



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Text

File #: O2023-1000, Version: 1

CHICAGO February 1, 2023

To the President and Members of the City Council:

Your Committee on Finance having had under consideration a communication recommending a proposed ordinance regarding the authority to enter into and execute the designation of Amendment No. 6 expanded Bronzeville Redevelopment Project Area as redevelopment area pursuant to Tax Increment Allocation Redevelopment Act.

Direct Introduction

Having had the same under advisement, begs leave to report and recommend that your Honorable Body pass the proposed

This recommendation was concurred in by viva voce vote of members of the committee with 0 dissenting vote(s).

Chairman

Respectfully submitted,

**AN ORDINANCE OF THE CITY OF CHICAGO, ILLINOIS DESIGNATING THE
EXPANDED BRONZEVILLE REDEVELOPMENT PROJECT AREA A
REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX
INCREMENT ALLOCATION REDEVELOPMENT ACT**

WHEREAS, the City of Chicago (the "City"), by an ordinance adopted by the City Council of the City (the "City Council") on November 4, 1998, approved a redevelopment plan (the "Original Plan") for a portion of the City known as the Bronzeville Redevelopment Project Area (the "Original Redevelopment Project Area") for the purpose of implementing 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"); and

WHEREAS, the City Council adopted an ordinance on November 4, 1998 designating the Original Redevelopment Project Area as a redevelopment project area pursuant to the Act; and

WHEREAS, the City Council adopted an ordinance on November 4, 1998 adopting Tax Increment Allocation Financing for the Original Redevelopment Project Area pursuant to the Act; and

WHEREAS, The Original Redevelopment Project Area was previously amended (i) on July 29, 2003, (ii) on December 7, 2005, (iii) on October 8, 2014, adding area to it (as amended, the "Amended Original Redevelopment Project Area"), (iv) on June 28, 2017 and (v) on October 26, 2022, to extend the termination date of the Amended Original Redevelopment Area; and

WHEREAS, it is desirable and in the best interests of the citizens of the City for the City to encourage development of areas located adjacent to the Amended Original Redevelopment Project Area by expanding the boundaries of the Amended Original Redevelopment Project Area and designating such expanded project area as a redevelopment project area under the Act to be known as the Bronzeville Redevelopment Project Area Amendment #6 (the "Expanded Area"); and

WHEREAS, the City desires further to supplement and amend the redevelopment plan for the Amended Original Redevelopment Project Area to provide for the redevelopment of the Expanded Area; and

WHEREAS, the City has caused to be prepared an eligibility study entitled "2022 Expansion Area Eligibility Report" (the "Eligibility Study") of the proposed additional portions ("Added Area") of the Expanded Area, which Eligibility Study confirms the existence within the Added Area of various vacant land blight factors and conservation factors as set forth in the Act and supports a finding of eligibility of the Added Area for designation as a vacant land blighted area and conservation area under the Act; and

WHEREAS, it is now necessary and desirable to re-confirm the designation of the Amended Original Redevelopment Project Area and designate the total area referred to in said Expanded Area as a redevelopment project area as provided in the Act; and

WHEREAS, it is desirable and in the best interest of the citizens of the City for the City to implement Tax Increment Allocation Financing pursuant to the Act for the Expanded Area described in Section 2 of this ordinance, to be redeveloped pursuant to a proposed redevelopment plan and project (the "Amended Plan"); and

WHEREAS, the Community Development Commission (the "Commission") of the City is empowered by the Mayor of the City with the approval of the City Council (the City Council, referred to herein collectively with the Mayor as the "Corporate Authorities") to exercise certain powers enumerated in Section 5/11-74.4-4 (k) of the Act, including the holding of certain public hearings required by the Act; and

WHEREAS, pursuant to Sections 5/11-74.4-4 and 5/11-74.4-5 of the Act, the Commission, by authority of the Corporate Authorities, called a public hearing (the "Hearing") on November 8, 2022, concerning approval of the Amended Plan, 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; and

WHEREAS, the Amended Plan (including the related eligibility report 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 since September 2, 2022, being a date not less than 10 days prior to the adoption by the Commission of Resolution 22-CDC-46 on September 13, 2022, fixing the time and place for the Hearing, via Zoom webinar, in the following offices: City Clerk, Room 107 and Department of Planning and Development, Room 1000; and

WHEREAS, pursuant to Section 5/11-74.4-5(a) of the Act, notice of the availability of the Amended Plan (including the Eligibility Study attached thereto as an exhibit) and of how to obtain the same was sent by mail on September 13, 2022, which is within a reasonable time after the adoption by the Commission of Resolution 22-CDC-46, 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, due notice of the Hearing was given pursuant to Section 5/11-74.4-6 of the Act, said notice being given to all taxing districts having taxable property within the Expanded Area and to the Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on September 22, 2022, by publication in the Chicago Tribune on October 27, 2022 and the second publication being on October 28, 2022, and by certified mail to taxpayers within the Expanded Area on October 28, 2022; 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 6, 2022, 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 Amended Plan, 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 Amended Plan, designation of the Added Area (and, with the Amended Original Redevelopment Project Area, the Expanded Area) as a redevelopment project area pursuant to the Act, and adoption of Tax Increment Allocation Financing within the Added Area (and, with the Amended Original Redevelopment Project Area, within the Expanded Area) pursuant to the Act, on November 8, 2022; and

WHEREAS, the Commission has forwarded to the City Council a copy of its Resolution 22-CDC-62, recommending to the City Council designation of the Added Area (and, with the Amended Original Redevelopment Project Area, the Expanded Area) as a redevelopment project area pursuant to the Act, among other things; and

WHEREAS, the City Council has heretofore approved the Amended Plan, which was identified in AN ORDINANCE OF THE CITY OF CHICAGO, ILLINOIS APPROVING AMENDMENT #6 TO THE REDEVELOPMENT PLAN FOR THE BRONZEVILLE 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 Added 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 Added Area is not less, in the aggregate, than one and one-half acres in size; and

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

c. If the Added Area is qualified as a "blighted area," whether improved or vacant, each of the factors necessary to qualify the Added 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 Added Area as required pursuant to Section 5/11-74.4-3(a) of the Act.

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

Section 4. Added Area Designated. The Added Area is hereby designated as a redevelopment project area pursuant to Section 5/11-74.4-4 of the Act. The Expanded Area, consisting of the Amended Original Redevelopment Project Area and the Added Area, together, is hereby re-confirmed as a redevelopment project area pursuant to 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. Supersedes 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 effective as of the date of 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

That part of the North Half of Section 3 and 4, Township 38 North, Range 14, East of the Third Principal Meridian, Sections 27, 28, 33 and 34, Township 39 North, Range 14, East of the third Principal Meridian, described as follows

Beginning at the intersection of the East line of Wentworth Avenue and the North line of Pershing Road, Thence East along the North line of Pershing Road to the West line of State Street; Thence North along the West line of state Street to the South line of 27th Street, Thence West along the South line of 27th Street to the West line of Lot 75 in WH Adams Subdivision of part of the East half of the Southeast Quarter of Section 28, Township 39 North, Range 14, as extended South, Thence North along said extended line, being the West line of said Lot 75, Lot 40 and Lot 9 in said W H Adams Subdivision and its extension North to the North line of 26th Street, Thence West along said North line of 26th Street to the West line of a vacated 10 foot wide alley adjoining Lot 24 in Block 3 of G W Gerrish's Subdivision of part of the East haif of the Northeast Quarter of Section 28, Township 39 North, Range 14, Thence North along the West line of said vacated 10 foot wide alley to the Westerly extension of the North line of Lot 19 in said Block 3 of G.W Gerrish's Subdivision, Thence East, along said Westerly extension of the North line of Lot 19 to the centerline of said vacated 10 foot wide alley; Thence North along said centerline to the North line of 25th Street; Thence Easterly along the North line of 25th Street to the East line of Lot 1 extended North in Gardner's Subdivision of the West half of Block 60, in Canal Trustee's Subdivision of the West half of the Northwest Quarter of Section 27, Township 39 North, Range 14, Thence South along said extended line to the North line of 26th Street, Thence Southerly to the Northwest corner of Lot 28 in Assessor's Division recorded as document 20877, Thence South along the East line of an alley to a point on the North line of Lot 2 in County Clerks Division recorded as document 176695, Thence West along the North line of Lots 2 through 5 in said Assessors Division to the West line of said Lot 5, Thence southwest and south along the West line of said Lot 5 and its extension South to the North line of 28th Street, Thence West along the North line of 28th Street to the East line of Wabash Avenue, Thence South along East line of Wabash Avenue to the South line of 29th Street; Thence West along the South line of 29th Street to the East line of the West 22 feet of Lot 6 in Block 1 in Assessor's Division of the West half of Block 93 in. Canal Trustees' Subdivision, Thence South along the East line of the West 22 feet of Lot 6 to the centerline of a 16 foot vacated alley lying first South of 29th Street; Thence East along said centerline to the West line of the East 35 feet of Lot 42 in Block 1 of Assessor's Division aforesaid extended north, Thence South along the West line of the East 35 feet of Lot 42 and of Lots 36 through 41 to the South line of Lot 36, Thence West to the West line of the East 36 feet of Lot 35, Thence South along the West line of the East 36 feet of Lot 35 and of Lots 30 through 34 to the South line of Lot 30, said south line also being the North line of Lot 32 in Aaron Gibbs' Subdivision, Thence continuing South along the West line of the East 36 feet of said Lot 32 to the North line of Lot 31, Thence East to the West line of the East 35 feet of said Lot 31; Thence South along the West line of the East 35 feet of said Lot 31 to the North line of Lot 30, Thence East to the West line of the East 34 feet of said Lot 30, Thence South along the West line of the East 34 feet of said Lot 30 to the North line of Lot 29; Thence East to the West line of the East 33 feet of said Lot 29, Thence South along the West line of the East 33 feet of said Lot 29 to the North line of Lot 28; Thence East to the West line of the East 32 feet of said Lot 28; Thence South along the West line of the East 32 feet of said Lot 28 to the North line of Lot 27, Thence East to the West line of the East 31 feet of said Lot 27, Thence South along the West line of the East 31 feet of said Lot 27 to the North line of Lot 26; Thence East to the West line of the East 30 feet of said Lot 26; Thence South along the West line of the East 30 feet of said Lot 26 to the North line of Lot 25, Thence East to the West line of the East 29 feet of said Lot 25, Thence South along the West line of the East 29 feet of said Lot 25 to the South line of said Lot 25 also being the North line of Lot 12 in Weston's Subdivision, Thence East to the West

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line of the East 28 feet of said Lot 12, Thence South along the West line of the East 28 feet of said Lot 12 to the North line of Lot 11; Thence East to the West line of the East 27 feet of said Lot 11; Thence South along the West line of the East 27 feet of said Lot 11 to the North line of Lot 10; Thence East to the West line of the East 26 feet of said Lot 10; Thence South along the West line of the East 26 feet of said Lot 10 to the North line of Lot 9, Thence East to the West line of the East 25 feet of said Lot 9, Thence South along the West line of the East 25 feet of said Lot 9 to the South line of Lot 9 also being the North line of Lot 4 in Assessor's Division of Lots 5, 6, 7 and 8 in Weston and Gibbs' Subdivision, Thence East to the East line of the West 4 feet of said Lot 4; Thence South along the East line of the West 4 feet of said Lot 4 to the North line of 30th Street, Thence South to the Northeast corner of Lot 65 in R.S. Thomas' Subdivision of Block 99 in Canal Trustees Subdivision, Thence South along the East line of said Lot 65, its extension to the Northeast corner of Lot 70 and the East line of Lot 70 to a point 70 0 feet North of 31st Street; Thence West 4.0 feet, Thence South parallel with the East line of Lot 70 to the North line of 31st Street, Thence East along the North line of 31st Street to the centerline of vacated Indiana Avenue, Thence North along the centerline of vacated Indiana Avenue to the North line the South 50 feet of 29th Street; Thence East along the North line of the South 50 feet of 29th Street to the West line of prairie Avenue, Thence North along the West line of Prairie Avenue to the South line of 26th Street; Thence East along the South line of 26th Street to the West line of Dr Martin Luther King Drive, Thence North along the West line of Dr. Martin Luther King Drive to the North line of 25th Street as extended West, Thence East along said extended line and the North line of 25th Street to the Easterly line of Lake Park Avenue; Thence continuing Easterly along the Easterly extension of the North line of 25th Street to the Westerly line of Lake Shore Drive; Thence Southerly along the Easterly line of Lake Shore Drive to the North line of the Southeast Quarter of Section 27, Township 39 North, Range 14, Thence continuing Southerly along the West line of Lake Shore Drive to the South line of Section 27, said line also being the Easterly extension of the centerline of 31st Street; Thence continuing Southerly along the Westerly line of Lake Shore Drive to the Easterly extension of the South line of said 31st Street; Thence West along the South Line of 31st Street to the Southerly extension of the West line of Lot 13 in Chicago Land Clearance Commission No 2 recorded as document 17511645 as extended South, Thence North along said Southerly extension and along said line to the South line of 30th Street; Thence West to the West line of Vernon Avenue; Thence North along the West line of Vernon Avenue to the North line of 29th place; Thence East to the center line of Cottage Grove Avenue; Thence North along the center line of Cottage Grove Avenue to the South line of 29th Street; Thence West along the South line of 29th Street to the West line of Vernon Avenue, Thence North along the west line of said Vernon Avenue and along the Northerly extension thereof to the North line of the South 525' of Lot 4 in Chicago Land Clearance Commission No 2, being a consolidation of lots and parts of lots and vacant streets and alleys, in the Southeast Quarter of Section 27, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded Apr;i 17, 1959 as document number 17511645; thence West along the North line of said South 525' of Lot 4 to the East line of Dr Martin Luther King Drive, Thence South along the East line of Dr Martin Luther King Drive to the intersection with the South line of 31st Street as extended East; Thence West along the South line of 31st Street to the Northeast corner of Lot 2 in Block 2 in Loomis and Laffin's Subdivision; Thence South along the East line of Lots 2, 3, 6 and 7 to a point 17 0 feet North ofthe Southeast corner of Lot 7 in Block 2 in Loomis and Laffin's Subdivision, Thence West parallel with the South line of Lot 7 in Loomis and Laffin's Subdivision and its extension to a point on the West line Giles Avenue, Thence South along the West line of Giles Avenue to the Southeast corner of Lot 4 in C Cleaver's Subdivision; Thence West along the South line of said Lot 4 to the Southwest corner of Lot 4 in C Cleaver's Subdivision, Thence North along the West line of said Lot 4 to a point of intersection with the Easterly extension of the South line of Lot 1 in Haywood's Subdivision as extended East, Thence West along said extended line and the South line of Lots 1 through 5 in Haywood's Subdivision to the East line of Prairie Avenue; Thence West to the Southeast corner of Lot 6 in Haywood's Subdivision, Thence West along the South line of Lots 6 through 10 and its extension to the Southeast corner of Lot 11 in Haywood's Subdivision, Thence South along the Southerly extension of the East line of said Lot 11 to the Easterly extension of the South line of Lot 16 in

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Haywood's Subdivision; Thence West along the South line of said Lot 16 and its extension West to the East line of Indiana Avenue; Thence South along the East line of Indiana Avenue to the South line of 32nd Street; Thence West along the South line of 32nd Street to the West line of Michigan Avenue, Thence North along the West line of Michigan Avenue to the Southeast corner of Lot 8 in Block 2 in CH Walker's Subdivision, Thence West along the South line of said Lot 8 in Block 2 in CH Walker Subdivision and its extension West to the Southwest corner of Lot 7 in Block 2 in C H Walker's Subdivision being the East line of vacated Wabash Avenue, Thence South along the East line of vacated Wabash Avenue being the West line of Block 2 in C H Walker's Subdivision to the South line of vacated 32nd Street; Thence East along the South line of vacated 32nd Street to the Northwest corner of Lot 46 in Block 2 in J. Wentworth's Subdivision; Thence South along the East line of Wabash Avenue to the Southwest corner of Lot 1 in J S Barnes' Subdivision; Thence East along the South line of said Lot 1 and its extension East to the West line of a vacated 20.0 foot wide alley, Thence North along said centerline of said vacated 20.0 foot alley to the centerline of 34th Street, Thence East to the East line of Michigan Avenue, Thence South along the East line of Michigan Avenue to the Northwest corner of Lot 30 in Block 7 in J Wentworth's Subdivision, Thence East along the North line of said Lot 30 and its extension East to the East line of a 20.0 foot wide alley, being the Northwest corner of Lot 19 in Block 7 in J Wentworth's Subdivision, Thence South along the East line of said alley to the Southwest corner of Lot 20 in Block 7 in J Wentworth's Subdivision, Thence East along the South line of said Lot 20 and its extension East to the East line of Indiana Avenue, Thence North along the East line of Indiana Avenue to the Northwest corner of Lot 39 in Block 1 of Harriet Farlin's Subdivision; Thence East along the North line of said Lot 39 and its extension East to the East line of an 18.0 foot wide alley in said Block 1 , Thence South along the East line of said alley to the Southwest corner of Lot 15 in Block 1 in Harriet Farlin's Subdivision; Thence East along the South line of said Lot 15 in Block 1 to the West line of Prairie Avenue, Thence North along the West line of Prairie Avenue to the North line of the South half of Lot 7 in -Block 1 in Dyer and Davisson's Subdivision as extended West, Thence East along said extended line to the West line of an 18.0 foot alley; Thence South along the West line of said alley to the South line of said Lot 7; Thence East along the South line of said Lot 7 and its extension West to the West line of Giles Avenue; Thence North along the West ime of Giles Avenue to the South line of a vacated 16 0 foot alley in Block 2 in Dyer and Davisson's Subdivision; Thence West along the South line of said alley to the East line of an 18 0 foot alley in said Block 2, Thence South along the East line of said alley to the Westerly extension of the North line of the South 3 feet of Lot 1 in Nellie C Dodson's Subdivision extended East; Thence West along said extended line to the West line of Prairie Avenue; Thence North along the West line of Prairie Avenue to the South line of the North 250 feet of the East Half of Lot 1 (except the south 3.36 feet thereof and except parts taken for streets and alleys) in Block 1 in Dyer and Davisson's Subdivision of the Southeast Quarter of the Northwest Quarter of Section 34, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; Thence West along said South line and the Westerly extension thereof to the West line of an alley east of South Indiana Avenue, Thence South along the West line of said alley to the South line of Lot 1 in Frederick H Bartlett's Indiana Avenue Subdivision in Block 1 in Dyer and Davisson's Subdivision of the Southeast Quarter of the Northwest Quarter of Section 34, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; Thence West along the South line of said Lot 1 and it's Easterly extension to the West line of South Indiana Avenue, Thence North along the West line of said Indiana Avenue to the South line of East 33rd Street; Thence East along the South line of 33rd Street to the West line of 14 0 foot alley, being the Northeast corner of Lot 1 in Fuller, Frost and Cobb's Subdivision, Thence South along the West line of said alley to the North line of Lot 15 in Francis'J.-Young's Subdivision extended West; Thence East along the North line of said Lot 15 to the West line of Calumet Avenue; Thence South along the West line of Calumet Avenue to the North line of Lot 23 in Fowler's Subdivision extended West; Thence East along said extended line and North line of Lots 23 to 19 in said Fowler's Subdivision and its extension East to the East line of a 16 0 foot alley; Thence North along said East line of the public alley to the South line of the 66 foot wide right of way of 33rd Street; Thence East along said South right of way line of 33rd Street to the West right of way line of Martin Luther King Drive, Thence South along the West right of way line of Martin Luther King Drive

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to a point of intersection with the Westerly extension of the North right of way line of 33RD Place, Thence East along the North right of way line of 33RD Place to a point of intersection with the Northerly extension of the East right of way line of Rhodes Avenue; Thence South along the East right of way line of Rhodes Avenue to the North right of way line of 35TH Street, Thence East along the North right of way line of 35th Street to the East right of way line of Cottage Grove Avenue; Thence Southeasterly along the East right of way

line of Cottage Grove Avenue to a point of intersection with the Northeasterly extension of a line being 300 feet Northwesterly of the center line of vacated 36th Street; Thence Southwesterly along said extension line to a point being 150 feet Westerly of the West line of Cottage Grove Avenue, Thence Southeasterly on a line being parallel with the West right of way line of Cottage Grove Avenue to the center line of vacated 36th Street; Thence, Southwesterly along the center line of vacated 36th Street to an angle point, Thence Westerly along the center line of vacated 36th Street to the Westerly right of way line of Vincennes Avenue; Thence Northerly along the Westerly right of way line of Vincennes Avenue to the South right of way line of Browning Avenue, Thence West along the South right of way line of Browning Avenue to the West right of way line of Rhodes Avenue; Thence North along the West right of way line of Rhodes Avenue to the South right of way line of 35TH Street; Thence West along the South right of way line of 35th Street to the center line of a 16.0 foot alley extended North said center line being 132 0 feet East of the East line of Dr. Martin Luther King Drive; Thence south along the center line of the 16 0 foot alley to the Easterly extension of the South line of Lot 1 in Loomis' Resubdivision of Lots 1 and 4 in Block 1 of Ellis' West Addition to Chicago in' the SE Quarter of Section 34 aforesaid; Thence West along the Easterly extension of the South line of Lot 1 in Loomis' Resubdivision to the West line of Dr Martin Luther King Drive; Thence North along the West line of Dr Martin Luther King Drive to a point 120.0 feet South of the South line of 35th Street, Thence West parallel with 35th Street to the East line of a 16.0 foot alley, being 70 0 feet East of the East line of Calumet Avenue, Thence South along the East line of said alley to the North line of Lot 2 in D Harry Hammer's Subdivision; Thence West along the North line of said Lot 2 to the East line of Lot 24 in W D Bishopp's Subdivision, Thence South along the East line of said Lot 24 to the North line of 37Th Street, Thence East along the North line of 37th Street to The East right of way line of Rhodes Avenue; Thence South along the East right of way line of Rhodes Avenue and its Southerly extension to the South right of way line of Pershing Road; Thence West along the South line of Pershing Road to the East line of an alley, said line being the West line of Lot 17 in Block 1 in Bowen and Smith's Subdivision; Thence South along the East line of said alley to the North line of Oakwood Boulevard, Thence East along the North line of Oakwood Boulevard to the West line of South Vincennes Avenue, thence Southerly along the West line of South Vincennes Avenue to the North line of Block 5 in Cleaver and Sherman's Subdivision of the North 10 acres of the South 20 acres and the South 10 acres of the North 20 acres in the Northwest Quarter of the Northeast Quarter of Section 3, Township 38 North, Range 14 East of the Third Principal Meridian, recorded May 24,1860 as document number 33555, Thence West along the said North line to the West line of Dr Martin Luther King Drive, Thence North along the West line of Dr Martin Luther King Drive to the Southeast corner of Lot 1 in Wallace R. Martin's Subdivision; Thence West along the South line of Lots 1 through 3 in Wallace R Martin's Subdivision to the East line of a 16 0 foot alley, Thence North along the East line of said 16.0 foot alley to the South line of Lot 66 in Circuit Court Partition per document 1225139 extended East; Thence West along the South iine of Lots 66 through 70 in Circuit Court Partition and its extension West to the West line of Calumet Avenue, Thence West along the North line of a 16 0 foot alley to the East line of Prairie Avenue; Thence South along the East line of Prairie Avenue to the South line of Lot 3 in Springer's Subdivision extended East, Thence West along said extended line and South line of said Lot 3 to the Southwest corner of Lot 3, Thence North along the West line of Lot 3 to the Southeast corner of Lot 4 in Springer's Subdivision, Thence West along the South line of Lots 4 through 7 in Springer's Subdivision to the East line of Indiana Avenue; Thence South along the East line of Indiana Avenue to the South line of 40th Street; Thence West along the South line of 40th Street to the East line of Block 4 in Pryor's Subdivision, Thence North along said East line to the North line of the U.S Yards Railroad Right of Way running through said Block 4 in Pryor's Subdivision, Thence West along said North line

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to the East line of Wentworth Avenue; Thence North along East line of Wentworth Avenue to the place of beginning, all in Cook County, Illinois'

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Exhibit B

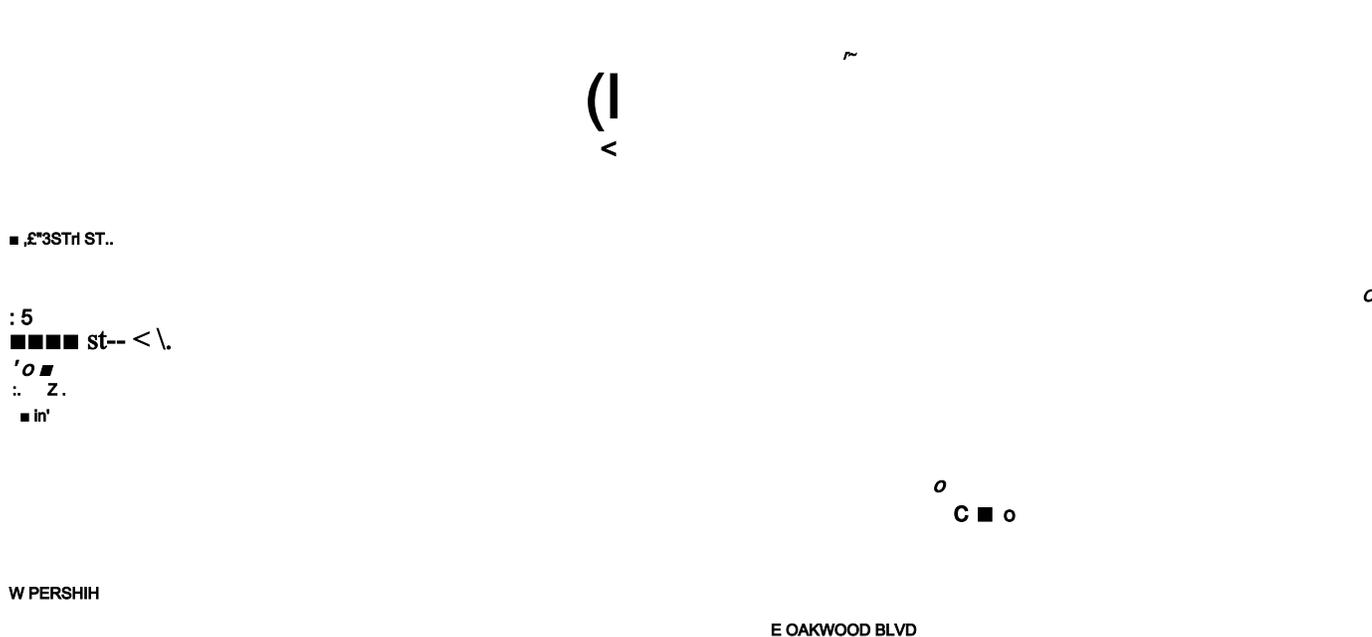
Street Location of the Expanded Area

East 25th Street to the north, South Lake Shore Drive to the east, East 40th Street to the south, and South State Street to the west.

Exhibit C

City of Chicago / Bronzeville TIF - Amendment No. 6

Map 2: Amended Redevelopment Project Area Boundary and 2022 Expansion Area Boundary



Amended Redevelopment Project Area

2022 Expansion Area

Source: City of Chicago, Cook County Assessor, Esri, SB Friedman

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