



# City of Chicago



F2023-26

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:**

4/19/2023

**Sponsor(s):**

Dept./Agency

**Type:**

Communication

**Title:**

Proposed Northwest Industrial Corridor Redevelopment  
Project Area Tax Increment Financing Program  
Redevelopment Plan and Project Amendment No. 4 dated  
March 31, 2023

**Committee(s) Assignment:**

2023 MAR 31 AM 10:54  
Chicago City Clerk - Council Div.



DEPARTMENT OF LAW  
CITY OF CHICAGO

March 31, 2023

Ms. Anna M. Valencia  
City Clerk  
City of Chicago  
121 North LaSalle Street – Room 107  
Chicago, Illinois 60602

Re: Proposed Northwest Industrial Corridor Redevelopment Project Area Tax  
Increment Financing Program Redevelopment Plan and Project  
Amendment No. 4 dated March 31, 2023 (the "Amendment")

Dear Ms. Valencia:

Enclosed please find the above-referenced Amendment. Please make the Amendment available in your office as of this date for public inspection in accordance with the requirements of Section 5/11-74.4-5(a) of the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended. If you have any questions with respect to this matter, please contact me at 312-744-5817 or [keith.may@cityofchicago.org](mailto:keith.may@cityofchicago.org).

Sincerely,

Keith A. May  
Assistant Corporation Counsel Supervisor

Enclosure

cc: Scott D. Fehlan  
Tim Jeffries, DPD

City of Chicago, IL

# **Northwest Industrial Corridor Redevelopment Project Area**

Tax Increment Financing Program Redevelopment Plan and Project  
Amendment No. 4

March 31, 2023



**CITY OF CHICAGO, IL**

# **Northwest Industrial Corridor Redevelopment Project Area**

**Tax Increment Financing Program Redevelopment Plan and Project  
Amendment No. 4**

**March 31, 2023**

**SB FRIEDMAN DEVELOPMENT ADVISORS, LLC**

70 W. Madison St. Suite 3700 Chicago, IL 60602

T: 312.424.4250 F: 312.424.4262 E: [info@sbfriedman.com](mailto:info@sbfriedman.com)

**Contact:** Geoff Dickinson

T: 312-384-2404 E: [gdickinson@sbfriedman.com](mailto:gdickinson@sbfriedman.com)

**CITY OF CHICAGO, IL**

**Northwest Industrial Corridor Redevelopment Project Area  
Tax Increment Financing Program Redevelopment Plan and Project  
Amendment No. 4**

**Table of Contents**

**Executive Summary**

**Northwest Industrial Corridor Redevelopment Project Area Tax Increment Financing Redevelopment  
Plan and Project**

Section I. Introduction

Section II. Legal Description and Project Boundary

Section III. Statutory Basis for Tax Increment Financing

Section IV. Redevelopment Goals and Objectives -

Section V. Basis for Eligibility of the Area & Findings

Section VI. Redevelopment Plan and Project

Section VII. Statutory Compliance and Implementation Strategy

Appendix: Attachment One – Eligibility Study

Appendix: Attachment Two – Maps and Plan Exhibits

Appendix: Attachment Three – Legal Description

Appendix: Attachment Four – 1997 Estimated EAV by Tax Parcel

Appendix: Attachment Five – 2022 Expansion Area Eligibility Report

Appendix: Attachment Six – Amendment #1

Appendix: Attachment Seven – Amendment #2

Appendix: Attachment Eight – Amendment #3

Appendix: Attachment Nine – Glossary

**S B FRIEDMAN DEVELOPMENT ADVISORS, LLC**

70 W. Madison St. Suite 3700 Chicago, IL 60602

T: 312.424.4250 F: 312.424.4262 E: [info@sbfriedman.com](mailto:info@sbfriedman.com)

[www.sbfriedman.com](http://www.sbfriedman.com)

# Executive Summary

To induce redevelopment, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended as needed (the "Act"), the City of Chicago (the "City") passed ordinances on December 2, 1998 that designated the Northwest Industrial Corridor Redevelopment Project Area (the "Original Redevelopment Project Area" or the "Original 1998 RPA") as a Tax Increment Financing ("TIF") District, and that adopted a TIF Redevelopment Plan and Project (the "Northwest Industrial Corridor Redevelopment Project Area Tax Increment Financing Redevelopment Plan and Project" or the "Original Plan") to guide redevelopment within the Original 1998 RPA.

The Original Plan was previously amended ("Amendment No. 1") in May 2010 to revise various aspects of the Original Plan to comply with changes in the Act. The Plan was further amended ("Amendment No. 2") in November 2017 to change the proposed land uses for a property within the Original 1998 RPA. The Plan was most recently amended ("Amendment No. 3") in October 2022 to extend the life of the TIF district to December 31, 2034. The Original Plan, as amended by Amendment No. 1, Amendment No. 2, and Amendment No. 3, is hereby referred to herein as the "Plan."

The Original 1998 RPA, as previously amended, is hereby referred to herein as the "Amended Redevelopment Project Area." The main purposes of this document ("Amendment No. 4") are expand the Amended Redevelopment Project Area, and make changes to the Plan.

As a part of this work, we

- 1) Conducted an eligibility study (the "2022 Expansion Area Eligibility Report") for 32.6 acres of land across four "Expansion Subareas" (together, the "2022 Expansion Area") that are not contiguous with one another but adjoin the Amended Redevelopment Project Area. We found that the 2022 Expansion Area qualifies for inclusion in a TIF district as a "conservation area" for improved land. The area comprised of (1) the Amended Redevelopment Project Area, and (2) the 2022 Expansion Area is herein referred to collectively as the "Redevelopment Project Area."
- 2) Prepared and amendment to the Plan to be referred to as "Amendment No. 4."

This Amendment No. 4 comprises the analyses and findings of SB Friedman Development Advisors, LLC (the "Consultant"), which work, unless otherwise noted, is the responsibility of the Consultant. The City is entitled to rely on the findings and conclusions of this Amendment No. 4 in amending the Plan under the Act. The Consultant has prepared this Amendment No. 4 and the related eligibility study with the understanding that the City would rely: 1) on the findings and conclusions of the Plan and the related eligibility study in proceeding with the adoption and implementation of this Amendment No. 4, and 2) on the fact that the Consultant has obtained the necessary information so that the Plan, as amended hereby, and the related eligibility study will comply with the Act.

## Amendments to the Northwest Industrial Corridor Redevelopment Project Area Tax Increment Financing Program Redevelopment Plan and Project

The amendments to the Plan are presented section by section and follow the format of the Plan.

### SECTION I. INTRODUCTION

*After the 5<sup>th</sup> paragraph add the following:*

The 2022 Expansion Area consists of 127 new property index numbers (PINs). The 2022 Expansion Area Eligibility Report is attached hereto as **Appendix: Attachment Five**. The boundary of the Amended Redevelopment Project Area and 2022 Expansion Area is shown in **Appendix: Attachment Five - Map 1**.

### SECTION II. LEGAL DESCRIPTION AND PROJECT BOUNDARY

*Delete the last sentence of the first paragraph and replace with the following:*

Inasmuch as the boundary of the Area includes approximately 1,214 acres of land, the statutory minimum of 1.5 acres is exceeded.

### SECTION III. STATUTORY BASIS FOR TAX INCREMENT FINANCING

**A. Introduction – No changes.**

**B. The Redevelopment Plan for the Northwest Industrial Corridor Tax Increment Financing Redevelopment Project Area – No changes.**

### SECTION IV. REDEVELOPMENT GOALS AND OBJECTIVES

*Delete this introductory text and replace it with the following:*

This section describes the comprehensive redevelopment program proposed to be undertaken by the City of Chicago to create an environment in which private investment can reasonably occur. The redevelopment program will be implemented over the remaining life of the Redevelopment Project Area. If a redevelopment project is successful, various new projects will be undertaken that will assist in alleviating blighting conditions, intervening to keep conservation areas from becoming blighted, and promoting rehabilitation and development in the Redevelopment Project Area.

The goals, objectives and strategies discussed below have been developed to address the existing needs of the Redevelopment Project Area and facilitate the sustainable redevelopment of the Redevelopment Project Area.

**A. General Goals for Northwest Area**

*Delete goals 4 and 5 from the list of goals and replace with the following:*

4. Retain and enhance sound and viable existing businesses and industries with the Area.
5. Attract new industrial, commercial, mixed-use and residential development within the Area, especially at currently vacant sites.

*Add the following item to the list of general goals:*

8. Reduce or eliminate conditions that qualify the Redevelopment Project Area as a TIF district and to provide the direction and mechanisms necessary to continue to see reinvestment in the Redevelopment Project Area.

**B. Redevelopment Objectives**

*Delete the first sentence of the second paragraph and replace with the following:*

Redevelopment of the Redevelopment Project Area is intended to revitalize the area, strengthen the economic base, and enhance the City's overall quality of life.

*Delete the last two items from the list of redevelopment objectives. Add the following items to the list of redevelopment objectives:*

8. Facilitate the physical improvement and/or rehabilitation of existing structures and façades within the Redevelopment Project Area, and encourage the construction of new commercial, industrial, residential, civic/cultural, and other development;
9. Foster the replacement, repair, construction and/or improvement of public infrastructure where needed, to create an environment conducive to private investment;
10. Facilitate the renovation or construction of stormwater management systems and flood control within the Redevelopment Project Area;
11. Provide resources for streetscaping, landscaping and signage to improve the image, attractiveness and accessibility of the Redevelopment Project Area, create a cohesive identity for the Redevelopment Project Area and surrounding area, and provide, where appropriate, for buffering between different land uses and screening of unattractive service facilities such as parking lots and loading areas;
12. Facilitate the assembly and preparation, including demolition and environmental clean-up, where necessary, and marketing of available sites in the Redevelopment Project Area for redevelopment and new development by providing resources as allowed by the Act;
13. Support the goals and objectives of other overlapping plans, including, but not limited to the 2011 Milwaukee District West Line Transit-Friendly Development Study, the 2011 Chicago Sustainable Industries Manufacturing Work Plan for the 21<sup>st</sup> Century, the 2013 Business Plan for Manufacturing and 2018 Austin Coming Together Quality of Life Plan, and any subsequent plans;
14. Coordinate available federal, state and local resources to further the goals of the Plan;

15. Support sustainable development practices in the Redevelopment Project Area by encouraging public and private building, site and infrastructure improvements that: embody the principals of Smart Growth, incorporate "green building" technology, are energy efficient, and utilize best management practices to manage and filter stormwater runoff in an environmentally responsible manner;
16. Support job training and "welfare to work" programs, and increase employment opportunities for City residents; and
17. Provide opportunities for locally owned, women-owned and minority-owned businesses to share in the job creation and construction opportunities associated with the redevelopment of the Redevelopment Project Area.

*Add the following after the last paragraph:*

The goals and objectives of the Plan are to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment. The underlying strategy is to use tax increment generated by the Redevelopment Project Area, as well as other funding sources, to reinforce and encourage further private investment.

**C. Development and Design Objectives – No changes.**

**SECTION V. BASIS FOR ELIGIBILITY OF THE AREA & FINDINGS**

**A. Introduction – No changes.**

**B. Area Background Information – No changes.**

**C. Investigation and Analysis of Blighting Factors – No changes.**

**D. Summary of Findings/Area Qualifications**

*Add the following after the last paragraph:*

The 2022 Expansion Area is comprised of 4 separate subareas: the Fire Station Subarea, the Kenton Subarea, the Cicero/Grand Subarea, and the Armitage/Grand Subarea, together the "Expansion Subareas" or "2022 Expansion Area", and each as an "Expansion Subarea."

SB Friedman conducted separate eligibility studies for each of the four Expansion Subareas. The four studies conclude:

- The Fire Station Expansion Subarea is eligible for designation as a "conservation area" for improved land due to the presence of building age and three eligibility factors.
- The Kenton Expansion Subarea is eligible for designation as a "conservation area" for improved land due to the presence of building age and four eligibility factors.
- The Cicero/Grand Expansion Subarea is eligible for designation as a "conservation area" for improved land due to the presence of building age and four eligibility factors.

- The Armitage/Grand Expansion Subarea is eligible for designation as a "conservation area" for improved land due to the presence of building age and four eligibility factors.

All Expansion Subareas exceed the minimum building age requirement for designation as a conservation area, wherein at least 50% of structures within the area are aged 35 years or older.

The 2022 Expansion Area Eligibility Report is attached hereto as **Appendix: Attachment Five**.

## **SECTION VI. REDEVELOPMENT PLAN AND PROJECT**

**A. Introduction – No changes.**

**B. Proposed Generalized Land Use Plan**

*Delete all text after the first paragraph and replace with the following:*

The proposed future land use of the Redevelopment Project Area reflects the objectives of this Amendment No. 4. For the purposes of this document the mixed-use designation is meant to allow for a variety of uses throughout the Redevelopment Project Area, in a manner that is in conformance with City land use policy. The mixed-use designation allows for the following land uses within the Redevelopment Project Area:

- Commercial
- Residential
- Industrial
- Public/Private Institutional
- Park/Open Space
- Community Facilities
- Utilities
- Right-of-Way

**C. Implement Sub-District Plans – No changes.**

**D. Redevelopment Projects**

*Replace Table Eight: Estimated Redevelopment Project Costs with the following:*

Eligible Expense	Estimated Project Costs
Administration and Professional Service Costs including Analysis, Administration, Studies, Surveys, and Legal	\$4,000,000
Site Marketing Costs	\$300,000
Property Assembly and Site Preparation Costs	\$74,000,000
Costs of Building Rehabilitation, Fixtures and Leasehold Improvements	\$27,400,000
Costs of Construction of Public Works and Improvements, including Streets and Utilities, Parks and Open Space, Public Facilities (Schools & Other Public Facilities) <sup>[1]</sup>	\$165,000,000
Costs of Job Training or Retraining Implemented by Businesses including Welfare-to-Work	\$20,000,000
Relocation Costs	\$5,000,000
Interest Subsidy Costs	\$200,000
Affordable Housing Construction and Rehabilitation Cost	\$54,000,000
Costs of Day Care Services for Employees	\$100,000
<b>TOTAL REDEVELOPMENT PROJECT COSTS <sup>[2] [3]</sup></b>	<b>\$350,000,000 <sup>[4]</sup></b>

[1] This category may also include paying for or reimbursing (i) an elementary, secondary or unit school districts increased costs attributed to assisted housing units, and (ii) capital costs of taxing districts impacted by the redevelopment of the Project Area. As permitted by the Act, to the extent the City by written agreement accepts and approves the same, the City may pay, or reimburse all, or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan.

[2] Total Redevelopment Project Costs represent an upper limit on expenditures that are to be funded using tax increment revenues and exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs. Within this limit, adjustments may be made in line items without amendment to this Plan, to the extent permitted by the Act.

[3] The amount of the Total Redevelopment Project Costs that can be incurred in the Project Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the Project Area only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the Project Area, but will not be reduced by the amount of redevelopment project costs incurred in the Project Area which are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated from the Project Area only by a public right-of-way.

[4] All costs are in 2023 dollars and may be increased by five percent (5%) after adjusting for inflation reflected in the Consumer Price Index (CPI) for All Urban Consumers for All Items for the Chicago-Gary-Kenosha, IL-IN-WI CMSA, published by the U.S. Department of Labor ([http://inflationdata.com/Inflation/Inflation\\_Calculators/Inflation\\_Rate\\_Calculator.asp#results](http://inflationdata.com/Inflation/Inflation_Calculators/Inflation_Rate_Calculator.asp#results)). Additional funding from other sources such as federal, state, county, or local grant funds may be utilized to supplement the City's ability to finance Redevelopment Project Costs identified above.

**E. Assessment of Financial Impact**

*Delete this section and replace it with the following:*

In 1994, the Act was amended to require an assessment of any financial impact of a redevelopment project area on, or any increased demand for service from, any taxing district affected by the redevelopment plan, and a description of any program to address such financial impacts or increased demand.

Replacement and redevelopment of vacant and underutilized buildings and sites with active and more intensive uses may result in additional demands on services and facilities provided by the districts. Given the

preliminary nature of this Amendment No. 4, specific fiscal impacts on the taxing districts and increases in demand for services provided by those districts cannot accurately be assessed within the scope of this Plan. At this time, no special programs are proposed for these taxing districts. The City intends to monitor development in the area and should demand increase, the City intends to work with the affected taxing districts to determine what, if any, program is necessary to provide adequate services.

The following taxing districts presently levy taxes on properties within the Redevelopment Project Area:

- Cook County
- Forest Preserve District of Cook County
- City of Chicago
- City of Chicago Library Fund
- City of Chicago School Building and Improvement Fund
- Chicago Community College District 508
- Board of Education
- Chicago Park District
- Chicago Park District Aquarium and Museum Bonds
- Metropolitan Water Reclamation District of Greater Chicago
- Northwest Home Equity Assurance
- Logan Avondale Hermosa Expanded Mental Health Service District
- City of Chicago Special Service Area #63
- City of Chicago Special Service Area #72
- West Side Expanded Mental Health Service District

F. **Prior Efforts** – *No changes.*

## **SECTION VII. STATUTORY COMPLIANCE AND IMPLEMENTATION STRATEGY**

*Delete this section and replace it with the following:*

This Amendment No. 4 is expected to have short- and long-term financial impacts on the affected taxing districts. During the period when TIF is utilized, real estate tax increment revenues from the increases in EAV over and above the Certified 2022 EAV (established at the time of adoption of this document) may be used to pay eligible redevelopment project costs for the Redevelopment Project Area. To the extent that property tax increment is not required for such purposes, revenues shall be declared surplus and become available for distribution annually to area taxing districts in the manner provided by the Act. At the time when the Redevelopment Project Area is no longer in place under the Act, the real estate tax revenues resulting from the redevelopment of the Redevelopment Project Area will be distributed to all taxing district levying taxes against property located in the Redevelopment Project Area. These revenues will then be available for use by the affected taxing districts.

The Act outlines several categories of expenditures that can be funded using tax increment revenues. These expenditures, referred to as eligible redevelopment project costs, include all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Redevelopment Plan pursuant to the Act. The City may also reimburse private entities for certain costs incurred in the development and/or redevelopment process. Such costs may include, without limitation, the following:

1. Costs of studies, surveys, development of plans and specifications, and implementation and administration of the Redevelopment Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(1).
2. The costs of marketing sites within the Redevelopment Project Area to prospective businesses, developers and investors.
3. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground-level or below-ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land as more fully set forth in 65 ILCS 5/11-74.4-3(q)(2).
4. Costs of rehabilitation, reconstruction, or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(3); and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.
5. Costs of the construction of public works or improvements, subject to the limitations in Section 11-74.4-3(q)(4) of the Act.
6. Costs of job training and retraining projects, including the costs of “welfare to work” programs implemented by businesses located within the RPA, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(5).
7. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto.
8. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district’s capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of this Redevelopment Plan.
9. Relocation costs to the extent that the municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law, or by Section 11-74.4-3(n)(7) of the Act.
10. Payment in lieu of taxes, as defined in the Act.
11. Costs of job training, retraining, advanced vocational education or career education, including, but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(10).

12. Interest costs incurred by a developer, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(11), related to the construction, renovation or rehabilitation of a redevelopment project provided that:
  - a. Such costs are to be paid directly from the special tax allocation fund established, pursuant to the Act;
  - b. Such payments in any one year may not exceed thirty percent (30%) of the annual interest costs incurred by the developer with regard to the development project during that year;
  - c. If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
  - d. The total of such interest payments paid, pursuant to the Act, may not exceed thirty percent (30%) of the total of: (i) cost paid or incurred by the developer for the redevelopment project; and (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the municipality, pursuant to the Act;
  - e. For the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, the percentage of seventy-five percent (75%) shall be substituted for thirty percent (30%) in subparagraphs 14b and 14d above; and
  - f. Instead of the interest costs described above in paragraphs 14b and 14d, a municipality may pay from tax incremental revenues up to fifty percent (50%) of the cost of construction, renovation and rehabilitation of new housing units (for ownership or rental) to be occupied by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, as more fully described in the Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for this benefit under the Act.
13. The cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area.

If a Special Service Area is established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 et seq., then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the RPA for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

**A. Most Recent Equalized Assessed Valuation**

*Delete this section and replace it with the following:*

Per the 2020 TIF Agency Distribution Report, the Amended Redevelopment Project Area has a certified base of \$146,115,991 (the “Amended Redevelopment Project Area Certified EAV”).

Should the City amend and include the 2022 Expansion Area, the most recent Equalized Assessed Value (EAV) of the 2022 Expansion Area will be included to calculate the incremental EAV and incremental property taxes of the parcels in the 2022 Expansion Area. The 2020 EAV (the most recent year in which final assessed values and equalization factor were available) of all parcels in the 2022 Expansion Area is \$2,817,076. This total EAV amount by property index number (“PIN”) is summarized in **Appendix 4**. The EAV is subject to verification by the Cook County Clerk’s Office. The sum of the Amended Redevelopment Project Area Certified EAV and the EAV of the 2022 Expansion Area after verification, certified by the Cook County Clerk, shall become the “Certified 2022 EAV” from which all incremental property taxes in the Redevelopment Project Area will be calculated by the County.

**B. Redevelopment Valuation**

*Delete the second paragraph and replace it with the following:*

By tax year 2033 (collection year 2034), the total taxable EAV for the Redevelopment Project Area is anticipated to be approximately \$650 million.

**C. Source of Funds – No changes.**

**D. Nature and Terms of Obligation – No changes.**

**E. Completion of Redevelopment Plan**

*Delete this section and replace it with the following:*

Each private project within the 2022 Expansion Area receiving TIF benefits shall be governed by the terms of a written redevelopment agreement entered into by a designated developer and the City. This Amendment No. 4 is estimated to be completed, and all obligations issued to finance redevelopment costs are estimated to be retired, no later than December 31 of the year in which the payment to the City provided in the Act is to be made with respect to ad valorem taxes levied in the thirty-fifth calendar year following the year in which the ordinance approving this Redevelopment Project Area was adopted. This Amendment No. 4 is estimated to be completed, and all obligations issued to finance redevelopment costs shall be retired no later than December 31, 2034.

**F. Commitment to Fair Employment Practices and Affirmative Action Plan – No changes.**

**G. Amending the Redevelopment Plan**

*Delete this section and replace it with the following:*

This Amendment No. 4 document may be amended pursuant to the provisions of the Act.

**H. Conformity of the Redevelopment Plan (Plan) for the Project Area (Area) to Land Uses Approved by the Planning Commission of the City**

*Delete this section and replace it with the following:*

The Plan must conform to strategic economic development plans, or include land uses that have been approved by the City of Chicago Plan Commission.

The proposed land uses described in the Plan will be approved by the Chicago Plan Commission prior to its adoption by the City Council.

**I. City Policies – No changes.**

*After this section add the following*

**J. Required Tests and Findings for the 2022 Expansion Area**

As a part of establishing eligibility of the 2022 Expansion Area, the following additional findings must be made:

**FINDING 1: LACK OF GROWTH AND DEVELOPMENT THROUGH PRIVATE INVESTMENT**

The City is required to evaluate whether the 2022 Expansion Area has been subject to growth and development through private investment and must substantiate a finding of lack of such investment. Limited private investment has occurred in the 2022 Expansion Area during the past five years (2017-2022), as demonstrated by the following:

- **LIMITED CONSTRUCTION-RELATED PERMIT ACTIVITY.** Building permit data provided by the City indicates that there have only been 17 permits over \$10,000 pulled in the 2022 Expansion Area over the past five years from 2017 to May 2022, at an average of \$106,000 per year in total improvements. Thus, the 2022 Expansion Area has not been subject to significant growth and development through investment by private enterprise.
- **LACK OF EAV GROWTH.** In order to assess whether the 2022 Expansion Area has been subject to growth and private investment, SB Friedman analyzed growth in property taxable value in the rest of the City and compared that growth to the trends within the 2022 Expansion Area. Between 2015 and 2020, EAV increased by 2% across all properties within the 2022 Expansion Area. Within the City, excluding the 2022 Expansion Area, values increased by 26% over the last five years. Thus, based on this data, the 2022 Expansion Area has significantly lagged behind the rest of the City and has not been subject to growth and development through investment by private enterprise.

*Finding: The 2022 Expansion Area has not been subject to significant growth and development through investment by private enterprise.*

**FINDING 2: "BUT FOR..." REQUIREMENT**

The City is required to find that the 2022 Expansion Area would not reasonably be anticipated to be developed without the adoption of this Amendment No. 4 to the Plan.

Without the support of public resources, the redevelopment objectives for the Amendment No. 4 would most likely not be realized. The investments required to update and maintain buildings below minimum code and/or exhibiting deterioration, and parcels served by inadequate utilities and/or characterized by lagging property values throughout the 2022 Expansion Area are extensive and costly, and the private market, on its own, has shown little ability to absorb all of these costs. Public resources to assist with public improvements and project-specific development costs are essential to leverage private investment and facilitate redevelopment.

*Finding: But for the adoption of this Amendment No. 4, critical resources will be lacking to support the redevelopment of the 2022 Expansion Area, and the 2022 Expansion Area would not reasonably be anticipated to be developed.*

### FINDING 3: CONTIGUITY

No redevelopment project area can be designated unless a plan and project are approved prior to the designation of the area; and the area can only include those contiguous parcels that are to be substantially benefited by the proposed redevelopment project improvements.

*Finding: The Redevelopment Project Area includes only those contiguous parcels of real property that are expected to benefit substantially from the Plan.*

### FINDING 4: CONFORMANCE TO THE PLANS OF THE CITY

The Plan must conform to strategic economic development plans, or include land uses that have been approved by the City of Chicago Plan Commission.

The proposed land uses described in the Plan will be approved by the Chicago Plan Commission prior to its adoption by the City Council.

*Finding: The Plan's proposed land uses will be approved by the Chicago Plan Commission prior to its adoption by the City Council.*

### FINDING 5: HOUSING IMPACT AND RELATED MATTERS

As set forth in the Act, if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur, the municipality must prepare a housing impact study and incorporate the study in the redevelopment project plan.

The 2022 Expansion Area contains approximately 73 housing units. However, the City certifies that no displacement will occur, and thus, no additional Housing Impact Study has been conducted or included in the Plan (as amended by Amendment No. 4).

*Finding: SB Friedman found that there are approximately 73 housing units within the 2022 Expansion Area. The City hereby certifies that no displacement will occur as a result of activities pursuant to this Plan (as amended by Amendment No. 4). Therefore, a Housing Impact Study is not required under the Act.*

#### FINDING 6: ESTIMATED DATES OF COMPLETION

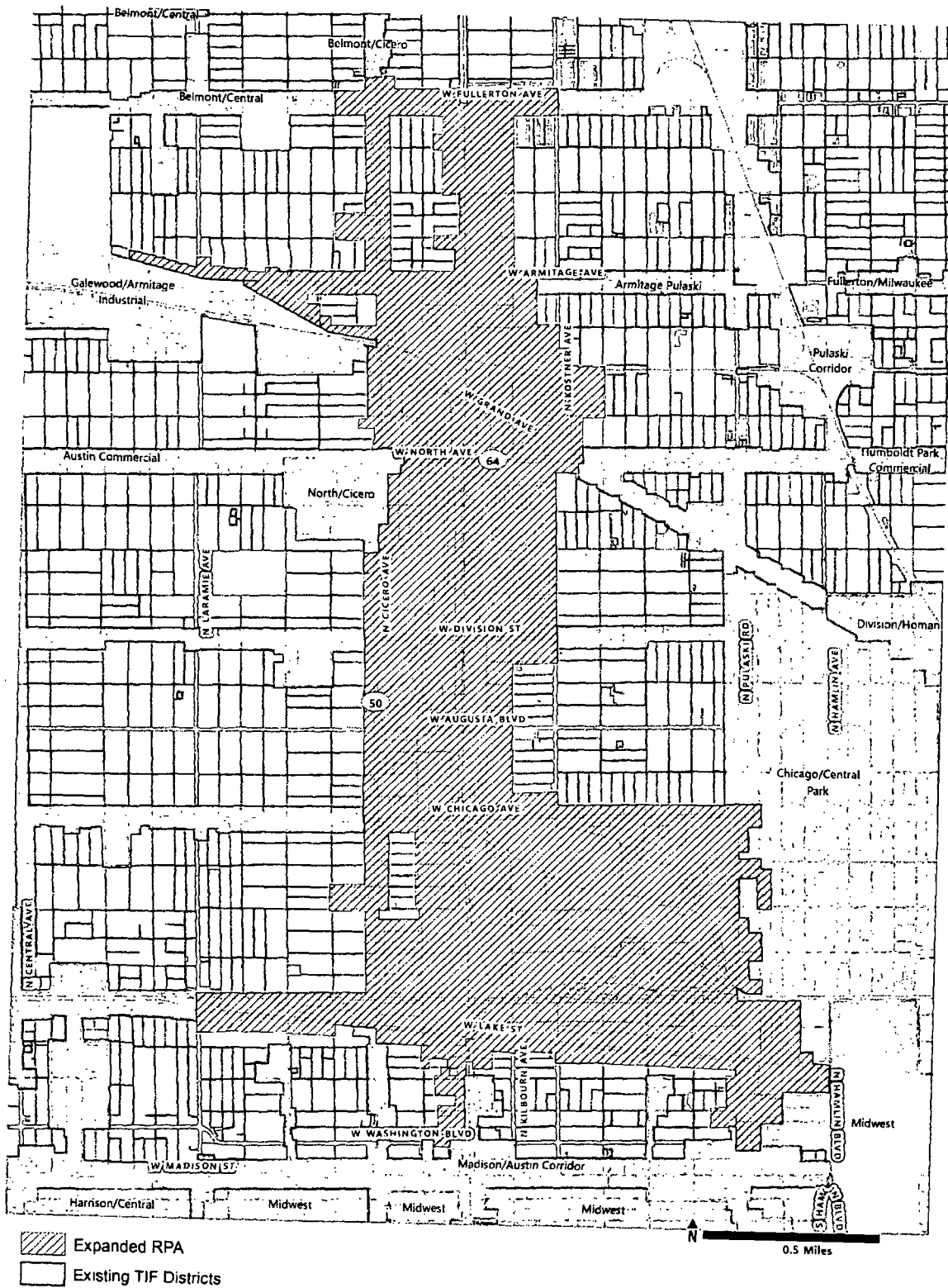
As set forth in the Act, the redevelopment plan must establish the estimated dates of completion of the redevelopment project and retirement of obligations issued to finance redevelopment project costs.

*Finding: The estimated dates of completion of the project and retirement of obligations are described in "Phasing and Scheduling of the Redevelopment" above. This Redevelopment Plan (as amended by Amendment No. 4) is estimated to be completed, and all obligations issued to finance redevelopment costs shall be retired no later than December 31, 2034.*

**APPENDIX: ATTACHMENT ONE – ELIGIBILITY STUDY**

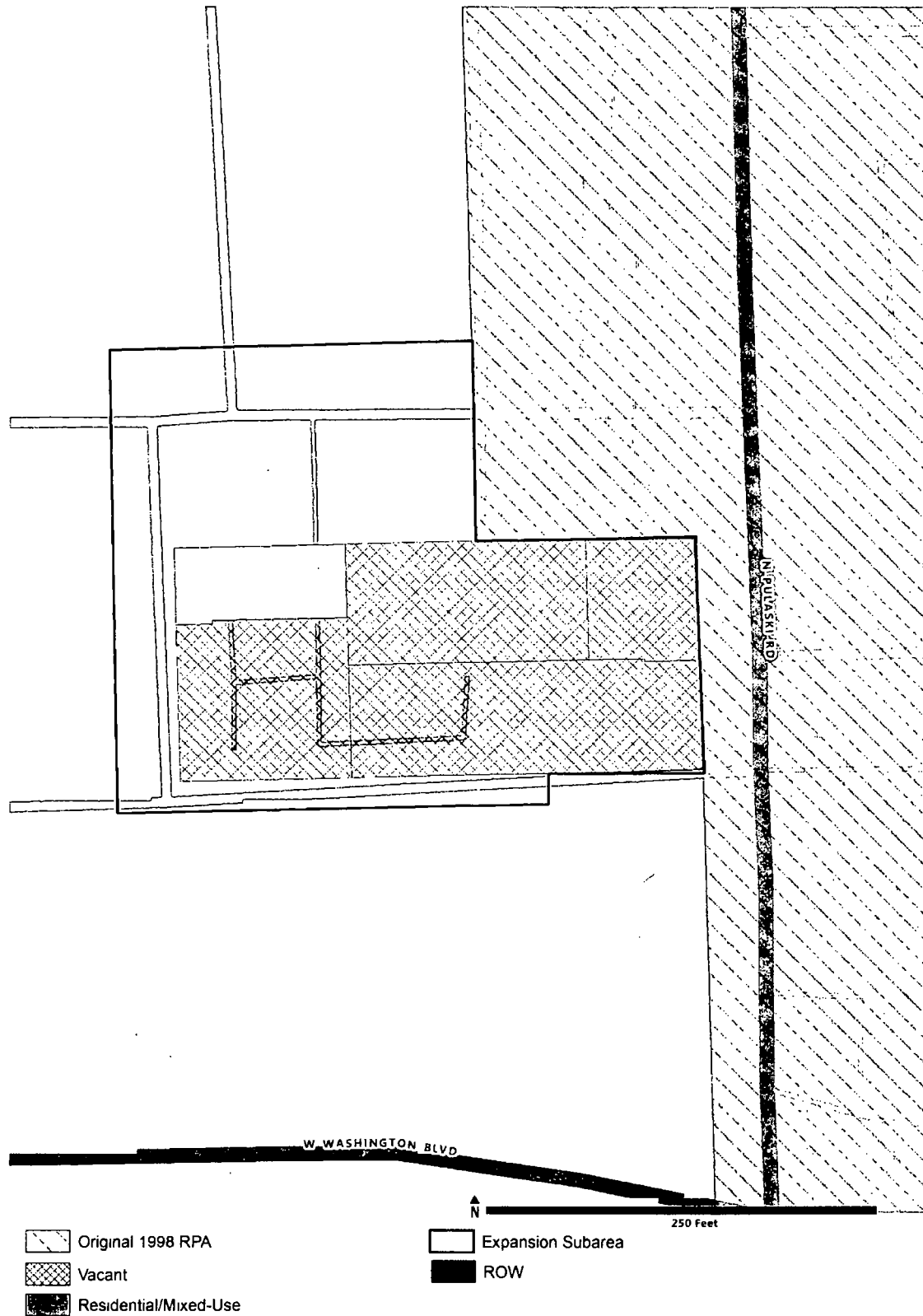
## APPENDIX: ATTACHMENT TWO – MAPS AND PLAN EXHIBITS

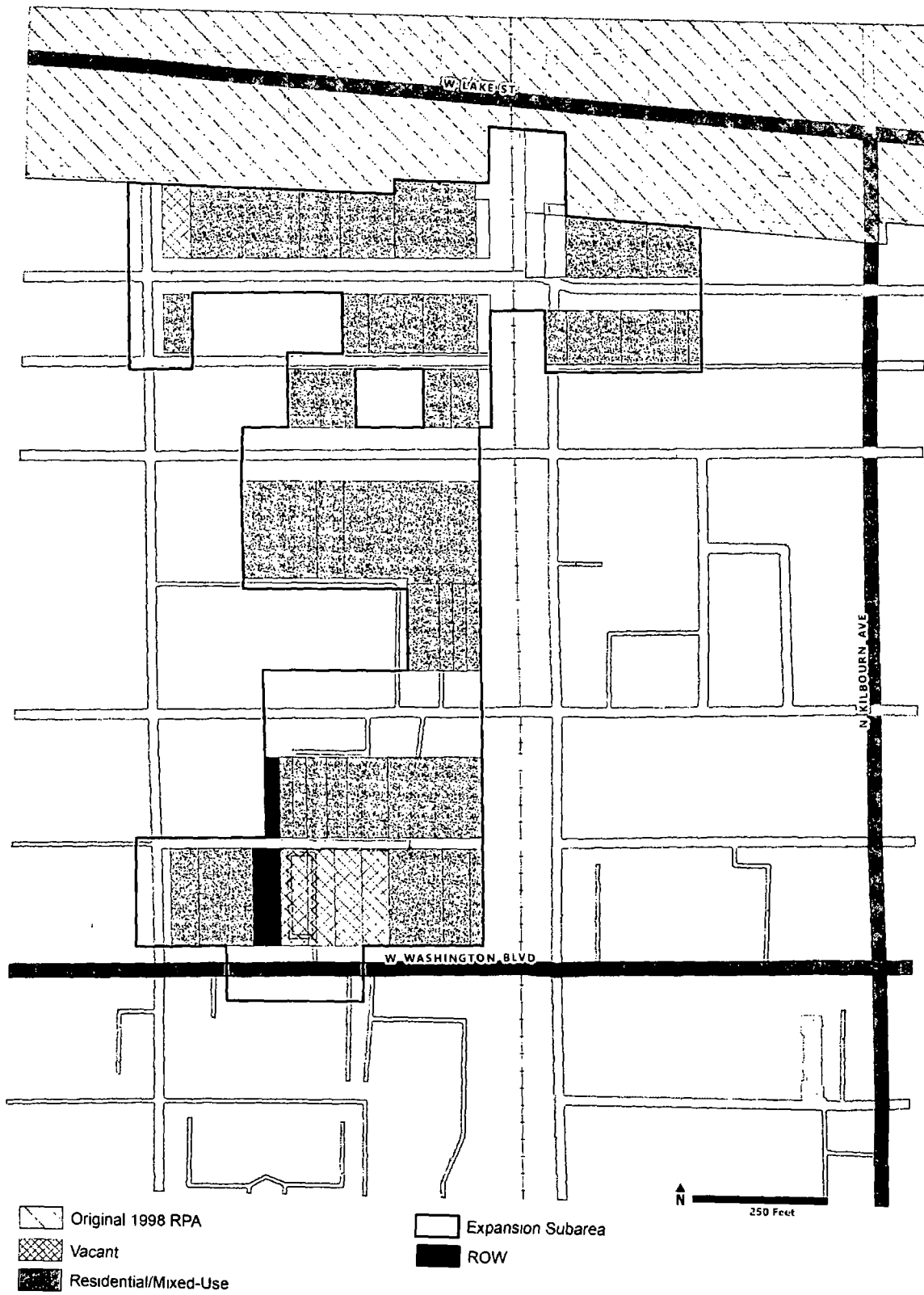
Replace Exhibit A, Boundary Map of TIF Area with the following:



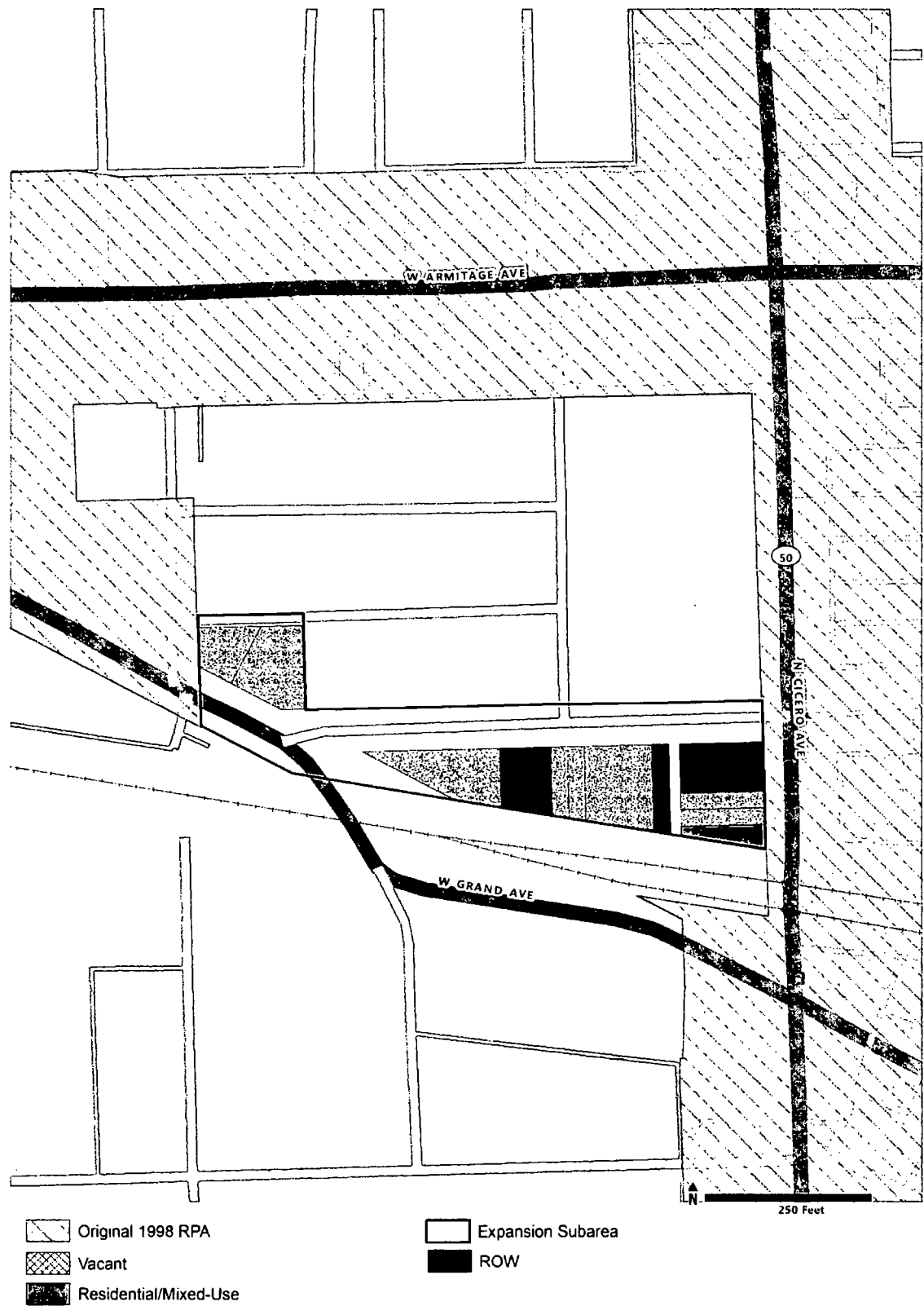
Source City of Chicago, Cook County Assessor, Esri, SB Friedman

To Exhibit B, Existing Land Use Assessment Map, add the following:

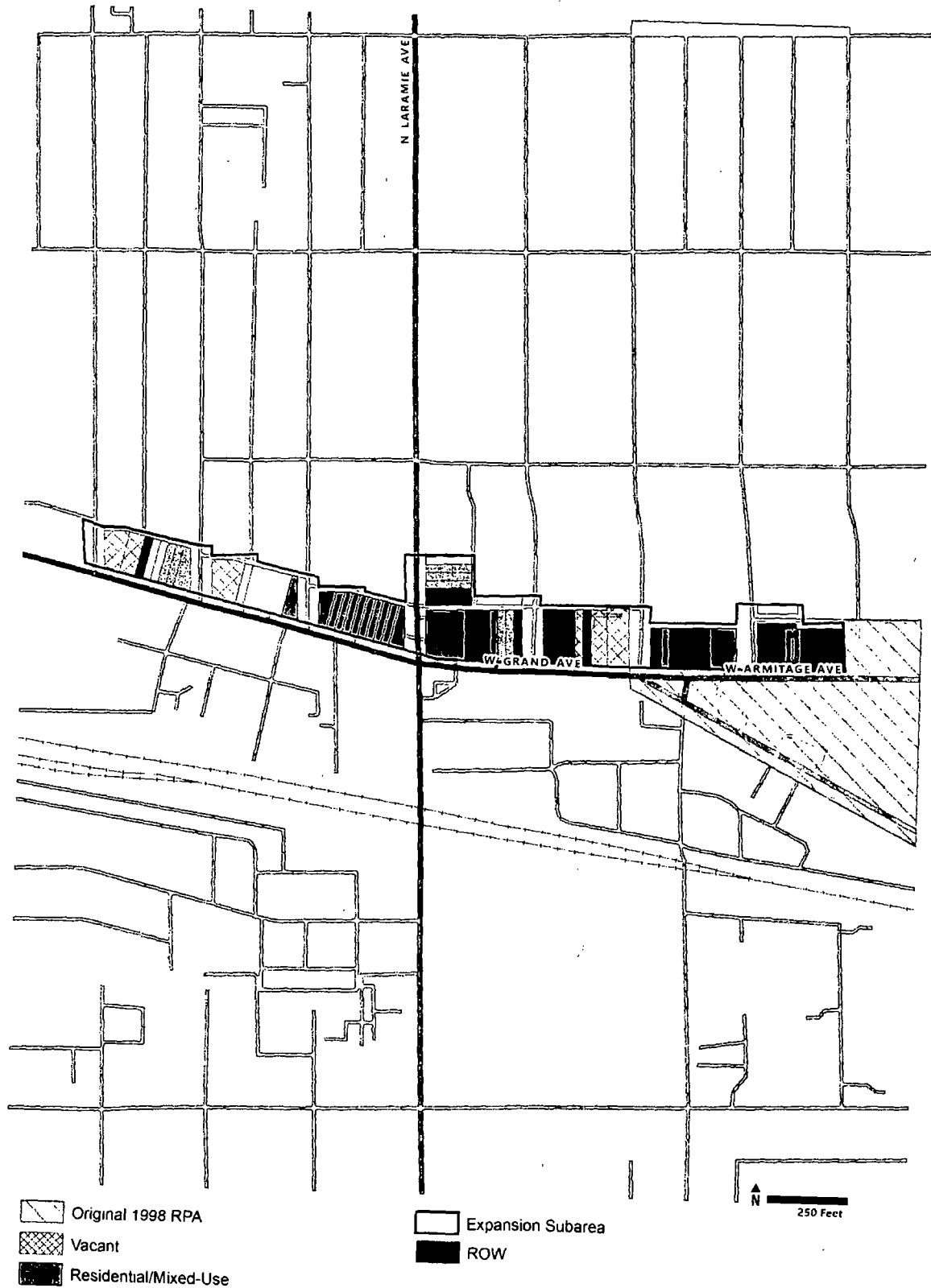




Source: City of Chicago, Cook County Assessor, Esri, SB Friedman

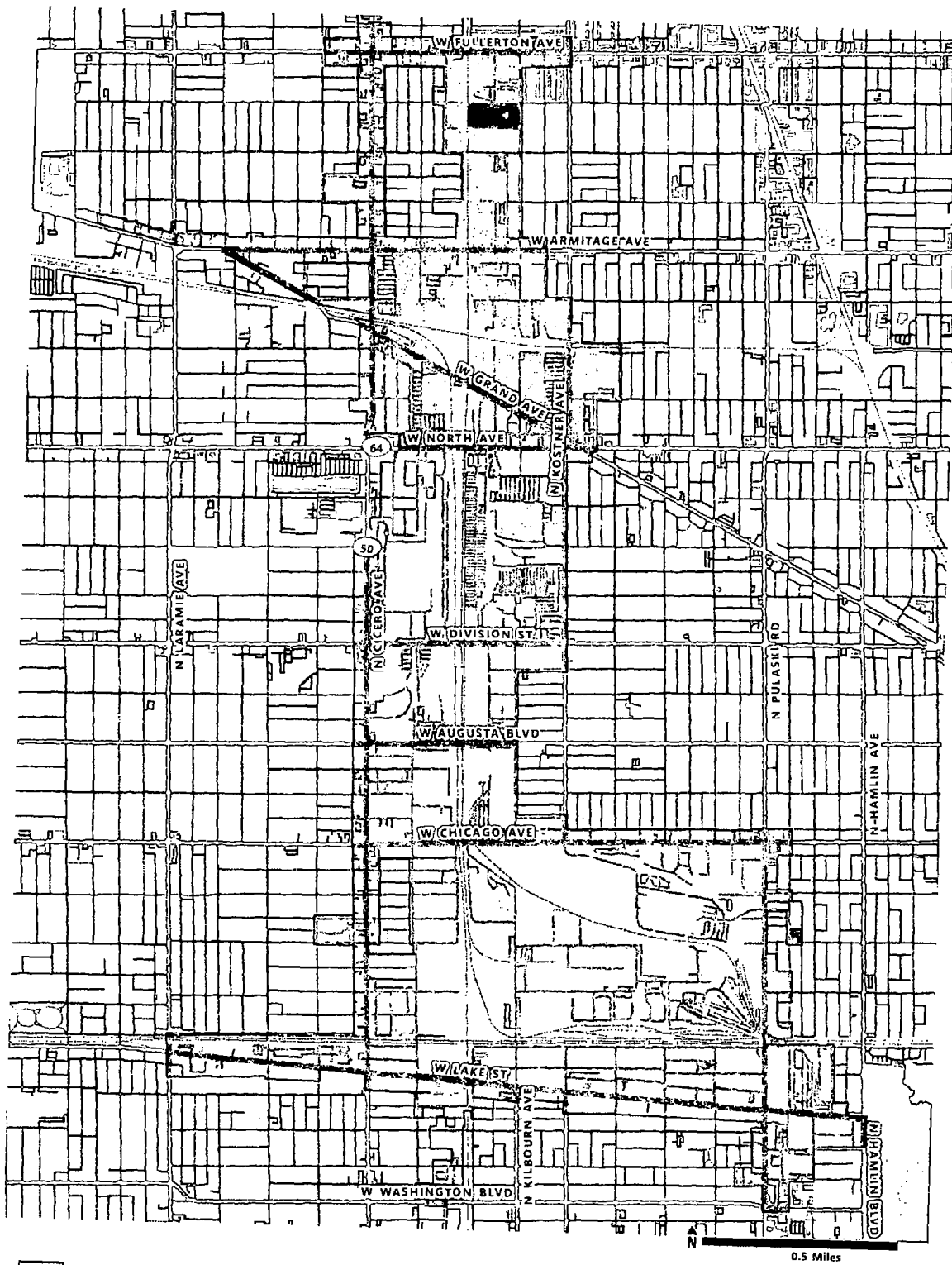


Source: City of Chicago, Cook County Assessor, Esri, SB Friedman



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

Replace Exhibit C, Generalized Land Use Plan with the following:



□ Mixed-Use District

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

*No changes to Exhibit D-Exhibit K1.*

**APPENDIX: ATTACHMENT THREE – LEGAL DESCRIPTION**

*Replace the entirety of Attachment Three with the following:*

ALL THAT PART OF SECTIONS 2, 3, 4, 9, 10 AND 11 IN TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND SECTIONS 27, 29, 33, AND 34 IN TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF W. MONTANA ST. WITH THE EAST LINE OF N. CICERO AVENUE; THENCE EAST ALONG SAID NORTH LINE OF W. MONTANA ST. TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 16 IN BLOCK 28 IN S. S. HAYES KELVYN GROVE ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF SAID LOT 16 IN BLOCK 28 IN S. S. HAYES KELVYN GROVE ADDITION TO CHICAGO TO THE SOUTH LINE THEREOF, SAID SOUTH LINE OF LOT 16 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF FULLERTON AVENUE; THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF FULLERTON AVENUE TO THE WEST LINE OF LOT 5 IN BLOCK 27 IN S. S. HAYES KELVYN GROVE ADDITION TO CHICAGO, SAID WEST LINE OF LOT 5 BEING ALSO THE EAST LINE OF THE ALLEY WEST OF KENTON AVENUE; THENCE NORTH ALONG SAID EAST LINE OF THE ALLEY WEST OF KENTON AVENUE TO THE NORTH LINE OF SAID LOT 5 IN BLOCK 27 IN S. S. HAYES KELVYN GROVE ADDITION TO CHICAGO; THENCE EAST ALONG SAID NORTH LINE OF LOT 5 IN BLOCK 27 IN S. S. HAYES KELVYN GROVE ADDITION TO CHICAGO AND THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE SOUTH ALONG SAID WEST LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD TO THE NORTH LINE OF W. FULLERTON AVENUE; THENCE EAST ALONG SAID NORTH LINE OF W. FULLERTON AVENUE TO THE EAST LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE NORTH ALONG SAID THE EAST LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOTS 25 THROUGH 44, INCLUSIVE, IN W. H. WHITE'S SUBDIVISION OF BLOCK 26 IN S. S. HAYES KELVYN GROVE ADDITION TO CHICAGO, SAID THE SOUTH LINE OF LOTS 25 THROUGH 44, INCLUSIVE, BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF FULLERTON AVENUE; THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOTS 25 THROUGH 44, INCLUSIVE, IN W. H. WHITE'S SUBDIVISION OF BLOCK 26 IN HAYES KELVYN GROVE ADDITION TO CHICAGO TO THE WEST LINE OF N. KILBOURN AVENUE; THENCE NORTH ALONG SAID WEST LINE OF N. KILBOURN AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOTS 1 THROUGH 23, INCLUSIVE, IN BLOCK 25 IN S. S. HAYES KELVYN GROVE ADDITION TO CHICAGO, SAID SOUTH LINE OF LOTS 1 THROUGH 23, INCLUSIVE, BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF W. FULLERTON AVENUE; THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOTS 1 THROUGH 23, INCLUSIVE, IN BLOCK 25 IN S. S. HAYES KELVYN GROVE ADDITION TO CHICAGO AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF N. KOSTNER AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF KOSTNER AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 11 IN BLOCK 1 IN GAUNTLETT & COLLINS SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 11 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF FULLERTON AVENUE; THENCE WEST ALONG SAID EASTERLY EXTENSION AND ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF FULLERTON AVENUE TO THE EAST LINE OF N. KILBOURN AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF N. KILBOURN AVENUE

TO THE SOUTH LINE OF LOT 29 IN BLOCK 4 IN DICKEY & BAKER'S NORTHWEST ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTHLINE OF LOT 29 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF W. ARMITAGE AVENUE; THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF W. ARMITAGE AVENUE TO THE EAST LINE OF N. KENNETH AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF N. KENNETH AVENUE TO THE NORTH LINE OF W. CORTLAND AVENUE; THENCE EAST ALONG SAID NORTH LINE OF W. CORTLAND AVENUE TO THE EAST LINE OF N. KOSTNER AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF N. KOSTNER AVENUE TO THE SOUTH LINE OF LOT 11 IN BLOCK 16 IN GARFIELD, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST (EXCEPT THE WEST 307 FEET OF THE NORTH 631.75 FEET AND THE WEST 333 FEET OF THE SOUTH 1295 FEET THEREOF) OF THE THIRD PRINCIPAL MERIDIAN; THENCE EAST ALONG SAID SOUTH LINE OF LOT 11 IN BLOCK 16 IN GARFIELD AND THE EASTERLY EXTENSION THEREOF, TO THE WEST LINE OF LOTS 24 THROUGH 33, INCLUSIVE, IN SAID BLOCK 16 IN GARFIELD, SAID WEST LINE OF LOTS 24 THROUGH 33, INCLUSIVE, BEING ALSO THE EAST LINE OF THE ALLEY EAST OF N. KOSTNER AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF N. KOSTNER AVENUE TO THE SOUTH LINE OF LOT 24 IN SAID BLOCK 16 IN GARFIELD; THENCE EAST ALONG SAID SOUTH LINE OF LOT 24 IN SAID BLOCK 16 IN GARFIELD TO THE WEST LINE OF LOWELL AVENUE; THENCE SOUTH ALONG SAID WEST LINE OF LOWELL AVENUE TO THE SOUTHEAST CORNER OF LOT 23 IN SAID BLOCK 16 IN GARFIELD; THENCE EAST ALONG A STRAIGHT LINE TO THE SOUTHWEST CORNER OF LOT 22 IN BLOCK 15 IN GARFIELD, AFORESAID; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 22 IN BLOCK 15 IN GARFIELD AND THE EASTERLY EXTENSION THEREOF AND ALONG THE SOUTH LINE OF LOT 23 IN SAID BLOCK 15 IN GARFIELD AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF N. KILDARE AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF N. KILDARE AVENUE TO THE SOUTH LINE OF W. WABANSIA AVENUE; THENCE WEST ALONG SAID SOUTH LINE OF W. WABANSIA AVENUE TO THE EAST LINE OF N. LOWELL AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF N. LOWELL AVENUE TO THE SOUTH LINE OF W. NORTH AVENUE; THENCE WEST ALONG SAID SOUTH LINE OF W. NORTH AVENUE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF N. KOLIN AVENUE; THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF N. KOLIN AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 161 IN WILLIAM H. HINTZE'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE 3RD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 161 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF W. NORTH AVENUE; THENCE WEST ALONG SAID EASTERLY EXTENSION OF THE NORTH LINE OF LOT 161 IN WILLIAM H. HINTZE'S SUBDIVISION AND ALONG THE SOUTH LINE OF THE ALLEY SOUTH OF NORTH AVENUE TO THE EAST LINE OF KOSTNER AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF KOSTNER AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOTS 1 THROUGH 25, INCLUSIVE IN HAMBERG'S SUBDIVISION OF BLOCK 4 IN SNYDER & LEE'S SUBDIVISION IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOTS 1 THROUGH 25, INCLUSIVE IN HAMBERG'S SUBDIVISION, BEING ALSO THE SOUTH LINE OF W. HADDON AVENUE; THENCE WEST ALONG SAID EASTERLY EXTENSION AND ALONG SAID SOUTH LINE OF W. HADDON AVENUE TO THE EAST LINE OF N. KILBOURN AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF N. KILBOURN AVENUE TO THE NORTH LINE OF W. RICE ST.; THENCE EAST ALONG SAID NORTH LINE OF W. RICE ST. TO THE EAST LINE OF KOSTNER AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF KOSTNER AVENUE TO THE SOUTH LINE OF LOT 30 IN BLOCK 4 IN EDWARD T. NOONAN'S WEST CHICAGO AVENUE ADDITION, A RESUBDIVISION OF BLOCKS 1 TO 4 IN BLANCHARD BROTHERS SUBDIVISION OF THE SOUTH HALF OF SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 30, BEING ALSO THE NORTH

LINE OF THE ALLEY NORTH OF CHICAGO AVENUE; THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF CHICAGO AVENUE TO THE WEST LINE OF LOT 19 IN BLOCK 1 IN ELLSWORTH T. MARTIN'S SUBDIVISION OF BLOCKS 1 AND 2 OF THE RESUBDIVISION OF BLOCKS 5 AND 6 IN THE FOSTER SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF LOT 19, ALSO BEING THE EAST LINE OF THE ALLEY WEST OF N. PULASKI RD.; THENCE NORTH ALONG SAID EAST LINE OF THE ALLEY WEST OF N. PULASKI RD. TO THE NORTH LINE OF SAID LOT 19 IN BLOCK 1 IN ELLSWORTH T. MARTIN'S SUBDIVISION; THENCE EAST ALONG SAID NORTH LINE OF SAID LOT 19 IN BLOCK 1 IN ELLSWORTH T. MARTIN'S SUBDIVISION TO THE WEST LINE OF N. PULASKI RD.; THENCE NORTH ALONG SAID WEST LINE OF N. PULASKI RD. TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 30 IN BLOCK 7 IN THOMAS J. DIVEN'S SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE EAST HALF OF THE NORTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 30 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF CHICAGO AVENUE; THENCE EAST ALONG SAID WESTERLY EXTENSION AND ALONG THE NORTH LINE OF THE ALLEY NORTH OF CHICAGO AVENUE TO THE EAST LINE OF N. HARDING AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF N. HARDING AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 6 IN THE SUBDIVISION OF BLOCK 4 IN F. HARDING'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF LOT 6 IN THE SUBDIVISION OF BLOCK 4 IN F. HARDING'S SUBDIVISION, SAID NORTH LINE OF LOT 6 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF CHICAGO AVENUE, TO THE WEST LINE OF LOTS 6 THROUGH 24, INCLUSIVE IN SAID SUBDIVISION OF BLOCK 4 IN F. HARDING'S SUBDIVISION, SAID WEST LINE OF LOTS 6 THROUGH 24, INCLUSIVE, BEING ALSO THE EAST LINE OF THE ALLEY EAST OF N. PULASKI RD.; THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF N. PULASKI RD. TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOTS 1 THROUGH 5, INCLUSIVE, IN THE SUBDIVISION OF LOTS 25 TO 29, INCLUSIVE, OF BLOCK 4 IN F. HARDING'S SUBDIVISION, SAID NORTH LINE OF LOTS 25 TO 29, INCLUSIVE, BEING ALSO THE SOUTH LINE OF THE ALLEY NORTH OF W. HURON ST.; THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF THE ALLEY NORTH OF W. HURON ST. TO THE EAST LINE OF N. PULASKI RD.; THENCE SOUTH ALONG SAID EAST LINE OF N. PULASKI RD. TO THE NORTH LINE OF W. HURON ST.; THENCE EAST ALONG SAID NORTH LINE OF W. HURON ST. TO THE EAST LINE OF N. HARDING AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF N. HARDING AVENUE TO THE SOUTH LINE OF LOT 46 IN BLOCK 6 IN FITCH'S SUBDIVISION OF BLOCKS 5, 6 AND 11 IN F. HARDING'S SUBDIVISION, IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EAST ALONG SAID SOUTH LINE OF LOT 46 IN BLOCK 6 IN FITCH'S SUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF LOTS 1 THROUGH 24, INCLUSIVE, IN SAID BLOCK 6 IN FITCH'S SUBDIVISION, SAID WEST LINE OF LOTS 1 TO 24, INCLUSIVE, BEING ALSO THE EAST LINE OF THE ALLEY EAST OF N. HARDING AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF N. HARDING AVENUE TO THE SOUTH LINE OF W. OHIO ST.; THENCE WEST ALONG SAID SOUTH LINE OF W. OHIO ST. TO THE WEST LINE OF N. HARDING AVENUE; THENCE NORTH ALONG SAID WEST LINE OF N. HARDING AVENUE TO THE SOUTH LINE OF W. ERIE ST.; THENCE WEST ALONG SAID SOUTH LINE OF W. ERIE ST. TO THE EAST LINE OF N. PULASKI RD.; THENCE SOUTH ALONG SAID EAST LINE OF N. PULASKI RD. TO THE NORTH LINE OF LOT 42 IN THE SUBDIVISION OF BLOCK 12 OF F. HARDING'S SUBDIVISION, IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EAST ALONG SAID NORTH LINE OF LOT 42 IN THE SUBDIVISION OF BLOCK 12 OF F. HARDING'S SUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF LOTS 1 THROUGH 14, INCLUSIVE, IN SAID SUBDIVISION OF BLOCK 12 IN F. HARDING'S SUBDIVISION, SAID WEST LINE OF LOTS 1 THROUGH 14, INCLUSIVE, BEING ALSO THE EAST LINE OF THE

ALLEY EAST OF PULASKI RD.; THENCE SOUTH ALONG THE ALLEY EAST OF PULASKI RD. TO THE SOUTH LINE OF LOT 14 IN SAID SUBDIVISION OF BLOCK 12 OF F. HARDING'S SUBDIVISION; THENCE EAST ALONG SAID SOUTH LINE OF LOT 14 IN SAID SUBDIVISION OF BLOCK 12 OF F. HARDING'S SUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF HARDING AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF HARDING AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 4 IN THE SUBDIVISION OF THE EAST HALF OF BLOCK 13 IN F. HARDING'S SUBDIVISION, IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE WEST ALONG SAID THE EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 4 IN THE SUBDIVISION OF THE EAST HALF OF BLOCK 13 IN F. HARDING'S SUBDIVISION TO THE WEST LINE OF LOTS 1 THROUGH 24, INCLUSIVE, IN SAID SUBDIVISION OF THE EAST HALF OF BLOCK 13 IN F. HARDING'S SUBDIVISION, SAID WEST LINE OF LOTS 1 THROUGH 24, INCLUSIVE, BEING ALSO THE EAST LINE OF THE ALLEY EAST OF N. PULASKI RD.; THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF N. PULASKI RD. TO THE SOUTH LINE OF LOT 15 IN SAID SUBDIVISION OF THE EAST HALF OF BLOCK 13 IN F. HARDING'S SUBDIVISION; THENCE EAST ALONG SAID SOUTH LINE OF LOT 15 IN SAID SUBDIVISION OF THE EAST HALF OF BLOCK 13 IN F. HARDING'S SUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF N. HARDING AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF N. HARDING AVENUE TO THE NORTH LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE WEST ALONG SAID NORTH LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD TO THE EAST LINE OF N. PULASKI RD.; THENCE SOUTH ALONG SAID EAST LINE OF N. PULASKI RD. TO THE SOUTH LINE OF THE RIGHT OF WAY OF SAID CHICAGO AND NORTHWESTERN RAILROAD; THENCE EAST ALONG SAID SOUTH LINE OF THE RIGHT OF WAY OF SAID CHICAGO AND NORTHWESTERN RAILROAD TO THE EAST LINE OF N. AVERS AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF N. AVERS AVENUE TO THE SOUTH LINE OF LOT 27 IN LAKE ST. & CENTRAL PARK SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 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 LAKE ST.; THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF LAKE ST. AND THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF LOT 13 IN SAID LAKE ST. & CENTRAL PARK SUBDIVISION, SAID WEST LINE OF LOT 13 BEING ALSO THE EAST LINE OF THE ALLEY WEST OF N. HAMLIN AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY WEST OF N. HAMLIN AVENUE TO THE NORTH LINE OF W. LAKE ST.; THENCE EAST ALONG SAID NORTH LINE OF W. LAKE ST. TO THE EAST LINE OF N. HAMLIN AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF N. HAMLIN AVENUE TO THE NORTH LINE OF W. MAYPOLE AVENUE; THENCE WEST ALONG SAID NORTH LINE OF W. MAYPOLE AVENUE TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 11 IN BLOCK 2 IN THE SUBDIVISION OF BLOCKS 1 AND 2 OF J. D. HOBBS'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH ALONG SAID NORTHERLY EXTENSION OF THE WEST LINE OF LOT 11 IN BLOCK 2 IN SAID SUBDIVISION OF BLOCKS 1 AND 2 OF J. D. HOBBS'S SUBDIVISION AND THE SOUTHERLY EXTENSION THEREOF AND ALONG THE WEST LINE OF LOT 12 IN SAID BLOCK 2 IN THE SUBDIVISION OF BLOCKS 1 AND 2 OF J. D. HOBBS'S SUBDIVISION AND THE SOUTHERLY EXTENSION THE OF THE SOUTH RIGHT OF WAY LINE W. WEST END AVE; THENCE WEST ALONG SAID SOUTH LINE OF W. WEST END AVENUE TO THE EAST LINE OF LOT 38 IN PARMLY'S SUBDIVISION OF THAT PART OF LOT 3 LYING SOUTH OF LAKE ST. OF COURT PARTITION OF THE EAST 30 ACRES OF THE WEST 40 ACRES OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH ALONG SAID EAST LINE OF LOT 38 IN PARMLY'S SUBDIVISION AND THE SOUTHERLY EXTENSION THEREOF AND ALONG THE EAST LINE OF LOT 39 IN SAID PARMLY'S SUBDIVISION AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF W. WASHINGTON BLVD.; THENCE WEST ALONG SAID SOUTH LINE OF W. WASHINGTON BLVD. AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF N. PULASKI ROAD; THENCE NORTH ALONG THE WEST LINE AND THE SOUTHERLY EXTENSION OF SAID N. PULASKI ROAD TO THE NORTH RIGHT

OF WAY LINE OF THE FIRST PUBLIC ALLEY NORTH OF SAID W. WASHINGTON BLVD.; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE TO THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 2 IN M.A. FARR'S SUBDIVISION OF LOTS 45 TO 48, BOTH INCLUSIVE IN BLOCK 32 OF WEST CHICAGO LAND CO.'S SUBDIVISION, RECORDED ON APRIL 17, 1888 AS DOCUMENT NUMBER 944886; THENCE SOUTH ALONG SAID NORTHERLY EXTENSION OF LOT 2 TO THE SOUTH RIGHT OF WAY LINE OF SAID PUBLIC ALLEY; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE TO THE SOUTHERLY EXTENSION OF THE WEST RIGHT OF WAY LINE OF KEYSTONE AVENUE; THENCE NORTH ALONG SAID SOUTHERLY EXTENSION OF THE WEST RIGHT OF WAY LINE OF N. KEYSTONE AVENUE, TO THE NORTH RIGHT OF WAY LINE OF SAID PUBLIC ALLEY; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE AND NORTHERLY EXTENSION THEREOF TO THE NORTH RIGHT OF WAY LINE OF W. WEST END AVENUE; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE OF W. WEST END AVENUE TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOTS 16 THROUGH 24, INCLUSIVE, IN F. S. TYRRELL'S SUBDIVISION OF BLOCK 17 IN SAID WEST CHICAGO LAND COMPANY SUBDIVISION OF THE SOUTH HALF OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOTS 16 THROUGH 24, INCLUSIVE, IN F. S. TYRRELL'S SUBDIVISION BEING ALSO THE WEST RIGHT OF WAY LINE OF THE FIRST ALLEY WEST OF N. PULASKI RD.; THENCE NORTH ALONG SAID WEST LINE OF THE PUBLIC ALLEY AND THE NORTHERLY EXTENSION THEREOF TO NORTH RIGHT OF WAY LINE OF W. MAYPOLE AVENUE; THENCE EAST ALONG SAID NORTH LINE OF W. MAYPOLE AVENUE TO THE WEST LINE OF N. PULASKI RD.; THENCE NORTH ALONG SAID WEST LINE OF N. PULASKI RD. TO THE NORTH LINE OF LOTS 25 THROUGH 48, INCLUSIVE, IN BLOCK 16 IN WEST CHICAGO LAND COMPANY SUBDIVISION OF THE SOUTH HALF OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOTS 25 THROUGH 48, INCLUSIVE, IN BLOCK 16 IN WEST CHICAGO LAND COMPANY SUBDIVISION BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF W. LAKE ST.; THENCE WEST ALONG SAID SOUTHLINE OF THE ALLEY SOUTH OF W. LAKE ST. AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF N. KOSTNER AVENUE; THENCE NORTH ALONG SAID WEST LINE OF N. KOSTNER AVENUE TO THE NORTH LINE OF LOT 46 IN BLOCK 12 IN THE RESUBDIVISION OF BLOCKS 3, 4, 5, 6, 11 AND 12 OF WEST CHICAGO LAND COMPANY SUBDIVISION OF THE SOUTH HALF OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE WEST ALONG SAID NORTH LINE OF LOT 46 IN BLOCK 12 IN THE RESUBDIVISION OF BLOCKS 3, 4, 5, 6, 11 AND 12 OF WEST CHICAGO LAND COMPANY SUBDIVISION AND ALONG THE NORTHLINE OF LOT 45 IN SAID BLOCK 12 TO THE WEST LINE OF SAID LOT 45; THENCE SOUTH ALONG SAID WEST LINE OF LOT 45 IN BLOCK 12 IN THE RESUBDIVISION OF BLOCKS 3, 4, 5, 6, 11 AND 12 OF WEST CHICAGO LAND COMPANY SUBDIVISION TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOTS 36 THROUGH 44, INCLUSIVE, IN SAID BLOCK 12 IN THE RESUBDIVISION OF BLOCKS 3, 4, 5, 6, 11 AND 12 OF WEST CHICAGO LAND COMPANY SUBDIVISION, SAID NORTHLINE OF LOTS 36 THROUGH 44, INCLUSIVE, IN BLOCK 12 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF LAKE ST.; THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF THE ALLEY SOUTH OF LAKE ST. TO THE EAST LINE OF N. KILBOURN AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE OF N. KILBOURN AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOTS 27 THROUGH 47, INCLUSIVE, IN BLOCK 11 IN THE RESUBDIVISION OF BLOCKS 3 TO 6, 11 AND 12 OF WEST CHICAGO LAND COMPANY'S SUBDIVISION, BEING ALSO THE SOUTH RIGHT OF WAY LINE OF THE ALLEY SOUTH OF W. LAKE STREET; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY OF THE ALLEY SOUTH OF LAKE STREET AND THE EASTERLY EXTENSION THEREOF, ALSO BEING SAID SOUTH LINE OF LOTS 27 THROUGH 47 TO THE WEST LINE OF LOT 37 IN SAID BLOCK 11; THENCE SOUTH ALONG SAID WEST LINE OF LOT 37 AND THE SOUTHERLY EXTENSION THEREOF, TO THE EAST LINE OF LOT 59 IN SAID BLOCK 11, SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF W. FULTON STREET; THENCE CONTINUING SOUTH ALONG SAID EAST LINE OF LOT 59 AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH RIGHT OF WAY LINE OF THE ALLEY SOUTH OF W. FULTON STREET; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE OF THE ALLEY SOUTH OF FULTON STREET TO THE EAST RIGHT OF WAY LINE OF N. KENTON AVENUE;

THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF N. KENTON AVENUE TO SAID SOUTH RIGHT OF WAY LINE OF W. FULTON STREET; THENCE WEST ALONG THE WESTERLY EXTENSION OF SAID SOUTH RIGHT OF WAY LINE OF W. FULTON STREET TO THE WEST RIGHT OF WAY LINE OF VACATED N. 46TH STREET, PER DOCUMENT NUMBER 2672641, RECORDED ON APRIL 14, 1898 ALSO BEING THE EAST RIGHT OF WAY LINE OF THE CHICAGO NORTHWESTERN RAILROAD; THENCE SOUTH ALONG SAID WEST RIGHT OF WAY LINE OF SAID VACATED N. 46TH STREET, ALSO BEING THE EAST RIGHT OF WAY LINE OF THE CHICAGO NORTHWESTERN RAILROAD TO THE NORTH RIGHT OF WAY LINE OF W. MAYPOLE AVENUE; THENCE WEST ALONG SAID NORTH RIGHT OF WAY LINE OF W. MAYPOLE AVENUE TO THE WEST LINE OF LOT 96 IN BLOCK 10 IN THE RESUBDIVISION OF BLOCKS 7, 8, 9, AND 10 IN WEST CHICAGO LAND CO.'S SUBDIVISION OF THE SOUTH HALF OF SECTION 10 TOWNSHIP 39 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH ALONG SAID WEST LINE OF LOT 96 AND THE SOUTHERLY EXTENSION THEREOF TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SAID W. MAYPOLE AVENUE WITH THE WEST LINE OF LOT 1 IN BLOCK 23 IN WEST CHICAGO LAND CO.'S SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 10 TOWNSHIP 39 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE CONTINUING SOUTH ALONG SAID WEST LINE OF SAID LOT 1 AND THE SOUTHERLY EXTENSION THEREOF TO THE NORTHWEST CORNER OF LOT 48 IN BLOCK 23 IN THE RESUBDIVISION OF THE SOUTH HALF OF BLOCKS 18 TO 24, INCLUSIVE, AND THE NORTH HALF OF BLOCKS 25 TO 32 IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE CONTINUING SOUTH ALONG SAID WEST LINE OF SAID LOT 48 AND THE SOUTHERLY EXTENSION THEREOF TO THE INTERSECTION OF THE WEST LINE OF LOT 1 IN BLOCK 26 IN SAID RESUBDIVISION OF THE SOUTH HALF OF BLOCKS 18 TO 24, INCLUSIVE, AND THE NORTH HALF OF BLOCKS 25 TO 32, WITH THE SOUTH RIGHT OF WAY LINE OF W. WEST END AVENUE; THENCE CONTINUING SOUTH ALONG SAID WEST LINE OF LOT 1 AND THE SOUTHERLY EXTENSION THEREOF TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF THE ALLEY NORTH OF W. WASHINGTON BOULEVARD WITH THE WEST LINE OF LOT 48 IN SAID BLOCK 26 IN SAID WEST CHICAGO LAND CO.'S SUBDIVISION; THENCE CONTINUING SOUTH ALONG SAID WEST LINE OF SAID LOT 48 IN BLOCK 26 TO THE NORTH RIGHT OF WAY LINE OF WASHINGTON BOULEVARD; THENCE WEST ALONG SAID NORTH RIGHT OF WAY LINE OF W. WASHINGTON BOULEVARD TO THE WEST LINE OF LOT 39 IN SAID BLOCK 26 IN WEST CHICAGO LAND CO.'S SUBDIVISION; THENCE SOUTH ALONG THE SOUTHERLY EXTENSION OF LOT 39 TO THE SOUTH RIGHT OF WAY LINE OF SAID W. WASHINGTON BOULEVARD; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE OF W. WASHINGTON BOULEVARD TO THE WEST LINE OF LOT 20 IN BLOCK 39 IN SAID WEST CHICAGO LAND CO.'S SUBDIVISION; THENCE NORTH ALONG THE NORTHERLY EXTENSION OF SAID WEST LINE OF LOT 20 TO SAID NORTH RIGHT OF WAY LINE OF W. WASHINGTON BOULEVARD; THENCE WEST ALONG THE SAID NORTH RIGHT OF WAY LINE OF W. WASHINGTON BOULEVARD AND THE WESTERLY EXTENSION THEREOF TO THE WEST RIGHT OF WAY LINE OF N. KILPATRICK AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE OF N. KILPATRICK AVENUE AND THE NORTHERLY EXTENSION THEREOF TO THE NORTH RIGHT OF WAY LINE OF THE ALLEY NORTH OF SAID W. WASHINGTON BOULEVARD; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE OF THE ALLEY NORTH OF W. WASHINGTON BOULEVARD AND THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF LOT 17 IN BLOCK 26 IN SAID RESUBDIVISION OF THE SOUTH HALF OF BLOCKS 18 TO 24 INCLUSIVE AND THE NORTH HALF OF BLOCKS 25 TO 32; THENCE NORTH ALONG SAID WEST LINE OF LOT 17 AND THE NORTHERLY EXTENSION THEREOF TO THE NORTH RIGHT OF WAY LINE OF SAID W. WEST END AVENUE; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE OF W. WEST END AVENUE TO THE WEST LINE OF LOT 42 IN BLOCK 23 IN SAID RESUBDIVISION OF THE SOUTH HALF OF BLOCKS 18 TO 24 INCLUSIVE AND THE NORTH HALF OF BLOCKS 25 TO 32; THENCE NORTH ALONG SAID WEST LINE OF LOT 42 TO THE SOUTH RIGHT OF WAY OF THE ALLEY NORTH OF SAID W. WEST END AVENUE; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE OF THE ALLEY NORTH OF W. WEST END AVENUE TO THE EAST LINE OF LOT 30 IN BLOCK 23 IN SAID RESUBDIVISION OF BLOCKS 18 TO 24 INCLUSIVE AND

THE NORTH HALF OF 25 TO 32; THENCE NORTH ALONG THE EAST LINE OF LOT 30 AND THE NORTHERLY EXTENSION THEREOF ALONG THE EAST LINE OF LOT 19 IN BLOCK 23 IN SAID WEST CHICAGO LAND CO.'S SUBDIVISION TO SOUTH RIGHT OF WAY LINE OF SAID W. MAYPOLE AVENUE; THENCE CONTINUING NORTH ALONG THE NORTHERLY EXTENSION OF SAID EAST LINE OF LOT 19 TO SAID NORTH RIGHT OF WAY LINE OF SAID W. MAYPOLE AVENUE; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE OF W. MAYPOLE AVENUE TO THE EAST LINE OF LOT 81 IN BLOCK 10 IN SAID RESUBDIVISION OF BLOCKS 7, 8, 9, AND 10 IN SAID WEST CHICAGO LAND CO.'S SUBDIVISION; THENCE NORTH ALONG SAID EAST LINE OF LOT 81 AND THE NORTHERLY EXTENSION THEREOF TO THE NORTH RIGHT OF WAY LINE OF W. WALNUT STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE OF W. WALNUT STREET TO THE EAST LINE OF LOT 60 IN SAID BLOCK 10; THENCE NORTH ALONG SAID EAST LINE OF LOT 60 TO THE SOUTH RIGHT OF WAY LINE OF SAID W. FULTON STREET; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY OF W. FULTON STREET TO THE WEST LINE OF LOT 70 IN SAID BLOCK 10; THENCE SOUTH ALONG SAID WEST LINE OF LOT 70 AND THE SOUTHERLY EXTENSION THEREOF TO SAID SOUTH RIGHT OF WAY LINE OF W. WALNUT STREET; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE OF W. WALNUT STREET AND THE WESTERLY EXTENSION THEREOF TO SAID WEST RIGHT OF WAY LINE OF N. KILPATRICK AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE OF N. KILPATRICK AVENUE TO THE SOUTH RIGHT OF WAY LINE OF W. WAYMAN STREET; THENCE WEST ALONG SAID SOUTH LINE OF W. WAYMAN STREET AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF N. CICERO AVENUE; THENCE NORTH ALONG SAID WEST LINE OF N. CICERO AVENUE TO THE SOUTH LINE OF W. LAKE STREET; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE OF SAID W. LAKE STREET TO THE EAST RIGHT OF WAY LINE OF LAMON AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF LAMON AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOTS 26, THROUGH 48, INCLUSIVE, IN BLOCK 3 IN DERBY'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE 5 ACRES IN THE NORTHEAST CORNER THEREOF, SAID NORTH LINE OF LOTS 26 THROUGH 48, INCLUSIVE, IN BLOCK 3 IN DERBY'S SUBDIVISION BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF W. LAKE STREET; THENCE WEST ALONG SAID THE EASTERLY EXTENSION AND ALONG THE SOUTH LINE OF THE ALLEY SOUTH OF W. LAKE STREET AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF N. LAVERGNE AVENUE; THENCE NORTH ALONG SAID WEST LINE OF N. LAVERGNE AVENUE TO THE NORTH LINE OF LOT 18 IN C. J. HULL'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE WEST ALONG SAID NORTH LINE OF LOT 18 IN C. J. HULL'S SUBDIVISION TO THE WEST LINE THEREOF; THENCE SOUTH ALONG SAID WEST LINE OF LOT 18 IN C. J. HULL'S SUBDIVISION TO THE NORTH LINE OF LOTS 1 THROUGH 7, INCLUSIVE, IN BLOCK 19 IN THE SUBDIVISION OF LOTS 19 AND 21 IN SAID C. J. HULL'S SUBDIVISION; THENCE WEST ALONG SAID NORTH LINE OF LOTS 1 THROUGH 7, INCLUSIVE, IN BLOCK 19 IN THE SUBDIVISION OF LOTS 19 AND 21 IN SAID C. J. HULL'S SUBDIVISION, AND ALONG THE NORTH LINE OF LOTS 1 THROUGH 7, INCLUSIVE, IN DERBY'S ADDITION TO CHICAGO, A RESUBDIVISION OF LOTS 20, 23 TO 29 INCLUSIVE, 33 TO 66 INCLUSIVE, 70, 71, 72, 74, 75, 76, 78 & 79 IN SAID C.J. HULL'S SUBDIVISION, AND ALONG THE NORTH LINE OF LOTS 1 THROUGH 7, INCLUSIVE, IN BLOCK 21 IN THE SUBDIVISION OF LOTS 19 AND 21 IN SAID C. J. HULL'S SUBDIVISION TO THE EAST LINE OF LOT 22 IN SAID C. J. HULL'S SUBDIVISION; THENCE NORTH ALONG SAID EAST LINE OF LOT 22 IN SAID C. J. HULL'S SUBDIVISION TO THE NORTH LINE THEREOF; THENCE WEST ALONG SAID NORTH LINE OF LOT 22 IN SAID C. J. HULL'S SUBDIVISION TO THE WEST LINE THEREOF; THENCE SOUTH ALONG SAID WEST LINE OF LOT 22 IN SAID C. J. HULL'S SUBDIVISION TO THE NORTH LINE OF LOTS 1 THROUGH 14, INCLUSIVE, IN DERBY'S ADDITION TO CHICAGO, BEING A RESUBDIVISION IN SAID C. J. HULL'S SUBDIVISION; THENCE WEST ALONG SAID NORTH LINE OF LOTS 1 THROUGH 14, INCLUSIVE, IN DERBY'S ADDITION TO CHICAGO, BEING A RESUBDIVISION IN SAID C. J. HULL'S SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF N. LARAMIE AVENUE; THENCE NORTH ALONG SAID WEST LINE OF N. LARAMIE AVENUE TO THE NORTH LINE OF KINZIE STREET; THENCE EAST ALONG SAID NORTH LINE

OF KINZIE ST. TO EAST LINE OF LOT 45 IN BLOCK 8 IN CRAFT'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 45 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF CICERO AVENUE; THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF CICERO AVENUE TO THE SOUTH LINE OF W. OHIO ST.; THENCE WEST ALONG SAID SOUTH LINE OF W. OHIO ST. TO THE WEST LINE OF N. LAMON AVENUE; THENCE NORTH ALONG SAID WEST LINE OF N. LAMON AVENUE TO THE NORTH LINE OF W. ERIE ST.; THENCE EAST ALONG SAID NORTH LINE OF W. ERIE ST. TO THE EAST LINE OF LOT 11 IN BLOCK 9 IN THE RESUBDIVISION OF BLOCKS 5, 8, 9 AND 12 IN G. C. CAMPBELL'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 11 IN BLOCK 9 IN THE SUBDIVISION OF BLOCKS 5, 8, 9 AND 12 IN G. C. CAMPBELL'S SUBDIVISION BEING ALSO THE WEST LINE OF THE ALLEY WEST OF CICERO AVENUE; THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF CICERO AVENUE TO THE SOUTH LINE OF W. HIRSCH ST.; THENCE EAST ALONG SAID SOUTH LINE OF W. HIRSCH ST. TO THE EAST LINE OF N. CICERO AVENUE; THENCE NORTH ALONG SAID THE EAST LINE OF N. CICERO AVENUE TO SOUTH LINE OF LOT 40 IN BLOCK 7 IN JOHN F. THOMPSON'S NORTH AVENUE SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER ( EXCEPT THE RAILROAD RIGHT OF WAY) OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 40 BEING ALSO THE SOUTH LINE OF A 16 FOOT PUBLIC ALLEY; THENCE EAST ALONG SAID SOUTH LINE OF A 16 FOOT PUBLIC ALLEY IN BLOCK 7 IN JOHN F. THOMPSON'S NORTH AVENUE SUBDIVISION TO THE WEST LINE OF LOT 10 IN SAID BLOCK 7 IN JOHN F. THOMPSON'S NORTH AVENUE SUBDIVISION. SAID WEST LINE OF LOT 10 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF N. CICERO AVENUE; THENCE NORTH ALONG SAID EAST LINE OF THE ALLEY EAST OF N. CICERO AVENUE TO THE NORTH LINE OF LOT 47 IN BLOCK 3 IN SAID JOHN F. THOMPSON'S NORTH AVENUE SUBDIVISION, SAID NORTH LINE OF LOT 47 IN BLOCK 3 IN JOHN F. THOMPSON'S NORTH AVENUE SUBDIVISION BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF NORTH AVENUE; THENCE EAST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF NORTH AVENUE TO THE EAST LINE OF N. KEATING AVENUE; THENCE NORTH ALONG SAID EAST LINE OF N. KEATING AVENUE TO THE SOUTH LINE OF W. NORTH AVENUE; THENCE EAST ALONG SAID SOUTH LINE OF NORTH AVENUE TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 21 IN THE SUBDIVISION OF BLOCK 17 (EXCEPT THE NORTH 191 FEET THEREOF) IN W. & R O'BRIEN'S SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF LOT 21 BEING ALSO THE EAST LINE OF N. KEATING AVENUE; THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND EAST LINE OF N. KEATING AVENUE AND THE EASTERLY EXTENSION THEREOF TO THE SOUTH LINE OF LOT 17 IN SPRAGUE AND WILSON SUBDIVISION OF BLOCK 18 IN W. & R O'BRIEN'S SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID THE SOUTH LINE OF LOT 17 IN SPRAGUE AND WILSON SUBDIVISION BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF W. NORTH AVENUE; THENCE WEST ALONG SAID EASTERLY EXTENSION AND ALONG THE NORTH LINE OF THE ALLEY NORTH OF W. NORTH AVENUE AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WESTERLY LINE OF N. CICERO AVENUE AS WIDENED; THENCE NORTHERLY ALONG SAID WESTERLY LINE OF N. CICERO AVENUE AS WIDENED TO THE NORTH LINE OF W. CONCORD PL.; THENCE EAST ALONG SAID NORTH LINE OF W. CONCORD PL. TO THE WEST LINE OF LOT 49 IN HOME SWEET HOME SUBDIVISION, A RESUBDIVISION OF LOTS 1 TO 26, THE EAST 16 FEET OF LOT 28, LOTS 29 TO 50 AND 55 TO 66 IN BLOCK 5 IN THE SUBDIVISION OF PART OF SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF THE WEST 26.60 CHAINS AND SOUTH OF GRAND AVENUE; THENCE NORTH ALONG SAID WEST LINE OF LOT 49 IN HOME SWEET HOME SUBDIVISION TO THE NORTH LINE OF SAID LOT 49, SAID NORTH LINE OF LOT 49 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WABANSIA AVENUE; THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF WABANSIA AVENUE

TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 3 IN SAID HOME SWEET HOME SUBDIVISION; THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF LOT 3 IN SAID HOME SWEET HOME SUBDIVISION TO THE SOUTH LINE OF W. WABANSIA AVENUE; THENCE WEST ALONG SAID SOUTH LINE OF W. WABANSIA AVENUE TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 11 IN BLOCK 4 IN W. W. MARCY'S RESUBDIVISION OF BLOCK 1 (EXCEPT THE PART TAKEN FOR GRAND AVENUE), BLOCK 2, ALL OF BLOCK 3 AND LOTS 26 TO 41 IN BLOCK 4, SAID EAST LINE OF LOT 11 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF CICERO AVENUE; THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF CICERO AVENUE TO THE SOUTH LINE OF LOT 31 IN BLOCK 1 IN SAID W. W. MARCY'S SUBDIVISION, SAID SOUTH LINE OF LOT 31 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF BLOOMINGDALE AVENUE; THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF BLOOMINGDALE AVE TO THE EAST LINE OF LOT 31 IN SAID BLOCK 1 IN W. W. MARCY'S RESUBDIVISION; THENCE NORTH ALONG SAID EAST LINE OF LOT 31 IN BLOCK 1 IN W. W. MARCY'S RESUBDIVISION AND THE NORTHERLY EXTENSION THEREOF TO THE NORTHEASTERLY LINE OF GRAND AVENUE; THENCE NORTHWEST ALONG SAID NORTHEASTERLY LINE OF GRAND AVENUE TO THE NORTHERLY LINE OF LOT 21 IN LYFORD AND MANN'S ADDITION TO CRAGIN, BEING CHAS. B. HOSMER'S SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EAST ALONG SAID NORTHERLY LINE OF LOT 21 IN LYFORD AND MANN'S ADDITION TO CRAGIN TO THE WEST LINE OF N. CICERO AVENUE; THENCE NORTH ALONG SAID WEST LINE OF N. CICERO AVENUE TO THE NORTH LINE OF LOT 46 IN BLOCK 1 IN SAID LYFORD AND MANN'S ADDITION TO CRAGIN, SAID NORTH LINE OF LOT 46 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF W. ARMITAGE AVENUE; THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF W. ARMITAGE AVENUE TO THE WEST LINE OF N. LAMON AVENUE; THENCE NORTH ALONG SAID WEST LINE OF N. LAMON AVENUE TO THE NORTH LINE OF THAT PART OF LOT 12 IN R. HOEFT'S SUBDIVISION IN COUNTY CLERK'S DIVISION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF THAT PART OF LOT 12 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF W. ARMITAGE AVENUE; THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF W. ARMITAGE AVENUE TO THE WEST LINE OF SAID PART OF LOT 12 AND LOTS 1 THROUGH 4, INCLUSIVE, IN GAVIGAN'S & MCCARTHY'S SUBDIVISION OF COUNTY CLERK'S DIVISION IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF THAT PART OF LOT 12 AND LOTS 1 THROUGH 4, INCLUSIVE, IN GAVIGAN'S & MCCARTHY'S SUBDIVISION BEING ALSO THE EAST LINE OF THE ALLEY WEST OF N. LAMON AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY WEST OF N. LAMON AVENUE TO THE SOUTH LINE OF SAID LOT 4 IN GAVIGAN'S & MCCARTHY'S SUBDIVISION, SAID SOUTH LINE OF LOT 4 IN GAVIGAN'S & MCCARTHY'S SUBDIVISION BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF W. GRAND AVENUE; THENCE EAST ALONG SAID SOUTH LINE OF LOT 4 IN GAVIGAN'S & MCCARTHY'S SUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF N. LAMON AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF N. LAMON AVENUE TO THE SOUTHWESTERLY LINE OF W. GRAND AVENUE; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF W. GRAND AVENUE TO AN ANGLE POINT, SAID ANGLE POINT BEING 125 FEET NORTHWEST OF THE WEST LINE OF N. LECLAIRE AVENUE, AS MEASURED ALONG SAID SOUTHWESTERLY LINE OF GRAND AVENUE AND 33 FEET SOUTH OF THE NORTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTHERLY TO THE NORTHWESTERLY CORNER OF W. GRAND AVENUE AND N. LECLAIR AVENUE, ALSO BEING THE SOUTHEAST CORNER OF LOT 25 IN MORAN'S SUBDIVISION OF PART OF LOTS 4 AND 7 IN COOK COUNTY'S DIVISION, IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 33 TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY OF W. GRAND AVENUE TO THE AN ANGLE POINT AT THE SOUTHEAST CORNER OF LOT 24, PROPERTY ACQUIRED FOR STREET PURPOSES PURSUANT TO ORDINANCE PASSED JULY 8, 1969

AS CASE NUMBER 70- L-14802; THENCE CONTINUING NORTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE OF W. GRAND AVENUE TO THE NORTHWESTERLY CORNER OF SAID W. GRAND AVENUE AND N. LOREL AVENUE, ALSO BEING THE SOUTHEAST CORNER OF LOT 40 IN BLOCK 6 IN DICKEY AND BAKER'S SUBDIVISION, BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED ON JUNE 27, 1890, AS DOCUMENT NUMBER 1293997, IN COOK COUNTY, ILLINOIS, THENCE NORTH ALONG THE EAST LINE OF SAID LOT 40, ALSO BEING THE WEST RIGHT OF WAY LINE OF SAID N. LOREL AVENUE TO THE NORTH RIGHT OF WAY LINE OF THE ALLEY NORTH OF GRAND AVENUE; THENCE SOUTHEASTERLY TO THE SOUTHWEST CORNER OF LOT 33 IN BLOCK 5 IN SAID DICKEY AND BAKER'S SUBDIVISION, ALSO BEING THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF THE ALLEY NORTH OF W. GRAND AVENUE WITH THE EAST RIGHT OF WAY LINE OF SAID N. LOREL AVENUE; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 33, ALSO BEING SAID NORTH RIGHT OF WAY LINE OF THE ALLEY NORTH OF W. GRAND AVENUE, 65.8 FEET MORE OR LESS TO AN ANGLE POINT; THENCE SOUTHEASTERLY CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE OF THE ALLEY NORTH OF W. GRAND AVENUE TO THE WEST RIGHT OF WAY LINE OF N. LOCKWOOD AVENUE, ALSO BEING THE SOUTHEASTERLY CORNER OF LOT 44 IN SAID BLOCK 5; THENCE EASTERLY TO THE NORTHWEST CORNER OF LOT 25 IN BLOCK 5 IN FOSS RESUBDIVISION OF SUNDRY LOTS IN FOSS AND NOBLE'S SUBDIVISION, ALSO ALL THAT PART OF LOT 12 IN THE COUNTY CLERK'S DIVISION, BEING A SUBDIVISION IN SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF, RECORDED ON APRIL 28, 1923, AS DOCUMENT NUMBER 7905085, IN COOK COUNTY, ILLINOIS, SAID POINT LYING ON THE EAST RIGHT OF WAY LINE OF SAID N. LOCKWOOD AVENUE; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 25, ALSO BEING SAID EAST RIGHT OF WAY LINE OF N. LOCKWOOD AVENUE TO THE SOUTH LINE OF SAID LOT 25; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 25 AND THE EASTERLY EXTENSION THEREOF, ALSO BEING THE NORTH RIGHT OF WAY LINE OF THE ALLEY NORTH OF W. GRAND AVENUE TO THE NORTHWEST CORNER OF LOT 30 IN A. E. HAWES RESUBDIVISION OF LOTS 25 TO 48 BOTH INCLUSIVE IN BLOCK 3 AND LOT 1 TO 12 BOTH INCLUSIVE IN BLOCK 5 IN FOSS AND NOBLE'S SUBDIVISION, BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF, RECORDED ON SEPTEMBER 21, 1911, AS DOCUMENT NUMBER 4833756, IN COOK COUNTY, ILLINOIS; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 30, ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF THE ALLEY EAST OF SAID N. LOCKWOOD AVENUE TO THE SOUTHWESTERLY CORNER OF SAID LOT 30; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID LOT 30 AND THE EASTERLY EXTENSION THEREOF, ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF A PUBLIC ALLEY NORTH OF W. GRAND AVENUE TO NORTHWEST CORNER OF LOT 12 IN BLOCK 4 IN SAID FOSS RESUBDIVISION OF SUNDRY LOTS IN FOSS AND NOBLE'S SUBDIVISION, ALSO ALL THAT PART OF LOT 12 IN THE COUNTY CLERK'S DIVISION, SAID POINT LYING ON THE EAST RIGHT OF WAY LINE OF N. LATROBE AVENUE; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 12, ALSO BEING SAID EAST RIGHT OF WAY LINE OF N. LATROBE AVENUE TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 12 AND THE EASTERLY EXTENSION THEREOF, ALSO BEING SAID NORTH RIGHT OF WAY LINE OF THE ALLEY NORTH OF W. GRAND AVENUE TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 4 IN SAID FOSS RESUBDIVISION OF SUNDRY LOTS IN FOSS AND NOBLE'S SUBDIVISION, ALSO ALL THAT PART OF LOT 12 IN THE COUNTY CLERK'S DIVISION; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1, ALSO BEING THE EAST RIGHT OF WAY LINE OF THE ALLEY EAST OF SAID N. LATROBE AVENUE TO THE SOUTH LINE OF SAID LOT 1; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID LOT 1, ALSO BEING SAID NORTH RIGHT OF WAY LINE OF THE ALLEY NORTH OF W. GRAND AVENUE TO THE WEST RIGHT OF WAY LINE OF N. LARAMIE AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY OF N. LARAMIE AVENUE TO THE NORTH LINE OF LOT 12 IN BLOCK 4 IN FOSS AND NOBLE'S SUBDIVISION; THENCE EAST TO THE

SOUTHWEST CORNER OF LOT 31, (SAID POINT LYING ON THE EAST RIGHT OF WAY LINE OF SAID N. LARAMIE AVENUE), IN BLOCK 5 IN MORAN'S SUBDIVISION OF PART OF LOTS 4 AND 7 IN COUNTY CLERK'S DIVISION, BEING A SUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF, RECORDED ON JANUARY 11, 1887, AS DOCUMENT NUMBER 789125, IN COOK COUNTY, ILLINOIS; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 31 AND THE EASTERLY EXTENSION THEREOF, TO THE EAST RIGHT OF WAY LINE OF THE ALLEY EAST OF N. LARAMIE AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE OF THE ALLEY EAST OF N. LARAMIE AVENUE TO THE NORTH LINE OF LOT 12 IN SAID BLOCK 5; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 12 AND THE EASTERLY EXTENSION THEREOF TO THE EAST RIGHT OF WAY LINE OF N. LEAMINGTON AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE OF N. LEAMINGTON AVENUE TO THE SOUTH LINE OF LOT 13 IN BLOCK 4 IN SAID MORAN'S SUBDIVISION OF PART OF LOTS 4 AND 7 IN COUNTY CLERK'S DIVISION, ALSO BEING THE NORTH RIGHT OF WAY LINE OF THE ALLEY NORTH OF W. GRAND AVENUE; THENCE EAST ALONG SAID SOUTH LINE LOT 13 AND THE SOUTH LINE OF LOT 12 AND THE EASTERLY EXTENSION THEREOF IN SAID BLOCK 4, ALSO BEING SAID NORTH RIGHT OF WAY LINE OF A PUBLIC ALLEY NORTH OF GRAND AVENUE TO THE EAST RIGHT OF WAY LINE OF N. LECLAIRE AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE OF N. LECLAIRE AVENUE TO THE SOUTH LINE OF LOT 22 IN BLOCK 2, ALSO BEING THE NORTH RIGHT OF WAY LINE OF THE ALLEY NORTH OF W. GRAND AVENUE IN MORAN'S SUBDIVISION OF THE EAST 598 FEET OF THE WEST 609.3 FEET OF LOT 4 IN COUNTY CLERK'S DIVISION, IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF, RECORDED ON JUNE 12, 1890, AS DOCUMENT NUMBER 1285925, IN COOK COUNTY, ILLINOIS; THENCE EAST ALONG SAID NORTH RIGHT OF WAY OF THE ALLEY NORTH OF GRAND AVENUE, ALSO BEING SAID SOUTH LINE OF LOT 22 AND THE SOUTH LINE OF LOT 11 IN SAID BLOCK 2 TO THE WEST RIGHT OF WAY LINE OF N. LAWLER AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY OF N. LAWLER AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 23 IN BLOCK 1 IN SAID MORAN'S SUBDIVISION OF THE EAST 598 FEET OF THE WEST 609.3 FEET OF LOT 4 IN COUNTY CLERK'S DIVISION; THENCE EAST ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 23 AND THE EASTERLY EXTENSION THEREOF IN SAID BLOCK 1 TO THE EAST RIGHT OF WAY LINE OF THE ALLEY EAST OF SAID N. LAWLER AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE OF SAID ALLEY EAST OF N. LAWLER AVENUE, ALSO BEING THE WEST LINE OF LOTS 10 AND 11 AND IN SAID BLOCK 1 TO THE NORTH RIGHT OF WAY LINE OF A PUBLIC ALLEY NORTH OF W. ARMITAGE AVENUE; THENCE EAST ALONG SAID NORTH RIGHT OF WAY OF THE ALLEY NORTH OF W. ARMITAGE AVENUE, ALSO BEING THE SOUTH LINE OF SAID LOT 11 AND THE EASTERLY EXTENSION THEREOF TO THE EAST RIGHT OF WAY LINE OF N. LAVERGNE AVENUE; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF N. LAVERGNE TO THE NORTH RIGHT OF WAY LINE OF THE ALLEY NORTH OF SAID W. ARMITAGE AVENUE; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE OF THE ALLEY NORTH OF W. ARMITAGE AVENUE AND THE EASTERLY EXTENSION THEREOF TO THE EAST RIGHT OF WAY LINE OF N. LAPORTE AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF N. LAPORTE AVENUE TO THE SOUTH LINE OF LOT 17 IN THE SUBDIVISION OF THE EAST 2 ¾ ACRES OF LOT 4 AND ALL OF LOT 5 IN CLERK'S SUBDIVISION OF THE EAST THREE QUARTERS OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 17 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF W. ARMITAGE AVENUE; THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF W. ARMITAGE AVENUE TO THE EAST LINE OF LOT 1 IN H. H. TANKS SUBDIVISION OF LOTS 12 TO 16 IN BLOCK 1 IN MCAULEY & ELLIOTT'S RUTHERFORD SUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 1 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF N. CICERO AVENUE; THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF N. CICERO AVENUE TO THE SOUTH LINE OF W. DICKENS AVENUE; THENCE WEST ALONG SAID SOUTH LINE OF W. DICKENS

AVENUE TO THE EAST LINE OF N. LAMON AVENUE; THENCE NORTH ALONG SAID EAST LINE OF N. LAMON AVENUE TO THE NORTH LINE OF W. CASTELLO AVENUE (OTHERWISE KNOWN AS W. SHAKESPEARE AVENUE); THENCE EAST ALONG SAID NORTH LINE OF W. CASTELLO AVENUE (OTHERWISE KNOWN AS W. SHAKESPEARE AVENUE) TO THE EAST LINE OF LOT 24 IN BLOCK 15 IN CHICAGO LAND INVESTMENT COMPANY SUBDIVISION OF LOT 1 IN COOK COUNTY CLERK'S DIVISION OF THE EAST THREE QUARTERS OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 24 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF N. CICERO AVENUE; THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF N. CICERO AVENUE TO THE NORTH LINE OF W. PALMER STREET; THENCE EAST ALONG SAID NORTH LINE OF W. PALMER STREET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 6 IN FREDERICK A. REEVES RESUBDIVISION OF LOTS 8 TO 14 IN BLOCK 1 IN SAID CHICAGO LAND INVESTMENT COMPANY SUBDIVISION, SAID EAST LINE OF LOT 6 IN FREDERICK A. REEVES RESUBDIVISION BEING ALSO THE WEST LINE OF THE ALLEY WEST OF N. CICERO AVENUE; THENCE NORTH ALONG SAID EASTERLY EXTENSION AND THE WEST LINE OF THE ALLEY WEST OF CICERO AVENUE TO THE SOUTH LINE OF W. BELDEN AVENUE; THENCE WEST ALONG SAID SOUTH LINE OF W. BELDEN AVENUE TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 29 IN BLOCK 3 IN SAID MCAULEY & ELLIOTT'S SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION 33, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 29 IN BLOCK 3 IN SAID MCAULEY & ELLIOTT'S SUBDIVISION BEING ALSO THE WEST LINE OF THE ALLEY WEST OF N. CICERO AVENUE; THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF THE ALLEY WEST OF N. CICERO AVENUE TO THE NORTH LINE OF LOT 29 IN BLOCK 2 IN SAID MCAULEY & ELLIOTT'S SUBDIVISION, SAID NORTH LINE OF LOT 29 IN BLOCK 2 IN SAID MCAULEY & ELLIOTT'S SUBDIVISION BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF W. FULLERTON AVENUE; THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF W. FULLERTON AVENUE TO THE EAST LINE OF N. LAMON AVENUE; THENCE NORTH ALONG SAID EAST LINE OF N. LAMON AVENUE TO THE SOUTH LINE OF LOT 29 IN BLOCK 16 IN EDWARD F. KENNEDY'S RESUBDIVISION OF PAUL STENSLAND'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 29 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF W. FULLERTON AVENUE; THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH W. FULLERTON AVENUE TO THE EAST LINE OF LOT 12 IN SAID BLOCK 16 IN EDWARD F. KENNEDY'S RESUBDIVISION, SAID EAST LINE OF LOT 12 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF N. CICERO AVENUE; THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF N. CICERO AVENUE TO THE NORTH LINE OF W. MONTANA ST.; THENCE EAST ALONG SAID NORTH LINE OF W. MONTANA ST. TO THE POINT OF BEGINNING ON THE EAST LINE OF N. CICERO AVENUE;

ALSO;

BEGINNING AT THE SOUTHEAST CORNER OF LOT 6 IN BLOCK 4, IN LYFORD AND MANN'S ADDITION TO CRAGIN, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED ON APRIL 12, 1888, AS DOCUMENT NUMBER 942778, IN COOK COUNTY, ILLINOIS, ALSO BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD WITH THE WEST RIGHT OF WAY LINE OF CICERO AVENUE; THENCE WESTERLY ALONG SAID RAILROAD RIGHT OF WAY LINE, ALSO BEING THE SOUTH LINE OF SAID LYFORD AND MANN'S ADDITION TO CRAGIN SUBDIVISION TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF W. GRAND AVENUE; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF W. GRAND AVENUE TO THE EAST RIGHT OF WAY LINE OF N. LAMON AVENUE; THENCE NORTH ALONG THE NORTHERLY EXTENSION OF SAID EAST RIGHT OF WAY OF N. LAMON AVENUE AND EAST RIGHT OF WAY

LINE THEREOF TO THE NORTHERLY RIGHT OF WAY LINE OF THE PUBLIC ALLEY NORTH OF W. GRAND AVENUE; THENCE EAST ALONG THE SAID NORTH RIGHT OF WAY LINE OF THE PUBLIC ALLEY NORTH OF W. GRAND AVENUE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 25 IN BLOCK 3, IN SAID LYFORD AND MANN'S ADDITION TO CRAGIN SUBDIVISION; THENCE SOUTH ALONG SAID NORTHERLY EXTENSION OF SAID EAST LINE OF LOT 25 AND THE EAST LINE THEREOF, TO THE NORTH RIGHT OF WAY LINE OF W. CORTLAND STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE OF W. CORTLAND STREET TO THE WEST RIGHT OF WAY LINE OF CICERO AVENUE; THENCE SOUTH ALONG THE SOUTHERLY EXTENSION OF SAID WEST RIGHT OF WAY OF N. CICERO AVENUE AND RIGHT OF WAY THEREOF TO THE POINT OF BEGINNING.

EXCEPTING FROM THE FORGOING THE FOLLOWING THREE TRACTS OF LAND:

EXCEPTION TRACT 1:

BEGINNING AT THE POINT OF INTERSECTION OF SOUTH LINE OF W. BELDEN AVENUE WITH THE WEST LINE OF N. KNOX AVENUE; THENCE SOUTH ALONG SAID WEST LINE OF N. KNOX AVENUE TO THE SOUTH LINE OF W. PALMER ST.; THENCE EAST ALONG SAID SOUTH LINE OF W. PALMER ST. TO THE EAST LINE OF LOT 1 IN FRANK T. BAIRD'S RESUBDIVISION OF LOTS 1 TO 15, ALSO 26 TO 55 AND 66 TO 80 OF J. M. WELCH'S SUBDIVISION IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 1 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF THE WEST LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE SOUTH ALONG SAID WEST LINE OF THE ALLEY WEST OF THE WEST LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD TO THE NORTH LINE OF W. DICKENS AVENUE; THENCE WEST ALONG SAID NORTH LINE OF W. DICKENS AVENUE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN FRED W. NORDMAN'S RESUBDIVISION OF LOTS 91 TO 95 OF SAID J. M. WELCH'S SUBDIVISION, SAID EAST LINE OF LOT 1 BEING ALSO THE WEST LINE OF AN ALLEY; THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF LOT 1 IN FRED W. NORDMAN'S RESUBDIVISION AND THE SOUTHERLY EXTENSION THEREOF TO THE NORTH LINE OF LOTS 1 THROUGH 17, INCLUSIVE, IN H. E. VANNATTA'S SUBDIVISION OF THE SOUTH HALF AND THE EAST 142 FEET OF THE NORTH HALF OF BLOCK 5 OF VANNATTA'S SUBDIVISION OF THE SOUTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOTS 1 THROUGH 17, INCLUSIVE, IN H. E. VANNATTA'S SUBDIVISION BEING ALSO THE SOUTH LINE OF THE ALLEY NORTH OF W. MCLEAN AVENUE; THENCE EAST ALONG SAID SOUTH LINE OF THE ALLEY NORTH OF MCLEAN AVENUE TO THE EAST LINE OF LOT 17 IN SAID H. E. VANNATTA'S SUBDIVISION; THENCE SOUTH ALONG SAID EAST LINE OF LOT 17 IN SAID H. E. VANNATTA'S SUBDIVISION TO THE NORTH LINE OF MCLEAN AVENUE; THENCE WEST ALONG SAID NORTH LINE OF MCLEAN AVENUE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 15 IN THE RESUBDIVISION OF LOTS 10 TO 17 AND THE EAST 74 FEET OF THE VACATED ALLEY IN BLOCK 6 IN THE SUBDIVISION OF THE EAST 307.5 FEET OF BLOCK 6 OF VANNATTA'S SUBDIVISION IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 15 IN THE RESUBDIVISION OF LOTS 10 TO 17 AND THE EAST 74 FEET OF THE VACATED ALLEY IN BLOCK 6 BEING ALSO THE WEST LINE OF AN ALLEY; THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF LOT 15 IN THE RESUBDIVISION OF LOTS 10 TO 17 AND THE EAST 74 FEET OF THE VACATED ALLEY IN BLOCK 6 TO THE SOUTH LINE OF SAID LOT 15, SAID SOUTH LINE OF LOT 15 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF W. ARMITAGE AVENUE; THENCE WEST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF W. ARMITAGE AVENUE TO THE WEST LINE OF LOT 34 IN BLOCK 7 JOHN F. THOMPSON'S ARMITAGE AVENUE SUBDIVISION OF BLOCKS 2 AND 3

IN VANNATTA'S SUBDIVISION OF THE SOUTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF LOT 34 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF CICERO AVENUE; THENCE NORTH ALONG SAID EAST LINE OF THE ALLEY EAST OF CICERO AVENUE TO THE NORTH LINE OF LOT 46 IN EDGINTON PARK, A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 46 IN EDGINTON PARK BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF W. FULLERTON AVENUE; THENCE EAST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF W. FULLERTON AVENUE TO THE WEST LINE OF N. KNOX AVENUE; THENCE SOUTH ALONG SAID WEST LINE OF N. KNOX AVENUE TO THE SOUTH LINE OF LOT 129 IN SAID EDGINTON PARK; THENCE WEST ALONG SAID SOUTH LINE OF LOT 129 IN EDGINTON PARK AND THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOT 116 IN SAID EDGINTON PARK, SAID EAST LINE OF LOT 116 IN EDGINTON PARK BEING ALSO THE WEST LINE OF THE ALLEY WEST OF N. KNOX AVENUE; THENCE SOUTH ALONG SAID WEST LINE OF THE ALLEY WEST OF N. KNOX AVENUE TO THE SOUTH LINE OF W. BELDEN AVENUE; THENCE EAST ALONG SAID SOUTH LINE OF W. BELDEN AVENUE TO THE POINT OF BEGINNING FOR EXCEPTION TRACT 1 ON THE WEST LINE OF N. KNOX AVENUE.

EXCEPTION TRACT 2:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF N. CICERO AVENUE WITH SOUTH LINE OF W. OHIO STREET; THENCE EAST ALONG SAID SOUTH LINE OF W. OHIO STREET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 27 IN BLOCK 7 IN WEST CHICAGO LAND COMPANY'S SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF LOT 27 IN BLOCK 7 IN WEST CHICAGO LAND COMPANY'S SUBDIVISION BEING ALSO THE EAST LINE OF THE ALLEY EAST OF CICERO AVENUE; THENCE NORTH ALONG SAID EAST LINE OF THE ALLEY EAST OF CICERO AVENUE TO THE NORTH LINE OF LOT 28 IN BLOCK 2 IN SAID WEST CHICAGO LAND COMPANY'S SUBDIVISION, SAID NORTH LINE OF LOT 28 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF W. CHICAGO AVENUE; THENCE EAST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF W. CHICAGO AVENUE TO THE WEST LINE OF N. KILPATRICK AVENUE; THENCE SOUTH ALONG SAID WEST LINE OF N. KILPATRICK AVENUE TO THE SOUTH LINE OF W. OHIO STREET; THENCE EAST ALONG SAID SOUTH LINE OF W. OHIO STREET TO THE WEST LINE OF KILPATRICK AVENUE; THENCE SOUTH ALONG SAID WEST LINE OF N. KILPATRICK AVENUE TO THE SOUTH LINE OF LOT 1 IN BLOCK 2 IN THE SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 1 IN BLOCK 2 IN THE SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF W. RACE AVENUE; THENCE WEST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF W. RACE AVENUE TO THE EAST LINE OF N. CICERO AVENUE; THENCE NORTH ALONG SAID EAST LINE OF N. CICERO AVENUE TO THE POINT OF BEGINNING.

EXCEPTION TRACT 3:

LOTS 86 TO 90 IN BLOCK 10 IN THE RESUBDIVISION OF BLOCKS 7, 8, 9, AND 10, OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF, RECORDED AS DOCUMENT NUMBER 25079, ON APRIL 26, 1875, IN COOK COUNTY, ILLINOIS.

ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

**APPENDIX: ATTACHMENT FOUR – 1997 ESTIMATED EAV BY TAX PARCEL**

*The following PINs and 2020 Equalized Assessed Values are to be added to the list:*

Record #	PIN	Expansion Subarea	2020 EAV
1	1610421038	Fire Station	\$0
2	1610421039	Fire Station	\$0
3	1610421040	Fire Station	\$0
4	1610421041	Fire Station	\$0
5	1610421042	Fire Station	\$0
6	1610309005	Kenton	\$0
7	1610309006	Kenton	\$40,424
8	1610309007	Kenton	\$14,012
9	1610309008	Kenton	\$19,267
10	1610309009	Kenton	\$39,445
11	1610309010	Kenton	\$0
12	1610310001	Kenton	\$0
13	1610310010	Kenton	\$71,102
14	1610310021	Kenton	\$0
15	1610310022	Kenton	\$42,656
16	1610313014	Kenton	\$0
17	1610313015	Kenton	\$16,902
18	1610313016	Kenton	\$17,593
19	1610313017	Kenton	\$35,497
20	1610315007	Kenton	\$57,375
21	1610315013	Kenton	\$22,396
22	1610315014	Kenton	\$17,596
23	1610315015	Kenton	\$0
24	1610316001	Kenton	\$0
25	1610316002	Kenton	\$53,750
26	1610316003	Kenton	\$81,950
27	1610316004	Kenton	\$5,550
28	1610316005	Kenton	\$2,937
29	1610319002	Kenton	\$82,493
30	1610319015	Kenton	\$15,364
31	1610319016	Kenton	\$6,516
32	1610319017	Kenton	\$6,516
33	1610319018	Kenton	\$6,516

Record #	PIN	Expansion Subarea	2020 EAV
34	1610319021	Kenton	\$14,320
35	1610319023	Kenton	\$41,914
36	1610325004	Kenton	\$17,187
37	1610325005	Kenton	\$4,406
38	1610325006	Kenton	\$4,406
39	1610325007	Kenton	\$6,609
40	1610325008	Kenton	\$10,898
41	1610325009	Kenton	\$7,031
42	1610325010	Kenton	\$50,827
43	1610325012	Kenton	\$0
44	1610325013	Kenton	\$130,090
45	1610325014	Kenton	\$11,803
46	1610325015	Kenton	\$12,302
47	1610325016	Kenton	\$0
48	1610325017	Kenton	\$0
49	1610325020	Kenton	\$0
50	1610325021	Kenton	\$49,189
51	1610325022	Kenton	\$24,594
52	1610325023	Kenton	\$12,297
53	1610325025	Kenton	\$0
54	1333407037	Cicero/Grand	\$49,702
55	1333407038	Cicero/Grand	\$112,471
56	1333410005	Cicero/Grand	\$14,212
57	1333410006	Cicero/Grand	\$2,667
58	1333410007	Cicero/Grand	\$14,914
59	1333410008	Cicero/Grand	\$15,721
60	1333410009	Cicero/Grand	\$7,634
61	1333410013	Cicero/Grand	\$16,662
62	1333410014	Cicero/Grand	\$19,060
63	1333410015	Cicero/Grand	\$3,437
64	1333410016	Cicero/Grand	\$14,858
65	1333410017	Cicero/Grand	\$15,797
66	1333410018	Cicero/Grand	\$18,999
67	1333410019	Cicero/Grand	\$16,035
68	1333410021	Cicero/Grand	\$20,309

Record #	PIN	Expansion Subarea	2020 EAV
69	1333410022	Cicero/Grand	\$187,708
70	1333110064	Armitage/Grand	\$50,915
71	1333110065	Armitage/Grand	\$0
72	1333110066	Armitage/Grand	\$13,803
73	1333110067	Armitage/Grand	\$5,625
74	1333110068	Armitage/Grand	\$3,906
75	1333110069	Armitage/Grand	\$16,463
76	1333110070	Armitage/Grand	\$15,652
77	1333110071	Armitage/Grand	\$22,693
78	1333113029	Armitage/Grand	\$44,000
79	1333113030	Armitage/Grand	\$0
80	1333113032	Armitage/Grand	\$0
81	1333113033	Armitage/Grand	\$0
82	1333114026	Armitage/Grand	\$40,779
83	1333114027	Armitage/Grand	\$43,567
84	1333114028	Armitage/Grand	\$43,860
85	1333114029	Armitage/Grand	\$44,034
86	1333114030	Armitage/Grand	\$14,906
87	1333114031	Armitage/Grand	\$16,999
88	1333114032	Armitage/Grand	\$17,000
89	1333114033	Armitage/Grand	\$17,000
90	1333114034	Armitage/Grand	\$16,999
91	1333114035	Armitage/Grand	\$20,999
92	1333223010	Armitage/Grand	\$4,606
93	1333223011	Armitage/Grand	\$13,301
94	1333223012	Armitage/Grand	\$13,301
95	1333223013	Armitage/Grand	\$13,301
96	1333223014	Armitage/Grand	\$13,301
97	1333223015	Armitage/Grand	\$13,301
98	1333223031	Armitage/Grand	\$4,461
99	1333223037	Armitage/Grand	\$25,841
100	1333223038	Armitage/Grand	\$13,835
101	1333223039	Armitage/Grand	\$20,420
102	1333223040	Armitage/Grand	\$18,116
103	1333223041	Armitage/Grand	\$8,374

Record #	PIN	Expansion Subarea	2020 EAV
104	1333223042	Armitage/Grand	\$8,466
105	1333223043	Armitage/Grand	\$24,785
106	1333223048	Armitage/Grand	\$203,500
107	1333224029	Armitage/Grand	\$73,458
108	1333224030	Armitage/Grand	\$0
109	1333224031	Armitage/Grand	\$19,114
110	1333224032	Armitage/Grand	\$0
111	1333224033	Armitage/Grand	\$0
112	1333225028	Armitage/Grand	\$16,642
113	1333225029	Armitage/Grand	\$18,999
114	1333225030	Armitage/Grand	\$14,771
115	1333225031	Armitage/Grand	\$16,437
116	1333225032	Armitage/Grand	\$16,895
117	1333225033	Armitage/Grand	\$32,452
118	1333225034	Armitage/Grand	\$109,000
119	1333226014	Armitage/Grand	\$0
120	1333226030	Armitage/Grand	\$0
121	1333226031	Armitage/Grand	\$0
122	1333226032	Armitage/Grand	\$0
123	1333226033	Armitage/Grand	\$18,349
124	1333226034	Armitage/Grand	\$3,941
125	1333226035	Armitage/Grand	\$16,789
126	1333226036	Armitage/Grand	\$23,048
127	1333226037	Armitage/Grand	\$5,156
<b>Total</b>			<b>\$2,817,076</b>

Source: Cook County, SB Friedman

**APPENDIX: ATTACHMENT FIVE**

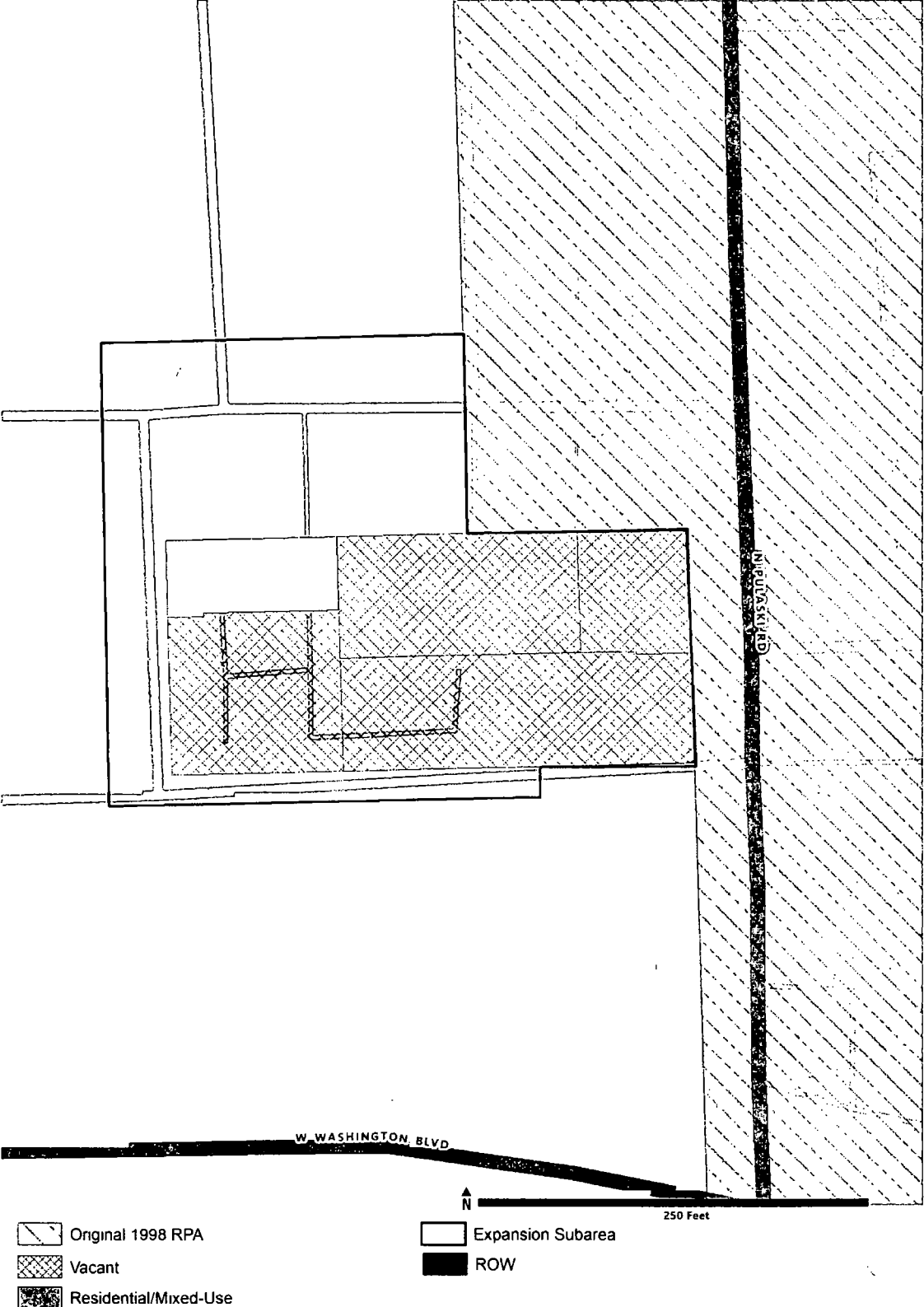
*The 2022 Expansion Area Eligibility Report is attached hereto as Attachment Five.*

Map 1: Redevelopment Project Area & Expansion Subareas



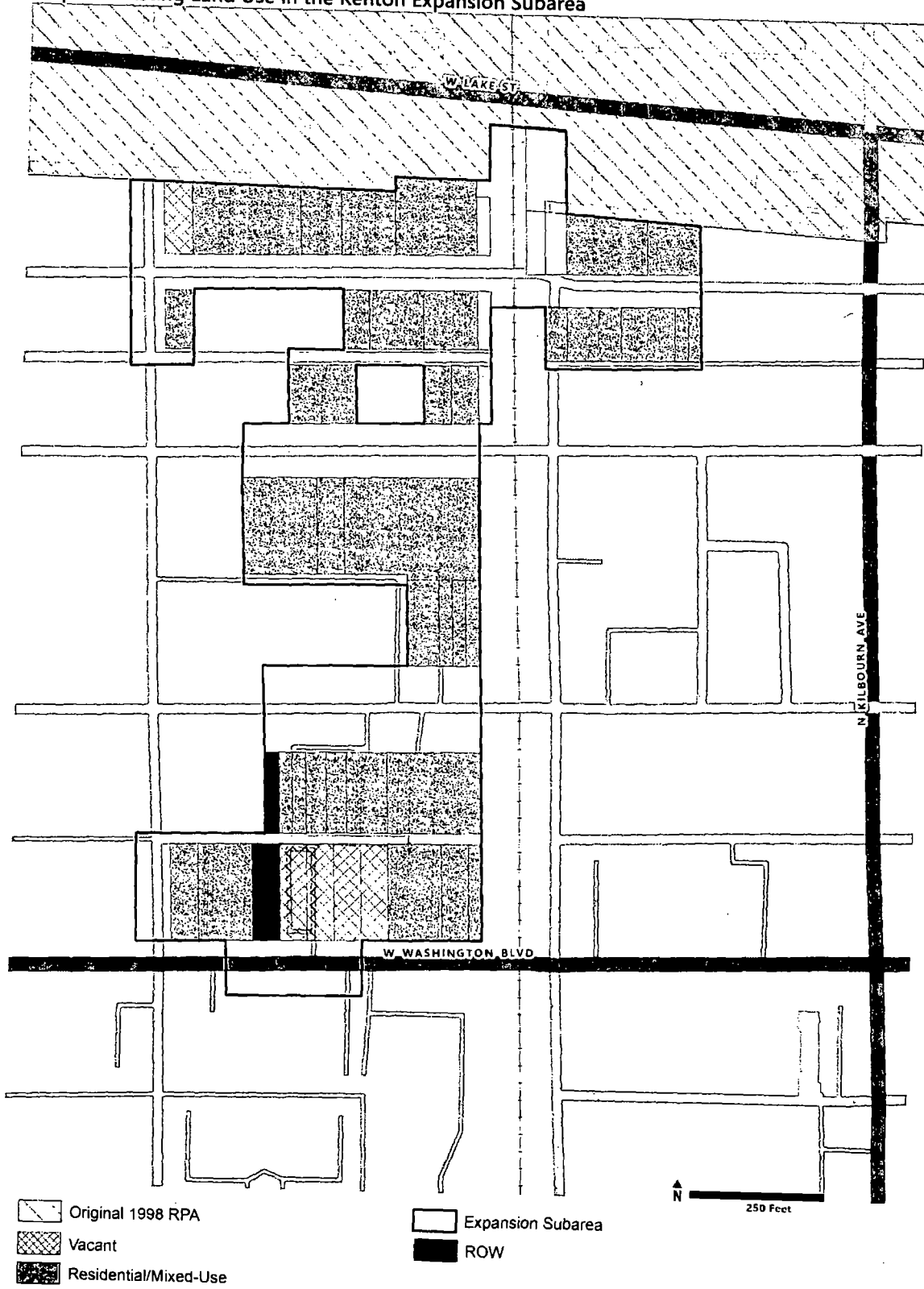
Source: City of Chicago, Cook County Assessor, Esri, SB Friedman

Map 2A: Existing Land Use in the Fire Station Expansion Subarea



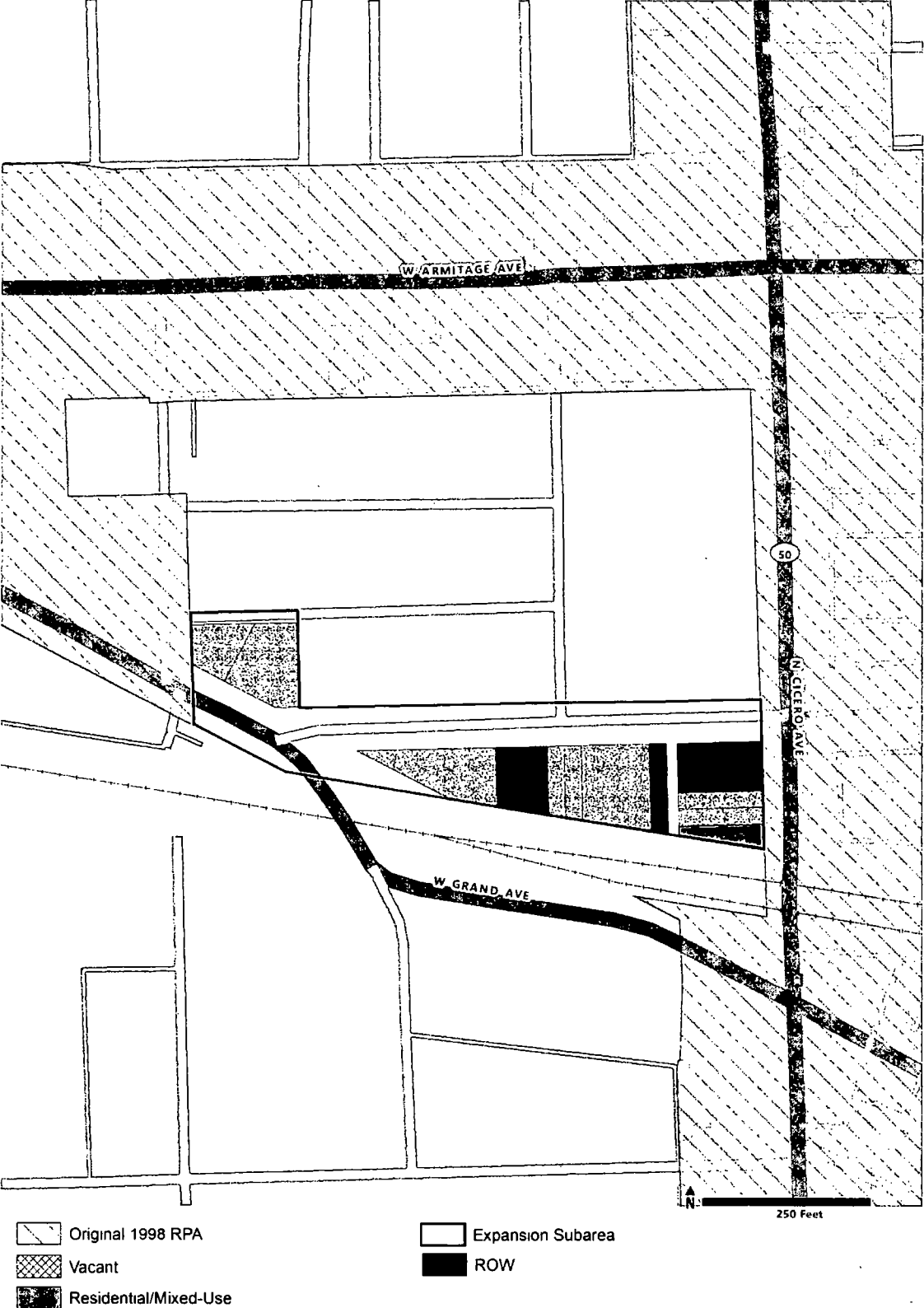
Source: City of Chicago, Cook County Assessor, Esri, SB Friedman

Map 2B: Existing Land Use in the Kenton Expansion Subarea



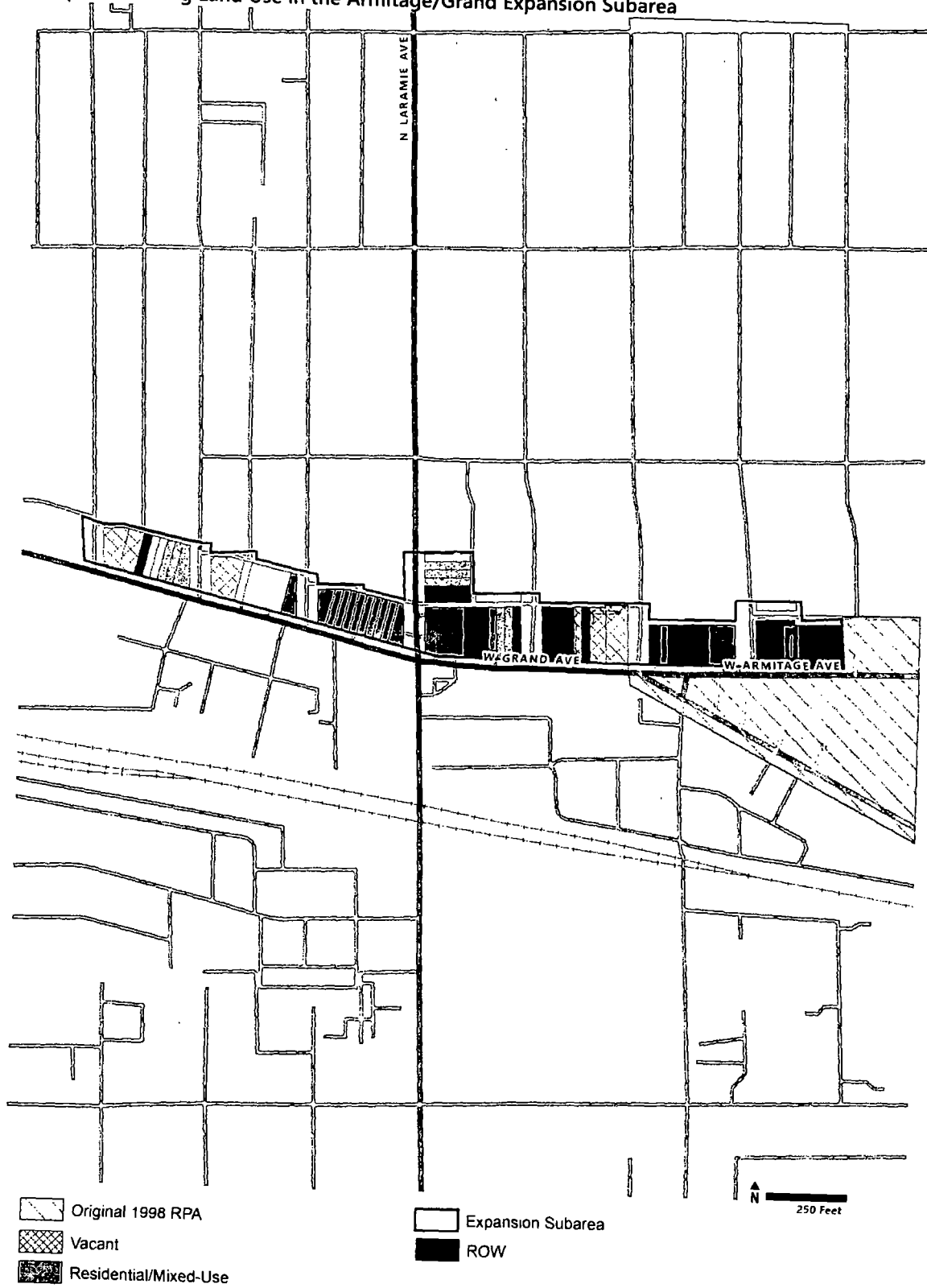
Source: City of Chicago, Cook County Assessor, Esri, SB Friedman

Map 2C: Existing Land Use in the Cicero/Grand Expansion Subarea



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

Map 2D: Existing Land Use in the Armitage/Grand Expansion Subarea



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

This report concludes that each of the four Expansion Subareas is eligible for designation as a “conservation area” for improved land per the Act.

The 2022 Expansion Area is comprised of 4 separate subareas: the Fire Station Subarea, the Kenton Subarea, the Cicero/Grand Subarea, and the Armitage/Grand Subarea, together the “Expansion Subareas” or “2022 Expansion Area”, and each as an “Expansion Subarea.”

Two of the Expansion Subareas contain a negligible amount of vacant land. Therefore, for the purpose of this 2022 Expansion Area Eligibility Report, all land in the Expansion Subareas is treated as improved land. However, eligibility analyses exclude right-of-way (ROW) parcels. The Fire Station Subarea consists of 5 parcels. The Kenton Subarea consists of 48 parcels (6 of which are ROW parcels). The Grand/Cicero Subarea consists of 16 parcels. The Armitage/Grand Subarea consists of 58 parcels (4 of which are ROW parcels).

SB Friedman conducted separate eligibility studies for each of the four Expansion Subareas shown in **Map 1**. The four studies conclude:

- The Fire Station Expansion Subarea is eligible for designation as a “conservation area” for improved land due to the presence of three eligibility factors.
- The Kenton Expansion Subarea is eligible for designation as a “conservation area” for improved land due to the presence of four eligibility factors.
- The Cicero/Grand Expansion Subarea is eligible for designation as a “conservation area” for improved land due to the presence of four eligibility factors.
- The Armitage/Grand Expansion Subarea is eligible for designation as a “conservation area” for improved land due to the presence of four eligibility factors.

All Expansion Subareas exceed the minimum building age requirement for designation as a conservation area, wherein at least 50% of structures within the area are aged 35 years or older.

## Provisions of the Illinois Tax Increment Allocation Redevelopment Act

Under the Act, two primary avenues exist to establish eligibility for an area to permit the use of TIF for redevelopment: declaring an area as a “blighted area” and/or a “conservation area.” “Blighted areas” are those improved or vacant areas with blighting influences that are impacting the public safety, health, morals, or welfare of the community, and are substantially impairing the growth of the tax base in the area. “Conservation areas” are those improved areas that are deteriorating and declining and soon may become blighted. A description of the statutory provisions of the Act is provided below.

## Factors for Improved Areas

According to the Act, “blighted areas” for improved land must demonstrate at least five (5) of the following eligibility factors, which threaten the health, safety, morals or welfare of the proposed district. “Conservation areas” must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three (3) or more additional eligibility factors that are detrimental to the public safety, health, morals or welfare, and that could result in such an area becoming a “blighted area.” The following are eligibility factors for improved areas:

- Dilapidation
- Obsolescence

- Deterioration
- Presence of Structures below Minimum Code Standards
- Illegal Use of Individual Structures
- Excessive Vacancies
- Lack of Ventilation, Light or Sanitary Facilities
- Inadequate Utilities
- Excessive Land Coverage and Overcrowding of Structures and Community Facilities
- Deleterious Land Use or Layout
- Environmental Clean-Up
- Lack of Community Planning
- Lack of Growth in EAV

A definition of each factor is provided in **Appendix: Attachment Eight**.

## Methodology Overview

SB Friedman conducted the following analyses to determine whether the 2022 Expansion Area is eligible for designation as a “conservation area” for improved land, per the Act:

- Parcel-by-parcel field observations and photography documenting external property conditions;
- Analysis of historical EAV trends for the last six years (five year-to-year periods) for which data are available and final (2015-2020) from the Cook County Assessor’s Office;
- Review of building age data from the Cook County Assessor’s Office;
- Review of parcel-level GIS shapefile data provided by the County;
- Review of building permit records (2017-2022); and
- Review of utility maps provided by the City regarding locations, ages and conditions of water and sanitary sewer infrastructure.

SB Friedman examined all parcels for qualification factors consistent with the requirements of the Act. SB Friedman analyzed the presence or absence of each eligibility factor on a parcel-by-parcel basis or aggregate basis as applicable. The building and parcel information was then plotted on a map of each Expansion Subarea to determine which factors were present to a meaningful extent and reasonably distributed throughout each Expansion Subarea.

## Fire Station Expansion Subarea – Conservation Area Findings

Based upon the conditions found within the Fire Station Expansion Subarea at the completion of SB Friedman’s research, it has been determined that the improved land within the Fire Station Expansion Subarea meets the eligibility requirements of the Act as a “conservation area.” The single primary structure in the Fire Station Expansion Subarea was constructed before 1987 and therefore is 35 years of age or older (**Map 3A**). SB Friedman’s research indicates that the following three (3) factors are present to a meaningful extent and reasonably distributed throughout the Fire Station Expansion Subarea:

1. Deterioration
2. Lack of Growth in Equalized Assessed Value (EAV)
3. Inadequate Utilities

SB Friedman examined all parcels for qualification factors consistent with requirements of the Act. SB Friedman analyzed the presence or absence of each eligibility factor on a building-by-building, parcel-by-parcel basis and/or aggregate basis as applicable. Each eligibility factor that is present to a meaningful extent and reasonably distributed throughout the Fire Station Expansion Subarea is summarized below.

## 1. DETERIORATION

The Act defines deterioration as defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration including but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

Physical deterioration was observed on 5 of 5 parcels (100%). The most common form of deterioration was on surface improvements, including streets, parking lots, sidewalks and driveways. Catalogued surface improvement deterioration included cracks in infrastructure, alligatoring of pavement, and potholes. Deterioration of buildings and surface improvements can make it appear as though the 2022 Expansion Area lacks investment and can make it more difficult to attract new businesses and/or consumers. This factor was found to be meaningfully present and reasonably distributed throughout the Fire Station Expansion Subarea.

## 2. LACK OF GROWTH IN EQUALIZED ASSESSED VALUE (EAV)

The Act defines lack of growth in EAV as the total EAV of the Fire Station Expansion Subarea under evaluation having either declined for at least three (3) of the last five (5) year-to-year periods, or increased at an annual rate that was less than the balance of the City for at least three (3) of the past five (5) year-to-year periods, or increased at an annual rate that was less than the Consumer Price Index for at least three (3) of the past (5) year-to-year periods. A full definition is provided in **Appendix: Attachment Eight**.

SB Friedman tabulated the EAV history of all parcels in the Fire Station Expansion Subarea for the previous six years (five year-to-year periods) using data provided by the Cook County Assessor and Cook County Clerk. The most recent year for which final information was available was 2020. SB Friedman's analysis identified a lack of EAV growth within the Fire Station Expansion Subarea in accordance with the following criteria, as defined in the Act:

1. The EAV growth rate of the Fire Station Expansion Subarea parcels has been less than the growth rate of the balance of the City for five (5) of the last five (5) year-to-year periods; and
2. The EAV growth rate of the Fire Station Expansion Subarea parcels has been less than the growth rate of the Consumer Price Index for five (5) of the last five (5) year-to-year periods.

This eligibility factor is present to a meaningful extent and assessed throughout the Fire Station Expansion Subarea. A summary of SB Friedman's findings is presented in **Table 1**.

**Table 1: Annual Percentage Change in EAV, Fire Station Expansion Subarea, 2015-2020**

	2015	2016	2017	2018	2019	2020
Improved Fire Station Expansion Subarea Parcels EAV	\$0.0 M	\$0.0 M	\$0.0 M	\$0.0 M	\$0.0 M	\$0.0 M
Percent Change	---	0.0%	0.0%	0.0%	0.0%	0.0%
Chicago EAV Less Fire Station Expansion Subarea Parcels	\$70,969 M	\$74,021 M	\$76,769 M	\$86,336 M	\$87,826 M	\$89,524 M
Change in Chicago EAV Less Fire Station Expansion Subarea Parcels	---	4.3%	3.7%	12.5%	1.7%	1.9%
<b>Fire Station Expansion Subarea Parcels - Growth Less Than Chicago</b>	---	<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>YES</b>
Change in CPI [1]	---	0.7%	1.9%	1.8%	1.5%	1.1%
<b>Fire Station Expansion Subarea Parcels - Growth Less Than CPI</b>	---	<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>YES</b>

[1] Consumer Price Index for all urban consumers and all items, in the Chicago-Naperville-Elgin IL-IN-WI area, not seasonally adjusted. Source: Cook County Assessor; Cook County Clerk, SB Friedman; U.S. Bureau of Labor Statistics CPI data for Chicago-Naperville-Elgin IL-IN-WI area

### 3. INADEQUATE UTILITIES

The Act defines inadequate utilities as underground and overhead utilities, such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone and electrical services, which are:

1. Of insufficient capacity to serve the uses in the RPA;
2. Deteriorated, antiquated, obsolete or in disrepair; or
3. Lacking within the redevelopment project area.

Based on maps and information provided by the City's Department of Water Management, the water main and sanitary lines serving the Fire Station Expansion Subarea are more than 50 years old. Per the City, 50 years is usually a conservative estimate of the life expectancy for these utilities. Thus, some are reaching, and many are well past their service lives. Collectively, these inadequate utility lines serve 5 of 5, or 100% of the Fire Station Expansion Subarea's parcels. Based on these conditions, the inadequate utilities factor was found to be present to a meaningful extent and reasonably distributed throughout the Fire Station Expansion Subarea.

### Kenton Expansion Subarea – Conservation Area Findings

Based upon the conditions found within the Kenton Expansion Subarea at the completion of SB Friedman's research, it has been determined that the Kenton Expansion Subarea meets the eligibility requirements of the Act as a "conservation area." 13 of the 20 primary structures (65%) in the Kenton Expansion Subarea were

constructed before 1987 and are 35 years of age or older. **Map 3B** shows the location of parcels with primary structures on them that are 35 years or older. SB Friedman’s research indicates that the following four (4) factors are present to a meaningful extent and reasonably distributed throughout the Kenton Expansion Subarea:

1. Deterioration
2. Lack of Growth in Equalized Assessed Value (EAV)
3. Presence of Structures below Minimum Code Standards
4. Inadequate Utilities

SB Friedman examined all parcels for qualification factors consistent with requirements of the Act. SB Friedman analyzed the presence or absence of each eligibility factor on a building-by-building, parcel-by-parcel basis and/or aggregate basis as applicable. Each eligibility factor that is present to a meaningful extent and reasonably distributed throughout the Kenton Expansion Subarea is summarized below.

## 1. DETERIORATION

The Act defines deterioration as defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration including but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

Physical deterioration was observed on 42 of 44 improved parcels (95%). The most common form of deterioration was on surface improvements, including streets, parking lots, sidewalks and alleys, as well as building façade issues. Catalogued surface improvement deterioration included cracks in infrastructure, alligating of pavement, and potholes. Catalogued building façade deterioration include cracked and missing bricks and water damage. Deterioration of buildings and surface improvements can make it appear as though the 2022 Expansion Area lacks investment and can make it more difficult to attract new businesses and/or consumers. This factor was found to be meaningfully present and reasonably distributed throughout the Kenton Expansion Subarea.

## 2. LACK OF GROWTH IN EQUALIZED ASSESSED VALUE (EAV)

The Act defines lack of growth in EAV as having the total EAV of the Kenton Expansion Subarea under evaluation either declined for at least three (3) of the last five (5) year-to-year periods; or increased at an annual rate that was less than the balance of the City for at least three (3) of the past five (5) year-to-year periods; or increased at an annual rate that was less than the Consumer Price Index for at least three (3) of the past (5) year-to-year periods. A full definition is provided in **Appendix: Attachment Eight**.

SB Friedman tabulated the EAV history of all parcels in the Kenton Expansion Subarea for the previous six years (five year-to-year periods) using data provided by the Cook County Assessor and Cook County Clerk. The most recent year for which final information was available was 2020. SB Friedman’s analysis identified a lack of EAV growth within the Kenton Expansion Subarea in accordance with the following criteria, as defined in the Act:

1. The EAV growth rate of the Kenton Expansion Subarea parcels has been less than the growth rate of the balance of the City for three (3) of the last five (5) year-to-year periods; and

2. The EAV growth rate of the Kenton Expansion Subarea parcels has been less than the growth rate of the Consumer Price Index for three (3) of the last five (5) year-to-year periods.

This eligibility factor is present to a meaningful extent and assessed throughout the Kenton Expansion Subarea. A summary of SB Friedman’s findings is presented in **Table 2**.

**Table 2: Annual Percentage Change in EAV, Kenton Expansion Subarea, 2015-2020**

	2015	2016	2017	2018	2019	2020
Kenton Expansion Subarea Parcels EAV	\$0.9 M	\$0.9 M	\$0.9 M	\$1.1 M	\$1.1 M	\$1.1 M
Percent Change	---	-5.0%	4.2%	14.8%	0.0%	-0.9%
Chicago EAV Less Kenton Expansion Subarea Parcels	\$70,968 M	\$74,020 M	\$76,768 M	\$86,335 M	\$87,825 M	\$89,523 M
Change in Chicago EAV Less Kenton Expansion Subarea Parcels	---	4.3%	3.7%	12.5%	1.7%	1.9%
<b>Kenton Expansion Subarea Parcels - Growth Less Than Chicago</b>	---	<b>YES</b>	<b>NO</b>	<b>NO</b>	<b>YES</b>	<b>YES</b>
Change in CPI [1]	---	0.7%	1.9%	1.8%	1.5%	1.1%
<b>Kenton Expansion Subarea Parcels - Growth Less Than CPI</b>	---	<b>YES</b>	<b>NO</b>	<b>NO</b>	<b>YES</b>	<b>YES</b>

[1] Consumer Price Index for all urban consumers and all items, in the Chicago-Naperville-Elgin IL-IN-WI area, not seasonally adjusted. Source: Cook County Assessor; Cook County Clerk, SB Friedman; U.S. Bureau of Labor Statistics CPI data for Chicago-Naperville-Elgin IL-IN-WI area

### 3. PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS

Per the Act, structures below minimum code standards are those that do not meet applicable standards of zoning, subdivision, building, fire and other governmental codes. The principal purpose of such codes is to protect the health and safety of the public, including building occupants, pedestrians and occupants of neighboring structures.

According to a review of building age data, the majority of the structures in the Kenton Expansion Subarea were constructed prior to the adoption of the City’s current Building Code in 2019. Although the development of these properties predates current codes and standards of the City, the buildings may not be in direct violation of all ordinances, as they may have been “grandfathered in” or received a sufficient level of upgrades and improvements since being constructed.

Permitting data can reveal whether there has been significant investment and improvements made in the subarea in recent history. There have been 14 permits pulled in the Kenton Expansion Subarea since the beginning of 2017, 8 of which had a value of at least \$10,000. Smaller building permits are unlikely to include major building systems (plumbing, electrical, etc.) or building structure upgrades that would bring the building up to current code. Therefore, there has been little significant investment in the subarea in the past 5 years.

The presence of structures below minimum code standards, and the cost to upgrade “grandfathered” structures to meet modern codes may also reduce the overall competitiveness and economic viability of the area. This factor is present to a meaningful extent and is reasonably distributed throughout the Kenton Expansion Subarea.

#### 4. INADEQUATE UTILITIES

The Act defines inadequate utilities as underground and overhead utilities, such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone and electrical services, which are:

1. Of insufficient capacity to serve the uses in the RPA;
2. Deteriorated, antiquated, obsolete or in disrepair; or
3. Lacking within the redevelopment project area.

Based on maps and information provided by the City's Department of Water Management, the water main and sanitary lines serving the Kenton Expansion Subarea are generally more than 50 years old. Per the City, 50 years is usually a conservative estimate of the life expectancy for these utilities. Thus, some are reaching, and many are well past their service lives. Collectively, these inadequate utility lines serve 42 of 44, or 95%, of Kenton Expansion Subarea's improved parcels. Based on these conditions, the inadequate utilities factor was found to be present to a meaningful extent and reasonably distributed throughout the Kenton Expansion Subarea.

### Cicero/Grand Expansion Subarea – Conservation Area Findings

Based upon the conditions found within the Cicero/Grand Expansion Subarea at the completion of SB Friedman's research, it has been determined that the improved land within the Cicero/Grand Expansion Subarea meets the eligibility requirements of the Act as a “conservation area.” All 8 of the primary structures in the Cicero/Grand Expansion Subarea were constructed before 1987 and are 35 years of age or older. **Map 3C** shows the location of parcels with primary structures on them that are 35 years or older. SB Friedman's research indicates that the following four (4) factors are present to a meaningful extent and reasonably distributed throughout the Cicero/Grand Expansion Subarea:

1. Deterioration
2. Lack of Growth in Equalized Assessed Value (EAV)
3. Presence of Structures below Minimum Code Standards
4. Inadequate Utilities

SB Friedman examined all parcels for qualification factors consistent with requirements of the Act. SB Friedman analyzed the presence or absence of each eligibility factor on a building-by-building, parcel-by-parcel basis and/or aggregate basis as applicable. Each eligibility factor that is present to a meaningful extent and reasonably distributed throughout the Cicero/Grand Expansion Subarea is summarized below.

#### 1. DETERIORATION

The Act defines deterioration as defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface

storage areas evidence deterioration including but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

Physical deterioration was observed on 16 parcels of 16 parcels (100%). The most common form of deterioration was on surface improvements, including streets, sidewalks and alleys. Catalogued surface improvement deterioration included cracks in infrastructure, alligating of pavement, and potholes. Deterioration of buildings and surface improvements can make it appear as though the 2022 Expansion Area lacks investment and can make it more difficult to attract new businesses or consumers. This factor was found to be meaningfully present and reasonably distributed throughout the Cicero/Grand Expansion Subarea.

## **2. LACK OF GROWTH IN EQUALIZED ASSESSED VALUE (EAV)**

The Act defines lack of growth in EAV as having the total EAV of the Cicero/Grand Expansion Subarea under evaluation either declined for at least three (3) of the last five (5) year-to-year periods; or increased at an annual rate that was less than the balance of the City for at least three (3) of the past five (5) year-to-year periods; or increased at an annual rate that was less than the Consumer Price Index for at least three (3) of the past (5) year-to-year periods. A full definition is provided in **Appendix: Attachment Eight**.

SB Friedman tabulated the EAV history of all parcels in the Cicero/Grand Expansion Subarea for the previous six years (five year-to-year periods) using data provided by the Cook County Assessor and Cook County Clerk. The most recent year for which final information was available was 2020. SB Friedman's analysis identified a lack of EAV growth within the Cicero/Grand Expansion Subarea in accordance with the following criteria, as defined in the Act:

1. The EAV growth rate of the Cicero/Grand Expansion Subarea parcels has been less than the growth rate of the balance of the City for four (4) of the last five (5) year-to-year periods; and
2. The EAV growth rate of the Cicero/Grand Expansion Subarea parcels has been less than the growth rate of the Consumer Price Index for four (4) of the last five (5) year-to-year periods.

This eligibility factor is present to a meaningful extent and assessed throughout the Cicero/Grand Expansion Subarea. A summary of SB Friedman's findings is presented in **Table 3**.

**Table 3: Annual Percentage Change in EAV, Cicero/Grand Expansion Subarea, 2015-2020**

	2015	2016	2017	2018	2019	2020
Cicero/Grand Expansion Subarea Parcels EAV	\$0.5 M	\$0.5 M	\$0.4 M	\$0.5 M	\$0.5 M	\$0.5 M
Percent Change	---	0.0%	-3.7%	22.4%	0.0%	-2.9%
Chicago EAV Less Cicero/Grand Expansion Subarea Parcels	\$70,968 M	\$74,021 M	\$76,769 M	\$86,335 M	\$87,825 M	\$89,524 M
Change in Chicago EAV Less Cicero/Grand Expansion Subarea Parcels	---	4.3%	3.7%	12.5%	1.7%	1.9%
<b>Cicero/Grand Expansion Subarea Parcels - Growth Less Than Chicago</b>	---	<b>YES</b>	<b>YES</b>	<b>NO</b>	<b>YES</b>	<b>YES</b>
Change in CPI [1]	---	0.7%	1.9%	1.8%	1.5%	1.1%
<b>Cicero/Grand Expansion Subarea Parcels - Growth Less Than CPI</b>	---	<b>YES</b>	<b>YES</b>	<b>NO</b>	<b>YES</b>	<b>YES</b>

[1] Consumer Price Index for all urban consumers and all items, in the Chicago-Naperville-Elgin IL-IN-WI area, not seasonally adjusted. Source: Cook County Assessor; Cook County Clerk, SB Friedman; U.S. Bureau of Labor Statistics CPI data for Chicago-Naperville-Elgin IL-IN-WI area

### 3. PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS

Per the Act, structures below minimum code standards are those that do not meet applicable standards of zoning, subdivision, building, fire and other governmental codes. The principal purpose of such codes is to protect the health and safety of the public, including building occupants, pedestrians and occupants of neighboring structures.

According to a review of building age data, the majority of the structures in the Cicero/Grand Expansion Subarea were constructed prior to the adoption of the City's current Building Code in 2019. Although the development of these properties predates current codes and standards of the City, the buildings may not be in direct violation of all ordinances, as they may have been "grandfathered in" or received a sufficient level of upgrades and improvements since being constructed.

Permitting data can reveal whether there has been significant investment and improvements made in the subarea in recent history. There have been no permits pulled in the Cicero/Grand Expansion Subarea since the beginning of 2017. Therefore, there has been little significant investment in the subarea in the past 5 years.

The presence of structures below minimum code standards, and the cost to upgrade "grandfathered" structures to meet modern codes may also reduce the overall competitiveness and economic viability of the area. This factor is present to a meaningful extent and is reasonably distributed throughout the Cicero/Grand Expansion Subarea.

#### 4. INADEQUATE UTILITIES

The Act defines inadequate utilities as underground and overhead utilities, such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone and electrical services, which are:

1. Of insufficient capacity to serve the uses in the RPA;
2. Deteriorated, antiquated, obsolete or in disrepair; or
3. Lacking within the redevelopment project area.

Based on maps and information provided by the City's Department of Water Management, the water main and sanitary lines serving the Cicero/Grand Expansion Subarea are generally more than 50 years old. Per the City, 50 years is usually a conservative estimate of the life expectancy for these utilities. Thus, some are reaching, and many are well past their service lives. Collectively, these inadequate utility lines serve 10 of 16, or 63% of Cicero/Grand Expansion Subarea's parcels. Based on these conditions, the inadequate utilities factor was found to be present to a meaningful extent and reasonably distributed throughout the improved parcels in the Cicero/Grand Expansion Subarea.

#### Armitage/Grand Expansion Subarea – Conservation Area Findings

Based upon the conditions found within the Armitage/Grand Expansion Subarea at the completion of SB Friedman's research, it has been determined that the improved land within the Armitage/Grand Expansion Subarea meets the eligibility requirements of the Act as a "conservation area." 20 of the 30 primary structures (67%) in the Armitage/Grand Expansion Subarea were constructed before 1987 and are 35 years of age or older. **Map 3D** shows the location of parcels with primary structures on them that are 35 years or older. SB Friedman's research indicates that the following four (4) factors are present to a meaningful extent and reasonably distributed throughout the Armitage/Grand Expansion Subarea:

1. Deterioration
2. Lack of Growth in Equalized Assessed Value (EAV)
3. Presence of Structures below Minimum Code Standards
4. Inadequate Utilities

SB Friedman examined all parcels for qualification factors consistent with requirements of the Act. SB Friedman analyzed the presence or absence of each eligibility factor on a building-by-building, parcel-by-parcel basis and/or aggregate basis as applicable. Each eligibility factor that is present to a meaningful extent and reasonably distributed throughout the Armitage/Grand Expansion Subarea is summarized below.

##### 1. DETERIORATION

The Act defines deterioration as defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration including but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

Physical deterioration was observed on 51 parcels of 54 improved parcels (94%). The most common form of deterioration was on surface improvements, including streets, parking lots, sidewalks and alleys, as well as

building issues. Catalogued surface improvement deterioration included cracks in infrastructure, alligating of pavement, and potholes. Catalogued building deterioration included stair stepping, foundation, and doorway and window structural problems. Deterioration of buildings and surface improvements can make it appear as though the 2022 Expansion Area lacks investment and can make it more difficult to attract new businesses and/or consumers. This factor was found to be meaningfully present and reasonably distributed throughout the Armitage/Grand Expansion Subarea.

## **2. LACK OF GROWTH IN EQUALIZED ASSESSED VALUE (EAV)**

The Act defines lack of growth in EAV as having the total EAV of the Armitage/Grand Expansion Subarea under evaluation either declined for at least three (3) of the last five (5) year-to-year periods; or increased at an annual rate that was less than the balance of the City for at least three (3) of the past five (5) year-to-year periods; or increased at an annual rate that was less than the Consumer Price Index for at least three (3) of the past (5) year-to-year periods. A full definition is provided in **Appendix: Attachment Eight**.

SB Friedman tabulated the EAV history of all parcels in the Armitage/Grand Expansion Subarea for the previous six years (five year-to-year periods) using data provided by the Cook County Assessor and Cook County Clerk. The most recent year for which final information was available was 2020. SB Friedman's analysis identified a lack of EAV growth within the Armitage/Grand Expansion Subarea in accordance with the following criteria, as defined in the Act:

1. The EAV of the Armitage/Grand Expansion Subarea parcels has declined in four (4) of the last five (5) year-to-year periods; and
2. The EAV growth rate of the Armitage/Grand Expansion Subarea parcels has been less than the growth rate of the balance of the City for five (5) of the last five (5) year-to-year periods; and
3. The EAV growth rate of the Armitage/Grand Expansion Subarea parcels has been less than the growth rate of the Consumer Price Index for four (4) of the last five (5) year-to-year periods.

This eligibility factor is present to a meaningful extent and assessed throughout the Armitage/Grand Expansion Subarea. A summary of SB Friedman's findings is presented in **Table 4**.

**Table 4: Annual Percentage Change in EAV, Armitage/Grand Expansion Subarea, 2015-2020**

	2015	2016	2017	2018	2019	2020
Armitage/Grand Expansion Subarea Parcels EAV	\$1.3 M	\$1.3 M	\$1.3 M	\$1.4 M	\$1.3 M	\$1.2 M
Percent Change	---	-2.2%	-2.1%	11.0%	-6.5%	-8.9%
<b>Armitage/Grand Expansion Subarea Parcels - Decline in EAV</b>	---	<b>YES</b>	<b>YES</b>	<b>NO</b>	<b>YES</b>	<b>YES</b>
Chicago EAV Less Armitage/Grand Expansion Subarea Parcels	\$70,967 M	\$74,020 M	\$76,768 M	\$86,335 M	\$87,824 M	\$89,523 M
Change in Chicago EAV Less Armitage/Grand Expansion Subarea Parcels	---	4.3%	3.7%	12.5%	1.7%	1.9%
<b>Armitage/Grand Expansion Subarea Parcels - Growth Less Than Chicago</b>	---	<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>YES</b>
Change in CPI [1]	---	0.7%	1.9%	1.8%	1.5%	1.1%
<b>Armitage/Grand Expansion Subarea Parcels - Growth Less Than CPI</b>	---	<b>YES</b>	<b>YES</b>	<b>NO</b>	<b>YES</b>	<b>YES</b>

[1] Consumer Price Index for all urban consumers and all items, in the Chicago-Naperville-Elgin IL-IN-WI area, not seasonally adjusted. Source: Cook County Assessor; Cook County Clerk, SB Friedman, U.S. Bureau of Labor Statistics CPI data for Chicago-Naperville-Elgin IL-IN-WI area

### 3. PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS

Per the Act, structures below minimum code standards are those that do not meet applicable standards of zoning, subdivision, building, fire and other governmental codes. The principal purpose of such codes is to protect the health and safety of the public, including building occupants, pedestrians and occupants of neighboring structures.

According to a review of building age data, the majority of the structures in the Armitage/Grand Expansion Subarea were constructed prior to the adoption of the City's current Building Code in 2019. Although the development of these properties predates current codes and standards of the City, the buildings may not be in direct violation of all ordinances, as they may have been "grandfathered in" or received a sufficient level of upgrades and improvements since being constructed.

Permitting data can reveal whether there has been significant investment and improvements made in the subarea in recent history. There have been 22 permits pulled in the Armitage/Grand Expansion Subarea since the beginning of 2017, 9 of which had a value of at least \$10,000. Smaller building permits are unlikely to include major building systems (plumbing, electrical, etc.) or building structure upgrades that would bring the building up to current code. Therefore, there has been little significant investment in the subarea in the past 5 years.

The presence of structures below minimum code standards, and the cost to upgrade “grandfathered” structures to meet modern codes may also reduce the overall competitiveness and economic viability of the area. This factor is present to a meaningful extent and is reasonably distributed throughout the Armitage/Grand Expansion Subarea.

#### **4. INADEQUATE UTILITIES**

The Act defines inadequate utilities as underground and overhead utilities, such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone and electrical services, which are:

1. Of insufficient capacity to serve the uses in the RPA;
2. Deteriorated, antiquated, obsolete or in disrepair; or
3. Lacking within the redevelopment project area.

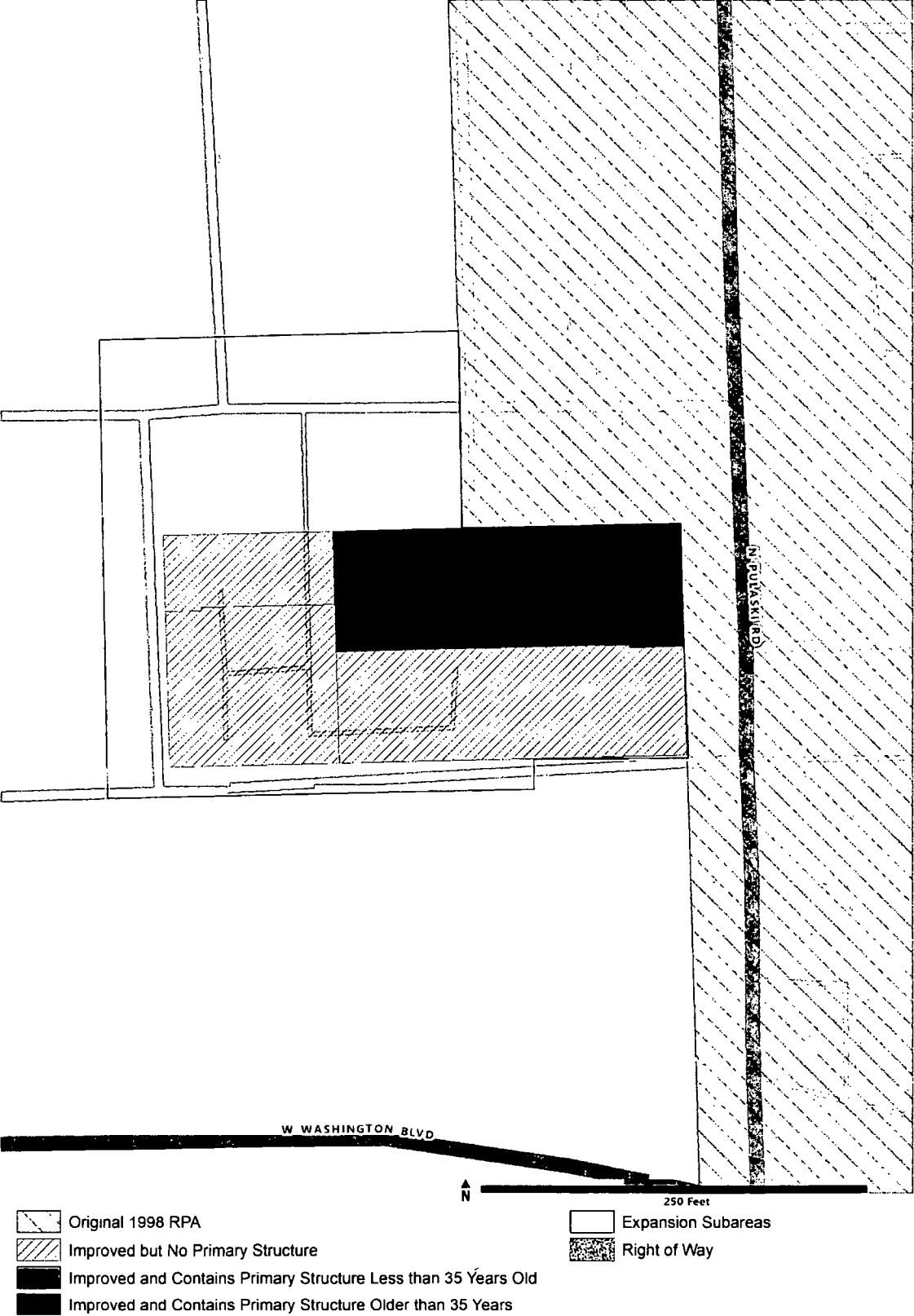
Based on maps and information provided by the City’s Department of Water Management, the water main and sanitary lines serving the Armitage/Grand Expansion Subarea are generally more than 50 years old. Per the City, 50 years is usually a conservative estimate of the life expectancy for these utilities. Thus, some are reaching, and many are well past their service lives. Collectively, these inadequate utility lines serve 52 of 54, or 96% of Armitage/Grand Expansion Subarea’s improved parcels. Based on these conditions, the inadequate utilities factor was found to be present to a meaningful extent and reasonably distributed throughout the improved parcels in the Armitage/Grand Expansion Subarea.

## **Summary of Findings**

SB Friedman has found that each Expansion Subarea qualifies to be designated as a “conservation area”. SB Friedman conducted separate eligibility studies for each of the four Expansion Subareas. The four studies conclude that the 2022 Expansion Area is eligible for designation:

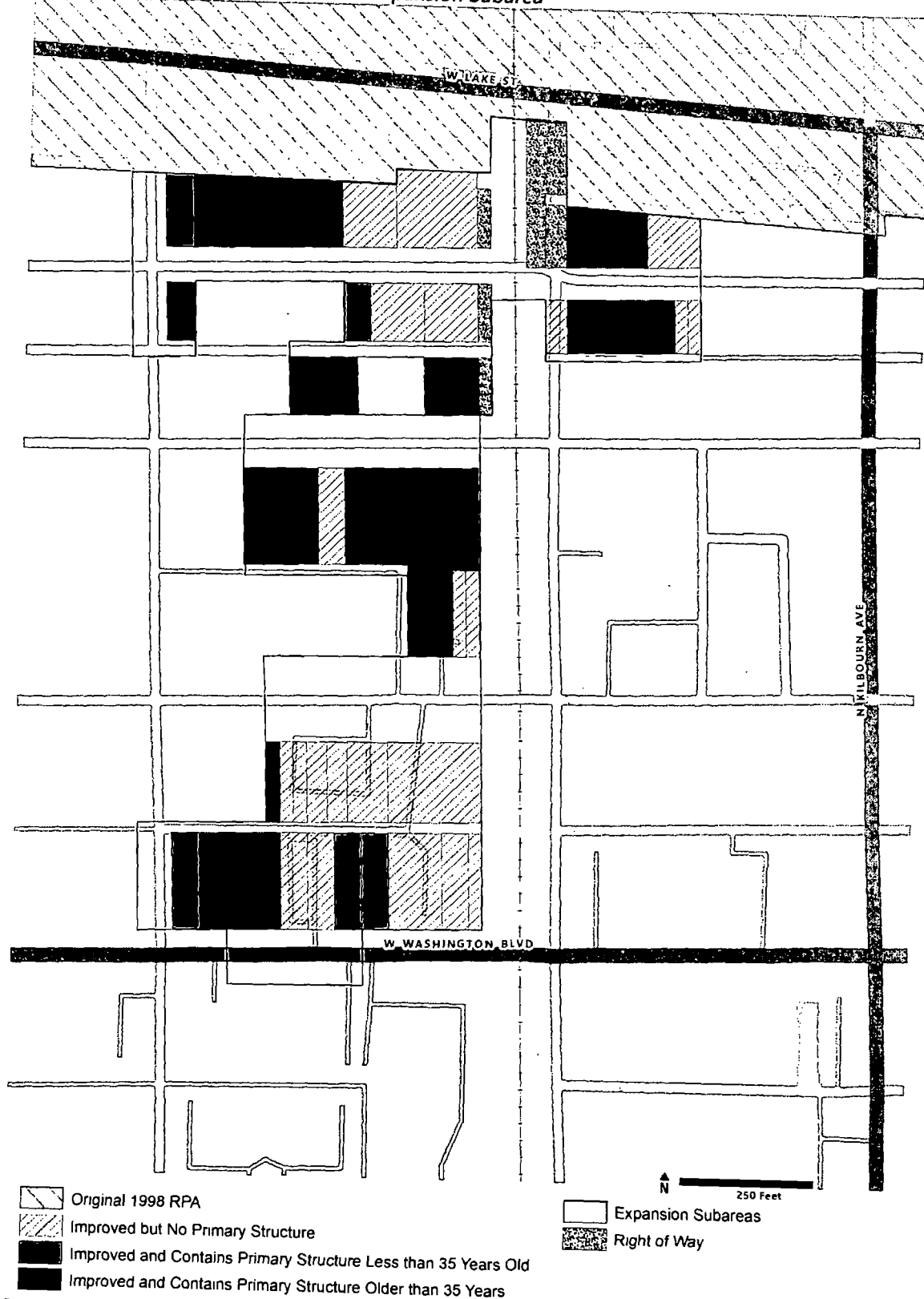
- As a “conservation area” within the Fire Station Expansion Subarea with the following factors: deterioration, lack of growth in equalized assessed value (EAV) and inadequate utilities
- As a “conservation area” within the Kenton Expansion Subarea with the following factors: deterioration, lack of growth in equalized assessed value (EAV), presence of structures below minimum code standards and inadequate utilities
- As a “conservation area” within the Cicero/Grand Expansion Subarea with the following factors: deterioration, lack of growth in equalized assessed value (EAV), presence of structures below minimum code standards and inadequate utilities
- As a “conservation area” within the Armitage/Grand Expansion Subarea with the following factors: deterioration, lack of growth in equalized assessed value (EAV), presence of structures below minimum code standards and inadequate utilities

Map 3A: Age of Structures – Fire Station Expansion Subarea



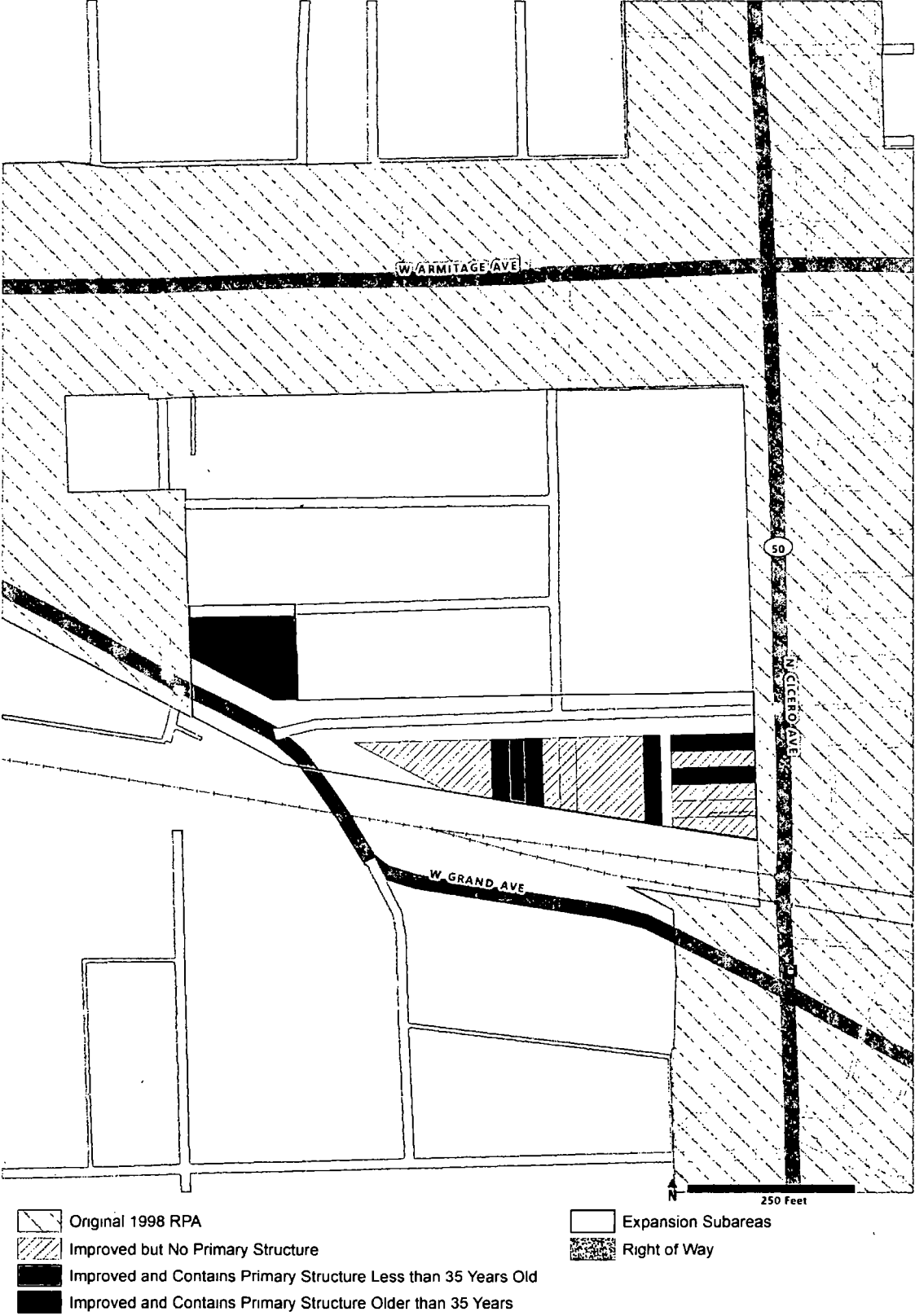
Source: City of Chicago, Cook County Assessor, Esri, SB Friedman

Map 3B: Age of Structures – Kenton Expansion Subarea

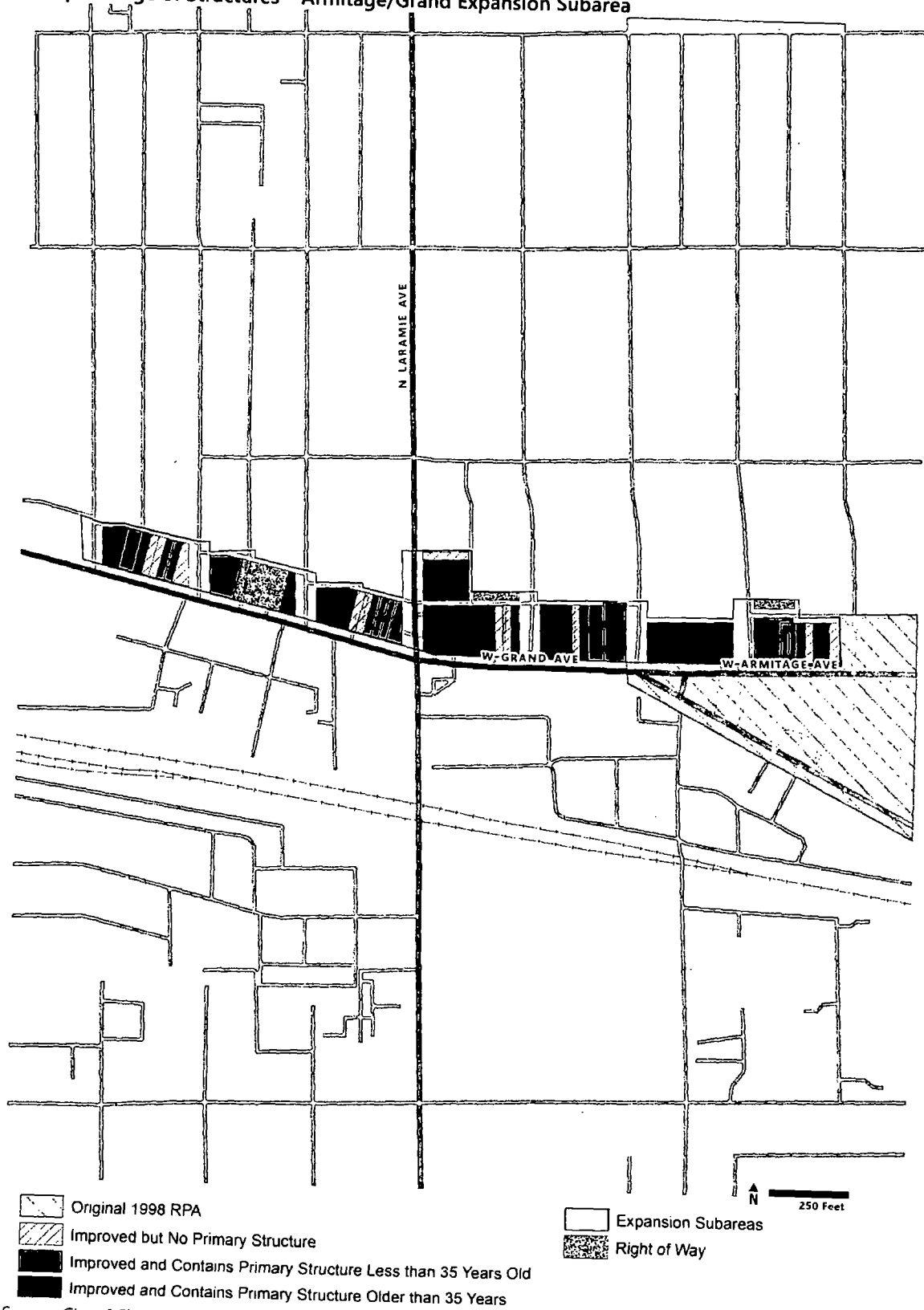


Source: City of Chicago, Cook County Assessor, Esri, SB Friedman

Map 3C: Age of Structures – Cicero/Grand Expansion Subarea

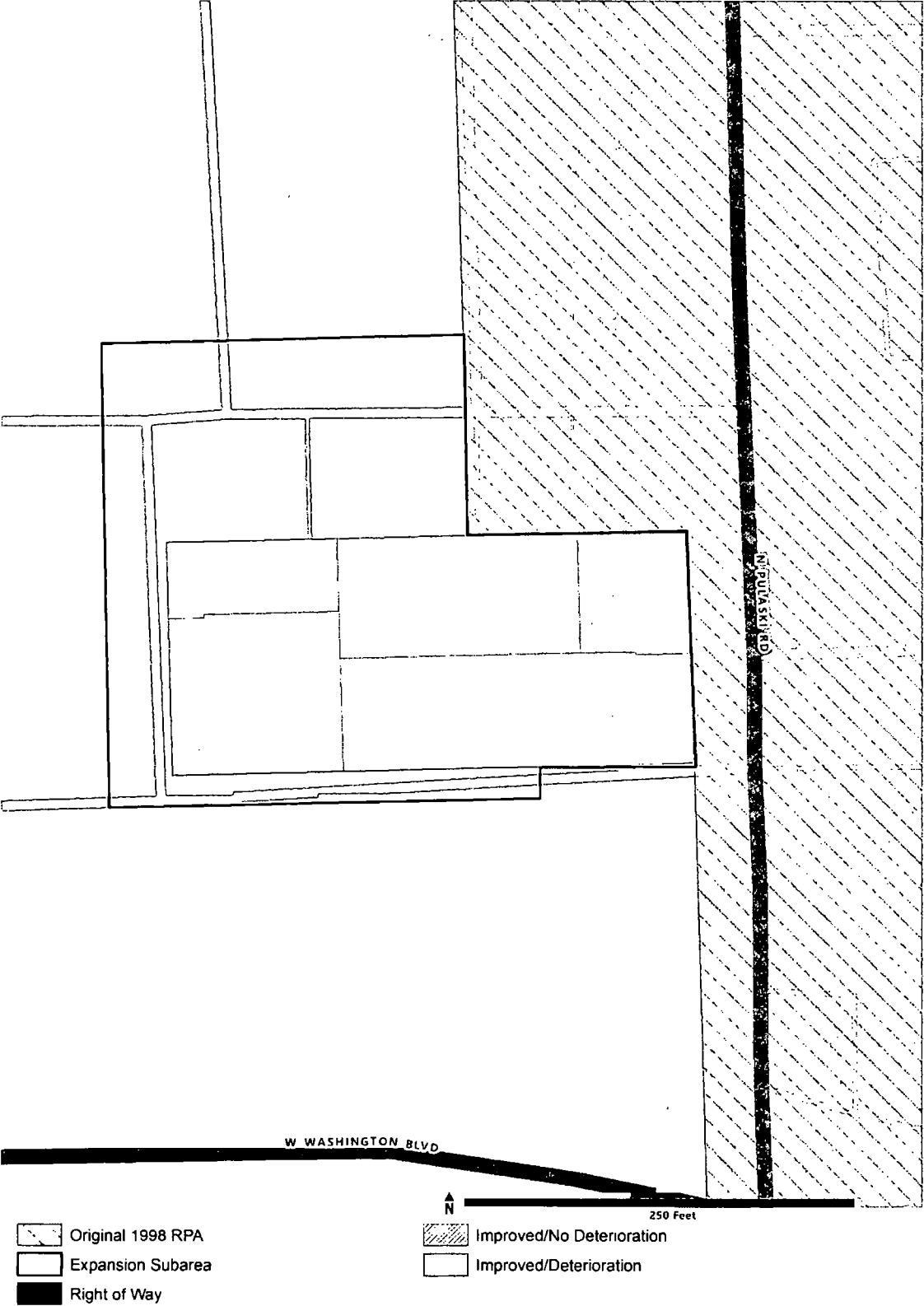


Map 3D: Age of Structures – Armitage/Grand Expansion Subarea



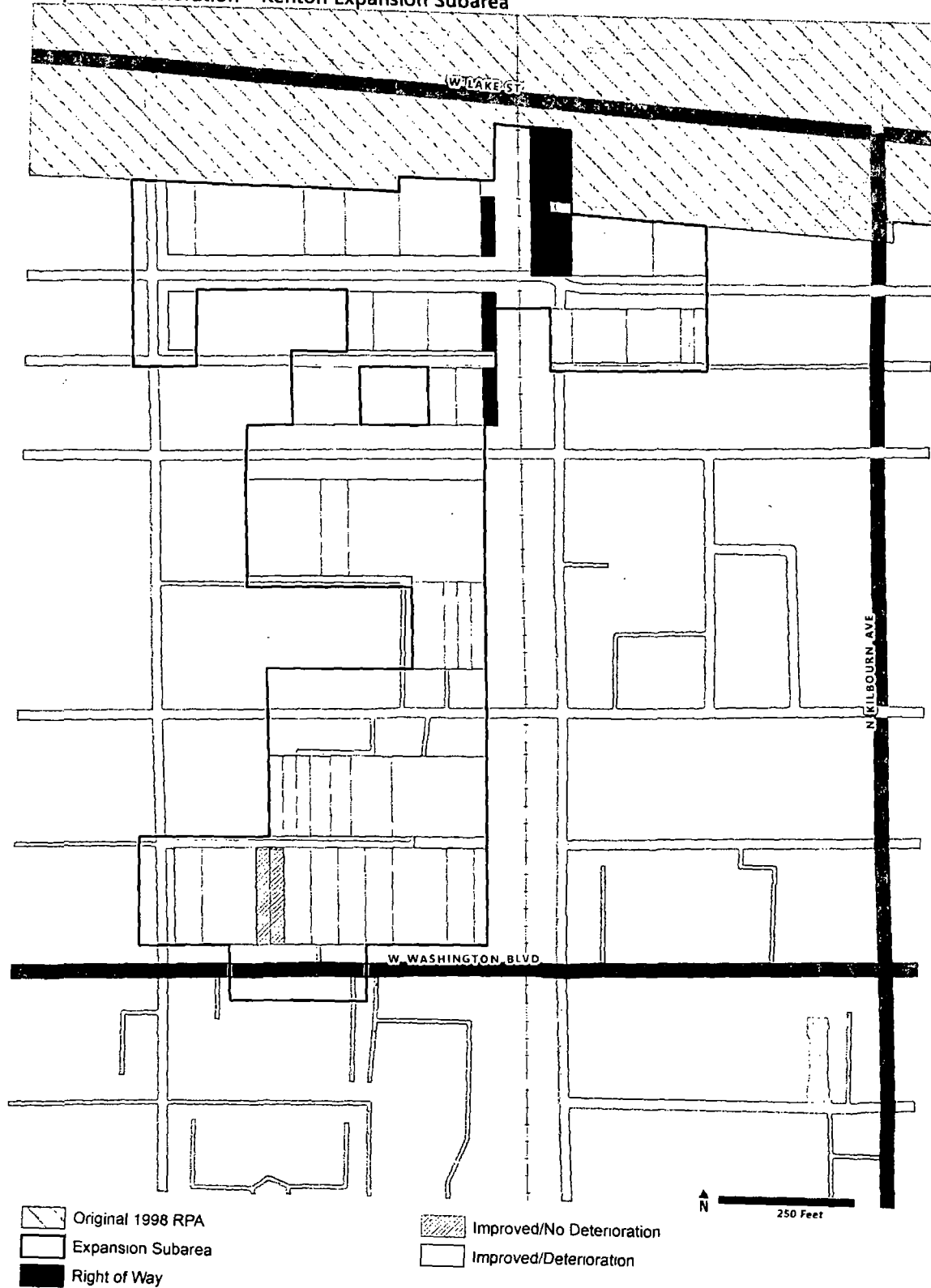
Source: City of Chicago, Cook County Assessor, Esri, SB Friedman

Map 4A: Deterioration – Fire Station Expansion Subarea



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

Map 4B: Deterioration – Kenton Expansion Subarea



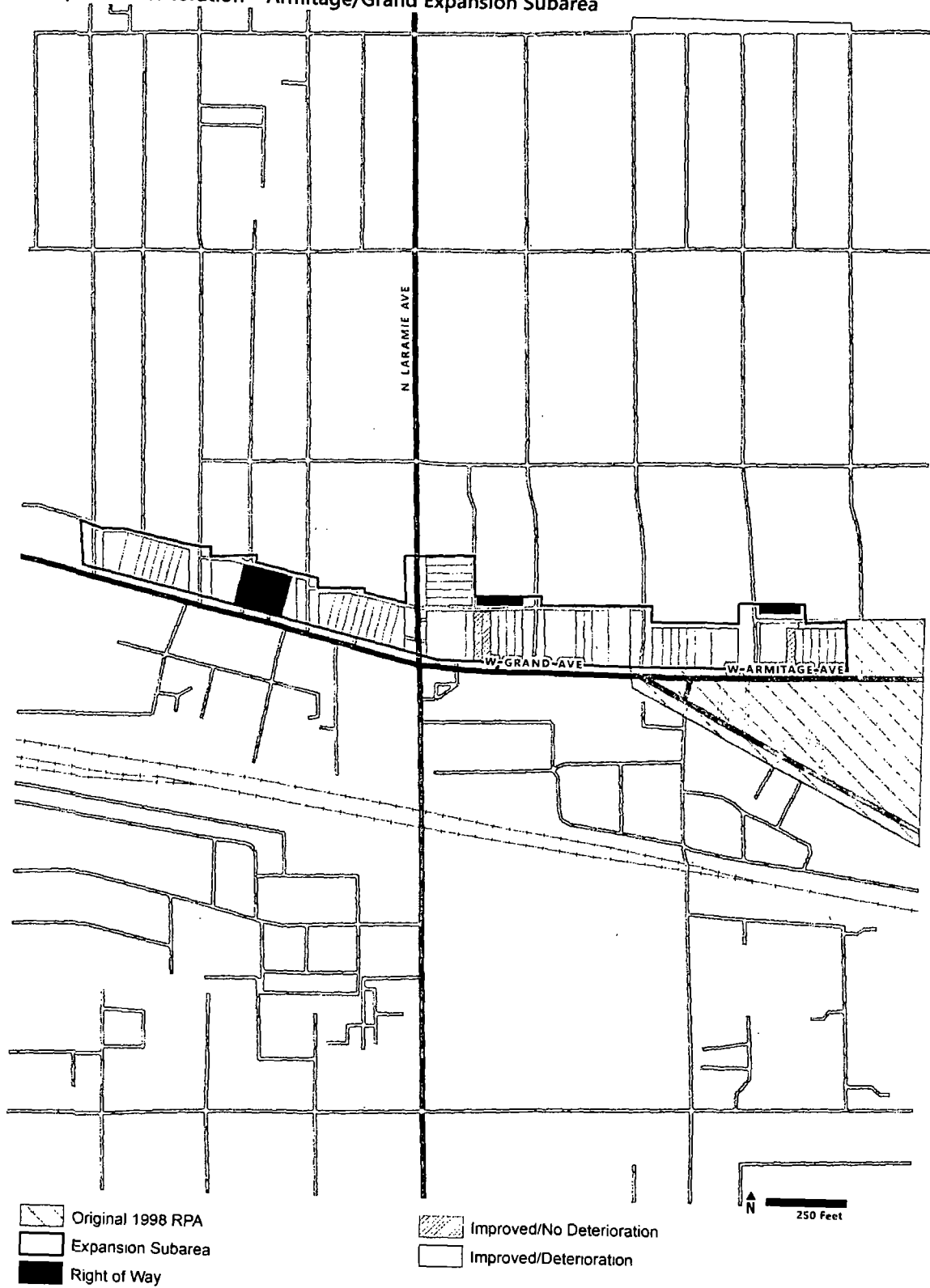
Source: City of Chicago, Cook County Assessor, Esri, SB Friedman

Map 4C: Deterioration – Cicero/Grand Expansion Subarea



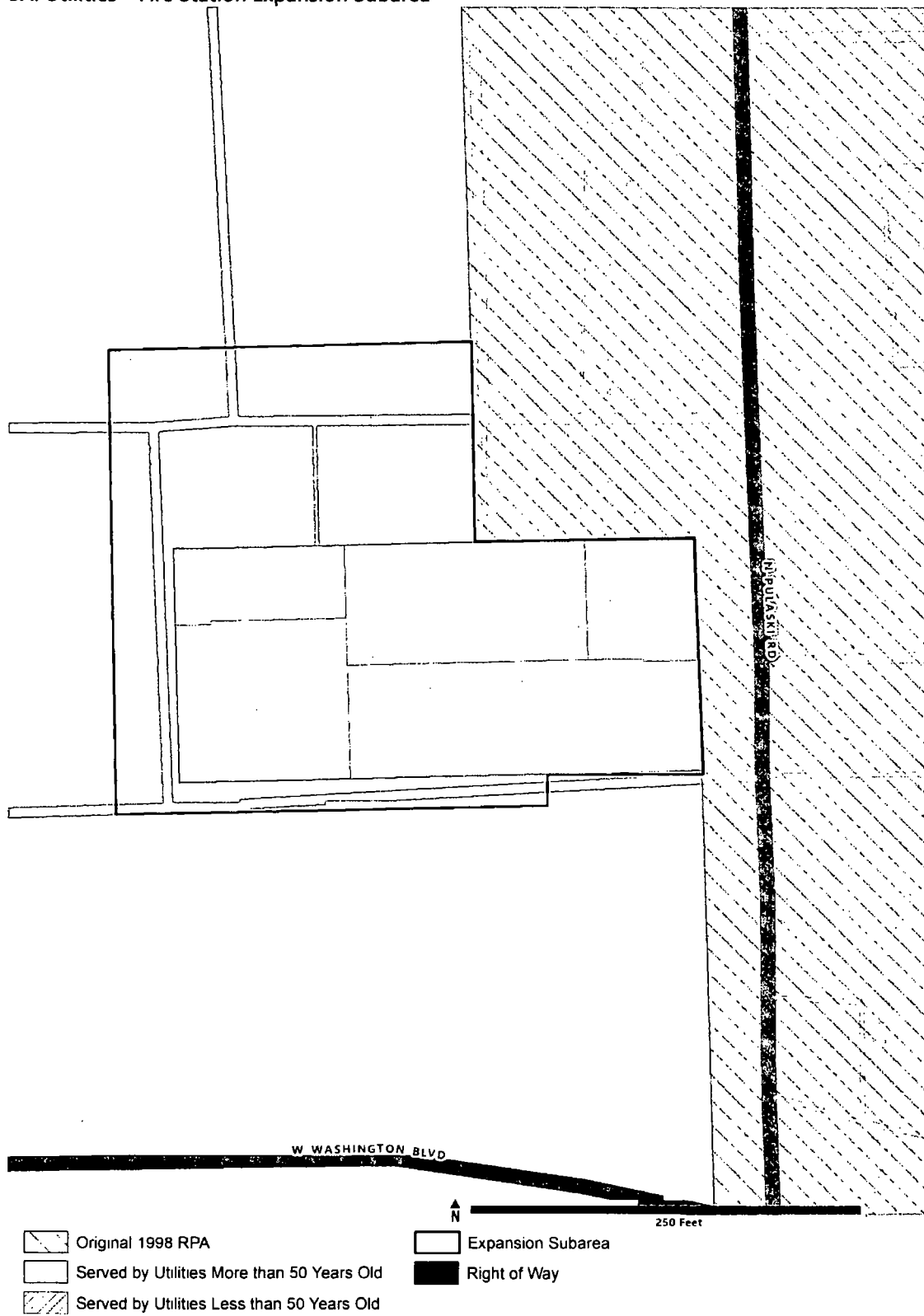
Source: City of Chicago, Cook County Assessor, Esri, SB Friedman

Map 4D: Deterioration – Armitage/Grand Expansion Subarea



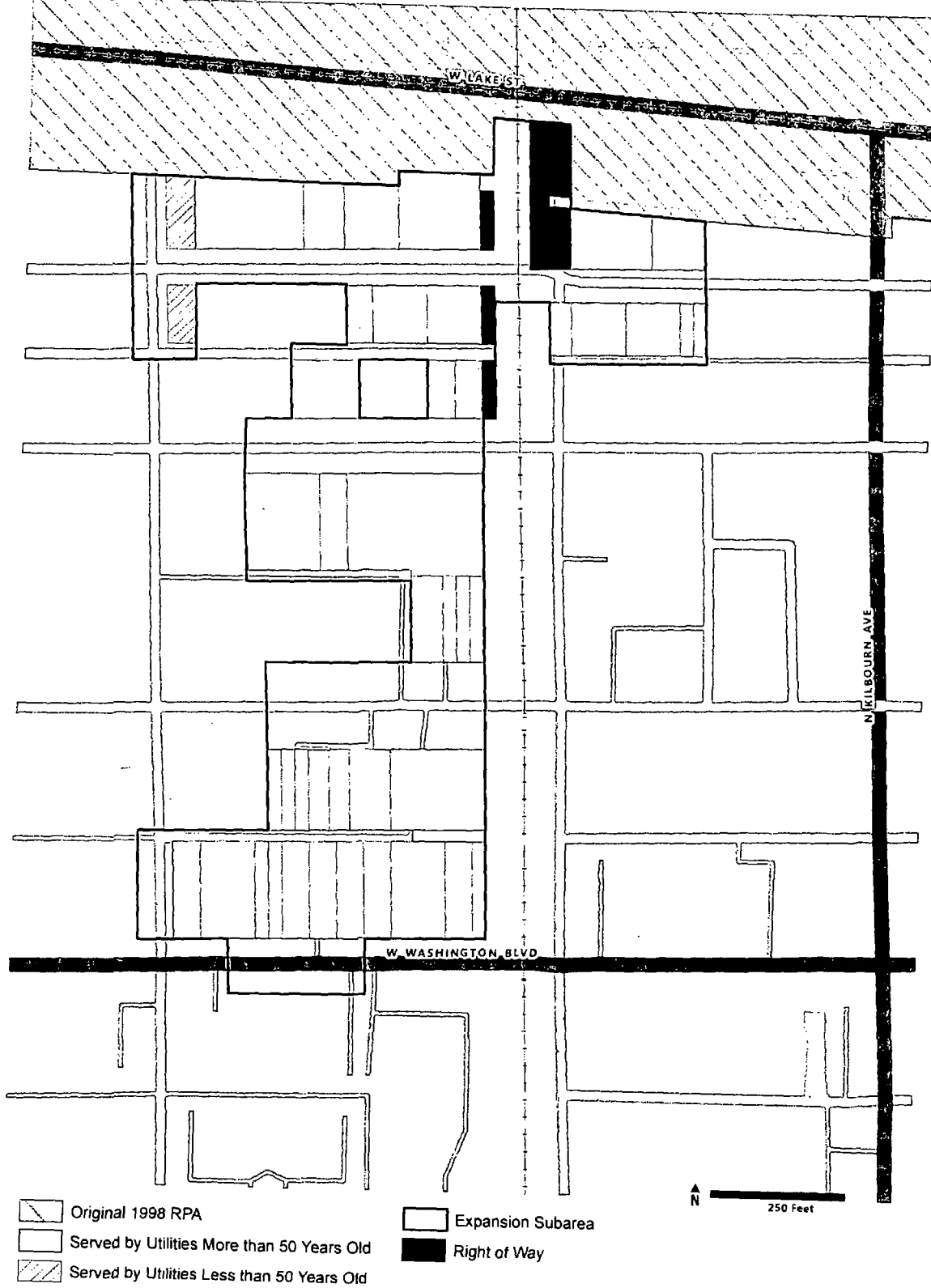
Source: City of Chicago, Cook County Assessor, Esri, SB Friedman Map

5A: Utilities – Fire Station Expansion Subarea



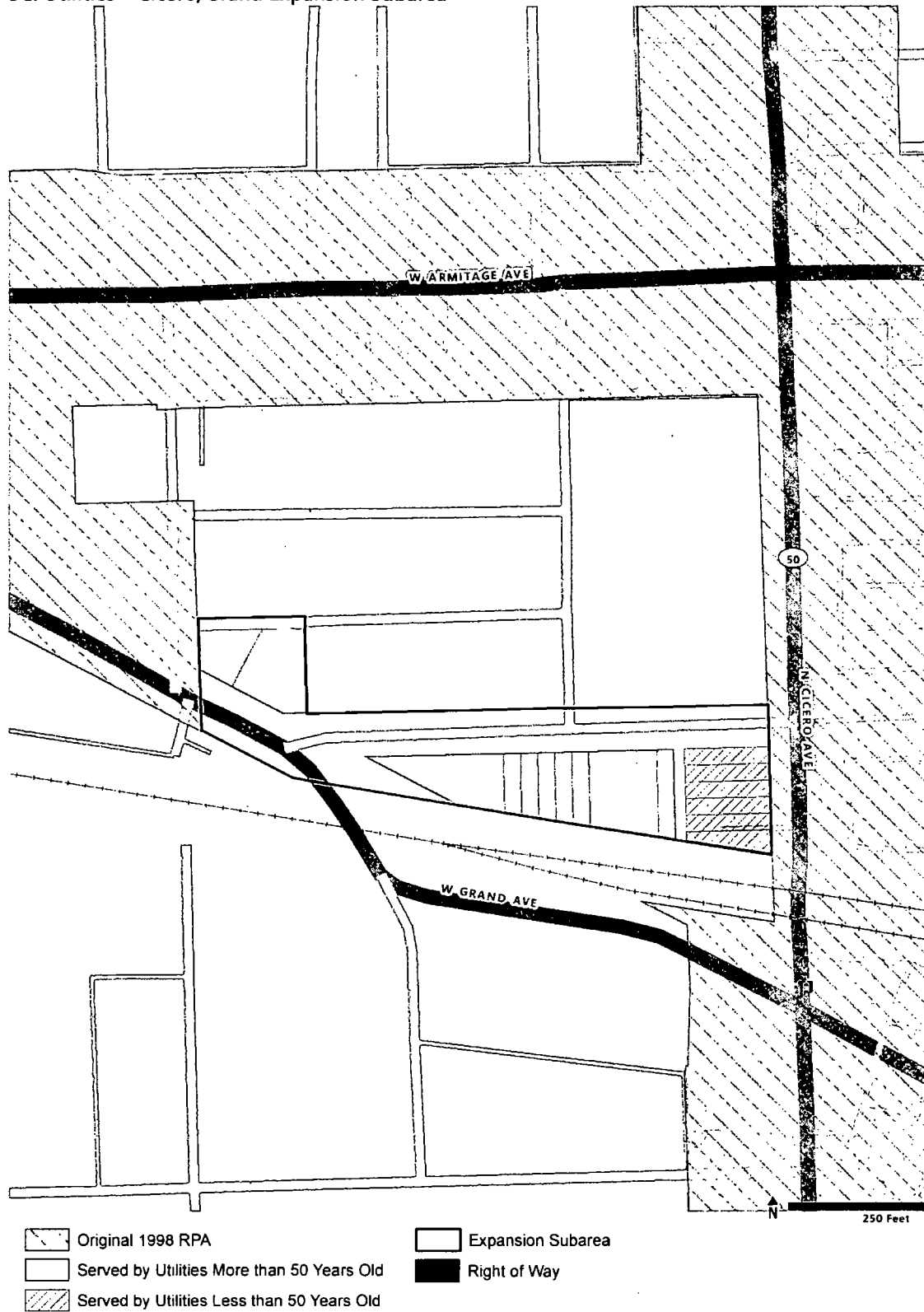
Source: City of Chicago, Cook County Assessor, Esri, SB Friedman

**5B: Utilities – Kenton Expansion Subarea**



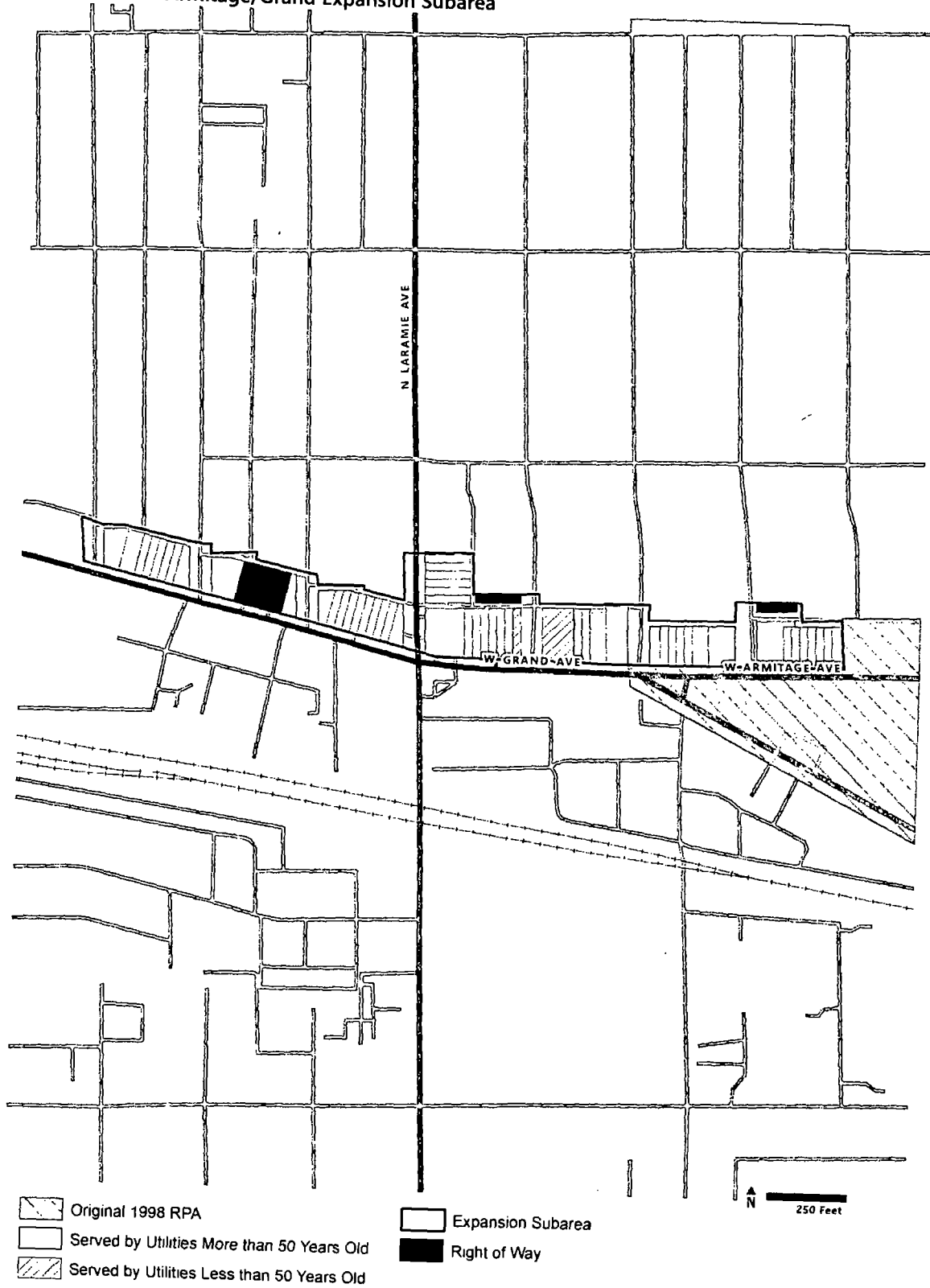
Source: City of Chicago, Cook County Assessor, Esri, SB Friedman

5C: Utilities – Cicero/Grand Expansion Subarea



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

5D: Utilities – Armitage/Grand Expansion Subarea



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

## Limitations of the Eligibility Report and Consultant Responsibilities

The 2022 Expansion Area Eligibility Report covers events and conditions that were determined to support the designation of the 2022 Expansion Area as a “conservation or blighted area” under the Act at the completion of our field research in July 2022 and not thereafter. These events or conditions include, without limitation, governmental actions and additional developments.

This 2022 Expansion Area Eligibility Report, and Amendment No. 4, (the “Report”) summarizes the analysis and findings of the consultant’s work, which, unless otherwise noted, is solely the responsibility of SB Friedman. The City is entitled to rely on the findings and conclusions of the Report in amending the Amended Redevelopment Project Area and approving the Amendment No. 4. SB Friedman has prepared the Report with the understanding that the City would rely: (1) on the findings and conclusions in proceeding with the amending of the Amended Redevelopment Project Area and the adoption and implementation of this Amendment No. 4; and (2) on the fact that SB Friedman has obtained the necessary information including, without limitation, information relating to the equalized assessed value of parcels comprising the 2022 Expansion Area, so that the Report will comply with the Act and that the 2022 Expansion Area can be included in a redevelopment project area in compliance with the Act.

The Report is based on estimates, assumptions and other information developed from research of the market, knowledge of the industry, and meetings during which we obtained certain information. The sources of information and bases of the estimates and assumptions are stated in the Report. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur. Therefore, actual results achieved will necessarily vary from those described in our Report, and the variations may be material.

The terms of this engagement are such that we have no obligation to revise the Report to reflect events or conditions which occur subsequent to the date of the Report. These events or conditions include, without limitation, economic growth trends, governmental actions, additional competitive developments, interest rates and other market factors. However, we will be available to discuss the necessity for revision in view of changes in economic or market factors.

Preliminary Tax Increment Financing (TIF) projections were prepared for the purpose of estimating the approximate level of increment that could be generated by proposed projects and other properties within the proposed TIF District boundary and from inflationary increases in value. These projections were intended to provide an estimate of the final equalized assessed value (EAV) of the Redevelopment Project Area.

As such, our report and the preliminary projections prepared under this engagement are intended solely for the City’s information, for the purpose of amending a TIF District. These projections should not be relied upon for purposes of evaluating potential debt obligations or by any other person, firm or corporation, or for any other purposes. Neither the Report nor its contents, nor any reference to our Firm, may be included or quoted in any offering circular or registration statement, appraisal, sales brochure, prospectus, loan or other agreement or document intended for use in obtaining funds from individual investors, without prior written consent.

**APPENDIX: ATTACHMENT SIX**

*Amendment #1 is attached hereto as Attachment Six.*

## Site Preparation:

Demolition, Fencing, and Signage	\$ 2,826,916
Utility relocation	316,527
Environmental	421,120
Subtotal:	\$ 3,564,563
Design	\$ 2,287,294
Project Implementation	2,001,879
Construction	25,417,111
Other Construction Expenses	800,000
Subtotal:	\$26,217,111
FF&E	\$ 0
TOTAL:	\$38,665,847

---

AMENDMENT OF PRIOR ORDINANCE WHICH AUTHORIZED ISSUANCE OF CITY OF CHICAGO GENERAL OBLIGATION BONDS, SERIES 2007 A -- K (MODERN SCHOOLS ACROSS CHICAGO PROGRAM).

[SO2010-1851]

The Committee on Finance submitted the following report:

CHICAGO, May 12, 2010.

*To the President and Members of the City Council:*

Your Committee on Finance, having had under consideration an ordinance authorizing the amending of the previously issued City of Chicago General Obligation Refunding Bonds,

Series 2007 Capital A-K (Modern Schools Across Chicago Program) amount of bonds not to exceed: \$800,000,000, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed substitute ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the Committee.

Alderman Edward M. Burke abstained from voting pursuant to Rule 14.

Alderman Hairston voted no.

Respectfully submitted,

(Signed) EDWARD M. BURKE,  
*Chairman.*

On motion of Alderman Burke, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen Moreno, Hairston, Lyle, Harris, Beale, Pope, Balcer, Cárdenas, Olivo, Foulkes, Thomas, Lane, Rugai, Cochran, Brookins, Zalewski, Dixon, Solis, Maldonado, Burnett, E. Smith, Graham, Reboyras, Suarez, Mell, Colón, Rice, Mitts, Allen, Laurino, O'Connor, Levar, Shiller, Schuler, M. Smith, Stone -- 36.

*Nays* -- Aldermen Fioretti, Dowell, Thompson, Muñoz, Waguespack, Doherty, Reilly, Daley, Tunney, Moore -- 10.

Alderman Pope moved to reconsider the foregoing vote. The motion was lost.

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to this ordinance in previous and unrelated matters.

Alderman Burke then moved that the said passed ordinance be printed by the City Clerk in a special pamphlet. The motion *Prevailed*.

The following is said ordinance as passed:

WHEREAS, The City of Chicago (the "City") is a body politic and corporate under the laws of the State of Illinois and a home rule unit under Article VII of the Illinois Constitution of 1970; and

WHEREAS, On December 13, 2006, the City Council of the City (the "City Council") adopted an ordinance, published at pages 93807 through 93979, inclusive, of the *Journal of the Proceedings of the City Council of the City of Chicago*, Illinois (the "*Journal*"), for such date (a) authorizing the City to issue its General Obligation Bonds, Series 2007 A-K (Modern Schools Across Chicago Program) (the "Bonds"), and enter into an intergovernmental agreement with The Board of Education of the City of Chicago (the "Board"), and (b) providing for the levy and collection of a direct annual ad valorem tax sufficient to pay debt service on the Bonds (the "Bond Ordinance"); and

WHEREAS, At the time of adoption of the Bond Ordinance, pursuant to the provisions and requirements of the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1, et seq.) (the "Act"), the City had created and established, or in the case of one redevelopment project area, anticipated creating and establishing, the redevelopment project areas listed in Exhibit A to the Bond Ordinance ("Exhibit A to the Bond Ordinance"); and

WHEREAS, In the Bond Ordinance, the City Council determined that it was necessary and in the best interests of the City that the City issue the Bonds in multiple series at one or more times as provided in the Bond Ordinance in an amount not to exceed Eight Hundred Million Dollars (\$800,000,000) (the "Bonds") for one or more of the following purposes:

(a) paying the cost of acquiring, designing, constructing or renovating the elementary and high school facilities and related improvements (the "Projects") described in Exhibit B to the Bond Ordinance ("Exhibit B to the Bond Ordinance") for the use of The Board of Education of the City of Chicago (the "Board");

(b) paying and retiring certain outstanding Tax Increment Allocation Revenue Notes of the City (the "Prior Notes") and/or the related Unlimited Tax General Obligations of the Board (the "Prior Board Bonds" and, collectively with the Prior Notes, the "Prior Obligations"), and described in Exhibit C to the Bond Ordinance;

(c) paying the cost of any bond insurance policy or other credit enhancement facility, if any;

(d) paying a portion of the interest to accrue on the Bonds; and

(e) paying expenses incurred in connection with the issuance of the Bonds and the refunding of the Prior Obligations; and

WHEREAS, The Projects were expected to be acquired, designed, constructed and renovated in distinct phases as shown in Exhibit B to the Bond Ordinance (each, a "Phase"), the costs of which are estimated therein; and

WHEREAS, On January 30, 2007, the City issued and delivered Three Hundred Fifty-six Million Five Thousand Dollars (\$356,005,000) of its General Obligation Bonds, Series 2007A -- K (Modern Schools Across Chicago Program), under the Bond Ordinance for the purpose of financing a portion of the Projects identified as Phase I in Exhibit B to the Bond Ordinance and paying and retiring the Prior Obligations; and

WHEREAS, The City Council determines that it is necessary and in the best interests of the City to issue an additional series of the Bonds to finance the costs of an additional phase of the Projects; and

WHEREAS, In connection with the additional series of the Bonds and the additional phase, the City Council deems it necessary and in the best interests of the City to supplement and amend Exhibit A to the Bond Ordinance and Exhibit B to the Bond Ordinance in certain respects; and

WHEREAS, Under ordinances adopted on March 27, 2002, and published in the *Journal* for such date at pages 81473 to 81626, and under the provisions of the Act, the City Council: (i) approved a redevelopment plan and project (the "47<sup>th</sup>/Ashland Plan") for a portion of the City known as the "47<sup>th</sup>/Ashland Redevelopment Project Area" (the "47<sup>th</sup>/Ashland Redevelopment Project Area") (such ordinance being defined herein as the "47<sup>th</sup>/Ashland Plan Ordinance"); (ii) designated the 47<sup>th</sup>/Ashland Redevelopment Project Area as a "redevelopment project area" within the requirements of the Act (the "47<sup>th</sup>/Ashland Designation Ordinance") and, (iii) adopted tax increment financing for the 47<sup>th</sup>/Ashland Redevelopment Project Area (the "47<sup>th</sup>/Ashland T.I.F. Adoption Ordinance") (the 47<sup>th</sup>/Ashland Plan Ordinance, the 47<sup>th</sup>/Ashland Designation Ordinance and the 47<sup>th</sup>/Ashland T.I.F. Adoption Ordinance are collectively referred to in this ordinance as the "47<sup>th</sup>/Ashland T.I.F. Ordinances"); and

WHEREAS, Under ordinances adopted on July 7, 1999, and published in the *Journal* for such date at pages 6235 to 6323, and under the provisions of the Act, the City Council: (i) approved a redevelopment plan and project (the "Galewood/Armitage Plan") for a portion of the City known as the "Galewood/Armitage Redevelopment Project Area" (the "Galewood/Armitage Redevelopment Project Area") (such ordinance being defined herein as the "Galewood/Armitage Plan Ordinance"); (ii) designated the Galewood/Armitage Redevelopment Project Area as a "redevelopment project area" within the requirements of the Act (the "Galewood/Armitage Designation Ordinance") and, (iii) adopted tax increment financing for the Galewood/Armitage Redevelopment Project Area (the "Galewood/Armitage T.I.F. Adoption Ordinance") (the Galewood/Armitage Plan Ordinance, the Galewood/Armitage Designation Ordinance and the Galewood/Armitage T.I.F. Adoption Ordinance are collectively referred to in this ordinance as the "Galewood/Armitage T.I.F. Ordinances"); and

WHEREAS, Under ordinances adopted on June 10, 1998, and published in the *Journal* for such date at pages 70368 to 70499, and under the provisions of the Act, the City Council: (i) approved a redevelopment plan and project (the "Kinzie Industrial Corridor Plan") for a portion of the City known as the "Kinzie Industrial Corridor Redevelopment Project Area" (the "Kinzie Industrial Corridor Redevelopment Project Area") (such ordinance being defined

herein as the "Kinzie Industrial Corridor Plan Ordinance"); (ii) designated the Kinzie Industrial Corridor Redevelopment Project Area as a "redevelopment project area" within the requirements of the Act (the "Kinzie Industrial Corridor Designation Ordinance") and, (iii) adopted tax increment financing for the Kinzie Industrial Corridor Redevelopment Project Area (the "Kinzie Industrial Corridor T.I.F. Adoption Ordinance") (the Kinzie Industrial Corridor Plan Ordinance, the Kinzie Industrial Corridor Designation Ordinance and the Kinzie Industrial Corridor T.I.F. Adoption Ordinance are collectively referred to in this ordinance as the "Kinzie Industrial Corridor T.I.F. Ordinances"); and

WHEREAS, Under ordinances adopted on December 2, 1998, and published in the *Journal* for such date at pages 86179 to 86360, and under the provisions of the Act, the City Council: (i) approved a redevelopment plan and project (the "Northwest Industrial Corridor Plan") (collectively with the 47<sup>th</sup>/Ashland Plan, the Galewood/Armitage Plan and the Kinzie Industrial Corridor Plan, the "Plans") for a portion of the City known as the "Northwest Industrial Corridor Redevelopment Project Area" (the "Northwest Industrial Corridor Redevelopment Project Area") (such ordinance being defined herein as the "Northwest Industrial Corridor Plan Ordinance"); (ii) designated the Northwest Industrial Corridor Redevelopment Project Area as a "redevelopment project area" within the requirements of the Act (the "Northwest Industrial Corridor Designation Ordinance") and, (iii) adopted tax increment financing for the Northwest Industrial Corridor Redevelopment Project Area (the "Northwest Industrial Corridor T.I.F. Adoption Ordinance") (the Northwest Industrial Corridor Plan Ordinance, the Northwest Industrial Corridor Designation Ordinance and the Northwest Industrial Corridor T.I.F. Adoption Ordinance are collectively referred to in this ordinance as the "Northwest Industrial Corridor T.I.F. Ordinances") (collectively with the 47<sup>th</sup>/Ashland T.I.F. Ordinances, the Galewood/Armitage T.I.F. Ordinances and the Kinzie Industrial Corridor T.I.F. Ordinances, the "T.I.F. Ordinances"); and

WHEREAS, Public Act 91-478 (the "Amendatory Act"), which became effective November 1, 1999, amended the Act, among other things, (i) to change the dates set forth in Section 11-74.4-3(n)(3) of the Act by which redevelopment projects must be completed and obligations issued to finance redevelopment project costs must be retired to be no later than December 31 of the year in which the payment to a municipal treasurer as provided in Section 11-74.4-8(b) of the Act is to be made with respect to ad valorem taxes levied in the twenty-third (23<sup>rd</sup>) calendar year after the year in which the ordinance approving a redevelopment project area is adopted, and (ii) to provide that a municipality may amend an existing redevelopment plan to conform such redevelopment plan to Section 11-74.4-3(n)(3) of the Act, as amended by the Amendatory Act, by an ordinance adopted without further hearing or notice and without complying with the procedures provided in the Act pertaining to an amendment to or the initial approval of a redevelopment plan and project and designation of a redevelopment project area; and

WHEREAS, The City desires to amend and supplement the Plans to conform each of the Plans to Section 11-74.4-3(n)(3) of the Act, as amended by the Amendatory Act, in accordance with the procedures set forth in amended Section 11-74.4-3(n)(3); now, therefore,

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

SECTION 1. Incorporation Of Preambles. The City Council determines that the preambles to this ordinance are true and correct and incorporates them into this ordinance by this reference.

SECTION 2. Supplement Of And Amendment To Exhibit A To The Bond Ordinance. The Bond Ordinance is amended and supplemented by deleting Exhibit A to the Bond Ordinance and substituting for it a new Exhibit A in the form attached to this ordinance as Exhibit A.

SECTION 3. Supplement Of And Amendment To Exhibit B To The Bond Ordinance. The Bond Ordinance is amended and supplemented by deleting Exhibit B to the Bond Ordinance and substituting for it a new Exhibit B in the form attached to this ordinance as Exhibit B.

SECTION 4. Additional Provisions. (a) The City covenants and agrees that from and after the effective date of this Ordinance, the City shall not pledge or assign Incremental Taxes from or for the account of the Redevelopment Project Areas listed in Exhibit A to the Bond Ordinance, as from time to time amended including pursuant to Section 2 above, except for pledges or assignments that are junior and subordinate to the City's commitment to deposit Incremental Taxes under the Bond Ordinance to pay debt service on the Bonds (as defined in the Bond Ordinance), unless the City Council specifically authorizes such a pledge or assignment by ordinance. (b) Prior to the distribution of any Incremental Taxes constituting surplus funds in or remaining in the applicable special tax allocation fund determined in accordance with Sections 11-74.4-7 or 11-74.4-8 of the Act with respect to any Redevelopment Project Area listed in Exhibit A to the Bond Ordinance, the City shall transfer any such Incremental Taxes to the credit of any contiguous Redevelopment Project Area identified as a Contiguous T.I.F. on Exhibit B to the Bond Ordinance in an aggregate amount not to exceed the aggregate amount actually transferred from any such Contiguous TIF to pay debt service on the Bonds (as defined in the Bond Ordinance); any such Incremental Taxes so transferred shall be used for eligible redevelopment project costs under the Act. (c) The Authorized Officer shall structure the Debt Service Payment Schedule referenced in the fourth paragraph of Section 12 of the Bond Ordinance (published at pages 93833 through 93834 of the *Journal* for December 13, 2006) so as to maximize the use of Incremental Taxes from Redevelopment Project Areas where Projects are located that are not required, pledged, earmarked or otherwise designated for payment and securing of obligations and anticipated redevelopment project costs, and to minimize the use of Incremental Taxes from Redevelopment Project Areas contiguous thereto to pay debt service on the Bonds (as defined in the Bond Ordinance). (d) The foregoing provisions (a) through (c) are not intended to affect such pledges and assignments made by contract authorized and entered into prior to the effective date of this Ordinance. The foregoing provisions (a) through (c) are not for the benefit of the owners of the Bonds (as defined in the Bond Ordinance). Any or all of the foregoing provisions (a) through (c) may be amended or repealed by the City at any time by ordinance duly adopted by the City Council without notice to or the consent of the owners of the Bonds (as defined in the Bond Ordinance). (e) Any capitalized term used but not otherwise defined herein shall have the same meaning as set forth in the Bond Ordinance.

SECTION 5. Approval Of Amendments To Plans. (a) The 47<sup>th</sup>/Ashland Plan is hereby amended to provide that the date by which redevelopment projects must be completed and obligations issued to finance redevelopment project costs must be retired shall be no later than December 31 of the year in which the payment to a municipal treasurer as provided in Section 11-74.4-8(b) of the Act is to be made with respect to ad valorem taxes levied in the twenty-third (23<sup>rd</sup>) calendar year after the year in which the 47<sup>th</sup>/Ashland Plan Ordinance was adopted. In particular, but not by way of limitation, the first sentence of the second paragraph of Section VII(E) of the 47<sup>th</sup>/Ashland Plan (as printed on page of 81520 of the *Journal* for March 27, 2002) is amended to read as follows: "The redevelopment project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third (23<sup>rd</sup>) calendar year following the year in which the ordinance approving the Area is adopted". Except as amended hereby, the 47<sup>th</sup>/Ashland Plan shall remain in full force and effect. (b) The Galewood/Armitage Plan is hereby amended to provide that the date by which redevelopment projects must be completed and obligations issued to finance redevelopment project costs must be retired shall be no later than December 31 of the year in which the payment to a municipal treasurer as provided in Section 11-74.4-8(b) of the Act is to be made with respect to ad valorem taxes levied in the twenty-third (23<sup>rd</sup>) calendar year after the year in which the Galewood/Armitage Plan Ordinance was adopted. Except as amended hereby, the Galewood/Armitage Plan shall remain in full force and effect. (c) The Kinzie Industrial Corridor Plan is hereby amended to provide that the date by which redevelopment projects must be completed and obligations issued to finance redevelopment project costs must be retired shall be no later than December 31 of the year in which the payment to a municipal treasurer as provided in Section 11-7 4.4-8(b) of the Act is to be made with respect to ad valorem taxes levied in the twenty-third (23<sup>rd</sup>) calendar year after the year in which the Kinzie Industrial Corridor Plan Ordinance was adopted. Except as amended hereby, the Kinzie Industrial Corridor Plan shall remain in full force and effect. (d) The Northwest Industrial Corridor Plan is hereby amended to provide that the date by which redevelopment projects must be completed and obligations issued to finance redevelopment project costs must be retired shall be no later than December 31 of the year in which the payment to a municipal treasurer as provided in Section 11-74.4-8(b) of the Act is to be made with respect to ad valorem taxes levied in the twenty-third (23<sup>rd</sup>) calendar year after the year in which the Northwest Industrial Corridor Plan Ordinance was adopted. Except as amended hereby, the Northwest Industrial Corridor Plan shall remain in full force and effect.

SECTION 6. Findings. (a) The Mayor of the City and the City Council (the "Corporate Authorities") hereby find that the estimated dates of completion of the redevelopment project described in the 47<sup>th</sup>/Ashland Plan and of the retirement of obligations issued to finance redevelopment project costs set forth in the 47<sup>th</sup>/Ashland Plan conform to the provisions of Section 11-74.4-3(n)(3) of the Act, as amended by the Amendatory Act. (b) The Corporate Authorities hereby find that the estimated dates of completion of the redevelopment project

described in the Galewood/Armitage Plan and of the retirement of obligations issued to finance redevelopment project costs set forth in the Galewood/Armitage Plan conform to the provisions of Section 11-74.4-3(n)(3) of the Act, as amended by the Amendatory Act. (c) The Corporate Authorities hereby find that the estimated dates of completion of the redevelopment project described in the Kinzie Industrial Corridor Plan and of the retirement of obligations issued to finance redevelopment project costs set forth in the Kinzie Industrial Corridor Plan conform to the provisions of Section 11-74.4-3(n)(3) of the Act, as amended by the Amendatory Act. (d) The Corporate Authorities hereby find that the estimated dates of completion of the redevelopment project described in the Northwest Industrial Corridor Plan and of the retirement of obligations issued to finance redevelopment project costs set forth in the Northwest Industrial Corridor Plan conform to the provisions of Section 11-74.4-3(n)(3) of the Act, as amended by the Amendatory Act.

SECTION 7. Conflicting Ordinances, Resolutions, Et Cetera. To the extent that any ordinance (including but not limited to the T.I.F. Ordinances), resolution, rule, order or provision of the Municipal Code of Chicago (the "Municipal Code"), or part thereof, is in conflict with the provisions of this Ordinance, the provisions of this ordinance shall be controlling. If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this ordinance. No provision of the Municipal Code or violation of any provision of the Municipal Code shall be deemed to render voidable at the option of the City any document, instrument or agreement authorized hereunder or to impair the validity of this ordinance or the instruments authorized by this ordinance or to impair the rights of the owners of the Bonds to receive payment of the principal of or interest on the Bonds or to impair the security for the Bonds; provided further that the foregoing shall not be deemed to affect the availability of any other remedy or penalty for any violation of any provision of the Municipal Code.

In this ordinance, the term "City Clerk" means the duly qualified and acting City Clerk of the City or any Deputy City Clerk or other person who may lawfully take a specific action or perform a specific duty prescribed for the City Clerk pursuant to this Ordinance.

SECTION 8. This ordinance shall be published by the City Clerk or the Deputy City Clerk, by causing to be printed in special pamphlet form at least twenty-five (25) copies hereof, which copies are to be made available in his office for public inspection and distribution to members of the public who may wish to avail themselves of a copy of this ordinance.

SECTION 9. This ordinance shall be in full force and effect from and after its adoption, approval by the Mayor and publication as provided herein.

[Exhibits "A" and "B" referred to in this ordinance printed on  
pages 89663 and 89664 of this *Journal*.]

## Exhibit "A".

## Amended And Supplemented Bond Ordinance.

## Schedule Of Redevelopment Project Area.

## EXHIBIT A

Schedule of Redevelopment  
Project Areas

Schedule of Redevelopment Project Areas		
Designation	Affected School(s)	Date of TIF Ordinance
47th/Ashland Redevelopment Project Area	Back of the Yards HS	3/27/2002
51st/Archer Redevelopment Project Area	Southwest Elementary	5/17/2000
71st and Stony Island Redevelopment Project Area	South Shore HS	10/7/1988
Central West Redevelopment Project Area	Skinner Elementary	2/16/2000
Chicago/Central Park Redevelopment Project Area	Westinghouse HS, Al Raby HS	2/27/2002
Fullerton/Milwaukee Redevelopment Project Area	Avondale/Irving Park Elementary	2/16/2000
Galewood/Armistead Industrial Redevelopment Project Area	Prieto Elementary	7/7/1999
Lawrence/Kedzie Redevelopment Project Area	Albany Park HS, Peterson Elementary	2/16/2000
Lincoln Avenue Redevelopment Project Area	Mather HS	11/3/1999
Madison/Austin Corridor Redevelopment Project Area	Austin HS, DePriest Elementary	9/29/1999
Midwest Redevelopment Project Area	Collins HS, Al Raby HS	5/17/2000
Touhy/Western	Boone Clinton Elementary	8/13/2008



## DESIGNATION OF YEAR 2009 MUNICIPAL DEPOSITORIES FOR CITY OF CHICAGO AND CHICAGO BOARD OF EDUCATION FUNDS.

[SO2010-1859]

The Committee on Finance submitted the following report:

CHICAGO, May 12, 2010.

*To the President and Members of the City Council:*

Your Committee on Finance, having had under consideration an amended substitute ordinance authorizing the designation of the municipal depositories for the City of Chicago and the Chicago Board of Education for Fiscal Year 2009, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed substitute ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the Committee.

Alderman Edward M. Burke abstained from voting pursuant to Rule 14.

Respectfully submitted,

(Signed) EDWARD M. BURKE,  
*Chairman.*

On motion of Alderman Burke, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Fioretti, Dowell, Hairston, Lyle, Harris, Beale, Pope, Balcer, Cárdenas, Olivo, Foulkes, Thompson, Thomas, Lane, Rugai, Cochran, Brookins, Muñoz, Zalewski, Dixon, Solis, Maldonado, Burnett, E. Smith, Graham, Reboyas, Suarez, Waguespack, Mell, Colón, Rice, Mitts, Allen, Laurino, O'Connor, Doherty, Reilly, Daley, Tunney, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 46.

Nays -- None.

Alderman Pope moved to reconsider the foregoing vote. The motion was lost.

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to this ordinance in previous and unrelated matters.

The following is said ordinance as passed:

WHEREAS, The City Comptroller has advertised for bids from national and state banks and federal and state savings and loan associations for interest upon the funds of the City of Chicago and of the Board of Education of the City of Chicago to be deposited in banks and savings and loan associations, in accordance with Chapter 2, Section 2-32-400 of the Municipal Code of Chicago (the "Code"); and has received bids from financial institutions seeking to be designated as municipal depositories, and has subsequently determined that 19 bidders were eligible to be so designated; now, therefore,

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

SECTION 1. The following national and state banks and federal and state savings and loan associations, pursuant to an advertisement required by the Code, applied to become municipal depositories of the City of Chicago and of the Board of Education of the City of Chicago for the purpose of holding and paying interest on municipal deposits, and each such financial institution satisfactorily filed with the City Comptroller the information required by Chapter 2, Sections 2-32-430, 2-32-440 and 2-32-450 of the Code:

Albany Bank & Trust Co. N.A.

Amalgamated Bank of Chicago

Bank of America, National Association

Belmont Bank & Trust Company

Citibank, N.A.

Cole Taylor Bank

Covenant Bank

Fifth Third Bank

First Eagle Bank

Harris N.A.

Highland Community Bank

Illinois/Service Federal S&L Association of Chicago

JPMorgan Chase Bank, National Association

Lakeside Bank

PNC Bank National Association

Pacific Global Bank

Seaway Bank and Trust Company

ShoreBank

The Northern Trust Company

SECTION 2. The financial institutions listed in Section 1 are hereby designated as legal depositories for the City of Chicago and the Board of Education of the City of Chicago monies and the Treasurer of the City of Chicago may deposit monies received by her in any of these institutions in accordance with Chapter 2, Sections 2-32-470, 2-32-480 and 2-32-490 of the Code. Notwithstanding any Code provision to the contrary, this designation shall remain in full force and effect from the effective date of this ordinance through and until the effective date of a subsequent ordinance in which comparable designations of legal depositories shall be made.

SECTION 3. The references in the first and second paragraphs of Section 2-32-400 of the Code to "each year" shall not be deemed to apply to 2009 or 2010, and the designations made pursuant to Section 2 of that certain ordinance adopted by the City Council of the City on January 9, 2008 and published in the *Journal of Proceedings of the City Council of the City of Chicago* for such date at pages 18155 through 18158, inclusive, shall be deemed to have been in, and to remain in, full force and effect from the effective date of such ordinance through and until the effective date of this ordinance.

SECTION 4. To the extent that any ordinance, resolution, rule, order or provision of the Code, or part thereof, is in conflict with the provisions of this ordinance, the provisions of this ordinance shall control. If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this ordinance.

SECTION 5. This ordinance shall be effective from and after its passage and approval, and upon such effective date, shall apply retroactively to December 31, 2008 with respect to the provisions of Section 3 hereof

---

REALLOCATION OF CITY'S UNUSED 2010 TAX-EXEMPT BOND CAP TO CHICAGO HOUSING AUTHORITY FOR PUBLIC HOUSING DEVELOPMENT AT 5650 N. KENMORE AVE.

[O2010-1883]

The Committee on Finance submitted the following report:

**APPENDIX: ATTACHMENT SEVEN**

*Amendment #2 is attached hereto as Attachment Seven.*

## ORDINANCE

WHEREAS, under ordinances adopted on December 2, 1998, and published in the Journal of Proceedings of the City Council for such date at pages 86179-86400 (as amended by an ordinance adopted on May 2, 2010 and published in the Journal of Proceedings of the City Council for such date at pages 89655-89664), 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 "The Northwest Industrial Corridor Tax Increment Financing Redevelopment Plan and Project" (the "Plan,") for a portion of the City known as the "Northwest Industrial Corridor Redevelopment Project Area" (the "Area") (such ordinances being defined herein as the "Approval Ordinances"); (ii) designated the Area as a "redevelopment project area" within the requirements of the Act (the "Designation Ordinance") and, (iii) adopted tax increment financing for the Area (the "Adoption Ordinance"); and

WHEREAS, the Approval Ordinances, the Designation Ordinance, and the Adoption Ordinance are collectively referred to in this ordinance as the "TIF Ordinances"; and

WHEREAS, under Section 11-74.4-5(c) of the Act, amendments to a redevelopment plan which do not (1) add additional parcels of property to the proposed redevelopment project area, (2) substantially affect the general land uses proposed in the redevelopment plan, (3) substantially change the nature of the redevelopment project, (4) increase the total estimated redevelopment project cost set out in the redevelopment plan by more than 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 10, may be made without further hearing, provided that notice is given as set forth in the Act as amended; and

WHEREAS, the Corporate Authorities now desire to amend the Plan to change the land uses proposed in the Plan for the property at 4301 West Chicago Avenue from industrial use to a mixed use of public/institutional/industrial use, which such amendment shall not (1) add additional parcels of property to the proposed redevelopment project area, (2) substantially affect the general land uses proposed in the redevelopment plan, (3) substantially change the nature of the redevelopment project, (4) increase the total estimated redevelopment project cost set out in the redevelopment plan by more than 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 10;

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. Approval of Amendment Number 2 to Plan. The "Amendment Number 2 Northwest Industrial Corridor Tax Increment Financing Redevelopment Plan and Project," a copy of which is attached hereto as Exhibit 1, is hereby approved. Except as amended hereby, the Plan shall remain in full force and effect.

**SECTION 3. 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 4. Superseder.** All ordinances (including, without limitation, the TIF Ordinances), resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflicts.

**SECTION 5. Effective Date.** This ordinance shall be in full force and effect immediately upon its passage.

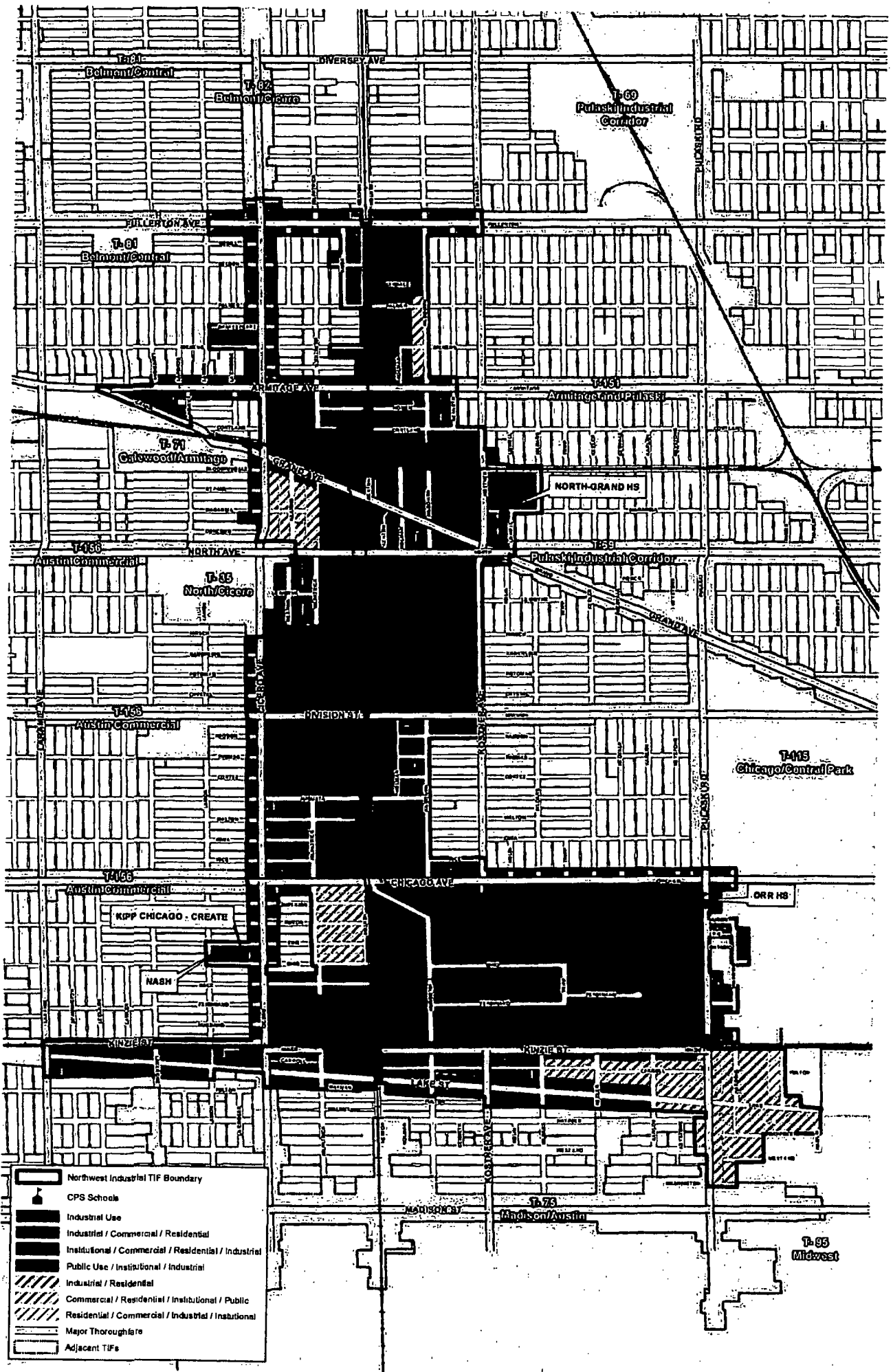
**EXHIBIT 1**

**CITY OF CHICAGO  
AMENDMENT NUMBER 2  
NORTHWEST INDUSTRIAL CORRIDOR TAX INCREMENT FINANCING PLAN AND  
PROJECT**

1. *In Section VI entitled, "Redevelopment Plan and Project", in sub-section C entitled "Implement Sub-District Plans", in Sub-District 1: The Northwestern Center for Industry shall be added as a sixth bullet:*
  - *Facilitate new development for public institutional use along Chicago Avenue.*
2. *In Attachment Two, Exhibit C entitled "Generalized Land Use Plan", shall be replaced with and updated "Exhibit C", "Generalized Land Use Plan".*

**Updated Exhibit C  
Generalized Land Use Plan**

**(Attached)**



**APPENDIX: ATTACHMENT EIGHT**

*Amendment #3 is attached hereto as Attachment Eight.*

## ORDINANCE

**WHEREAS**, pursuant to ordinances adopted on December 2, 1998, and published in the Journal of Proceedings of the City Council of the City of Chicago (the "Journal") for such date at pages 86178 to 86396, 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 a redevelopment plan and project (the "Original Plan") for a portion of the City known as the "Northwest Industrial Corridor Redevelopment Project Area" (the "Area") (the "Original Plan Ordinance"); (ii) designated the Area as a "redevelopment project area" within the requirements of the Act (the "Designation Ordinance"); and (iii) adopted tax increment financing for the Area (the "TIF Adoption Ordinance" and together with the Original Plan Ordinance and the Designation Ordinance, referred to herein collectively as the "TIF Ordinances"); and

**WHEREAS**, the Corporate Authorities amended the Original Plan Ordinance pursuant to ordinances adopted on May 12, 2010, and published in the Journal for such date at pages 89655 to 89664 ("Amendment No. 1"); and on November 8, 2017, and published in the Journal for such date at pages 61996 to 62000 ("Amendment No. 2" and together with the Original Plan and Amendment No. 1, the "Plan"); and

**WHEREAS**, the Original Plan established the estimated dates of completion of the redevelopment project described in the Plan and of the retirement of obligations issued to finance redevelopment project costs to be December 2, 2021, which date is not more than twenty-three (23) years from the date of the adoption of the Designation Ordinance, and the Corporate Authorities made a finding in the Original Plan Ordinance that such date was not more than twenty-three (23) years from the date of the adoption of the Designation Ordinance in accordance with the provisions of Section 11-74.4-3(n)(3) of the Act in effect on the date of adoption of the TIF Ordinances; and

**WHEREAS**, Public Act 91-478, which became effective November 1, 1999, amended Section 11-74.4-3(n)(3) of the Act, among other things, to provide that the estimated dates of completion of certain redevelopment projects and retirement of obligations issued to finance redevelopment project costs shall not be later than December 31 of the year in which the payment to the municipal treasurer as provided in Section 11-74.4-8(b) of the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving a redevelopment project area is adopted; and

**WHEREAS**, Amendment No. 1 extended the completion date of redevelopment projects and retirement of obligations issued to finance redevelopment project costs in the Area to December 31, 2022; and

**WHEREAS**, Public Act 102-0675 (the "Amendatory Act"), which became effective November 30, 2021, amended the Act, among other things, to add the Area to the list of authorized redevelopment project areas set forth in Section 11-74.4-3.5(c) of the Act by which redevelopment projects must be completed and obligations issued to finance redevelopment project costs must be retired to be no later than December 31 of the year in which the payment to a municipal treasurer as provided in Section 11-74.4-8(b) of the Act is to be made with respect to ad valorem taxes levied in the thirty-fifth calendar year after the year in which the ordinance approving a redevelopment project area is adopted; and

**WHEREAS**, the Corporate Authorities desire further to amend and supplement the Plan to conform to Section 11-74.4-3.5(c) of the Act, as amended by the Amendatory Act, in accordance with the procedures set forth in Section 11-74.4-3(n)(3) of the Act;

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. Approval of Amendment Number 3 to the Plan.** "Amendment No. 3 to the Northwest Industrial Corridor Tax Increment Financing Redevelopment Project and Plan," a copy of which is attached hereto as Exhibit A, is hereby approved.

**SECTION 3. Finding.** The Corporate Authorities hereby find that the estimated dates of completion of the redevelopment project described in the Plan and of the retirement of obligations issued to finance redevelopment project costs set forth in the Plan, as amended by Amendment No. 3, conform to the provisions of Section 11-74.4-3(n)(3) and Section 11-74.4-3.5(c) 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 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

AMENDMENT NO. 3 TO THE NORTHWEST INDUSTRIAL CORRIDOR TAX INCREMENT  
FINANCING REDEVELOPMENT PROJECT AND PLAN

Under Section VII entitled, "Statutory Compliance and Implementation Strategy, Paragraph E, "Completion of Redevelopment Plan," the paragraph is deleted and replaced with the following:

"All obligations issued by the City pursuant to this Redevelopment Plan and the Act shall be retired no later than December 31 of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the thirty-fifth calendar year following the year in which the ordinance approving the Project Area was adopted, such ultimate retirement date occurring on December 31, 2034."

**APPENDIX: ATTACHMENT NINE**

*The following is attached hereto as Attachment Nine.*

## Attachment Nine: Glossary

### Factors for Improved Land

**Dilapidation.** An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

**Obsolescence.** The condition or process of falling into disuse. Structures have become ill-suited for the original use.

**Deterioration.** With respect to buildings, defects including but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration including but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

**Presence of Structures below Minimum Code Standards.** All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.

**Illegal Use of Individual Structures.** The use of structures in violation of the applicable federal, state or local laws, exclusive of those applicable to the *Presence of Structures below Minimum Code Standards*.

**Excessive Vacancies.** The presence of buildings that are unoccupied or underutilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.

**Lack of Ventilation, Light or Sanitary Facilities.** The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

**Inadequate Utilities.** Underground and overhead utilities, such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.

**Excessive Land Coverage and Overcrowding of Structures and Community Facilities.** The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence

of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

**Deleterious Land Use or Layout.** The existence of incompatible land use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive or unsuitable for the surrounding area.

**Environmental Clean-Up.** The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by state or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

**Lack of Community Planning.** The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan, or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

**Lack of Growth in Equalized Assessed Value.** The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated; or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available; or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.