

The following is said ordinance as passed:

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 Ravenswood Corridor 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 in compliance with the requirements of Section 5/11-74.4-6(e) of the Act on July 22, 2004 at 7:00 P.M. at Lerner Auditorium of the Conrad Sulzer Regional Library, 4455 North Lincoln Avenue, 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 October 1, 2004, being a date not less than ten (10) days before the meeting of the Community Development Commission of the City ("Commission") at which the Commission adopted Resolution 04-CDC-85 on October 12, 2004 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 November 9, 2004, which is within a reasonable time after the adoption by the Commission of Resolution 04-CDC-85 to: (a) all residential addresses that, after a good faith effort, were determined to be (i) located within the Area and (ii) located within seven hundred fifty (750) feet of the boundaries of the Area (or, if applicable, were determined to be the seven hundred fifty (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 5, 2004 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 14, 2004; and

WHEREAS, The Commission has forwarded to the City Council a copy of its Resolution 04-CDC-103, 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 Ravenswood Corridor 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 (1½) 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 conservation 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.

[Exhibit "C" referred to in this ordinance is printed  
on page 43342 of this *Journal*.]

Exhibits "A" and "B" referred to in this ordinance read as follows:

*Exhibit "A".*

*Legal Description Of Project Area Boundary.*

*Ravenswood Corridor T.I.F.*

All that part of the east half of the northwest quarter and the east half of

Section 18, Township 40 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

beginning at the point of intersection of the south line of West Cullom Avenue with the east line of North Ravenswood Avenue as said North Ravenswood Avenue is opened and laid out in the east half of the southeast quarter of Section 18, Township 40 North, Range 14 East of the Third Principal Meridian, said point of intersection being also the northwest corner of Lot 6 in the subdivision of Lots 23 and 24 of Block 29 in Ravenswood Subdivision, being a subdivision of Sections 17 and 18 in Township 38 North, Range 14 East of the Third Principal Meridian; thence south along said east line of North Ravenswood Avenue to the south line of said Lot 6 in the subdivision of Lots 23 and 24 of Block 29 in Ravenswood Subdivision; thence east along the south line of said Lot 6 and along the south line of Lots 5, 4, 3, 2 and 1 in said subdivision of Lots 23 and 24 of Block 29 in Ravenswood Subdivision and along the easterly extension thereof to the west line of Lots 2 and 3 in said Block 29 of Ravenswood Subdivision, said west line of Lots 2 and 3 being also the east line of the alley east of aforesaid North Ravenswood Avenue; thence south along said east line of the alley east of North Ravenswood Avenue to the easterly extension of the north line of the parcel of property bearing Permanent Index Number 14-18-420-031, said north line being 79 feet, more or less, north of the north line of West Irving Park Road at the east line of Lot 24 in Albert Sulzer's Subdivision of Lots 1 to 11, both inclusive, of the subdivision of Lots 9 and 10 (except the north 169.25 feet of Lot 10) of Belle Plaine, a subdivision in the southeast quarter of Section 18, Township 40 North, Range 14 East of the Third Principal Meridian; thence west along said easterly extension and along the north line of the parcel of property bearing Permanent Index Number 14-18-420-031 to the west line of Lot 19 in said Albert Sulzer's Subdivision, said west line of Lot 19 being also the east line of North Ravenswood Avenue; thence south along said east line of North Ravenswood Avenue and along the southerly extension thereof to the south line of the east half of the southeast quarter of Section 18, Township 40 North, Range 14 East of the Third Principal Meridian, said south line of the east half of the southeast quarter of Section 18 being also the centerline of West Irving Park Road; thence west along said centerline of West Irving Park Road to the southerly extension of the east line of North West Ravenswood Avenue as said North West Ravenswood Avenue is opened and laid out in the west half of the southeast quarter of Section 18, Township 40 North, Range 14 East of the Third Principal Meridian, said east line of North West Ravenswood Avenue being also the west line of the Chicago and Northwestern Railroad right-of-way; thence north along said southerly extension and the east line of North West Ravenswood Avenue to the easterly extension of the north line of the alley lying north of and adjoining Lots 22 through 42, both inclusive, in Block 4 of Cuyler's Addition to Ravenswood, a subdivision in the southwest

quarter of the southeast quarter of Section 18, Township 40 North, Range 14 East of the Third Principal Meridian; thence west along said easterly extension to the west line of North West Ravenswood Avenue, as said North West Ravenswood Avenue is opened and laid out in the west half of the southeast quarter of Section 18, Township 40 North, Range 14 East of the Third Principal Meridian; thence north along said west line of North West Ravenswood Avenue to the south line of West Cuyler Avenue; thence west along said south line of West Cuyler Avenue to the southerly extension of the east line of Lot 34 in Block 3 of said Cuyler's Addition to Ravenswood; thence north along said southerly extension and along the east line of Lot 34 in Block 3 of said Cuyler's Addition to Ravenswood to the north line of said Lot 34, said north line of Lot 34 being also the south line of the alley north of West Cuyler Avenue; thence west along said south line of the alley north of West Cuyler Avenue to the southerly extension of the east line of the west half of Lot 9 in said Block 3 of Cuyler's Addition to Ravenswood; thence north along said southerly extension and the east line of the west half of Lot 9 in said Block 3 of Cuyler's Addition to Ravenswood and along the northerly extension thereof to the north line of West Belle Plaine Avenue; thence east along said north line of West Belle Plaine Avenue to the east line of Lot 34 in Block 2 of said Cuyler's Addition to Ravenswood; thence north along said east line of Lot 34 in Block 2 of said Cuyler's Addition to Ravenswood to the north line of said Lot 34, said north line of Lot 34 being also the south line of the alley north of West Belle Plaine Avenue; thence west along said south line of the alley north of West Belle Plaine Avenue to the southerly extension of the east line of the west half of Lot 9 in said Block 2 of Cuyler's Addition to Ravenswood; thence north along said southerly extension and the east line of the west half of Lot 9 in said Block 2 of Cuyler's Addition to Ravenswood and along the northerly extension thereof to the north line of West Warner Avenue; thence east along said north line of West Warner Avenue to the east line of Lot 41 in Block 1 of said Cuyler's Addition to Ravenswood; thence north along said east line of Lot 41 in Block 1 of Cuyler's Addition to Ravenswood to the north line of said Lot 41, said north line of Lot 41 being also the south line of the alley north of West Warner Avenue; thence west along said south line of the alley north of West Warner Avenue to the southerly extension of the east line of Lot 9 in said Block 1 of Cuyler's Addition to Ravenswood; thence north along said southerly extension and the east line of Lot 9 in Block 1 of Cuyler's Addition to Ravenswood to the north line of said Lot 9, said north line of Lot 9 being also the south line of West Berteau Avenue; thence west along said south line of West Berteau Avenue to the southerly extension of the east line of Lots 1 through 21, both inclusive, in Block 6 of Foster/Montrose Boulevard Subdivision, a subdivision in the northwest quarter of the southeast quarter of Section 18, Township 40 North, Range 14 East of the Third Principal Meridian, said east line of Lots 1 through 21, both inclusive, in Block 6 of Foster/Montrose Boulevard Subdivision being

also the west line of North Honore Avenue; thence north along said southerly extension and along the west line of North Honore Avenue to the south line of West Montrose Avenue; thence north along a straight line to the southeast corner of Lot 13 in Block 18 of aforesaid Ravenswood Subdivision, said southeast corner of Lot 13 being also the point of intersection of the north line of West Montrose Avenue with the west line of the alley east of North Wolcott Avenue; thence north along said west line of the alley east of North Wolcott Avenue to the north line of Lot 22 in Block 13 of said Ravenswood Subdivision; thence west along said north line of Lot 22 in Block 13 of said Ravenswood Subdivision and along the westerly extension thereof and along the north line of Lot 3 in Block 14 of said Ravenswood Subdivision to the west line of said Lot 3, said west line of Lot 3 being also the east line of the alley west of North Wolcott Avenue; thence south along said east line of the alley west of North Wolcott Avenue and along the southerly extension thereof to the south line of West Sunnyside Avenue; thence west along said south line of West Sunnyside Avenue to the west line of North Damen Avenue; thence north along said west line of North Damen Avenue to the westerly extension of the south line Lot 2 in F. R. Kirkham's Subdivision of Lots 13 to 15 in Block 4 of Ravenswood Subdivision, said south line of Lot 2 being also the north line of West Wilson Avenue; thence east along said westerly extension and along the north line of West Wilson Avenue to the west line of North Wolcott Avenue; thence north along said west line of North Wolcott Avenue to the westerly extension of the south line of Lot 19 in Block 6 of aforesaid Ravenswood Subdivision; thence east along said westerly extension and the south line of Lot 19 in Block 6 of Ravenswood Subdivision to the east line of said Lot 19, said east line of Lot 19 being also the west line of the alley east of North Wolcott Avenue; thence north along said west line of the alley east of North Wolcott Avenue to the south line of the heretofore vacated alley lying east of and adjoining the east line of Lot 19 in Block 1 of said Ravenswood Subdivision; thence east along said south line of the heretofore vacated alley lying east of and adjoining the east line of Lot 19 in Block 1 of Ravenswood Subdivision to the centerline of said vacated alley; thence north along said centerline of the heretofore vacated alley lying east of and adjoining the east line of Lot 19 in Block 1 of Ravenswood Subdivision to the westerly extension of the south line of Lot 5 in said Block 1 of Ravenswood Subdivision; thence east along westerly extension and the south line of Lot 5 in said Block 1 of Ravenswood Subdivision and along the easterly extension thereof to the east line of North Ravenswood Avenue as said North Ravenswood Avenue is opened and laid out in the east half of the northeast quarter of Section 18, Township 40 North, Range 14 East of the Third Principal Meridian; thence north along said east line of North Ravenswood Avenue to the north line of Lot 4 in Snyder's Resubdivision of Lots 17 to 21, both inclusive, of Block 2 of Kedzie's Addition to Ravenswood, a subdivision in the east half of the northeast quarter of Section 18, Township 40 North, Range 14 East of the Third Principal Meridian; thence

east along said north line of Lot 4 in Snyder's Resubdivision and along the easterly extension thereof to the west line of Lot 5 in Block 2 of aforesaid Kedzie's Addition to Ravenswood, said west line of Lot 5 being also the east line of the alley west of North Hermitage Avenue; thence south along said east line of the alley west of North Hermitage Avenue to the south line of West Sunnyside Avenue; thence west along said south line of West Sunnyside Avenue to the east line of the west 90.37 feet of Lot 24 in Block 19 of aforesaid Ravenswood Subdivision, said east line of the west 90.37 feet of Lot 24 being also the east line of the parcel of property bearing Permanent Index Number 14-18-221-001; thence south along said east line of the parcel of property bearing Permanent Index Number 14-18-221-001 to the south line of said Lot 24 in Block 19 of Ravenswood Subdivision; thence east along said south line of Lot 24 in Block 19 of Ravenswood Subdivision and along the easterly extension thereof to the west line of Lot 5 in the subdivision of Lots 1 and 2 in Block 19 of Ravenswood Subdivision, said west line of Lot 5 being also the east line of the alley west of North Hermitage Avenue; thence south along said east line of the alley west of North Hermitage Avenue to the easterly extension of the south line of Lot 15 in Block 24 of aforesaid Ravenswood Subdivision; thence west along said easterly extension and the south line of Lot 15 in Block 24 of Ravenswood Subdivision to the west line of said Lot 15, said west line of Lot 15 being also the east line of North Ravenswood Avenue as said North Ravenswood Avenue is opened and laid out in the east half of the southeast quarter of Section 18, Township 40 North, Range 14 East of the Third Principal Meridian; thence south along said North Ravenswood Avenue to the point of beginning at the south line of West Cullom Avenue, all in the City of Chicago, Cook County, Illinois.

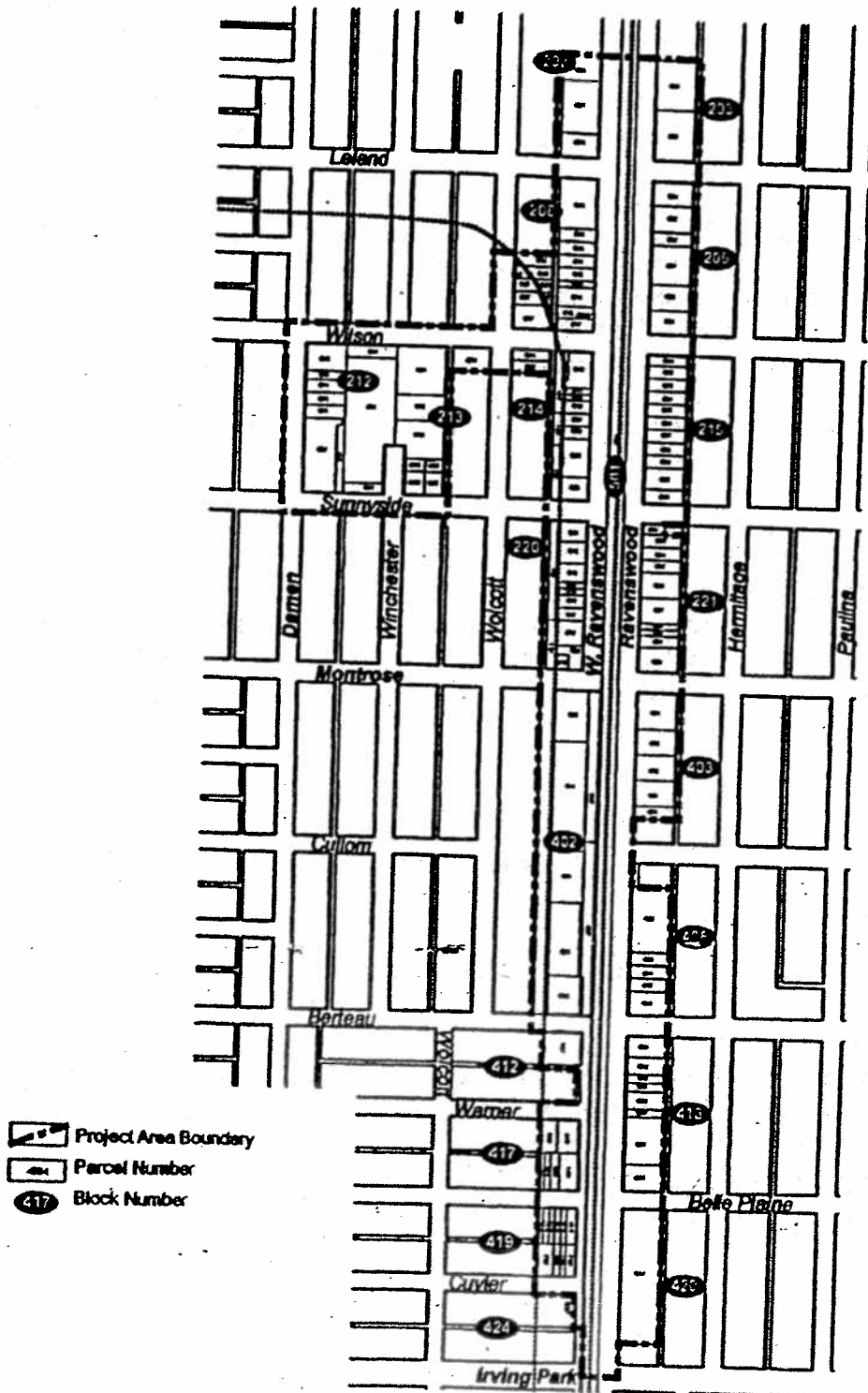
*Exhibit "B".*

*Street Location Of Area.*

An area that is located on the north side of the City of Chicago and generally includes 1) the Ravenswood Avenue frontage bounded by Irving Park Road on the south and Lawrence Avenue on the north; and 2) the former Ravenswood Hospital site bounded by Wilson Avenue on the north, Damen Avenue on the west, Sunnyside Avenue on the south and the alley of Winchester Avenue on the east.

Exhibit "C".

Project Area Boundary.





STATE OF ILLINOIS )  
 )  
COUNTY OF COOK )

I, EDMUND W. KANTOR, Deputy City Clerk of the City of Chicago in the County of Cook and State of Illinois, DO HEREBY CERTIFY that the annexed and foregoing is a true and correct copy of that certain ordinance now on file in my office: of a designation of Ravenswood Corridor Redevelopment Project Area as Tax Increment Financing District.

I DO FURTHER CERTIFY that the said ordinance was passed by the City Council of the said City of Chicago on the ninth (9<sup>th</sup>) day of March, 2005 and deposited in my office on ninth (9<sup>th</sup>) day of March, 2005.

I DO FURTHER CERTIFY that the vote on the question of the passage of the said ordinance by the said City Council was taken by yeas and nays and recorded in the Journal of the Proceedings of the said City Council, and that the result of said vote so taken was as follows, to wit:

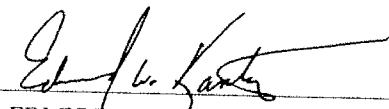
Yeas 49      Nay 0

I DO FURTHER CERTIFY that the said ordinance was delivered to the Mayor of the said City of Chicago after the passage thereof by the said City Council, without delay, by the City Clerk of the said City of Chicago, and that the said Mayor did approve and sign said ordinance on the ninth (9<sup>th</sup>) day of March, 2005.

I DO FURTHER CERTIFY that the original, of which the foregoing is a true copy, is entrusted to my care for safe keeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Chicago aforesaid, at the said City, in the County and State aforesaid, this thirtieth (30<sup>th</sup>) day of March, 2006.

[E.G.]



EDMUND W. KANTOR, Deputy City Clerk