

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 Archer/Central 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 December 14, 1999; and

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

WHEREAS, The Commission has forwarded to the City Council a copy of its Resolution 99-CDC-253, recommending to the City Council the designation of the Area as a redevelopment project area pursuant to the Act, among other things; and

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

WHEREAS, The City Council has heretofore approved the Plan, which was identified in An Ordinance Of The City Of Chicago, Illinois, Approving A Redevelopment Plan For The Archer/Central 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 conservation area as defined in the Act.

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

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

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 All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

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

[Exhibit "C" referred to in this ordinance printed on
page 31085 of this Journal.]

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

Exhibit "A".

Archer/Central Redevelopment Area.

All that part of Sections 8, 9, 15, 16, 17, 20, 21 and 22 in Township 38 North, Range 13 East of the Third Principal Meridian bounded and described as follows:

beginning at the point of intersection of the southerly line of West Archer Avenue with the west line of South Laramie Avenue; thence south along said west line of South Laramie Avenue to the northerly line of Lot 11 in Block 9 in Hetzel's Archer Avenue Addition, a subdivision of the east half of the southwest quarter of Section 9, Township 38 North, Range 13 East of the Third Principal Meridian, said northerly line of Lot 11 being also the southerly line of the alley south of West Archer Avenue; thence westerly along said southerly line of the alley south of West Archer Avenue to the west line of South Latrobe Avenue; thence north along said west line of South Latrobe Avenue to the southerly line of West Archer Avenue; thence westerly along said southerly line of West Archer Avenue to the westerly line of Lot 4 in Block 10 in said Hetzel's Archer Avenue Addition; thence southerly along said westerly line of Lot 4 in Block 10 in Hetzel's Archer Avenue Addition and along the southerly extension thereof to the north line of Lot 23 in said Block 10 in Hetzel's Archer Avenue Addition, said north line of Lot 23 being also the southerly line of the alley south of West Archer Avenue; thence westerly along said southerly line of the alley south of West Archer Avenue to the east line of South Long Avenue; thence south along said east line of South Long Avenue to the easterly extension of the north line of Lot 1 in Zbigniew Brzezinski's Resubdivision of Lots 11 through 18 together with the alley to the west thereof, all in Crane View Archer Avenue Home Addition to Chicago, a subdivision of that part of the west half of the west half of Section 9, Township 38 North, Range 13 East of the Third Principal Meridian, said north line of Lot 1 being also the southerly line of the alley south of West Archer Avenue; thence westerly along said easterly extension and the southerly line of the alley south of West Archer Avenue to the east line of Lot 25 in Block 25 in said Crane View Archer Avenue Home Addition to Chicago, said east line of Lot 25 being also the west line of the alley west of South Long Avenue; thence south along said west line of the alley west of South Long Avenue to the north line of the Indiana Harbor Belt Rail Road right-of-way; thence east along said north line of the Indiana Harbor Belt Rail Road right-of-way to the east line of South Long Avenue; thence south along said east line of South Long Avenue to the south line of West 54th Street; thence west along said south line of West 54th Street to the west line of South Linder Avenue;

thence north along said west line of South Linder Avenue to the south line of Belt Railway Company of Chicago right-of-way; thence west along said south line of Belt Railway Company of Chicago right-of-way to the east line of South Central Avenue; thence south along said east line of South Central Avenue to the south line of Lot 33 in Block 34 in said Crane View Archer Avenue Home Addition to Chicago; thence east along said south line of Lot 33 in Block 34 in Said Crane View Archer Avenue Home Addition to Chicago and along the easterly extension thereof to the west line of Lots 16 and 17 in said Block 34 in Crane View Archer Avenue Home Addition to Chicago, said west line of Lots 16 and 17 being also the east line of the alley east of South Central Avenue; thence south along said east line of the alley east of South Central Avenue to the south line of Lot 21 in said Block 34 in Crane View Archer Avenue Home Addition to Chicago; thence east along said south line of Lot 21 in Block 34 in Crane View Archer Avenue Home Addition to Chicago and along the easterly extension thereof to the east line of South Luna Avenue; thence south along said east line of South Luna Avenue and along the southerly extension thereof to the south line of West 55th Street; thence west along said south line of West 55th Street to the east line of South Central Avenue; thence south along said east line of South Central Avenue to line 750 feet southwesterly from and parallel with the centerline of Midway Airport Runway 13-R, said line being also the northeasterly line of the parcel of land bearing Permanent Index Number 19-16-100-002-8035; thence southeasterly along said northeasterly line of the parcel of land bearing Permanent Index Number 19-16-100-002-8035 to a line 407.5 feet east of and parallel with the east line of South Central Avenue, said line being also the east line of the parcel of land bearing Permanent Index Number 19-16-100-002-8035; thence south along said line 407.5 feet east of and parallel with the east line of South Central Avenue to a line 3,006.8 feet north of the south line of Section 16, Township 38 North, Range 13 East of the Third Principal Meridian, said line being also the south line of the parcel of land bearing Permanent Index Number 19-16-100-002-8034; thence west along said south line of the parcel of land bearing Permanent Index Number 19-16-100-002-8034 to the east line of South Central Avenue; thence south along said east line of South Central Avenue to the north line of the parcel of land bearing Permanent Index Number 19-16-100-002-8002; thence east along said north line of the parcel of land bearing Permanent Index Number 19-16-100-002-8002 to the east line thereof, said east line being a line 302 feet east of and parallel with the east line of South Central Avenue; thence south along said east line of the parcel of land bearing Permanent Index Number 19-16-100-002-8002 to the south line thereof; thence west along said south line of the parcel of land bearing Permanent Index Number 19-16-100-002-8002 to the east line of South Central Avenue; thence south along said east line of South Central Avenue to the north line of West 63rd Street;

thence east along said north line of West 63rd Street to the west line of the parcel of land bearing Permanent Index Number 19-16-100-002-8016; thence north along said west line of the parcel of land bearing Permanent Index Number 19-16-100-002-8016, a distance of 280.5 feet, to the north line thereof; thence east along said north line of the parcel of land bearing Permanent Index Number 19-16-100-002-8016, a distance of 138.16 feet, to the east line thereof; thence south along said east line of the parcel of land bearing Permanent Index Number 19-16-100-002-8016, a distance of 80.5 feet, to the north line of the parcel of land bearing Permanent Index Number 19-16-100-002-8006; thence east along said north line of the parcel of land bearing Permanent Index Number 19-16-100-002-8006, a distance of 120 feet, to the east line thereof; thence south along said east line of the parcel of land bearing Permanent Index Number 19-16-100-002-8006 to the north line of West 63rd Street; thence east along said north line of West 63rd Street, a distance of 120 feet, to the west line of the parcel of land bearing Permanent Index Number 19-16-100-002-8005; thence north along said west line of the parcel of land bearing Permanent Index Number 19-16-100-002-8005, a distance of 200 feet, to the north line thereof; thence east along said north line of the parcel of land bearing Permanent Index Number 19-16-100-002-8005, a distance of 120 feet to the east line thereof; thence south along said east line of the parcel of land bearing Permanent Index Number 19-16-100-002-8005, a distance of 200 feet, to the north line of West 63rd Street; thence east along said north line of West 63rd Street to the east line of the parcel of land bearing Permanent Index Number 19-16-100-002-8014; thence north along said east line of the parcel of land bearing Permanent Index Number 19-16-100-002-8014, a distance of 280.5 feet, to the north line thereof; thence east along said north line of the parcel of land bearing Permanent Index Number 19-16-100-002-8014 and along the north line of the parcel of land bearing Permanent Index Number 19-16-100-002-8036 to the northeasterly line of said parcel of land bearing Permanent Index Number 19-16-100-002-8036; thence southeast along said northeasterly line of the parcel of land bearing Permanent Index Number 19-16-100-002-8036 to the north line of West 63rd Street; thence east along said north line of West 63rd Street to the westerly line of South Cicero Avenue, as widened and relocated; thence north along said westerly line of South Cicero Avenue, as widened and relocated, to the westerly extension of the north line of Lot 10 in Block 5 in Chicago Title and Trust Company's Subdivision of the west 33 feet south of the north 175.71 feet of the east quarter of the west half of the southwest quarter and that part south of the north 175.71 feet of the west three quarters of the west half of the southwest quarter of Section 15, Township 38 North, Range 13 East of the Third Principal Meridian, said north line of Lot 10 being also the south line of West 60th Street; thence east along said westerly extension and the south line of West 60th Street to the west line of South Keating Avenue; thence south along said west line of South Keating Avenue to the north line of Lot 3 in Block 4 in said Chicago Title and Trust Company's Subdivision; thence west along said north line of Lot 3 in Block 4 in said Chicago Title and Trust Company's Subdivision to the west line of said Lot 3, said west line of Lot

3 being also the east line of the alley west of South Keating Avenue; thence south along said east line of the alley west of South Keating Avenue to the south line of Lot 4 in Block 10 in said Chicago Title and Trust Company's Subdivision, said south line of Lot 4 being also the north line of the alley north of West 63rd Street; thence east along said north line of the alley north of West 63rd Street to the west line of South Keating Avenue; thence south along said west line of South Keating Avenue to the north line of Lot 43 in Block 4 in Marquette Ridge, a subdivision of the south half of the west half of the northwest quarter and the north half of the west half of the northwest quarter of Section 22, Township 38 North, Range 13 East of the Third Principal Meridian, said north line of Lot 43 being also the south line of the alley south of West 63rd Street; thence west along said north line of Lot 43 in Block 4 in Marquette Ridge to the west line thereof, said west line of Lot 43 being also the east line of the alley east of South Cicero Avenue; thence south along said east line of the alley east of South Cicero Avenue and along the southerly extension thereof to the south line of West Marquette Road; thence west along said south line of West Marquette Road and along the westerly extension thereof to the east line of the east half of the northeast quarter of Section 21, Township 38 North, Range 13 East of the Third Principal Meridian, said east line of the east half of the northeast quarter of Section 21 being also the centerline of South Cicero Avenue; thence north along said east line of the east half of the northeast quarter of Section 21 to south line of the north half of said east half of the northeast quarter of Section 21, said south line being also the centerline of West 65th Street; thence westerly along said centerline of West 65th Street to the southerly extension of the east line of Lot 23 in Block 8 in F. H. Bartlett's Marquette Highlands, a subdivision in the northeast quarter of Section 21, Township 38 North, Range 13 East of the Third Principal Meridian, said east line of Lot 23 being also the west line of the alley west of South Cicero Avenue; thence north along said southerly extension and along the west line of the alley west of South Cicero Avenue to the north line of Lot 8 in Block 1 in said F. H. Bartlett's Marquette Highlands, said north line of Lot 8 being also the south line of the alley south of West 63rd Street; thence west along said south line of the alley south of West 63rd Street to the west line of Lot 26 in Block 3 in said F. H. Bartlett's Marquette Highlands, said west line of Lot 26 being also the east line of the alley east of South Laporte Avenue; thence south along said east line of the alley east of South Laporte Avenue to the south line of West 64th Street; thence west along said south line of West 64th Street to the west line of South Laporte Avenue; thence north along said west line of South Laporte Avenue to the north line of Lot 33 in Block 4 in aforesaid F. H. Bartlett's Marquette Highlands, said north line of Lot 33 being also the south line of the alley south of West 63rd Street; thence west along said south line of the alley south of West 63rd Street to the west line of Lot 42 in Clearing, a subdivision of part of the west three quarters of the north half of the northwest quarter of the northwest quarter of Section 21, Township 38 North, Range 13 East of the Third Principal Meridian, said west line of Lot 42 being also the east line of the alley east of South Central Avenue; thence south along said east line of the alley east

of South Central Avenue to the south line of West 64th Place; thence west along said south line of West 64th Place to the east line of South Central Avenue; thence south along said east line of South Central Avenue to a line 10 feet south of and parallel with the north line of West 65th Street, said line being the city limits of the City of Chicago; thence west along said line 10 feet south of and parallel with the north line of West 65th Street to the southerly extension of the east line of Lot 46 in Block 4 in First Addition to Clearing, a subdivision of the east half of the northeast quarter of Section 20, Township 38 North, Range 13 East of the Third Principal Meridian, said east line of Lot 46 being also the west line of the alley west of South Central Avenue; thence north along said west line of the alley west of South Central Avenue to the south line of West 63rd Place; thence west along said south line of West 63rd Place to the southerly extension of the east line of Lot 35 in Block 1 in said First Addition to Clearing; thence north along said southerly extension and the east line of Lot 35 in Block 1 in said First Addition to Clearing to the north line thereof, said north line of Lot 35 being also the south line of the alley south of West 63rd Street; thence west along said south line of the alley south of West 63rd Street to the west line of South Major Avenue; thence north along said west line of South Major Avenue to the westerly extension of the south line of Lot 27 in Block 7 in the Third Addition to Clearing; a subdivision in the east half of the southeast quarter of Section 17, Township 38 North, Range 13 East of the Third Principal Meridian, said south line of Lot 27 being also the north line of the alley north of West 63rd Street; thence east along said north line of the alley north of West 63rd Street to the east line of Lot 30 in Block 8 in said Third Addition to Clearing, said east line of Lot 30 being also the west line of the alley west of South Central Avenue; thence north along said west line of the alley west of South Central Avenue to the northerly line of Lot 59 in Frederick H. Bartlett's Central Avenue Addition, being a subdivision of part of the northeast quarter of the southeast quarter lying south of the right-of-way of the Chicago & Western Indiana Railroad in Section 17, Township 38 North, Range 13 East of the Third Principal Meridian, said northerly line of Lot 59 in Frederick H. Bartlett's Central Avenue Addition being also the southerly line of the alley north of West 60th Street; thence westerly and southwesterly along said southerly line of the alley north of West 60th Street to the east line of South Menard Avenue; thence north along said east line of South Menard Avenue to the north line of aforesaid alley north of West 60th Street; thence westerly along the westerly extension of said north line of the alley north of West 60th Street to the centerline of South Menard Avenue; thence north along said centerline of South Menard Avenue to the southerly line of the Belt Railway Company of Chicago right-of-way; thence easterly, northeasterly and northerly along said southerly line of the Belt Railway Company of Chicago right-of-way to the westerly extension of the south line of Block 68 in Frederick H. Bartlett's Third Addition to Garfield Ridge, a subdivision of that part of the east half of Section 17, Township 38 North, Range 13 East of the Third Principal Meridian lying north and west of the right-of-way of the Indiana Harbor Belt Railroad, said south line of Block 68 in Frederick H. Bartlett's Third Addition to Garfield Ridge

being also the north line of West 58th Street; thence east along said north line of West 58th Street to the west line of South Central Avenue; thence north along said west line of South Central Avenue to the north line of Lot 11 in Block 73 in said Frederick Bartlett's Third Addition to Garfield Ridge; thence west along said north line of Lot 11 in Block 73 in Frederick H. Bartlett's Third Addition to Garfield Ridge and along the westerly extension thereof to the east line of Lot 28 in said Block 73 in Frederick H. Bartlett's Third Addition to Garfield Ridge, said east line of Lot 28 being also the west line of the alley west of South Central Avenue; thence north along said west line of the alley west of South Central Avenue to the north line of Lot 8 in Block 71 in said Frederick H. Bartlett's Third Addition to Garfield Ridge, said north line of Lot 8 being also the south line of the alley south of West 55th Street; thence west along said south line of the alley south of West 55th Street to the west line of South Parkside Avenue; thence north along said west line of South Parkside Avenue to the south line of West 55th Street; thence west along said south line of West 55th Street to the southerly extension of the east line of Lot 10 in the subdivision of that part of the southeast quarter of Section 8, Township 38 North, Range 13 East of the Third Principal Meridian lying south of the centerline of West Archer Avenue; thence north along said southerly extension and the east line of Lot 10 in aforesaid subdivision to the south line of Lot 46 in aforesaid subdivision; thence east along said south line of Lot 46 in aforesaid subdivision to the east line of the west 125 feet of said Lot 46; thence north along said east line of the west 125 feet of said Lot 46 to the south line of the north 15 feet of said Lot 46; thence west along said south line of the north 15 feet of Lot 46 to the west line of said Lot 46, said west line of Lot 46 being also the east line of South Menard Avenue; thence north along said east line of South Menard Avenue to the north line of said Lot 46; thence east along said north line of Lot 46 to the west line of Lot 36 in aforesaid subdivision; thence north along said west line of Lot 36 to the northerly line of Lot 4 in Bruns Subdivision of Lots 34 and 35 in the subdivision of that part of the southeast quarter of Section 8, Township 38 North, Range 13 East of the Third Principal Meridian lying south of the centerline of West Archer Avenue said northerly line of Lot 4 being also the southerly line of the alley south of West Archer Avenue; thence westerly along said southerly line of the alley south of West Archer Avenue to the east line of Lot 14 in said Bruns Subdivision, said east line of Lot 14 being also the west line of South Massasoit Avenue (formerly 57th Court); thence north along said west line of South Massasoit Avenue (formerly 57th Court) and along the northerly extension thereof to the northerly line of West Archer Avenue; thence easterly along said northerly line of West Archer Avenue to the west line of South Central Avenue; thence north along said westerly line of South Central Avenue to the westerly extension of the southerly line of Lot 36 in Crane View Archer Avenue Home Addition to Chicago,

a subdivision of that part of the west half of the west half of Section 9, Township 38 North, Range 13 East of the Third Principal Meridian, said southerly line of Lot 36 being also the northerly line of the alley north of West Archer Avenue; thence easterly along said westerly extension and the northerly line of the alley north of West Archer Avenue to the northerly extension of the westerly line of the easterly 10 feet of Lot 29 in Block 23 in said Crane View Archer Avenue Home Addition to Chicago; thence southerly along said northerly extension and the westerly line of the easterly 10 feet of Lot 29 in Block 23 in Crane View Archer Avenue Home Addition to Chicago to the northerly line of West Archer Avenue; thence easterly along said northerly line of West Archer Avenue to the easterly line of Lot 27 in Block 24 in said Crane View Archer Avenue Home Addition to Chicago; thence northerly along said easterly line of Lot 27 in Block 24 in Crane View Archer Avenue Home Addition to Chicago and along the northerly extension thereof to the southerly line of Lot 29 in said Block 24 in Crane View Archer Avenue Home Addition to Chicago, said southerly line of Lot 29 being also the northerly line of the alley north of West Archer Avenue; thence easterly along said northerly line of the alley north of West Archer Avenue to the east line of South Laramie Avenue; thence south along said east line of South Laramie Avenue to the southerly line of West Archer Avenue; thence westerly along said southerly line of West Archer Avenue to the point of beginning at the west line of South Laramie Avenue, all in the City of Chicago, Cook County, Illinois.

Exhibit "B".

Proposed Archer/Central T.I.F. District

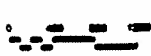
Street Boundaries Of The Area.

The Redevelopment Project Area contains in most instances both block faces fronting major streets in the area: along South Archer Avenue, from South Laramie Avenue on the east to South Massasoit Avenue on the west; along South Central Avenue, from South Archer Avenue on the north to West 65th Street on the south; along West 63rd Street, from South Major Avenue on the west to South Keating Avenue on the east; and along South Cicero Avenue, from West 60th Street on the north to West Marquette Road on the south.

Exhibit "C".

Boundary Map Of T.I.F. Area.

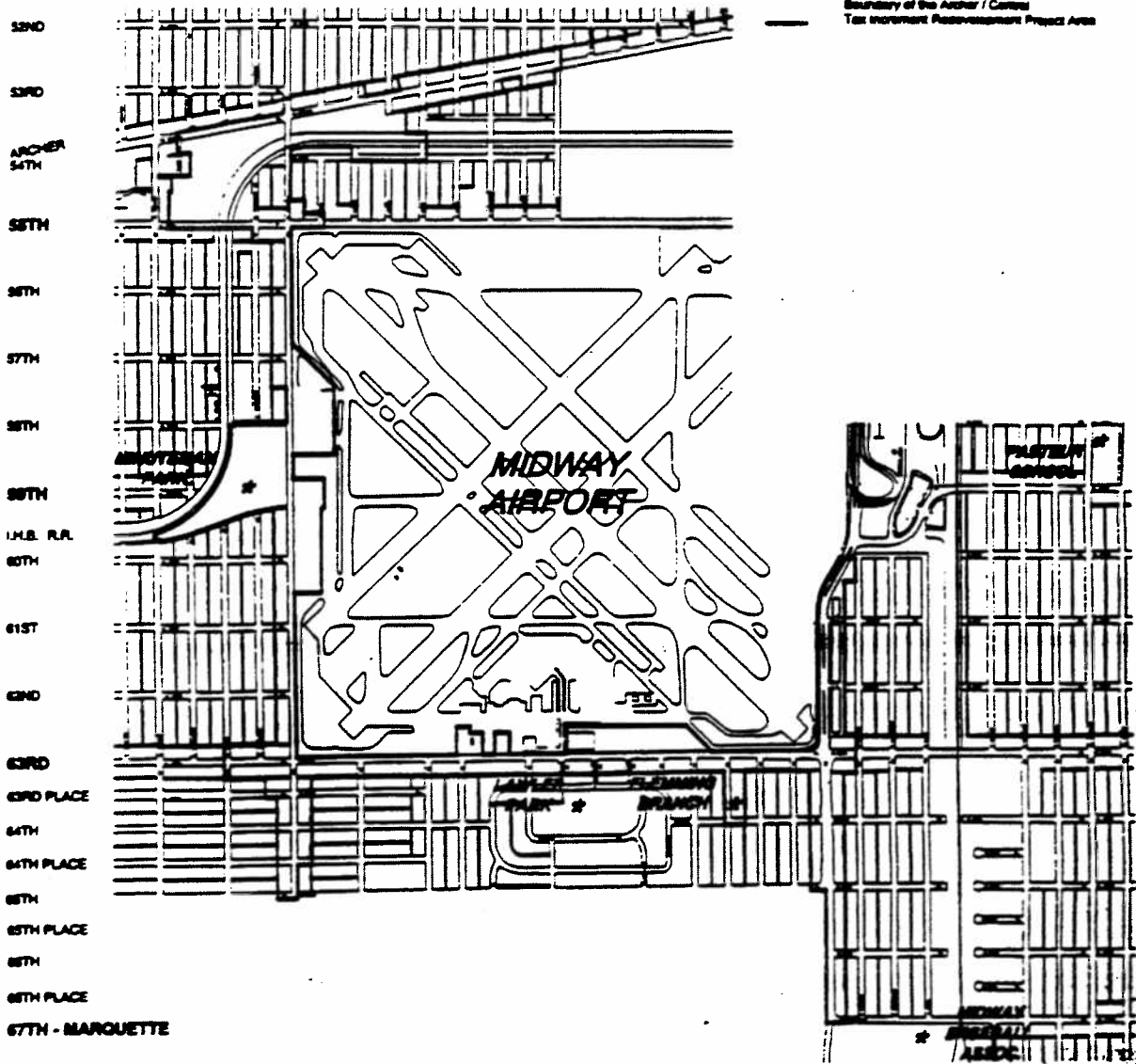
SEPTEMBER 21, 1999



FGV Urban Consulting

LEGEND

Boundary of the Archer / Central Tax Incremental Reassessment Project Area



52ND
 53RD
 ARCHER
 54TH
 55TH
 56TH
 57TH
 58TH
 59TH
 I.H.S. R.R.
 60TH
 61ST
 62ND
 63RD
 63RD PLACE
 64TH
 64TH PLACE
 65TH
 65TH PLACE
 66TH
 66TH PLACE
 67TH - MARQUETTE

MONITOR
 MENARD
 MASSABOIT
 MAJOR
 PARKSIDE
 CENTRAL
 LUNA
 LINDER
 LOTUS
 LONG
 LONEL
 LOCKWOOD
 LATROBE
 LAURAME
 LEAMINGTON
 LECLARE
 LAWLER
 LAVERGNE
 LAPORTE
 LAMON
 LACROSSE
 CICERO
 KEATING
 KELPATRICK
 KNOX
 B.R.C. R.R.
 KOLMAR
 KOLBURN
 KOSWETH
 KOSTNER
 KOLIN