



# City of Chicago



O2018-7272

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/20/2018
<b>Sponsor(s):</b>	Emanuel (Mayor)
<b>Type:</b>	Ordinance
<b>Title:</b>	Designation of 116th/Avenue O Redevelopment Project Area as qualifying redevelopment project area under Tax Increment Allocation (TIF) Redevelopment Act
<b>Committee(s) Assignment:</b>	Committee on Finance



OFFICE OF THE MAYOR  
CITY OF CHICAGO

RAHM EMANUEL  
MAYOR

September 20, 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 establishing the 116<sup>th</sup> /Avenue O TIF Redevelopment Plan and Project.

Your favorable consideration of these ordinances will be appreciated.

Very truly yours,

A handwritten signature in cursive script that reads "Rahm Emanuel".

Mayor

**AN ORDINANCE OF THE CITY OF CHICAGO, ILLINOIS  
DESIGNATING THE 116th/AVENUE O 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 116th/Avenue O 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, 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 June 1, 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 018-CDC-15 on June 12, 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 June 15, 2018, which is within a reasonable time after the adoption by the Commission of Resolution 018-CDC-15, 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 July 13, 2018 at 10 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 August 14, 2018; and

WHEREAS, the Commission has forwarded to the City Council a copy of its Resolution 018-CDC-21, 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 116th/AVENUE O 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 and approval.

Exhibit A

Legal description of the Area

[see attached]

ALL THAT PART OF SECTIONS 19, 20, 29 AND 30 IN TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF 114<sup>TH</sup> STREET WITH THE WEST LINE OF EWING AVENUE;

THENCE SOUTH ALONG THE WEST LINE OF EWING AVENUE TO THE NORTH LINE OF 115<sup>TH</sup> STREET;

THENCE WEST ALONG THE NORTH LINE OF 115<sup>TH</sup> STREET TO THE WEST LINE OF AVENUE "L";

THENCE SOUTH ALONG THE WEST LINE OF AVENUE "L" TO THE NORTH LINE OF 116<sup>TH</sup> STREET;

THENCE WEST ALONG THE NORTH LINE OF 116<sup>TH</sup> STREET TO THE EAST LINE OF AVENUE "O";

THENCE SOUTH ALONG THE EAST LINE OF AVENUE "O" TO THE EASTERLY EXTENSION OF THE NORTH LINE OF THE PARCEL OF PROPERTY BEING PIN 26-30-204-002, ALSO BEING THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 9 OF CHICAGO MANUFACTURING CAMPUS SUBDIVISION BEING A SUBDIVISION OF PART OF SECTION 30 AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 12, 2003, AS DOCUMENT 0322410112;

THENCE WEST ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF THE PARCEL OF PROPERTY BEING PIN 26-30-204-002 TO THE WEST LINE THEREOF, ALSO BEING A DISTANCE OF 182.49 FEET WEST OF THE WEST LINE OF AVENUE "O";

THENCE SOUTH ALONG THE NORTHERLY MOST WEST LINE OF THE PARCEL OF PROPERTY BEING PIN 26-30-204-002, ALSO BEING THE NORTHERLY MOST WEST LINE OF LOT 9 IN THE AFORESAID CHICAGO MANUFACTURING CAMPUS SUBDIVISION, A DISTANCE OF 538.11 FEET TO THE SOUTH LINE OF THE PARCEL OF PROPERTY BEING PIN 26-30-201-011;

THENCE WEST ALONG THE SOUTHERLY MOST NORTH LINE OF SAID LOT 9 AND ITS WESTERLY EXTENSION, ALSO BEING THE SOUTH LINE OF THE PARCELS OF PROPERTY BEING PIN 26-30-201-011 AND PIN 26-30-201-006 TO THE SOUTHEAST CORNER OF THE PARCEL OF PROPERTY BEING PIN 26-30-200-008, ALSO BEING ON THE EAST LINE OF VACATED SOUTH BURLEY AVENUE – SOUTH BRANDON AVENUE AS RECORDED MAY 2, 1968, AS DOCUMENT 20477961;

THENCE CONTINUING WEST 40 FEET MORE OR LESS ALONG SAID EXTENSION, ALSO BEING THE SOUTH LINE OF THE PARCEL OF PROPERTY BEING PIN 26-30-200-008 TO THE SOUTHWEST CORNER THEREOF, ALSO BEING ON THE WEST LINE OF THE AFORESAID VACATED SOUTH BURLEY AVENUE – SOUTH BRANDON AVENUE, ALSO BEING THE EAST LINE OF RELOCATED SOUTH CHICAGO AND SOUTHERN RAILROAD RIGHT OF WAY PIN 26-30-500-006;

THENCE NORTHWESTERLY APPROXIMATELY 137.38 FEET TO THE SOUTHERN-MOST CORNER OF THE PARCEL OF PROPERTY BEING PIN 26-30-200-010, ALSO BEING THE EASTERN-MOST CORNER OF LOT 4 IN THE AFORESAID CHICAGO MANUFACTURING CAMPUS SUBDIVISION;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERN LINE OF THE PARCEL OF PROPERTY BEING PIN 26-30-200-010, SAID LINE ALSO BEING A NORTHEASTERN LINE OF SAID LOT 4, A DISTANCE OF 334.47 FEET TO THE NORTHEASTERN CORNER OF SAID LOT 4 AND TO THE SOUTH LINE OF THE PARCELS OF PROPERTY BEING PINS 26-30-200-010 AND 26-30-200-006;

THENCE WEST ALONG THE NORTHERLY MOST NORTH LINE OF SAID LOT 4 AND ITS WESTERLY EXTENSION AND ALSO ALONG THE SOUTH LINE OF THE PARCELS OF PROPERTY BEING PINS 26-30-200-010 AND 26-30-200-006 TO THE WEST LINE OF CARONDOLET AVENUE;

THENCE NORTH ALONG THE WEST LINE OF CARONDOLET AVENUE AND ITS NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF THE SOUTH 200 FEET OF SECTION 19, ALSO BEING THE NORTHWEST CORNER OF THE PARCEL OF PROPERTY BEING PIN 26-19-401-002;

THENCE WEST ALONG THE NORTH LINE OF THE SOUTH 200 FEET OF SECTION 19, ALSO BEING THE SOUTH LINE OF THE PARCEL OF PROPERTY BEING PIN 26-19-301-004 TO THE WESTERN LINE OF THE PARCEL OF PROPERTY BEING PIN 26-19-301-004, ALSO BEING THE EASTERN LINE OF THE CALUMET RIVER;

THENCE NORTHEASTERLY, NORTHERLY, NORTHWESTERLY AND NORTHERLY ALONG THE WESTERN LINES OF THE PARCELS OF PROPERTY BEING PINS 26-19-301-004, 26-19-401-008, 26-19-401-005 AND 26-19-301-004, ALSO BEING THE EASTERN LINE OF THE CALUMET RIVER, TO THE SOUTH LINE OF THE NORTH 1204.34 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 19, ALSO BEING THE SOUTH LINE OF THE PARCEL OF PROPERTY BEING PIN 26-19-301-010;

THENCE WEST ALONG THE SOUTH LINE OF THE PARCEL OF PROPERTY BEING PIN 26-19-301-010 TO THE WEST LINE THEREOF, ALSO BEING THE EASTERN LINE OF THE CALUMET RIVER;

THENCE NORTH ALONG THE WEST LINE OF THE PARCEL OF PROPERTY BEING PIN 26-19-301-010 A DISTANCE OF 78 FEET TO A NORTH LINE THEREOF;

THENCE SOUTH 89 DEGREES 08 MINUTES 10 SECONDS EAST A DISTANCE OF 287.95 FEET ALONG A NORTH LINE OF THE PARCEL OF PROPERTY BEING PIN 26-19-301-010 TO A CORNER OF SAID PIN;

THENCE NORTH 60 DEGREES 38 MINUTES 23 SECONDS EAST A DISTANCE OF 382.2 FEET ALONG THE NORTHWESTERN LINE OF THE PARCEL OF PROPERTY BEING PIN 26-19-301-010 TO THE NORTHERN-MOST CORNER OF SAID PIN;

THENCE SOUTH 29 DEGREES 42 MINUTES 22 SECONDS EAST A DISTANCE OF 314.04 FEET ALONG THE NORTHEASTERN LINE OF THE PARCEL OF PROPERTY BEING PIN 26-19-301-010 TO THE NORTHWEST CORNER OF THE PARCEL OF PROPERTY BEING PIN 26-19-401-009;

THENCE EAST ALONG THE NORTH LINE OF THE PARCEL OF PROPERTY BEING PIN 26-19-401-009 TO THE SOUTHWESTERN CORNER OF THE PARCEL OF PROPERTY BEING PIN 26-19-301-009;

THENCE NORTH 57 DEGREES 42 MINUTES 48 SECONDS EAST A DISTANCE OF 750.28 FEET ALONG THE NORTHWESTERN LINE OF THE PARCEL OF PROPERTY BEING PIN 26-19-301-009 TO THE WEST LINE OF THE PARCEL OF PROPERTY BEING PIN 26-19-401-007;

THENCE NORTH ALONG THE WEST LINE OF THE PARCEL OF PROPERTY BEING PIN 26-19-401-007 TO THE CENTERLINE OF 118<sup>TH</sup> STREET;

THENCE EAST ALONG THE CENTERLINE OF 118<sup>TH</sup> STREET TO THE EAST LINE OF THE WEST 28.60 FEET OF VACATED BURLEY AVENUE;

THENCE NORTH ALONG THE EAST LINE OF THE WEST 28.60 FEET OF VACATED BURLEY AVENUE TO THE SOUTH LINE OF THE PARCEL OF PROPERTY BEING PIN 26-19-500-008, ALSO BEING THE NORTH LINE OF INDIAN RIDGE SUBDIVISION;

THENCE EAST ALONG THE SOUTH LINE OF THE PARCEL OF PROPERTY BEING PIN 26-19-500-008 AND ALONG THE NORTH LINE OF SAID INDIAN RIDGE SUBDIVISION TO THE EAST LINE OF RAILROAD RIGHT OF WAY, ALSO BEING THE SOUTHWEST CORNER OF THE PARCEL OF PROPERTY BEING PIN 26-19-200-041;

THENCE NORTH ALONG THE EAST LINE OF RAILROAD RIGHT OF WAY, ALSO BEING THE WESTERN LINE OF THE PARCEL OF PROPERTY BEING PIN 26-19-200-041 TO THE SOUTHWESTERN CORNER OF THE PARCEL OF PROPERTY BEING PIN 26-19-200-032, ALSO BEING ON A LINE 21.26 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF 116<sup>TH</sup> STREET;

THENCE EAST ALONG A LINE BEING 21.26 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF 116<sup>TH</sup> STREET AND ALONG THE SOUTH LINE OF THE PARCEL OF PROPERTY BEING PIN 26-19-200-032 A DISTANCE OF 185.07 FEET TO THE EAST LINE THEREOF;

THENCE NORTH ALONG THE EAST LINES OF THE PARCELS OF PROPERTY BEING PINS 26-19-200-032 AND 26-19-200-031 TO THE NORTH LINE OF VACATED 116<sup>TH</sup> STREET;

THENCE EAST ALONG THE NORTH LINE OF VACATED 116<sup>TH</sup> STREET TO THE WEST LINE OF AVENUE "O";

THENCE NORTH ALONG THE WEST LINE OF AVENUE "O" TO THE SOUTH LINE OF 114<sup>TH</sup> STREET;

THENCE EAST ALONG THE SOUTH LINE OF 114<sup>TH</sup> STREET TO THE POINT OF BEGINNING;

ALL IN COOK COUNTY, ILLINOIS.



## Exhibit B

### Street location of the Area

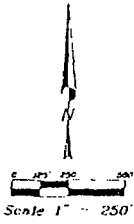
The Area is generally bounded by 114th Street on the north, 122nd Street on the south, Avenue O on the east, and the Calumet River on the west.

Exhibit C

Map of the Area

[see attached]

# PROPOSED TIF AREA EXHIBIT



LEGEND

— TIF AREA BOUNDARY

