTH 42 DEGREES 35 MINUTES 13 SECONDS EAST, 7.98 FEET FOLLOWING A DECLINING PLANE TO AN ELEVATION OF 27.60; THENCE CONTINUING NORTH 42 DEGREES 35 MINUTES 13 SECONDS EAST, 9.18 FEET FOLLOWING AN INCLINING PLANE TO AN ELEVATION OF 28.76; THENCE CONTINUING NORTH 42 DEGREES 35 MINUTES 13 SECONDS EAST, 8.72 FEET FOLLOWING A LEVEL LINE TO AN ELEVATION OF 28.76; THENCE NORTH 47 DEGREES 27 MINUTES 58 SECONDS WEST, 17.40 FEET FOLLOWING A LEVEL LINE TO AN ELEVATION OF 28.76; THENCE SOUTH 42 DEGREES 35 MINUTES 12 SECONDS WEST, 8.19 FEET FOLLOWING A LEVEL LINE TO AN ELEVATION OF 28.76; THENCE NORTH 47 DEGREES 24 MINUTES 48 SECONDS WEST, 47.90 FEET FOLLOWING A LEVEL LINE TO AN ELEVATION OF 28.76 TO THE POB;

TOGETHER WITH

THAT PART OF LOTS 5 AND 6 DESCRIBED AS FOLLOWS: BEGINNING AT SAID POINT A, SAID POINT ALSO DEFINING A PORTION OF SAID HORIZONTAL AND VERTICAL AREA THAT HAS NO LOWER VERTICAL LIMIT AND A HORIZONTAL PLANE WHICH BOUNDS THE UPPER VERTICAL EXTENTS, HAVING AN ELEVATION OF 28.76 C.C.D. AND IS REFERENCED ALONG THE FOLLOWING DESCRIBED LINES (STARTING AT SAID POINT A); THENCE NORTH 42 DEGREES 35 MINUTES 12 SECONDS EAST, 10.46 FEET; THENCE SOUTH 47 DEGREES 24 MINUTES 48 SECONDS EAST, 65.29 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 13 SECONDS WEST, 2.26 FEET; THENCE NORTH 47 DEGREES 27 MINUTES 58 SECONDS WEST, 17.40; THENCE SOUTH 42 DEGREES 35 MINUTES 12 SECONDS WEST, 8.19 FEET; THENCE NORTH 47 DEGREES 24 MINUTES 48 SECONDS WEST, 47.90 FEET TO THE POB

ALL IN THE RESUBDIVISION OF LOTS 1 AND 2 OF OWNERS DIVISION OF LOT 12 (EXCEPT 73 FEET) IN THE ASSESSOR'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF

ALL DIMENSIONS ARE MEASURED ALONG THE HORIZONTAL PLANES OF THE FLOOR AND GROUND SURFACES DESCRIBED HEREIN (CITY OF CHICAGO DATUM) ELEVATION = 13.30)



THAT PART OF LOTS 5 AND 6 DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE (66.00 FEET WIDE) WITH THE SOUTHEASTERLY LINE OF NORTH LEAVITT STREET (66.00 FEET WIDE); THENCE SOUTH 41 DEGREES 25 MINUTES 17 SECONDS WEST, 175.99 FEET; THENCE SOUTH 47 DEGREES 42 MINUTES 28 SECONDS EAST, 234.76 FEET; THENCE SOUTH 42 DEGREES 22 MINUTES 13 SECONDS WEST, 7.87 FEET; THENCE SOUTH 47 DEGREES 29 MINUTES 04 SECONDS EAST, 124.65 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 42 DEGREES 35 MINUTES 12 SECONDS WEST, 30.16 FEET; THENCE NORTH 47 DEGREES 24 MINUTES 48 SECONDS WEST, 12.67 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 07 SECONDS WEST, 10.35 FEET; THENCE NORTH 47 DEGREES 38 MINUTES 06 SECONDS WEST, 2.46 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 12 SECONDS WEST, 2.93 FEET; THENCE NORTH 47 DEGREES 37 MINUTES 45 SECONDS WEST, 1.18 FEET; THENCE SOUTH 42 DEGREES 13 MINUTES 35 SECONDS WEST, 75.32 FEET; THENCE SOUTH 47 DEGREES 24 MINUTES 48 SECONDS EAST, 90.07 FEET; THENCE NORTH 42 DEGREES 50 MINUTES 52 SECONDS EAST, 94.97 FEET; THENCE NORTH 47 DEGREES 24 MINUTES 48 SECONDS WEST, 9.38 FEET; THENCE NORTH 42 DEGREES 35 MINUTES 13 SECONDS EAST, 28.13 FEET; THENCE NORTH 47 DEGREES 24 MINUTES 48 SECONDS WEST, 65.29 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 12 SECONDS WEST, 4.33 FEET TO THE POB

<EXCEPTING THEREFROM THAT PART OF LOTS 5 AND 6 DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE (66.00 FEET WIDE) WITH THE SOUTHEASTERLY LINE OF NORTH LEAVITT STREET (66.00 FEET WIDE); THENCE SOUTH 41 DEGREES 25 MINUTES 17 SECONDS WEST, 175.99 FEET; THENCE SOUTH 47 DEGREES 42 MINUTES 28 SECONDS EAST, 234.76 FEET; THENCE SOUTH 42 DEGREES 22 MINUTES 13 SECONDS WEST, 7.87 FEET; THENCE SOUTH 47 DEGREES 29 MINUTES 04 SECONDS EAST, 124.65 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 12 SECONDS WEST, 6.14 FEET TO THE POINT OF BEGINNING, HEREINAFTER REFERRED TO AS POINT A, DEFINING A HORIZONTAL AND VERTICAL AREA THAT HAS NO LOWER VERTICAL LIMIT AND A VARIABLE CEILING ELEVATION HEIGHT WHICH BOUNDS THE UPPER VERTICAL EXTENTS AND IS REFERENCED ALONG THE FOLLOWING DESCRIBED LINES (STARTING AT THE POINT OF BEGINNING HAVING AN ELEVATION OF 28.76 C.C.D.); THENCE CONTINUING SOUTH 42 DEGREES 35 MINUTES 12 SECONDS WEST, 0.45 FEET FOLLOWING A LEVEL LINE TO AN ELEVATION OF 28.76; THENCE CONTINUING SOUTH 42 DEGREES 35 MINUTES 12 SECONDS WEST, 9.25 FEET FOLLOWING A DECLINING PLANE TO AN ELEVATION OF 27.60; THENCE CONTINUING SOUTH 42 DEGREES 35 MINUTES 12 SECONDS WEST, 14.00 FEET FOLLOWING AN INCLINING PLANE TO AN ELEVATION OF 28.18; THENCE CONTINUING SOUTH 42 DEGREES 35 MINUTES 12 SECONDS WEST, 0.32 FEET FOLLOWING A LEVEL LINE TO AN ELEVATION OF 28.18; THENCE NORTH 47 DEGREES 24 MINUTES 48 SECONDS WEST, 12.67 FEET FOLLOWING A LEVEL LINE TO AN ELEVATION OF 28.18; THENCE SOUTH 42 DEGREES 35 MINUTES 07 SECONDS WEST, 10.35 FEET FOLLOWING A LEVEL LINE TO AN ELEVATION OF 28.18; THENCE NORTH 47 DEGREES 38 MINUTES 06 SECONDS WEST, 2.46 FEET FOLLOWING A LEVEL LINE TO AN ELEVATION OF 28.18; THENCE SOUTH 42 DEGREES 35 MINUTES 12 SECONDS WEST, 2.93 FEET FOLLOWING A LEVEL LINE TO AN ELEVATION OF 28.18; THENCE NORTH 47 DEGREES 37 MINUTES 45 SECONDS WEST, 1.18 FEET FOLLOWING A LEVEL LINE TO AN ELEVATION OF 28.18; THENCE

SOUTH 42 DEGREES 13 MINUTES 35 SECONDS WEST, 30.73 FEET FOLLOWING A LEVEL LINE TO AN ELEVATION OF 28.18; THENCE CONTINUING SOUTH 42 DEGREES 13 MINUTES 35 SECONDS WEST, 22.17 FEET FOLLOWING A DECLINING PLANE TO AN ELEVATION OF 26.85; THENCE CONTINUING SOUTH 42 DEGREES 13 MINUTES 35 SECONDS WEST, 22.42 FEET FOLLOWING A DECLINING PLANE TO AN ELEVATION OF 25.52; THENCE SOUTH 47 DEGREES 24 MINUTES 48 SECONDS EAST, 90.07 FEET FOLLOWING A LEVEL LINE TO AN ELEVATION OF 25.52; THENCE NORTH 42 DEGREES 50 MINUTES 52 SECONDS EAST, 22.43 FEET FOLLOWING AN INCLINING PLANE TO AN ELEVATION OF 26.85; THENCE CONTINUING NORTH 42 DEGREES 50 MINUTES 52 SECONDS EAST, 22.17 FEET FOLLOWING AN INCLINING PLANE TO AN ELEVATION OF 28.18; THENCE CONTINUING NORTH 42 DEGREES 50 MINUTES 52 SECONDS EAST, 44.33 FEET FOLLOWING A LEVEL LINE TO AN ELEVATION OF 28.18; THENCE CONTINUING NORTH 42 DEGREES 50 MINUTES 52 SECONDS EAST, 6.03 FEET FOLLOWING A DECLINING PLANE TO AN ELEVATION OF 27.93; THENCE NORTH 47 DEGREES 24 MINUTES 48 SECONDS WEST, 9.38 FEET FOLLOWING A LEVEL LINE TO AN ELEVATION OF 27.93; THENCE NORTH 42 DEGREES 35 MINUTES 13 SECONDS EAST, 7.98 FEET FOLLOWING A DECLINING PLANE TO AN ELEVATION OF 27.60; THENCE CONTINUING NORTH 42 DEGREES 35 MINUTES 13 SECONDS EAST, 9.18 FEET FOLLOWING AN INCLINING PLANE TO AN ELEVATION OF 28.76; THENCE CONTINUING NORTH 42 DEGREES 35 MINUTES 13 SECONDS EAST, 8.72 FEET FOLLOWING A LEVEL LINE TO AN ELEVATION OF 28.76; THENCE NORTH 47 DEGREES 27 MINUTES 58 SECONDS WEST, 17.40 FEET FOLLOWING A LEVEL LINE TO AN ELEVATION OF 28.76; THENCE SOUTH 42 DEGREES 35 MINUTES 12 SECONDS WEST, 8.19 FEET FOLLOWING A LEVEL LINE TO AN ELEVATION OF 28.76; THENCE NORTH 47 DEGREES 24 MINUTES 48 SECONDS WEST, 47.90 FEET FOLLOWING A LEVEL LINE TO AN ELEVATION OF 28.76 TO THE POB)

ALSO

(EXCEPTING THEREFROM THAT PART OF LOTS 5 AND 6 DESCRIBED AS FOLLOWS: BEGINNING AT SAID POINT A, SAID POINT ALSO DEFINING A PORTION OF SAID HORIZONTAL AND VERTICAL AREA THAT HAS NO LOWER VERTICAL LIMIT AND A HORIZONTAL PLANE WHICH BOUNDS THE UPPER VERTICAL EXTENTS, HAVING AN ELEVATION OF 28.76 C.C.D. AND IS REFERENCED ALONG THE FOLLOWING DESCRIBED LINES (STARTING AT SAID POINT A); THENCE NORTH 42 DEGREES 35 MINUTES 12 SECONDS EAST, 10.46 FEET; THENCE SOUTH 47 DEGREES 24 MINUTES 48 SECONDS EAST, 65.29 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 13 SECONDS WEST, 2.26 FEET; THENCE NORTH 47 DEGREES 27 MINUTES 58 SECONDS WEST, 17.40; THENCE SOUTH 42 DEGREES 35 MINUTES 12 SECONDS WEST, 8.19 FEET; THENCE NORTH 47 DEGREES 24 MINUTES 48 SECONDS WEST, 47.90 FEET TO THE POB)

ALL IN THE RESUBDIVISION OF LOTS 1 AND 2 OF OWNERS DIVISION OF LOT 12 (EXCEPT 73 FEET) IN THE ASSESSOR'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF

(ALL DIMENSIONS ARE MEASURED ALONG THE HORIZONTAL PLANES OF THE FLOOR AND GROUND SURFACES DESCRIBED HEREIN. SITE BENCHMARK: (CITY OF CHICAGO DATUM) ELEVATION = 13.30)

14-30-319-051-0000

THAT PART OF LOTS 2, 3, 5, 6 AND 7 DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE (66.00 FEET WIDE) WITH THE SOUTHEASTERLY LINE OF NORTH LEAVITT STREET (66.00 FEET WIDE); THENCE SOUTH 41 DEGREES 25 MINUTES 17 SECONDS WEST ALONG SAID SOUTHEASTERLY LINE, 401.45 FEET; THENCE SOUTH 47 DEGREES 46 MINUTES 41 SECONDS EAST, 339.64 FEET TO THE POB; THENCE NORTH 42 DEGREES 13 MINUTES 35 SECONDS EAST, 97.98 FEET; THENCE SOUTH 47 DEGREES 24 MINUTES 48 SECONDS EAST, 90.07 FEET; THENCE NORTH 42 DEGREES 50 MINUTES 52 SECONDS EAST, 94.97 FEET; THENCE NORTH 47 DEGREES 24 MINUTES 48 SECONDS WEST, 9.38 FEET; THENCE NORTH 42 DEGREES 35 MINUTES 13 SECONDS EAST, 28.13 FEET; THENCE SOUTH 47 DEGREES 24 MINUTES 48 SECONDS EAST, 119.88 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 12 SECONDS WEST, 111.84 FEET; THENCE SOUTHWESTERLY ALONG A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 519.22 FEET, AN ARC LENGTH OF 33.20 FEET, A CHORD BEARING SOUTH 78 DEGREES 31 MINUTES 19 SECONDS WEST AND A CHORD DISTANCE OF 33.19 FEET; THENCE SOUTH 80 DEGREES 21 MINUTES 13 SECONDS WEST, 102.12 FEET TO A POINT ON THE EAST LINE OF THE LEASED PARCEL 1 RECORDED AS DOCUMENT 051873905; THENCE NORTH 08 DEGREES 24 MINUTES 49 SECONDS WEST, ALONG SAID EASTERLY LINE, 0.63 FEET TO THE NORTHERLY LINE OF SAID PARCEL 1; THENCE SOUTH 79 DEGREES 27 MINUTES 28 SECONDS WEST ALONG SAID NORTH LINE, 1.61 FEET; THENCE NORTH 47 DEGREES 46 MINUTES 41 SECONDS WEST, 116.91 FEET TO THE POB

ALL IN THE RESUBDIVISION OF LOTS 1 AND 2 OF OWNERS DIVISION OF LOT 12 (EXCEPT 73 FEET) IN THE ASSESSOR'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF

14-30-319-052-0000

THAT PART OF LOTS 3 AND 4 DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE (66.00 FEET WIDE) WITH THE SOUTHEASTERLY LINE OF NORTH LEAVITT STREET (66.00 FEET WIDE); THENCE SOUTH 41 DEGREES 25 MINUTES 17 SECONDS WEST ALONG SAID SOUTHEASTERLY LINE, 401.45 FEET; THENCE SOUTH 47 DEGREES 46 MINUTES 41 SECONDS EAST, 455.78 FEET TO THE NORTH LINE OF THE LEASED PARCEL 1 RECORDED AS DOCUMENT 051873905; THENCE NORTH 79 DEGREES 27 MINUTES 28 SECONDS EAST ALONG SAID NORTH LINE, 1.61 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 08 DEGREES 24 MINUTES 49 SECONDS WEST ALONG THE EAST LINE OF SAID PARCEL 1, 0.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 08 DEGREES 24 MINUTES 49 SECONDS EAST ALONG SAID EAST LINE, 14.64 FEET TO THE NORTHERLY LINE OF THE LEASED PARCEL 2 RECORDED AS DOCUMENT 051873905; THENCE NORTH 80 DEGREES 21 MINUTES 13 SECONDS EAST, 29.99 FEET ALONG THE NORTH LINE OF SAID PARCEL 2 TO THE EAST LINE OF SAID PARCEL 2; THENCE SOUTH 08 DEGREES 24 MINUTES 49 SECONDS EAST, 17.00 FEET TO THE SOUTHERLY LINE OF SAID LOT 4; THENCE NORTH 80 DEGREES 21 MINUTES 13 SECONDS EAST ALONG SAID SOUTHERLY LINE, 64.58 FEET; THENCE NORTH 42 DEGREES 35 MINUTES 12 SECONDS EAST, 52.35 FEET TO THE

NORTHERLY LINE OF SAID LOT 3; THENCE SOUTHWESTERLY ALONG A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 519.22 FEET, AN ARC LENGTH OF 33.20 FEET, A CHORD BEARING SOUTH 78 DEGREES 31 MINUTES 19 SECONDS WEST AND A CHORD DISTANCE OF 33.19 FEET; THENCE SOUTH 80 DEGREES 21 MINUTES 13 SECONDS WEST ALONG SAID NORTHERLY LINE, 102.12 FEET TO THE POB  
ALL IN THE RESUBDIVISION OF LOTS 1 AND 2 OF OWNERS DIVISION OF LOT 12 (EXCEPT 73 FEET) IN THE ASSESSOR'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF

14-30-319-053-0000

THAT PART OF LOTS 3 AND 4 DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE WITH THE SOUTHEASTERLY LINE OF NORTH LEAVITT STREET; THENCE SOUTH 41 DEGREES 25 MINUTES 17 SECONDS WEST ALONG SAID SOUTHEASTERLY LINE, 401.45 FEET; THENCE SOUTH 47 DEGREES 46 MINUTES 41 SECONDS EAST, 455.78 FEET TO THE POINT OF BEGINNING, BEING ALSO A SOUTHWESTERLY CORNER OF TRACT 6A PER DOCUMENT 1635729086; THENCE NORTH 79 DEGREES 27 MINUTES 28 SECONDS EAST, ALONG A SOUTH LINE OF SAID TRACT 6A, 1.61 FEET, TO THE NORTHERLY EXTENSION OF THE MOST WESTERLY LINE OF TRACT 6B PER DOCUMENT 1635729086; THENCE SOUTH 08 DEGREES 24 MINUTES 49 SECONDS EAST, ALONG SAID MOST WESTERLY LINE AND EXTENSION THEREOF, 14.64 FEET, TO A SOUTHERLY LINE OF SAID TRACT 6B; THENCE NORTH 80 DEGREES 21 MINUTES 13 SECONDS EAST, ALONG SAID SOUTHERLY LINE, 29.99 FEET, TO A WESTERLY LINE OF SAID TRACT 6B; THENCE SOUTH 08 DEGREES 24 MINUTES 49 SECONDS EAST, ALONG A WESTERLY LINE OF SAID TRACT 6B, 17.00 FEET TO THE SOUTHERLY LINE OF SAID LOT 4; THENCE SOUTH 80 DEGREES 21 MINUTES 13 SECONDS WEST, ALONG SAID SOUTHERLY LINE, 122.56 FEET; THENCE NORTH 09 DEGREES 38 MINUTES 46 SECONDS WEST, 31.00 FEET TO THE NORTHERLY LINE OF LOT 3 IN OWNERS' SUBDIVISION OF LOT 12; THENCE NORTH 80 DEGREES 21 MINUTES 13 SECONDS EAST, ALONG SAID NORTHERLY LINE, 92.12 FEET; THENCE NORTH 47 DEGREES 46 MINUTES 41 SECONDS WEST, 0.77 FEET TO THE POB  
ALL IN THE RESUBDIVISION OF LOTS 1 AND 2 OF OWNERS DIVISION OF LOT 12 (EXCEPT 73 FEET) IN THE ASSESSOR'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF

**Permanent Real Estate Tax Index Numbers (PINS):**

14-30-301-006-0000  
14-30-301-008-0000  
14-30-301-009-0000  
14-30-301-031-0000  
14-30-319-016-0000  
14-30-319-039-0000  
14-30-319-040-0000  
14-30-319-041-0000  
14-30-319-042-0000  
14-30-319-046-0000  
14-30-319-047-0000  
14-30-319-049-0000  
14-30-319-050-0000  
14-30-319-051-0000  
14-30-319-052-0000  
14-30-319-053-0000

**Address Commonly Known as:**

2427 and 2480 North Elston Avenue, Chicago, Illinois 60647



7 FIN

OFFICE OF THE MAYOR  
CITY OF CHICAGO

RAHM EMANUEL  
MAYOR

January 23, 2019

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 an ordinance authorizing a Class C tax status for property located in the 2400 block of North Elston.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

Mayor

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CHICAGO March 13, 2019

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

**Your Committee on Finance having had under consideration an ordinance authorizing the approval of a Class C Real Estate Tax Incentive Classification for Tennis Corporation of America Inc. and Columbia Equities LLC for property located at 2427 and 2480 North Elston.**

O2019-1151

**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 members of the committee with \_\_\_\_\_ dissenting vote(s).

**ALDERMAN DOWELL VOTED NO IN COMMITTEE.**

Respectfully submitted

(signed) *Patrick O'Connor*

Chairman

APPROVED



CORPORATION COUNSEL

DATED:

3/21/19

APPROVED



MAYOR

DATED:

3/21/19