

DESIGNATION OF WESTERN AVENUE/ROCK ISLAND
REDEVELOPMENT PROJECT AREA AS TAX
INCREMENT FINANCING DISTRICT.

The Committee on Finance submitted the following report:

CHICAGO, February 8, 2006.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance designating the Western Avenue/Rock Island Tax Increment Financing Redevelopment Project Area as a redevelopment project area, having had 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 viva voce vote of the members of the Committee.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Flores, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Balcer, Cárdenas, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, Brookins, Muñoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Matlak, Mell, Austin, Colón, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Tunney, Levar, Shiller, Schuler, M. Smith, Moore, Stone -- 49.

Nays -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

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 Western Avenue/Rock Island 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 August 29, 2005 at 7:00 P.M. at the Beverly Arts Center, 2407 West 111th Street, 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 September 2, 2005, 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 05-CDC-81 on September 13, 2005 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 September 16, 2005, which is within a reasonable time after the adoption by the Commission of Resolution 05-CDC-81 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 October 11, 2005 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 November 8, 2005; and

WHEREAS, The Commission has forwarded to the City Council a copy of its Resolution 05-CDC-100 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 Western Avenue/Rock Island 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 printed
on page 69627 of this *Journal*.]

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

Exhibit "A".
(To Ordinance)

*Western Avenue/Rock Island Tax Increment
Financing Legal Description.*

Those parts of Sections 12, 13 and 24 in Township 37 North, Range 13 East of the Third Principal Meridian, and Sections 7, 18 and 19 in Township 37 North, Range 14 East of the Third Principal Meridian described, as follows:

beginning at the centerline of South Western Avenue and the centerline of West 96th Street; thence east (north, south, east and west are approximate directions and for the purposes of this legal are not meant to be cardinal directions, they are to follow street lines, centerlines, alley lines, lot lines, et cetera, and all their

extensions thereof) along the centerline of West 96th Street, also being a south line of the 95th/Western T.I.F. District, to the extension of the east line of the first alley east of South Western Avenue; thence southerly along the east line of said alley to the north line of Lot 12 in Block 2, in John Jensen and Son's Beverly Highlands, recorded per Document T258206; thence west along said north line of Lot 12 extended to the centerline of said alley; thence south along the centerline of said alley to the north line of West 99th Street; thence east along the north line of West 99th Street to the east line of South Claremont Avenue; thence south along the east line of South Claremont Avenue to the south line of Lot 9 in Block 2 extended east in Preble's Ridge View Subdivision, recorded per Document 1504806; thence west along the south line of said Lot 9 to the centerline of the first alley east of South Western Avenue; thence south along the centerline of said alley to the north line of an east/west dedicated alley extended east; thence east along said north line of said alley to the east line of the first alley east of South Western Avenue; thence south along the east line of said alley to the north line of West 101st Street; thence east along the north line of West 101st Street to the extension of the first alley east of South Western Avenue and south of West 101st Street; thence south along the east line of said alley to the north line of West 103rd Street as widened; thence east along the north line of West 103rd Street as widened to the extension of the east line of South Claremont Avenue; thence south along the east line of South Claremont Avenue to the south line of the first alley south of West 103rd Street; thence west along the south line of said alley to the east line of the first alley east of South Western Avenue; thence south along the east line of said alley to the north line of West 105th Street; thence south to the south line of West 105th Street and the east line of the first alley east of South Western Avenue; thence south along the east line of said alley to the north line of the first alley north of West 107th Street; thence east along the north line of said alley to the east line of Lot 12 extended north in Block 4 in Jernberg's Subdivision, recorded per Document 1293095; thence south along the east line of Lot 12 in Block 4 to the north line of West 107th Street; thence south to the northeast corner of Lot 1 in the resubdivision of Lots 16 to 21 in Block "S" of Morgan Park, recorded per Document 2039956; thence south along the east line of the resubdivision of Lots 16 to 21 in Block "S" of Morgan Park and the east line of the resubdivision of Lots 50 to 55 in Block "S" of Morgan Park, recorded per Document 2043315 to the centerline of West 108th Place; thence continuing south along the east line of Lots 72 and 77 in the resubdivision of Block "S" of the resubdivision of the Blue Island Land and Building Company of certain lots and blocks in Morgan Park, Washington Heights, recorded per Document 106694 to the south line of West 109th Street; thence west along the south line of West 109th Street to a line 15 feet east of the west line of Lot 73 in the resubdivision of Lots 6 to 16 and the north 90 feet of Lots 1 to 5, inclusive, in Block "L" of the resubdivision of the Blue Island Land and Building Company of certain lots and blocks in Morgan Park, Washington Heights recorded per Document 106693; thence south along said 15 foot east line to the north line of Lot 64 in resubdivision of Lots 6 to 16; thence east along the north line of said Lot 64 to the northeast corner of Lot 64; thence south

along the east line of Lots 64, 63 and 60 to the southeast corner of Lot 60; thence west along the south line of Lot 60 to the northeast corner of Lot 57; thence south along the east line of Lot 57 to the north line of West 110th Street; thence east along the north line of West 110th Street to the point of curve in the south line of Lot 49; thence southeasterly to the northeast corner of Lot 47; thence south along the east line of Lots 47 and 24 to the south line of West 110th Place; thence west along the south line of West 110th Place to a line 20 feet west of the east line of Lot 3; thence south along said 20 foot west line to the south line of Lot 3 in the resubdivision of Lots 6 to 16; thence east to the southeast corner of Lot 19 in resubdivision of Block "N", recorded per Document 1060979; thence north along the east line of said Lot 19 to the north line of West 110th Place; thence east along the north line of West 110th Place to the west line of South Longwood Avenue; thence north along the west line of South Longwood Avenue to the north line of Lot 1 extended west, in subdivision of Lot 12 in Block 15 of Washington Heights, recorded per Document 736577; thence east along the north line of said Lot 1 to the westerly line of the C.R.I. and P. Railroad; thence northerly along the westerly line of the C.R.I. and P. Railroad to the southeast corner of Lot 1 in the subdivision of Lot 1 recorded per Document 1234103; thence west along the south line of said lot to the southwest corner of said lot; thence north along the west line of said lot to the northwest corner of said lot; thence northwesterly to the southeast corner of Lot 25 in W. M. Baker's Subdivision, recorded per Document 667479, also being the westerly line of South Walden Parkway; thence northeasterly along the westerly line of South Walden Parkway to the southerly line of Lot 4 in aforesaid W. M. Baker's Subdivision; thence westerly along the southerly line of Lot 4 to the southwest corner of Lot 4; thence northeasterly along the westerly line of Lots 3 and 4 in said W. M. Baker's Subdivision and continuing northeasterly along the westerly line of the resubdivision of Lots 1 and 2 in Block 3 in W. M. Baker's Subdivision, recorded per Document 14347107 to the south line of West 105th Street; thence west along the south line of West 105th Street to the west line of South Longwood Drive; thence northerly along the curved westerly line of South Longwood Drive to the northeast corner of Lot 1 in the aforesaid W. M. Baker's Subdivision; thence easterly to the northwest corner of Lot 27 in Washington Park, Chas. Hopkinson's Subdivision, recorded per Document 97901; thence easterly to the northeasterly corner of Lot 17; thence northerly along the westerly line of South Walden Parkway, to a line 10 feet northerly of the southerly line of Lot 10 in aforesaid Washington Park, Chas. Hopkinson's Resubdivision; thence westerly along said 10 foot northerly line to the westerly line of Lot 10; thence northerly to the northwesterly corner of Lot 3, also being the southeast corner of the resubdivision of Lot 42 in Block 1 in C. Hopkinson's Resubdivision recorded per Document 4648179; thence westerly along the south line of said subdivision to the westerly line of South Longwood Drive; thence northerly along the westerly curved line of South Longwood Drive to the south line of West 103rd Street; thence northerly to the north line of West 103rd Street and the west line of South Longwood Drive; thence northerly along the westerly line of South Longwood Drive to the northeasterly corner of Lot 2 in Robert C.

Givens Subdivision, recorded per Document 3781116; thence easterly to the northwesterly corner of Lot 16 in Barnard's Subdivision, recorded per Document 1103904; thence east along the north line of Lot 16 to the easterly lines of Parcels 25-7-412-053, 25-7-412-054, 25-7-412-051; thence northeast along the easterly line of said parcels to the northerly line of Lot 20 in said Barnard's Subdivision; thence easterly along the northerly lines of Lots 20 and 7 to the westerly line of South Walden Parkway; thence northerly along the westerly line of South Walden Parkway and extended to the northerly line of West 101st Street; thence east along the north line of West 101st Street to the westerly line of the alley east of South Longwood Drive; thence northerly along the curved westerly line of said alley to the south line of West 100th Street; thence west along the south line of West 100th Street to the west line of the first alley east of South Longwood Drive (north of West 100th Street) extended south; thence north along the west line of said alley to the south line of West 99th Street; thence west along the south line of West 99th Street to the west line of South Longwood Drive; thence northerly to the north line of West 99th Street and South Longwood Drive; thence north along the west line of South Longwood Drive to a line 31 feet north of the south line of Lot 15, extended west in Block 12 in Walden Addition to Washington Heights, recorded per Document 1115422; thence east along said 31 foot north line to the west line of the first alley east of South Longwood Drive; thence north along the west line of said alley to the north line of Orlando J. Buck's Subdivision, recorded per Document 4090049, extended west; thence east along the north line of Orlando J. Buck's Subdivision to the west line of South Walden Parkway; thence north along the west line of South Walden Parkway to the south line of a 20 foot east/west alley in block 7 in said Walden Addition to Washington Heights; thence west along south line of said east/west alley to the west line of South Longwood Drive; thence north along the west line of South Longwood Drive to the south line of Lot 23 in Block 6, extended west in aforesaid Walden Addition to Washington Heights; thence east along the south line of said Lot 23 to the west line of the north/south alley in Block 6; thence north along the west line of said alley to the north line of West 96th Street; thence east along the north line of West 96th Street to the west line of South Wood Street; thence north along the west line of South Wood Street to the southeast corner of Lot 8 in Block 1 in Dore's Subdivision, recorded per Document 196222; thence west to the southwest corner of Lot 8; thence north to the northwest corner of Lot 5, also the southeast corner of Lot 9 in the subdivision of Lots 21, 22, 23 and 24 in Block 1 in Dore's Subdivision, recorded per Document 1440885; (the following four (4) courses are contiguous with the 95th/ Western T.I.F. District) thence north along the line between Lots 4 and 9 to the southwest corner of Lot 3 in said Dore's Subdivision; thence east along the south line of Lot 3 to the centerline of the C.R. I. and P. Railroad; thence north along the centerline of said railroad to the extension of the centerline of the first alley east of said railroad and south of West 95th Street; thence east along said centerline of alley to the east line of South Wood Street (east of said railroad); thence south along the east line of South Wood Street to the north line of the first alley north of West 99th Street; thence east

along the north line of said alley to the east line of Parcel 25-7-217-068 and extended north; thence south along the east line of said parcel and extended south to the south line of West 99th Street; thence west along the south line of West 99th Street to the east line of Parcel 25-7-404-063; thence south along the east line of said parcel to the southeast corner of said parcel; thence east along the south line of Parcel 25-7-404-064 to the southeast corner of said parcel, also being the west line of Parcel 25-7-404-005; thence south along the west line of said Parcel 25-7-404-005 to the southwest corner of said parcel, also being the north line of Parcel 25-7-404-065; thence east along the north line of said Parcel 25-7-404-065 to the northeast corner of said parcel; thence south along the east line of said parcel to the southeast corner of said Parcel 25-7-404-065; thence west along said south line of said parcel to the east line of the following Parcels: 25-7-404-030, 25-7-404-031 and 25-7-404-032; thence south along the east line of said parcels and extended to the south line of West 99th Place, also known as West Beverly Glen; thence west along the south line of West 99th Place to the northwest corner of Parcel 25-7-405-001; thence south along the west line of aforesaid parcel to the easterly line of the C. R. I. and P. Railroad; thence southwesterly along the curved easterly right-of-way of the C. R. I. and P. Railroad to the south line of West 101st Street; thence east along the south line of West 101st Street to the northwest corner of Lot 1 in Barnhart's Tracy Subdivision recorded per Document T204020; thence southerly along the west lines of Lots 1 through 16 in said Barnhart's Tracy Subdivision, to the southwest corner of Lot 16; thence east along the south line of Lot 16 to the northeast corner of Lot 17; thence south to the southeast corner of Lot 20, also being the northwest corner of Emma J. Graham's Subdivision recorded per Document 4956627; thence east along the north line of Emma J. Graham's Subdivision to the east line of South Wood Street; thence south along the east line of South Wood Street to a line 133 feet north of the north line of West 103rd Street; thence east along said line 133 feet north, to the west line of Lot 5 in Norton's Subdivision of the west half of Lot 15 and 16 in Block 4 in Blue Island Land and Building Company's Subdivision, recorded per Document 1621596; thence south along said west line of Lot 5 to the north line of West 103rd Street; thence east along the north line of West 103rd Street to the east line of Lot 13 extended north in Washington Heights, Clark's Subdivision, recorded per Document 2022179; thence south along said east line of Lot 13 to a point on the east line of Lot 13, 165.4 feet south of the northeast corner of Lot 13; thence west along said 165.4 feet south line to the west line of South Wood Street; thence north along the west line of South Wood Street to the south line of the first alley south of West 103rd Street; thence west along the south line of said alley to the northeast corner of Lot 9 in Murray's Tracy Addition, recorded per Document 5190645; thence south along the east line of Lot 9 in aforesaid Murray's Tracy Addition to the southeast corner of Lot 9; thence west along the south line of Lot 9 to the northeast corner of Parcel 25-18-201-016; thence south along the east line of Parcels 25-18-201-016; 25-18-201-017; 25-18-201-026; thence west along the south line of said parcel to the east line

of Lot 8 in said Erastus A. Bernhard's Subdivision; thence south along the east line of Lot 8 to the south line of West 104th Street; thence west along the south line of West 104th Street to the east line of South Hale Avenue; thence southerly along the east line of South Hale Avenue to the northwest corner of Lot 45 in said Erastus A. Barnard's Subdivision; thence easterly along the north line of Lot 45 to the westerly line of the first alley east of South Hale Avenue; thence northerly along the westerly line of said alley to the north line of Lots 20 and 21 extended west; thence east along said north line of Lots 20 and 21, and extended in aforesaid Erastus A. Barnard's Subdivision to the northwest corner of Lot 1 in Lightfield Subdivision recorded per Document T248429; thence south along the west line of Lots 1, 2, 3 and 4 and extended to the north line of Lot 11 in said Lightfield Subdivision; thence west to the northwest corner of Lot 11 in said Lightfield Subdivision; thence south along the west line of Lot 11 to the north line of West 107th Street; thence east along the north line of West 107th Street to the east line of South Wood Street; thence south along the east line of South Wood Street to the south line of West 107th Place extended east; thence west along the south line of West 107th Place to the west line of South Hale Avenue; thence north along the west line of South Hale Avenue to a line 10 feet north of the south line of Lot 3 in Washington Heights, recorded per Document 39778; thence west along said 10 foot line to the east line of the first alley west of South Hale Avenue; thence southerly along said alley to the north line of West 108th Street; then southeasterly to the south line of South 108th Street and the east line of South Hale Avenue; thence southerly along the easterly line of South Hale Avenue to the northerly line of West Prospect Avenue; thence northeasterly along the northerly line of West Prospect Avenue to the intersection of the extension of a 376 foot radius being the westerly line of Block 50 in aforesaid Washington Heights; thence southeasterly along the extended 376 foot radius to the point of curve in Lot 6 in Block 50 in aforesaid Washington Heights; thence continuing along the 376 foot radius being the westerly line of Block 50 to the point of reverse curve in Lot 15 in Block 50; thence continuing along the reverse curve with a radius of 44.8 feet to the northerly line of West Pryor Avenue; thence southeasterly along the northerly line of West Pryor Avenue to the northwesterly line of the alley in Block 49; thence northeasterly along the northwesterly line of said alley to the extension of the northeasterly line of Lot 6 in Block 49 in aforesaid Washington Heights; thence southeasterly along the northeasterly line of Lot 6 to the northwesterly line of South Hermosa Avenue; thence northeasterly along the northwesterly line of South Hermosa Avenue to the northeasterly line of West Wood Street; thence southeasterly to the southeasterly line of South Hermosa Avenue and the northeasterly line of West Chelsea Place; thence southeasterly along the northeasterly line of West Chelsea Place to the northwesterly line of South Vincennes Avenue; (the following three (3) courses are contiguous with a westerly line of the 119th and I-57 T.I.F. District); thence southwesterly along the northwesterly line of South Vincennes Avenue to the north line of West 115th Street; thence west along the north line of West 115th Street to the easterly line to C. R. I. and P. Railroad; thence southerly along the easterly line of

the C. R. I. and P. Railroad to the centerline of West 119th Street also being the south line of the southeast quarter of Section 19; thence west along the centerline of West 119th Street to the extension of the westerly line of the first alley east of South Hale Avenue; thence northerly along the westerly line of said alley to the south line of West 115th Street; thence west along the south line of West 115th Street to the westerly line of South Hale Avenue north of West 115th Street, extended south; thence northerly along the westerly line of South Hale Avenue to the southeast corner of Lot 10 in subdivision of Lots 1 to 4 in Block 72 of the Blue Island Land and Building Company's Subdivision recorded per Document 13445; thence westerly along the southerly line of Lots 9 and 10 in said subdivision to the easterly line of South Longwood Drive; thence northwesterly to the northeast corner of Lot 6 in subdivision of the north 281.5 feet of Lots 2 and 3 in Block 1 in Morgan Park recorded per Document 921208; thence west along the north line of Lot 6 to a point 200 feet east of the northwest corner of Lot 6, said point also being the northeast corner of Parcel 25-19-103-001; thence southerly along the easterly line of said parcel to the southeast corner of said parcel; thence west along the south line of Parcel 25-19-103-001 to the westerly line of South Hoyne Avenue; thence northerly along the westerly line of South Hoyne Avenue to the south line of Parcel 25-19-102-020; thence west along south line of said parcel to the northwest corner of Parcel 25-19-102-021 also being a point on the east line of Parcel 25-19-102-015; thence south along the east line of said parcel and continuing along the east line of Parcel 25 -19-102-016 to the southeast corner of Parcel 25-19-102-016; thence west along a line 334.5 feet south of the south line of West 111th Street to the southwest corner of Parcel 25-19-102-013; thence north along the west line of aforesaid parcel to the southeast corner of Lot 5 in Owner's Division of Lot 7 (except the south 134.5 feet thereof) in Block "T" recorded per Document 8886102; thence west along the south line of Lot 5 to the west line of South Bell Avenue; thence north along the west line of South Bell Avenue to the southeast corner of Lot 1 in Washburn's Resubdivision of Block "K" recorded per Document 131805; thence west to the southwest corner of Lot 14 in aforesaid Washburn Resubdivision; thence south to the southeast corner of Lot 49 in aforesaid Washburn Resubdivision; thence west to the southwest corner of Lot 49 in aforesaid Washburn Resubdivision; thence south to the southeast corner of Lot 55 in aforesaid Washburn Resubdivision; thence southerly to a point on the south line of West 112th Street, said point being 5 feet east of the northwest corner of Lot 9 in resubdivision of Lots 16 to 25 in the north half of Lots 14 and 15 all in Block "E" of Blue Island Land and Building Company's Resubdivision, recorded per Document 127986; thence south on line 5 feet east of the west line of Lot 9 to the south line of Lot 9; thence west along the south line of Lot 9 to the southwest corner of Lot 9 also the northwest corner of Lot 17; thence south along the west line of Lot 17 to the north line of West 112th Place; thence east along the north line of West 112th Place to the westerly line of South Oakley Avenue; thence easterly to a point on the easterly line of South Oakley Avenue, 15 feet south of the north line of Lot 10 in Buten and Hamilton's Subdivision of Lots 12 to 21 in Block "F" of the Blue Island Land and Building Company's

Resubdivision recorded per Document 116496; thence southerly along the easterly line of South Oakley Avenue to the extension of the south line of West 113th Place extended east across South Oakley Avenue; thence west along the south line of West 113th Place to the northeast corner of Lot 13 in resubdivision of the south half of Lots 14 and 15, Lots 6 to 13 and the north 57 feet of Lots 4 and 5 all in Block "E" of Blue Island Land and Building Company's Resubdivision, recorded per Document 127986; thence south along the east line of Lots 13 and 28 and the west line of Lot 34 to the southwest corner of Lot 34 in said Resubdivision; thence east along the south line of said Lot 34 and Lot 35 to the northeast corner of Lot 4 in subdivision of original Lots 1, 2 and 3, recorded per Document 1272083; thence south along the east line of Lots 4, 5, 6 and 7 and their extension to the south line of West 115th Street; thence west along the south line of West 115th Street to the northeast corner of Lot 59 in Walker's Resubdivision recorded per Document 932920; thence south to a point on the east line of Lot 55 in said subdivision, said point being the northwest corner of Parcel 25-19-308-051; thence east along the north line of said parcel to the east line of South Oakley Avenue; thence south along the east line of South Oakley Avenue to the southerly line of West 118th Street; thence westerly along the southerly line of West 118th Street to the northeast corner of Lot 47 in said Walker's Resubdivision; thence south along the east line of Lots 37 through 47, both inclusive, to the centerline of West 119th Street; thence westerly to the centerline of West 119th Street and the centerline of South Western Avenue; thence westerly to the centerline of West 119th Street and the west line of the first north/south alley west of South Western Avenue, extended south; thence north along the west line of said alley to the south line of West 115th Street; thence north to a point on the north line of West 115th Street, 128.10 feet west of the east line of Lot 5 in Block 8 in O. A. Boque's Addition to Morgan Park Subdivision recorded per Document 127177 also being the east line of Parcel 24-24-225-065; thence north along a line 128.10 feet west of the east line of Lot 5 to the north line of Lot 5; thence east along the north line of Lot 5 to a line 122.34 feet west of the east line of Lot 4; thence north along said line 122.34 feet west to the north line of Lot 4; thence west along the north line of said Lot 4 to the west line of the north/south alley in Block 8; thence north along the west line of the north/south alley in Block 8 and the north/south alley in John J. Mack's Resubdivision of Lots 1 and 2 in Block 8, recorded per Document 14709534 and said alley extended to the north line of the east/west alley in John J. Mack's Resubdivision; thence east along north line of said east/west alley to the west line of Lot 6; thence north along the west line of Lots 4, 5 and 6 to the south line of West 114th Street; thence west along the south line of West 114th Street to the east line of the B. & O. Railroad; thence south along the east line of the B. & O. Railroad to the centerline of West 115th Street; thence west along the centerline of 115th Street to the west line of South Rockwell Street; thence north along the west line of South Rockwell Street to the south line of West 112th Street; thence west along the south line of West 112th Street to the west line extended to the first alley west of South Rockwell Street; thence north along the west line of said alley to

the southeast corner of Lot 4 in Block 1 in Jane F. Taylor's Subdivision, recorded per Document 1170316; thence west along the south line of Lot 4 in Block 1 to the west line of South Talman Avenue; thence north along the west line of South Talman Avenue to a line 12 feet north of the south line of Lot 45 in Block 2 in aforesaid Jane F. Taylor's Subdivision; thence west along said 12 foot north line to the east line of the alley in Block 2; thence south along the east line of said alley to the south line of Lot 4 in Block 2 extended east; thence west along the south line of Lot 4 to the west line of South Washtenaw Avenue; thence north along the west line of South Washtenaw Avenue to the south line of Lot 2 in Block 3 in Oviatt's Subdivision recorded per Document 115289; thence west along the south line of Lot 2 to the southwest corner of Lot 2 and the northeast corner of Lot 22; thence south along the east line of Lot 22 to a line 10 feet north of the south line of Lot 22; thence west along said 10 foot north line to the east line of South Fairfield Avenue; thence south along the east line of South Fairfield Avenue to a line 20 feet south of the north line of Lot 4 in Block 4 in aforesaid Oviatt's Subdivision; thence west along said 20 foot south line to the west line of Lot 4; thence south along the east line of Lots 13 to 21 to the north line of West 112th Street; thence west along the north line of West 112th Street to the extension of the west line of the north/south alley in Block 2 in James and Marshall's Subdivision, recorded per Document 2957416; thence south along the west line of said alley to the south line of West 112th Street; thence east along the south line of West 112th Street to the east line of said north/south alley in Block 2; thence south along the east line of said alley to the south line of West 113th Street; thence west along the south line of West 113th Street to the northeast corner of Lot 24 in Block 12 in Oviatt's Subdivision recorded per Document 115289; thence south to the southeast corner of Lot 13 in Block 12; thence south to the south line of West 114th Street, also being the northeast corner of Parcel 24-24-220-035; thence south along the east line of Parcel 24-24-220-035 to the southeast corner; thence east along the north line of Parcel 24-24-220-036 to the northeast corner; thence south along the east line of Parcel 24-24-220-036 to the southeast corner; thence west along the south line of said parcel to the northeast corner of Parcel 24-24-220-040; thence south to the southeast corner of Parcel 24-24-220-038, also being the southwest corner of Parcel 24-24-220-028; thence east along the south line of Parcel 24-24-220-028 to the northwest corner of Parcel 24-24-220-015; thence south along the west line of Parcel 24-24-220-015 and extended to the centerline of West 115th Street; thence west along the centerline of West 115th Street to the east line of the C. G. T. & W. Railroad; thence north along the east line of the G. T. W. Railroad to the centerline of West 113th Street extended; thence west along the centerline of West 113th Street to the west line of South Sacramento Avenue extended; thence north along the west line of South Sacramento Avenue to the south line of the first alley south of West 115th Street; (the following three (3) courses are contiguous with the 111th Street/Kedzie T.I.F. District) thence continuing north along the west line of South Sacramento Avenue to the north line of West 111th Street; thence east along the north line of West 111th Street to the west line of the C. G. T. and W. Railroad; thence north along the west line

of the C. G. T. and W. Railroad to the north line of West 110th Street, also known as Patrick Court; thence continuing north along the west line of the C. G. T. and W. Railroad to the south line of West 109th Street; thence west along the south line of West 109th Street to the west line of South Sacramento Avenue extended; thence north along the west line of South Sacramento Avenue to the south line of West 107th Street; thence west along the south line of West 107th Street to the west line of South Sacramento Avenue extended south; thence north along the west line of South Sacramento Avenue to the north line of West 103rd Street; thence east along the north line of West 103rd Street to the west line of the C. G. T. and W. Railroad; thence south along said west line of C. G. T. and W. Railroad to the centerline of West 103rd Street; thence east along the centerline of West 103rd Street to the east line of the C. G. T. and W. Railroad; thence south along said east line of the C. G. T. and W. Railroad to the centerline of West 111th Street; thence east along the centerline of West 111th Street to the west line of South California Avenue; thence north along the west line of South California Avenue to the north line of the first alley north of West 111th Street; thence east along the north line of said alley to the southwest corner Lot 9 in Block 16 in the F. F. Oviatt's Subdivision recorded per Document 115240; thence north along the west lines of Lots 3, 4, 5, 6, 7, 8 and 9 and extended to the north line of the first alley south of West 110th Street; thence east along the north line of said alley to the west line of the B. & O. Railroad; thence south along the west line of the B. & O. Railroad to the centerline of West 111th Street; thence east along the centerline of West 111th Street to the east line of the B. & O. Railroad; thence south along the east line of the B. & O. Railroad to the south line of West 111th Street; thence east along the south line of West 111th Street to the east line of South Rockwell Street extended south; thence north along the east line of South Rockwell Street to the north line of the first alley north of West 111th Street; thence east along the north line of said alley to the west line of the first alley west of South Western Avenue; thence north along the west line of said alley to the northeast corner of Lot 29 in Block 5 in Premieres Addition to Morgan Park Subdivision recorded per Document 1214278; thence east along said north line of Lot 29 extended to the centerline of the first alley west of South Western Avenue; thence north along the centerline of said alley to a line 9 feet north of the south line of Lot 13 in Block 5 in Premieres Addition to Morgan Park; thence west along said line 9 feet north of the south line of Lot 13 to the west line of the first alley west of South Western Avenue; thence north along the west line of said alley to the southeast corner of Lot 43 in Block 5 in Premieres Addition to Morgan Park; thence east along the south line of Lot 43 extended east to the centerline of said alley; thence north along said centerline to the south line of West 108th Street; thence west along the south line of West 108th Street to the west line of the north/south alley extended south in Block 4 in Premieres Addition to Morgan Park; thence north along the west line of said alley to the north line of West 107th Street; thence west along the north line of West 107th Street to the southwest corner of Lot 16 in Block 1 in Rueter and Companies Morgan Park Manor, recorded per Document 7662035; thence north along the west line of said Lot 16 to the north

line of the first alley north of West 107th Street; thence east along north line of said alley to the west line of the first alley west of South Western Avenue; thence north along the west line of said alley to the bend point in the east line of Lot 31 in Block 1 in Arthur Dunas Beverly Hills Manor Subdivision, recorded per Document 764818; thence northwesterly along the chamfered northeast corner of Lot 31 to the south line of the first alley south of West 103rd Street; thence west along the south line of said alley to the west line of South Artesian Avenue; thence north along the west line of South Artesian Avenue to the south line of West 103rd Street as widened; thence west along south line of West 103rd Street as widened to the east line of South Campbell Avenue; thence south along the east line of South Campbell Avenue to the south line of the first alley south of West 103rd Street; thence west along the south line of said alley to the west line of South Maplewood Avenue; thence north along the west line of South Maplewood Avenue to the north line of West 101st Street extended west; thence east along the north line of West 101st Street to the east line of the first alley west of South Artesian Avenue; thence south along the east line of said alley to the north line of the first alley north of West 103rd Street; thence east along the north line of said alley to the west line of the first alley west of South Western Avenue; thence north along the west line of said alley to the northeast corner of Lot 33 in Block 1 in O. Reuter & Co.'s Beverly Hills Third Edition recorded per Document 7916570; thence east along the north line of Lot 33 extended east to the centerline of the first alley west of South Western Avenue; thence north along the centerline of said alley to the centerline of West 99th Street; thence east along the centerline of West 99th Street to the centerline of South Western Avenue; thence north along the centerline of South Western Avenue to the point of beginning, all as shown on the Western Avenue/Rock Island T.I.F. Map, in Cook County Illinois.

Exhibit "B".

Street Boundaries Of The Area.

The area is located within the Beverly and Morgan Park communities and is generally bounded on the east by the alley right-of-way of South Western Avenue, on the west by the alley right-of-way west of South Western Avenue, on the north by West 96th Street and on the south by West 119th Street extending west along West 111th Street to South Sacramento Avenue; and extending east along West 111th Street/Monterey Avenue to South Vincennes Avenue; north along the Rock Island Railroad tracks to West 95th Place and south along the Rock Island Railroad tracks to West 115th Street.

Exhibit "C".

Redevelopment Project Area
Boundary Map.

