

WHEREAS, It is desirable and in the best interest of the citizens of the City of Chicago, Illinois (the "City") for the City to implement tax increment allocation financing ("Tax Increment Allocation Financing") pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq. (1993), as amended (the "Act"), for a proposed redevelopment project area to be known as the 35th/Halsted Redevelopment Project Area (the "Area") described in Section 2 of this ordinance, to be redeveloped pursuant to a proposed redevelopment plan and project (the "Plan"); and

WHEREAS, Pursuant to Sections 5/11-74.4-4 and 5/11-74.4-5 of the Act, the Community Development Commission (the "Commission") of the City, by authority of the Mayor and the City Council of the City (the "City Council", referred to herein collectively with the Mayor as the "Corporate Authorities") called a public hearing (the "Hearing") concerning approval of the Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Area on November 12, 1996; and

WHEREAS, The Plan and the related eligibility report were made available for public inspection and review pursuant to Section 5/11-74.4-5(a) of the Act; notice of the Hearing was given pursuant to Section 5/11-74.4-6 of the Act; and a meeting of the joint review board (the "Board") was convened pursuant to Section 5/11-74.4-5(b) of the Act; and

WHEREAS, The Commission has forwarded to the City Council a copy of its Resolution 96-CDC-70, recommending to the City Council the designation of the Area as a redevelopment project area pursuant to the Act, among other things; and

WHEREAS, The Corporate Authorities have reviewed the Plan, the related eligibility report for the Area, testimony from the Hearing, if any, the recommendation of the Board, if any, the recommendation of the Commission and such other matters or studies as the Corporate Authorities have deemed necessary or appropriate to make the findings set forth herein, and are generally informed of the conditions existing in the Area; and

WHEREAS, The City Council has heretofore approved the Plan, which was identified in An Ordinance Of The City Of Chicago, Illinois, Approving A Redevelopment Plan For The 35th/Halsted Redevelopment Project Area; now, therefore,

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. Recitals. The above recitals are incorporated herein and made a part hereof.

SECTION 2. The Area. The Area is legally described in Exhibit A attached hereto and incorporated herein. The street location (as near as practicable) for the Area is described in Exhibit B attached hereto and incorporated herein. The map of the Area is depicted on Exhibit C attached hereto and incorporated herein.

SECTION 3. Findings. The Corporate Authorities hereby make the following findings:

a. the Area includes only those contiguous parcels of real property and improvements thereon that are to be substantially benefited by proposed Plan improvements, as required pursuant to Section 5/11-74.4-4(a) of the Act;

b. as required pursuant to Section 5/11-74.4-3(p) of the Act:

(i) the Area is not less, in the aggregate, than one and one-half (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 blighted area as defined in the Act.

SECTION 4. Area Designated. The Area is hereby designated as a redevelopment project area pursuant to Section 5/11-74.4-4 of the Act.

SECTION 5. Invalidity of Any Section. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this ordinance.

SECTION 6. Superseder. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 7. Effective Date. This ordinance shall be in full force and effect immediately upon its passage.

[Exhibit "C" referred to in this ordinance printed on page 37316 of this Journal.]

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

*Exhibit "A".*

*Legal Description.*

That part of Section 5 and Section 6, Township 38 North, Range 14 East of the Third Principal Meridian and Section 32 and Section 33, Township 39 North, Range 14 East of the Third Principal Meridian, described as follows:

beginning at the southwest corner of said Section 32, being the intersection of the centerline of Pershing Road and the centerline of Ashland Avenue; thence north, along the west line of said Section 32, being the centerline of Ashland Avenue, to the centerline of 33rd Street; thence east, along the centerline of said 33rd Street and its easterly extension, to the west line of the south fork of the south branch of the Chicago River; thence northwesterly, along said westerly line of the south fork of the south branch of the Chicago River, to the westerly extension of the north line of Lot 28 in Assessor's Division of the northwest quarter and the west half of the northeast quarter of said Section 32, recorded July 16, 1857 (Ante-Fire); thence east, along the aforescribed line and its easterly extension, to the east line of Benson Street; thence south and southeast, along said east line of Benson Street, to the north line of 32nd Place; thence east, along said north line of 32nd Place, to the east line of Throop Street; thence, south, along said east line of Throop Street, to the north line of 33rd Street; thence east, along said north line of 33rd Street, to the east line of Racine Avenue; thence south, along said east line of Racine Avenue, to the north line of 34th Place; thence east, along said north line of 34th Place, to the west line of an alley located between Carpenter Street and Morgan Street; thence north, along said west line of an alley, to the north line of 32nd Place; thence east, along said north line of 32nd Place, to the west line of an alley located 117.37 feet (more or less) west of the west line of

Morgan Street; thence north, along said west line of an alley, to a point on the north line of an alley located 140.25 feet (more or less) north of the north line of 32nd Place, said point also being the southwest corner of Lot 5 in Catholic Bishop's Subdivision of Block 4 in Assessor's Division of the northwest quarter and the west half of the northeast quarter of said Section 32, recorded October 25, 1884 as Document Number 583560; thence east, along the north line of said alley, also being along the south line of Lots 3 through 5 (inclusive) in said Catholic Bishop's Subdivision, to the southeast corner of said Lot 3; thence north, along the east line of said Lot 3; thence north, along the east line of said Lot 3, to the northeast corner thereof; thence west, along the north line of said Lots 3 through 5 (inclusive) in said Catholic Bishop's Subdivision, also being the south line of 32nd Street, to the northwest corner of said Lot 5; thence north, to the north line of said 32nd Street, to a point on the west line of an alley located 118.2 feet (more or less) west of the west line of Morgan Street; thence north, along the west line of said alley, to the south line of 31st Place; thence north, to the north line of said 31st Place at a point on the west line of an alley located 117.25 feet (more or less) west of the west line of Morgan Street; thence north, along said west line of an alley, to a point on the north line of an alley located 140.25 feet (more or less) north of the north line of 31st Place, said point also being the southwest corner of Lot 5 in Wilder's Subdivision of Blocks 1 and 4 of Assessor's Division of the west half of the northeast quarter of said Section 32 re-recorded December 16, 1872 as Document 72259; thence east, along the north line of said alley, also being along the south line of Lots 2 through 5 (inclusive) in said Wilder's Subdivision, to the southeast corner of said Lot 2; thence north, along the east line of said Lot 2 and its northerly extension, to the centerline of 31st Street; thence east, along said centerline of 31st Street, to a point 126.2 feet east of the centerline of Morgan Street; thence south, along a line 126.2 feet east of and parallel to the centerline of Morgan Street, to the south line of 32nd Street; thence east, along said south line of 32nd Street, to a point 151.8 feet east of the centerline of Morgan Street; thence south, along a line 151.8 feet east of and parallel to the centerline of Morgan Street, to the north line of 33rd Street; thence east, along said north line of 33rd Street, to a point on the northerly extension of the east line of an alley located 179 feet (more or less) east of the centerline of Morgan Street; thence south, along the east line of said alley, to the north line of 35th Street; thence east, along said north line of 35th Street, to the west line of an alley located 179 feet (more or less) west of the centerline of Halsted Street; thence north, along the west line of said alley, to the south line of 33rd Street; thence west, along the south line of said 33rd Street, to the southerly extension of the west line of an alley located 188 feet (more or less) west of the centerline of Halsted Street; thence north, along the west line of said alley, to the centerline of 31st Street; thence east, along said centerline of 31st Street, to the northerly extension of the east line of an alley located 174 feet (more or less) east of the centerline of Halsted Street; thence south, along the east line of said alley, to the south line of said

Section 33, also being the centerline of Pershing Road; thence west, along the south line of said Section 33 and the south line of said Section 32, to the east line of the northwest quarter of the northwest quarter of said Section 5; thence south, along the aforesaid east line, to the north right-of-way line of the Penn Central Railroad main right-of-way; thence southwest, along the aforesaid north right-of-way line, to the north line of Lot 4 in Circuit Court Partition of the northwest quarter of the northwest quarter of said Section 5, recorded April 23, 1874 as Case Number 6432; thence west, northwest, and southwest, along the northerly line of said Lot 4, to the east line of Ashland Avenue; thence north, along the east line of said Ashland Avenue, to the intersection with the easterly extension of a line that is 548.58 feet south of and parallel with the north line of the northeast quarter of said Section 6; thence west, along the aforescribed parallel line, to the intersection with a line that is 1,039.34 feet west of the east line of said Section 6; thence north, along the aforescribed 1,039.34 foot line, 15.58 feet; thence westerly, along a line that intersects a line 2,013.04 feet west of the east line of said Section 6, 520.95 feet south of the north line of said northeast quarter; thence south, along the aforescribed 2,013.04 foot line, 12.05 feet; thence southwesterly, on a curve, concave northwesterly, having a radius of 418.5 feet, an arc distance of 276.72 feet, to a point of tangency; thence westerly, along a line that intersects the east line of the northwest quarter, 633.25 feet south of the north line of said northwest quarter; thence continuing westerly, along the aforescribed course, 306.00 feet; thence northerly, 52.25 feet; thence westerly, 1.83 feet; thence northerly, 308.00 feet; thence westerly, 5.00 feet; thence northerly, 66.00 feet; thence westerly, 14.00 feet; thence northerly, to the intersection with said north line of the northwest quarter of said Section 6, said line also being the centerline of said Pershing Road; thence easterly, along said north line of the northwest and northeast quarters of Section 6, also being the centerline of Pershing Road, to the point of beginning; excepting therefrom that part of the east half of the southeast quarter of said Section 32, described as follows:

beginning at the northeast corner of 37th Place and Sangamon Street; thence north, along the east line of said Sangamon Street, to the north line of 36th Street; thence west, along said north line of 36th Street, to the east line of an alley located 206 feet (more or less) west of the west line of said Sangamon Street; thence north, along the east line of said alley, to the south line of an alley located 147 feet (more or less) north of the north line of 35th Street; thence east, along the south line of said alley, to the west line of an alley located 168 feet (more or less) west of the west line of Halsted Street; thence south, along the west line of said alley, to the north line of said 37th Place; thence west, along the north line of said 37th Place, to the point of beginning, all in the City of Chicago, Cook County, Illinois.

*Exhibit "B".*

*Street Boundaries Of The Area.*

The 35th/Halsted Redevelopment Project Area is located on the near south side of the City and is generally bounded as follows:

31st and 35th Streets on the north; property fronting Morgan Street and Halsted Street and the alley between Halsted and Emerald Streets on the east; Pershing Road on the south; and Ashland Avenue on the west.

*Exhibit "C".*

*Designation Of 35th/Halsted Tax Increment Financing District.*

