

The following is said ordinance as passed:

WHEREAS, It is desirable and in the best interest of the citizens of the City of Chicago, Illinois (the "City") for the City to implement tax increment allocation financing ("Tax Increment Allocation Financing") pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq., as amended (the "Act"), for a proposed redevelopment project area to be known as the 87th/Cottage Grove Redevelopment Project Area (the "Area") described in Section 2 of this ordinance, to be redeveloped pursuant to a proposed redevelopment plan and project (the "Plan"); and

WHEREAS, A public meeting ("Public Meeting") was held in compliance with the requirements of Section 5/11-74.4-6(e) of the Act on April 10, 2002 at 7:00 P.M. at 501 East 90th Place, Chicago, Illinois; and

WHEREAS, The Plan (including the related eligibility report attached thereto as an exhibit and, if applicable, the feasibility study and the housing impact study) was made available for public inspection and review pursuant to Section 5/11-74.4-5(a) of the Act since June 28, 2002, being a date not less than ten (10) days before the meeting of the Community Development Commission of the City ("Commission") at which the Commission adopted Resolution 02-CDC-56 on July 9, 2002 fixing the time and place for a public hearing ("Hearing"), at the offices of the City Clerk and the City's Department of Planning and Development; and

WHEREAS, Pursuant to Section 5/11-74.4-5(a) of the Act, notice of the availability of the Plan (including the related eligibility report attached thereto as an exhibit and, if applicable, the feasibility study and the housing impact study) was sent by mail on July 15, 2002, which is within a reasonable time after the adoption by the Commission of Resolution 02-CDC-56 to: (a) all residential addresses that, after a good faith effort, were determined to be (i) located within the Area and (ii) outside the Area and located within seven hundred fifty (750) feet of the boundaries of the Area (or, if applicable, were determined to be the seven hundred fifty (750) residential addresses that were outside the Area and closest to the boundaries of the Area); and (b) organizations and residents that were registered interested parties for such Area; and

WHEREAS, A meeting of the joint review board established pursuant to Section 5/11-74.4-5(b) of the Act (the "Board") was convened upon the provision of due notice on August 2, 2002 at 10:00 A.M. to review the matters properly coming before the Board and to allow it to provide its advisory recommendation regarding the approval of the Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Area, and other matters, if any, properly before it; and

WHEREAS, Pursuant to Sections 5/11-74.4-4 and 5/11-74.4-5 of the Act, the Commission held the Hearing concerning approval of the Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Area pursuant to the Act on September 24, 2002; and

WHEREAS, The Commission has forwarded to the City Council a copy of its Resolution 02-CDC-86, recommending to the City Council approval of the Plan, among other related matters; and

WHEREAS, The City Council has heretofore approved the Plan, which was identified in An Ordinance Of The City Of Chicago, Illinois, Approving A Redevelopment Plan For The 87th/Cottage Grove Redevelopment Project Area; now, therefore,

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

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

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

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

- a. the Area includes only those contiguous parcels of real property and improvements thereon that are to be substantially benefitted by proposed Plan improvements, as required pursuant to Section 5/11-74.4-4(a) of the Act;
- b. as required pursuant to Section 5/11-74.4-3(p) of the Act:
 - (i) the Area is not less, in the aggregate, than one and one-half (1½) acres in size; and
 - (ii) conditions exist in the Area that cause the Area to qualify for designation as a redevelopment project area and a conservation area as defined in the Act;
- c. if the Area is qualified as a "blighted area", whether improved or vacant, each of the factors necessary to qualify the Area as a redevelopment project area on that

basis is (i) clearly present within the intent of the Act and with that presence documented to a meaningful extent, and (ii) reasonably distributed throughout the improved part or vacant part, as applicable, of the Area as required pursuant to Section 5/11-74.4-3(a) of the Act;

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

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

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

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

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

[Exhibit "C" referred to in this ordinance printed
on page 97563 of this *Journal*.]

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

Exhibit "A".

Legal Description Of The Area.

All that part of the west half of Sections 2 and 11 and the east half of Sections 3 and 10 in Township 37 North, Range 14 East of the Third Principal Meridian and that part of the east half of Sections 22, 27 and 34 in Township 38 North, Range 14

East of the Third Principal Meridian and that part of the west half of Sections 23, 26 and 35 in said Township 38 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

beginning at the point of intersection of the west line of South Cottage Grove Avenue with the south line of East 83rd Street; thence west along said south line of East 83rd Street to the southerly extension of the east line of Lot 25 in Block 32 of Chatham Fields, being a subdivision of the northeast quarter of Section 34, Township 38 North, Range 14 East of the Third Principal Meridian, said east line of Lot 25 being also the west line of the alley west of South Cottage Grove Avenue; thence north along said southerly extension and the west line of the alley west of South Cottage Grove Avenue to the north line of Lot 11 in Block 1 of aforesaid Chatham Fields, said north line of Lot 11 being also the south line of the alley south of East 79th Street; thence west along said south line of the alley south of East 79th Street to the west line of South Dr. Martin Luther King, Jr. Drive (formerly South Park Avenue); thence north along said west line of South Dr. Martin Luther King, Jr. Drive to the westerly extension of the south line of Lot 29 in the subdivision of the west half of the southwest quarter of the southwest quarter of the southeast quarter of Section 27, Township 38 North, Range 14 East of the Third Principal Meridian, said south line of Lot 29 being also the north line of the alley north of East 79th Street; thence east along said westerly extension and the north line of the alley north of East 79th Street to the west line of South Eberhart Avenue; thence north along said west line of South Eberhart Avenue to the westerly extension of the south line of Lot 31 in Block 2 of Cole's Subdivision of the southeast quarter of the southwest quarter of the southeast quarter of Section 27, Township 38 North, Range 14 East of the Third Principal Meridian; thence east along said westerly extension and the south line of Lot 31 in Block 2 of Cole's Subdivision and along the easterly extension thereof to the west line of Lots 18 and 19 in said Block 2 of Cole's Subdivision, said west line of Lots 18 and 19 being also the east line of the alley west of South Rhodes Avenue; thence south along said east line of the alley west of South Rhodes Avenue to the south line of the northerly 5 feet of Lot 20 in said Block 2 of Cole's Subdivision; thence east along said south line of the northerly 5 feet of Lot 20 in Block 2 of Cole's Subdivision to the west line of South Rhodes Avenue; thence north along said west line of South Rhodes Avenue to the westerly extension of the south line of Lot 30 in Block 1 of said Cole's Subdivision; thence east along said westerly extension and the south line of Lot 30 in Block 1 of Cole's Subdivision and along the easterly extension thereof to the west line of Lots 19 and 20 in said Block 1 of Cole's Subdivision, said west line of Lots 19 and 20 being also the east line of the alley east of South Rhodes Avenue; thence south along said east line of the alley east of South Rhodes Avenue to the south line of the northerly 9 feet of said Lot 20 in Block 1 of Cole's Subdivision; thence east along said south line of the

northerly 9 feet of Lot 20 in Block 1 of Cole's Subdivision to the west line of South St. Lawrence Avenue; thence north along said west line of South St. Lawrence Avenue to the westerly extension of the south line of Lot 30 in Wakeford's Third Addition, being a subdivision of Block 13 in Wakeman's Subdivision of the east half of the southeast quarter of Section 27, Township 38 North, Range 14 East of the Third Principal Meridian, said south line of Lot 30 being also the north line of the alley north of East 79th Street; thence east along said westerly extension and the north line of the alley north of East 79th Street to the east line of Lot 18 in J. E. Grassie's Subdivision of the south half of Block 16 in aforesaid Wakeman's Subdivision, said east line of Lot 18 being also the west line of the alley west of South Cottage Grove Avenue; thence north along said west line of the alley west of South Cottage Grove Avenue to the south line of East 72nd Street; thence west along said south line of East 72nd Street to the west line of South Evans Street; thence north along said west line of South Evans Street to the northeasterly line of Lot 1 in Block 3 of W. V. Jacob's Subdivision of Block 1 in Norton's Subdivision of the northeast quarter of the northeast quarter of Section 27, Township 38 North, Range 14 East of the Third Principal Meridian, said northeasterly line of Lot 1 being also the southwesterly line of the alley southwest of and adjoining the southwesterly line of the Pennsylvania Railroad right-of-way; thence northwesterly along said southwesterly line of the alley southwest of and adjoining the southwesterly line of the Pennsylvania Railroad right-of-way and along the northwesterly extension thereof to the north line of East 71st Street; thence east along said north line of East 71st Street to a line perpendicular to said north line of East 71st Street and having a southerly terminus on the south line of said East 71st Street at the northeast corner of Lot 28 in Block 7 of Cornell, being a subdivision of the west half of Section 26 and the southeast quarter of said Section 26 (with the exception of the east half of the northeast quarter of said southeast quarter), the north half of the northwest quarter and the south half of the northwest quarter lying west of the Illinois Central Railroad, and the northwest quarter of the northeast quarter of Section 35, all in Township 38 North, Range 14 East of the Third Principal Meridian; thence south along said perpendicular line to the northeast corner of said Lot 28 in Block 7 of Cornell; thence southwesterly along the southeasterly line of said Lot 28 in Block 7 of Cornell to the northeasterly line of east South South Chicago Avenue; thence southeasterly along said northeasterly line of east South South Chicago Avenue to the northeasterly extension of the southeasterly line of Lot 19 in Block 8 of aforesaid Cornell; thence southwesterly along said northeasterly extension and the southeasterly line of Lot 19 in Block 8 of Cornell and along the southwesterly extension thereof to the southwesterly line of the alley southwest of and adjoining the southwesterly line of said Lot 19; thence northwesterly along said southwesterly line of the alley southwest of and adjoining the southwesterly line

of said Lot 19 to the east line of South Cottage Grove Avenue; thence south along said east line of South Cottage Grove Avenue to the southwesterly line of the Pennsylvania Railroad right-of-way, said southwesterly line of the Pennsylvania Railroad right-of-way being also the northeasterly line of the vacated alley lying northeasterly of and adjoining the northeasterly line of Lot 41 in Block 9 of aforesaid Cornell; thence southeasterly along said southwesterly line of the Pennsylvania Railroad right-of-way to the northerly extension of the west line of Lot 1 in said Block 9 of Cornell, said west line of Lot 1 being also the east line of the alley east of South Cottage Grove Avenue; thence south along said east line of the alley east of South Cottage Grove Avenue to the south line of Lot 19 in Block 87 of said Cornell, said south line of Lot 19 being 104.75 feet, more or less, north of the north line of East 79th Street; thence east along said south line of Lot 19 in Block 87 of Cornell and along the easterly extension thereof to the east line of South Maryland Avenue; thence south along said east line of South Maryland Avenue to the south line of Lot 27 in Block 88 of aforesaid Cornell; thence east along said south line of Lot 27 in Block 88 of Cornell to the easterly line thereof, said east line of Lot 27 being also the west line of the alley east of South Maryland Avenue; thence north along said west line of the alley east of South Maryland Avenue to the westerly extension of the south line of the northerly 4.75 feet of Lot 20 in Block 88 of said Cornell; thence east along said westerly extension and the south line of the northerly 4.75 feet of Lot 20 in Block 88 of Cornell to the east line of said Lot 20, said east line of Lot 20 being also the west line of South Drexel Avenue; thence north along said west line of South Drexel Avenue to the westerly extension of the south line of Lot 29 in Block 89 of said Cornell; thence east along said westerly extension and the south line of Lot 29 in Block 89 of Cornell and along the easterly extension thereof and along the south line of Lot 18 in said Block 89 of Cornell and along the easterly extension thereof to the east line of South Ingleside Avenue; thence south along said east line of South Ingleside Avenue to the south line of Lot 22 in the resubdivision of Lots 1 to 11, both inclusive, and Lots 25 to 44, both inclusive, of Block 90 of Cornell, aforesaid, in the west half of the southwest quarter of Section 26, Township 38 North, Range 14 East of the Third Principal Meridian; thence east along said south line of Lot 22 in the resubdivision of Lots 1 to 11, both inclusive, and Lots 25 to 44, both inclusive, of Block 90 of Cornell to the east line thereof, said east line of Lot 22 being also the west line of the alley west of South Ellis Avenue; thence north along said west line of the alley west of South Ellis Avenue to the westerly extension of the south line of the northerly 5 feet of Lot 19 in Block 90 of aforesaid Cornell; thence east along said westerly extension and the south line of the northerly 5 feet of Lot 19 in Block 90 of Cornell and along the easterly extension thereof to the east line of South Ellis Avenue; thence south along said east line of South Ellis Avenue to the south line of Lot 4 in Jerome W. Millington's Subdivision of Lots 24 to 33, both inclusive, in Block 91 of Cornell

in the east half of the southwest quarter of Section 26, Township 38 North, Range 14 East of the Third Principal Meridian; thence east along said south line of Lot 4 in Jerome W. Millington's Subdivision and along the easterly extension thereof to the west line of Lot 19 in Block 91 of Cornell, said west line of Lot 19 being also the east line of the alley east of South Ellis Avenue; thence south along said east line of the alley east of South Ellis Avenue to the south line of the northerly 15 feet of Lot 21 in Block 91 of aforesaid Cornell; thence east along said south line of the northerly 15 feet of Lot 21 in Block 91 of Cornell to the east line thereof, said east line of Lot 21 being also the west line of South Dobson Avenue; thence north along said west line of South Dobson Avenue to the westerly extension of the south line of Lot 28 in Block 92 of aforesaid Cornell; thence east along said westerly extension and the south line of Lot 28 in Block 92 of Cornell and along the easterly extension thereof and along the south line of Lot 19 in said Block 92 of Cornell to the east line of said Lot 19, said east line of Lot 19 being also the west line of South Greenwood Avenue; thence north along said west line of South Greenwood Avenue and along the northwesterly line of said South Greenwood Avenue to the westerly extension of the south line of the parcel of property bearing Permanent Index Number 20-26-323-076; thence easterly along said westerly extension and said southerly line of the parcel of property bearing Permanent Index Number 20-26-323-076 to the east line of the parcel of property bearing Permanent Index Number 20-26-323-076; thence northerly along said east line and its northerly extension to the westerly extension of the south line of Lots 22 to 28, both inclusive, in the subdivision by Fayette L. Force Trustee of Block 45 in Cornell (except that portion thereof conveyed to the Illinois Central Railroad Company and the Pittsburgh, Ft. Wayne and Chicago Railroad Company) in the east half of the southwest quarter of Section 26, Township 38 North, Range 14 East of the Third Principal Meridian, said south line of Lots 22 to 28, both inclusive, being also the north line of East 76th Street; thence east along said westerly extension and along the north line of East 76th Street to the easterly line of the Illinois Central Railroad Company right-of-way; thence southerly along said easterly line of the Illinois Central Railroad Company right-of-way to the north line of East 79th Street; thence west along said north line of East 79th Street to the westerly line of the Illinois Central Railroad Company right-of-way; thence southerly along said westerly line of the Illinois Central Railroad Company right-of-way to the south line of East 79th Street; thence west along said south line of East 79th Street to the east line of South Greenwood Avenue; thence south along said east line of South Greenwood Avenue to the easterly extension of the south line of Lot 8 in Block 110 of aforesaid Cornell; thence west along said easterly extension and the south line of Lot 8 in Block 110 of Cornell and along the westerly extension thereof to the east line of Lots 38 and 39 in said Block 110 of Cornell, said east line of Lots 38 and 39 being also the

west line of the alley west of South Greenwood Avenue; thence north along said west line of the alley west of South Greenwood Avenue to the north line of Lot 41 in said Block 110 of Cornell; thence west along said north line of Lot 41 in Block 110 of Cornell and along the westerly extension thereof to the west line of South Dobson Avenue; thence north along said west line of South Dobson Avenue to the north line of Lot 4 in Block 111 of Cornell; thence west along said north line of Lot 4 in Block 111 of Cornell to the west line thereof, said west line of Lot 4 being also the east line of the alley east of South Ellis Avenue; thence south along said east line of the alley east of South Ellis Avenue to the easterly extension of the north line of the south 10 feet of Lot 42 in Block 111 of aforesaid Cornell; thence west along said easterly extension and the north line of the south 10 feet of Lot 42 in Block 111 of Cornell and along the westerly extension thereof to the west line of South Ellis Avenue; thence north along said west line of South Ellis Avenue to the north line of Lot 5 in Block 112 of aforesaid Cornell; thence west along said north line of Lot 5 in Block 112 of Cornell to the west line thereof, said west line of Lot 5 being also the east line of the alley west of South Ellis Avenue; thence south along said east line of the alley west of South Ellis Avenue to the easterly extension of the south line of Lot 40 in said Block 112 of Cornell; thence west along said easterly extension and the south line of Lot 40 in Block 112 of Cornell and along the westerly extension thereof to the west line of South Ingleside Avenue; thence north along said west line of South Ingleside Avenue to the north line of Lot 5 in Block 113 of aforesaid Cornell; thence west along said north line of Lot 5 in Block 113 of Cornell to the west line thereof, said west line of Lot 5 being also the east line of the alley east of South Drexel Avenue; thence south along said east line of the alley east of South Drexel Avenue to the easterly extension of the south line of Lot 42 in said Block 113 of Cornell; thence west along said easterly extension and the south line of Lot 42 in Block 113 of Cornell and along the westerly extension thereof to the west line of South Drexel Avenue; thence north along said west line of South Drexel Avenue to the south line of the north 1 foot of Lot 3 in Block 114 of aforesaid Cornell; thence west along said south line of the north 1 foot of Lot 3 in Block 114 of Cornell to the west line of said Lot 3, said west line of Lot 3 being also the east line of the alley east of South Maryland Avenue; thence south along said east line of the alley east of South Maryland Avenue to the easterly extension of the south line of the north 10 feet of Lot 42 in said Block 114 of Cornell; thence west along said easterly extension and the south line of the north 10 feet of Lot 42 in Block 114 of Cornell to the west line of said Lot 42, said west line of Lot 42 being also the east line of South Maryland Avenue; thence south along said east line of South Maryland Avenue to the easterly extension of the north line of Lot 13 in Block 115 of aforesaid Cornell; thence west along said easterly extension and the north line of Lot 13 in Block 115 of Cornell to the west line of said Lot 13, said west line of Lot 13 being also the east line of the alley east of South Cottage Grove Avenue; thence

south along said east line of the alley east of South Cottage Grove Avenue to the south line of the north 5 feet of Lot 20 in Block 6 of William Ashton's Subdivision of the west 30 acres of the south 60 acres of the west half of the southwest quarter of Section 35, Township 38 North, Range 14 East of the Third Principal Meridian, said south line of the north 5 feet of Lot 20 in Block 6 of William Ashton's Subdivision being a line 120 feet north of the north line of East 87th Street; thence east along said south line of the north 5 feet of Lot 20 in Block 6 of William Ashton's Subdivision and along the easterly extension thereof to the east line of South Maryland Avenue; thence south along said east line of South Maryland Avenue to the south line of Lot 29 in Block 5 of said William Ashton's Subdivision, said south line of Lot 29 being also the north line of the alley north of East 87th Street; thence east along said north line of the alley north of East 87th Street to the west line of South Drexel Avenue; thence north along said west line of South Drexel Avenue to the westerly extension of the south line of Lot 16 in William H. Knap's Resubdivision of Lots 29 to 46, both inclusive, in Block 2 of Wright's Subdivision of the southeast quarter of the southwest quarter of the southwest quarter of Section 35, Township 38 North, Range 14 East of the Third Principal Meridian, said south line of Lot 16 being also the north line of the alley north of East 87th Street; thence east along said westerly extension and along the north line of the alley north of East 87th Street to the west line of South Ingleside Avenue; thence north along said west line of South Ingleside Avenue to the westerly extension of the south line of Lot 29 in Block 1 of aforesaid Wright's Subdivision; thence west along said westerly extension and the south line of Lot 29 in Block 1 of Wright's Subdivision and along the easterly extension thereof to the westerly line of the Illinois Central Railroad Company right-of-way; thence southwest along said westerly line of the Illinois Central Railroad Company right-of-way to the north line of East 87th Street; thence west along said north line of East 87th Street to the northerly extension of the easterly line of Lot 1 of the plat of subdivision of Lot 1 in Block 1 of Dauphin Park, a subdivision of that part of the north three-quarters of the west half of Section 2, Township 37 North, Range 14 East of the Third Principal Meridian, lying west of the Illinois Central Railroad right-of-way, said easterly line of Lot 1 being also the westerly line of South Dauphin Avenue; thence southerly along said northerly extension and the easterly line of Lot 1 of the plat of subdivision of Lot 1 in Block 1 of Dauphin Park to the southerly line of said Lot 1; thence westerly along said southerly line of Lot 1 of the plat of subdivision of Lot 1 in Block 1 of Dauphin Park and along the southerly line of Lots 2 and 3 of said plat of 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 Dauphin Avenue; thence south along said east line of the alley west of South Dauphin Avenue to the easterly extension of the north line of Lot 6 in Block 1 of aforesaid Dauphin Park, said north line of Lot 6 being also the south line of the alley south of East

87th Street; thence west along said south line of the alley south of East 87th Street to the west line of Lot 22 in said Block 1 of Dauphin Park, said west line of Lot 22 being also the east line of the alley east of South Cottage Grove Avenue; thence south along said east line of the alley east of South Cottage Grove Avenue to the south line of Lot 25 in Block 9 of said Dauphin Park, said south line of Lot 25 being also the north line of the alley south of East 91st Street; thence east along said north line of the alley south of East 91st Street and along the easterly extension thereof to the westerly line of Lots 3 and 4 in said Block 9 of Dauphin Park, said westerly line of Lots 3 and 4 being also the easterly line of the alley west of South Dauphin Avenue; thence southerly along said easterly line of the alley west of South Dauphin Avenue to the north line of East 92nd Street; thence east along said north line of East 92nd Street to the northerly extension of the west line of Lot 1 in Block 10 of aforesaid Dauphin Park, said west line of Lot 1 being also the east line of the alley east of South Cottage Grove Avenue; thence south along said northerly extension and along the east line of the alley east of South Cottage Grove Avenue to the north line of East 93rd Street; thence east along said north line of East 93rd Street to the easterly line of Lot 17 in said Block 10 of Dauphin Park, said easterly line of Lot 17 being also the westerly line of South Dauphin Avenue; thence south along the southwesterly extension of the easterly line of said Lot 17 in Block 10 of Dauphin Park to the south line of East 93rd Street; thence east along said south line of East 93rd Street to the easterly line of the vacated portion of South Dauphin Avenue lying east of and adjoining the east line of Lots 1 through 17, both inclusive, in Block 10 of Burnside, a subdivision of the southeast quarter of the southeast quarter of Section 3, Township 37 North, Range 14 East of the Third Principal Meridian, except the right-of-way of the Chicago and Western Indiana Railroad and of The Chicago, Rock Island and Pacific Railroad South Chicago Branch and all that part of the south quarter of the west half of Section 2, Township 38 North, Range 14 East of the Third Principal Meridian west of the Illinois Central Railroad and north of the right-of-way for the "Y" track which connects the Illinois Central Railroad and the Chicago and Western Indiana Railroad, said easterly line of the vacated portion of South Dauphin Avenue being also the westerly line of the Illinois Central Railroad right-of-way; thence southwesterly along said easterly line of the vacated portion of South Dauphin Avenue to the southerly line thereof; thence northwesterly and westerly along said southerly line of the vacated portion of South Dauphin Avenue to the southeast corner of Lot 17 in said Block 10 of Burnside; thence southerly along a straight line to the northeast corner of Lot 24 in Said Block 10 of Burnside; thence southerly along the easterly line of Lots 23, 22 and 21 in said Block 10 of Burnside to the southeast corner of said Lot 21; thence southwesterly along the southeasterly line of Lots 20, 19 and 18 in said Block 10 of Burnside to the southwest corner of said Lot 18

in Block 10 of Burnside, said southwest corner of Lot 18 in Block 10 of Burnside being also a point on the east line of South Cottage Grove Avenue; thence south along said east line of South Cottage Grove Avenue to the southerly line of the Chicago, Rock Island and Pacific Railroad South Branch right-of-way; thence easterly along said southerly line of the Chicago, Rock Island and Pacific Railroad South Branch right-of-way to the west line of the Illinois Central Railroad right-of-way; thence southerly along said west line of the Illinois Central Railroad right-of-way to the south line of East 95th Street; thence west along said south line of East 95th Street to the southerly extension of the east line of Lot 6 in Block 9 of aforesaid Burnside, said east line of Lot 6 being also the west line of the alley west of South Cottage Grove Avenue; thence north along said southerly extension and along the west line of the alley west of South Cottage Grove Avenue to the southerly line of East Burnside Avenue; thence northeasterly along a straight line to the southwest corner of Lot 4 in Block 5 of said Burnside, said southwest corner of Lot 4, being a point on the northeasterly line of East Burnside Avenue; thence northerly along the westerly line of said Lot 4 in Block 5 of Burnside to the northerly line of said Lot 4, said north line of Lot 4, being also the southerly line of the alley north of East Burnside Avenue; thence westerly along said southerly line of the alley north of East Burnside Avenue to the northwest corner of Lot 33 in Block 6 of aforesaid Burnside, said northwest corner of Lot 33, being a point on the east line of South St. Lawrence Avenue; thence westerly along a straight line to the northeast corner of Lot 1 in Block 1 of Vernon Park, a subdivision of the southwest quarter of the southeast quarter of Section 3, Township 37 North, Range 14 East of the Third Principal Meridian (except the railroad rights-of-way and streets heretofore dedicated), said northeast corner of Lot 1, being also the point of intersection of the southwesterly line of East Burnside Avenue with the west line of South St. Lawrence Avenue; thence northwest along said southwesterly line of East Burnside Avenue and along the northwesterly extension thereof to the easterly extension of the north line of Lot 1 in Block 2 of aforesaid Vernon Park, said north line of Lot 1, being also the south line of East 93rd Street; thence east along said south line of East 93rd Street to the northwest corner of Lot 34 in Block 3 of aforesaid Burnside, said northwest corner of Lot 34, being also the point of intersection of the east line of South St. Lawrence Avenue with the northeasterly line of the alley southwest of East Lyon Avenue; thence southeasterly along said northeasterly line of the alley southwest of East Lyon Avenue to the east line of Lot 7 in Block 4 of aforesaid Burnside, said east line of Lot 7, being also the west line of the alley west of South Cottage Grove Avenue; thence north along said west line of the alley west of South Cottage Grove Avenue to the north line of Lot 29 in Block 11 of L. E. Crandall's Addition to Dauphin Park, a subdivision of Blocks 11, 12, 13 and 14 of Dauphin Park, being a subdivision of the east half of the northeast quarter of Section 3, Township 37 North, Range 14 East of the Third Principal Meridian, said north line of Lot 29, being also the south line of the alley south of East 87th Street; thence west along said south line of the alley south of East 87th Street to the west line of South Langley Avenue; thence north along said west line of

South Langley Avenue to the south line of East 87th Street; thence west along said south line of East 87th Street to the southerly extension of the east line of Lot 21 in Chatham Village Second Addition, a subdivision in the southeast quarter of Section 34, Township 38 North, Range 14 East of the Third Principal Meridian; thence north along said southerly extension and the east line of Lots 21 through 40, both inclusive, in said Chatham Village Second Addition to the north line of said Lot 40, said north line of Lot 40, being also the south line of East 86th Street; thence west along said south line of East 86th Street to the southerly extension of the east line of Lot 12 in Chatham Village, a subdivision of the west one-eighth (except the west 33 feet thereof) of the north half of the south half of the east half of the southeast quarter of Section 34, Township 38 North, Range 14 East of the Third Principal Meridian, said east line of Lot 12, being also the west line of the alley east of South St. Lawrence Avenue; thence north along said west line of the alley east of South St. Lawrence Avenue and along the northerly extension thereof to the north line of East 85th Street; thence east along said north line of East 85th Street to the northerly extension of the northerly most east line of the parcel of property bearing Permanent Index Number 20-34-413-055; thence south along said northerly extension and the northerly most east line of the parcel of property bearing Permanent Index Number 20-34-413-055 to the south line of the parcel of property bearing Permanent Index Number 20-34-413-060, said south line being 193 feet, more or less, south of the north line of East 85th Street; thence east along said south line of the parcel of property bearing Permanent Index Number 20-34-413-060 to the east line thereof; thence north along said east line of the parcel of property bearing Permanent Index Number 20-34-413-060 to the south line of the parcel of property bearing Permanent Index Number 20-34-413-052; thence east along said south line of the parcel of property bearing Permanent Index Number 20-34-413-052 to the west line of South Cottage Grove Avenue; thence north along said west line of South Cottage Grove Avenue to the point of beginning at the south line of East 83rd Street; all in the City of Chicago, Cook County, Illinois.

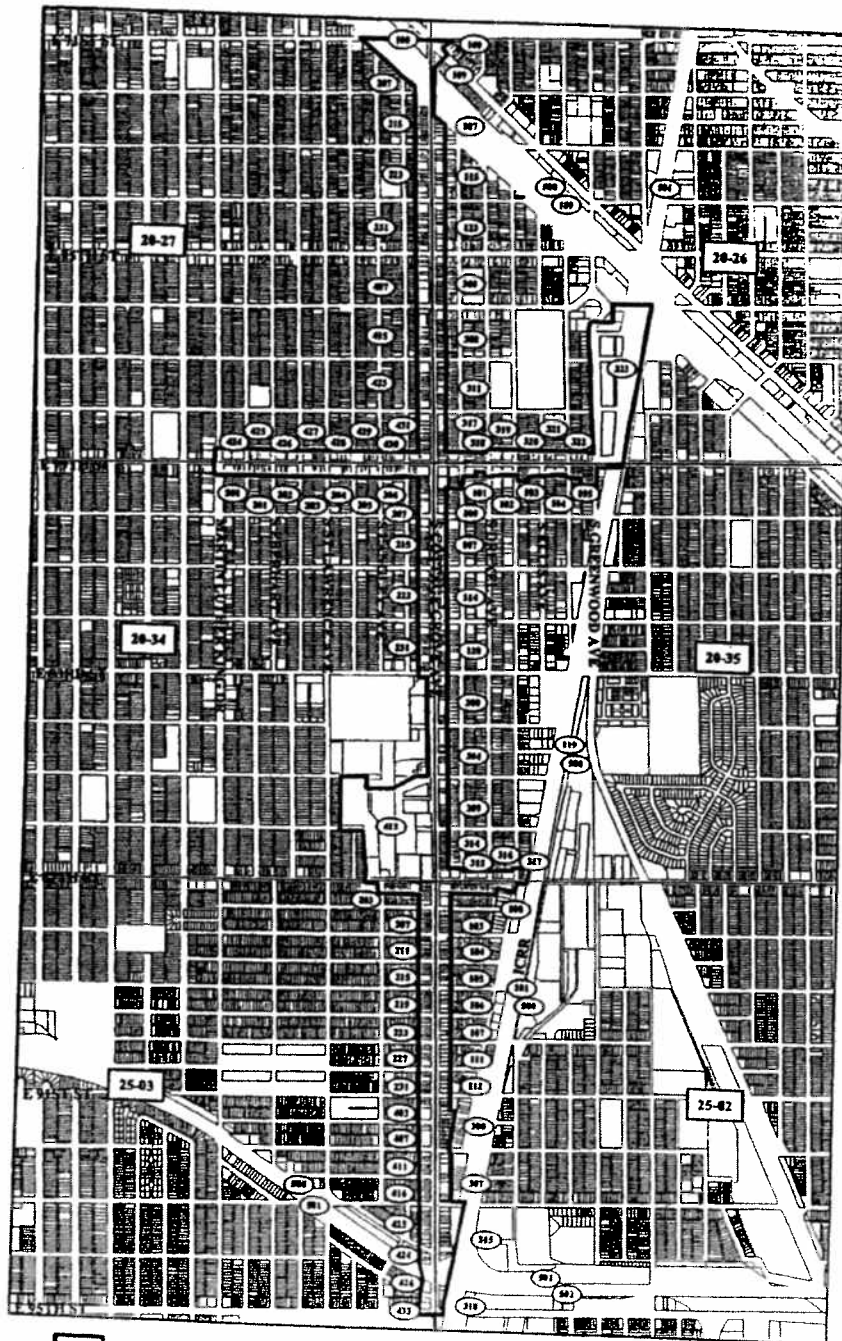
Exhibit "B".

Street Boundary Description Of The Area.

The Area is irregularly shaped and generally runs along the Cottage Grove Avenue corridor between 71st Street to the north and 95th Street to the south. The Area also includes 79th Street between Dr. Martin Luther King, Jr. Drive on the west and Greenwood Avenue on the east and 87th Street between Langley Avenue on the west and the Illinois Central Railroad on the east. A leg northward from 79th Street along the west side of the Illinois Central Railroad up to 76th Street is also included. The Area lies within the Chatham and Greater Grand Crossing Community Areas.

Exhibit "C".

Redevelopment Project Area
Boundary Map.



- N Study Area Boundary
- Area and Sub-Area
- Block Numbers

MAP 2: RPA BOUNDARY

87th/Cottage Grove
Tax Increment Financing District

S. B. Friedman & Company
Real Estate Advisors and Development Consultants