Legislation Details (With Text)

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Type:	Ordinance	**Status:**	Passed
File created:	9/10/2014	**In control:**	City Council
		Final action:	10/8/2014
Title:	Designation of Washington Park Redevelopment Project Area as Tax Increment Financing (TIF) District		
Sponsors:	Emanuel, Rahm		
Indexes:	Designation		
Attachments:	1. O2014-7869.pdf		

Date	Ver.	Action By	Action	Result
10/8/2014	1	City Council	Passed	Pass
10/6/2014	1	Committee on Finance	Recommended to Pass	Pass
9/10/2014	1	City Council	Referred	

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL

September 10,2014

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 ordinances establishing the Washington Park TIF District.

Your favorable consideration of these ordinances will be appreciated.

Mayor

Very truly yours,

AN ORDINANCE OF THE CITY OF CHICAGO, ILLINOIS DESIGNATING THE WASHINGTON PARK 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 redevelopment project area to be known as the Washington Park 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, 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 May 30, 2014, being a date not less than 10 days before the meeting ofthe Community Development Commission ofthe City ("Commission") at which the Commission adopted Resolution 14-CDC-20 on June 10, 2014, fixing the time and place for a public hearing ("Hearing"), at the offices ofthe City Clerk and the City's Department of Planning and Development; and

WHEREAS, pursuant to Section 5/11-74.4-5(a) ofthe Act, notice ofthe availability ofthe 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 July 17, 2014, which is within a reasonable time after the adoption by the Commission of Resolution 14-CDC-20 to: (a) all residential addresses that, after a good faith effort, were determined to be (i) located within the Area and (ii) located within 750 feet of the boundaries of the Area (or, if applicable, were determined to be the 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 held on July 11, 2014, upon the provision of due notice on June 17, 2014, 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 ofthe 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 August 12, 2014; and

WHEREAS, the Commission has forwarded to the City Council a copy of its Resolution 14-CDC-32, recommending to the City Council approval ofthe 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 WASHINGTON PARK REDEVELOPMENT PROJECT AREA; now, therefore,

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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 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 combination of both blighted area and 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 ofthe 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.

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List of Attachments

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

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THAT PART OF SECTIONS 10, 11, 14, 15, 16, 21 AND 22 IN TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE NORTH LINE OF THE SOUTH 16 FEET OF LOT 6 OF SOUERBRY & GRUS' SUBDIVISION IN THE NORTHEAST V* OF SECTION 16 AFORESAID RECORDED SEPTEMBER 24, 1868 AS DOCUMENT 183534; THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF GARFIELD BLVD. TO THE WEST LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD; THENCE NORTH ALONG THE WEST LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD TO THE NORTH LINE OF SECTION 16; THENCE EAST ALONG THE NORTH LINE OF SECTION 16 TO THE EAST LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD; THENCE SOUTH ALONG THE EAST LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD TO THE SOUTH RIGHT OF WAY LINE OF GARFIELD BLVD.; THENCE EAST ALONG THE SOUTH RIGHT OF WAY OF GARFIELD BLVD. TO A POINT AT THE NORTHWEST CORNER OF LOT 1 IN BLOCK 2 IN YERBY'S SUBDIVISION RECORDED OCTOBER 17, 1857 AS DOCUMENT NUMBER 93105 SAID POINT ALSO BEING THE EAST RIGHT OF WAY LINE OF INDIANA AVE; THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF INDIANA AVENUE TO THE SOUTH RIGHT OF WAY LINE OF 55th PLACE SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 1 IN SUBDIVISION OF LOT 25, 26, 27 OF BLOCK 2 OF YERBY'S SUBDIVISION RECORDED SEPTEMBER 25, 1889 AS DOCUMENT NUMBER 1160736; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF 55th PLACE TO THE WEST LINE OF THE EAST 16 FEET OF LOT 2 IN BLOCK 2 OF HANCE'S SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF SAID EAST 16 FEET OF LOT 2 AND ITS SOUTHERLY EXTENSION TO THE SOUTH LINE OF THE ALLEY LYING SOUTH OF 55thPLACE; THENCE EAST TO THE WEST LINE OF THE EAST 11 FEET OF LOT 11 IN BLOCK 2 OF HANCE'S SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF SAID EAST 11 FEET OF LOT 11 TO THE NORTH RIGHT OF WAY LINE OF 56th STREET; THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF 56th STREET TO THE EAST LINE OF THE WEST 18 FEET OF LOT 12 IN BLOCK 2 OF HANCE'S SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF SAID WEST 18 FEET OF LOT 12 TO THE NORTH LINE OF THE ALLEY LYING NORTH OF 56th STREET; THENCE EAST ALONG SAID ALLEY TO THE EAST LINE OF THE WEST 23 FEET OF LOT 1 IN BLOCK 2 OF HANCE'S SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF SAID WEST 23 FEET OF LOT 1 TO THE SOUTH RIGHT OF WAY LINE OF 55th PLACE; THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF 55th PLACE TO THE WEST RIGHT OF WAY LINE OF DR. MARTIN LUTHER KING JR. DRIVE (SOUTH PARK AVE); THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF DR. MARTIN LUTHER KING JR. DRIVE (SOUTH PARK AVE) TO THE SOUTH RIGHT OF WAY LINE OF 51st STREET; THENCE WEST TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF SOUTH PARK AVENUE AS LOCATED IN THE EAST 'A OF THE NORTHWEST V* OF SECTION 10 AFORESAID; THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF

THE WEST LINE OF SOUTH PARK AVENUE TO THE NORTH RIGHT OF WAY LINE OF 5 1st STREET; THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF 51st STREET AND ITS EASTERLY EXTENSION TO THE EAST RIGHT OF WAY LINE OF COTTAGE GROVE AVENUE; THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF COTTAGE GROVE AVENUE TO THE SOUTH RIGHT OF

WAY LINE OF 60th STREET; THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF 60th STREET TO THE EAST RIGHT OF WAY LINE OF DR. MARTIN LUTHER KING JR. DRIVE (SOUTH PARK AVENUE); THENCE SOUTH ALONG SAID EAST LINE OF DR. MARTIN LUTHER KING JR. DRIVE (SOUTH PARK AVENUE) TO THE SOUTH RIGHT OF WAY LINE OF 63rd STREET ALSO BEING THE NORTHWEST CORNER OF LOT 10 IN BLOCK 2 IN SONNENSCHEIN & SOLOMON'S SUBDIVISION RECORDED APRIL 20, 1891 AS DOCUMENT 1453254; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE OF 63rd STREET TO THE CENTER LINE OF PRAIRIE AVENUE; THENCE SOUTH ALONG SAID CENTER LINE OF PRAIRIE AVENUE TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 12 IN SUBDIVISION OF THE EAST J4 OF THE NORTHWEST % OF SECTION 22 AFORESAID; THENCE NORTHWESTERLY ALONG THE EASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 12 IN SUBDIVISION OF THE EAST V4 OF THE NORTHWEST % OF SECTION 22 TO THE EAST LINE OF INDIANA AVENUE; THENCE WESTERLY TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST V4 OF THE NORTHWEST V* OF SECTION 22 AFORESAID AND THE NORTHEASTERLY LINE OF THE NEW YORK CENTRAL RAILROAD RIGHT OF WAY; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF THE NEW YORK CENTRAL RAILROAD RIGHT OF WAY TO THE EAST RIGHT OF WAY LINE OF STATE STREET; THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF STATE STREET TO THE NORTHWEST CORNER OF LOT 3 IN 64™ AND STATE STREETS SUBDIVISION OF PART OF THE NORTHWEST V* OF THE NORTHWEST % OF SECTION 22 AFORESAID; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF LOT 3 A DISTANCE OF 327.80 FEET TO THE NORTHEAST CORNER OF LOT 3 IN 64™ AND STATE STREETS SUBDIVISION AFORESAID; THENCE SOUTHEASTERLY TO THE NORTHEAST CORNER OF LOT 1 IN CITY PRODUCTS CORPORATION SUBDIVISION OF PART OF THE WEST '/$_2$ OF THE NORTHWEST Va OF SECTION 22 AFORESAID; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 25.67 FEET TO AN ANGLE POINT; THENCE CONTINUING SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 187.50 FEET TO AN ANGLE POINT; THENCE CONTINUING SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 88.99 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 1 SAID POINT ALSO BEING THE SOUTHWESTERLY LINE OF THE RAILROAD RIGHT OF WAY THROUGH SECTION 22; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF LOT 27 IN BRACKETT'S RESUBDIVISION OF LOTS 1 TO 30 IN JUNCTION GROVE, ARTEMUS WHITE AND FRANCIS B. DODSWORTH'S SUBDIVISION OF

PART OF THE WEST Vz OF THE NORTHWEST V* OF SECTION 22 AFORESAID; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 27 AND LOT 28 TO THE NORTHEAST CORNER OF LOT 28 IN BRACKETT'S RESUBDIVISION AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF LOT 28 AFORESAID TO THE SOUTHEAST CORNER OF SAID LOT 28 BEING ALSO THE NORTH RIGHT OF WAY LINE OF 66™ STREET; THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF 66™ STREET TO THE EAST RIGHT OF WAY LINE OF STATE STREET; THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF STATE STREET TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF 66™ STREET AS LOCATED IN THE EAST 54 OF THE NORTHEAST V* OF SECTION 21 AFORESAID; THENCE WESTERLY ALONG THE EASTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF 66™ STREET TO THE EAST LINE OF THE RIGHT OF WAY OF PERRY AVENUE; THENCE NORTH ALONG THE EAST LINE OF THE RIGHT OF WAY OF PERRY AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 3 IN COUNTY CLERK'S DIVISION OF LOTS 3 AND 4 OF

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BLOCK 13 OF SKINNER & JUDD'S SUBDIVISION; THENCE WEST ALONG SAID SOUTH LINE OF LOT 3 TO THE CENTER LINE OF VACATED PERRY AVENUE AS VACATED BY DOC. 89170528; THENCE NORTH TO THE POINT OF INTERSECTION WITH THE NORTHERLY LINE OF VACATED PERRY AVENUE; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF VACATED PERRY AVENUE TO A POINT ON THE EAST LINE OF LOT 1 BEING 49.50 FEET SOUTH OF THE NORTH LINE OF LOT 1 IN COUNTY CLERK'S DIVISION OF LOTS 3 AND 4 OF BLOCK 13 OF SKINNER AND JUDD'S SUBDIVISION OF THE NORTHEAST [1]A OF SECTION 21 AFORESAID; THENCE WEST ALONG A LINE BEING 49.50 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1 TO THE WEST LINE OF SAID LOT 1; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 AND ITS NORTHERLY EXTENSION TO THE SOUTHEAST CORNER OF LOT 8 IN BLOCK 13 IN SKINNER AND JUDD'S SUBDIVISION AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 8 A DISTANCE OF 86 FEET; THENCE NORTH TO THE NORTH LINE OF LOT 8 AT A POINT BEING 86 FEET WEST OF THE NORTHEAST CORNER OF. SAID LOT 8; THENCE WEST ALONG THE NORTH LINE OF LOT 8 AND ITS WESTERLY EXTENSION TO THE INTERSECTION WITH A LINE BEING 40 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE EAST V_2 OF THE NORTHEAST V* OF SECTION 21 AFORESAID, SAID LINE BEING ALSO THE EAST LINE OF WENTWORTH AVENUE AS EXTENDED; THENCE NORTH ALONG THE EXTENSION OF THE EAST LINE OF WENTWORTH AVENUE TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF 65™ STREET AS LOCATED IN THE WEST 1/2 OF THE NORTHEAST % OF SECTION 21 AFORESAID; THENCE WEST ALONG THE EASTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF 65™ STREET TO THE WESTERLY LINE OF THE DAN RYAN EXPRESSWAY ALSO BEING A POINT 182.80 FEET EAST OF THE SOUTHWEST CORNER OF LOT 5 IN COUNTY CLERK'S DIVISION OF LOTS 4, 5 AND 6 OF BLOCK 8 OF SKINNER AND JUDD'S SUBDIVISION AFORESAID; THENCE

NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF THE DAN RYAN EXPRESSWAY TO THE SOUTH LINE OF LOT 8 IN BLOCK 3 IN SKINNER AND JUDD'S SUBDIVISION AFORESAID; THENCE EAST TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTHWESTERLY TO A POINT ON THE WEST LINE OF THE EAST 40 FEET OF LOT 8 LYING 50.76 FEET SOUTH OF THE NORTH LINE OF SAID LOT 8; THENCE NORTH ALONG THE WEST LINE OF THE EAST 40 FEET OF LOT 8 AFORESAID EXTENDED NORTH TO THE NORTH RIGHT OF WAY LINE OF 64™ SREET; THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF 64™ STREET TO THE EAST RIGHT OF WAY LINE OF YALE AVENUE; THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF YALE AVENUE TO THE SOUTH RIGHT OF WAY LINE OF 63RD STREET; THENCE NORTHEASTERLY TO THE SOUTHEAST CORNER OF LOT 34 IN BLOCK 3 IN I.J. NICHOL'S SUBDIVISION; THENCE WEST ALONG THE NORTH RIGHT OF WAY OF 63rd STREET TO THE SOUTHWEST CORNER OF LOT 30 IN BLOCK 3 IN I.J. NICHOL'S SUBDIVISION; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 30 IN BLOCK 3 A DISTANCE OF 38 FEET; THENCE NORTHEAST TO A POINT ON THE NORTH LINE OF LOT 31 IN BLOCK 3 IN I.J. NICHOL'S SUBDIVISION SAID POINT BEING 12 FEET EAST OF THE WEST LINE OF SAID LOT 31; THENCE NORTH TO A POINT ON THE NORTH LINE OF A PUBLIC ALLEY LYING NORTH OF 63rd STREET SAID POINT ALSO BEING A POINT ON LOT 22 IN BLOCK 3 IN I.J. NICHOL'S SUBDIVISION; THENCE WEST ALONG SAID NORTH RIGHT OF WAY LINE OF THE PUBLIC ALLEY, TO THE CENTER LINE OF THE VACATED ALLEY IN BLOCK 3 IN I.J. NICHOL'S SUBDIVISION; THENCE NORTH ALONG THE CENTER LINE OF THE VACATED PUBLIC ALLEY TO THE SOUTH RIGHT OF WAY LINE OF ENGLEWOOD AVENUE; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF ENGLEWOOD AVENUE TO THE NORTHWEST CORNER OF SAID LOT 22 IN BLOCK 3 IN I.J. NICHOL'S SUBDIVISION; THENCE NORTH TO THE SOUTHWEST CORNER OF LOT 35 IN BLOCK 2 IN I.J. NICHOL'S SUBDIVISION SAID POINT ALSO BEING THE EAST RIGHT OF WAY LINE OF A 20 FOOT ALLEY; THENCE NORTH ALONG THE EAST LINE OF

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SAID ALLEY TO THE SOUTH LINE OF LOT 17 IN BLOCK 1 OF IRA J. NICHOLS SUBDIVISION; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 17 AND THE SOUTH LINE OF LOTS 15 AND 16 IN BLOCK 1 TO THE NORTHEASTERLY LINE OF THE RAILROAD RIGHT OF WAY THROUGH SAID BLOCK 1; THENCE NORTHWEST ALONG THE NORTHEASTERLY LINE OF SAID RAILROAD RIGHT OF WAY TO THE EAST LINE OF THE 20 FOOT VACATED ALLEY IN BLOCK 1 OF IRA J. NICHOLS SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF SAID VACATED ALLEY TO THE SOUTH LINE OF AN ALLEY SOUTH OF 61st PLACE; THENCE NORTHWESTERLY TO THE SOUTHWEST CORNER OF LOT 9 IN BLOCK 7 IN ASSESSOR'S DIVISION OF OUTLOTS 17 TO 21 OF SCHOOL TRUSTEES' SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF A PUBLIC ALLEY LYING EAST OF PRINCETON AVENUE TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 6 1st PLACE; THENCE WEST ALONG THE NORTH LINE OF 61ST PLACE TO THE EAST LINE OF THE WEST 20 FEET OF LOT 8 IN THE SUBDIVISION OF THE WEST 300 FEET OF PART OF BLOCK 5 OF

ASSESSOR'S DIVISION; THENCE NORTH ALONG SAID EAS T LINE OF THE WEST 20 FEET OF LOT 8 TO THE NORTH LINE OF THE ALLEY LYING NORTH OF 61st PLACE; THENCE EAST ALONG THE NORTH LINE OF SAID ALLEY TO THE EAST LINE OF LOT 4 IN ASSESSOR'S DIVISION AFORESAID; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 4 TO THE SOUTH RIGHT OF WAY LINE OF 6 1st STREET; THENCE NORTH TO THE SOUTHEAST CORNER OF LOT 17 OF THE SUBDIVISION OF THE NORTH 148.56 FEET OF THE EAST lA OF OUTLOT 18 AND THE SOUTH 116.80 FEET OF THE EAST 54 OF OUTLOT 19 OF SCHOOL TRUSTEES' SUBDIVISION SAID POINT ALSO BEING THE NORTH RIGHT OF WAY LINE OF 6 1st STREET; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 17 TO THE SOUTH RIGHT OF WAY LINE OF A 16 FOOT ALLEY IN SUBDIVISION OF THE NORTH 148.56 FEET OF THE EAST lA OF OUTLOT 18 AND THE SOUTH 116.80 FEET OF THE EAST 54 OF OUTLOT 19 OF SCHOOL TRUSTEES' SUBDIVISION; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID 16 FOOT ALLEY; THENCE EAST ALONG THE NORTH LINE OF SAID ALLEY TO A POINT 11.12 FEET WEST OF THE SOUTHEAST CORNER OF LOT 24 IN THE SUBDIVISION OF THE NORTH 148.56 FEET OF THE EAST XA OF OUTLOT 18 AND THE SOUTH 116.80 FEET OF THE EAST 54 OF OUT LOT 19 OF SCHOOL TRUSTEES' SUBDIVISION; THENCE NORTHEASTERLY TO A POINT 7.32 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 24 SAID NORTHEAST CORNER ALSO BEING THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF 60th PLACE; THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF 60th PLACE TO THE EAST LINE OF THE WEST 25 FEET OF LOT 26 IN D.C. NICHOL'S SUBDIVISION EXTENDED TO THE SOUTH RIGHT OF WAY LINE OF 60th PLACE; THENCE NORTH ALONG SAID EAST LINE AND ITS SOUTHERLY EXTENSION AND ITS NORTHERLY EXTENSION TO A POINT ON THE NORTH RIGHT OF WAY OF A 16 FOOT PUBLIC ALLEY IN D.C. NICHOL'S SUBDIVISION; THENCE EAST TO THE EAST LINE OF THE WEST 11 FEET OF LOT 16 IN D.C. NICHOL'S SUBDIVISION; THENCE NORTH ALONG SAID EAST LINE TO THE NORTH RIGHT OF WAY LINE OF 60™ STREET; THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF 60™ STREET TO THE SOUTHEAST CORNER OF LOT 7 IN COUNTY CLERK'S DIVISION OF PART OF BLOCK 5 IN ASSESSOR'S DIVISION; THENCE NORTH ALONG SAID EAST LINE OF LOT 7 TO THE SOUTH LINE OF THE ALLEY LYING NORTH OF 60th STREET; THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF A 16 FOOT PUBLIC ALLEY TO A POINT WITH THE EXTENSION OF THE EAST LINE OF THE WEST 50 FEET OF LOT 11 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE NORTH ALONG SAID EAST LINE TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 59th PLACE; THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF 59th PLACE TO THE SOUTHEAST CORNER OF LOT 19 IN BLOCK 1 IN MICHAEL REICH'S SUBDIVISION; THENCE

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NORTH ALONG THE EAST LINE OF LOTS 19 & 29 IN BLOCK 1 TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 59th STREET; THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF 59th STREET TO THE WEST RIGHT OF WAY

LINE OF WENTWORTH AVENUE; THENCE NORTH ALONG THE WEST LINE OF WENTWORTH AVENUE TO THE POINT OF BEGINNING.

Exhibit

Street Location

The Project Area can be separated into three sections:

1. Washington Park is bounded by 51st and 60th Streets on the north and south, and Cottage Grove Avenue and Martin Luther King Drive on the east and west;

2. the neighborhood section is generally bounded by Martin Luther King Drive and Washington Park on the east, the Dan Ryan Expressway on the west, Garfield Boulevard on the north and 63rd Street on the south; and

3. the industrial area south of 63rd Street to the Chicago Skyway, west of Prairie Avenue.

Exhibit Boundary Map of TIF Area

Washington Park Redevelopment Project Area City of Chicago, Illinois

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