

ORDINANCE

WHEREAS, the City of Chicago (the "**City**"), a home rule unit of government under Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, has heretofore found and does hereby find that there exists within the City a serious shortage of decent, safe and sanitary rental housing available to persons of low and moderate income; and

WHEREAS, the City has determined that the continuance of a shortage of affordable rental housing is harmful to the health, prosperity, economic stability and general welfare of the City; and

WHEREAS, pursuant to ordinances the City Council (the "**City Council**") of the City adopted on April 12, 2000 and published in the Journal of the Proceedings of the City Council (the "**Journal**") for such date at pages 28776 to 28896 (as amended, the "**South Chicago TIF Ordinances**"), and under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4.1 et seq., as amended (the "**Act**"), the City Council: (i) approved a redevelopment plan and project (the "**South Chicago Plan**") for a portion of the City known as the "South Chicago Redevelopment Project Area" (the "**South Chicago Area**"); (ii) designated the South Chicago Area as a "redevelopment project area" within the requirements of the Act; and (iii) adopted tax increment financing for the South Chicago Area; and

WHEREAS, ad valorem taxes which, pursuant to Section 5/11-74.4-8(b) of the Act and the South Chicago TIF Ordinances, are allocated to and when collected are paid to the Treasurer of the City for deposit by the Treasurer into a redevelopment project area special tax allocation fund established to pay redevelopment project costs (as defined in the Act) and obligations incurred in the payment thereof are known generally as "**Increment**," and Increment from the South Chicago Area shall be known herein as "**South Chicago Increment**"; and

WHEREAS, Villa Guadalupe Senior Services Corporation, an Illinois not-for-profit corporation (the "**Developer**"), of which Claretian Associates Inc., an Illinois not-for-profit corporation, is the sole member, of which Claretian Missionaries- U.S.A. Province, Inc., an Illinois not-for-profit corporation, is the sole member, plans to redevelop certain real property located in the South Chicago Area, commonly known as 3201 E. 91st Street, Chicago, Illinois (the "**Property**"), to include the rehabilitation of a residential building consisting of approximately 53 residential rental units and common areas for low-income elderly families, all in accordance with the South Chicago Plan (the "**Project**"); and

WHEREAS, the Project is consistent with the goals and objectives of the South Chicago Plan; and

WHEREAS, the Developer has proposed to undertake the Project pursuant to the terms and conditions of a proposed redevelopment agreement to be executed by the Developer and the City to be financed in part by a portion of South Chicago Increment for the purpose of wholly or partially funding certain costs of the Project; and

WHEREAS, to induce certain redevelopment pursuant to the Act, the City Council adopted ordinances on November 13, 2002, which were published in the Journal for such date at pages 97255 to 97439, to accomplish the following: approve and adopt a tax increment financing redevelopment project and plan for the Commercial Avenue Redevelopment Project Area;

designate the Commercial Avenue Redevelopment Project Area as a tax increment financing district; and adopt tax increment financing for the Commercial Avenue Redevelopment Project Area (the aforesaid ordinances, as amended, are collectively referred to herein as the "**Commercial Avenue TIF Ordinances**," the redevelopment plan approved by the Commercial Avenue Ordinances is referred to herein as the "**Commercial Avenue Plan**," the redevelopment project area created by the Commercial Avenue TIF Ordinances is referred to herein as the "**Commercial Avenue Area**," and incremental taxes collected from the Commercial Avenue Area shall be known as the "**Commercial Avenue Increment**"); and

WHEREAS, to induce certain redevelopment pursuant to the Act, the City Council adopted ordinances on December 13, 2000, which were published in the Journal for such date at pages 47782 to 47996, to accomplish the following: approve and adopt a tax increment financing redevelopment project and plan for the Lake Calumet Industrial Redevelopment Project Area; designate the Lake Calumet Industrial Redevelopment Project Area as a tax increment financing district; and adopt tax increment financing for the Lake Calumet Industrial Redevelopment Project Area (the aforesaid ordinances, as amended, are collectively referred to herein as the "**Lake Calumet TIF Ordinances**," the redevelopment plan approved by the Lake Calumet Ordinances is referred to herein as the "**Lake Calumet Plan**," the redevelopment project area created by the Lake Calumet TIF Ordinances is referred to herein as the "**Lake Calumet Area**," and incremental taxes collected from the Lake Calumet Area shall be known as the "**Lake Calumet Increment**"); and

WHEREAS, pursuant to Section 5/11-74.4-4(q) of the Act, the City can use incremental taxes from one redevelopment project area for eligible redevelopment project costs in another redevelopment project area that is either contiguous to, or is separated only by a public right of way from, the redevelopment project area from which the incremental taxes are received so long as the applicable redevelopment plans permit such use (the "**Transfer Rights**"); and

WHEREAS, the South Chicago Area is either contiguous to, or is separated only by a public right of way from, each of the Commercial Avenue Area and the Lake Calumet Area; and

WHEREAS, the Commercial Avenue Plan and the Lake Calumet Plan each permit the exercise of Transfer Rights with respect to their respective incremental taxes, and the South Chicago Plan permits the receipt of incremental taxes pursuant to Transfer Rights; and

WHEREAS, it is anticipated that the City may, in its discretion, exercise its Transfer Rights pursuant to the Act, the South Chicago Plan, the Commercial Avenue Plan, and the Lake Calumet Plan to allocate and use portions of the Commercial Avenue Increment and the Lake Calumet Increment as part of and not in addition to the City Funds (as hereinafter defined); and

WHEREAS, the Project is necessary for the redevelopment of the South Chicago Area; and

WHEREAS, pursuant to Resolution 26-CDC-07 adopted by the Community Development Commission of the City (the "**Commission**") on April 14, 2026, the Commission has recommended that the Developer be designated as the developer for the Project and that DPD be authorized to negotiate, execute and deliver on behalf of the City a redevelopment agreement with the Developer for the Project; now, therefore,

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

SECTION 1. Incorporation of Recitals. The above recitals are expressly incorporated in and made a part of this ordinance as though fully set forth herein.

SECTION 2. Developer Designation. The Developer is hereby designated as the "**Developer**" for the Project pursuant to Section 5/11-74.4-4 of the Act.

SECTION 3. Redevelopment Agreement. The Commissioner of Planning and Development or a designee of the Commissioner (the "**Authorized Officer**") are each hereby authorized, with the approval of the City's Corporation Counsel as to form and legality, to negotiate, execute and deliver a redevelopment agreement between the Developer and the City substantially in the form attached hereto as Exhibit A and made a part hereof (the "**Redevelopment Agreement**"), and such other supporting documents as may be necessary to carry out and comply with the provisions of the Redevelopment Agreement, with such changes, deletions and insertions as shall be approved by the persons executing the Redevelopment Agreement, with such execution to constitute conclusive evidence of the Authorized Officer's approval of any changes or revisions from the form of Redevelopment Agreement attached to this ordinance.

SECTION 4. City Funds. The City Council hereby finds that the City is authorized to pay an aggregate amount not to exceed \$5,869,448 to the Developer (the "**City Funds**"), including up to \$1,956,482.67 of South Chicago Increment, up to \$1,956,482.67 of Commercial Avenue Increment upon exercise of the City's Transfer Rights, and up to \$1,956,482.67 of Lake Calumet Increment upon exercise of the City's Transfer Rights, to finance a portion of the eligible costs included within the Project. The proceeds of the City Funds are hereby appropriated for the purposes set forth in this section.

SECTION 5. TIF Fund. Pursuant to the South Chicago TIF Ordinances, the City has created the fund for the South Chicago Increment (the "**TIF Fund**"). The Chief Financial Officer (or his or her designee) of the City is hereby directed to maintain the TIF Fund as a segregated interest-bearing account, separate and apart from the City's Corporate Fund or any other fund of the City. Pursuant to the South Chicago TIF Ordinances, all South Chicago Increment received by the City shall be deposited into the TIF Fund. The City shall use the funds in the TIF Fund to make payments pursuant to the terms of the Redevelopment Agreement. The City is authorized to exercise its Transfer Rights and deposit up to \$1,956,482.67 of the Commercial Avenue Increment and up to \$1,956,482.67 of Lake Calumet Increment into the TIF Fund to be used to support the Project pursuant to the Redevelopment Agreement.

SECTION 6. Affordable Housing. The Project shall be deemed to qualify as "Affordable Housing" for purposes of Chapter 16-18 of the Municipal Code of Chicago (the "Municipal Code"). Sections 2-44-080 through 2-44-105, inclusive, of the Municipal Code shall not apply to the Project or the Property.

SECTION 7. Inconsistent Provisions. To the extent that any ordinance, resolution, rule, order or provision of the Municipal Code, or part thereof, is in conflict with the provisions of this ordinance, the provisions of this ordinance shall control. If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this ordinance.

SECTION 8. Effective Date. This ordinance shall take effect upon its passage and approval.