



City of Chicago



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Meeting Date:	3/13/2019
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Second Amendment to redevelopment plan for North Branch (North) Redevelopment Project Area
Committee(s) Assignment:	Committee on Finance



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

March 13, 2019

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

At the request of the Commissioner of Planning and Development, I transmit herewith ordinances establishing the Cortland and Chicago River TIF district.

Your favorable consideration of these ordinances will be appreciated.

Very truly yours,

A handwritten signature in cursive script that reads "Rahm Emanuel".

Mayor

ORDINANCE

WHEREAS, Under ordinances adopted on July 2, 1997 and published in the *Journal of the Proceedings of the City Council of the City of Chicago* for such date (the "*Journal of Proceedings*") at pages 47493 - 47623, and under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4.1, et seq, as amended (the "Act"), the City Council (the "Corporate Authorities") of the City of Chicago (the "City"): (i) approved an ordinance approving a redevelopment plan and project (the "Redevelopment Plan") for a portion of the City known as the "North Branch (North) Redevelopment Project Area" (such ordinance being defined in this ordinance as the "Plan Ordinance", and such area as described in the Plan Ordinance being defined in this ordinance as the "Original Area"); (ii) approved an ordinance designating the Original Area as a "redevelopment project area" within the requirements of the Act (the "Designation Ordinance"); and, (iii) approved an ordinance adopting tax increment financing for the Original Area (the "TIF Adoption Ordinance") (the Plan Ordinance, the Designation Ordinance, and the TIF Adoption Ordinance are collectively defined in this ordinance as the "North Branch (North) TIF Ordinances"); and

WHEREAS, Pursuant to an ordinance adopted on September 4, 2002 and published in the *Journal of Proceedings* for such date at pages 92448 – 92510, under the provisions of the Act, the Corporate Authorities approved Amendment Number 1 to the Redevelopment Plan ("Amendment Number 1") conforming the estimated dates of completion of the redevelopment project and of the retirement of obligations issued to finance redevelopment project costs set forth in the Redevelopment Plan, to the provisions of Section 11-74.4-3(n)(3) of the Act; and

WHEREAS, It is desirable and in the best interest of the citizens of the City for the City to amend the Redevelopment Plan and to decrease the Original Area to exclude 61 parcels by adopting "Amendment Number 2 to the North Branch (North) Redevelopment Project Area Tax Increment Financing Program Redevelopment Project and Plan," which is attached as Exhibit A ("Amendment No. 2", with (i) the Redevelopment Plan, as amended by Amendment Number 2, defined in this ordinance as the "Amended Plan", and (ii) the Original Area, as amended by Amendment Number 2, defined in this ordinance as the "Amended Area"); and

WHEREAS, Section 5/11-74.4-5(c) of the Act provides that after a municipality has by ordinance approved a redevelopment plan and designated a redevelopment project area, it may amend the plan and redevelopment project area without further public hearing and related notices and procedures including the convening of a joint review board as set forth in the Act; provided that the municipality gives notice of any such changes by mail to each affected taxing district and registrant on the interested parties registry, and by publication in a newspaper of general circulation within the affected taxing district, which notice by mail and by publication shall each occur not later than ten (10) days following the adoption by ordinance of such changes, so long as the amendment does not: (1) add additional parcels of property to the redevelopment project area, (2) substantially affect the general land-uses in the redevelopment plan, (3) substantially change the nature of the redevelopment project, (4) increase the total estimated redevelopment project costs set out in the redevelopment plan by more than five percent (5%) after adjustment for inflation from the date the plan was adopted, (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan, or (6) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than ten (10); and

WHEREAS, Amendment Number 2 does not include any of the changes listed in items (1) through (6) stated in the previous recital, and, therefore, does not necessitate the holding of a public hearing, the convening of a joint review board or related notices and procedures; and

WHEREAS, The Corporate Authorities have reviewed Amendment Number 2 and any 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 Amended Area; now, therefore,

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

SECTION 1. The above recitals are incorporated herein and made a part hereof and are adopted as findings of the Corporate Authorities.

SECTION 2. Approval of Amendment Number 2 to the Plan. "Amendment No. 2 to the North Branch (North) Redevelopment Project Area Tax Increment Financing Program Redevelopment Project and Plan", a copy of which is attached hereto as Exhibit A and includes a legal description and map of the Amended Area, is hereby approved. The Amended Plan and the Amended Area are hereby approved.

SECTION 3. Finding. The Corporate Authorities hereby find that the estimated dates of completion of the redevelopment project described in the Amended Plan and of the retirement of obligations issued to finance redevelopment project costs set forth in the Amended Plan, conform to the provisions of Section 11-74.4-3(n)(3) of the Act.

SECTION 4. 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 5. Superseder. All ordinances (including, without limitation, the Bryn Mawr/Broadway TIF Ordinances), resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflicts.

SECTION 6. Effective Date. This ordinance shall be in full force and effect immediately upon its passage and approval.

Exhibit A referred to in this ordinance reads as follows:

EXHIBIT A

City of Chicago

**North Branch (North) Redevelopment Project Area
Tax Increment Finance Program**

Redevelopment Plan and Project

Adopted July 2, 1997
Amendment Number 1: September 4, 2002
Amendment Number 2: April, 2019

**City of Chicago
Rahm Emanuel, Mayor**

**Department of Planning and Development
David L. Reifman, Commissioner**

CITY OF CHICAGO

**North Branch (North) Redevelopment Project Area
Tax Increment Finance Program
Redevelopment Plan and Project
Amendment No. 2**

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Attachments

- Figure 1: Amended Project Area Boundary Map
- Amended Table 2 – 1995 Equalized Assessed Valuation
- Amended Exhibit 1 – Legal Description.

EXECUTIVE SUMMARY

Tax Increment Financing ("TIF") is permitted by the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et. seq., as amended from time to time, (the "Act"). The Act provides for municipalities, after meeting the requirements and procedures for establishing a redevelopment project area and a redevelopment plan, to mitigate blighting influences, encourage local growth and development, and attract new private development to the redevelopment area.

On July 2, 1997 the City Council adopted three ordinances approving the North Branch (North) Redevelopment Project Area Tax Increment Finance Program Redevelopment Plan and Project (the "Original Plan"), which includes the North Branch (North) Eligibility Study, designating the North Branch (North) Redevelopment Project Area (the "Original Project Area") as a redevelopment project area under the Act, and adopting tax increment allocation financing for the Original Project Area.

The Original Plan was revised on September 4, 2002, pursuant to Section 5/11-74.4-4 of the Act, by the North Branch (North) Redevelopment Plan and Project Amendment No. 1 (the "Revised Plan"). Changes to the Revised Plan included additional redevelopment project costs, extension of the termination date, allowing collection of incremental revenue generated in the 23rd year of the Original Project Area designation, and a boundary change removing three parcels from the Original Project Area (the Original Project Area, as revised by the Revised Plan, shall be referred to herein as the "Revised Area").

The Revised Plan is being amended through this document to:

1. Remove 61 real estate tax parcels from the Revised Area (the remaining area shall be referred to herein as the "Amended Project Area"). The area to be removed is generally bounded by Webster Avenue on the north, Ashland Avenue and Elston Avenue on the west, Cortland Avenue on the south, and the east bank of the Chicago River and Southport Avenue on the east (the "Excluded Area").
2. Update the following components of the Revised Plan to reflect the removal of the Excluded Area, including:
 - a. Description of the Amended Project Area
 - b. Eligibility findings of the Original Plan
 - c. Table 2 – 1995 Equalized Assessed Valuation
 - d. Map of the Amended Project Area Boundary
 - e. Amended Project Area Boundary legal description

The 2019 amendment is referred to herein as "Amendment No. 2". Except as amended by this Amendment No. 2, the provisions of the Revised Plan shall continue in full force and effect.

The following list shows the parcels in the Excluded Area, with their original 1995 Permanent Index Numbers (PINs).

Count	PIN	Count	PIN
1	14-31-212-015-0000	32	14-32-123-017-0000
2	14-31-212-016-0000	33	14-32-123-018-0000
3	14-32-114-005-0000	34	14-32-123-019-0000
4	14-32-114-006-0000	35	14-32-123-020-0000
5	14-32-114-007-0000	36	14-32-123-021-0000
6	14-32-115-001-0000	37	14-32-123-022-0000
7	14-32-115-002-0000	38	14-32-123-023-0000
8	14-32-115-003-0000	39	14-32-123-024-0000
9	14-32-115-008-0000	40	14-32-123-025-0000
10	14-32-115-010-0000	41	14-32-123-026-0000
11	14-32-115-011-0000	42	14-32-130-001-0000
12	14-32-115-012-0000	43	14-32-130-002-0000
13	14-32-115-013-0000	44	14-32-130-003-0000
14	14-32-115-015-0000	45	14-32-130-004-0000
15	14-32-115-016-0000	46	14-32-130-005-0000
16	14-32-117-001-0000	47	14-32-130-012-0000
17	14-32-119-001-0000	48	14-32-130-013-0000
18	14-32-119-002-0000	49	14-32-130-014-0000
19	14-32-119-009-0000	50	14-32-135-001-0000
20	14-32-119-010-0000	51	14-32-135-002-0000
21	14-32-119-011-0000	52	14-32-135-003-0000
22	14-32-119-012-0000	53	14-32-135-004-0000
23	14-32-119-013-0000	54	14-32-135-005-0000
24	14-32-119-014-0000	55	14-32-135-006-0000
25	14-32-120-003-0000	56	14-32-135-013-0000
26	14-32-120-004-0000	57	14-32-135-014-0000
27	14-32-120-005-0000	58	14-32-135-015-0000
28	14-32-123-001-0000	59	14-32-135-016-0000
29	14-32-123-002-0000	60	14-32-501-003-0000
30	14-32-123-003-0000	61	14-32-501-004-0000
31	14-32-123-004-0000		

Parcel changes have occurred since the Original Plan's adoption in 1997. As of tax year 2017 one parcel subdivision and one right-of-way were assigned new PINs, resulting in the following changes to the Original Plan parcel numbers above:

- Parcel 14-32-115-017-0000 was added as a taxable parcel in 2015, although it was previously part of the river right of way.
- Parcel 14-32-117-001-0000 was subdivided into three parcels: 14-32-117-002-0000, 14-32-117-003-0000, and 14-32-117-004-0000.

Section 11-74.5-5(c) of the Act provides that:

Changes which are not included in the following list may be made without further hearing, provided that the municipality give notice of any such changes by mail to each affected taxing district and registrant on the interested parties registry, provided for under Section 11-74.4-4.2 of the Act, and by publication in a newspaper of general circulation within the affected taxing districts. Such notice by mail and by publication shall occur not later than ten (10) days following the adoption by ordinance of such changes.

1. Add additional parcels to a redevelopment project area; or
2. Substantially affect the general land uses proposed in the redevelopment plan; or
3. Substantially change the nature of the redevelopment project; or
4. Increase the total estimated redevelopment project cost set out in the redevelopment plan by more than five percent (5%) after an adjustment for inflation is taken into account; or
5. Add additional redevelopment project costs to the itemized list of redevelopment project costs as set forth in the redevelopment plan; or
6. Increase the number of low- or very low-income households to be displaced from the redevelopment project area, provided that the total displacements will not exceed ten (10) inhabited residential units.

Amendment No. 2 does not result in any of the changes in the above list.

Removing the aforementioned parcels for purposes of incorporating them into a new TIF Redevelopment Plan and Project will encourage redevelopment of these parcels beyond the goals and objectives of the Revised Plan. Removal of these parcels from the Original Project Area does not alter the eligibility conclusions of the Original Project Area. The qualifying eligibility factors identified in the Original Plan are present to a meaningful extent and reasonably distributed within the Amended Project Area.

To accomplish the removal of the Excluded Area, the changes detailed below are made to the Revised Plan and follow the format of the Original Plan. **Figure 1. Amended Project Area Boundary Map** is included immediately after the detailed description of changes to Revised Plan.

MODIFICATIONS ENACTED BY AMENDMENT NO. 2

Cover Page

Under the date of the Revised Plan, insert the following text:

Amendment No. 2: April 2019

Section I: Introduction

Any references to the North Branch (North) Redevelopment Project Area or Redevelopment Project Area in this Section of the Revised Plan should be understood to refer to the Amended Project Area, except as noted.

The following is inserted after paragraph one:

The Original Project Area was established by the City of Chicago in 1997 and consisted of 273 parcels on 27 full and partial tax blocks and adjacent rights of way, with total land area of approximately 159.91 acres. The Revised Plan, adopted on September 4, 2002, removed three original parcels from the Original Project Area. In 2019, the City desires to amend the Revised Plan to exclude approximately 121.3 acres of land consisting of 61 of the original parcels (which, after post-1995 subdivisions, encompass 64 parcels as of tax year 2017) and adjacent rights of way (the "Excluded Area") in order to create redevelopment area boundaries that will encourage further development in the community. The Amended Project Area consists of 209 original parcels on 19 tax blocks. Within this Amended North Branch (North) Tax Increment Finance Program Redevelopment Plan and Project ("Amendment No. 2"), all references to the "Redevelopment Project Area" shall be understood to mean the "Original Project Area," meaning the 159.91 acres originally designated in 1997. All references in this Amendment No. 2 to the "Amended Project Area" shall be understood to mean the area excluding the Excluded Area. The Amended Project Area is illustrated in **Figure 1. Amended Project Area Boundary Map.**

The Department of Planning and Development finds that the Eligibility Study that is part of the Original Plan is not materially adversely affected by the removal of the 61 original parcels. All qualifying factors necessary for the approval of the Original Plan were found to be present to a meaningful extent and reasonably distributed throughout the Original Project Area and the Amended Project Area. Therefore, this document updates and replaces facts and figures describing the Original Project Area with facts and figures describing the Amended Project Area in 1997. Where it has not been possible to do so accurately, references to the Original Project Area remain.

Additionally, this amendment of the Revised Plan will not result in the displacement of any residents from any inhabited units. Therefore, a housing impact study is not required pursuant to Section 11-74.4-3(n)(5) of the Act.

In Section B., under the heading, "Land Use and Zoning Characteristics," the following sentence is added to the end of the first paragraph:

The Excluded Area represents virtually all of the aforementioned area.

In Section C., under the heading, "Tax Increment Allocation Redevelopment Act," the following is inserted after the fifth paragraph:

The Amended Project Area meets the eligibility requirements of the Act.

Section II: Redevelopment Project Area and Legal Description

Any references to the Redevelopment Project Area in this Section of the Revised Plan should be understood to refer to the Amended Project Area, except as noted.

The first paragraph is deleted in its entirety and replaced by the following:

The Redevelopment Project Area is located on the north side of the City of Chicago, Illinois approximately two to four miles north of the City's Central Business District. The Redevelopment Project Area contains approximately 121.3 acres. The Redevelopment Project Area is generally bound by Diversey Parkway on the north; Cortland Avenue on the south; Damen and Elston avenues and the Chicago and Northwestern Railroad right-of-way on the west; and the Chicago River, Dominick Street and Ashland Avenue on the east. The boundaries of the Amended Project Area are shown on Figure 1. Amended Project Area Boundary Map.

Section IV: Conservation Area Conditions Existing in the Redevelopment Project Area

After the second paragraph, insert the following:

On the basis of this approach, the Amended Project Area is eligible to be designated as a Conservation Area within the requirements of the Act.

After the third paragraph, insert the following:

The Amended Project Area qualifies as a Conservation Area as defined by the Act. The majority of the Amended Project Area is characterized by the presence of seven (7) factors, of which four (4) are present to a major extent and three (3) factors are present to a minor extent, listed in the Act for a Conservation Area.

In the section entitled "**Conclusion**": After the three bullet points, insert the following:

All of the three statements above, regarding the Original Project Area, also hold true for the Amended Project Area.

The first two sentences of the third paragraph are deleted and replace with the following:

Of the 19 blocks in the Amended Project Area, 14 blocks evidence the presence of five or more of the eligibility factors and two blocks evidence the presence of three factors. Of the three (3) blocks that do not exhibit any of the factors, two blocks are railroad tracks and/or rights-of-way and one block consists of a single parcel with a recently constructed (as of 1997) storage facility on it.

The fourth paragraph and subsequent table are deleted and replaced with the following:

Of the 19 blocks within the Amended Project Area, the following factors are present to a major and minor extent.

Factors Extent	Present to a Major Extent	Present to a Minor Extent
Age	15	0
1. Dilapidation	5	7
2. Obsolescence	12	3
3. Deterioration	9	6
4. Illegal use of individual structures	0	0
5. Presence of structures below minimum code standards	0	0*
6. Abandonment	0	0
7. Excessive vacancies	3	6
8. Overcrowding of structures and community facilities	0	0*
9. Lack of ventilation, light or sanitary facilities	0	0*
10. Inadequate utilities	0	0
11. Excessive land coverage	7	6
12. Deleterious land-use or layout	13	0
13. Depreciation of physical maintenance	15	1
14. Lack of community planning	2	0

* This factor was identified in less than five parcels in the Amended Project Area.

The following sentence is inserted after the last paragraph of the "**Conclusion**" section:

Based upon the findings of the Eligibility Report, the Amended Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this Plan.

Section V: North Branch (North) Redevelopment Plan and Project

Any references to the Redevelopment Project Area in this Section of the Revised Plan should be understood to refer to the Amended Project Area, except as noted.

The first sentence of "Section F. Most Recent Equalized Assessed Valuation of Properties in the Redevelopment Project Area" is deleted and replaced by the following:

The total 1995 equalized assessed valuation for the Amended Project Area is \$22,871,791.

Appendix

Table 2 - 1995 Equalized Assessed Valuation of the Original Plan is deleted and replaced in its entirety with Amended Table 2 – 1995 Equalized Assessed Valuation.

Exhibit 1 – Legal Description is deleted in its entirety and replaced with Amended Exhibit 1 – Legal Description.

Amended North Branch (North) Project Area
Amended Table 2: 1995 Equalized Assessed Valuation

Count	PIN	Initial Base EAV (1995)
1	14-30-319-019-0000	-
2	14-30-319-020-0000	-
3	14-30-400-054-0000	185,250
4	14-30-400-072-0000	502,909
5	14-30-400-073-0000	1,195,794
6	14-30-401-004-0000	47,799
7	14-30-401-005-0000	17,164
8	14-30-401-006-0000	24,155
9	14-30-401-007-0000	51,744
10	14-30-401-008-0000	16,525
11	14-30-401-009-0000	17,188
12	14-30-401-010-0000	29,575
13	14-30-401-011-0000	26,970
14	14-30-401-012-0000	16,262
15	14-30-401-013-0000	9,347
16	14-30-401-014-0000	39,690
17	14-30-401-015-0000	21,406
18	14-30-401-016-0000	9,347
19	14-30-401-017-0000	48,810
20	14-30-401-018-0000	2,083,936
21	14-30-401-020-0000	1,388,124
22	14-30-401-021-0000	185,083
23	14-30-401-022-0000	277,625
24	14-30-401-023-0000	104,645
25	14-30-401-024-0000	5,508
26	14-31-200-003-0000	29,991
27	14-31-200-004-0000	14,234
28	14-31-200-005-0000	14,840
29	14-31-200-006-0000	13,078
30	14-31-200-007-0000	15,345
31	14-31-200-008-0000	77,280
32	14-31-200-009-0000	53,233
33	14-31-200-014-0000	18,869
34	14-31-200-015-0000	10,670
35	14-31-200-017-0000	9,336
36	14-31-200-018-0000	11,671
37	14-31-200-019-0000	77,127
38	14-31-200-020-0000	8,911
39	14-31-200-021-0000	8,911
40	14-31-200-022-0000	17,081
41	14-31-200-023-0000	48,074
42	14-31-200-024-0000	65,668
43	14-31-200-025-0000	49,090
44	14-31-200-029-0000	230,009
45	14-31-200-030-0000	193,626
46	14-31-200-032-0000	281,680

Amended North Branch (North) Project Area
Amended Table 2: 1995 Equalized Assessed Valuation

Count	PIN	Initial Base EAV (1995)
47	14-31-200-033-0000	71,708
48	14-31-200-034-0000	221,029
49	14-31-200-037-0000	149,876
50	14-31-200-038-0000	600,799
51	14-31-200-041-0000	-
52	14-31-200-042-0000	32,512
53	14-31-200-043-0000	-
54	14-31-200-044-0000	-
55	14-31-200-048-1001	10,781
56	14-31-200-048-1002	6,897
57	14-31-200-048-1003	6,900
58	14-31-200-051-0000	34,995
59	14-31-200-052-0000	1,323,721
60	14-31-200-053-0000	208,159
61	14-31-200-054-0000	204,656
62	14-31-201-034-0000	1,636
63	14-31-201-085-0000	115,602
64	14-31-201-086-0000	348,161
65	14-31-201-089-0000	231,732
66	14-31-201-090-0000	919,748
67	14-31-201-091-0000	42,336
68	14-31-201-092-0000	115,742
69	14-31-203-011-0000	16,186
70	14-31-203-012-0000	33,233
71	14-31-203-013-0000	54,631
72	14-31-204-001-0000	41,248
73	14-31-204-002-0000	18,357
74	14-31-204-008-0000	24,389
75	14-31-204-012-0000	11,424
76	14-31-204-013-0000	11,960
77	14-31-204-014-0000	11,998
78	14-31-204-015-0000	11,367
79	14-31-204-016-0000	11,337
80	14-31-204-017-0000	12,032
81	14-31-204-019-0000	21,961
82	14-31-204-020-0000	4,746
83	14-31-204-021-0000	22,673
84	14-31-204-022-0000	11,335
85	14-31-204-023-0000	4,746
86	14-31-204-024-0000	14,498
87	14-31-204-025-0000	12,024
88	14-31-204-026-0000	10,974
89	14-31-204-033-0000	107,664
90	14-31-204-035-0000	31,865
91	14-31-204-036-1001	759
92	14-31-204-036-1002	997

Amended North Branch (North) Project Area
Amended Table 2: 1995 Equalized Assessed Valuation

Count	PIN	Initial Base EAV (1995)
93	14-31-204-036-1003	997
94	14-31-204-036-1004	997
95	14-31-204-036-1005	996
96	14-31-204-037-1001	4,413
97	14-31-204-037-1002	3,439
98	14-31-204-037-1003	3,611
99	14-31-204-038-1001	4,398
100	14-31-204-038-1002	3,464
101	14-31-204-038-1003	3,628
102	14-31-204-039-1001	5,581
103	14-31-204-039-1002	3,321
104	14-31-204-039-1003	3,321
105	14-31-204-040-0000	3,963
106	14-31-204-041-0000	3,937
107	14-31-204-042-0000	3,937
108	14-31-204-043-0000	3,937
109	14-31-204-044-0000	3,937
110	14-31-204-045-0000	3,937
111	14-31-204-046-0000	3,937
112	14-31-204-047-0000	3,963
113	14-31-204-048-0000	3,963
114	14-31-204-049-0000	3,937
115	14-31-204-050-0000	3,937
116	14-31-204-051-0000	3,937
117	14-31-204-052-0000	3,937
118	14-31-204-053-0000	3,937
119	14-31-204-054-0000	24
120	14-31-205-001-0000	37,589
121	14-31-205-002-0000	38,452
122	14-31-205-003-0000	39,242
123	14-31-205-004-0000	29,908
124	14-31-205-017-0000	60,088
125	14-31-205-018-0000	60,088
126	14-31-205-019-0000	84,857
127	14-31-205-020-0000	54,573
128	14-31-205-021-0000	102,325
129	14-31-205-022-0000	274,466
130	14-31-205-023-1001	5,607
131	14-31-205-023-1002	7,402
132	14-31-205-023-1003	7,070
133	14-31-205-023-1004	7,402
134	14-31-205-023-1005	7,402
135	14-31-205-023-1006	323
136	14-31-205-023-1007	323
137	14-31-205-023-1008	323
138	14-31-205-026-1001	10,885

Amended North Branch (North) Project Area
Amended Table 2: 1995 Equalized Assessed Valuation

Count	PIN	Initial Base EAV (1995)
139	14-31-205-026-1002	9,383
140	14-31-205-026-1003	9,383
141	14-31-205-026-1004	8,925
142	14-31-205-026-1005	9,448
143	14-31-205-026-1006	10,667
144	14-31-205-026-1007	8,730
145	14-31-205-026-1008	9,034
146	14-31-205-026-1009	9,252
147	14-31-205-026-1010	14,760
148	14-31-205-026-1011	14,913
149	14-31-205-026-1012	12,300
150	14-31-205-026-1013	13,389
151	14-31-205-026-1014	15,369
152	14-31-205-026-1015	5,077
153	14-31-205-026-1016	15,369
154	14-31-205-026-1017	4,686
155	14-31-205-026-1018	14,913
156	14-31-205-026-1019	2,003
157	14-31-205-026-1020	2,001
158	14-31-205-027-1001	9,553
159	14-31-205-027-1002	9,553
160	14-31-205-027-1003	9,553
161	14-31-205-027-1004	9,553
162	14-31-205-027-1005	9,553
163	14-31-205-027-1006	9,553
164	14-31-205-027-1007	9,553
165	14-31-205-027-1008	9,553
166	14-31-205-028-1001	899
167	14-31-205-028-1002	899
168	14-31-205-028-1003	899
169	14-31-205-028-1004	899
170	14-31-205-028-1005	899
171	14-31-205-028-1006	899
172	14-31-205-028-1007	899
173	14-31-205-028-1008	899
174	14-31-205-029-1001	921
175	14-31-205-029-1002	921
176	14-31-205-029-1003	921
177	14-31-205-029-1004	921
178	14-31-205-029-1005	921
179	14-31-205-029-1006	921
180	14-31-205-029-1007	921
181	14-31-205-029-1008	813
182	14-31-206-001-0000	22,556
183	14-31-206-002-0000	7,242
184	14-31-206-003-0000	46,724

Amended North Branch (North) Project Area
Amended Table 2: 1995 Equalized Assessed Valuation

Count	PIN	Initial Base EAV (1995)
185	14-31-206-004-0000	46,645
186	14-31-206-005-0000	66,457
187	14-31-206-006-0000	44,880
188	14-31-206-007-0000	27,824
189	14-31-206-008-0000	27,824
190	14-31-206-009-0000	28,514
191	14-31-206-010-0000	42,662
192	14-31-206-011-0000	60,298
193	14-31-206-012-0000	325,377
194	14-31-206-013-0000	58,104
195	14-31-206-014-0000	51,346
196	14-31-206-017-0000	54,429
197	14-31-207-020-0000	147,016
198	14-31-207-063-0000	62,512
199	14-31-207-064-0000	77,359
200	14-31-207-066-0000	18,908
201	14-31-207-067-0000	301,487
202	14-31-210-001-0000	105,017
203	14-31-210-029-0000	57,401
204	14-31-210-030-0000	26,167
205	14-31-210-031-0000	44,404
206	14-31-210-035-0000	16,769
207	14-31-210-036-0000	137,920
208	14-31-210-037-0000	48,402
209	14-31-210-038-0000	73,970
210	14-31-210-042-0000	19,934
211	14-31-210-043-0000	4,253
212	14-31-210-044-0000	4,253
213	14-31-210-045-0000	4,253
214	14-31-210-046-0000	3,244
215	14-31-210-047-0000	3,097
216	14-31-210-063-0000	126,385
217	14-31-210-064-0000	416
218	14-31-211-007-0000	10,522
219	14-31-211-008-0000	20,476
220	14-31-211-030-0000	3,360
221	14-31-211-031-0000	1,334
222	14-31-211-032-0000	468
223	14-31-211-033-0000	902
224	14-31-211-034-0000	426
225	14-31-211-035-0000	311
226	14-31-211-036-0000	633
227	14-31-211-037-0000	1,210
228	14-31-211-038-0000	35
229	14-31-211-039-0000	78
230	14-31-211-040-0000	522

Amended North Branch (North) Project Area
Amended Table 2: 1995 Equalized Assessed Valuation

Count	PIN	Initial Base EAV (1995)	
231	14-31-211-041-0000	738	
232	14-31-211-043-0000	1,663	
233	14-31-211-044-0000	136	
234	14-31-211-045-0000	164	
235	14-31-211-046-0000	22,189	
236	14-31-211-050-0000	700,306	
237	14-31-211-051-0000	45,765	
238	14-31-211-052-0000	437	
239	14-31-212-003-0000	350,463	
240	14-31-212-004-0000	200,086	
241	14-31-212-005-0000	232,500	
242	14-31-212-013-0000	353,458	
243	14-31-212-014-0000	465,615	
244	14-31-212-018-0000	1,241,902	
245	14-31-212-019-0000	14,685	
246	14-31-219-006-0000	15,142	
247	14-31-219-009-0000	17,445	
248	14-31-219-010-0000	2,857	
249	14-31-219-011-0000	571	
250	14-31-219-021-0000	4,223	
251	14-31-219-044-0000	-	Cook County Clerk to verify 1995 EAV
252	14-31-219-053-0000	-	Cook County Clerk to verify 1995 EAV
253	14-31-219-054-0000	-	Cook County Clerk to verify 1995 EAV
254	14-31-219-055-0000	231,949	
255	14-31-219-056-0000	475	
256	14-31-501-004-0000	-	
257	14-31-501-005-0000	-	
258	14-31-501-007-0000	-	
259	14-31-501-012-0000	-	
260	14-31-501-015-0000	94,763	
261	14-31-501-016-0000	35,135	
262	14-31-501-017-0000	-	
263	14-32-107-056-0000	148,845	
264	14-32-107-057-0000	79,335	
265	14-32-116-001-0000	39,786	
266	14-32-116-002-0000	58,255	
267	14-32-116-003-0000	58,750	
268	14-32-116-004-0000	18,379	
269	14-32-116-008-8001	-	
270	14-32-116-008-8002	47	
271	14-32-116-008-8003	-	Cook County Clerk to verify 1995 EAV
272	14-32-118-007-0000	1,629,215	
273	14-32-120-006-0000	297,137	
274	14-32-120-007-0000	389,878	
Total		22,891,783	

AMENDED EXHIBIT 1: LEGAL DESCRIPTION

NORTH BRANCH (NORTH) REDEVELOPMENT PROJECT AREA

THAT PART OF SECTIONS 30, 31 AND 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHICAGO, COOK COUNTY ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST RIGHT OF WAY LINE OF DAMEN AVENUE WITH THE NORTHEASTERLY LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER, SAID POINT BEING IN THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 30;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER TO THE POINT OF INTERSECTION WITH A LINE THAT IS 730.79 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF CLYBOURN AVENUE;

THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE BEING 730.79 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF CLYBOURN AVENUE A DISTANCE OF 360.84 FEET;

THENCE NORTHEASTERLY AT AN ANGLE BEING PERPENDICULAR TO THE SOUTHWESTERLY LINE OF CLYBOURN AVENUE A DISTANCE OF 730.79 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY LINE OF CLYBOURN AVENUE;

THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF CLYBOURN AVENUE A DISTANCE OF 392.78 FEET;

THENCE SOUTHWESTERLY ALONG A DEFLECTION OF 90 DEGREES 03 MINUTES 00 SECONDS TO THE RIGHT A DISTANCE OF 120 FEET;

THENCE NORTHWESTERLY PARALLEL WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF CLYBOURN AVENUE A DISTANCE OF 43.93 FEET;

THENCE SOUTHWESTERLY ALONG A DEFLECTION OF 90 DEGREES 00 MINUTES 00 SECONDS TO THE LEFT A DISTANCE OF 66.73 FEET;

THENCE NORTHWESTERLY ALONG A DEFLECTION OF 90 DEGREES 00 MINUTE 00 SECONDS TO THE RIGHT A DISTANCE OF 8 FEET;

THENCE SOUTHWESTERLY ALONG A DEFLECTION OF 90 DEGREES 00 MINUTES 00 SECONDS TO THE LEFT A DISTANCE OF 86.34 FEET;

THENCE WESTERLY ALONG A DEFLECTION OF 83 DEGREES 40 MINUTES 30 SECONDS TO THE RIGHT A DISTANCE OF 36.64 FEET;
THENCE SOUTHWESTERLY ALONG A DEFLECTION OF 83 DEGREES 40 MINUTES 30 SECONDS TO THE LEFT A DISTANCE OF 90.70 FEET;

THENCE SOUTHEASTERLY ALONG A DEFLECTION OF 89 DEGREES 50 MINUTES 30 SECONDS TO THE LEFT A DISTANCE OF 155.74 FEET TO A LINE THAT IS 395.05 FEET SOUTHWESTERLY OF AND PARALLEL TO SAID SOUTHWESTERLY RIGHT OF WAY LINE OF CLYBOURN AVENUE;

THENCE SOUTHWESTERLY ALONG A LINE BEING PERPENDICULAR TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF CLYBOURN AVENUE TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER;

THENCE SOUTHERLY ALONG SAID NORTHEASTERLY LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF FULLERTON AVENUE;

THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE OF FULLERTON AVENUE TO THE EASTERLY LINE OF THE 66 FOOT WIDE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF THE RAILROAD RIGHT OF WAY TO THE NORTHERLY LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER;

THENCE EASTERLY ALONG THE NORTHERLY LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER TO THE NORTHWESTERLY CORNER OF LOT 53 IN NICKERSON'S ADDITION TO CHICAGO BEING A RESUBDIVISION OF PARTS OF SEVERAL SUBDIVISIONS AND BEING LOCATED IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 32 AFORESAID;

THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF LOT 53 AND ITS NORTHEASTERLY EXTENSION TO THE NORTHEASTERLY RIGHT OF WAY LINE OF DOMINICK STREET;

THENCE SOUTHEASTERLY AND SOUTHERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF DOMINICK STREET TO THE NORTH RIGHT OF WAY LINE OF WEBSTER AVENUE;

THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF WEBSTER AVENUE TO A POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF DOMINICK STREET;

THENCE SOUTHERLY TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 6 IN W.F. DOMINICK'S SUBDIVISION OF LOTS 1, 2 AND 3 OF BLOCK 14 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTIONS 29, 31, 32 AND 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF DOMINICK STREET;

THENCE SOUTHERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF DOMINICK STREET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH HALF OF LOT 7 IN BLOCK 6 IN W.F. DOMINICK'S SUBDIVISION AFORESAID;

THENCE WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF LOT 7 IN BLOCK 6 IN W.F. DOMINICK'S SUBDIVISION AFORESAID TO THE WEST LINE OF SAID LOT 7 ALSO BEING THE EASTERLY LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER AND CONTINUING ALONG THE EXISTING DOCK LINE OF THE EASTERLY BANK OF THE CHICAGO RIVER TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF WEBSTER AVENUE;

THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF WEBSTER AVENUE TO THE POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF ASHLAND AVENUE;

THENCE SOUTHERLY ALONG THE SOUTHERLY EXTENSION OF THE WESTERLY RIGHT OF WAY LINE OF ASHLAND AVENUE TO AN ANGLE POINT BEING THE POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST RIGHT OF WAY LINE OF ASHLAND AVENUE;

THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION OF THE WESTERLY RIGHT OF WAY LINE OF ASHLAND AVENUE TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY EXTENSION OF THE EASTERLY LINE OF BLOCK 3 IN QUENTIN'S SUBDIVISION OF BLOCK 22 AND LOTS 1 & 2 OF BLOCK 16 OF SHEFFIELD'S ADDITION TO CHICAGO AFORESAID, ALSO BEING THE NORTHWESTERLY EXTENSION OF THE WESTERLY RIGHT OF WAY LINE OF ELSTON AVENUE;

THENCE SOUTHEASTERLY ALONG THE NORTHWESTERLY EXTENSION OF THE WESTERLY RIGHT OF WAY LINE OF ELSTON AVENUE AFORESAID TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF CORTLAND STREET;

THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF CORTLAND STREET TO THE EAST LINE OF THE 99 FOOT WIDE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD;

THENCE SOUTHWESTERLY TO THE INTERSECTION OF THE WEST LINE OF SAID 99 FOOT WIDE RAILROAD RIGHT OF WAY WITH THE EAST RIGHT OF WAY LINE OF ASHLAND AVENUE;

THENCE WESTERLY TO THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF ASHLAND AVENUE WITH THE SOUTH RIGHT OF WAY LINE OF CORTLAND STREET;

THENCE NORTHERLY TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF CORTLAND STREET WITH THE WEST LINE OF SAID 99 FOOT WIDE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD;

THENCE CONTINUING NORTHERLY TO THE INTERSECTION OF THE EAST LINE OF SAID 99 FOOT WIDE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD WITH THE WEST LINE OF SAID 66 FOOT WIDE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID 99 FOOT WIDE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD TO THE SOUTH RIGHT OF WAY LINE OF ARMITAGE AVENUE;

THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF ARMITAGE AVENUE TO THE WEST LINE OF SAID 66 FOOT WIDE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD;

THENCE NORTHERLY ALONG SAID 66 FOOT WIDE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF ELSTON AVENUE;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF ELSTON AVENUE TO THE NORTHEAST CORNER OF LOT 1 IN J.E. KILLICK'S SUBDIVISION OF LOTS 29, 30 AND 31 OF BLOCK 21 OF SHEFFIELD'S ADDITION TO CHICAGO AFORESAID;

THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINES OF SAID J.E. KILLICK'S SUBDIVISION TO THE NORTHEASTERLY LINE OF THE 100 FOOT WIDE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF THE 100 FOOT WIDE RAILROAD AFORESAID TO THE

SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF LOT 20 IN BLOCK 2 IN FULLERTON'S ADDITION TO CHICAGO IN SAID SECTION 31;

THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND THE NORTHWESTERLY LINE OF LOT 20 TO THE NORTHWEST CORNER OF SAID LOT 20 IN BLOCK 2 IN FULLERTON'S ADDITION TO CHICAGO AFORESAID ALSO BEING THE SOUTHWESTERLY RIGHT OF WAY LINE OF LISTER AVENUE;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF LISTER AVENUE TO THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF WINCHESTER AVENUE;

THENCE NORTHEASTERLY ALONG THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF WINCHESTER AVENUE TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF A 16 FOOT WIDE ALLEY IN BLOCK 7 IN FULLERTON'S ADDITION TO CHICAGO AFORESAID;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID 16 FOOT WIDE ALLEY TO THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF LOT 13 IN BLOCK 7 IN FULLERTON'S ADDITION TO CHICAGO AFORESAID;

THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND THE NORTHWESTERLY LINE OF LOT 13 IN BLOCK 7 IN FULLERTON'S ADDITION TO CHICAGO AFORESAID TO THE NORTHWEST CORNER OF SAID LOT 13 ALSO BEING THE SOUTHWESTERLY RIGHT OF WAY LINE OF ELSTON AVENUE;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF ELSTON AVENUE TO THE SOUTH RIGHT OF WAY LINE OF FULLERTON AVENUE;

THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF FULLERTON AVENUE TO THE WEST RIGHT OF WAY LINE OF DAMEN AVENUE;

THENCE NORTHERLY ALONG THE WEST RIGHT OF WAY LINE OF DAMEN AVENUE TO THE POINT OF BEGINNING.