

AN ORDINANCE OF THE CITY OF CHICAGO, ILLINOIS  
DESIGNATING THE 89TH & STATE REDEVELOPMENT  
PROJECT AREA 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. (1993), as amended (the "Act"), for a proposed redevelopment project area to be known as the 89th & State 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, pursuant to Sections 5/11-74.4-4 and 5/11-74.4-5 of the Act, the Community Development Commission (the "Commission") of the City, by authority of the Mayor and the City Council of the City (the "City Council," referred to herein collectively with the Mayor as the "Corporate Authorities") called a public hearing (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 on February 10, 1998; and

WHEREAS, the Plan (including the related eligibility study attached thereto as an exhibit) was made available for public inspection and review pursuant to Section 5/11-74.4-5(a) of the Act; notice of the Hearing was given pursuant to Section 5/11-74.4-6 of the Act; and a meeting of the joint review board (the "Board") was convened pursuant to Section 5/11-74.4-5(b) of the Act; and

WHEREAS, the Commission has forwarded to the City Council a copy of its Resolution 98-CDC-6, recommending to the City Council the designation of the Area as a redevelopment project area pursuant to the Act, among other things; and

WHEREAS, the Corporate Authorities have reviewed the Plan (including the related eligibility study for the Area attached thereto as an exhibit), testimony from the Hearing, if any, the recommendation of the Board, if any, the recommendation of the Commission and such other matters or studies as the Corporate Authorities have deemed necessary or appropriate to make the findings set forth herein, and are generally informed of the conditions existing in the Area; 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 89TH & STATE 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 benefited 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 conservation area as defined in the Act.

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.

## 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

PART OF THE NORTHEAST QUARTER OF SECTION 4 TOGETHER WITH PART OF THE NORTHWEST QUARTER OF SECTION 3, ALL IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILROAD WITH THE WEST LINE OF SOUTH STATE STREET, SAID WEST LINE BEING A LINE DRAWN 33 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH  $0^{\circ} 02' 43''$  WEST ALONG SAID WEST LINE OF SOUTH STATE STREET, 1058.51 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF EAST 89TH STREET, SAID NORTH LINE BEING A LINE DRAWN 33 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH  $89^{\circ} 58' 00''$  EAST ALONG SAID NORTH LINE OF EAST 89TH STREET 1405.60 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF SOUTH INDIANA AVENUE, SAID EAST LINE BEING A LINE DRAWN 50 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH  $0^{\circ}$  EAST ALONG SAID EAST LINE OF SOUTH INDIANA AVENUE, 1352.86 FEET TO THE POINT OF INTERSECTION WITH THE AFOREMENTIONED SOUTHERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILROAD; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILROAD 1438.95 FEET, SAID SOUTHERLY LINE BEING THE ARC OF A CIRCLE CONVEX NORTHERLY, HAVING A RADIUS OF 5680 FEET AND WHOSE CHORD BEARS NORTH  $78^{\circ} 11' 50''$  WEST 1435.10 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

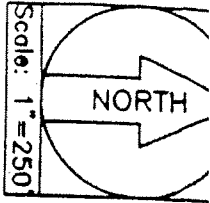
CONTAINING 37.892 ACRES MORE OR LESS.

EXHIBIT B

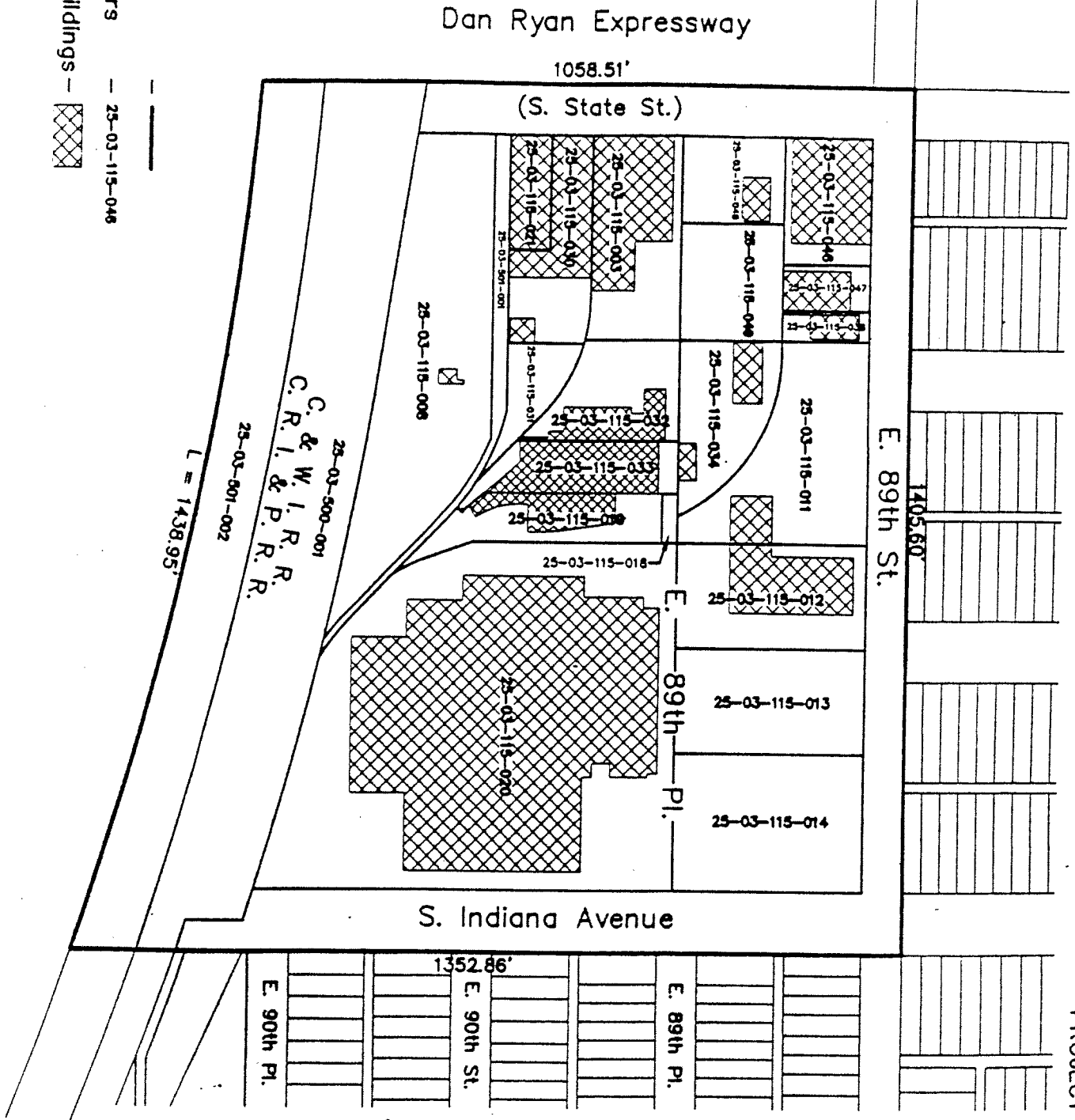
Street Boundaries of the Area

The street boundary description for the 89th & State Area is an area generally bounded by 89th Street on the north, Indiana Avenue on the east, the Chicago Rock Island & Pacific Railroad right-of-way on the south, and the northbound side of State Street along the Dan Ryan Expressway (I- 90/94) on the west.

Exhibit C



- Legend**
- Boundary ———
  - PIN Numbers — 25-03-115-046
  - Existing Buildings — [Cross-hatched pattern]



MAP 1  
PROJECT BOUNDARY

Gremley & Biedermann, Inc.  
 (773) 685-5102  
 971543

Louik / Schneider  
 & Associates, Inc.

City of Chicago  
 7-9-97

Document No. **PO 98** 797

Document No. **098** 618

<b>REFERRED TO COMMITTEE ON FINANCE</b>	
MAR 11 1998	
<i>James J. Tate</i>	City Clerk

PASSED by the City Council of the City of Chicago and deposited in the office of the City Clerk of said City.	
APR - 1 1998	
<i>James J. Tate</i>	City Clerk

APPROVED

*[Signature]*  
CORPORATION COUNSEL

APPROVED

*[Signature]*  
Mayor

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