



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Text

File #: O2022-2987, Version: 1

OFFICE OF THE MAYOR

CITY OF CHICAGO

LORI E. LIGHTFOOT
September 21, 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 ordinances authorizing the termination of the Archer Courts, Montclare, Peterson/Cicero and Roosevelt/Union TIF districts.

Your favorable consideration of these ordinances will be appreciated.

Very truly yours,

Mayor

ORDINANCE

WHEREAS, the City Council (the "City Council") of the City of Chicago (the "City") adopted ordinances in accordance with the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., (the "Act") on May 12, 1999, and published at pages 898 to 1004 of the Journal of the Proceedings of the City Council (the "Journal"), and amended such ordinances on November 10, 1999 via an ordinance published at pages 14794-14797 of the Journal: (1) approving a tax increment redevelopment project and plan for the Roosevelt/Union Redevelopment Project Area (the "Area"); (2) designating the Area as a tax increment financing district; and (3) adopting tax increment allocation financing for the Area; and

WHEREAS, pursuant to Section 8 of the Act ("Section 8"), when redevelopment projects costs for a redevelopment project area, including without limitation all municipal obligations financing redevelopment

project costs incurred under the Act, have been paid, all surplus funds then remaining in the special tax allocation fund for a redevelopment project area designated under the Act shall be distributed by being paid by the municipal treasurer to the State of Illinois Department of Revenue, the municipality and the county collector; first to the Department of Revenue and the municipality in direct proportion to the tax incremental revenue received from the State of Illinois and the municipality, but not to exceed the total incremental revenue received from the State or the municipality less any annual surplus distribution of incremental revenue previously made; with any remaining funds to be paid to the county collector who shall immediately thereafter pay said funds to the taxing districts in the redevelopment project area in the same manner and proportion as the most recent distribution by the county collector to the affected districts of real property taxes from real property in the redevelopment project area; and

WHEREAS, furthermore, pursuant to Section 8, upon the payment of all redevelopment project costs, the retirement of obligations, the distribution of any excess monies pursuant to Section 8, and final closing of the books and records of the redevelopment project area, the municipality shall adopt an ordinance dissolving the special tax allocation fund for the redevelopment project area and terminating the designation of the redevelopment project area as a redevelopment project area; and

WHEREAS, furthermore, pursuant to Section 8, municipalities shall notify affected taxing districts prior to November 1 if a redevelopment project area is to be terminated by December 31 of that same year; and

WHEREAS, the City has, prior to November 1, 2022, notified the affected taxing districts of the proposed termination of the Area as a redevelopment project area, in accordance with the provisions of the Act; and

WHEREAS, with respect to the Area, by December 31, 2022 all redevelopment projects for which redevelopment project costs have been paid or incurred shall be completed, all obligations relating thereto shall be paid and retired, and, subject to Section 3 of this Ordinance, all excess monies, if any, shall be distributed; and

WHEREAS, subject to Section 3 of this Ordinance, the City shall accomplish the final closing of the books and records of the Area; and

WHEREAS, in accordance with the provisions of Section 8, the City desires to dissolve the special tax allocation fund for the Area (the "Special Fund") and terminate the designation of the Area as a redevelopment project area as of December 31, 2022; now, therefore,

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

Section 1. The above recitals are incorporated herein and made a part hereof.

Section 2. The designation of the Area legally described on Exhibit A attached hereto and otherwise depicted on Exhibit B attached hereto shall be terminated as of December 31, 2022. The list of parcels comprising the Area is attached hereto as Exhibit C.

Section 3. Notwithstanding Section 2 hereof, it is anticipated that the City will continue to receive incremental property taxes for assessment year 2021 /collection year 2022. Accordingly, although the designation of the Area is repealed by Section 2 hereof, the City will continue to maintain the Special Fund for

the limited purpose of receiving any remaining incremental property taxes for assessment year 2021/collection year 2022. Pursuant to the Act, upon receipt of such taxes, the City shall calculate and declare surplus revenue, and shall return surplus revenue to the Cook County Treasurer in a timely manner for redistribution to the local taxing districts that overlap the Area. Thereupon, the Special Fund shall be considered to be dissolved.

Section 4. The method of calculating and allocating property tax increment by the County of Cook pursuant to the Act for the parcels listed on Exhibit C shall be terminated from and after December 31, 2022.

Section 5. The Commissioner of the Department of Planning and Development (the "Commissioner"), or a designee thereof, is authorized to execute any documents and take any steps necessary to terminate the designation of the Area pursuant to this Ordinance and the Act on behalf of the City, and the previous execution of any documents and the previous taking of any steps necessary to terminate the designation of the Area pursuant to the Act by the Commissioner, or a designee thereof, on behalf of the City are hereby ratified.

Section 6. This Ordinance shall be in full force and effect upon its passage and approval.

Section 7. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance.

Section 8. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are hereby repealed to the extent of their conflict.

Exhibit A, Area Description

That part of the east half of the northeast quarter of Section 20, Township 39 North, Range 14 East of the Third Principal Meridian and the west half of the northwest quarter of Section 21, Township 39 North, Range 14 East of the Third Principal Meridian, described as beginning at the intersection of the northerly extension of the westerly right-of-way line of Newberry Avenue and the centerline of Roosevelt Road; thence easterly along said centerline of Roosevelt Road to the northerly extension of the easterly right-of-way line of Union Avenue; thence southerly along said northerly extension and easterly right-of-way line to the easterly extension of the southerly lines of Lots 14, 15 and 16 in Canal Trustee's New Subdivision in the northwest quarter of Section 21, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois, recorded May 17, 1852; thence westerly along said southerly line, said line also being the northerly right-of-way line of Depot Street to the easterly right-of-way line of Halsted Street, thence northerly along said easterly right-of-way line to the easterly extension of the southerly lines of Lots 7 and 26 in Block 30 in Barron's Subdivision of Brand's Addition to Chicago, being a subdivision in the east half of the northeast quarter of Section 20, Township 39 North, Range 14 East of the Third Principal Meridian, recorded June 10, 1861; thence: westerly along (said easterly extension, the said southerly lines of Lots 26 and 7 in Block 30 in Barron's Subdivision, the southerly lines of Lots 26 and 7 in Block 29 in said subdivision, the southerly line of Block 28 in Brand's Addition to Chicago, being a subdivision in the easterly half of the northeast quarter of Section 20, Township 39 North, Range 14 East of the Third Principal Meridian and the southerly lines of Lots 26 and 7 in Block 27 in said Barron's Subdivision] the southerly line of Lots 7 and 26 in Block 30 and along the southerly lines of Lots 7 and 26 in Block 29 and their easterly and westerly extensions in said Barron's Subdivision of Brand's Addition to Chicago to the southeast corner of Lot 7 in said Block 29; thence westerly to a point on the east line of Block 28 in Brand's Addition to Chicago, being a subdivision of the east half of the northeast quarter of said Section 20, said point being 164.41 feet south of the northeast corner of said Block 23; thence westerly to a point on the west line of said Block 28, said point being 164.37 feet south of the northwest corner of said Block 28; thence westerly to the southeast corner of Lot 26 in Block 27 in said Barron's Subdivision; thence westerly along the southerly line of Lots 7 and 26 in said Block 27 and the westerly extension thereof to the westerly right-of-way line of Morgan Street; thence northerly along said westerly line to the westerly extension of the northerly right-of-way line of 14th Place; thence easterly along said extension and said northerly line of 14th Place to said westerly right-of-way line of

Newberry Avenue; thence northerly along said line to the point of beginning, all in Cook County, Illinois.

Exhibit B, Area Map

Redevelopment Project Area Map

Rccssvelt ■ Un.on Redevelopment Proiert Area MAP 5
\\ A..-ea Mao *r~*~*r* Fedeve-zomenl ProieS Sour-Jary
I win Sct-.oois. Partes,
jj Facilities Q para

Exhibit C, List of Parcels within the Area

3
10 ! 1 12 : .3 14 1 5
16 1?
19_
20
21

23_ 25
2s_
30
31 32_ 33 34

37 33
EAV
Permanent Index Number
35 40 i ;7 20 206 047 \$65,142
I 17 20 20S59.S20
41 | 17 20 206 049 | Exempt
42 j 17 2C 206 050 Exempt
43 ! 17 20 206 051 Exemol
44 i '17 20 206 053 Exempt
45 I 17 20 218 001 Exempt
46 17 20 218 002 (Exampt
47 ! 17 20 218 003 i Efflmp

48 | 17 20 216 004 Exempt
4.9 i 17 20 218 005 Exempt
50 i 17 20 218 006 Exemol
51 | 17 20 218 007 ExE.Tipt
52 i 17 20 213 001! Exempt
53 54 17 20 213 003 ; Exempt
1 17 20 213 010 Exempt
55 i 17 20 213 011 j Exempt
56 | 17 20 218 012 | Exempt
57 17 20218013 i Exempt
53 17 20 219 011 i Exempt
59 17 20 21 3 015 1 Exempt
60 > 17 20213 016 i Exempt
S\ ; 17 2-3 218 017 Exempt
62 ! 7 20218 018 Exempt
63 j 17 20218 019 Exempt
e.4 ! 17 20 219 020 : Exemol.
65 ! 17 20 21S 021 Exempt
66 172C 213 022 Exempt
57 i 17 20 218 023 Exempt
68 ! 17 20 213 054 Exempt
69 17 20 218 025 i Exemd
70 17 20 218 CSS i Exempt
71 i 17 20 219 027 ' Exemol
72 i 1/20 224 001 i Exempt
73 i 17 20 224 002 | Exempt
74 7 20 224 003 i Exempt
75 17 20 224 004 | Exempt
76 17 20 224 005 i Exempt
77 i 17 20 224 G03 i F.xemot
78
Exempt
Exempt
20 224 009 |
79 j 17 20 224 010 i Exempt
30 i 17 20 Exempt
224 011
31 | 17 20 Exempt
224 012
32 ■ 17 20 224 013 ! Exempt
63 ! 17 20 224 014 i Exempt
84 i 17 20 224 055 | Exempt
85 | 17 20 224 016 ! ExeftIO!
56 \ 17 20 224 017 • Exempt
67 17 20 224 C-18 ; Exempt
88 1 17 20 224 Exempt
89 17 20 224 02 Exempt
90 17 20 224 021 i Exempt

91 17 20 2.24 022 i Exempt
92 17 20 224 023 i Exempt
33 17 20 224 024 I Exemol
94 17 20 224 025 ! Exempt
95 17 20 224 025 ! Exempt
96 i 17 20 224 027 ! Exempl
97 ! 1 7 20 Exempi
224 023
98 ' 17 20 223 Exempt
005
99 17 20 22SJ 0Exempt
100 17 20 228 COi) ! Exempt
1C1 17 20 229 001 ! ExQmd
102 j 17 20 229 002 ! Exempt
103 17 20 229 003 I Exempt
IM 17 20 229C04 j Exempt
10S 17 20 229 005 I Exempt
106 17 20 229 006 I Exempt
107 1 17 20 22S 007 i Exempt
108 i 17 20 229 008 I Exempt
109 ! 17 20 229 009 i Exsm.pt
<http://Exsm.pt>
110 : 17 20 229 010 ! Exempt
111 17 2 0 22 9 011 i Examui
112 ' 17 20 229 012 i Exempt
113 j 17 20 Exempt
223 013
114 i 17 20 Exempt
229 014
115 ! 17 20 229 015 i Exempt
US ! 17 20 225 016 ! Exempt
Exempt
20 223 018 I
Exempt Exempt
■ 20 223 311
7 20 229 019
118
7 20 229 020
1 19
120
Exempt
7 20 223 051
20 229 024
Exempt
20 229 023
Exem.pt <http://Exem.pt>
121 122 123
125
Exempt
17 20 229 027
Exempl
127
Exempt
128 12p__ 130 131
17 20 229 02 S 17 20 230 001
ExeJiip
I 17 20 230 002
Exempt
20 230 003
ixerr.pt <http://ixerr.pt>

I 17 20 230 004
Exempt
17 20 230 005
Exempt
133. i34 i35
17 20 230 006
rxemp;
1 20 230 007
Exempt
I 17 20 230 QC8
exempt
136
17 20 230 009
137
Exempt
17 20 230 010
133
Exempt
17 20 230 011
exempt
17 20 230 012
Exempt
140 141
i 17 20 230 013
Exempt
17 20 230 014
142
-xemp'
' 20 230 01;
cxieimp?
143 144
50 230 016 i
Exempt
17 20 230 017
Exempt
145
17 20 230 013 I
146
Exemgl
1 7 20 230 019
47
exempt
17 20 230 020
146
17 20 230 C21
149
150 "51
17 20 231 001
Exempt
17 20 231 004 ! Exempt
i 17 20 231 005 i
152
Exempt
! 17 20 231 009
Exempt
15.3
011
17 20 231 010 I
15-1
Exempt
17 20
Exsmol
17 20 231 012
■5b
' 20 231 C13
3R
17 20 500 010
HR
153
157 I 17 20 500 01
1S9_ 160 61

17 20 SCO 012
R.H
' 20 500 013
fift
17 20 500 014
RR
162

17 20 500 015
RR
163

17 20 £00 016
RR
164 165 166

20 500 017
'20 500 013 I
RR

17 20 300 019 1 1 7 20 500 020 '
RR
167
R_R
133
1£9_ ■ 71**1
17 20 500 021 1 7 20 500 022
1 7 20 500 023 !
17 21 100 002
! 20 229 026

1'-,I 17 2". 100 004 ! Etsmc'
vn ■ 17 5: -iWIKS ! Exemct
171 : 'c» 506 j Emmol

175 ■ 17 21 100 007 !
Skawfi
V5 : 17 21 100 COS Eternal

■77 ! i;I" 100 005 i SM.;13

1 17 21 100 0:0 i S22.002

179 17 21 ;OOO12

130 1'2I ICO 013 E.tanpl

151 17 21 ICO ."14 !
tsermDI
1f#2 'c 17 21 100 F./P.T.;;
015
133 1 17 2" 101) Exempt
0:5
is-; 17 21 100 017 txiimpl

185 17 21 ICO »18 Exenpl

18G 17 a MCO 019 i Ewmp

*.87 i ;,7 21 100 S21.128
0.20
133 i 17 21 100 ■Fjcnrrpi
021
1HS ' 1' 2' 100 E««mDr
022
190 ! 17 21
«.OB05.3
-31 : 17 21 i.;c 12.i Exonpt

f32 17 21 IOC 226 Exemijt

-S3 17 21 100 026

tj4 17 2 ■■ 100 027 S33.390

195 7 21 153 1123 E«mpi
19i-1 17 21 100 029 EaBmpl
. 17 21 1 CO 030 Exemol
17 21 100 031 E|*e.tipi



155 17 21 103 001 562,0-77
2CG 17 2\ 103 002 SM.3Hi
rji ■■7 21 -.05 003 S3 1.261
?.C2 1-21 |-.32 <file:///-.32>S54.0S4
0iA
203 1/21 IC3 ZCi ^_wo
:-7 21 103 Mii ' 516.e*5
EOS 17 21 103 007 S9S..-W1
205 17 2". 103 ooa
207 17 |-. 105 001 £73.35:
208 -7 21 -.OS 005!
209 ! '-.ii iMoa i7i.0-2
:-iin i r 21 ic ; <l4 32J2I2
21-. • 17 "11.-5 jawmpi
cos
■■■U : 17 21 105 006
S37.3S7
212 ; 1721 i nr. 007 S39.«0
21J ■ 17 2: 105 sic; alj
OOS
215 : 17 2: -.35 E«mp!
216 i? 2" v.-: :io Exempt
217 1 1 7 21 105 ill !
Exempt
2-o 1 1?2' liti ;ii ■ Ex*;ix»
219 ! I7;; JC3G1J i S«aroc<
<:?n i r|2' -.cscia F.Bjnpl
22'. ' 17 21 10S 015 ExemiM

E22 1 17 21 106 OM 1 S^,Tipl
3*3 : V.-21 103 3C3 ' S43.J13
221 1 1721 1E« 504 SJC.9W
225 1?:: 5C8005 i i;:3675
12S 17 21 100.fe>Sifp>
227 17 21 ICR32?.MV
223 17 21 108E.<E,-ns-
229 17 2' /CS .31.75!
230 17 21 SCÆ«mct
231 ' 17 21 108 011 51.792
232 17 ;:i 106 S?0.7S6
17 21 10AS1 792
23-1 17 21 10B 316 ' { S3.713
17 z- loa cie ; s2 4.:s
236 ' 17 2' IO() 013 !Ejrcip:
2J7 i 1' 21 106 OK i F>empt
238 ; 17 21 109 02?
239 ! -7 21 108 923 . 53.47^
241) i7 2ii-ac24 3i?g.a8-i
2-11 17 21 1085S9.596
242 1 17 ;i IOK OK 5123H
■JA.1 17 21 105S621
17 21 111_ 3**r-V_
245 ! 1/21 111 CG2 j f^niTc;
246 i 17 2: in CO; i Exemo*
247 .' 17 21 1 11 004 '■ Exrcinpi
.74*1 17 2! III OO? ! Ej,T?mol
1721 IV 0C3 ' S25.129
250 ' 7 21 f.l CC9 \$41,841
75.L.-.. 17 2: in 21IJ : fjeieIT...:
IV 21 i i i 01 '■ ' E.Kimot
762 ■ 17 21 :n oi- S5.cas
254 ' 17 JI 111 0'3 52. CSS
SS5 17 21 1: "5,2.095
236 17 21 1-1 01 b E>6:npl
Ml: 1721 111 C16 I SSJL*6
17 ?:: 11 5: 724
17 21 in 0EjAimpl
260 17 21 111Eexempl
7S1 l'ill Hi 02CEieiapl
C62 i S- 21 1 ■■ 1 021 F.iek-ni[y1
263 17 2: iii ~:::; 1
304 17 2- 1 ' 1 023 :
' 17 21 Mi (V4 i E«nici
256 i 7,y nt 025 l e«>ot
SS? : 17 2- -:i 026 Eampl

256 : 17 2: 111 027
20.S ' IV 2! 111 026 E.8>n=:
?.C 17 2: 1 14 illYi i 538.199
271 : 17X1 U4 ZC3 Ettiro
77. 17 2- 114 M9' Ewmp
272 17 21 114 CIO ! Ewinpl
27a 1721 114 011 i Emit,;
??i 17 21 V.4 0M ' Eiewpt
276 17 ?i i M -.13 =>Bmot
r;v 17 21 114 014 E<mpl
27" 17 21 114 015 Exemui

17 21 111 OIB

tamer

■

;

█

█

▾

█

▾



230 i 17 21H.1017 525.260
17 21 114 013 .561,162
232 17 21 117 0.71 5117.38:
232 ! 17 2-1 117 032 S45.522
*M ! »7 21 117 033 ! 334,739
235 1 17 21 117 01-1 \$43 466
as ' <2". V7W.5
237 17 21 120 C30 si3G.asn
22S 17 21 123 004 E«mD1
2E9 ' 17 21 121:005 1 E.te.npl
230 -. '*21 123 00S i f.terzi
231 :7 2i i:a oo? i EjXiiRci
292 17 2- 123 CC6 1 Exempt
17 21 123C09 Sxampt
294 '■- 17 21 123 010
?S5 ' 17 21 123 011 Ewiti?.. .
23*. ! -7 21 133 012 ExfeT.il <t
297 ! 17 21 123 013 F.xgmpt
17 21 123 014 i Eremal
299 17^1 123 015 Sx-lijmpl
JOC . 17 21 123 016 _."wRM .
301 ! 1721 123017 • Ewsmpl
3S2 ! 17 21 123 0-fi
203 1 1- 21 123 019
304 i 17 2' 5 23 320 _ ^ei.....
305 | 17 21 123 221 Eicmpl
.108 . 17 21 123 022 E.enpl
307 , 1721 123 023 'Eser.pl <http://Eser.pl>
313 ;iV2i 125 :oe.i HJ2i5_
51.36.53f <http://51.36.53f>
: j 17 21 12S007 ; KP
3115 17 21 '33 JC2
'31511001
S3.956.563
>i ;7 21 5U_0C2_

V6 540
531.791

S"« '■>'""
Mm..