



Office of the City Clerk

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Legislation Details (With Text)

File #: O2022-1743
Type: Ordinance
Status: Passed
File created: 5/23/2022
In control: City Council
Final action: 7/20/2022
Title: Designation of Cicero/Stevenson Redevelopment Project Area as redevelopment project area pursuant to Tax Increment Financing (TIF) Act
Sponsors: Lightfoot, Lori E.
Indexes: Designation
Attachments: 1. O2022-1743.pdf

Date	Ver.	Action By	Action	Result
7/20/2022		City Council	Passed	Pass
6/22/2022	1	City Council	Passed	Pass
5/23/2022	1	City Council	Referred	

OFFICE OF THE MAYOR

CITY OF CHICAGO

LORI E. LIGHTFOOT

MAYOR

May 23, 2022

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 the designation of the Cicero/Stevenson TIF Redevelopment Plan and Project.

Your favorable consideration of this ordinance will be appreciated.

AN ORDINANCE OF THE CITY OF CHICAGO, ILLINOIS DESIGNATING THE
CICERO/STEVENSON 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 Cicero/Stevenson 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 (the "Public Meeting") was held in compliance with the requirements of Section 5/11-74.4-6(e) of the Act on January 27, 2022 at 6:00 p.m. via Zoom; 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 January 26, 2022, being a date not less than 10 days before the meeting of the Community Development Commission of the City (the "Commission") at which the Commission adopted Resolution 22-CDC-4 on February 8, 2022 fixing the time and place for a public hearing (the "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 February 9, 2022, which is within a reasonable time after the adoption by the Commission of Resolution 22-CDC-4 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 March 3, 2022 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 April 5, 2022; and

WHEREAS, the Commission has forwarded to the City Council a copy of its Resolution 22-CDC-10, 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 CICERO/STEVENSON 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.

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 (Attached)

LAND DESCRIPTION OF THE LECLAIRE SITE TIF DISTRICT:

A TRACT OF LAND IN THE EAST HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF S. CICERO AVENUE AND THE SOUTH LINE OF W. 44TH STREET, BEING ALSO THE NORTHEAST CORNER OF BLOCK 5 IN FREDRICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION; THENCE EAST CROSSING SAID S. CICERO AVENUE TO THE INTERSECTION OF THE EAST LINE OF SAID S. CICERO AVENUE, AS WIDENED AND THE SOUTH LINE OF SAID W. 44TH STREET; THENCE SOUTH ON SAID EAST LINE OF S. CICERO AVENUE, AS WIDENED TO THE INTERSECTION WITH THE NORTH LINE OF W. 45TH STREET; THENCE WEST CROSSING SAID S. CICERO AVENUE TO THE INTERSECTION WITH THE WEST LINE OF SAID S. CICERO AVENUE AND THE SAID NORTH LINE OF W. 45TH STREET, BEING ALSO THE SOUTHEAST CORNER OF SAID BLOCK 5 IN FREDRICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION; THENCE CONTINUING WEST ON THE NORTH LINE OF SAID W. 45TH STREET TO THE INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF THE NORTH-SOUTH ALLEY IN BLOCK 20 OF SAID FREDRICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION; THENCE SOUTH ON SAID NORTHERLY PROJECTION CROSSING SAID W. 45TH STREET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID W. 45TH STREET, BEING ALSO THE NORTHEAST CORNER OF LOT 40 IN SAID BLOCK 20; THENCE WEST ON SAID SOUTH LINE OF W. 45TH STREET CROSSING S. LA CROSSE AVENUE, S. LAMON AVENUE, S. LAPORTE AVENUE, AND S. LAVERGNE AVENUE TO THE INTERSECTION WITH THE WEST LINE OF SAID S. LAVERGNE AVENUE, BEING ALSO THE NORTHEAST CORNER OF BLOCK 16 IN SAID FREDRICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION; THENCE NORTH CROSSING SAID W. 45TH STREET TO THE INTERSECTION WITH THE NORTH LINE OF SAID W. 45TH STREET, BEING THE SOUTHEAST CORNER OF BLOCK 9 IN SAID FREDRICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION; THENCE CONTINUING NORTH ON SAID WEST LINE OF S. LAVERGNE AVENUE TO THE INTERSECTION WITH THE SOUTH LINE OF SAID W. 44TH STREET, BEING ALSO THE NORTHEAST CORNER OF SAID BLOCK 9; THENCE WEST ON THE SOUTH LINE OF SAID W. 44TH STREET TO THE INTERSECTION WITH THE EAST LINE OF S. LAWLER AVENUE, BEING ALSO THE NORTHWEST CORNER OF SAID BLOCK 9; THENCE SOUTH ON SAID EAST LINE OF S. LAWLER AVENUE TO THE INTERSECTION WITH THE EASTERLY PROJECTION OF THE SOUTH LINE OF LOT 3 IN BLOCK 10 OF SAID FREDRICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION; THENCE WEST ON SAID EASTERLY PROJECTION CROSSING SAID S. LAWLER AVENUE AND CONTINUING ON THE SOUTH LINE OF SAID LOT 3 TO THE SOUTHWEST CORNER OF SAID LOT; THENCE CROSSING THE NORTH-SOUTH 16 FOOT ALLEY IN SAID BLOCK 10 TO THE SOUTHEAST CORNER OF LOT 34 IN SAID BLOCK 10; THENCE CONTINUING WEST ON THE SOUTH LINE OF SAID LOT 34 TO THE SOUTHWEST CORNER OF SAID LOT, BEING ALSO A POINT ON THE EAST LINE OF S. LECLAIRE AVENUE; THENCE WEST CROSSING SAID S. LACLAIRE AVENUE TO THE SOUTHEAST CORNER OF LOT 3 IN BLOCK 11 OF SAID FREDRICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION, BEING A POINT ON THE WEST LINE OF SAID S. LACLAIRE AVENUE; THENCE WEST ON THE SOUTH LINE OF SAID LOT 3 IN BLOCK 11 AND THE WESTERLY PROJECTION THEREOF CROSSING THE NORTH-SOUTH ALLEY IN SAID BLOCK 11 TO THE WEST LINE OF SAID NORTH-SOUTH ALLEY; THENCE SOUTH ON THE WEST LINE OF SAID NORTH-SOUTH ALLEY TO THE SOUTHEAST CORNER OF LOT 30 IN SAID BLOCK 11; THENCE WEST ON THE SOUTH LINE OF SAID LOT 30 TO THE SOUTHWEST CORNER OF SAID LOT, BEING A POINT ON THE EAST LINE OF S. LEAMINGTON AVENUE; THENCE WEST CROSSING SAID S. LEAMINGTON AVENUE TO THE SOUTHEAST CORNER OF LOT 7 IN BLOCK 12 OF SAID FREDRICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION, BEING A POINT ON THE WEST LINE OF SAID S. LEAMINGTON AVENUE; THENCE NORTH ON THE WEST LINE OF SAID S. LEAMINGTON AVENUE TO THE INTERSECTION WITH THE SAID SOUTH LINE OF W. 44TH STREET, BEING ALSO THE NORTHEAST CORNER OF SAID BLOCK 12; THENCE WEST ON THE SOUTH LINE OF SAID W. 44TH STREET TO THE INTERSECTION WITH THE CENTERLINE OF S. LARAMIE AVENUE, BEING ALSO THE WEST LINE OF THE EAST HALF OF SAID SECTION 4; THENCE NORTH ON SAID CENTERLINE OF S. LARAMIE AVENUE AND THE WEST LINE OF SAID EAST HALF OF SECTION 4, TO THE INTERSECTION WITH THE SOUTH LINE OF THE CANADIAN NATIONAL RAILWAY (FORMERLY THE GULF, MOBILE AND OHIO RAILROAD); THENCE NORTHEAST ON THE SOUTH LINE OF SAID CANADIAN NATIONAL RAILWAY TO THE INTERSECTION WITH THE WEST LINE OF S. CICERO AVENUE, AS WIDENED; THENCE SOUTH ON SAID WEST LINE OF S. CICERO AVENUE, AS WIDENED AND THE WEST LINE OF SAID S. CICERO AVENUE CROSSING W. 43RD STREET AND SAID W. 44TH STREET TO THE POINT OF BEGINNING, SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS.

SAID LAND DESCRIPTION OF THE LECLAIRE SITE TIF DISTRICT TRACT CONTAINING 65 ACRES. MORE OR LESS.

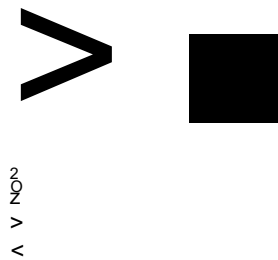
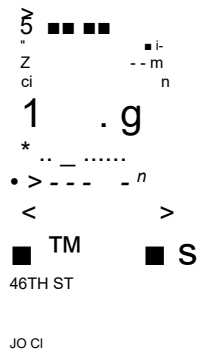
EXHIBIT B

STREET LOCATION OF THE AREA

The Area is generally bounded by the Interstate 55 Stevenson Expressway and the Canadian National Railroad on the north, Cicero Avenue on the east, 45th Street on the south, and Laramie and Lavergne Avenues on the west.

EXHIBIT C

MAP OF THE AREA (Attached)



30 P

Figure 2. Project Area Boundary

Cicero/Stevenson TIF

rZi Project Area Boundary @ Block Number

Prepared By: ERS Enterprises, Inc. (May 2021)