

**AN ORDINANCE OF THE CITY OF CHICAGO, ILLINOIS
DESIGNATING THE EXPANDED DIVERSEY/CHICAGO RIVER
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 amendment to the redevelopment project area known as the Diversey/Chicago River Redevelopment Project Area (the "Expanded Area") described in Section 2 of this ordinance, to be redeveloped pursuant to a proposed amended redevelopment plan and project (the "Amended Plan"), consisting of the Diversey/Chicago River Tax Increment Financing Redevelopment Area Project and Plan approved by the City Council of the City (the "City Council") on October 5, 2016 together with the Amendment (defined below); 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 25, 2024, at 6:30p.m. at the Linda and Bill Gantz Boys and Girls Club, 2915 N. Leavitt Street, Chicago, Illinois; and

WHEREAS, the Diversey/Chicago River Tax Increment Financing Redevelopment Project and Plan Amendment No.1 (the "Amendment") (including the related eligibility report attached thereto as an exhibit and, if applicable, the feasibility study and the housing impact study) has been made available for public inspection and review pursuant to Section 5/11-74.4-5(a) of the Act since August 2, 2024, 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 24-CDC-31 on August 13, 2024 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 Amendment (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 August 19, 2024, which is within a reasonable time after the adoption by the Commission of Resolution 24-CDC-31 to: (a) all residential addresses that, after a good faith effort, were determined to be (i) located within the Expanded Area and (ii) located within 750 feet of the boundaries of the Expanded Area (or, if applicable, were determined to be the 750 residential addresses that were closest to the boundaries of the Expanded Area); and (b) organizations and residents that were registered interested parties for such Expanded 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 September 5, 2024, 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 Amendment, designation of the Expanded Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Expanded 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 Amendment, designation of the Expanded Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Expanded Area pursuant to the Act on October 8, 2024; and

WHEREAS, the Commission has forwarded to the City Council a copy of its Resolution 24-CDC-38, recommending to the City Council approval of the Amendment, among other related matters; and

WHEREAS, the City Council has heretofore approved the Amendment, which was identified in **AN ORDINANCE OF THE CITY OF CHICAGO, ILLINOIS, APPROVING AMENDMENT #1 TO THE REDEVELOPMENT PLAN FOR THE DIVERSEY/CHICAGO RIVER 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 Expanded Area. The Expanded Area is legally described in **Exhibit A** attached hereto and incorporated herein. The street location (as near as practicable) for the Expanded Area is described in **Exhibit B** attached hereto and incorporated herein. The map of the Expanded Area is depicted on **Exhibit C** attached hereto and incorporated herein.

Section 3. Findings. The Corporate Authorities hereby make the following findings:

a. The Expanded Area includes only those contiguous parcels of real property and improvements thereon that are to be substantially benefitted by proposed Amended 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 Expanded Area is not less, in the aggregate, than one and one-half acres in size; and

(ii) Conditions exist in the Expanded Area that cause the Expanded Area to qualify for designation as a redevelopment project area and a conservation area as defined in the Act;

c. If the Expanded Area is qualified as a "blighted area," whether improved or vacant,

each of the factors necessary to qualify the Expanded 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 Expanded Area as required pursuant to Section 5/11-74.4-3(a) of the Act;

d. If the Expanded Area is qualified as a "conservation area," the combination of the factors necessary to qualify the Expanded Area as a redevelopment project area on that basis is detrimental to the public health, safety, morals or welfare, and the Expanded Area may become a blighted area.

Section 4. Expanded Area Designated. The Expanded 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 take effect upon its passage and approval.

List of Attachments

- Exhibit A: Legal description of the Expanded Area
- Exhibit B: Street location of the Expanded Area
- Exhibit C: Map of the Expanded Area

EXHIBIT A
DIVERSEY/CHICAGO RIVER TIF AMENDMENT NO. 1
LEGAL DESCRIPTION

THAT PART OF SECTION 30 TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER, AND THE SOUTH RIGHT OF WAY LINE OF DIVERSEY PARKWAY;

THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER APPROXIMATELY 434.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF LEAVITT AVENUE;

THENCE SOUTHERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF LEAVITT AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 11 IN SNOW ESTATE SUBDIVISION BY SUPERIOR COURT IN PARTITION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 30-40-14 AND THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 25-40-13 (EXCEPT THE SOUTH 20 ACRES), ALSO THAT PART OF THE SOUTHWEST QUARTER OF SECTION 30-40-14 LYING NORTH AND EAST OF THE NORTH BRANCH OF THE CHICAGO RIVER, ALSO LOTS 2,3,4,6,7,9 & 11 IN ASSESSOR'S DIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 30-40-14 LYING BETWEEN THE RAILROAD AND THE RIVER;

THENCE EASTERLY ALONG THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 11 IN SNOW ESTATE SUBDIVISION AFORESAID AND ALONG THE SOUTHERLY LINE OF LOT 11 EXTENDED TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 30 AFORESAID;

THENCE NORTH ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 30 AFORESAID A DISTANCE OF 89.43 FEET;

THENCE SOUTH 89 DEGREES 47 MINUTES 57 SECONDS WEST A DISTANCE OF 8.08 FEET TO THE EASTERLY RIGHT OF WAY LINE OF DAMEN AVENUE;

THENCE NORTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF DAMEN AVENUE A DISTANCE OF 77.32 FEET ALONG A CURVE CONVEX EASTERLY HAVING A RADIUS OF 1558.59 FEET;

THENCE CONTINUING NORTH 03 DEGREES 59 MINUTES 41 SECONDS WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF DAMEN AVENUE A DISTANCE OF 326.85 FEET;

THENCE CONTINUING NORTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF DAMEN AVENUE 315.15 FEET ON A RADIUS OF 2427.68 FEET CHORD BEARS NORTH 00 DEGREES 16 MINUTES 34 SECONDS A DISTANCE OF 314.93 FEET;

THENCE NORTHERLY 164.95 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF DAMEN AVENUE ALONG AN ARC OF A CIRCLE CONVEX WESTERLY HAVING A RADIUS OF 2427.68 FEET AND WHOSE CHORD BEARS NORTH 05 DEGREES 23 MINUTES 22 SECONDS EAST 164.92 FEET;

THENCE NORTH 07 DEGREES 20 MINUTES 06 SECONDS EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF DAMEN AVENUE A DISTANCE 172.80 FEET TO A POINT ON THE EAST LINE OF THE SW QUARTER OF SECTION 30 AFORESAID;

THENCE NORTH 07 DEGREES 21 MINUTES 27 SECONDS EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF DAMEN AVENUE A DISTANCE OF 191.65 FEET;

THENCE NORTH 72 DEGREES 57 MINUTES 14 SECONDS EAST A DISTANCE OF 23.92 FEET TO THE WESTERLY RIGHT OF WAY LINE OF CLYBOURN AVENUE;

THENCE CONTINUING NORTH 72 DEGREES 57 MINUTES 14 SECONDS EAST TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CLYBOURN AVENUE;

THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF CLYBOURN AVENUE TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF DIVERSEY PARKWAY;

THENCE NORTH ON A LINE BEING PARALLEL WITH THE EAST RIGHT OF WAY LINE OF DAMEN AVENUE TO A POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF DIVERSEY PARKWAY;

THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF DIVERSEY PARKWAY TO A POINT OF INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF DAMEN AVENUE;

THENCE NORTHWESTERLY TO THE POINT OF INTERSECTION WITH THE SOUTHEAST CORNER OF LOT 13 IN CATHERINE WECKLER'S SUBDIVISION OF THE SOUTH HALF OF OUTLOT 13 NORTHEAST OF CLYBOURN AVENUE IN SUBDIVISION OF SUPERIOR COURT PARTITION OF OUTLOT 13 OF SNOW ESTATE SUBDIVISION IN SECTION 30 AFORESAID, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF CLYBOURN AVENUE;

THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF CLYBOURN AVENUE TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF WELLINGTON AVENUE;

THENCE NORTHWESTERLY TO A POINT OF INTERSECTION WITH THE SOUTHWEST CORNER OF LOT 58 IN GEORGE LILL'S SUBDIVISION OF OUTLOT 15 IN SUPERIOR COURT PARTITION OF OUTLOT 15 OF SNOW ESTATE SUBDIVISION AFORESAID, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF LEAVITT AVENUE;

THENCE SOUTHERLY TO THE POINT OF INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF LEAVITT AVENUE AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF CLYBOURN AVENUE;

THENCE SOUTH ALONG THE EAST LINE OF LEAVITT STREET TO THE EASTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF OAKDALE AVENUE;

THENCE WEST ALONG THE EASTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF OAKDALE AVENUE TO THE WEST RIGHT OF WAY LINE OF LEAVITT STREET;

THENCE SOUTH AND SOUTHEASTERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF LEAVITT STREET TO THE NORTH RIGHT OF WAY LINE OF DIVERSEY PARKWAY;

THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF DIVERSEY PARKWAY TO THE EAST LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER;

THENCE SOUTHERLY ALONG THE EAST LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER APPROXIMATELY 60.20 FEET TO THE POINT OF BEGINNING.

EXHIBIT B: Street Boundary Description of the Area

Street Boundary Description of the
DIVERSEY/CHICAGO RIVER Tax Increment Financing
Redevelopment Project Area

The Area is generally bounded by **DIVERSEY PARKWAY (APPROX.)** on the north, **DAMEN AVE** on the east, **NORTH BRANCH OF THE CHICAGO RIVER** on the south, and **NORTH BRANCH OF THE CHICAGO RIVER** on the west.

EXHIBIT C MAP OF EXPANDED AREA

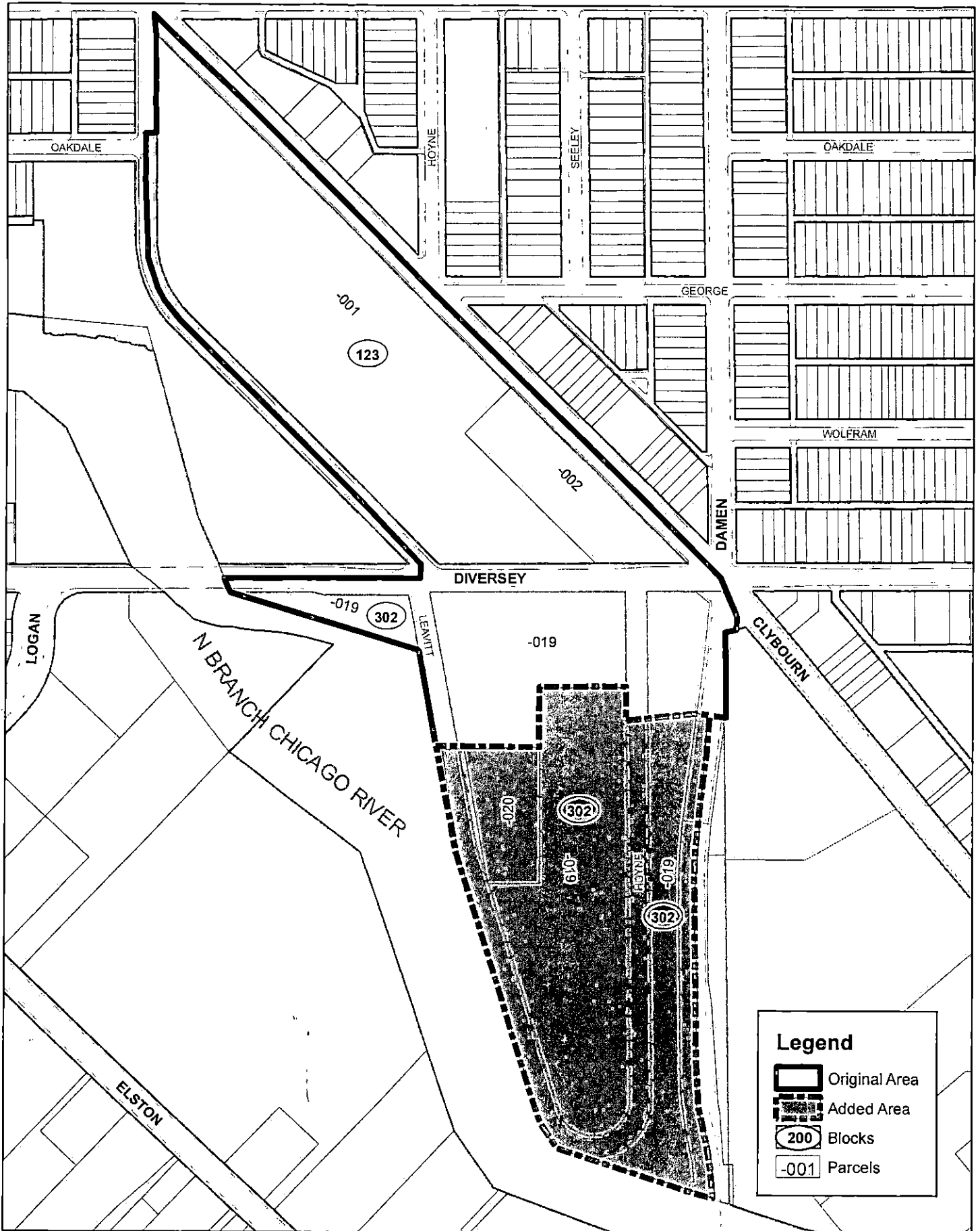


Figure 1: Project Area Boundary
DIVERSEY/CHICAGO RIVER TIF AMENDMENT #1



FIW



OFFICE OF THE MAYOR
CITY OF CHICAGO

BRANDON JOHNSON
MAYOR

December 11, 2024

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 first amendment to the Diversey/Chicago River Tax Increment Financing Redevelopment Plan.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

Mayor



CITY OF CHICAGO

★
COMMITTEE ON FINANCE

CITY COUNCIL

CITY HALL - ROOM 302

121 NORTH LASALLE STREET
CHICAGO, ILLINOIS 60602

ALDERMAN PAT DOWELL
CHAIRMAN

PHONE: 312-744-3380

**January 15, 2025
CHICAGO, ILLINOIS**

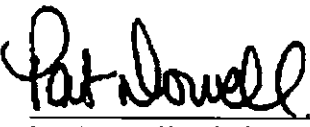
TO THE PRESIDENT AND MEMBERS OF THE CITY COUNCIL:

Your Committee on Finance which was referred an ordinance **designating** the Expanded Diversey/Chicago River Tax Increment Financing Redevelopment Project Area, a Redevelopment Project Area pursuant to the Tax Increment Allocation Redevelopment Act. **(O2024-0014391)** **32nd Ward**

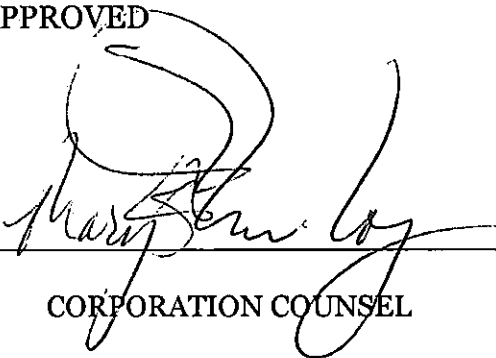
Having the same under advisement, begs leave to report and recommend that Your Honorable Body **Pass** the proposed ordinance transmitted herewith.

This recommendation was concurred in by a voice vote of the members of the committee present with one dissenting vote made by Alderman Jeanette Taylor – 20th Ward on **January 13, 2025**.

(signed)

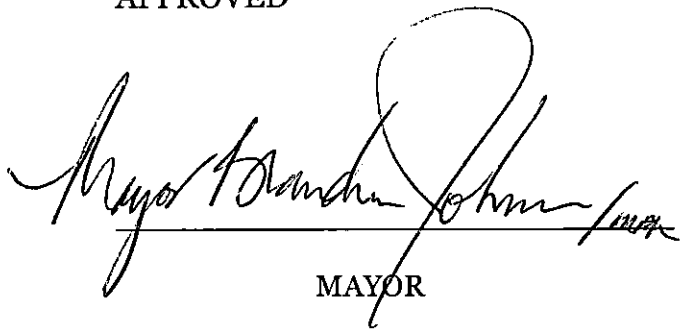

Pat Dowell, Chairman
Committee on Finance

APPROVED



CORPORATION COUNSEL

APPROVED



MAYOR

DATED: 1/16/25

DATED: January 16, 2025