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City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Details (With Text)

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Final action: 10/14/2015
Title: Approval of Amendment Number 2 to Belmont/Central Tax Increment Financing (TIF) Redevelopment Plan and Project
Sponsors: Emanuel, Rahm
Indexes: Approval
Attachments: 1. O2015-7226.pdf

Date	Ver.	Action By	Action	Result
10/14/2015	1	City Council	Passed	Pass
10/13/2015	1	Committee on Finance	Recommended to Pass	Pass
9/24/2015	1	City Council	Referred	

OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

September 24, 2015

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

Ladies and Gentlemen:

At the request of the Commissioner of Planning and Development, I transmit herewith ordinances authorizing amendments to various TIF Districts.

Your favorable consideration of these ordinances will be appreciated.

Mayor

Very truly yours,

AN ORDINANCE OF THE CITY OF CHICAGO, ILLINOIS APPROVING
AMENDMENT NUMBER 2 TO THE BELMONT/CENTRAL TAX INCREMENT FINANCING
REDEVELOPMENT PLAN AND PROJECT FOR THE
BELMONT/CENTRAL REDEVELOPMENT PROJECT AREA

WHEREAS, under ordinances adopted on January 12, 2000, and published in the Journal of Proceedings of the City Council of the City of Chicago (the "Journal") for such date at pages 22590 to 22740, 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 "City Council") of the City of Chicago (the "City"): (i) approved the "Belmont/Central Tax Increment Financing Redevelopment Plan and Project" (the "Belmont/Central Plan") for a portion of the City known as the "Belmont/Central Redevelopment Project Area" (the "Original Area") (the "Original Plan Ordinance"); (ii) designated the Original Area as a "redevelopment project area" within the requirements of the Act (the "Designation Ordinance"); and (iii) adopted tax increment financing for the Original Area (the "Adoption Ordinance") (the Original Plan Ordinance, the Designation Ordinance, and the Adoption Ordinance are collectively referred to herein as the "TIF Ordinances"); and

WHEREAS, the Belmont/Central Plan underwent certain revisions prior to the adoption of the TIF Ordinances (collectively, "Revision Number 1"), the substance of Revision Number 1 having been approved and adopted by the City Council by virtue of the inclusion of said revisions in the Belmont/Central Plan and the approval and adoption by the City Council of the TIF Ordinances; and

WHEREAS, pursuant to an ordinance adopted on May 17, 2000, and published in the Journal for such date at pages 32103 to 32222, the City Council determined that an amendment to the Belmont/Central Plan was necessary in order to incorporate the most recent equalized assessed valuation ("E.A.V.") of the Original Area, such incorporation being required pursuant to 65 ILCS 5/11-74.4-3(n)(F) ("Revision Number 2") (the Belmont/Central Plan, as amended by Revision Number 2, is hereinafter referred to as the "Belmont/Central Plan Number 2"); and

WHEREAS, pursuant to an ordinance adopted on July 6, 2011, and published in the Journal for such date at pages 2231 to 2357, the City Council determined that an additional amendment (referred to in the Journal as "Amendment Number 1 to Belmont/Central Tax Increment Financing Redevelopment Plan and Project," hereafter referred to as "Amendment Number 1") was necessary in order to increase the total estimated redevelopment project costs as set forth in the Belmont/Central Plan Number 2 (the Belmont/Central Plan Number 2, as amended by Amendment Number 1, is hereafter referred to as the "Original Plan"); and

WHEREAS, it is desirable and in the best interests of the citizens of the City for the City to encourage development of areas located adjacent to the Original Area by adding certain additional contiguous parcels (the "Added Area") to the Original Area and designating such expanded project area as a redevelopment project area under the Act to be known as the "Belmont/Central Redevelopment Amendment Number 2 Project Area" (the "Area"); and

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WHEREAS, the City desires further to supplement and amend the Original Plan for the Original Area to provide for the redevelopment of the Area; and

WHEREAS, the City has caused to be prepared an eligibility study entitled "Added Area Eligibility Study" (the "Eligibility Study") of the proposed Added Area, which Eligibility Study confirms the existence within the Added Area of various conservation factors and vacant blighted factors as set forth in the Act, and supports a finding of eligibility of the

Added Area for designation as a combination Conservation/Blighted Area under the Act; and

WHEREAS, the City has caused to be prepared a housing impact study entitled "Belmont Central Redevelopment Project Area Tax Increment Financing Program Housing Impact Study" (the "Housing Study") of the Area, which Housing Study fulfills the legislative requirements for a Housing Impact Study, as set forth in Section 5/11-74.4-1 et seq. of the Act; and

WHEREAS, the Original Plan and the "Belmont/Central Tax Increment Financing Redevelopment Plan and Project Amendment Number 2: May 1, 2015" ("Amendment Number 2" and, together with the Original Plan, the "Amended Plan"), provides new total estimated redevelopment project costs for the Area; and

WHEREAS, a copy of Amendment Number 2 is attached hereto as Exhibit A; and

WHEREAS, it is desirable and in the best interests of the citizens of the City for the City to implement Tax Increment Allocation Financing pursuant to the Act for the Area described in Section 2 of this ordinance, to be redeveloped pursuant to the Amended Plan; and

WHEREAS, the Community Development Commission (the "Commission") of the City has heretofore been appointed by the Mayor of the City with the approval of its City Council (the City Council, referred to herein collectively with the Mayor as the "Corporate Authorities") (as codified in Section 2-124 of the City's Municipal Code) pursuant to Section 5/11-74.4-4(k) of the Act; and

WHEREAS, the Commission is empowered by the Corporate Authorities to exercise certain powers enumerated in Section 5/11-74.4-4(k) of the Act, including the holding of certain public hearings required by the Act; and

WHEREAS, pursuant to Sections 5/11-74.4-4 and 5/11-74.4-5 of the Act, the Commission, by authority of the Corporate Authorities, called a public hearing (the "Hearing") on July 14, 2015, concerning approval of the Amended Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Area pursuant to the Act; and

WHEREAS, Amendment Number 2 (including the Eligibility Study and Housing Study) was made available for public inspection and review pursuant to Section 5/11-74.4-5(a) of the Act since May 1, 2015, being a date not less than 10 days before the meeting of the Commission at which the Commission adopted Resolution 15-CDC-13 on May 12, 2015, accepting the Amended Plan for review and fixing the time and place for a public hearing

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("Hearing"), at the offices of the City Clerk and the City's Department of Planning and Development; and

WHEREAS, pursuant to Section 5/11-74.4-5(a) of the Act, notice of the availability of the Amendment Number 2 (including the related Eligibility Study and the Housing Study) was sent by mail on May 19, 2015, which is within a reasonable time after the adoption by the Commission of Resolution 15-CDC-13 to: (a) all residential addresses that, after a good faith effort, were determined to be (i) located within the Area and (ii) located within 750 feet of the boundaries of the Area (or, if applicable, were determined to be the 750 residential addresses that were closest to the boundaries of the Area); and (b) organizations and residents that were registered interested parties for such Area; and

WHEREAS, due notice of the Hearing was given pursuant to Section 5/11-74.4-6 of the Act, said notice being given to all taxing districts having property within the Area, to the Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on April 15, 2015, by publication in the Chicago Sun-Times or Chicago Tribune on June 16, 2015 and June 23, 2015, and by certified mail to taxpayers within the Area on June 16, 2015; and

WHEREAS, a meeting of the joint review board established pursuant to Section 5/11-74.4-5(b) of the Act (the "Board") was convened upon the provision of due notice on June 5, 2015 at 10:00 a.m., to review the matters properly

coming before the Board and to allow it to provide its advisory recommendation regarding the approval of the Amended Plan, designation of the Area as a redevelopment project area pursuant to the Act, adoption of Tax Increment Allocation Financing within the Area, and other matters, if any, properly before it; and

WHEREAS, pursuant to Sections 5/11-74.4-4 and 5/11-74.4-5 of the Act, the Commission held the Hearing concerning approval of the Amended Plan, designation of the Area as a redevelopment project area pursuant to the Act, and adoption of Tax Increment Allocation Financing within the Area pursuant to the Act, on July 14, 2015; and

WHEREAS, the Commission has forwarded to the City Council a copy of its Resolution 15-CDC-19 attached hereto as Exhibit B, adopted on July 14, 2015, recommending to the City Council approval of the Amended Plan, among other related matters; and

WHEREAS, the Corporate Authorities have reviewed the Amended Plan (including the related Eligibility Study and the Housing Study), testimony from the Public Meeting and the Hearing, if any, the recommendation of the Board, if any, the recommendation of the Commission and such other matters or studies as the Corporate Authorities have deemed necessary or appropriate to make the findings set forth herein, and are generally informed of the conditions existing in the Area; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

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

Section 2. The Area. The Area is legally described in Exhibit C attached hereto and incorporated herein. The street locations (as near as practicable) for the Area are described in

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Exhibit D attached hereto and incorporated herein. The map of the Area is depicted in Exhibit E attached hereto and incorporated herein.

Section 3. Findings. The Corporate Authorities hereby make the following findings as required pursuant to Section 5/11-74.4-3(n) of the Act:

a. The Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be expected to be developed without the adoption of the Amended Plan;

b. The Amended Plan:

i) conforms to the comprehensive plan for the development of the City as a whole; or

ii) either (A) conforms to the strategic economic development or redevelopment plan issued by the Chicago Plan Commission or (B) includes land uses that have been approved by the Chicago Plan Commission; and

c. The Amended Plan meets all of the requirements of a redevelopment plan as defined in the Act and, as set forth in the Amended Plan, the estimated date of completion of the projects described therein and retirement of all obligations issued to finance redevelopment project costs is not later than December 31 of the year in which the payment to the municipal treasurer as provided in subsection (b) of Section 11-74.4-8 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 the Original Area was adopted, and, as required pursuant to Section 5/11-74.4-7 of the Act, no such obligation shall have a maturity date greater than 20 years; and

d. Within the Amended Plan, if applicable:

i) as provided in Section 5/11-74.4-3(n)(5) of the Act, the housing impact study: a) includes data on residential unit type, room type, unit occupancy, and racial and ethnic composition of the residents; and b) identifies the number and location of inhabited residential units in the Area that are to be or may be removed, if any, the City's plans for relocation assistance for those residents in the Area whose residences are to be removed, the availability of replacement housing for such residents and the type, location, and cost of the replacement housing, and the type and extent of relocation assistance to be provided; and

ii) as provided in Section 5/11-74.4-3(n)(7) of the Act, there is a statement that households of low-income and very low-income persons living in residential units that are to be removed from the Area shall be provided affordable housing and relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations under that Act, including the eligibility criteria.

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Section 4. Approval of the Amended Plan. The City hereby approves the Amended Plan pursuant to Section 5/11 -74.4-4 of the Act.

Section 5. Powers of Eminent Domain. In compliance with Section 5/11-74.4-4(c) of the Act and with the Amended Plan, the Corporation Counsel is authorized to negotiate for the acquisition by the City of parcels contained within the Area. In the event the Corporation Counsel is unable to acquire any of said parcels through negotiation, the Corporation Counsel is authorized to institute eminent domain proceedings to acquire such parcels. Nothing herein shall be in derogation of any proper authority.

Section 6. 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 7. Superseder. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 8. Effective Date. This ordinance shall be in full force and effect immediately upon its passage.

List of Attachments

- Exhibit A: Amendment Number 2
- Exhibit B: CDC Resolution recommending to City Council approval of the Amended Plan, designation of the Area and adoption of tax increment allocation financing
- Exhibit C: Legal description of the Area
- Exhibit D: Street locations of the Area
- Exhibit E: Map of the Area

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EXHIBIT A Amendment Number 2

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The Belmont/Central -ⁿ '>' u;
Tax Increment Financing Redevelopment Plan
and Project

September 1, Revised as of October 29, 1999 Revised
as of January 6, 2000 Amendment No. 1 as of May 5, 20.11

Amendment No. 2 May 1,2015

City of Chicago Rahm Emanuel, Mayor

Department of Planning and Development Andrew J. Mooney,
Commissioner

PGAVplanners

Belmont/Central TIF Redevelopment Plan and Project ; Amendment No. 2

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Amendment No. 2 Summary

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

The Belmont/Central TIF Redevelopment Plan (the "Original Plan") and Project Area (the "Original Area") was approved in September of 1999, revised in October of 1999, revised in January and subsequently amended by Amendment No. 1 in July 2011; The Original Plan included a description of the Original Area, assessment of TIF "eligibility" factors, goals and objectives, project costs, sources of funds, layout of parcels, impacts on surrounding area analysis.

The Original Plan, inclusive of revisions 1 and 2 and Amendment No. 1, is being amended to

extend the boundaries, provide a Housing Impact Study ("HIS") on the entire Belmont/Central Redevelopment Area, update the cost budgets and increment projections, and bring the Original Plan up to current City ordinance and policy standards. This Amendment No. 2 document (the "Amendment") will provide information on the area proposed to be added and qualified (the "Added Area") to the Original Area and other changes to the Original Plan.

For this Amendment, the Added Area, when considered with the Original Area will create the new boundary for the Belmont/Central TIF Redevelopment Area (the "Area").

As the Original Area does not require a new Eligibility Study, references to "Eligibility Study" in this Amendment shall mean the eligibility study required to qualify the Added Area (the "Added Area Eligibility Study"). Any references in the Added Area Eligibility Study are specific to the Added Area Eligibility Study document only and not this Amendment. References to the "Project Area" in the Added Area Eligibility Study are meant to mean only the Added Area for that Study and not the Project Area as indicated in this Redevelopment Plan.

The exhibits included with this Amendment are to be added to existing exhibits and are:

- Plan Appendix, Attachment Two, Exhibit A - Boundary Map (A map of the boundaries of the Project Area)
- Plan Appendix, Attachment Two, Exhibit B - Existing Land Use (the existing land uses of the Project Area)
- Plan Appendix, Attachment Two, Exhibits C1 and C2 - General Land Use Plan (The Project Area Land Use Plan divided into north and south maps)
- Plan Appendix, Attachment Two, Exhibit D - Existing Zoning (Existing zoning classifications regarding the Project Area)
- Plan Appendix, Attachment Two, Exhibit E - Sub Area Key (the Added Area as divided into 13 sub areas)

- Plan Appendix, Attachment Two, Exhibits G1 through G6 - Existing Conditions (The existing conditions in the Added Area only)
- ^ PianiAppendix, Attachment Two, Exhibit H - Adja'cbnt TIE / Redeye[ORment Areas
- Plan Appendix, Attachment Three - Legal Description (The Project Area)
- Plan Appendix. Attachmerit#Qur ^ Parcel Listing (A Parc\$lfld6ntification NOrnber
- ("PIN'Xliting ofthe-Adde^A^)^ ^V ' ■ V t ' ■ s
- ? • PlamAppendfx^ Attachment Five - Added^1At^Eligibilitx^;\$tudy^Th<g^ded Area Eligibility Study regarding the Added Area only) mB- >=
 - Plan Appendix, Attachment Six - Housing Impact Study (A Housing Impact Study

*The ehan'g^slp/ovided by -this Amendment are outlined in the followingtsections that conform to ' !
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Belmont/Central Till Redevelopment Plan and Project
Amendment No. 2

City of Chicago

Section I. Introduction and Executive Summary ;

Before Subsection A. Area Location an introductory paragraph is to be added as follows:

The Belmont/Central TIR Redevelopment Plan (the "Plan") and Project Area, (the "Area") was approved in September of 1999; revised in October of 1999, revised in January of 2000, and subsequently amended by Amendment No. 1 in July of 2011 and by this Amendment No. 2 in May of 2015. This Amendment (the "Amendment"), was approved to extend the boundaries of the Area to update the Plan cost budgets and increment projections, and bring the Plan up to current City of Chicago ordinance and policy standards.

Subsection A. Area Location is deleted' and replaced with the following:

- The Project Area is located in the City approximately 9 miles northwest of the central business district. The Area consists of the original Belmont/Central Redevelopment Area as approved, revised, and previously amended by Amendment No. 1 (the "Original Area") and the additional area considered by this Amendment (the "Added Area"). The Area is located within the Portage Park and Belmont-Cragin neighborhoods. The Area covers 325.8 acres in an estimated 1,386 parcels represented by Parcel Identification Numbers ("PINS"). The Area is irregularly shaped with boundaries that follow the commercial corridors along several major streets that include:

- Central Avenue from Berenice Avenue on the north to Fullerton Avenue on the south;
- Belmont Avenue from Meade Avenue on the west to LeClaire Avenue on the east; Diversey Avenue from Merrimac Avenue on the west to an alley just west of Cicero Avenue on the east;
- Laramie Avenue from Belmont Avenue on the north generally to Fullerton Avenue on the south, excepting blocks between Wellington Avenue and George Street and between Wrightwood Avenue and Deming Place; and
- Fullerton Avenue from Melvina Avenue on the west to Lamont Avenue on the east.

Within these corridors, the block face on both sides of the street (to the respective parallel alley) is generally included. The Area includes the Community First Medical-Center (formerly Our Lady of the Resurrection Medical Center) site, Chopin Park, Blackhawk Park, and Cragin Park. There are eight school uses in the Project Area. The boundaries of the Area are described in the Plan Appendix on Attachment Three -Legal Description and are geographically shown in the Plan Appendix, Attachment Two on Exhibit A - Boundary Map.

Subsection B. Existing Conditions is deleted and replaced with the following:

The Area consists primarily of older commercial properties located along the commercial corridors formed by the streets noted above (See the Plan Appendix, Attachment Two, Exhibit B, Existing Land Use). Many structures in the Area are in need of repair due to depreciation of physical maintenance and other conditions. Declining public and private investment is also evidenced by deterioration and depreciation of maintenance of some of the public infrastructure components (principally streets and sidewalks) and

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deterioration of private properties as documented in the Eligibility Study included as Attachment'. "One of the Appendix' for the; Original Area, and as^fojuindainathe^ Plan Appendix, Attachment Five - Added Area Eligibility Study, for the Added. Area.

Eighty-four percent (84%) of the buildings in the Original Area, and ninety-four percent (94%) of the buildings in the Added Area are 35 years of age or older. Zoning

j -classifications;^ and residential categories as shown in-the Plan Appendix, Attachment Two Exhibit(T) - Existing Zoning map;

The Original Area was characterized by the following conditions: *

- the predominance (84%) of structures that are 35 years old or older; " * ... :". " . : • "
- excessive land coverage (66% of buildings or site improvements);
- depreciation of physical maintenance (80% of buildings or site improvements);
- lack of community, planning (67% of buildings or parcels).

In addition, the Original Area exhibited other characteristics to a lesser extent which are ""i ^^t.iortfifihthe^ Eligibility Study includihg^

lighting requiring repair and maintenance. :.,. A:.\$@tz | ,. ...: %m?;-.

The improved portions of the Added Area are characterized by the following conditions:

- the predominance of buildings that are 35 years of age or older. (94% of buildings);
- deteriorated buildings (65% of buildings); ;M
- deteriorated site improvements (36% of parcels);
- y'&-.*> **deteriorated street and/or sidewalk pavement (92% of sub-areas);**
- M'- • **excessive land coverage (66% of improved parcels);** ,... "lft. sf:?"
- ^r^^inadequakutlities (100% of suD-a"reas');- ■ - . ■■'.La,- -l.^i
- deterioration of structures or site improvements areas neighboring vacant parcels
- ; ■'(ibo%^arg,./-;: .
- *demonstrates declining and subpar equalized assessed valuation growth (meets all*
- *thresholds).* ■ <^m,. . . . ^ |

In addition, the Added Area exhibits other characteristics to a lesser extent; whi^ forth in the Plan Appendix, Attachment Five - Added Area Eligibility Study. These lesser characteristics ^include obsolete buildings, primary buildings with excessive vacancies, tax delinquencies, and deleterious land use or layout.

Subsection C. Business and Industry Trends, firstj^nd. secoiid^paragraphs am and replaced with the following:

The age of many of the buildings and the inability of properties in the Project Area to provide contemporary commercial building sites and buildings has contributed to a gradual decline of the commercial corridors in the; Area.,irSome buildings are vacant and/or in need of maintenance and repair to deteriorating portions of the structures. There are 22 parcels of vacant land, some building vacancies, and several deteriorated buildings in the Added Area. The possibility exists that some businesses jn the Area may need to relocate if they are unable to expand at their current location. Some

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;;s City of Chicago

The Area' represents the commercial core of a neighborhood ,thakexhibits, .strbngj ^residentialjviability. Because the contemporary commerciahm

. ^and-strip *ma||! development, older commercial corridors suffer:due to an inability to; provide 'appropriately sized'lots for new construction and limited space for-existing businesses'to expand! However, recently-the Area has attracted,some moderately-sized retail uses such as grocery stores and pharmacies that have been, able to assemble larger lots for :new development. >The inability of the Area to provide contemporary development¹ sites has been: enhanced through the use of development incentives and can be further strengthened to attract more redevelopment opportunities.

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Sub^e0ti6hib:iRedevelopment Plan Purpo ^a^^fc

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^Subsection F. Redevelopment Plan ana" Project Activities and Costs, the last sentence is deleted and replaced with ihefollowing: * . y'; ^*||ij; S- „

The total estimated costs for the activities listed in Table Three are \$95,000,000:

Sup¹see//pn^ & Conclusions, second paragraph, delete theSrd sentence and
replace with the following: : .

This Plan and the supporting documentation contained in the Eligibility Study included

as Attachment One of the Appendix for the Original Area and as found in.the Plan

Appendix, Attachment Five - Added Area Eligibility Study, for the Added Area,

indicate that"vthe Project Area on the;; whole has hbt' been subject to growth arid.

- development through investment by private enterprise, and would not reasonably be

anticipated to be developed without the adoption of the Plan. ..';.

Section sIIJ * iSegal Description and Project Boundary -

The second sentence of the first paragraph is deleted and replaced withthe following:

, Since the boundaries of the Area include approximately 326 acres of land, the statutory minimum of 1.5 acres is exceeded.

The first bulleted sentence after the first paragraph is deleted and replaced with the

following:

: ;*

o the corridors along Belmont, Central, Fullerton, and Diyersey Avenues^represent a commercial core for the adjacent residential neighborhoods; ■-■->■

The second and third paragraphs are deleted and replaced with-the following: '

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"" Tfie'co in that together they provide a
^^pmpjlt^rahge-of shopping alternatives: for residents. The ;;Belrriont^Ayenue^Ntraj
^_•^|^erieue^^ The TemainderipffBelrnont; *£en"ti\$|-
^Fujiertbn,"and Diyersey Avenues'is^ai mix of neighborhqboycbm service*uses.
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each other, ail of-.the ;.c@mdre : jo^etfier act as a cphesiye commercial f; :mixedruse'.
environment providihg .services to residents. Each corridor and; therefore all property in
"""" x the Area will-benefit from a strategy that?addresses the deteriorating,streetscapes arid
" ?:"Wilding^ i" % lm^j^i

a The boundaries of the Area are described in the Plan Appendix on Attachment Three «i -;
il\$galHp\$Si:ipttojn^and are geographically showhcirt the;Plan^Appendixy^ttachmeni
a^^Tw%Ex!^ :.r:- :!sMz ■ ■ " .-fjip^!^3

A listing of the permanent index numbers and the 1998 equalized assessed value (the "EAV") for all properties in the Original Area are provided as 1998 Estimated EAV by Tax Parcel included as Attachment Four of the Appendix. A listing of the PINS and the 2013 EAV for all properties in the Added Area are also provided in the Plan Appendix, Attachment Four - Parcel Listing.

Section III: Statutory Basis for Tax Increment Financing

^Subsections "

In January 1977, TIF was made possible by the Illinois General Assembly through passage of the Act: The Act provides a means for municipalities, after theiapprbval of a: redevelopment plan and project, to redevelop blighted, conservation, or:industrial park conservation areas and to finance "eligible ."redevelopment- project ^costs"" with incremental property tax revenues. "Incremental property tax" or"iricremental property taxes" are derived from the increase in the current equalized assessed value ("EAV") of real property within the redevelopment project area, over, and above the certified initial EAV of such real property. Any increase in EAV is then multiplied by the current tax rate;^ property- taxes^Atfecline in current EAV does, not result' jh af negative incremental property tax. ^f ;;

To finance redevelopment project costs, a municipality may issue obligations secured by incremental property taxes to be generated within the project. In addition, a municipality may pledge towards payment of such obligations any part or any combination of the following:

- a) net revenues of all or part of any redevelopment project;
- b) taxes levied and collected on any or all property in the municipality;
- c) the full faith and credit of the municipality;
- d) a mortgage on part or all of the redevelopment project; or
- e) any other taxes or anticipated receipts that the municipality may lawfully pledge.

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TM * City of Chicago'

TIF does not generate tax revenues by increasing tax rates. It generates revenues by allowing the municipality to capture, for a specified period, the new revenues produced by the enhanced valuation of properties resulting from the municipality's redevelopment and the

reassessment of properties. Of this, the increase in the value of properties resulting from the redevelopment project is the source of the revenues.

Under the Act, all taxing districts continue to receive the initial valuation of properties within the redevelopment project. Additionally, taxing districts can receive distributions of excess incremental property taxes when annual, incremental property taxes received exceed the amount of the initial valuation of properties within the redevelopment project.

Under the Act, all taxing districts continue to receive the initial valuation of properties within the redevelopment project. Additionally, taxing districts can receive distributions of excess incremental property taxes when annual, incremental property taxes received exceed the amount of the initial valuation of properties within the redevelopment project. Taxing districts also benefit from the increased property tax base after redevelopment project costs and obligations have been paid.

As used herein and in the Act, the term "Redevelopment Project" means any public and private development project in furtherance of the objectives of a redevelopment plan. The term "Area" means an area designated by the municipality, which is not less in the aggregate than 1/2 acres and, in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area, a blighted area, or a conservation area, or a combination of both blighted area and conservation area. The term "Plan" means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or

eliminate.' 'those .condition^ of which qualified • the² redevelopment project
area for utilization of TIF. .-: .■''■'■''

\ The Illinois-General Assembly made various findings in adopting the ' Acts^

1. That there exists in many municipalities within the State of Illinois (the "State") rm.:j;,,. blighted and
conservation areas; and ;

-.2* That the eradication of blighted areas and the treatment and improvement of conservation areas by
redevelopment projects are essential to the public interest and welfare. :-'-'

These findings were made on the basis that the presence of blight, or conditions which lead to blight, are
detrimental to the safety, health, welfare and morals of the public:

To ensure that the exercise of these powers is proper and in the public interest, the Act specifies certain
requirements that must be met before ^municipality can proceed with implementing a .redevelopment plan. One
of these: requirements is that the municipality must demonstrate that a redevelopment project area qualifies for
designation. With certain exceptions, an area must qualify generally either as:

a blighted area (both "improved" and "vacant" or a combination of both); or a conservation area; or

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""y^k,■''''' %:

.Ji r .tf icpnibinatipn,pt both: blighted areas: and' conservation areas within the
:S 'V * Jdefinitions for each set forth in the Act. : \ I- -
■'!.?£.>. st l!p~" ^ i;■ ■ ".,. ■■ -:-;ii;S ^ yi;:..: . ■

The Act offers detailed definitions of the blighting factors used "to qualify areas. These
definitions^ as the basis for preparing the. Eligibility Study. ^

Subsection B. The Redevelopment Plan and Project for the Belmont/Central Tax Increment Financing'
Redevelopment Project Area, fourth paragraph is deleted and replaced' with the following: , t.

This Plan specifically describes the Area ^and; summarizes,the factors identified in, the.
Eligibility Study included as Attachment One of the Appendix for the Original Area

:-_!;*a^^ Appendix, Attachment Five - Added Area Eligibility Study,

" ; for^^ AdBeai^ea^which qualify the area as a conservation jand/or; blighted area as ; defined by the
Act:: >%,...

Section IV. Redevelopment Goals and Objectives

--. Subsection A. General Goals for Belmont/Central Redevelopment Area add the following
, J&th&lsk:"::"" "" - • -: . "

' • '-9\■«■'■" Provide for improved recreatibnalamenities for neighborhpodjresidents.

Subsection B. "Redevelopment Objectives," is deleted and replaced with the following:

Reduce or eliminate the conditions that qualify the Area as a conservation blighted area. These conditions are described in detail in the Eligibility Study included as Attachment One of the Appendix for the Original Area and in the Plan Appendix, Attachment Five - Added Area Eligibility Study, for the

Added Area.

Add the following to the list:

11. Improve building and site conditions at recreational facilities within the Area.
12. *Construction of public recreational facilities. Subsection C. Development and Design Objectives, - no changes.*

Section V. Basis for Eligibility of the Area & Findings

Subsection A. Introduction, the first paragraph is deleted and replaced with the following:

The Eligibility Study included as Attachment One of the Appendix for the Original Area and in the Plan Appendix, Attachment Five - Added Area Eligibility Study, for the Added Area provide a comprehensive report that

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documents air factors required by the Act to make a determination that the Area is eligible under the Act; A brief synopsis of these factors is included in this section.

Heading Subsection B. Area Background:

1. Location and Size of the Area, is deleted and replaced with the following:

1. The Project Area is located nine miles northwest of downtown Chicago. The northern limits of the Area along Central Avenue are approximately two miles south of the Kennedy Expressway. The Area consists of the Original Area and the Added Area and is located within the Portage Park and Belmont Cragin neighborhoods. The Area covers 325.8 acres in an estimated 1,386 parcels represented by approximately 1,554 PINS in tax year 2013. The Area is irregularly shaped with boundaries that follow the commercial corridors along several major streets.

The boundaries of the Area are described in the Plan Appendix, Attachment Three - Legal Description and are provided as a map in the Plan Appendix, / Attachment Two, Exhibit A - Boundary Map. Existing land uses as of the year 2014 are identified in the Plan Appendix, Attachment Two, Exhibit B - Existing Land Use.

2. Description of Current Conditions, is deleted and replaced with the following:

2. The Original Area consisted of 11 (full and partial) city blocks and 598 buildings and 670 parcels covering 189.9 acres. The Added Area consists of 75 (full and partial) city blocks, 598 buildings on 670 parcels covering 135.9 acres. The land use percentage breakdown of the existing uses in the Project Area is provided on Table 1 - Tabulation of Existing Land Use as found below and in the Plan Appendix, Attachments One and Five. Please note that the "Project Area" for the Added Area Eligibility Study is the Added Area referenced in this Plan and the "Amended Area" in the Added Area Eligibility Study is the Project Area.

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Table 1. Tabulation of Existing Land Use Belmont/Central
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Land Use	Area (acres)	Percentage	Area (acres)	Percentage
Single-Family Residential	2.5	1.8%	13	0.7%
Multi-Family Residential	12.7	9.3%	35	18.8%
Mixed-Use (Residential / Commercial)	13.6	8.3%	13.6	7.2%
Commercial (Retail/Service)	31.0	22.8%	63.0	33.2%
Industrial	0.4	0.3%	0.7	0.4%
Public and Semi-Public / Institutional	10.8	7.9%	21.4	11.3%
Park / Open Space	11.1	8.2%	6.2	3.3%
Public Parking Lot	1.1	7.9%	1.1	0.6%
Utility	0.4	0.3%	0.2	0.1%
Vacant / Undeveloped Land	1.3	1.3%	1.7	0.9%
Right-of-Way	43.7	31.7%	77.2	40.7%
TOTAL	135.9		189.9	

• Title: Project Area in the E&G Study and the Added Area in the neihropalein Plan. 7 Title: Amended Area in this EG Study in the Project Area or Aims in the Redevelopment Plan ;...:Photo: Pvc*n(affe antoamaga figures are approximated due to rounding... ;

Much of the Project Area is in need of redevelopment, rehabilitation; and revitalization and is characterized by certain existing conservation and/or blighting factors that qualify the Area under the Act. Factors that were found in both the Original and Added Areas to a major extent are listed below:

Obsolescence - ,J{S3::;

In the Original Area, 66% of buildings or parcels exhibited evidence of obsolescence. . Examples include: -'8tru(^urMk^nj^ijgi.'..^vacant. .space, ■' ■'structures with their current use, parcels of limited and narrow size and configuration and obsolete site improvements^

In the Added Area, 3% of buildings exhibited evidence of obsolescence; therefore the factor was only present to a minor extent. *-.

Deterioration

In the Added Area, deteriorating building conditions were observed on 65% of buildings, deteriorated site improvements found on 36% of parcels, and deteriorated public improvements found on 92% of the sub-areas. Deterioration refers to physical deficiencies or disrepair in, buildings, site improvements, and public improvements that are not easily correctable in the course of normal maintenance. Examples include: damaged doors and door frames, broken windows, window frames and muntins, dented or damaged metal siding, gutters and downspouts damaged or missing, weathered fascia materials, cracks in masonry walls, spalling, masonry surfaces, cracking on paved surfaces, potholes, depressions, loose paving materials, weeds protruding through the surface, etc.

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In the Original Area, this factor was present on 9% of buildings and site

improvements; therefore the factor was only present to a minor extent.

■ . ■■■ :J -^py-

Excessive Land Coverage,

In the Original Area, 66% of buildings or site improvements exhibited evidence of excessive land coverage. * Examples of excessive land coverage identified in the Area included: building or site improvements exhibiting nearly 100% lot coverage sidewalk; of required off-street parking and loading or service areas; ;

In the Added Area, 66% of improved parcels exhibited evidence of excessive land coverage, with similar examples as provided above.

Inadequate Utilities

^ . , - . . ; S ^ . ftr . , . " " . ;

In the Added Area, 100% of the areas exhibiting sections of water and/or sewer lines that are over 90 years old, according to City records. Inadequate; utilities refers to deficiencies in the capacity or condition of utilities, which service a property or area, including, but not limited to, storm water drainage, water supply, electrical power and electricity.

In the Original Area, this factor was not considered.

Depreciation of Physical Maintenance Depreciation of physical maintenance was identified on 80% of buildings and site improvements in the Original Area. Examples observed included: unpainted or unfinished surfaces, peeling paint, loose or missing materials, cracks in masonry construction, broken windows, loose gutters and downspouts, and damaged building areas still in disrepair. Trash/debris was also observed on several sites and several parking lots and paved areas exhibited cracks and potholes in need of repair.

This factor, or the terminology used to describe the conditions related to this factor, has changed in the Act since the establishment of the Original Area. There is no finding for this factor in the Added Area.

Lack of Community Planning

The presence of a lack of community planning was observed on 67% of the parcels in the Original Area. This factor is primarily associated with commercial properties that are located on lots that are too small to adequately accommodate appropriate off-street parking and loading requirements.

The Added Area has benefited from recent community planning efforts. While there are some conditions that may have been the result of original

development without the benefit of community planning, overall the Added Area no longer demonstrates this factor for such, a dense-urban environment.

In addition to the above factors, eighty-four percent (84%) of the buildings in the Original Area, and ninety-four percent (94%) of the buildings in the Added Area are 35 years of age or older. Both areas demonstrate other factors found to exist to a minor extent in each study area as found in the Eligibility Study included as Attachment One of the Appendix for the Original Area and in the Plan Appendix, Attachment Five - Added Area Eligibility Study, for the Added Area. The areas, however, are not subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this Plan. Age and the requirements of contemporary commercial tenants have caused portions of the Area and its building stock to become obsolete and deteriorated and may result in further disinvestment in the Area.

Revitalization efforts have been initiated for streetscape improvements along Belmont and Central

Avenues. The recent sale of the non-profit Our Lady of the Resurrection Hospital campus to the Community First Medical Center benefit corporation is evidence of investment in the Area. This sale will place a significant amount of parcel valuation onto the tax rolls. As of the fall of 2014, there were relatively few vacancies, but building conditions have suffered. These efforts and investment have not been widespread enough to raise property values and rents that will encourage building improvement and beneficial use of vacant sites and large buildings.

The City and the State of Illinois ("State") have designated a portion of this section of the community as Enterprise Zone 5 (Exhibit F, Enterprise Zone Map included in Attachment Two of the Appendix). This initiative may be responsible, in part, for creating some stabilized "pockets" in a portion of the Area, but has not eliminated further decline. Additionally, the Enterprise Zone designation only covers a small portion of the Area along Fullerton Avenue and is currently in the process of being re-established. The majority of the Project Area does not benefit from the Enterprise Zone program.

-From 1994 through 1998, the City of Chicago EAV increased from \$30.1 billion to \$33.9 billion according to Cook County records. This represents a gain of \$3.8 billion (annual average of 2.7%) during this five-year period. In 1994 the EAV of Cook County was \$67.8 billion and grew to \$78.5 billion in 1998. This represents a gain of \$10.7 billion (annual average of 2.8%) during this five-year period. In 1998, the EAV of the Original Area was \$81.4 million. This represents an

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average annual growth rate of approximately 1.7% during the five-year-period between 1994 and 1998. therefore, the Original Area grew approximately 39% slower than Cook County and the City Of Chicago between 1994 & 1998; The EAV for the Original Area was also reviewed for the Amendment and found to have grown to \$105.5 million^ million base in 2001 when the Original Plan was approved shown a decline in 4 of the past 5 years (2009 to 2013) and is demonstrating an average annual decline of 2.6%. : ^ n; ;

fhj|l^bJi.iisv,3ls;q^fKpWfi bh ithe 'following page and demonstrates that the Added Area^

The Added Area EAV has demonstrated a decline from \$83.5 million in 2008 to \$60.5 million in 2013. In the Plan Appendix, Attachment Five - Added Area Eligibility Study, the historical EAV data for the Added Area is provided in Table 2 -. Equalized Assessed: Value Trends. following page and demonstrates that the Added Area^the three thresholds for sub-par EAV growth^defined^the Act^

Table 2
Equalized Assessed Value Trends
Belmont Central Amendment No 2 Project Area .

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■■■L

has been less than the CPI-U of the Chicago-Gary-Kenosha Metropolitan Statistical Area (MSA).

The main factor limiting development in the Project Area is the lack of sites space and site requirements of contemporary retail development.

the Area on large site that provide adequate parking and large building footprints more suited for contemporary retail use. Retail demand for large building footprints and on-site parking may be causing some of the Properties in the Project Area to be less desirable for commercial uses. For many Area properties, building size, building layout and limited on-site parking is not suited for large contemporary commercial tenants. The result is that a narrower mix of commercial uses will seek to occupy the existing commercial buildings in the Area and thereby limit demand for some properties.

Many buildings are now occupied by "startup" businesses. As buildings become available, other such businesses move in. As might be expected, some of the businesses fail thereby creating an ongoing level of turnover in the Area. Once

tenants that generate economic activity comparable with the commercial uses that were lost. This adds significantly to the view that private market acceptance of portions of the Project Area is not favorable.

The documentation provided in this Plan indicates that private investment in revitalization and redevelopment has not occurred. These conditions may cause the Area to become blighted in the future. In addition, the Area is not reasonably expected to have increased stability and be redeveloped without the aggressive efforts and leadership of the City, including the adoption of this Plan. The City is developing this Redevelopment Plan in an attempt to attract new growth and development by implementing additional capital improvements in the Project Area. The City will continue street and alley, repairs, repaving, and streetscape improvements along the major commercial corridors, work to improve building facades and conditions through its existing Small Business Improvement Fund,

and will improve other publicly-owned buildings recreational opportunities for area residents;

Subsection A. Area Data and Profile, - no change

mm^m, -^

Subsection D. Existing Land Use and Characteristics; and replaced
with the following:

As noted in Table 1 - Tabulation of Existing Land Use, in Subsection B.,
Item 2., the largest land use by land percentage in the Project Area (noted as

P - "Amended Area" on the table) is Right-of-Way (36.9%), followed by Commercial uses (28.9%), Public/Semi-Public/Institutional (9.9%), Mixed-use (7.6%), Residential uses (6.2% total multi-family and single-family), and Park/Open Space (5.3%). All other uses in the Project Area account for less than 6% of the total. The Area includes the recreational uses of Chopin Park, Cragin Park, and ■ -- Blackhawk Park along with eight school properties. The majority of property within the Area is zoned in commercial districts.

Plan Appendix, Attachment Two* Exhibit D Existing Zoning

There are some mid-sized retail and grocery stores. The pockets of residential use existing in the Area contain single-family and multi-family buildings containing upper-floor residential use. These residential areas are typically small and are adjacent to commercial land uses located along the commercial corridors of the Area. Approximately 6.2% of the total gross land area, not including the mixed-use structures, is residential. The boundary separating adjacent residential and commercial uses is usually an alley.

The land use survey and map are intended to focus on the uses at street level which usually are the predominant use of the property. Many of the multi-story¹ buildings throughout the Project Area are mixed-use structures. The upper floors of these buildings are often intended for multi-family use, constructed so that the business owner could live above his shop and the importance of the first floor is also maximized. The potential for the development of mixed-use buildings is high in the Area, and the importance of the first floor is also maximized.

Most arterial streets have parking restrictions that limit on-street parking during peak periods. In addition, the City has created several residential parking zones within and adjacent to the Area to limit on street parking in residential areas through a parking permit program. Within the commercial corridors, limited on-street parking is available. Individual businesses along these streets have narrow

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There is 100% street frontage and many buildings cover 100% of their lots, thereby preventing any on-site parking or loading. The exception to the condition of limited parking is in the area of the Belmont Avenue and Central Avenue intersection. In this portion of the Area, a public parking garage is located on Central Avenue immediately south of Belmont Avenue. The garage is located for customers of businesses located near the Belmont Avenue and Central Avenue intersection and contains adequate capacity to accommodate increased business activity in the central portion of the Area. With the exception of the parking garage at the Belmont/Central intersection, much of the Area's residents, employees' and patrons of Area businesses must park on adjacent streets to access the Area.

Subsection E. Investigation and Analysis of Conservation Factors, an introductory paragraph added if

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to the Original Area only. The facbrs- used in qualify

hpted andl'found in the Eligibility Study included as Attachment"Ofteidf lhe ■'fp -t.- ' i&Appendix fbrlthe
Original.:Area:i The following subsections G and H will provide information regarding the qualification factors
of the Added Area.

Subsection F. Summary of Findings/Area Qualification, no changes.

f&yim . ■■■

New Subsection G. Added Area Investigation and Analysis of Factors, is added after

Subsection F. as follows:

G. Added Area Investigation and Analysis of Qualifying Factors

In determining whether the Added Area meets the eligibility requirements of the Act, the same general methods of research were used, along with the field survey, as were used to qualify the Original Area.

Changes in the Act since the Original Area was qualified have occurred. The Act sets forth 13 separate ..., factors that are to be used to determine if an improved area qualifies as a ■\ ^cqnservation area" and 10 separate factors (in two tiers) to consider if '^vacant : ■',. area qualifies ,as;a "blighted area". Ah area'may'be qualified as a' combination' conservation/blighted area. Additionally, for qualification under, the Act as a conservation area, 50% or more of the structures in an area must have an age of 35 years or more.

For a conservation area, a combination of 3 or more of the, 13 factors must be found to exist such that although the area is not yet a blighted area, it is detrimental to the public safety, health, morals or welfare and may become a blighted area. For a blighted area, 2 Tier One factors or 1 Tier Two factors must be present in the vacant portion of the area. The Plan Appendix, Attachment

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JFive - Added Area Eligibility Study provides detail on the Act's qualification

^ ;f^i requirements for conservation and/or blighted areas. ? -

New Subsection H. Summary of Added Area Findings/Area Qualification, is added after Subsection G. as follows:

H. " Added Area Summary of Findings/Area Qualification

It was determined in the investigation and analysis of conditions in the Added , Area that the Added Area qualifies as a combination conservation/blighted area under the Act.

" " " " " " " " " " " "

As noted, 94% of structures in the improved portions of the Added Area are 35*

year of construction or older. Having met the age criteria requirement, the improved portions of the Added Area qualify as a conservation area due to the following four conditions:

- deterioration of structures or site improvements in neighboring areas (100% of vacant parcels); and,
- demonstrates declining or subpar EAV growth (meets all thresholds).

The vacant portion of the Added Area consists of 3.5 acres (1.1% of land area), located on 22 parcels. Although a very small portion of the Added Area, this vacant land is characterized by the following statutory qualifying factors for a "blighted area" under Section 5/11-74.4-3(b) of the Act:

- deterioration of structures or site improvements in neighboring areas (100% of vacant parcels); and,
- demonstrates declining or subpar EAV growth (meets all thresholds).

Qualification factors for the improved portions of the Added Area, by sub area, are shown in Table 3-1 - Conservation Factors Matrix for Improved Land. Factors for vacant land in the Added Area, by sub area, are found in Table 3-2 -Blighting Factors Matrix for Vacant Land.

Table 3-1
Conservation Factors Matrix for Improved Land
Belmont / Central Amendment No. 2 Project Area

Sub-Area	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z
No. of improved parcels	49	16	23	51	56	56	71	85	5	30	58	49	647	97%												
No. of vacant parcels	0	0	2	0	6	0	4	1	3	1	0	3	2	22	3%											
Parcels in R.O.W.				0	0	0	0	1	0	0	0	0	0	10%												
Total parcels (net R.O.W. parcels)	16	25		56	60	72	88	52	30	61	51	669	100%													
Total Parcels	49	16	25	56	60	72	88	53	30	61	51	670	100%													
No. Of primary buildings	6	15		46	26	39	52	40	26	38	43	434	7Mt													

No. of secondary buildings	2	13	12	14	23	12	16	17	12	hd16	164	27			
Total Buildings	8	28	33	51	69	34	61	48	68	56	43	50	59	698	100
No.-of buildings 35 years or older	25	30	48	68	47	66	56	43	46	52	663	94%			
Housing units	30	95	86	53	23	66	107	216	91	81	107	1,03	100		
Occupied housing units	30	79	95	82	49	66	107	1216	91	81	106	106	106	99%	
Sub-Area count	1	1	1	1	1	1	1	1	1	1	1	1	1	1	100%
VS1															
No of deteriorated buildings.	6	15	24	31	47	18	35	34	41	41	32	29	13	35	66%
No of parcels with site improvements	1	6	21	1	23	20	19	39	34	11	9	2	7	2	36%
Deteriorated street and/or sidewalk pavement (by sub-area)	1	1	1	1	1	1	1	1	1	1	0	1	1	1	82%
No. of dilapidated buildings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%
No. of obsolete buildings	0	0	0	3	0	2	0	1	3	1	3	1	3	1	3%
No. of structures below minimum code	Not Documented														
No. of buildings lacking ventilation, light or sanitation facilities	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%
No. of building with illegal uses	0	7	0	3	3	2	31	6	35	5	35	8	8	4	4
No. of primary buildings with excessive vacancies	0	7	0	3	3	2	31	6	35	5	35	8	8	4	4
No. of parcels with excessive land coverage or overcrowding of structures	21	57	62	43	43	36	428	66%							
Inadequate utilities (by sub-area)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	100%
Deleterious land use or layout (by sub-area)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	31%
Environmental Clean-up	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%
Lack of community planning (by sub-area)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%
Declining or Sub-par EAV Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%

Table 3-2
Blighting Factors Matrix for Vacant Land
Belmont / Central Amendment No. 2 Project Area

	A	B	C	D	E	F	G	H	I	J	K	M	TOTAL		
No. of improved parcels	49	16	23	52	51	56	56	71	85	51	30	5B	49	647	37%
No. of vacant parcels	0	0	2	0	6	0	4	1	3	1	1	1	2	22	3%
Parcels in R.O.W.	0	0	6	0	0	0	0	0	1	0	0	0	0	1	0%

Proportion of parcels vacant

0%0% 8% 0% 11% 57 0% 56 .7% " 1% 3% - 2% ■ ■ • 5% 4%
"eb 0%



Total parcels (net R.O.W. parcels)	49		16	25	52			72	88	52	30	61	--51	669	100%	
Sub-Area count	1	1	1	, 1	1	1	1	1	1	1	1	1	'■■': '■ 1	' :--> -100%		
					> . 7.		W	0	0	0	0	0	0	1	V. ; 0	
							m							..O		
Obsolete Platting (by parcel)	0	0	0	0	? 0	- 0										0%
Diversity of Ownership (by sub-area)	0	0	0	0	* 0	0	0	0	0	0	0	0	W 0		0%	
Tax Delinquencies	0	0	0	1	0	0	0	0	0	1	0	2	■■,■■■■	0	1%	
Tax Delinquencies (% of vacant parcels)					0%					100%		67%	0	3'4	18%	
Deterioration of Struct. Or Site Improvements in Neighboring Areas	0	0	2	0	6	0	4	1	3	1	0	3	2	22	100%	
Environmental Clean-up	No Oetennlnation				-h" ' -											
Declining or Sub-par EAV Growth	YES, Area meets all thresholds , . . ;															
VACANT EAD fORS: fli6r: Mdre)P.									^ . ^ ^ ^ ^ ^ ^							
									^							
Unused Quarry, Mines, Rail, etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	
Blighted Before Vacant	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	
Chronic Flooding	0	0		0	0	0	0	0	0	0	0	0	.0	0	0%	
Unused or Illegal Disposal Site	0	0	0	0	0	0	0	0	0	0	.0	0	.0	■■■	0%	

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The number, degree, and distribution of eligibility factors in the Added Area warrant:- i) the designation of the improved portion of the Added Area as a conservation area, and .ii) the designation of the vacant portion of the Added Area as a blighted area as set forth in the Act. Below is a table summarizing the conservation qualifying factors that are found to exist in the Added Area.

[Conservation Area: Statutory Factors - f
Table¹ Four :
Conservation Qualifying/Factors in Added Area

EXISTING IN PROJECT AREA - i: k*Y3J;

: v P a: f

Age³ 94% of bldgs. exceed 35, yrs. of age

1	Dilapidation
2	Obsolescence : Minor extent (3% of buildings)
3	Deterioration Major extent (65% of buildings; 92% of sub-areas)
	Presence of structural, ... ,vi-&.
5	Illegal use of individ
	Excessive vacancies Minor extent (12% of buildings) . . : ">
7	Lack of ventilation .ii
	Inadequate utilities Major extent (100% of sub-areas) 1* .is?:
9	Excessive land cover Major extent (66% of buildings) 7
ib	Deleterious land use Minor extent (31 % of sub-areas)
ii"	Environmental clear
12	Lack of Community
13	Declining or subpar - YES

- Notes:
- 1 Not including Age as a factor, only three (3) factors are required by the Act to be present for eligibility as a Conservation Area. Seven (7) factors are verified present in the Project Area.
 - 2 Except for EAV growth, qualifying factors can be identified as being found to a major extent by their existence on more than 50% of the structures or sub-areas in the Area. Three (3) factors were found to exist to a major extent and three (3) other factors were found to exist to a minor extent: ~
 - 3 Age, although not a blighting factor for designation, is a threshold that must be present for an area to qualify as a Conservation Area: ■■

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Below is a table summarizing the blighted, qualifying factors that are found to exist in the Added Area.

B. i , Blighting Factors for Vacant Areas

Table C FIVE

Blighting Qualifying Factors in Added Areas

FACTOR	EXISTING IN VACANT/ UNIMPROVED PORTION/OF AREA.
1, Two (2) or more of the following factors are present: Obsolete platting - no finding ownership - no finding assessment delinquent for 1% of vacant parcels Structures in Neighborhood (Present on 100% of Environmental Remediation)	
2, Area immediately prior to becoming vacant	
3, Area consists of unused quarry or quarries	
4, Area consists of unused rail yards, rail tracks, or	
5, Area prior to designation is subject to chronic flooding; or Area consists of unused or illegal disposal of similar materials; or	
7, Area is not less than 50 nor more than 100	

Note: The Added Area qualifies per statutory requirements. Only one (1) above the above seven (7) situations is required, by the Act.

Although it may be concluded that the mere presence of the stated eligibility factors noted above may be sufficient to make a finding of qualification as a conservation area or a vacant blighted area, this evaluation was made on the basis that the factors must be present to an extent that would lead to a reasonable

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reasonably distributed throughout the Added Area. The presence of factors indicated by the Act include deteriorated, obsolete structures; inadequate utilities; land use incompatibilities; deteriorated streets and sidewalks; declining or subpar EAV growth; and the predominance of parcels with excessive land coverage or overcrowding and may result in continued disinvestment that will not be overcome without action by the City. All properties within the Project Area will

.benMitftOm-the TIF program-... ; - _ :

The conclusions presented in this Plan are those of the Consultant. The local governing body should review this Plan and, if satisfied with the summary of findings contained herein, adopt a resolution making a finding of a conservation area for the improved portion of the Added Area and a finding of a blighted area : for the vacant portion of the Added Area and making this Plan a part of the public record. The Added Eligibility Study and survey of the Added Area indicate the requirements necessary for designation as a conservation area and a vacant blighted area, to be included with the Original Area and the Amended Area designated as a rede-

eligible for under the Act.

Section VI. Redevelopment Plan and Project

Subsection A. Introduction, - no changes.

Subsection B. Proposed Generalized Land Use Plan, the first paragraph is deleted and replaced with the following:

The generalized land use plan for the Project Area is presented in the Plan Appendix, Attachment Two, Exhibits C1 and C2. The generalized land use plan is presented in two maps (north and south) to help clearly present the land

use data.

Subsection B. Proposed Generalized Land Use Plan, the numbered list in the fourth

paragraph is deleted and replaced with the following:

- i. Residential
- ii. Mixed Use (Commercial / Residential)
- iii. Commercial
- iv. Institutional
- v. Park / Open Space

Subsection B. Proposed Generalized Land Use Plan, the fifth paragraph is deleted and replaced with the following:

These five categories, and their location on the maps found in the Plan Appendix, Attachment Two, Exhibits C1 and C2, were developed from several factors including: existing land use, the existing underlying zoning classifications,

and the land uses anticipated in the future. Of particular consideration, is the transition of single-family residential units to more intense uses such as multi-family, mixed-use, or commercial use. While the existing land use is the predominant factor regarding the

generalized land use plan, it is expected that the conversion of uses that has been occurring will continue.

Subsection C. Redevelopment Projects, Item 2. Public Redevelopment Investment, is deleted and replaced-with the following:

- > 2. v Public[^] projects and support^{- ae^}
complement private investment^{..}; These; may include, but^{"- 'are^}notjiimified
jto: street^{•"•} improvements^{;"* pubjic^Buiiqirig^} .re^abilitaiibft^w(such;\,r as the
" construction of the Cragin Park Fieldhouse); property assembly and site
preparation; street work; transportation improvement programs and , facilities; public
utilities (water, sanitary and storm sewer facilities);
environmental clean-up; park improvements; school improvements;
landscaping; traffic signalization; promotional[^]
signage and lighting, as well as other programs as may be provided by 1he0ity;and
permitted-b^th^

j^ii The; estimated costs associated with ihe elig|ble,public . redeyelppmieht.

* Investment are "presented in Table .fftree,-. Estimated ':Rede^ijbpmehi
& Project^Costs' shp.wr(; pry.the:/next':pageKK Tiiese, Cost^cafegpnes; or
« descriptions have also changeddue to changes in the Act frdm whenithe
Original Plan was approved. The categories and projects presented are . 'necessary to carry^f
out the capital improvements and to address ihe' additional needs identified in preparing this
Plan. This estimate includes .. reasonable or necessary costs incurred or estimated to be incurred
in the implementation of this Plan according to the Act.



The City proposes to achieve its redevelopment goals and objectives for
the Project Area⁵through the use of,public financing techniquesyincludingg
but not limited to tax increment financing. The City also reserves the right
to undertake additional activities and improvements authorized under the
. Act "

Table Six	
Activity	Cost
1. Analysis/Aothini^	\$ 2,200,000
Demolition^ and*Environmental Remediation.	\$15,600,000
3., • ■ Rehabilitation of Existing Buildings;tFixtures and	
, .^UeasehoidhImprovemenhirahp^Rehabilitation costs	\$ 19,000,000
4. J' Affordable Housing'	\$ 7,400,000
5. PublicWorks & Improvement's including Streets and	
- Utilities, Parks and.Open Space, and Public Facilities	
and Other Public Buildings ^{1,2}	\$ 37,400,000
6. Job Training, Retraining, & Welfare to Work %\.	\$ 3,700,000
7. <u>Day Care Services '</u>	<u>\$ 750,000</u>
7. <u>:/^pft;^^ocation Costs ■ ,. ' in h- " -y\$- 750,000</u>	
7. <u>9. Interest Subsidy i -., j.,Km- :. \:-.</u>	<u>\$ 8,200,000</u>
Total Redevelopment Project Costs ^{3,4,5,6,7}	\$ 95,000,000⁸

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

²Public improvements may also include capital costs of taxing, districts. Specifically, public improvements as in the Redevelopment Plan and as allowable under the Act may be made to property and facilities owned or operated by the City or other, public entities, as provided in the Act, to the extent the City by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment projectnecessarily incurred or to be incurred within "a taxing district in furtherance of the objectives of the Redevelopment Plan:

³The Total Estimated Redevelopment Project Costs provides an upper limit on expenditures and adjustments may be made in line items without amendments to this Redevelopment Plan.

⁴Total Redevelopment Project Costs 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.

⁵The 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

If a special service area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act or

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■ All costs are in 2014 dollars and may be increased by five percent (5%) after adjusting for inflation reflected in the Consumer Price Index for All Urban Consumers for the Chicago-Gary-Kenosha, IL-IN-WI CMSA as published by the U.S. Department of Labor; or some similar index.

K. "These costs are dependent upon the sale of (he-former Our- Lady of the Resurrection Hospital to an entity, such as the proposed benefit corporation, that will not be exempt from paying property taxes to the City, as assessed and collected by Cook County, Illinois.

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.

Subsection C. Redevelopment Projects, Item 3. Property. Assembly After the last

paragraph, the following is added:

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nf ^r^-- ^hevMousiog Impsict Stucly:("MIS") foUnci in the PlamAppendix; Attachment Six - Housing Impact Study, contains further detail regarding! the location and number of residential units that may require relocation and the relocation plan for any residents displaced as a result of this Plan. 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 Area contains a total of 1,491 residential units; 456 in the Original Area and 1,035 in the Added Area: -Overall, 1,415 unit^

Area and 1,021 in the Added Area. The Plan, prQVicles^orthe:development^ redevelopment of several portions of the Area that may contain occupied! residential units. As a result, it is possible that by implementation of this Plan, the displacement of residents from 10 or more inhabited residential units could

In the eveWihat the implementation of the Plan, results in the removal of residential housing units in the Project Area occupied by low-income households or very low-income households, or the displacement of low-income households or very low-income households from such residential housing units, such -f households shall be provided affordable housing and relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. Affordable housing may be either existing or newly constructed housing. The City shall make a good faith effort to ensure that this affordable housing is located in or near the Project Area.

As used in the above paragraph "low-income households", "very low-income households" and "affordable housing" shall have the meanings as set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 64/3. As of the date of this Plan, these statutory terms are defined as follows: (i) "low-income household" means a single person, family or unrelated persons living together whose adjusted income is more than 50 percent but less than 80; percent of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the

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median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development ("HUD") for purposes of Section 8 of the United States Housing Act of 1937; (ii) "very low-income household" means a single person/ family or unrelated persons living together whose adjusted income is not more than 50 percent of the median income of the area of residence, adjusted for family size, as determined by HUD; and (iii) "very low-income households" means households that, so long as the same person occupies the dwelling, are eligible for the payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the maximum allowable income for such households, as applicable. -

Subsection^D. Assessment of Financial Impact on Taxing Districts:

Remove the paragraphs regarding the Chicago School Finance Authority and the

Cook County Health^Facility;' ' *i yi . yrnqm-

Subsection E. Prior Efforts, - no changes. ; .

[illegible]

Section VII. Statutory Compliance and Implementation Strategy, is deleted and replaced with the following: k

A. Implementation Strategy

The development and follow-through of an implementation strategy is an essential element in achieving the success of this Plan. In order to maximize program efficiency and to protect the public interest in the Area, and with full consideration of available funds, a phased implementation strategy will be employed.

The City may enter into agreements with public entities or private developers, where deemed appropriate by the City, to facilitate public or private projects. The City may also contract with others to accomplish certain public projects and activities as contained in this Plan. ...

Costs that may be incurred by the City in implementing this Plan may include, without limitation, project costs and expenses that may be eligible under the Act, as amended from time to time, including those costs that are necessary and related or incidental to those listed below as currently permitted by the Act.

The various redevelopment expenditures that are eligible for payment or reimbursement under the Act are reviewed below. A list of estimated redevelopment project costs that are deemed to be necessary to implement this Plan were previously provided in Section VI, Table Six Estimated Redevelopment Project Costs.

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"" "

In the event the Act is amended after the date of the approval of this Plan by the City Council of the City of Chicago to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/11-74.4-3(q)(11)), this Plan shall be deemed to incorporate any such additional, expanded or increased eligible redevelopment project costs as Redevelopment Project Costs¹ under the Plan, to the extent permitted by the Act. In the event of such amendment(s) to the Act, the City may add any new eligible redevelopment project costs as a line item in Table Six - Estimated Redevelopment Project Costs or otherwise adjust the line item in Table Six without amendment to this Plan; to the extent permitted by the Act. In no instance, however, shall such additions or adjustments result in any increase in the total Redevelopment Project Costs without a further amendment to this Plan.

1. Eligible Redevelopment Costs

Redevelopment project costs include the sum total of all reasonable or necessary costs

incurred, estimated to be incurred, or incidental to this Plan pursuant to the Act. Such

costs may include, without limitation, the following:

a) Costs of studies, surveys, development of plans and specifications, implementation, and administration of the 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;

b) Costs of marketing sites within the Area to prospective businesses,

developers, and investors;

c) 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;

d) Costs of rehabilitation, reconstruction, or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; 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; including any direct or indirect costs relating to Green Globes or

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LEED certified construction elements or construction elements with an equivalent certification. i

... e)...CcSs'of the construction :of public works or improvements; including, any ..,'direcr or indirect costs; relating to Green Globes³ or LEEDr certified construction .elements or construction elements with an equivalent certification, except that on and after November 1, 1999, redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide; offices, storage space, or conference facilities or vehicle storage, maintenance! or repair.;for administrative^ public safety, or publicworks personnel and that is not intended to replace an existing public building as provided in Section 74.4-3(q) of the. Act unless
." either

(i) The construction of the new municipal-building implemerits-a redevelopment .project that was included* in-a* redevelopment plan that was adopted by the municipality prior to November 1, 1999 or

(ii) The municipality^ ^ a reasonable determination in the redevelopment*plan**supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan; ^> - - -

f) Costs of job training and retraining projects.ihcludingiheI^ work" programs implemented by businesses located within the Area and such proposals feature a community-based training program which ensures maximum reasonable opportunities for residents of the'HumDoldtVPar^ Garfield Park, and East Garfield Park Community Areas with particular attention to the needs of those residents who have previously experienced inadequate employment opportunities and development of job-related skills including residents of public and other subsidized housing, and people-with disabilities; : n

g) 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 thirty-six (36) months following completion and including reasonable reserves related thereto.

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h) To the extent the City, 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 (consistent with Statutory requirements) within the taxing district in furtherance of the objectives of the Plan; and

i) Relocation costs, to the extent the City determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law or by Section 74.4-3(n)(7) of the Act (see "Relocation" section);

j) Payments in lieu of taxes, as defined in the Act;

k) 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. (i) If related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the Area; (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to the Public Community College Act 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/1-3-40.1 and by school districts of costs pursuant to 105 ILCS 5/10-22.20a and 5/10-23.3a; and

l) Interest costs incurred by a redeveloper related to the construction, renovation, or rehabilitation of a redevelopment project provided that:

- (i) such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
- (ii) such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the "redevelopment project during that year;
- (iii) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision

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the amounts so due shall: accrue: and be payable when
sufficient funds are available in the special tax allocation fund;

(iv) the total of such interest payments paid pursuant to the Act may not, exceed 30% of the total: (i) Cost⁵ paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act; and

(v) The 30% interest cost limitation may be increased to up to 75% of the interest cost incurred by the redeveloper 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.

m) Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project-cost;

n) An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;

oj (jp to 50% of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing 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; >

p) The cost of daycare services for children of employees from low-income families working for businesses located within the Area and all or a portion of the cost of operation of day care Centers established by Area businesses to serve employees from low-income families working in businesses located in the Area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development.

If a special service area has been established pursuant to the Special Service Area Tax Act, 35ILCS 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 Area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act;

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B. *Most Recent Equalized Assessed Valuation* r,.

the purpose of identifying the most recent EAV of the Area is⁵ to provide an estimate of the initial EAV which the Cook County Clerk will certify if the purpose of annually calculating the incremental EAV and incremental property taxes of the Area.

The 1998 EAV of all taxable parcels in the Original Area was approximately \$81.4 million. This EAV amount, by PIN, is summarized in 1998 EAV by tax Parcel included as Attachment Four of the Appendix. :

' - 'Amendment No. 1 in 2011 . . estimated the 2023 EAV of the Original Area at \$193,741,600. As of 2013, the EAV of the Original Area is \$193,741,600.

Amendment No. 2 in 2015, provides an added 2013 EAV estimate of the Added Area;

■ \$60,900,805. This EAV amount, by PIN, is summarized in the Plan Appendix,

Attachment Four - Parcel Listing. The Added Area is estimated to grow to a 2023

EAV of \$158,383,048. Most of the increase in the Added Area EAV is due to the impact

of the former Our Lady of the Resurrection hospital site and improvements; an overall

\$113,000,000 fair market value investment in the area. The estimated EAV is based

upon the sale of the hospital to a property tax paying entity and a valuation by the Cook

Xoun

as discussed in the Assessor's 2008 report on.

V Exempt Hospitals if

or is instead made by a tax-exempt entity,

W1 \$!> p f the Assessor's estimate for the

estimate for the

^ *s Added; Srea, and therefore; the

The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Added Area will be calculated by Cook County. If the 2014 EAV shall become available prior to the date of the adoption of the Plan by the City Council, the City may update the Plan by replacing the 2013 EAV with the 2014 EAV without further City Council action.

C. *Redevelopment Valuation*

The 2023 EAV of the Belmont/Central Redevelopment Project Area is estimated at \$352,124,648 with an entire-cost budget of \$95,000,000. It is important to note that approximately \$32,707,543 of the entire cost budget has already been received from the Original Area, as of 2014. As noted, these estimates are dependent on the details of the former Our Lady of the Resurrection hospital sale, but also include key assumptions including an inflation factor of 1.9%, a state equalization factor of 2.6621, an assumed tax rate of 6.832, and a moderate amount (\$3 million residential, \$3 million commercial) of redevelopment activity in the Area over the remaining term of the TIF district. Other

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new projects, rehabilitation, or other projects that may result in substantial changes in the value of the property.

Section 4. Sources of Funds. The City may use any source of funds available to it, including but not limited to:

Funds necessary to pay for Redevelopment Project Costs and secure municipal obligations issued for such costs are to be derived primarily from incremental Property Tax. Other sources of funds which may be used to pay for Redevelopment Project Costs or secure municipal obligations are land disposition proceeds, state and federal grants, investment income, private financing and other legally permissible funds the City may deem appropriate. The City may incur redevelopment project costs which are paid for from funds of the City other than incremental taxes. Also, the City may permit the utilization of guarantees, deposits and other forms of security available by private

sector developers. Additionally, the City may utilize revenues, other than State sales tax increment-revenues received under the Act from one redevelopment project area for eligible costs in another redevelopment project area that is either contiguous to, or is separated only by a public right-of-way from the redevelopment project area from which revenue is received.¹

Portions of the Redevelopment Area are contained in the Belmont Central Special Service Area (SSA) #2, which was established in 1996 in the City of Chicago. Belmont Central SSA funds are used to improve programs, maintain the commercial district, and to provide free parking in the neighborhood for customers of neighborhood businesses. In 2011, the SSA had a budget of \$613,850 and is managed by the Belmont Central Chamber of Commerce.

The Project Area is presently contiguous to five Redevelopment Project Areas:

- the Belmont/Cicero Redevelopment Project Area (T-82);
- the Northwest Industrial Corridor Redevelopment Project Area (T-64);
- the Diversey/Narragansett Redevelopment Area (T-129);
- the Galewood/Armitage Redevelopment Area (T-71); and
- the West Irving Park Redevelopment Area (T-83).

The Area is currently, and may in the future, be contiguous to, or be separated only by a public right-of-way from, other redevelopment project areas created under the Act. The City may utilize net incremental property taxes received from the Area to pay eligible Redevelopment Project Costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the Area, made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs

within the Area, shall not at any time exceed the total Redevelopment Project Costs described in this Plan.

The Area may become contiguous to, or be separated only by a public-right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.6.1-1, et seq.). If the City finds that the goals, objectives, and financial success of such contiguous redevelopment project areas, or those separated only by a public right-of-way, are interdependent with those of the Area, the City may determine that it is in the best interests of the City and the purposes of the Plan that net revenues from the Area be made available to support redevelopment project areas, and vice versa. The City therefore proposes to utilize net incremental revenues received from the Area to pay eligible Redevelopment Project Costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the Area and such areas. The amount of revenue from the Area so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Area or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Table Six of this Plan.

Section E., Nature and Term of Obligation and Completion of the Redevelopment Plan

The City may issue obligations secured by Incremental Property Taxes pursuant to Section 11-74.4-7 of the Act. To enhance the security of a municipal obligation, the City may pledge its full faith and credit through the issuance of general obligations, bonds. Additionally, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

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 calendar year following the year in which the ordinance approving the Redevelopment Area is adopted (by December 31, 2024). Also the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this Plan. - Obligations may be issued on a parity or subordinated basis.

In addition to paying Redevelopment Project Costs, Incremental Property Taxes may be used for the scheduled retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves and bond sinking funds: To the extent that Incremental Property Taxes are not needed for these purposes, and are not otherwise required, pledged, earmarked or otherwise designated for the payment of Redevelopment Project Costs, any excess Incremental Property Taxes shall then

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5. become available for distribution annually to taxing districts having jurisdiction over the area it is located in, as provided by the Act.

F. Commitment To Fair Employment Practices and Affirmative Action Plan

The City is committed to affirmatively implement the following principles with respect to:

1. In all personnel and employment actions, the City shall ensure equal opportunity in all personnel and employment actions, including but not limited to hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, or housing status.

2. Redevelopers must meet City of Chicago standards for participation of the currently required percentage of Minority-owned Business Enterprises and Woman-owned Business Enterprises and the City Resident Construction Worker Employment Requirement as required in redevelopment agreements.

3. This commitment to affirmative action and nondiscrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.

4. Redevelopers will meet City standards for any applicable prevailing wage rate as ascertained by the Illinois Department of Labor to all project employees.

The City shall have the right in its sole discretion to exempt certain small businesses, as determined by the City.

G. Amending the Redevelopment Plan

This Plan may be amended in accordance with the provisions of the Act.

H. Conformity of the Plan for the Area To Land Uses Approved by the Planning Commission of the City

This Plan and the Project described herein include the generalized land uses set forth on the Generalized Land Use Plan, as approved by the Chicago Plan Commission prior to the adoption of the Plan by the City of Chicago.

t"

I. City Policies

1. *The City may incur redevelopment project costs which are paid for from funds of*
1. *the City other than incremental taxes and the City may then be reimbursed for*,*
1. *such costs from incremental taxes.* *l.r. ■.*
2. The City requires that developers who receive TIF assistance for market rate housing set aside 20% of the units to meet affordability criteria established by the City's Department of Planning ^sah'd Development. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 120% of the area median income, and affordable rental units should be affordable to persons earning no more than 80% of the area
■ ai; 'median income. ■ ■ .
3. The City may enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, rehabilitate, renovate or restore private or public improvements on one or several parcels (collectively referred to as "Redevelopment Projects").
4. The City will pursue their overall goal of employment of residents within and
4. surrounding the Area in jobs in the Area and in adjacent redevelopment project
4. areas. In this regard, the following objectives are established to meet the goals
4. of the Plan and Project: *f S> ;::: %*
 - i. Establish job readiness and job training programs to provide residents within and surrounding the Area with the skills necessary to secure entry level and permanent jobs in the Area and in adjoining Areas.
 - ii. Secure commitments from employers in the Area and adjacent Areas to interview graduates of the Area's job readiness and job training programs.

The above includes taking appropriate actions to work with Area employers, local community organizations, and residents to provide job readiness and job training programs that meet employers hiring needs. - , r

Plan Amendment (April 2015).

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Attachment Two, Exhibit A Boundary Map

Belmont / Central Amendment No. 2 City of Chicago, Illinois

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W Henderson St

Attachment Two, Exhibit G1 Existing Conditions

Belmont / Central Amendment No. 2 City of Chicago, Illinois

Attachment Two, Exhibit G2 Existing Conditions

Belmont / Central Amendment No. 2 City of Chicago, Illinois

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Attachment Two, Exhibit G5 Existing Conditions
Belmont / Central Amendment No. 2 City of Chicago, Illinois

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PLAN APPENDIX " :V-r ■■■ -
Attachment Three - Legal Description . . > ■ .

;; -;f- ~. : ■■ ■ v- ■ ' : -
^ BELMONT/CENTRAL TIF REDEVELOPMENT AREA,, i./ ^
^ ' ■ ' Mf - ' :. yyH W£iSS f:- ■ ■ ^ ■■ hM~

, ALL THAT PART OF SECTIONS 20, 21, 28, 29, 32 AND 33 TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF CENTRAL AVENUE WITH THE NORTH LINE OF BERENICE AVENUE; THENCE SOUTH ALONG SAID WEST LINE OF CENTRAL AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 18 IN BLOCK 1 IN FRED BUCK'S SUBDIVISION IN THE NORTH X OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22 AFD RESALB~; SAID NORTH LINE OF LOT 18 BEING ALSO THE SOUTH LINE OF THE ALLEY NORTH OF GRACE AVENUE; THENCE EAST/A^ THE NORTH LINE OF LOT 18.

BLOCK 1 IN SAID FRED BUCK'S SUBDI^
CENTRAL AVENUE TO THE SOUTH LINE OF LOT 18
BEING ALSO THE NORTH LINE OF THE ALLEY f j l Q R T H f r f c W A V E ^

■ ALL EY NORmp EAST LINE OF LOT 18 IN ^
; BUCK'S SUBDIVISION OR > S; THENCE SOUTH/XUDIFFE^ AND THE EAST LINE OF LOT 18 IN SAID BLOCK 1;
FRED BUCK'S SUBDIVISION TO THE NORTH UNCLAVE AVENUE; THENCE EAST ALONG SAID NORTH LINE OF LOT 18;
WAVE LAND AVENUE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 39 IN KOESTER AND ZANDER'S NORTH
CENTRAL AVENUE SUBDIVISION OF THE SOUTH 1/4 OF THE WEST 1/4 OF THE NORTHWEST 34 OF SECTION 21 AFORESAID, SAID
WEST LINE OF LOT 39 BEING ALSO THE EAST LINE OF THE ALLEY LYING EAST OF CENTRAL AVENUE; THENCE SOUTH ALONG THE
EAST LINE OF THE ALLEY EAST OF CENTRAL AVENUE TO THE NORTH LINE OF NEWPORT AVENUE; THENCE EAST ALONG THE
NORTH LINE OF NEWPORT AVENUE TO THE WEST LINE OF UNDER AVENUE; THENCE NORTH ALONG THE WEST LINE OF UNDER
AVENUE TO THE NORTH LINE OF CORNELIA AVENUE; THENCE EAST ALONG THE NORTH LINE OF CORNELIA AVENUE TO THE
EAST LINE OF LONG AVENUE; THENCE SOUTH ALONG THE EAST LINE OF LONG AVENUE TO THE SOUTH LINE OF ROSCOE
STREET; THENCE WEST ALONG THE SOUTH LINE OF ROSCOE STREET TO THE WEST LINE OF UNDER AVENUE; THENCE NORTH
ALONG THE WEST LINE OF UNDER AVENUE TO THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 6 IN FRED BUCK'S PORTAGE PARK
SUBDIVISION OF LOTS B & C OF PARTITION OF THE WEST 1/4 OF THE SW 1/4 OF SECTION 21 AFORESAID; THENCE WEST ALONG
THE SOUTH LINE OF LOT 4 IN BLOCK 6 IN FRED BUCK'S PORTAGE PARK SUBDIVISION AFORESAID TO THE WEST LINE OF SAID LOT 4,
LOT 4 BEING AN ALLEY LYING WEST;
ALL LAY LYING; WEST OF ^ THENCE SOUTH ALONG THE EAST LINE OF AN
PORTAGE PARK SUBDIVISION LOT 9 IN BLOCK 6 IN FRED BUCK'S
OF AN ALLEY LYING NORTH OF ROSCOE STREET; -;

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Office of the City Clerk

SOUTH ALONG SAID WEST LINE OF LOT 23JN BLOCK 5 IN WRIGHTWOOD AVENUE ADDITION TO CHICAGO, TO THE SOUTH LINE OF LOT 23, SAID SOUTH LINE OF LOT 23 BEING ALSO THE NORTH LINE OF THE ALLEY LYING NORTH OF WRIGHTWOOD AVENUE; THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY LYING NORTH OF WRIGHTWOOD AVENUE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 26 IN SAID BLOCK 5 IN WRIGHTWOOD AVENUE ADDITION TO CHICAGO; THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF LOT 26 IN SAID BLOCK 5 IN WRIGHTWOOD AVENUE ADDITION TO CHICAGO TO THE NORTH LINE OF WRIGHTWOOD AVENUE; THENCE EAST ALONG SAID NORTH LINE OF WRIGHTWOOD AVENUE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 6 IN BLOCK 4 IN HOWSER'S SUBDIVISION OF THE SOUTHWEST-54 OF . . . THE SOUTHWEST 1/4 OF SECTION 28 AFORESAID; THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF LOT 6 IN BLOCK 4 IN HOWSER'S SUBDIVISION AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE EASTERLY EXTENSION, OF THE NORTH LINE OF LOT 11 IN SAID BLOCK 4 IN HOWSER'S SUBDIVISION, SAID NORTH LINE OF LOT 11 BEING ALSO THE SOUTH LINE OF THE ALLEY LYING SOUTH OF WRIGHTWOOD AVENUE; THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY LYING SOUTH OF WRIGHTWOOD AVENUE TO THE EAST LINE OF CENTRAL AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF N. CENTRAL AVENUE TO THE SOUTH LINE OF LOT 18 IN SAID BLOCK 4 IN HOWSER'S SUBDIVISION; THENCE EAST ALONG SAID SOUTH LINE OF LOT 18 IN BLOCK 4 IN HOWSER'S SUBDIVISION AND ALONG THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF LOTS 38 AND 39 IN SAID BLOCK 4 IN HOWSER'S SUBDIVISION, SAID WEST LINE OF LOTS 38 AND 39 BEING ALSO THE EAST LINE OF THE ALLEY LYING EAST OF CENTRAL AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY LYING EAST

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OF CENTRAL AVENUE TO THE SOUTH LINE OF ALTGELD[^] LINE OF aLtGELD STREET TO
THE EAST LINE OF CENTRAL AVENUE; THENCE SOUTH ALONG SAID FAST LINE OF CENTRAL AVENUE TO THE SOUTH LINE OF, LOT
14 IN BLOCK 5 IN SAID HOWSER'S SUBDIVISION; THENCE EAST ALONG SAID SOUTH LINE. OF 101 44 IN BLOCK 5. IN SAID
HOWSER'S SUBDIVISION AND ALONG f HE EASTERLY EXTENSj[^] LINE OF LOTS 3 AND 4 IN SAID BLOCK 5
IN HOWSER'S SUBDIVISION, SAID WEST LINE OF LOTS 3 AND 4 BEING ALSO THE EAST LINE OF THE ALLEY LYING EAST OF ¹
CENTRAL AVENUE;-THENCE SOUTH ALONG SAID^{AsfM}NE^{^^} EAST OF CENTRAL AVENUE TO THE EASTERLY
EXTENSION OF THE SOUTH LINE OF LOT 40 IN SAID BLOCK^{^fN} THENCE WEST ALONG SAIDEASTERLY
EXTENSION AND THE SOUTH LINE OF LOT 40 IN SAID BLOCK 5 IN HOWSER'S SUBDIVISION TO THE EAST LINE OF CENTRAL
AVENUE; THENCE SOUTH; ALOI^{^G} SAID EAST LINE OF N. CENTRAL AVENUE TO THE SOUTH LINE OF LOT 35 IN SAID BLOCK 5 IN
HOWSER^{tfSU}[^] EAST ALONG SAID SOUTH LINE^{6rj}IP35 IN BLOCK 5 IN HOWSER'S SUBDIVISION AND
ALONG THE - EASTER^{& ExfIn}IONTH. EREOFTO THE WEST LI NE -QF ^{^OTS}⁵12 AND 13 IN SAID BLOCK 5 IN HOWSER'S SUBDIVISION; SAID WEST
LINE OF: LO[^]
THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY LYING EAST OF CENTRAL AVENUE TO THE EASTERLY EXTENSION OF THE
SOUTH LINE OF LOT 33 IN SAID BLOCK 5 IN HOWSER'S SUBDIVISION; THENCE WEST ALONG SAID EASTERLY EXTENSION AND
THE SOUTH IINE OF LOT 33 IN SAID BLOCK 5 IN HOWSER'S SUBDIVISION TO THE EAST LINE OF CENTRAL AVENUE; THENCE
g SOUTH[^] ALONG SAID EAST LINE OF CENTRAL AVENUE. TO jte IN SAID BLOCK 5 IN HOWSER'S .
SUBB^l[^] OF LOT 29 BEING^{^A}p[^]Ji[^]O[^]UNE O[^]THE' ALEEY LYING NORTH OF FULLERTON^jAVENUE; --,,
'THE Na-EAST^{TrAlp}[^] LINE OF THE ALL^{fl}LYEN^{^%}Orf HTC[^] FpLLERTON AVENUE AND ALONG THE EASTERLY;
EXJEN^{sfeN} TH EREOF=TO[^]THE[^]EAST LINE OF LONGIA[^]NU[^]([^]pjiE SAID EAST[^]INE OF. LONG[^]AVENUE^{tp}THE[^]■
• NORTHUNE^of[^]^^ THENCE EAST^{AlpNG}[^]SAIp[^]NORW AVENUE^{TO} THE WEST LINE OF^{;-}; }
LQRE^l[^]AVENUE; THEN^{ffi}[^]
OFILOp23 INjBLbcp[^]IN[^]DJck1y BAKER'S AppiTIONitO OF THE SOUTHWEST JI OF THE " . ■
SOUTHEAST >[^] OFT[^]
. SOUTH LINE OF LOT 23 IN[^]BLdck^l IN PICKEY² AND[^]BAKE[^] LINE OF SAID LOT²³; SAID EAST
LINE OF LOT 23 BEING ALSO THE WEST LINE^{bf}TH[^]EALLEY LYIN^{&Wep}^{^^} NORTH ALONG SAID
WEST LINE OF THE ALLEY LYING WEST^{pF}[^]LpckwOOD AVENUE TO THE WESTERLY^{se}E[^]ENSION OF THE SOUTH LI NE OF LOT 16 IN
SAID BLOCK 1 IN DICKEY AND BAKER'S ADDITION TO CRAGIN; THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE
SOUTH LINE OF LOT 16 IN SAID BLOCK 1 IN DICKEY AND BAKER'S ADDITION TO CRAGIN, TO THE WEST LINE OF LOCKWOOD
AVENUE; THENCE NORTH ALONG THE WEST LINE OF LOCKWOOD AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE U
OF LOT 16 IN THE HULBERT, FULLERTON AVENUE HIGHLANDS SUBDIVISION NO. 12, A SUBDIVISION IN THE EAST Ki OF THE
SOUTHWEST % OF SECTION 28,; SAID SOUTH LINE OF[^]Ltri[^]INC[^]ALSO THE NORTH LINE OF THE ALLEY LYING NORTH OF
FULLERTON AVENUE; THENCE-EAST ALONG SAID NbrWLINE^{QJ}THE[^]ALLEY LYING NORTH OF FULLERTON AVENUE TO THE EAST
LINE OF LOT 30 IN SAID HULBERT FULLERTON AVENUE NO. 12, SAID EAST LINE OF LOT-30; BEING ALSO
THE WEST LINE OF THE ALLEY LYING WEST-OFILARAI^{ji}IE AVENU[^]THENaVb LINE OF ANALLEY LYING
WEST OF IARAMIE AVENUE TO THE NORTHTHIE OF DEMING PLACE; THENCE EAST[^]ALONGT^{fiE} NORTH LINE OF DEMING PLACE TO THE 'WEST[■]LINE^{lp}PILOT
35 IN THE HULBERT[^]FULLERTON AyENUE; HIGHLANDS SUBDIVISION #4 IN TH E WEST JV OF THE SE JI OF SECTipN 28 AFORESAID, BEING ALSO THE EAST LINE
OF ANALLEY LYING EAST OF LARAMIE AVENUE; THENCE SOUTH ALONG I HE EAST LINE OF THE ALLEY LYING EAST OF LARAMIE AVENUE TO THE SOUTH LINE
OF SAID LOT 36 IN HULBERT FULLERTON AVENUE HIGHLANDS SUBDIVISION NO. 2, A SUBDIVISION IN THE WEST V, OF THE SOUTHEAST JI OF SECTION 28
AFORESAID, : ■ SAID SOUTH LINE OF LOT 36 BEING ALSO THE NORTH LINE OF THE ALLEY LYING NORTH OF FULLERTON AVENUE; THENCE EAST -ALONG
SAID NORTH LINE OF THE ALLEY LYING NORTH OF FULLERTON AVENUE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 26 IN BLOCK 15 IN E.F.
KENNEDY'S RESUBDIVISION OF PAUL STENSLAND'S SUBDIVISION OF THE EAST J4 OF THE . SOUTHEAST / . OF SECTION 28 AFORESAID; THENCEs6u^{TMV}
Alp[^]NdTsaib[^]NORTHERLY EXTENSION AND THE EAST LINE OF LOT 26 IN BLOCK 15 IN E.F. KENNEDY'S RESUBDIVISION TO THE NORTH LINE OF FULLERTON
AVENUE; THENCE EAST ALONG SAID NORTH LINE OF FULLERTON AVENUE TO THE EAST LINE OF THE WEST 10 FEET OF LOT 28 IN SAID BLOCK 15 IN E.F.

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avenue; hence west along said south line of the alley lying south of fullerton avenue to the west line of lot.1 in the resubdivision of lots 29 to 46 in block 8 in foss & noble's subdivision of part of the east /, of east y,of the nj.orthwes^ said west line of lot-rbeing also the east line of the alley lying east^

;THE NOR™Xw^ n'oRTFRINE OF/BEjpEN;AVENyE<TO THE EAST;UNE OF i"LATRObf AVEN&E;vTH Of LATROBE AVENUE TpTHE-SOUTH LINE.OF PALMER STREET; THENCE;WESTiAlp STREET TO THE WEST.LINE OF LOCKWOOD AVENUE; THENCE NORTH ALONG SAID WEST LINE OF LOCKWOOD AVENUE TO THE NORTH LINE OF LOT 1 IN PULASKIS SUBDIVISION OF LOTS 29 TO 46 IN :

"BLOCK !!iijpicKEY & OF PART OF THE WESTKr OFTH^ 33 pt (AFORESAip/SAIbiNORTHIIINEO}^T;i'BEING AisOTHE SOUTH LINE OF THE ALLEY LYING SOUTH OF FULLERTON AVENUE; 5

THENCE^WEST ALONG SAip SOUTfi"UNE/OF THE ALLEY LYING SOUTH OF FULLERTON^AVENUE TO THE EAST LINE"OF: LONG, AVENUE; THENCE NO'RTH;ALp^_G*¥Aib'EAST;LINE-6F LONG AVENUE TO THE SOUTH LINE OF FULLERTON AVENUE; THENCE ^ WEST ALONG SAID SOUTH LINE OF FULLERTON AVENUE TO THE WEST LINE OF CENTRAL AVENUE; THENCE SOUTH ALONG SAID WEST LINE OF CENTRAL^AVENU E TO THE:NORTH LINEOF LOT 43 IN CEPEK'S SUBbiVfSjbW:0^8LpCK 1 IN COMMISSIONER'S „ SUBDIVISION OF THAT PARTO^ THE NORTHEAST % OF S ECTI ON :3 2 AFOR ES Ai rX^Saj D NORTH UNEOF LOT 43 BEING ALSO THE SOUTH LINE OF THE ALLEY LYING SOUTH OF FULLERTON AVENUE; THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY LYING-SOUTH OF FULLERTON^AVENUETO THE WEST LINE OF PAR^K&6J£av^ NORTH ALONG SAID WEST LINE OF PARK^ AVENUEjTHENCE^ESTs^ I FULLERTON.AvfNyE^TO^ 1 IN BLOCK 1 IN GRAND AVENOfes^BOiyiSION OF:BLOCKS 2, 3 AND 4 IN COMMISSjbN^l^luBbivision OF%AT PAMPpTHE EAST X OF THE NORTHEAST; 54^

SOUTH ALONG SAID WEST LINE OF LOT 1 IN BLOCK 1 IN GRAND AVENUE SUBDIVISION AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE NORTH LINE OF LOT 46 IN SAID BLOCK 1 IN GRAND AVENUE SUBDIVISION, SAID NORTH LINE OF LOT 46 BEING iALSbt.HI-S^^ OF FULLERTON AVENUE;THENCE WEST ALONGi SAID SOUTH LINE OF THE AL'LEY-LY(nG^ LINE OR MELVINA,AyENUE;;fhENCENORTH,ALONGTHE WEST LINE OFMELVINAaVe^^

VWENUE-T.O^ THENCE NORTH ALONG THE. EAST LINEOF MEADE AVENUE TO THE SOUTH LINE)/F<LbT&^ PARK SUBDIVISION OFJHE;EMT 20;ACRES OF THESE !* OF THE SW J4-OF

/SECTION 29.AVbRISAiD^f LOT 15 ALSO BEING THE NORTH:LINE OF AN ALLEY LYI NG NORTH;OFU.

; FuAERTPN^AVENU^ LINEpF:MENARP^ ' -AV^NUE^THENCE^ASTALONG THE'nORTH LINE OF FULLERTON AVENUETpTHE WEST LINE OF-MANGO AVENUE; THENCE . NORTH ALONG SAID WEST LINE OF MANGO AVENUE TO THE WESTERLY* EXTENSION OF THE SOUTH LINE OF LOT 245 IN THE SECOND^ADWibN TO FULLERTON CEN^

AFORESAID, SAID SOUTH LINE OF LOT 245 BEING ALSO THE NORTH LINE OF THE ALLEY LYING NORTH OF FULLERTON AVENUE; THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY LYING NORTH OF FULLERTON AVENUE TO THE WEST LINE OF PARKSIDE AVENUE; THENCE NORTH ALONG SAID WEST LINE OF PARKSIDE AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 51 IN FULLERTON CENTRAL MANOR, A SUBDIVISION IN THE EAST Yi OF THE SOUTHEAST Y. OF SECTION 29 AFORESAID, SAID SOUTH LINE OF LOT 51 BEING ALSO THE NORTH LINE OF THE ALLEY LYING NORTH OF FULLERTON AVENUE; THENCE EAST . ALONG SAID WESTERLY EXTENSION AND ALONG THE SOUTH LINE OF LOT 51 IN FULLERTON CENTRAL MANOR TO THE EAST LINE THEREOF, SAID EAST LINE OF LOT 51 BEING ALSO THE WEST LINE OF THE ALLEY LYING-WEST OF CENTRAL AVENUE; ,* : THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY LYING WEST OF CENTRAL AVENUE TO THE NORTHEASTERLY LINE OF LOT 6IN BLOCK 1 IN DIVERSEY HIGH1ANDS, A SUBDIVISION OF THE NORTH Y, OF THE NORTH Yx OF THE NORTHEAST Ya OF THE . SOUTHEAST Ya OF SECTION 29 AFORESAID; THENCE NORTHWESTERLY ALONG SAID THE NORTHEASTERLY LINE:6jf.LOT 6 IN:>K U BLOCK 1 IN DIVERSEY HIGHLANDS TO THE NORTH LINE OF SAID LOT 6, SAID NORTH LINE OF LOT 6 BEING ALSO THE SOUTH LINE OF THE ALLEY LYING SOUTH OF DIVERSEY AVENUE; THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY LYING SOUTH OF DIVERSEY AVENUE TO THE WEST LINE OF MERRIMAC AVENUE; THENCE NORTH ALONG THE WEST LINE OF MERRIMAC AVENUE TOTHE NORTH LINE OF DIVERSEY AVENUE; THENCE EAST ALONG THE NORTH LINE OF DIVERSEY AVENUE TO THE WEST LINEOF MELVINA AVENUE; THENCE NORTH ALONG THE WEST LINE OF MELVINA AVENUE TO THE SOUTHLINE OF LOT 44 IN -GILDERSLEVE'S SUBDI VISION OF BLOCKS 6 AND 10 TO 13 IN OLIVER L. WATSON'S 5 ACRE ADDITION TO CHICAGO A .. SUBDIVISION OF THE SOUTH Yi OF THE NW Ya OF SECTION 29 AFORESAID: THENCE EAST TO THE NORTHWEST CORNER OF LOT 36 IN

GILBERSLEVE'S SUBDIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF LOT 36 IN GILDERSLEVE'S -SUBDIVISION AFORESAID TO THE LINE OF AN ALLEY LYING EAST OF MELVINA AVENUE; THENCE SOUTH ALONG THE EAST LINE OF AN ALLEY LYING EAST OF MELVINA AVENUE TO THE NORTH LINE OF LOT 4 IN ANTHONY P. ROSS' RESUBDIVISION OF LOT 34 (EXCEPT THE NORTH 96 FEET THEREOF) AND ALL OF LOT 35 IN GILDERSLEVE'S SUBDIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF LOT 4 IN ANTHONY P. ROSS' RESUBDIVISION AFORESAID TO THE WEST LINE OF MOODY AVENUE; THENCE NORTH ALONG THE WEST LINE OF MOODY AVENUE TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 117 IN COLLINS & GAUNTLET'S DIVERSEY SUBDIVISION OF LOTS 4 TO 6, 8, 9, 12 TO 19, 22 TO 29, 33, 39 TO 43 AND 45 TO 50 IN GILDERSLEVE'S SUBDIVISION AFORESAID, ALSO OF BLOCK 5 IN OLIVER L. WATSON'S 5 ACRE ADDITION TO

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CHICAGO, A SUBDIVISION OF THE SOUTH A 01" THE NW 1/4 OF SECTION 29 AFORESAID; THENCE EAST TO THE SOUTHWEST CORNER OF LOT 117 IN COLLINS & GAUNTLET'S DIVERSEY SUBDIVISION AFORESAID; THENCE EAST ALONG THE SOUTH LINE OF LOT 117 IN COLLINS & GAUNTLET'S DIVERSEY SUBDIVISION AFORESAID TO THE EAST LINE OF LOT 72 IN COLLINS & GAUNTLET'S DIVERSEY SUBDIVISION AFORESAID BEING ALSO THE EAST LINE OF McVICKER AVENUE; THENCE NORTH ALONG THE WEST LINE OF McVICKER AVENUE TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 26 IN WALTER E. GOGOLINSKI'S SUBDIVISION OF BLOCK 9 OF OLIVER L. WATSON'S 5 ACRE ADDITION TO CHICAGO AFORESAID, SAID SOUTH LINE OF LOT 26 BEING ALSO THE NORTH LINE OF AN ALLEY LYING NORTH OF DIVERSEY AVENUE; THENCE EAST ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 27 IN SUBDIVISION OF THE NE 1/4 OF SECTION 29 AFORESAID; THENCE NORTH ALONG SAID WEST LINE OF THE JALL LINE OF THE NORTH 16 FEET 8 INCHES OF LOT 17 IN BLOCK 1 IN SCHERENBERG'S SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF PARKSIDE AVENUE; THENCE NORTH ALONG SAID WEST LINE OF PARKSIDE AVENUE TO THE NORTH LINE OF LOT 30 IN REGAN'S RESUBDIVISION OF LOTS 11 TO 46 IN BLOCK 2 IN SCHERENBERG'S SUBDIVISION AFORESAID, SAID NORTH LINE OF LOT 30 BEING ALSO THE SOUTH LINE OF THE ALLEY LYING SOUTH OF BELMONT AVENUE; THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY LYING SOUTH OF BELMONT AVENUE TO THE WEST LINE OF MARMORA AVENUE; THENCE NORTH ALONG SAID WEST LINE OF MARMORA AVENUE TO THE SOUTH LINE OF BELMONT AVENUE; THENCE WEST ALONG SAID SOUTH LINE OF BELMONT AVENUE TO THE EAST LINE OF THE NORTH 16 FEET 8 INCHES OF LOT 17 IN BLOCK 1 IN SCHERENBERG'S SUBDIVISION AFORESAID; THENCE EAST ALONG SAID EAST LINE OF LOT 17 IN BLOCK 1 IN SCHERENBERG'S SUBDIVISION AFORESAID TO THE EAST LINE OF LOT 40 IN BLOCK 1 IN JAVORAS AND JOHNSON'S WESTFIELD MANOR SUBDIVISION; THENCE SOUTH ALONG SAID EAST LINE OF LOT 40 IN BLOCK 1 IN JAVORAS AND JOHNSON'S WESTFIELD MANOR SUBDIVISION TO THE EAST LINE OF AUSTIN AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF AUSTIN AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 3 FEET OF LOT 40 IN BLOCK 1 IN JAVORAS AND JOHNSON'S WESTFIELD MANOR SUBDIVISION; THENCE WEST ALONG SAID EASTERLY EXTENSION TO THE EAST LINE OF LOT 36 IN BLOCK 1 IN JAVORAS AND JOHNSON'S WESTFIELD MANOR SUBDIVISION, SAID EAST LINE OF LOT 36 BEING ALSO THE WEST LINE OF THE ALLEY LYING WEST OF AUSTIN AVENUE; THENCE NORTH ALONG SAID EAST LINE OF LOT 36 IN BLOCK 1 IN JAVORAS AND JOHNSON'S WESTFIELD MANOR SUBDIVISION TO THE NORTH LINE OF SAID LOT 36, SAID NORTH LINE OF LOT 36 BEING ALSO THE SOUTH LINE OF THE ALLEY LYING SOUTH OF BELMONT AVENUE; THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY LYING SOUTH OF BELMONT AVENUE TO THE WEST LINE OF MEADE AVENUE; THENCE NORTH ALONG SAID WEST LINE OF MEADE AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 76 IN CHARLES BOOTH'S BELMONT AVENUE ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTH 10 ACRES OF THE NORTH 1/4 OF SECTION 20 AFORESAID, SAID SOUTH LINE OF LOT 76 BEING ALSO THE NORTH LINE OF THE ALLEY LYING NORTH OF BELMONT AVENUE; THENCE EAST ALONG SAID WESTERLY EXTENSION AND ALONG THE NORTH LINE OF THE ALLEY LYING NORTH OF BELMONT AVENUE TO THE WEST LINE OF AUSTIN AVENUE; THENCE NORTH ALONG SAID WEST LINE OF AUSTIN AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 6 IN BLOCK 2 IN JOHNSON BROTHERS FIRST ADDITION TO WESTFIELD MANOR, A SUBDIVISION IN THE WEST 1/3 OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20 AFORESAID; THENCE EAST ALONG SAID WESTERLY EXTENSION AND ALONG THE SOUTH LINE OF LOT 6 IN BLOCK 2 IN JOHNSON BROTHERS FIRST ADDITION TO WESTFIELD MANOR TO THE EAST LINE OF SAID LOT 6, SAID EAST LINE OF LOT 6 BEING ALSO THE WEST LINE OF THE ALLEY LYING EAST OF AUSTIN AVENUE; THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY LYING EAST OF AUSTIN AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 9 IN SAID BLOCK 2 IN JOHNSON BROTHERS FIRST ADDITION TO WESTFIELD MANOR, SAID SOUTH LINE OF LOT 9 BEING ALSO THE NORTH LINE OF THE ALLEY LYING SOUTH OF SCHOOL STREET; THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY LYING SOUTH OF SCHOOL STREET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 16 IN THE SUBDIVISION OF LOT 7 IN OWNER'S PARTITION OF LOTS 6, 7, 8, 9 AND 10 IN VOSS PARTITION OF THE 80 ACRES WEST OF AND ADJOINING THE EAST 40 ACRES OF THE SOUTHEAST 1/4 OF SECTION 20 AFORESAID; THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE WEST LINE OF LOT 16 IN THE SUBDIVISION OF LOT 7 IN OWNER'S PARTITION AND ALONG THE SOUTHERLY EXTENSION OF SAID WEST LINE OF LOT 16 TO THE SOUTH LINE OF MELROSE STREET; THENCE EAST ALONG SAID SOUTH LINE OF MELROSE STREET TO THE EAST LINE OF LOT 17 IN SAID SUBDIVISION OF LOT 7 IN OWNER'S PARTITION; THENCE SOUTH ALONG SAID EAST LINE OF LOT 17 IN THE SUBDIVISION OF LOT 7 IN OWNER'S PARTITION TO THE SOUTH LINE THEREOF, SAID SOUTH LINE OF LOT 17 BEING ALSO THE NORTH LINE OF THE ALLEY LYING NORTH OF BELMONT AVENUE; THENCE EAST ALONG SAID NORTH LINE OF THE

ALLEY LYING NORTH OF BELMONT AVENUE TO THE WEST LINE OF MAJOR AVENUE; THENCE NORTH ALONG SAID WEST LINE OF N. MAJOR AVENUE TO THE NORTH LINE OF MELROSE STREET,

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THENCE EAST ALONG SAID NORTH LINE OF MELROSE STREET TO THE EAST LINE OF LOT: 15 IN THE SUBDIVISION OF THE SOUTH A OF THE NORTH /, OF THE SOUTH 10 ACRES OF THE EAST 40 ACRES IN THE SOUTHEAST % OF SECTION 20 AFORESAID, SAID EAST LINE OF LOT 15 BEING ALSO THE WEST LINE OF THE ALLEY LYING WEST OF CENTRAL AVENUE; THENCE NORTH ALONG SAID WEST LINE OF THEla1IEY, LYING WEST OF CENTRAL AVENUE TO THE NORTH LINE OF HENDERSON STREET; THENCE EAST ALONG SAID NORTH^InE OF HENDERSON STREET TO Thil WEST LINE OF CENTRAL AVENUE; THENCE NORTHALONG SAID WEST LINE OF CENTRAL AVE N U1 TQITHE SOUTH LINE OF RpSCOESTREET; THENCEWEST ALONG^ipjSp^TH UNE-OF ROSCOE STREET TO THE WEST UNE OF MAJOR AVENUE; THENCE NORTH ALONG SAID WE
NEWPORT AVENUErTHiN^ AV EN U EiTp TH E € AST; LINE OF: LOT 7TN^BRifiGAN:S
RESUBDIVISION OF LOTS^Tol? ANKiotb^8ANp}3i?TO ANT>HANSEN'S ADDITION TO CHICAGO^
SUBDIVISION IN THEIEASTk OF THE;NE X OFj^ WEST LINE OF, AN ALLEY'
LYING WEST OF CENTRaTaAVENUE; THENCE NORTH .ALUNG^WesfjLJNE OF AN ALLEY. LYING WEST OF CENTRAL AVENUETO THE SOUTH LINE OF EDDY STREET; THENCE WEST ALONG THE SOUTH LINE OF EDDY STREET TO THE WEST LINE OF MAJOR/J AVENUE;
THENC^l^pRTHJALONG THE WEST LINE OF MAJOR-AVENUE TO THE SOUTH EAST CORNER 6f LOT 11N H E R M AN; L J MAGNUSON'S RESUBDIVISION OFTHE EAST 60 FEET OF LOT 142 IN KOESTER & ZANDER'S ADDITION TO WEST IRVING PARK, A SUBDIVISION OFTHE SOUTH X OF THE NEX OF SECTION 20 AFORESAID, ALSO BEING THE NORTH LINE OF AN ALLEY LYING ^™~ NORTH OF ADDISON STREET; THENCE EAST ALONG THE. NO RTH LINE OF AN ALLEY LYING NORTH OF ADDISON STREET TO THE: EAST LINE OF LOT 137 IN KOESTER & ZANDER'S ADDITION TO WEST IRVING PARK AFORESAID, BEING ALSO THE WEST LINE OF AN ALLEY LYING WEST OF CENTRAL AVENUE; THENCEFORTH ALONG THE WEST LI N E, OFTHE ALLEY, LYI NG WESTOF^INTRAL AVENUE TO THE NORTH LINE OEBERENiCE AVENUE,"THENCEEAST ALONG SAID NORTH LINEOF BERENICE AVENUE TOTHE i POINT OF BEGINNING AT The" WEST LINE OF CENTRAL-AVENUE; ALL IN THE CITY OF CHK^GO, COOK COUNW^UNpiS.' ^™_s J

■ *" . . ■ • " ■ . . . " 5
- "I_r .. . v.;

T'J;. I

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Attachment Three, Page 7
63

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Attachment Four - Parcel Listing

1

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"32 "'13264636386606 \$"

"33 "132046703^
JIZZII?^"iIZIII?9^9Z9I?9999ZIE J^IZII??9i9Z9^9999Z
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2013-EAV

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^78TM"" 1328113^ Z75ZZZZil281X30340'^

JjELZZIII^M^^^

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8613281156340006"

JZII"i?I?li|9^

88i32Ei?6'3ob'bbb\$

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"90i3"28i2"63T \$
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116\$§E.
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ZMEEZ..
""^86?' "Z54.370™ Jf^234" ""33,182"

64

""91""

Index Parcel ID No. •■'■« No. a ...; (PIN) J

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Zi^lZZi?lii?iIi92lZ'
Zio^LZil?!^
"!;^IIZ^PlIiI^iIl32l™^ Zi^E.IiP^

Zi°E21IliBi9iIi9iIZ'
^iMi'Zi^liiip^IEiZZ

ZMiIZ^iIliI§lMiZ! ZS^E}§?1hI^I^Z Zi3ZZl?l^i^^8i§II
■^IsZiP??i0l9lIMi"I
I^ZI!P??i?^iilMIH

ZiliIIZI3Ii?l^^Ii92lZ
""WjZlPliiI^iIi9?lZ]
"i8""i32

ZHLZiIlii^

ZUZZZ101 ~ ~ ^
Z^ZJIPi?^29I?9999'Z:
I ^^ZZZ^?9^7029^00 ^
Zip™ Z.'^I?iI79?9^99Z"
PPZZZE?^^ "T^
""128^13291270336^

13013291276356666 .13113291276366666 T^ZZZ^29128031OT ' 133"" Z132912803200^ 13413291286336666 "l35132?
1280340006

Att.'ichim.'nt Four, i'li^i; 2

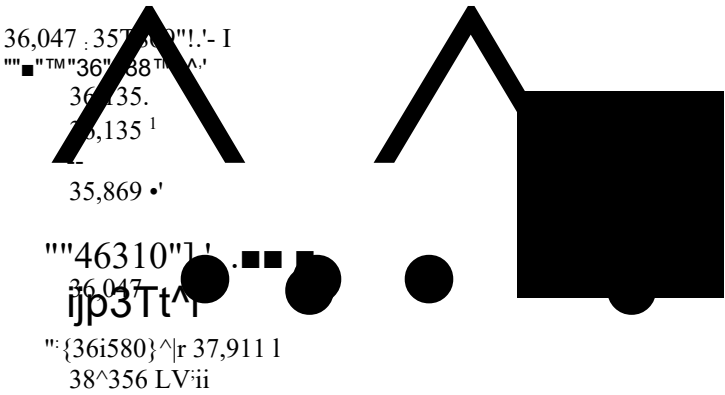
2013EAV
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36,668-J ., i.

35,781

36,047 : 35T...0"!.- I
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36,135.
36,135 ^
35,869 •



""46310""1.
36,047
ijp3Tt^
""{36i580}^r 37,911 1
38^356 LVii

""36AQqZ!> '■<!.; "123,668 ;. ' ..;

27^422""1^,4

Ziyi!?-1
"l6p0£};;^ (■ 22p'70""": .:>

""223)676 82,988'
ZiM!?-32'520

""4l"891 41.734
i'4'3,'563' 69774'TM

65

Index No.

J.3(p

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F.O.~ "l41J

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167""h 168 ' 16?" 170™)'

17™™ 17™ '173"" 174-"" TM7™"7

177'

179 180

2013EAV

Parcel ID No; . V (PIN)

•1-329123P350000 \$ 75,723^, ^379T2803766o6""r\$""367785

■,1329i280410000--:'- '\$.243,178»:'

. 13292240340Q00_

"l329"^f032'6Ni)q6: r-\$T. 63^456" '.13292^

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"™7 ' ZI ^55™ '

13292240360000

108,805; 3"™^22™'

Zl^^-E

™i|™877v '™3"™™6d'

Zu£\$Zl"

ZH-Z^:" ii4™866"

""6|'225"

ZIf™:™f

Z⁴⁵012"
Zi[^]Z9Zl Z48j9T

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ZII'IZC

""36TMSTM""

,13292250^{^^^}l3292|5li2TMp61TMg^V
13292250[^]i0[^]

"l3TM:92TM:TM|TM^{^^} Ji32922TMfTM_iTM_iTM[^]

"l3292TM3TM4[^]

"I³²lil[^]l?MIiZZ"

li[^]l9³³9MZ IZZ:

Z|2?[|]26TM350q6TM2 '■' \$"""" :1329226TMi66c^{^TM}\$ 71329[^]260370[^]

Zl^{^22}iii[^]99Z "IZZ

[^]132922603

·[^]29j^{^^}djTM\$7lTZZ

Znlll[^]li[^]Zl!!"""" ""^li?[^]i[^]l[^]E:ZfZZ

Ilp92TMld3[^]pl7Z\$Z[^] Z³²i2|70[^]4[^]aTMJTM""""

9[^]834. ""|TM666"

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261,401""

3637736""~""ig"

"p2j2l7P4B)0C«"7iTZ 'l329p8041p[^]'

•1329TM|TM[^] 'l329228638"66bb

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7132[^]2280466666"\$"

"1329229037

"l329229P38[^][

1329229[^]\$

Index No.

Parcel ID No.

ASiPIN) ...

181 ^is^{^^^^}o.om[^]

'IE""""""l3292290[^]

183 . •,1329.2230360000'

185 _1322230029£qoq_ 186

189 ^{^^^}\$30000[^] "191lM9W60350boo"

192 132923.00360000

19313792316166666"

194 13292310170000 19513'2'923ib43"6ob'6"

196 ^.^32:9S9229..

198_ 13292310400000

292^13M^M93M929.. ■■ii^ZiII^ilil^PPL "202ZlIIIIIIIIl^PP"

204.. ; 13292310340000 •2^"J-^2g23^0330Q0^"

206 _ 13292310480000_ ; ' 267-13792316470666"

208132923104600pq_

210 .1.3292.319440000

"211 13293636480060'

214 ;13293030030000; "215i'32"93030640006" ;

2013EAV

' :"'69,42"bTM'j'

\$ ' 71,768. ■1""T'259,'320'

\$: 125,744 >

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78,214

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131,476

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^.,.,^.,.;69,345j \$69,'96'b"

61, 355;

>130,843-'

Index No.
2013 EAV

"e"~~f

1Q0,394 '330,034

Parcel ID No. (PIN)

226. 13293050p_20000 "227132¥3W2:3b"6fo6"

228 ' 1329305,024'OOOQ \$

"229TM1379W6b4db6o""T\$"

230 1329Jpj029QPgq \$ "231132930TM^^

232 1329307034000a \$ 9M81 "233"B2¥30763500b0\$147,765TM

234 _!3293^

237;

'238W'J^IZliI11^02^IZ-"236"13793lib3lbbbo'TMT

465,863

■;132?107033000_q_

"i3794b'6bbibbbb"

378,252 797235"!

239 .is^ooop^pooa:-^

,91,598,;

241 _ 13294P0O050000,- \$

"242r'i32WdBob^oao \$"

.243 _ .13^9jQlprfijjOOO^ \$

63,834,

121v682| "TMTMU26TM ""17,'2'93"

IMZIMMi9i921922£ZL
2^ZZM^9^21fl.

"247:4"13794016050000, "\$"
,...;11'.\$Z,: 2161566"

248 13294pi0ppppa0 \$ '24913"29^

250 ..1329402001^

_49,275

"252J^^woMSME^'

253 ,,•-13294020040000 '\$. 60,939 "2541329402?^•-V--VV"-

255 , 13294020060000 "256^3294^^

\$

76,285 ' '51,743™

"25813294b3"!D020bob'\$""97382

259 13^94030030000

49,636 ' '99,735"

'260i'3794b3bb4"bbbb"

99,235 88,273

261; 13294030050000. "26213794036060006"'

263 . 13294030070000 264T^k^WmM

26,674

265 13294040430000 \$ 146,815 "266'172946'^46™297'

267 13294040461002 ' 26813294b'4046ib03

16,256

269 13294040461004 '276132946^6T6i005

At.tnchment Four, Page 3

index Parcel ID No. No. (PIN)

273 ... 13294040461008

276-;> f 1329,4040.0.800,00

J78 3lI329^0l0000q>

279 "'■yWM^E^iW^'

•286:~j^l329A0j\$Pj3!7j^0J3jp • 287i'32'94060'6'80^^

290 132812704300PQ?

"l2^""^l^^Q3^o6o<^

292 l^j^?0340000_n 2\$313'28'm

'295^"";:"328i27b3TObbb"

296^ •.13281270400000* "297"7132^300200000"

298,,,,i328i3fq2ioqqq

"29'^

300 i^sisoq^TOoq.

"".^EEiEf^^iE^t.

JoT"" 1328i3p044™ii^ 304'13T8i*3bp8*&0™b7

"305i'328'i"366'2'9bbbb"

30613281300300000

"307"r3'2"8i3bo3"ibbbb"

308 13281300320qop

369"i328i36b45bb'6a'

310 13281300370000;; 111' 'i3'2"8T3*6o38666o' '

31213281300460000 3131'328i3'6647666'6"

314 13281300410000 "315i'3'281366'426666"

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2013 EAV

²6.556 TM:76TM916 """"11,758

^{7 fl:}

12,368 ""67b,565

_i1.15,737_i

"l66TMi25

106,125 '■106,125

^ 128,303;

^i^sbs'

.:56,6i65; ".73,157"

68,992

_342,7J0l
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104,325

95,006 8"734: 13l66"

Index No.
2013 EAV

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Parcel ID No. (PIN)

316. 132813004.3P00q. "3171328T3lbHbo"6b™
.47,460;;-"47V46b7

\$v

318 1328_13102?P£90 TI9 " 13^i3^237)b7jb"

^53J) 85,;; '™53"*985™

"32b"r328lHb24obb"a"

■ 13281310430000 \$;.;106,867^-

93}5^ip

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'i328mo29bo"w\$ri53^8oT;!

132,734
132,413.

„1328131034000q. ""l328"l3ib'35bbb'6"

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J3281310380090'.

123,04a ""205,064"

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291,165 T6"6,966'
,1,,1,,,185,413.
"\$' '"136,'69'i"
,13281315200000
;131,699. 793,730."

339 i328mo42qqo^ '34 b"W2^u9^3Tomi"
163,597..
13281290360090 ^i3i8T2T63T6W6"
; ; 343- 13282240210000 'M4T"73m8^86Jio6o6"
345'16281280220000 \$!...35,063V ;347; '™
80,885,
"348: 132822^
.349 13282280460000
\$

351.! 13282290280000 '3527""^
.35.3...:i.3.2g22903009.00
"35413282290316666 '
58,329
35513282290320000 ' '356-13282296330066 '
359 "360
357 13282290340000 \$ 58,329 "358" "13282296350^ \$91-578"
\$ 224,255
1328225)0360000 "i378229U4l661)b"

Attachment Four, Page 4

Parcel ID No.

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■●£32g229^3"9"Q0"QQ"
Index No.
362 ..iM3282290400000
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i" "\$"
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91,669 "92,098

19L.....B3.93M9M29991.
372'-1-132823004,60000
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J741328230032000q_

"375i37823obW6oob"
376 13282300340000--
"377" ""HsilidoasoQo^
380 "381"
378 13282300360000 '379"" "B
138,626
.β.2..8239.9.3.8,,9.9.9.9 L
112,813
3_82 "383"
EMME3M\$\$\$9E.E:
384
"385.
^54,212
7~6™56i
•13282300410000 _\$. 14,799 ""i'3"2"873W
386-"387"
34,732
.}12?191I.9.929... "i378"23ibi¥bbob"
388
84,942 "96",475
"13"28231b2bbobb"
39 a;
13282310210000 "i'3"28737b'22"bbbo"
392 "'393'
1328231023000q_ ^•^32,23i54iogoo""\$""~4l~32i
394 "395" '
80,989
1328231039\$198,?15 "13283000560006'"\$53,893'
396 "397"
31,304 "51,991
13283000 5.70000 '1'3'2830bb230bb'd' '
398 "399"
1328301047^
"i'3"28'36i'64"8'6666"
400 "4'6'i" '
54,990
13283010030000 \$ 114,345 "i32830r60406b0\$43',62'8
402 "463' '
13283010050000
"i3283"brbb'6obob"
404 "465
13283010070000 \$ 43,398
132830^ \64,37b'
'i37837)'ibb9obbb"\$b7'i7™'

Attachment Four, Page 5
2015 EAV

Parcel ID No. (PIN)

66,427
133M919.M9.9.9.9.: "ij2W6ioi4ooo6"
;\$,^; .56,145; '?'""96™78TMTM
I^3^9191^9.9.9.9..
'T3T8T616160660"

JiFEI. "206,731"
143,695"
.1^^9.^999°. '132836164^
71,818 '34,333"
TM1328^^
34,333 "70,024'
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13283020070000; "137830200800^
.543,931
"TMb7"TM64
;dL33;294 "iTi"TM"TM
'i"53TM851"
.1?2\$.92.9129S>9.9.. "13787626260000"
'4378302027bbbb*'
149,083
i3"28303bbrbb"6b"
48,267 1~TM389~
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139>055-
'731,666TM '137,606TM
13283030040000 '13783030050000'":
132830300_800q0 '13'2'83"6'3"6'69'6'6"67
144,949; '14TM1,949"
' 13783030i3 'o6od;
13283030140000 " '1"2830 '3 '6357bo 'b
; 57,732
255,311
.i^s^osoieoooO; "i'3783^
13283030180000
35346 III-III."
'i"TM789"
"i3W63br9db~6TM
13283.93.97.9999.9. 'r378"3"b3b2Tb6b'6"
33,151
13283030220000 i3'283'0304'6^^
"T378"3'b'36S'T6,6'r'
I ZZZZZ11Z1r
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2013EAV

Index No.

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Index Parcel ID No. No. (PIN)

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"4"9"7i""

;l³-9⁵.².iⁱ'17,405""
y| 49813283150010000'

19lZZ'i³²^Ii9ili^ ■ll²Z".ZI³²⁸³l19l³^

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506 13283150131007 \$
-29,009

459k ..13283030411010^-- \$:. ■ ..:v33,148 jfe^i.504;: 13283150131005. \$:
'26,107; '760' 'F' ' ^

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461 "13283030411012 16,092
508;13283150131009 'j9⁹Z..ZZi³²^

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"511;""^

"513'™
ZilZZZi3283150120^^ ■jLZ!Zi3283210^ 1516137830303^600"

462..., 13283030411013"--I""0--- .33,148 '507. 132831-50131008-■ \$, ' 22,009

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463 13283030380000_ \$. JL?3_n,13£. ""^TJ'l3

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Z#z?ZZZZi??§IZ^Z9

"ifEZI:!!^

519 13284120070000.\$
35,970

"47i'ZZ"i3283^ ZZ^lill '474""li328307b44i603 38,276

14,672 f
i 61, 09, %\$;
Z^111Z:
i'3',1'66'''
475 13283070430000 \$ - «•?» r.520.13284120060000 \$
"!M 522:
^mMi^oosqoqo ;.\$;
132^412002^066' \$"
523; J²⁴Z
'477''''13283.6704¥i6^
.478. .. 13283070431003 '\$.• 21,672 I;
73'28408^
526,
90,908. "ibb'24'7"
..£;l....-f³²⁸³9Z9⁴³l995.:;...^².i>⁶„7.²...
527
13284080380000 \$.:■
l328l6m640666'\$
I&ZZilli^^
52.845 2E'ZZI³?Z 531
'•.ZZI³²;
, Z³⁴Z 533"
5357
536"
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546" ""^^EEMi^^M^EE^EEE^I^i
13284080030000 \$ 132^
""4837""^
.179,481?
13284080410000 \$
"i328T68obibb"bb""^
484 - 132830704310q9;7\$^---'21,672
141,879.
13284040360000 \$ '1328464635
21,672'21,369'
486 13283070431011 \$ 21,672 '487™B'2836704316'i2'"" '21,672'
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13284040030000 \$
""i3784o'4762bdbb""\$"
488 13283070431013 "489i'32'8'3'67643'161'4'
490^--;^v13283l10310000 \$ 135,059
13284040010000 \$
""^3284666226666\$
'491'i3283ii6326'6'66" \$""72,85b
122.142 ""42.846' ""47846"
.i^{3A}8'19.9.9.2i.9.9.9. L '13184666206666'\$"
492 _13283110330000 \$,76,762.; "493""i'3283'il63'4bobb\$69,497

494 13283110420000 \$.83,213 '495'13283110430000\$63'43'i"
Attachment Four, Page (>

69

Index No.

2013 EAV, 734™68b" :

Parcel ID Nb.igs 5-; (PIN)

\$ 96,600 ; -:

"\$""79 82'bi *r
34,0803™g,^

175"\$6F: 17573667i

'■"\$ ""1777736']

T^T17.55"9V ;] 1-q^5Ty . |"

I""86"233"M"

•586 ; 13284020050000 \$

588 13284020070000,:^ \$ "589"132^2lp^b73p

"590""i'328¥6'276'976bo"7"\$""

fig

59l^>^•13284020100^000^y^^175^366tf 592"""""" 13284b75l 1^^ ^5^66.t}

593 ■ ..13284j020120jpp \$f;-; ;v f36,388 _ '594"1328*5201300^^ '787345"

;|

B

598
12EII}3^^Ei2^0^\$84,0217

""5'9'7"r:" i™ -jj:~"q{Jq2 '

64,467

p13284020170000 \$

71,583Sfc 14l725i| 'i'37,373"

600:
3pl: "g02"

"603"

"i32^^p^o^orT_

7:T

7i328402p796o"oO\$"

13284020420000-\$

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;,...Zi^Z^6iii

81,953"

"r3'287b'3"bb76bbb77\$

.604 11328403p40pj0£0_

G29^.\.A^3?2^9^3.9.}29.9^00- 298\r4Z..

Z'Z^7Zi^82IP' ZlpI'iI?!"

""6b87""i329IS

610 :.1329319p340O0a^ 92,276 bli'r3793li'835bo'6'6W\$'97,276'

.612 ••13293190\$6.0.0.00.-:^\$,:.: 29,073;

::6i3""132935^

614 ..1329.3^90380000 \$ 29,973..

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$E\{E}\} \S i9 E \$9 \$ EE L'. EMEEE9EE229 " \sim " i.$

$EMEZ^E^FEE^M.EEE^EiE^{^^}EE.$

$EEEE9^E929\$,"7$

$E^{\wedge}EZEiME^{\wedge} p'EEZ~E^{\wedge\wedge\wedge}MEMiFE EE.J^PP M\S M9E \S m^o-WW:-$

$EME FFFtFE^EEEE$

EMMEEZ '^^636666'\$TM

$$EEE1999EZE^{\wedge}E^{\wedge}E$$
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$$]TMTM32]TM'TM6TMTM6TM(TMTM^{\wedge}]133TM2TM666^{\wedge}$$

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EEMEME! FTEZ EEEEEEEEE EE
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Il3322010501^ 'l™3322qib]5]6l006\$ 11332201050^ \$]]]-"

$$[Li^{22}TM6]5qio8".]S[[[$$

113322TM16TM61TM^ JEEEEEEEEEE

EEEEEEEEEEEE

$[I^{522}9J^{11}123^{616^{6666^{11}}}]$:

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133220ip4
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13TM22TMiq6TM6^\$'''|'' 13322TM1b'6'TM6]6TO

13322616696666 \$TMTM

13322TMioiTM6b(TTMTTM)]])'

i'3322"6'2]66i666b\$ "i'3""32T6"2"oo26"o66""\$

13322626636666\$

11³³22026q4TM0TMb

i33TM2TM266TM66TM6\$'

Parcel ID No.

$$\mathbf{t}_{i|l} \in \mathbb{N}^{|N|} : \quad$$

EMMMEiMZEi!

EEZEZ9Z1992Z.. EEEEEiEEEE..

7i332|b|^3^oa'

$$sE^3 3M^2 M^9 E''.$$

EMZEEEEEEI ZEEEEEEEEEEEEE1.

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 ${}^{\prime\prime}i'3'3^{\wedge}$

~^^\$^E^^^!
WEEEEEEEEEE. .EIEEMEEZZE. EEE2EEE2E. ZEEEEEEEEEE!
EEM2EE99E! EZZZZZ9E9Z992E. EZEZ9Z99I992E.
"EiE^EZEZZE.

lI3322S40||TMTM007 ""1328330039^

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"1328330037^^ EEEEEZEZE
LEEEEEEEEEEE. JEZM99E992E.

"1328330037^^
IsmeZZZZZZZE1 132^

Zl&EEEEEE.

ZEEEEEEEEEE.

'713283^033^ 13283236326666

7I32J832303^

'1'3283236'3''6w 13284266616666 13284266426666

'1328'426643'6666""'

13284266456666

91,299

"86,285"

Parcel ID No. (PIN)

132842^1328426^132^132^
ZEEEEEEEEEE. ZEEEEEEEEEE.
EEEEEEEEEE '132842406'70^
ZEEEEEEEEEEt
132M2400976"6a"

TOTAL: \$ 60,481,766.2

STATE OF ILLINOIS) COUNTY OF COOK)

^ CERTIFICATE OF INITIAL EQUALIZED ASSESSED VALUATION ,a

I, DAVID D. ORR, do hereby certify that I am the duly-qualified official and Clerk of the County of Cook in the State of Illinois. As such Clerk and pursuant to the Real Property Tax Increment Allocation /Redevelopment Act (Illinois Revised Statutes) further:

CERTIFICATE of May 9, 2002 the Office of the Cook County Board received certified copies of the following Ordinances adopted by the City of Chicago, Cook County, Illinois on May 17, 2000:

1. *An Ordinance Approving and Adopting A Tax Increment Redevelopment Plan and Project for the Belmont/Central*

- *Redevelopment Project Area;* . r '

*2; i , An Ordinance Designating the Belmont/Central Redevelopment ; Project Area as a Redevelopment Project Area pursuant to the , Tax Increment Allocation Redevelopment Act; and ■' ■

Si I A An Ordinance Adopting Tax Increment Allocation Financing for the Belmont/Central Redevelopment Project Area. .

CERTIFY THAT the area constituting the Tax Increment Redevelopment Project Area subject to Tax, Increment Financing in the City of Chicago; Cook County, Illinois is legally described as follows:

Ordinances.

I, [Signature], County Clerk of Cook County, Illinois, do hereby certify that the following is a true and correct copy of the original as filed in my office.

CERTIFY THAT the initial equalized assessed value of each lot/block, and parcel of real property within the said City of Chicago Project Area as of May 17, 2000 as set forth in the document attached^

CERTIFY THAT the total initial equalized assessed value of all taxable real property situated within the said City of Chicago Tax Increment Redevelopment Project Area is:

TAX CODE AREA 71077	\$46,146; 076
TAX CODE AREA 71078	~ > \$27,954,236 ?
TAX CODE AREA 71079	. \$70,057
TAX CODE AREA 71080	\$804,576

for a total of:

SEVENTY-FOUR MILLION, NINE HUNDRED SEVENTY-FOUR
THOUSAND, NINE HUNDRED FORTY -FIVE -DOLLARS AND NO
CENTS

(\$74,974,945)

such total initial equalized assessed value as of May 17, 2000, having been computed and ascertained from the official records on file in my office and as set forth in document attached.

(SEAL)

County Clerk

IN WITNESS WHEREOF, I have hereunto affixed my signature and the corporate seal of COOK COUNTY this
2nd day of April 2015.

U:\TIFS\2001\TIF2001-24.doc <file:///U:/TIFS/2001/TIF2001-24.doc>

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PAGE NO.

AGENCY: 03-0210-526 TIF CITY OF CHICAGO-BELMONT/CENTRAL

PERMANENT REAL ESTATE INDEX NUMBER OF EACH LOT, BLOCK, TRACT OR PARCEL REAL, ESTATE
PROPERTY WITHIN SUCH PROJECT AREA:
1998 EQUALIZED ASSESSED VALUATION OF EACH LOT, BLOCK, TRACT OR PARCEL :WITHIN SUCH
PROJECT AREA:

13-20-215-035-0000

13-20-215-036-0000

13-20-215-037-0000-

13-20-215-038-000;0

13-20-215-039-0000

13-20-215-040-0000

13-20-21b-041-0000

■■■ *iv#ty; .

13-20-215-042-0000 13-20-219-027-0000 13-20-219-028-0000 13-20-219-037-1001 13-20-219-037-1002 13-20-219-037-1003 13-20-219-037-1004 13-20-219-037-1005 13-20-219-037-1006 '13-20-219-037-1007 13-20-219-037-1008 13-20-219-037-1009 13-20-219-037-1010 13-20-219-037-1011 13-20-219-037-1012 13-20-219-037-1013 13-20--219-037-1014 13-20-219-037-1015 13-20-219-037-1016 13-20-219-037-1017

117,427 153,937 60,745 ;64,165 60,187 45,487 43,214 52,661 163,013 90,666 13,698 11,056
10,408 18,198 11,198 10,408 5,219 •V 7,293 7, 771 9,208 11,056 -7,771 7, 771 11,056
11,708 14,308 18,198

74

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DATE 04/02/20.15

PAGE NO. K,

AGENCY: 03-0210-526 TIF CITY OF: CHICAGO-BELMONT/CENTRAL

PERMANENT REAL ESTATE INDEX NUMBER OF EACH LOT; BLOCK, TRACT OR PARCEL REAL-
ESTATE PROPERTY WITHIN SUCH PROJECT AREA: "

13-20-219-037-1018
13-20-219.-037-1019
13-20-219-037-10 2 0
13-20-2i;9-037-1021
13-20-;219"-037-1022
13-20-219-03 7-1023-
13-20-219-037-1024
13-20-223-026-0000
13-20-223-028-0000
13-20-223-029-0000
13-20-223-032-0000
13-20-223-033-0000
13-20-227-026-0000
13-20-227-027-0000
13-20-227-028-0000

13-20-227-029-0000
13-20-227-030-0000
13-20-227-031-0000
13-20-231-023-0000
13-20-231-024-0000
13-20-231-025-0000
13-20-231-026-0000
13-20-231-027-0000
13-20-331-015-0000
13-20-331-019-0000
13-20-331-020-0000

13-20-331-021-0000
1998 EQUALIZED: ASSESSED VALUATION OF EACH LOT, BLOCK, TRACT OR PARCEL
WITHIN SUCH "PROJECT AREA: .

: 8, 556 v 10,408 - <18,198

m>1981

10,408 .5 ■ 15, 556 ■' • Jt3, '698, ; 227,405 57,353 :
^6,^:3:3, . 83,941 ; ■% 163,952 m 182,523•% 62,445
: 17,2 08 114,706 : 197, 841 105, 592: 44,747 37,614 0 0
1,205,576 223,658 107,264 76,148 165,720

75

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DATE" 04/02/2015

.PAGE NO.

AGENCY::;• 03-0210-526 TIF CI^-OF^HI^^ ,

PERMANENT REAL ESTATE INDEX NUMBER :■ OF EACH LOT, BLOCK, TRACT OR PARCEL
REAL ESTATE PROPERTY WITHIN SUCH . PROJECT AREA-:" '"
" 1998 EQUALIZED ASSESSED VALUATION &OF1?EACH; LOT, BLOCK, TRACTaOR: PARCEL
: WITHIN SUCH PROJECTiiAREA:m.

13-20-331-030-0000 13-20-415-001-0000 13-20-425.-007-0000 13-20 v42,5^ 08;-:Q 000 13
-20-425-017-0000 13-20-425-047-0000 13-20-425-048-0000 13-20-430-^3^000.0 13-20-
430-014-0000 13-20-4 3 0-02.3-0000 13-20-43 0-030-0000 13-20-430-031-0000 13-20-

430-032-0000 13-20-430-033-0000 13-20-431-004-0000 13-21-124-041-0000 13-21-124-042-0000; 13-21-300-001-0000 13-21-300-002-0000 1) 3-21-300-003-0000 13-21-300-004-0000 13-21-300-005-0000 13-21-300-006-0000 13-21-300-0.07-0000 13-21-300-008-0000 13-21-300-009-0000 13-21-300-010-0000

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. 0: 0

■ O

O

-or

Or 0

>0-10-

, . 0 0 '

■4 0

0

1,459^074 3 2 0 , 94-5 64,776 48,241 48,243 48,239 24,635 20,794 20,794 112,786
117,154 58,199

76

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PATE 04/02/2015
BEI.MONT/CENTRAL

AGENCY: 03-0210 -526 TIF CITY OF CHICAGO-

•!>

PERMANENT REAL ESTATE INDEX NUMBER1998; EQUALIZED (ASSESSED VALUATION .
OF EACH LOT, BLOCK,-TRACT OR PARCEL-OF EACH LOT, BLOCK, TRACT OR
PARCEL
REAL :ESTATE:4P^0PERTY WITHIN SUCH ; -WITrMN^UlCH:'PROJECT
AREA".:*;]'
PROJECT AREA: ' ...^#<tT =

13-21-304-004-0000	104,571
3^-2i;-:3^0^4-005-0000.	- - , , 87,545
13-21-304-006-0000	-94,390
13-21-304-007-0000.	1EJ^ ■ 93,230
13-21-304-037-1001	J-a ' »n . 30,555
13-21-304-037-1002	ni?17,171

13-21-304-037-1003	18,312
13-21-304-037-1004	r^S ., 19,110
13-21-304-037-1005	~ v-^- TM>-. 1« 18,686
r¥3&2 \$-304-037-1006	.: - : :23 , 797
13-21-304-037-1007	'n^ I- .a i-.4-f.958 <http://i-.4-f.958>
'13-21-304-037-1008	r"""" « v r 23,091
13-21-304-037-1009	?S H r y20?,341
13-21-304-037-1010	■">■-•■-"■» " : ■ 19,211
13-21-304-037-1011	25,671
13-21-304-037-1012	18,036
13-21-304-037-1024	s :r ^r. 1,067
13-21-304-037-1025	1,067
13-21-304-037-1026	1,067
13-21-304-037-1027	' ;.1,067
13-21-304-037-1028	■ ' ■ ':*1,067
13-21-304-037-1029	- 1,067
13-21-304-037-1030	854
13-21-304 037-1031.	1,067
13-21-304-037-1032	-1,067
13-21-304-037-1033	1,068
13-21-308-001-0000	27,717

77

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DA'J'K 04/02/2015
BELMONT./CENTRALAGENCY: 03-.0210-526 TTF CITY OF. CH 1.CAGO-
, . :

5

. PERMANENT REAL ESTATE INDEX NUMBER "1998 EQUALIZED ASSESSED VALUATION
OF EACH LOT, BLOCK, TRACT OR PARCEL ■ OF EACH LOT, BLOCK, TRACT OR
PARCEL
REAL ESTATE PROPERTYiWITHIN SUCH <../I:fc' WITHIN SUCH" PROJECT^AREA...
PROJECT AREA':. "" ' ■¹ p^;-.^. ■

13-21^3.0B4b'0^6.0aoi , . m-y-i,,^*,.28,877

13-21-308-004-0000 r^v : ' 0

13^-21-308^005-0000. ,;■:q . • .■ 0-

13-21-308-006-0000 ztW.-->-¹' " ■_t-*0."

13-21-308-007-0000 . ' 70,753 ,■

13-21-308-008-0000 , ;~ 69,593'

13-21-312-004-0000 '"" s:- 41i/3;#..

13-21-3127b3o¥-boⁱ6cr^"" . ^-73,656'

13-21-312-006-0000 . 372, 153

13-21-312-007-0000 o vo^S^ 303.-.

13-21-312-008-0000 ■ ■ . 22,041_t

13-21-312-038-0000 \y%... 58,360

13-21-312-039-0000 82,241

13-21.-315-020-0000 93,516

13-21-315-040-0000,,V_vP,,. 223:, 627

13ⁱ-2i^;32f-s21-.0000 ,;ⁱ 436,259

13-21-329-022-0000 152,517

13-21-329-023-0000 141,467

13-21-329-026-0000 104,548

13-21-329-027-0000 85;, 138

13-21-329-028-0000 i 18,592

13-21-329-029-0000 18,592

1-3-21-329-030-0000 483,630

13-21-329-031-0000 19,56-7

13-21-329-032-0000 22,895

13-21-329-033-0000 29,743

13-21-329-034-0000 96,447

78

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PAGE NO.

AGENCY: 03-0210-526 TIF CITY OR-CHICAGO-BELMONT/CENTRAL

PERMANENT REAL ESTATE INDEX NUMBER-"

OF EACH LOT, BLOCK, TRACT OR PARCEL-
REAL ESTATE PROPERTY WITHIN SUCH ^
PROJECT "AREA:- ' " "

13X2-1-330-010-0000
13-21-336-019-0000
13-21-330-020-0000
13-21-330-021-0000
1.3-21-330-022-0000
13-21-330-025-0000
13-21-33 0;- 026-0000
13-21-330-027-0000
13-21-330-028-0000
13-21-330-029 -.00 00
13-21-330-030-0000
13-21-330-031-0000
13-21-330-032-0000
13-21-330-033-0000
13-21-330-034-0000
13-21-330-035-0000
13-21-330-036-0000
13-21-330-037-0000
13-21-330-038-0000
.13-21-417-025-0000
13-21-417-026-0000
13-21-417-027-0000
13-21-417-028-0000
13-2.1-417-032-0000
13-21-417-033-0000
13-21-417-041-0000
13-21-417-042-0000

1998 EQUALIZED ASSESSED VALUATION "0E4EAGH. LOT, . BLOCK, TRACT OR PARCEL
WITHIN SUCH PROJECT AREA:

" f.W f, ^ I 25,208

%' -';i 38, 233

143,052

'■ 23,035

: . t ■■: ■26, 514

■:; ' 125, 573

98,906

105,772

120,503

'J i-4.Ji 80,037

iMr^i g i ; 99,249

-"Ph 32, 583

i* 28, 788

117,307 122,316

-i;,:.' ; 52,895

■vr? 71,431.

" ■ 71,852 217,678 55,317 16,077 95,680 95,680 72,174 88,327 0

311,394

79

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DATE 04/02/2015 AGENCY: 03-0210-526TIF. CITY OF CHICAGO- BELMONT/CF.NTRAL ■

^1 's:^ERMANENT5REA^;|e1STATE INDEX NUMBER 1998 EQUALIZED ASSESSED VALUATION
lite 1 lfo'F EACH.iLOTSbLOCK; TRACT ORPARCEL OF EACH LOT, BLOCK, TRACT
OR PARCEL

REAL ESTATE"PROPERTY WITHIN SUCH . WITHIN SUCH PROJECT AREA:
PROJECT AREA: ' ' M... , . ^ -Jr

13-21-417 046-0000

. y^,331.

13-21-417-047-0000

. ?n,,.^K#7 ; -54; 4;

13-21-417-048-0000

--hW\$ MZi Zf^l 0

13-28-104-001- 0000

^5, . 272, 688

13:^28^104r00.2-0000

002

13-28-104-007.-00-00

80J53.4'

1/3^28s;104-008-0000

, 'Sta 82, 784

" "15¹^2. ^0^7bt) 9-0000, ' "

.... ^ '7^-^1^03, 460 ~"■

13-28-104-010-0000 ' i49'y\2'3;0
13-28-104-011-00.00' f,; 3%113 , 5 6 6>-
13-28-104-012-0000 I?75:v6i5
13-28-104-013-0000 'v . ii: |^.. 44, 471.
13-28-104-017.-0.000... ■ ,i#1;2:4,, 117
13-28-104-018-0000 ::--i-J|>; ' , . .18, 913
13-28-.10 4-019-0000.; ifc^ ■>■ ■ .. ■/.,' 22, 638
13-28-104-040-0000 ¥: ■.' . 172, 049
13-28-104-041-0000 -.Mi 110,707
13-28.-104-042-0000 59,968
13-28-105-0.02-0000 .90, 575
13- 28-105 003-0000,,.vk . 67,097
13-28-105-004-0000 v: 248,670
13-28-105-005 0000- 75,688
13-28-105-009-0000 85,003
13-28-105-010-0000 115,652
13-28-105-011-0000 - 91,979
13-28-105-012-0000 171,100
13-28-105-013-0000 69,404

80

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DATE 04/0272 015

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AGENCY: 03- 0210-526 TIF-CITY OF CHICAGO-BELMONT/CENTRA!,

'PERMANENT REAL ESTATE INDEX NUMBER OF EACH LOT, BLOCK, . TRACT OR^ PARCEL REAL ESTATE'
PROPERTY WITHIN SUCH PROJECT'AREA:

13-28-105-014-0000
13-28-105-015-0000
13-28-105-016-0000
13-28-105-019-0000
13-28-105-038-0000

13-28-105-039-0000
13-28-124-009-0000
13-28-124-017-0000
13-28-124-047-0000
13-28-124-048-0000
13-28-124-049-0000
13-28-124-050-0000
13-28-124-053-0000 -
13-28-124-054-0000
13-28-200-001-0000
13-28-200-002-0000
13-28-200-041-0000
13-28-200-042-0000
13-28-200-043-0000
13-28-200-044-0.000
13-28-300-019-0000
13-28-300-058-0000
13-28-300-059-0000
13-28-304-001-0000
13-28-304-002-0000
13-28-304-003-0000
13-28-304-004-0000

1998 EQUALIZED ASSESSED VALUATION JOFSEACH: LOT, BLOCK, TRACT OR PARCEL WITHIN SUCH
PROJECT AREA:

86,357
- 56,058
; 56,871
511,771
■; 56,132
ii? 39,561
r.'100,707
; 95,179

■ ^ s:. 79,296
 IL'104,707
 O hi ^B150,;019
 i;j •-; -^:-47-;-97.7
 l T" '■': 278,803
 r ■ 377,128

* , ■ 186,767

. . . -.^,.,;.112, 640

. , f; .: 120, 668

122,973 r 64,545 631,260 147,012 332,280 596,756 48>795 48,527 48,527
 48,527

81

(2L'RTM36y-' '•

PAGE NOj^j 9

DATE b.:4/-b2/2 015 AGENCY : : 03-.02T0-526vTI;Fi''CITY OF
 CHICAGO^BELMONT/CENTRA ±>: n y

PERMANENT REAL ESTATE: INDEX NUMBER 1998 EQUALIZED ASSESSED
 VALUATION
 " OF EACH LOT, BLOCK, TRACT OR PARCEL OF EACH LOT, BLOCK, TRACT OR
 PARCEL
 -REAL" ESTATE PROPERTY WITHIN SUCH " |W' WITHIN SUCH PROJECT AREA:
 PROJECT AREA:
 ^

13-28-304-005-0000 (*.■ ? m.'48,527

13-28-308-024-0000 M^:,i5fe6,02"

13-28-308-025-0000 - v 134,395

13-28-308-050-0000 ^«i l2;&6?p2&Ji;

13-28-312-00.1-0000 ■ fv.:^ . '■ ;7";,697.

13-28-312-022-0000 LyJj- ' 130;,18;8

13-28-316-001-000:0 ■ .: ^62,132

13-28-316-002-0000 k 18,387

13-28.-316-615-0000 •'v^-i-V%.:. • 16,-41'X?

13-28-316-016-0000 ; 16,192

13-28-316-017-0000	lw ^T - "M^<:P 16,192
13-28-316-018-0000	"%m^ ; 45,039
13-28-316-019-0000	4b,039
13-28-316-020-0000	, 45,957
13-28-316-021-0000	. ' 45,327
13-28-316-051-0000	' 49,468
13-28-316-052-0000	90,758
13-28-324-004-0000	48,140
13-28-324-006-0000	- 5,258
13-28-324-007-0000	25,932
13^28-324-013-0000	5,258
13-28-324-035-0000	* 253,640
13-28-324-036-0000	. 47,768
13-28-324-037-0000	47,768
13-28-324-045-0000	111,829
13-28-324-046-0000	89,751
13-28-324-048-0000	11,233

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DATE 04/02/2015 AGENCY: 03-0210-526 TIF CITY OF CfilCAGO BELMONT/CENTRAL
h • * ■ * " ■

:/ ' ■ PERMANENT READ ESTATE INDEX NUMBER¹ : " 1998 EQUALIZED
ASSESSSED . VALUATION
v; OF EACH LOT, BLOCK, TRACTOR PARCELOK EACH LOT, BLOCK,
TRACT OR PARCEL
REAL ESTATE PROPERTY WITHIN SUCH WITHIN SUCH
PROJECT AREA:
PROJECT AREA: ' "7

13-28-324-049-0000	: ; 55,274
13-28-325-q3/- .0p00	110,623
13-28-325-032-0000	- 80,076
13-28-325-033-0000	^ 13,066
i3 ⁱ -28^325VP34-p0Ob	- 54,997

f3:-28-3:25Hp.35^ff01D0'	■'	■ 76,761
13-28-325-036-0000	' i:	i • 7*4,550
13-28-325-037-0000		7,021
13-28-325-038-0000		49,968
13-28-325-039-0000		^1/11i:
1-3-28-326-030-0000	' '142,	688
13-28-326-031.-0000		67,261"
13-28-326-032-0000	-	65,816
13-28-326-033-0000	f	65,737
13-28-326-034-0000	■ ■ ■ ■ ■	29,786
13-28-326-037-0000		59,758
13-28-326-038-0000	¹	79,765
13-28-327-031-0000		122,831
13-28-327-032-0000		57,710
13-28-327-033-0000		74,095
13-28-327-034-0000		39,190
13-28-327-035-0000		70,908
13-28-327-036-0000		129,589
13-28-327-037-0000		173,884
13-28-329-019-0000		70,308
13-28-329-020-0000		30,207
13-28-329-037-0000		64,122

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■ .

PERMANENT REAL ESTATE INDEX- NUMBER OF EACH LOT, BLOCK, TRACT OR PARCEL REAL ESTATE
PROPERTY.WITHIN SUCH PROJECT AREA:
1998 EQUALIZED ASSESSED VALUATION OF EACH LOT, BLOCK, TRACT OR PARCEL WITHIN SUCH
PROJECT AREA:

13-28-329-038-0000 13-28-329-039-0000 13-28-331-020-0000 13-28-331-021-0000 13-28-331-022

-0000 13-28-331-023-0000 13-28-331-024-0000 13-28-331-025-0000 13-28-331-026-0000 13-28-331-027-0000 13-28-331-028-0000 13-28-331-043-0000 13-28-331-047-0000 13-28-428-018-0000 13-28-428-019-0000 13-28-428-020-0000 13-28-428-021-0000 13-28-428-022-0000 13-28-428-023-0000 13-28-428-028-0000 13-28-428-029-0000 13-28-428-030-0000 13-28-428-031-0000 13-28-428-034-0000 13-28-428-035-0000 13-28-428-036-0000 13-28-429-021-0000

86,117 131,792 206,480 79,185' ■ 82,315 . 107,312'-- 92,299 7,793 179,744
;,:^ .63,p73'2

104,853 72/972 :jj|71, 451|384 si;;.-:. 78,228 58,962 :: 14,806 13,862 14,666
43,147 257,091: 133,440 65,802 68,434 189,553 149,314 174,819 103,016

84

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DATE 04/027-2015' AGENCY: .03^2(10^526 TA^FACWY^QF CHICAGO-^ELfONT/CENTRAL,

" PERMANENT REAL ESTATE INDEX NUMBER 19.98 EQUALIZEDASSESS:ED} VALUATION;,,
ft ■ OF EACH LOT, BLOCK, TRACT OR PARCEL .-vOFqEACH .LOT:77'BLOCK,' TRACT"OR PARCEL
REAL / ESTATE ^PROPERTY. WITHIN SUCH iWITHiSl iSUCH PROJECT AREA:
PROJECT AREA: ' _ ^

13-28-429-022-0000	?j 82,976
13-28-429-023-0000	, ; ;■ 69,576
13-28-429-024-0000	J ■ ^82 ,350
13-28-429-025-0000;	1r8,668:
13/-28-4 29:-026-0000;	b» , i5j56;-414.
f3^28"-42^-027-000I);	v . \ 67,904
13-28-429-028-0000	13,585
13-28-429-029-0000	s . ' 13,585
13-28-429-030-0000	■» » 13,585
13-28-429-031-0000	C 13,585
13-28-429-032-0000	. -34,974
13-28-429-033-0000	.it 35,672
13-28-429-034-0000	, ^ 34,974
13-28-429-035-0000	■; ■" 130,583
13-28-429-036-0000	: ^-i. 13,829
13-28-429-037-0000	13,829

13-28-429-038-0000	42,822
13-28-429-039-0000	- 35,929
13-28-429-040-0000	73,619
13-28-429-041-0000	61,419
13-28-429-042-0000	0
13-28-430-020-0000	63,688
13-28-430-021-0000	63,688'
13-28-430-027-0000	261,926
13-28-430-028-0000	55,457
13-28-430-029-0000	6,851
13-28-430-030-0000	6,851

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AGENCY: 03-0210-526 TIF CITY OF CHICAGO- BELMONT/CENTRAL

.PERMANENT REAL - ESTATE INDEX; NUMBER OF EACH LOT, BLOCK, TRACT OR PARCEL •
JREAL^ESTATE PROPERTY -WITHIN^SUCH"" t!I PROJECT¹: AREA:

13-28-430-031-0000
1 3 - 2.8-430-032-000 0.
13-28-430-033-0000
13-28-430-034-0000
13-28-430-035-0000
13-28-430-040-0000
13-28-430-041-0000' i '
13-29-103-001-0000* ■
13-29-103-002-0000
13-29-103-003-0000
13-29-103-004-0000
13-29-103-005-0000
13-29-103-006-0000

13-29-103-007-0000•

13-29-103-008-0000

13-29-103-009-0000

13-29-103-010-0000

13-29-103-011-0000

13-29-103-014-0000

13-29-103-015-0000

13-29-103-016-0000

13-29-103-017-0000

13-29-103-018-0000

13-29-103-019-0000

13-29-103-020-0000

13-29-103-021-0000

13-29-103-037-0000

1998 EQUALIZED ASSESSED VALUATION OF EACH LOT, BLOCK, TRACT OR PARCEL WITHIN SUCH PROJECT AREA:

63,12 6 29,714 29,714 20,461 :i49;869 207,853

i3^:p53;

rr72v\$5~3 70,306

112,407 99,403 86,060 86,060 18,832

112,581 62,597 81,916 60,754 33,300 33,300 9, 910 69,623

'68,835 61,774 61,774

11.9, 118

109,274

86

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AGENTYT'03-0'210'-52 6 TIF CITY OF CHICAGO-BELMONT/CENTRAL;

PERMANENT REAL ESTATE INDEX' NUMBER OF EACH LOT^BLOCKv TRACT OR PARCEL. REAL ESTATE'PROPERTY WITHIN SUCH. PROJECT AREA:

13-29-103-038-0000

13-29-103-041-0000
13-29-103-042-0000
13-29-407-001-0000
13-29-407-002-0000
13-29-407-003-0000
13-29-407-004-0000
13-29-407-005-0000
13-29-407-006-0000
13-29-407-041-0000
13-29-407-042-0000
13-29-407-043-0000
13-29-415-021-0000
13*-29-415-022-0000
13-29-415-023-0000
13-29-415-024-0000
13-29-415-025-0000
13-29-415-026-0000
13-29-415-027-0000
13-29-415-028-0000
13-29-415-029-0000
13-29-415-030-0000
13-29-415-043-0000
13-29-424-045-0000
13-29-429-045-0000
13-29-430-039-0000
13-29-431-013-0000

19 98 EQUALIZED ASSESSED VALUATION OF EACH LOT, BLOCK, TRACT OR PARCEL, WITHIN
SUCH PROJECT AREA:

111,565 131,678 131,678 131,678 131,678 131,678 131,678 131,678 131,678 131,678
11,089 11,089 174,978 62,341 134,771 480,021 18,603
18,664 18,610 18,664 138,201 42,285 42,285 40,052 40,052
103,702 355,801 704,095 308,371 289,739 136,684

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AGENCY: 03-0210-526 TIF CITY OF CHICAGO-BELMONT/CENTRAL .

PEIMMANENT REAL ESTATE INDEX NUMBER 'j- OF EACH LOT, BLOCK, TRACT OR PARCEL REAL ESTATE PROPERTY WITHIN SUCH PROJECT AREA:

13-29-431-014-0000

13-29-431-015-0000

13-29-431-016-0.000

13-29-431-017-0000

13-29-431-018-0000

13-29-431-019-0000

13-29-431-020-0000

13-29-431-021-0000

1.3-29-431-022-0000

13-29-431-023-0000

13-29-431-024-0000

13-29.-431-025-0000

13-29-431-026-0000 13-29-431-028-0000 13-29-431-029-0000 13-32-205-001-0000 13-32-205-002-0000 13-

32-205-003-0000 13-32-205-008-0000 13-32-205-009-0000 13-32-205-010-0000 13-32-205-045-0000 13-32-

205-046-0000 13-32-205-047-0000 13-32-206-001-0000 13-32-206-002-0000 13-32-206-003-0000

1998. EQUALIZED ASSESSED VALUATION OF EACH LOT, BLOCK, TRACT OR PARCEL :WI3?H\$N'iSUCH PRpjJECT,,,AREA:

fm : ■ ■s ir337,874

: 337,874

I 337,874

337,874

,i33J^874-268,668 16,260 ■i ;wj: 17,-4T0'4 28,668 28,668 . . .

15,743 1^'|1^i5;|7:96 ^ ^3If438 861,821 118,013 7,2 90

45,329 35,659 i 35, 659 39,417 75,83 9 7,128 41,957 133,081

104,337 77,578

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AGENCY: 03-0210-526 TIE CITY OF .CHICAGO-BELMONT/CENTRAL

PERMANENT 'REAL ESTATE INDEX NUMBER OF EACH LOT, BLOCK, TRACT OR PARCEL REAL ESTATE PROPERTY WITHIN SUCH PROJECT AREA:

1998 EQUALIZED ASSESSED^VALUATION OF EACH LOT, BLOCK, TRACT OR PARCEL -WITHIN SUCH; PROJECT AREA:■,

13-32-206-007-0000 13-32-206-008-0000 13-32-206-009-0000 13-32-206-041-1001 13-32-206-041-1002 ,13 r 3 2-20 6-041-1003 1^f3^ 3 2-206-041-100 4' 13-32-207-001-0000 13-32-207-002-0000 13/73 2-207-0 03-0000 13-32-207-004-0000 13r32-207-005-0d00 13-32-207-006-0000 13-32-207-007-0000 13-32-2107-008-0000 13-33-101-010-0000 13-33-101-022-0000 13-33-102-001-0000 13-33-102-003-0000 13-33-102-004^-0000 13-33-102-005-0000 13-33-102-006-0000 13-33-102-007-0000 13-33-102-008-0000 13-33-102-009-0000 13-33-103-001-0000 13-33-103-002-0000

i 48,637

131, 424

: " v 131, 424

■ ■-. 4, 976 2,870 . ■4,775 i j 2,499 ; 129,115

14, 987

-14=SQ 1;

U „ c 63,987

. 63, 987

, 63,987

1151 " . 63,987

■ J.:- :- 63,987

159,074

606,888

,146,785

. 67,691

rh.-; 31,917

57,335 74,502 123,256 91,120 97,697 184,735 157,583

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"■" PAGE .NO. . 17

AGENCY::-{03-02:10^526 TIF CITY 6F\$CHICAGO^BELMONT/C ENTRALI r 1 *V £ ^

PERMANENT REAL ESTATE INDEX'NUMBER : OF EACH LOT;; •BLOCK, TRACT OR PARCEL REAL
ESTATE:'PROPERTY ■ WITHIN SUCH PROJECT AREA:

13-33-103-003-0000

13-33-103-004-0000

13-33-103-005-0000

13-33-103-006-0000

13-33-103-007-0000

13-33-104-041-0000

, 13-33-107-002-0000

13-33-107-003-0000

13-33-20*0-001-0000 '

13-33-200-002-0000

13-33-200,-003,-0000

13-33-200-008-0000

13-33-200-013-0000

13-33-200-014-0000

13-33-200-015-0000

13-33-200-016-0000

13-33-200-017-0000

13-33-200-018-0000

" 13-33-200-019-0000

13-33-200-020-0000

13-33-200-021-0000

1.3-33-200-022-0000

13-33-200-023-0000

13-33-200-024-0000

13-33-200-046-0000

13-33-200-047-0000

13-33-202-001-0000

1998 EQUALIZED ASSESSED VALUATION OF EACH LOT, BLOCK, TRACT OR PARCEL WITHIN SUCH PROJECT AREA:

41,197

• s; ' 41, 197 ^2 6, -54^7.

€m:£2 , 814 837,289 0

i=:o,

:s103,748

"- 7,717

51,750

. ""ilv"687 .■ 4i, 874

13,827 : 15,083 16,842

:J, 16, 622 14,536

-yflA,536 14,536 61,074

■ ■■ 90,562 61,074 61,074 349,309 74,330 78,391

90

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DATE 04/02/2015

AGENCY: 03-0210-526 TIF CITY OF CHICAGO-BELMONT/CENTRAL

PERMANENT REAL, ESTATE INDEX NUMBER1998 EQUALIZED ASSESSED VALUATION OF EACH LOT, BLOCK, TRACT OR PARCELOF EACH LOT, BLOCK, TRACT OR PARCEL
' REAL/ ESTATE PROPERTY WITHIN SUCH ' WITHIN SUCH'? PROJECT AREA:/, ^
PROJECT AREA: *;;>;i;. . . ■

13-33-202-002-0000 W I 104,676

1^4a3-202-0:03S-0000 - i 65,093

13-33>2*0"2--.C10;4-0000 f~"™ i . 328,491

13-33-202-005-0000 * " - 12,251

13-33-202-006-0000 12,251

13-33-202-007-0000 12,251

13-33-202-008-0000 a '-■ 147,145

13-33-202-009-0000	\\	'147,145
J3f3 3-2.02-010-0000		, 51,637
:i3"-%3;-202-011-0000		; , 69,053
13-33-202-012-0000	• - :	95,105
13-33-202-013-0000	< - ^Z. ■ 92f3^	
13-33-202-014-0000	'I ^i ' - .129/622	
;13k33"-202i-015-0000		65,299
13-33-202-01.6-0000		70,627
13-33-202-017-0000		33,698
13-33-202-018-0000	1	33, 698
13-33-202 -019-OOCO		38,698
13-33-202-020-0000		38,698
13-33-202-021-0000		0
13-33-202-022-0000		0
13-33-203-003-0000		13,655
13-33-203-004-0000		13,655
13-33-203-005-0000		59,511
13-33-203-006-0000		59,511
13-33-203-007-0000		38,126
13-33-203-008-0000		56,329

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AGENCY: 03-0210-526 TIF CITY OF CHT-GAGO-BELMONT/CENTRAL : :

\. - - ^PERMANENT REAL ESTATE INDEX . 'NUMBER , . ^^E^EAGH; iOTv BLOCK,
TRACT'.OR PARCEL j REALS; ESTATE ■'■" PROPERTY \ WITH IN SUCH' ":-PROJECT
AREA:

13-33-203-009-0000
13-33-203-010-0000
13-33-203~011~0000':

13-33-203-012-0000

k■■■

13-33-203-013-0000

13-33-203-014-0000

"~ , 13 - 33-203-015 - 6tOi 0

13-33-203-016-0000 13-33-203-017-0000 13-33-203-018-0000 ,13

-33-203-019-0000 . 13-33-203-020-0000: 13-33-203-021-0000 13

-33-203-041-0000 13-33-203-042-0000

1998 EQUALIZED ASSESSED VALUATION OF EACH LOT, BLOCK, TRACT OR PARCEL .WITHIN
SUCH PROJECT AREA:

■■■■*3B£-

■ 65,428 65,428 11,828 , 11,828 142,574 54,454 54,454

■\ 30*117 34,650 ; 34,650 147^228 79,307 79,307 91,660

127,191

TOTAL INITIAL EAV FOR TAXCODE: 71077 TOTAL PRINTED: 501

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DATE 04/02/2015 AGENCY;: 03-0210-526 TIF CITY OF CHICAGO-;BE
LMONT/GENTRAL

PERMANENT REAL ESTATE INDEX NUMBER"1998 EQUALIZED ASSESSED VALUATION
OF, EACH LOT/ BLOCK, TRACT OR PARCELOF EACH LOT", BLOCK, TRACT OR
PARCEL
REAL 'ESTATE PROPERTY WITHIN SUCHWITHIN SUCH PROJECT AREA:
PROJECT AREA: . . .

13-20-424-034-0000	i.% .	132,252
13-20-424-035-0000		117,913
13-20-424-036-0000		146,415
13 - 2 0 - 424 -037 - 00 0 0,		2 70,2 6 0.
13j--2;0-429-027:r,g00P:	:	^ ' 36, 025
13-20-429-028 00.00		52,764
13-20-429-029-0000	i	85,605
13-20-429-030-0000		69,166
13-20-429-031-0000		26,152
13-20-429-032-006o		26,152
13-20-429-036-1001	' £	4,822
13-20-429--'0-3;6^10'pZ■'"" ss ftf *	■:	4f822
13-20-429-036-1003	:	ll\4,822
13-20-429-036-1004		4,822
13-20-429-036-1005		2,489
13-20-429-036-1006		2,489
13-20-429-036-1007	;; ;	; 2,608
13-20-429-036-1008		2,742
13-20-429-036-1009		2,545
13-20-429-036-1010	^	2,508
13-20-429-036-1011	;	2,489
13-20-429-036-1012		2;508
13-20-429-036-1013		2,582
13-20-429-036-1014		2,742
13-20-429-036-1015		2,590
13-20-429-036-1016		2,546
13-20-430-009-0000		88,465

- 'BELMONT/CENTRAL.;. \$

. PERMANENT REAL ESTATE¹ INDEX, NUMBER . 1998 EQUALIZED ASSESSED
VALUATION

REAL ESTATE PROPERTY WITHIN SUCHJ'^WITHIN SUCH PROJECT AREA:
PROJECT AREA: ' ' "

' 13-20^-430-010-0000 .. ;yi. ■■; ; j y / -39 927
13.-20-430-011-0000' . (|L. " 96,336
-13-20-430-012-0000 .r- ■■ if ,a,-
: 1^20^43.0-034-0000 "/ .'" "... ,■," ".■' ' :0,
13-20-431-026-0000 fy ,. 252,382
,13-20-431-028-0000 Ia,.... : 0
.13-2 0'-.431-030-a6"]3*0,f U»-^' '^3^9,821*
13-20-431-031-0000, 499,106
13-20-431-032-0000 ^yyf 499,106
13-20-431-034-0000. r . . ,^ 0
13-20-432.-025-0000i 78,542
13-20-432-026-0000' i^: 79,268
13-20-432-028-0000 rfy 82,738
13-20-432-029-0000 ;y, 231,340
13-20-432-030-0000 316,814
13-20-432-038-0000/ 106,730
13-20-432-039-0000 135,801
13-20-432-040-0000 195,890
13-20-432-041-0000 259,51.7
13-20-432-042-0000 61,42-3
13-20-432-043-0000 59,886
13-20-433-011-0000 559,160
13t20-433-015-0000 349,002
13-20-433-018-0000 289,271
13-20-433-019-0000 192,594
13-20-433-020-0000 455,597
13-20-433-021-0000 266,196

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AGENCY: 03-0210-526 TIF CITY OF CHICAGO-BELMONT/CENTRAL

PERMANENT REAL ESTATE INDEX NUMBER OF EACH LOT, BLOCK,, TRACT OR PARCEL REAL
ESTATE PROPERTY WITHIN SUCH " ? PROJECT AREA:
1998-- EQUALIZED ASSESSED/VALUATION OF EACH LOT, BLOCK, TRACT OR PARCEL
WITHIN SUCH PROJECT AREA:

13-20-433-022-0000>

13-21-319-001-0000

13-21-319-021-0000

13-21-323-001-0000

13-21-323-016-0000

13-21.-327-001-0000

13-21-3 2.7-017-0000

-13f21s 327-018-0000

13-21-327-019-0000

13-21-327-020-0000

13-21-327-023-0000

13-21-327-024-0000

!\$f2JS3.27---0 25-0000

13-21-327-026-0000

13-21-327-027-0000

13-21-327-028-0000

13-21-327-029-0000

13-21-327-032-0000

13-21.-327-033-0000

13-21-327-034-0000

13-21-327-036-0000

13-21-327-037-0000

13-21-328-022-0000

13-21-328-023-0000

13-21-328-024-0000

13-21-328-025-0000

13-21-328-026-0000

458,838 80,133 106,761 286,962 309,520 316,083 s'3*3-9' ;7b5 174,370 125,556

182,813 104,807 174,16.3 223,444 168,1.81 61,122 61,122

62,777

150,005 68,994 49,030 67,473 41,914 58,999 29,540 29,-540 52,318 52,318

95

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PAGENOA <

DATE 04702/201'5'-:'-. C'AG^gY,-::^03-.0.2:1'0^52.6- TIP/CITY OF CHICAGO-
BELMONT/GENTRAL::;

PERMANENT REAL ESTATE INDEX NUMBER1998 EQUALIZED ASSESSED VALUATION
•<: 'OF each lot, block, tract or parcel of each lot, block,: TRACT OR
PARCEL

REAL ESTATE PROPERTY, WITHIN SUCH WITHIN>SUGHi? PROJECT tAREA: .
PROJECT AREA: j^

13-21-328-030-0000 : /' ::" 25,367

•i3-2.1^328-031-0'b'6"0-' &j<v : :r- -f ? 25,367

13-21-328-032-0000 51,341

13-21-328-033-0000 , - *, ■■■■■ ■ 51,341

13-21-328-034-0000 ,?,.,,,,f. ..^72ji72;|

13-21-328-035-0000 f\\...- ;v - 372,728.

; i^;--?!.^? 2 8 - 0 3 6 - 0.0.00' ssf.3 ■ rt,f» *C. 57,458

13-21-328-037-0000 ;:' riv57,r458'

13-21-328-038-0000 27,526

13-21-328-039-0000 c:.#!f~U,; ■ ■. 82,091

13-21-328-040-0000 rvk\\. pp*^, 82, 091 ■

13-21-328-041-0000 : 28,038

13-21-328- 042-0000 198,807

13-21-328-043-0000 114,698

13-28-100-001-0000 . 137,323

13-28-100-002-0000 : . ;,./>.^ 81,060

13-28-100-003- 0000 p 105,862

13-28-100-008-0000	56, .196
13-28-100-009-0000	56,196
13-28-100-012-0000	:ivj-^ 84, 896
13-28-100-013-0000	84,896
13-28-100-014-0000	"152,591
13-28-1.00-01.5-0000	152,591
13-28-100-016-0000	65,656
13-28-100-017-0000	65,656
13-28-100-018-0000	77,796
13-28-100-019-0000	77,796

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AGENCY:-03-0210-526 TIF CITY OF CHICAGO-BELMONT/CENTRAL |

PERMANENT REAL ESTATE INDEX NUMBER OF EACH LOT, BLOCK, TRACT OR PARCEL
REAL ESTATE/PROPERTY WITH IN SUCH PROJECT AREA: " "

13-28-100-041 -0000
13-28-100-042-0000
13-28-100-043-0000
13-28-100-046-0000
13-28-100-047-0000
13-28-100-048-0000
13-28-100-049-0000
13-28-101-004-0000
13-28-101-0 0 5-0 0 0 0
13-28-101 - 006 -' 00 0 0
13-28-101-007-0000
13-28-101-008-0000
13-28-101-039-0000
1'3- 28-102-001.-0000

13-28-102-006-0000
13-28-102-042;-0000
13-28-102-044-0000
13-28-103-007-0000
13-28-103-008-0000
13-28-103-009-0000
13-28-103-042-0000
13-28-103-043-0000
13-28-108-011-0000
13-28-108-016-0000
13-28-108-017-0000
13-28-108-018-0000
13-28-108-019-0000

1998 EQUALIZED ASSESSED VALUATION &'6F^EACH LOT, ; BLOCKV fPRACT/OR PARCEL

<w W: *■>■-■

.61 a V.117,893
1 (204,765
v-s 242,427
.104,970
106,247
, 342,157
H II. 215,900
: :s: ;||156.,5.41
r:V;.-: °- 179,334
- hy67,097
- Jiy.. ■ 67,097
O^UM., -^;.3'2.7-;"-62'○-
|- 215,370
.ii; 221,879
121,580
842 ,791

' 97, 873

> :w ■ 77,452 ■ 77,452 226,1.43 198,609 106,996 126,870

80,349 . 54,290 67,246 59,167

97

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BELMONT / C ENTRAL

is L, PERMANENT REAL ESTATE INDEX NUMBER1998 EQUALIZED ASSESSED VALUATION
HAJS OF EACH LOT, BLOCK, TRACT OR PARCEL OF
:EACHV^LOT:,fCBLOCK, TRACT OR PARCEL
REAL ESTATE PROPERTY WITHIN SUCHWITHIN SUCH PROJECT AREA: a
PROJECT AREA: "■ ■ ■-j ^

13-28-108-042-0000 ' 134,073

73;-28^^8-b44-0p00 " ...232,384

'13-28-108-045-0000': ih,,,:; . .. ' 231,941 ■

353J%8/jL;Q8,-04 6-0000 212,109

I'f3-28::i#1-6-001-0000 ' . :. ^TM* *273,399

13-28-116-002-0000 0

13-28-116-003-0000 1 •mi^-0

13-28-116-004-0000 /ji.-, m . ■' /.':v-: ■ fii0

13-28-116-005-0000 HI^MSO

13-28-116-008-0000 ■ A; ; ^ , 25,163

13-28-116-009 -0000 85,596

13-28-116-017-0000 35^: , .141,883

13-28-116-018-0000 V%\ 5 p^rf ? 2,517

13-28-116-042-0000 .. 49,989

13-28-116-044-0000 "123,112

13-28-116-045-0000 . H, 0

13-28-116-046-0ppq -

^ , , , , :if. : ; 128,932

13-28-116-047-0000<' "> --"'U; . ■-.-k<24 , 591

13-29-200-005-0000 ■■■7fi^87V220

13-29-200-006-0000 123,227

13-29-200-007-0000	34,793
13-29-200-008-0000	73,096
13-29-200-039-0000	'' 149,883
13-29-202-006-0000	27,179
13-29-202-007-0000	59,051
13-29-202-008-0000	101,718
13-29-202-009-0000	126,566

98

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:PERMANENT'«REAL {ESTATE INDEX NUMBER,,
OF' EACH LOT,---BLOCK, TRACT OR PARCEL : REAL"ESTATE PROPERTY WITHIN
SUCH ? PROJECT AREA:

13-29-202-038-0000
13-29-203-0 01-0 000
13_29-203-002-0000
13-29-203-004-0000
13-29-2C3-005-000Q iL 13^2-9^2.03-006-p000:
13-293203-035-0000
13-29-203-036-0000
13-29-204-008-0000
13-29-204-046-0000
13-29-204-047-0000
13-29-204-048-0:000
13-29-204-049-0000
13-29-204-050-0000
13-29-204-051-0000 A- 13-29-204-052-0000
13-29-205-006-0000
13-29-205-007-0000
13-29-205-008-0000
13-29-205-009-0000

13-29-205-010-0000-
13-29-205-039-0000
13-29-205-040-0000
13-29-205-041-0000
13-29-206-006-0000
13-29-206-007-0000
13-29-206-008-0000

PAGE NO. -7

OF CHICAGO-BELMONT/CENTRAL,

-1998 EQUALIZED ASSESSED VALUATION OF .EACH LOT, BLOCK, TRACT OR PARCEL
WITHIN'; SUCH PROJECT AREA ip- ' ' "

24,-03 8 295,435 104 , 87.1 *5.1.151 51,151 ... 61,750
287,592 211,350 247,931 1,840 1,840 1,840 1,399 1, 840
1,840 2,455 53,700: " 53,700 54;i97 65,665 98,318
100,668 165,675 136,765 137,177 137,177 137,177

99

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PAGE NO.

AGENCY: 03-0210-526 'TIF 'CITY OF'CHICAGO-BELMONT/CENTRAL

' PERMANENT REAL "ESTATE INDEX NUMBER -
OF. • EACH LOT, BLOCK, .TRACT OR* PARCEL
REAL -ESTATE PROPERTY WITHIN SUCH ■ .
PROJECT AREA:

1998 EQUAL!ZED ASSESSED VALUATION OF EACH '. LOT, BLOCK, TRACT OR PARCEL
'WITHIN SUCH PROJECT AREA: '

13-29-206-009-0000^ 13-29-206-010-0000 13-29-206-041-0000 13-29-206-042-0000 13-
29-207-004-0000 13-29-207-005-0000 .13-29-207-006-0000 13-29-207-007-0000 13-29-
207-012-0000 13-29-207-021-0000 13-29-207-022-0000 13-29-207-023-0000 13-29-207-
024-0000 13-29-207-025-0000 13-29-207-026-0000 13-29-207-027-0000 13-29-207-028-
0000 13-29-207-029-0000 13-29*207-030-0000 13-29-207-031-0000 13-29-207-032-0000
13-29-207-033-0000 13-29-207-034-0000 13-29-207-040-0000 13-29-207-044-0000 13-29
-207-045-0000 13-29-207-046-0000

137,177 :150,106 343,875 250,791 109,621 125,028 #122 j:82 6 ■>462559j4 0

"0 0 0

• 0 191,323 90,721 90,721 231,078 103,785 68,392 82,932 47,971 48,675 270,475
0 0 0

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AGENCY: 03-0210-526 TIF CITY OF CHICAGO-BELMONT/CENTRAL L

PERMANENT REAL ESTATE INDEX NUMBER- 1998 EQUALIZED ASSESSED VALUATION?
OF EACH LOT, BLOCK, TRACT OR PARCEL ' OF EACH LOT, BLOCK, TRACT OR PARCEL
REAL "ESTATE PROPERTY WITHIN SUCH ,WITHIN SUCH PROJECT AREA: ^
PROJECT AREA:

13-29-215-023-0000	.TV	13,108
13-29-215-024-0000		69,964
13-29-215-025-0000		83,968
13-29-215-026-0000	-i ^J -	.83,968
13-29-215-027-0000		111,942
13-29-215-029-0000		35,620
13-29-215-030-0000		35,620
13-29-215-031-0000		108,027
13-29-215-032-0000		94,272
13-29-215-033-0000		86,150
13 -29-215-034-0000		2 6,076
13-29-215-035-0000		24,598
13-29-215-036-0000		99,436
1.3-29-215-037-0000		99,436
13-29-215-040-0000		13,108
13-29-215-041-0000		13,108
13-29-215-042-0000		286,847
13-29-215-043-0000		180,779
13-29-215-044-0000		212,368
13-29-223-033-0000		115,118
13-29-223-038-0000		174,392

13-29-223-039-0000	174,392
13-29-223-041-0000	0
13-29-223-042-0000	207,644
13-29-223-043-0000	503,941

TOTAL INITIAL EAV FOR TAXCODE: 71078 27,954,236

TOTAL PRINTED: 241

101

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AGENCY: 03-0210-526 TIF CITY OF CHICAGO-BELMONT/CENTRAL

PERMANENT REAL ESTATE INDEX NUMBER OF EACH EOT,: BLOCK, TRACT-feOR PARCEL REAL ESTATE PROPERTY WITHIN SUCH • PROJECT AREA:

13-20-431-033-0000'

13-29-215-028-0WW

; .-1998 EQUALIZED^ASSESE.D VALUATION
OF EACH ^sLOT, BLOCK, TRACT OR PARCEL t WITHIN SUCH PROJECT AREA:

0 35,646

TOTAL INITIAL EAV FOR TAXCODE: 71079 TOTAL: .PRINTED:⁴ 2

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DATE 04/02/2015 AGENCY: 03-0210-526 TIF CITY. OF CHICAGO-BELMONT/CENTRAL

PERMANENT REAL ESTATE INDEX NUMBER OF .EACH LOT, BLOCK, TRACT OR PARCEL PARCEL REAL ESTATE PROPERTY WITHIN SUCH PROJECT AREA:	1998 EQUALIZED ASSESSED VALUATION OF EACH LOT; BLOCK, TRACT .OR WITHIN SUCH /PROJECT AREA: '
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13-21-120-019-0000	28,659
13-21-304-003-0000	76,475
13-21-308-003-0000-	28,783
13-28-124-055-0000 -■	74,143
13-28-324-00 5-0000	24,273
13-28-324-012-0000	25, / 297
13-28-326-035-0000	29,385
13-28-32 6-0 3 6-0000	30,173
13-29-20.7-013-0000	29,701
13-32-2 06-006-0000	5 8,659
13-33-102-002-0000	13,750
13-33-103-008-0000	34,113
13-33-103-009-0000 ₅	22,577
13-33-103-010-0000	31,360,

13-33-103-011-0000	28,637
13-33-103-012-0000	34,970
13-33-103-013-0000	14,973
13-33-103-014-0000	21,751
13-33-103-015-0000	18,570
13-33-103-016-0000	15,039
13-33-103-017-0000	10,239
13-33-103-018-0000	21,764
13-33-103-019-0000	31,776
13-33-103-020-0000	23,050
13-33-103-021-0000	27,368
13-33-103-022-0000	17,901
13-33-103-023-0000	31,190

TOTAL INITIAL EAV FOR TAXCODE: 71080
103

TOTAL PRINTED:

104

PLAN APPENDIX
Attachment Five - Added Area Eligibility Study

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■■■■■f-- ik " .j ;:.* :■■■; m ; r^, ,m; f la

Added Area ELIGIBILITY STUDY

-¹ March ¹

Belmont/Central TIF Redevelopment Plan and Project
Amendment No. 2

City of Chicago

I. Introduction

PGAV . PJLANNERS (the "Consultant" op "PGAV") in conjunction withy Ernest ;R, Sawyer E'nte^ «^Sn<. retained by the^City; pf/^ to aVnerVd lhe • Belmont/Sentfal Tax,Increment Financing ("TIF") Redevelopment Plan ("Plan") and Project Area (the "original Area"), as approved in January of 2000, revised in May of 2000, and as amended by AiMhdment^ 2011. AjTiepd.mejTt\Np;...2 .(tfie. "Arriendrnt") provides ;a plan amendment document and adds additional area ("Project Area") to the Original Area to create the new area (the "Amended Area"). These references apply only to this Eligibility Study.

For purposes of the Amendment, this Eligibility Study considers only the Project Area and this Eligibility Study is referred to in the Amendment as the "Added Area Eligibility Study." Prior to the preparation of the Amendment, the Consultant undertook various surveys and investigations of the Project Area, containing approximately 670 parcels, to determine whether the Project Area'jg^ijfie's^r; designation as a tax increment financhgl'distric^^ Illinois"Tax Increment^fpcati Act, ,65 ILCS 5/11-74.4-1 et seq.. as amended (the "Act").."

■ Thefexh'ibits: included ,s with the Amendment andthisfAdded-Area Elj^Oil|ty/Study are^

- Plan Appendix, Attachment Two, Exhibit A - Boundary Map (A map of the boundaries of the Amended Area) ' .

- v Plan Appendix, Attachment Two, Exhibit B - Existing Land Use (The existing land uses of the Amended Area)
- Plan Appendix, Attachment Two, Exhibits C1 and C2 - General Land Use Plan (The Amended Area Land Use Plan divided into north and south maps)
 - Plan Appendix, Attachment Two, Exhibit D - Existing Zoning (Existing zoning classifications regarding the Amended Area)
 - Plan Appendix, Attachment Two, Exhibit E - Sub Area Key (The Project Area as divided into 13 sub areas)
 - **Plan Appendix, Attachment Two, Exhibits G1 through G6 - Existing Conditions** (The existing conditions in the Project Area only)
 - **Plan Appendix, Attachment Two, Exhibit H - Adjacent TIF / Redevelopment Areas** (Redevelopment Areas adjacent to the Amended Area)
- o Plan Appendix, Attachment Three - Legal Description (The Amended Area)
- Plan Appendix, Attachment Four - Parcel Listing (A Parcel Identification Number ("PIN") listing of the Project Area)
 - Plan Appendix, Attachment Five - Added Area Eligibility Study (This Eligibility Study regarding the Project Area only)
 - Plan Appendix, Attachment Six - Housing Impact Study (A Housing Impact Study ("HIS") regarding the Amended Area)

This Eligibility Study includes the analyses and findings of the Consultant's work and is the responsibility of PGAV which has prepared this Eligibility Study with the understanding that the City would rely: 1) on the findings and conclusions of this Eligibility Study in proceeding with the

Added Area Eligibility Study (March 2015)

Attachment Five, Page .1

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Ernest R. Sawyer Enterprises

Belmont/Central TIF Redevelopment Plan and Project Amendment No. 2

designation of the Project Area as a redevelopment project area under the Act, and 2) on the fact that PGAV has obtained the necessary information to conclude that the Project Area can be designated as a redevelopment project area in compliance with the Act.

Following this introduction, Section II presents background information of the Amended Area including the geographic location, description of current conditions, and other data; Section III provides the building and infrastructure conditions assessment and qualification documentation as to the qualifications of the Project Area as a conservation and/or blighted area as defined in the Act; and Section IV, Summary and Conclusions, summarizes the findings of this Eligibility Study regarding the Project Area.

"This Eligibility Study is to become a part of the Redevelopment Plan for the Belmont/Central TIF Redevelopment Plan and Project Area. * Other portions of the Redevelopment Plan contain information and

The Belmont/Central Redevelopment Project Area is located approximately nine (9) miles northwest of Downtown Chicago, located in the Portage Park and Belmont gragia

neighborhoods.

The Original Area is irregularly shaped and the boundaries generally follow commercial corridors, along several major streets. The Original Area includes property, that flanks Central Avenue from Berenice Avenue to Fullerton Avenue, Belmont Avenue from Meade Avenue to Leclair Avenue, and Fullerton Avenue from Mango Avenue to Lamon Avenue.

The Project Area for the Amendment is along the west side of Central Avenue from the intersection of Newpark Avenue and the Resurrection Medical Center east to the south side of Newpark Avenue from Central to and including Chopin Park; south along the west side of Laramie Avenue from the Original Area near Belmont Avenue to Wellington Avenue, along Laramie Avenue from roughly George Street to the Original Area at Fullerton Avenue and including Cragin Park, east and west along Diversey Avenue from Merrimac Avenue to an alley just west of Cicero, and west along Fullerton from Mango Avenue to Melvina Avenue. The Project Area contains 135.9 acres in 670 parcels; with 43.1 acres for public rights-of-way for streets, alleyways, rail lines, and highways. The Project Area contains 92.8 acres (68%) of improved land that is either presently developed or vacant.

The Amended Area will comprise the Original and Project Areas and will generally include the block face to the respective parallel alley on both sides of the streets listed above.

B. Description of Current Conditions Area Characteristics

The Project Area is located partly within fourteen (14) 2010 U.S. Census Tracts: 1506, 1511, 1512, 1902, 1903, 1904.01, 1904.02, 1906.01, 1906.02, 1907.01, 1907.02, 1908, 1913.01, and 1913.02. These tracts, along with tracts 1507, 1510.01, 1711, 1911, and 1912 of the Original Area, comprise the Amended Area.

The Project Area is located partly within in three (3) City wards: 30, 31, and 36- A small portion of the Original Area is also in Ward 38.

There are five (5) TIF redevelopment areas that are adjacent to the Amended Project Area: the Belmont/Cicero TIF, the Diversey/Narragansett TIF, the Galewood/Armitage TIF, the Northwest Industrial Corridor TIF, and the West Irving Park TIF. Only the Belmont/Cicero and Diversey/Narragansett TIF's are adjacent to the Project Area.

The Amended Area is described in the Plan Appendix, Attachment Three - Legal Description and is also provided as a map in the Plan Appendix, Attachment Two Exhibit A - Boundary Map.

Added Area Eligibility Study (March 2015)

Attachment Five, Page 3

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City of Chicago

Existing Land Use Map. & V--y--q <http://e2%96%a0e2%96%a0e2%80%a2%e2%96%a0~-.y--q>

A tabulation of land area by land Use category is provided below in Table 1 - Tabulation of

Existing Land Use. The Project Area consists primarily of commercial uses, followed by

of the Belmont/Central TIF, it is bordered by the main commercial corridors and Cragin Park in the Project;

Area and Blackhawk Park in the Original Area. There- are six school uses in the Original Area and two such uses in the Project Area.

Table 1
Tabulation of Existing Land Use

Original Area	% of Original Area	Total Amended Area	% of Total Area	Original Area	% of Original Area	Total Amended Area	% of Total Area
Single-Family Residential	18%	1.3	0.7%	3.8	-	1.2%	
Multi-Family Residential	9.3%	3.5	1.8%	16.2	5.0%		
Mixed-Use (Residential / Commercial)	22.8%	63.0	33.2%	94.0	28.9%		
Industrial	0.3%	0.7	0.4%	1.1	0.3%		
Public / Semi-Public / Institutional	7.9%	21.4	11.3%	32.2	9.9%		
Park / Open Space	8.2%	6.2	3.3%	17.3	5.3%		
Public Parking Lot	7.9%	10.8	5.7%	11.9	3.7%		
Utility	0.3%	0.2	0.1%	0.6	0.2%		
Vacant / Undeveloped Land	1.3%	1.7	0.9%	3.5	1.1%		
Right-of-Way	31.7%	77.2	40.7%	120.3	38.9%		
TOTAL *	135.9	189.9	325.8	100.0%			

The existing land uses in the Amended Area are identified in the Plan Appendix, Attachment Two, Exhibit B - Existing Land Use; Land use data for the Project Area was compiled as part of the TIF eligibility fieldwork, along with the Original Area to determine the overall Amended Area land use characteristics to be used for the Amendment. This fieldwork was conducted in the fall of 2014.

In classifying land use for this TIF eligibility report, it is important to clarify the use of the term "vacant land". The Act establishes one (1) set of eligibility criteria for designation of improved land and a separate set of criteria for designation of vacant land. The full definition of "vacant land" and the full set of criteria are provided in Section III of this study. In short, under the Act all parcels without buildings are considered "vacant". Only 1.8 acres (1.3%) of the Project Area is vacant land. The vacant property in the Project Area is on 22 of the overall 670 parcels and represents a small opportunity for in-fill development and revitalization.

As shown in Table 1 - Tabulation of Existing Land Use, above, the largest land use by land percentage in the Project Area is Right-of-Way (31.7%), followed by Commercial uses (22.8%), Residential uses (11.1% total multi-family and single-family), Mixed-use (8.3%), Park/Open Space (8.2%), Public/Semi-Public/Institutional (7.9%) and Public Parking/Lot (7.9%); All other uses in the Project Area account for less than 4% of the total. The majority of the net Project Area (without the Right-of-Way, utilities, vacant land, and park / open space), is commercial/mixed-use or residential. The residential density is generally greater away from the primary commercial corridors.

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Belmont/Central TIF Redevelopment Plan and Project Amendment No. 2

£?;* ■■■'<M ' . ::■ .

City of Chicago,;

A total of 598 structures are located on the 135.9 acres of improved land in the Project Area. Of these structures, 154 are accessory buildings, such as garages, outbuildings or other secondary structures. The improved portions of the Project Area comprise about 50% of net land area.:

According to field 6b^r^i6nfl94%iOf buildih^!i(563;6Mh6 598j=|otal) were judged to be more

than 35 years old, which^m^ Area may qualify as a "conservation ,area" ifia;com^^ fa'do^ar^f^ present such thaVtHe'p^ safety^healthb.^oralsr or welfare arid the" area- ma^ lipele!!^ III. Qualification ofthe project Areaj. "

The types of residentialLuses wrt^^

and land^ usessuvey conducted; as .part

'20i4*and^ revealedMh^^^

completed in

1,035 housing units, ,

1,021 of which^ were occupied~ BecauSeVthe Project Area contains more than 75 inhabited

residential unitd

is required to perform a

Housing Impact Study ("HIS") as part of the feasibility report (see Subsection 11.74.4-3(n)(5) of

the Act). The HIS; includesuthe^Orjginal Are^^^

for the entire

Belmont/Gentral ^TIF ■Redevelopment Area. The .HIS is found in the Plan Appendix, Attachment Six- Housing Impact Study;^ .

Development Activity and Assessed Value Trends

n ,

Historic data regarding the Equalized Assessed Value (the "EAV") for each parcel in the Project Area, the rate of EAV growth for the City, and the Consumer Price Index for All Urban Consumers (the "CPI-U") in the Chicago-Gary-Kenosha MSA for the period between 2008 and 2013 are considered to identify development activity and determine assessed value trends in the Project Area. Table 2 - Equalized Assessed Value Trends, on the following page, illustrates the comparison of the Project Area's EAV/growth to both the remainder of the City's EAV and the CPI-U. ~*

The upper half of Table 2 demonstrates that between 2008 and 2013, the EAV of the Project Area decreased from \$83.5 million to \$60.5 million. The table also demonstrates that: ; ^

- 1) In at least: 3 of the past 5 years (four years; demonstrated), EAV growth ofthe Project Area has declined;
- 2) In at^i^pt^oftH^past 5 years (three years demonstrated); EAV growth of the Project Area has'been less than the EAV growth of the remainder of the City; and,

in the bottorrff half of Table 2;

> - ^

- 3) In at least 3 ofthe past 5 years (four years demonstrated), EAV growth of the Project Area has been less than the CPI-U of the Chicago-Gary-Kenosha Metropolitan

- Statistical Area (MSA). -yx

Additionally, it is important to consider the ability of the Project Area to generate tax revenue. Of the 670 parcels in the Project Area, 95 are owned by an entity that is exempt from property tax and 4 parcels are found to have been delinquent for the 2013 taxpayers; listing;-neither of these factors significantly impacts the Project Area's ability to generate tax revenue.

Added Area Eligibility Study (March 2015) PCAVPLANNERS

Table 2 . Equalized Assessed Value Trends

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 . ;VfRroied (Added) % Change from • \ ' ' ^p^C^am^^: ^ «ton jhij Mam»,of thVCttjr*>^
 :',;< j/:|l;,'AreaEAV^,t-' Pre'viquS.Year ,. Bajafoceftf City ^v^IPnsvio^y|ah,' . . .; 'EAVi'growth rate^?.,;,". ' '

Belmont Central Amendment No. 2 Project Area Comparison of**EAV Growth Rate's**

: 2008 . \$83,513,633- \$80,894,029,387

....

2009	\$92,854,471	11.2%	\$84,493,953,218	4.5%	1NO ..
2010	\$86,139,001	' -7.2%	\$82,001,031,062	-3.0% ,,	YES
2011	:i\$74,370;268;	-13.7%	\$75,048,543,642.	- -8.5%.	

■ yes

2012 ' :	\$64,831,405.	-12.8%	\$65,185,555,862	r -13.1% ...
2013:'	\$60,481,662	-6.7%	\$62,303,394,002	-4.4%

":7_T_"" yes .

¹ Cooiff County Assessor data-compiled by ERSE, 2014. -Citywide EAV less the Project (Added) Area EAV. Source'is Cook County Clerk's Agency. Tax

Rate Reports for City of Chicago:

Comparison to Consumer Price Index

■ J^JL',f,(15

2008.

215.303

\$00 ;"f||Project {Added}>^, % Chahge-from; \$ |*I]\$*:r V .;.<^iAtea<EAyli^;} Pre^oUs>year^,

.\$831513,633

\$92,854,471

2010:

2011

2012"

2013

;\$86,139,0Q1

\$74,370,268

\$64,831,405 \$60,481,662

-7.2%

-13.7% -12.8%

■■■6.7%

¹ Cook County Assessor data compiled by ERSE. 2014. , ¹

² Consumer Price Index for All Urban Consumers (CPI-U): source is U.S.'Bureau oriaborStatistics. ■■■^s

Prior Redevelopment Efforts

As noted, five (5) existing TIF redevelopment project areas are adjacent to the>Amehded Project Area. However, only the Belmont/Cicero TIF (City index number T-82) to the east and the Diversey/Narragansett TIF (T-129) to the southwest border the Project Area. The boundaries of all of these TIF redevelopment project areas are identified in the Plan Appendix, Attachment Two, Exhibit H - Adjacent TIF / Redevelopment Areas.

Chicago Enterprise Zone #5 overlaps the Project Area-to the south-along Fullerton Avenue; with

only the property on the south side of Fullerton Avenue in both the Enterprise Zone and the

Belmont/Central TIF Redevelopment Area.

Added Area Eligibility Study (March 2015)

Attachment Five, Page (i

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Beimpiit/Gentral XIX Redevelopment Plan and Project Amendmcht No. 2

III. QUALIFICATION OF THE PROJECT, AREA

A. Illinois Tax Increment Allocation Redevelopment Act

The Act authorizes Illinois-municipalities to redevelop locally designated deteriorated areas through tax increment financing. In-order for an area to qualify as a tax increment-financing district, it must first be designated as a blighted area, a conservation area (or a combination of the two), or an industrial park conservation area as defined at 5/1.1-74.4r3(a) of the Act.

Based on the criteria set forth in the Act, the improved portion of the Project Area is determined as

to qualify as a conservation area, and the vacant portion of the Area is determined to qualify as

a blighted area.

As set forth in the criteria conservation area is:

"conservation area means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in

& area have a life of 35 years or more. Where a conservation area is not yet a blighted area but because of a combination of three (3) or more of the following factors is detrimental to the public safety, health, morals or welfare, the area may become a blighted area:

- 1) *Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or a combination; if a deteriorated building condition analysis shows that a major repair is required or the defects are so serious that the buildings must be removed.*
- 2) *Obsolescence. The condition or process of falling into disrepair. Structures have become ill-suited for their original use.*
- 3) *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, loose paving material, and weeds growing through paved surfaces.

- 4) 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.
- 5) *Illegal use of individual structures: The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.*

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- 6) *Excessive vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.*
- 7) *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 or inadequacy 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.

(8) *Inadequate utilities. Underground and overhead utilities such as storm sewers*

storm drainage, sanitary sewers, water lines, 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.*

facilities; and the designation of an area as a

presence of buildings of inadequate size and development for health and safety and the presence of multiple buildings on a parcels standards of

single parcel, or :^r&^d^b^; finding of excessive land coverage, these
parcels-must^exhibit; more of the) following; insufficient
provision. ^ or around:buii8ings^ihcrea^ed^hreai of spread
of 'finWd&U f^c/ose proximity of buildings^lack^ access
to a< \$bli& off-street sparking, or-
inadequate provtslbW^^ service:^]■'■%*■ - v.

- 10) *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.*
- 11) *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*

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contemporary development standards, or other evidence demonstrating an
k;jMserice^6fieffhdivc-^ -as s*

(12) *The area has incurred Illinois Environmental Protection. Agency-or. United' States*

) rEnvironmehiahPro 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
tb.the development or redovelopmenVof the redevelpmentfprbjct: area.

(13) *The total equalized assessed value ofthe proposed redevelopment project area.*

"ir£as;Mc//rietf last five (5) calendar^
^available, or is increasing at an annual rate that is less than the balance of the , >?:: -^ ^m0ihipja^ty for%ree
(3)cofthe4astfivei(5) calendar years fon 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^he United States Department pf
L'abor or, successor agency for three (3) of the last five (5)>calendar*years^Kfor. which information is available."
As set forth in the Act ai blighted area is: ^ u u TM

"any improved, or vacant area}within the boundaries of^
located within the territorial limits ofthe municipality where: * j- *?^

(2) *If vacant, the sound growth of the^mdeyeloprhent^ areaJs^impaired^bya*

: combination of two (2) or more of the following factors, each of which is (i)

^present^ithfthat presence documented, tq^^meanin^ful^e^nf: so that a

municipality may ^{area^dnablyi^nq^} within the
intent of the Act and (ii) ^{mas^a^} the vacant part of the
redevelopment project area to which it pertains:

- A) Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with
« contemporary standards and requirements, or platting that failed to create ■ rights-of-way, for streets^ alleys, or that created inadequate right-of-way' ■wtiihssforsireets, -alleys^qr^ptherfpublic rights-of-way of^that omitted easement for public utilities.
- B) Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.
- C) Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property tax Code within the last five (5) years. ; ,v ■ :. . f, r
- D) Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land: -
- E) The area, has incurred Illinois Environmental Protection Agency or United State 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

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hazardous waste; hazardous substances, or underground storage tanks

required by State or federal Jaw, provided that the remediation costs

constitute: a: material impediment, to:thO- development. or redevelopment piljp

the redevelopmentprojecUarp^A; p.f. „:j.wk% ^djifc'i

Thytotal equalized assess^ area~rias;dOc!ined for three (3) oTiheJa0>five;(5):6^ year in which, the redevelopment project area is designated or isjncregsing^ at>arfannual rate that ISiless^JhanJhe balance of thefrnuhicipalitylfor^thieer^: (3) 'of:thejast five (5) caleridar^pafsjfprywhich information<is;:available\$ ihcreasing [atah:aririuatTraJ All Urban Consumers publi^sjiffi or successor agency for three(3) of he iast tve the year in which the redevelopment project area is desighjated^ j_v^.^t-->

(3) ifl Vacant, the sound growth ofthe redevelopment project area is impaired by one - of the following factors that (i) is present, with that presence documented, to a meaningful-extentso that a municipality may reasonably find, that the factor is-clearly present .within the intent of the Act and (ii) is reasonably distributed ; throughout the vacant part ofthe redevelopment project area to which it pertains.;

A) The area consists of one or more unused quarries, mines, or strip mine

A) ponds. """"* #KS -' ■ ■ ■ , ..■> ,

B) The area consists of unused rail yards; rail tracks, or railroad rights-of-way.

C) The area, prior to its designation, is subject to chronic flooding that adversely■ impactsS>ri;real property in the ar0a;as^ertified;^ professional engineer or appropriate regulatory agency. ;

D) The:area consist sof/an unused or illegardisposal sitestontairring, earth, stone, building debris, or similar Ztiateri^Mial were? removed front construction, ■. demolition, excavation, or dredge sites.

E) Prior to the effective date Of this amendatory Act of the 91st General; Assembly, the area is not less

than 50 nor more than 100 acres and. 75% of which, notwithstanding the fact that the area is not within the boundaries of the redevelopment project area, and the area meets at least one (1) of the factors itemized in paragraph (1) of this subsection, the area has been designated as a town or village, center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

- F) The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area."

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B. Survey, Analysis and Distribution of Eligibility

A parcel-by-parcel analysis of the

eligibility-factors: * The condition of each parcel in the Project Area was documented using a tablet computer. The field survey data was compiled and analyzed to investigate the presence and distribution of each of the TIF eligibility factors.

Eligibility factor data was collected for 13 sub-areas for analysis and presentation. The following table is a summary of the findings. The conditions recorded in these tables are depicted graphically in the Plan Appendix, Attachment Two, Exhibits G1 through G6. The existing conditions maps provide the Project Area divided into three sections; and shown on six maps).

The improved portion of the Project Area contains 598 structures on 647 parcels and constitutes

68% of the land. The improved portions of the Project Area are characterized by the

following conditions:

- > * the predominance of buildings that are 35 years of age or older (94% of buildings)¹;
- deteriorated buildings (65% of buildings);
- deteriorated site improvements (36% of parcels);
- deteriorated street and/or sidewalk pavement (92% of sub-areas);
- obsolete buildings (3% of buildings);
- excessive land coverage (66% of improved parcels);
- inadequate utilities (10% of sub-areas);
- deleterious land use or layout (31% of sub-areas); and, it demonstrates declining and subpar

EAV growth (meets all thresholds).

The vacant portion of the Project Area constitutes 3.5 acres (1.1% of land area), located on 22 parcels for this Eligibility Study. Although a very small portion of the Project Area, this vacant land is characterized by the following statutory qualifying factors for a "blighted area" under Section 5/11-74.4-3(b) of the Act:

- deterioration of structures or site improvements in neighboring areas (100% of vacant parcels); and, \
- demonstrates declining or subpar EAV growth (meets all thresholds).

C. Evaluation Procedure

The Consultant conducted exterior surveys of observable conditions on all properties, buildings, and public and private improvements located in the Project Area. The Consultant's inspectors have been trained in TIF survey techniques and have extensive experience in similar undertakings. The surveys examined not only the condition and use of buildings, but also included surveys of streets, sidewalks, curbs, gutters, lighting, vacant land, underutilized land, parking facilities, landscaping, fences and walls, and general maintenance. Additionally, an analysis was conducted on existing site coverage, parking and land uses, and their relationship

¹ This is 44% greater than the statutory requirement. Under the Tax Increment Allocation Redevelopment Act, for designation of an area as a Conservation Area, 50% or more of the buildings must be 35 years of age or older.

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to the surrounding area. The boundary and qualification of the Project Area was determined by the field investigations, eligibility requirements described in the Act, and the needs and deficiencies of the overall Belmont/Central Redevelopment Project Area;

D. Investigation and Analysis of Factors

In determining whether or not the Project Area meets the eligibility requirements of the Act, various methods of research were used in addition to the field surveys. Data was assembled from methods and sources including:

1. Contacts with local individuals knowledgeable as to the Project Area conditions, structures, history, site improvements, methods of construction, real estate records and related items, and other information-related items. Aerial photographs, Sidwell's, permitting data, etc. were also used.
2. Inspection and research as to the condition of local buildings, streets, utilities, etc., including interior inspection of the Chopin Park Fieldhouse.
3. On-site field inspection of the Project Area conditions by experienced property inspectors of the Consultant and others as previously noted. Personnel of the

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E. Eligibility Factors^ Improved Area '

In making the determination of eligibility, each and every property or building in the Project Area, is not required to be blighted or otherwise qualify. It is the Project Area that must be determined to be eligible. The report stated below details conditions that cause the improved portion of the Project Area to qualify as a conservation area under the Act and as per surveys and research undertaken by the Consultant {o^TOyAV'^^f^, -... :...-«■ ■ . -i;

Age of Structures

jMi'-.~ ";:■

s JL^gi^although^no^one of the 13 factors used to establish a conservation area under the , Act Is used as a threshold that an area must meet in order to qualify^-

¹ Age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures and exposure to the elements over a period of many years, it is anticipated that older buildings typically exhibit more problems in; therefore, years because of longer periods of active use, impact of life - <file:///ifile->.

temperature and moisture for meeting modern-day space and development standards. These typical problematic conditions in older buildings can be the initial indicators that the factors used to qualify

may be present: 1.5* 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 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to correct. :

b. Economic Obsolescence: Economic obsolescence is normally a result of adverse conditions that cause some degree of market rejection, and hence, depreciation in market values. Typically, buildings classified as dilapidated and buildings that contain vacant space are characterized by problem conditions,

which may not be economically curable, resulting in net rental losses and/or depreciation in market value. I

c. Obsolete site improvements: Site improvements, including sewer and water lines, public utility lines (gas, electric and telephone), roadways, parking areas,

parking structures, sidewalks, curbs and gutters, lighting, etc., may also evidence obsolescence in terms of their relationship to contemporary development standards for such improvements. Factors of this obsolescence may include inadequate utility capacities, outdated designs, etc.

There are a few buildings in the Project Area that have a size, layout, or construction type that are indicative of obsolescence. Vacant storefronts, vacant upper stories, underutilized properties, undersized commercial buildings, lack of parking or loading space, deteriorated buildings, and inadequate site improvements are all found in the Project Area and are indicators of obsolescence. Some structures are clearly not used for purposes other than the building's designed and original use.

Summary of Findings Regarding Obsolescence: m, k % l>

The survey of buildings in the Project Area found that certain buildings exhibit characteristics of obsolescence. Obsolete buildings comprised approximately 3% or 17 of the 598 buildings in the Project Area. Although this percentage is very low, the City of Chicago Department of Planning and Development provides electronic data on building permits for the Project Area by address. A review of these records revealed that only one permit for new construction has been issued in the Project Area between 2010 and 2014, indicating that many buildings in the Project Area may be in danger of becoming obsolete.

Examples of existing obsolete buildings in the Project Area include:

- An obsolete filling station used as storage at 5800 W. Diversey Avenue.
- A mobile home converted into a restaurant at 5940 W. Diversey Avenue.
- Long-term vacancies may be an indication of economic obsolescence, such as 5026, 5211, and 5247 W. Diversey Avenue.

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Residential buildings that have been converted to another use or that house: more

dwelling units than originally

Obsolete site improvements' also exist in the Project Area and are generally associated with the commercial buildings. Examples include poor sidewalk conditions and deteriorated fencing.

3. Deterioration

Deterioration refers to physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair. Conditions that are not easily, correctable in the course of normal maintenance were classified as:

as deteriorating or in an advanced stage of deterioration, depending upon the degree or extent of the defects. Buildings with major defects in the secondary building components (e.g., damaged doors and door frames, broken windows, window frames and muntins, dented or damaged metal siding, gutters and downspouts damaged or missing, weathered fascia materials, cracks in masonry walls, spalling masonry surfaces, etc.) were observed in the Project Area. Additionally, roadways, off-street parking and surface areas also demonstrated deterioration such as cracking on paved surfaces, potholes, depressions, loose paving materials, weeds protruding through the surface, etc.

Summary of Findings Regarding Deterioration:

Throughout the Project Area, deteriorating conditions were recorded on 388 (65%) of the 598 buildings. The field survey of buildings in the Project Area found major defects in secondary building components, including windows, siding, fascia materials, parapet walls, etc. 234 (36%) of the improved parcels in the Project Area demonstrated deteriorated site improvements. Deteriorated public improvements (street pavement, curb and gutter, and sidewalk) were observed on 12 (92%) of the 13 sub-areas in the Project Area.

Specific examples of deterioration in the Project Area include:

- The parking garage for Community First Medical Center (formerly Our Lady of the Resurrection Medical Center) at Addison Street and Central Avenue.
- Sidewalks at 5646 W. Addison Street.
- The Chopin Park Fieldhouse at 3420 N. Long Avenue.
- Parking lots at 6121 - 6137 W. Diversey Avenue.
- A light post with exposed wiring around 5137-5141 W. Diversey Avenue.
- 6115 W. Fullerton Street includes 4 buildings that all require some amount of tuck-pointing and awning repair;
- Deteriorated window on the rear of 5858 W. Fullerton Avenue.
- Deteriorated street pavement along the 2400 Block of Monitor Avenue.

4. Presence of Structures Below Minimum Code Standards

Structures below minimum code standards include all structures that do not meet the standards of zoning, subdivision, State building laws and regulations. The principal purposes of such codes are to require buildings to be constructed in such a way as to sustain safety of loads expected from various types of occupancy, to be safe for

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occupancy against fire and similar hazards, and/or to establish minimum standards essential. *for r, safe«an'd.-
sahitary^habjtatipn. ^StweJ^res^below^ are characterized by defects or deficiencies that presume to threaten
health and safety.

Summary of Findings Regarding Presence of Structures Below Minimum Code

Standards: ?\$!;■■ -c^k:-. -..^

Considering the age of buildings in the Project Area, it is likely that many of the buildings are ibjtfowjjihe mtn^ium
coBey"standards currently jmforce by the City of Chicago, t'iHdwe'v%tfffhlio^0'toisubstMMjfelthese. conditions -
bothiinterior and exterior inspections [- yibMhe ptpperjies^

^s an evaluation, ■iHe;'C^'^OnTr^jied onCitydat&on

. City of Chicago Dep^Hmeht-pfPlanning and Development provided el^tronicSdata On f:<m code violation records-
for the&pject Area. These^epords included bui^ing^r^ropey:

:mainienanceyinsp^ipns documented fYw ■Z ^system: between 201\$ and:j2014. Failed code^ih0ectioris:'were .repprde
d\$ for■ five ^ separate addresses for buildings in the Project Area. However, because the data are based on property
address rather than PIN, code violation data is not presented at the ■ •. -^sub-area fleyehin-*~Table}j3- - ffrpgnseiyap^ It
>:/: ■ should also be reedgnizpd that the code violaiibhs{documented, through the C^

system are only^a fraction of ihe> unreported code deficiencies in the Project Area. The predominance of
structures tip excess of 60 years of age indicates that most of the buildings in the Project Area likely have some
characteristics that do notmpet the City's current building or zoning requirements. • However, due to this
unsubstantiated data, this factor cannot be verified as present for this Eligibility Study.

5. Illegal Use of Individual Structures ■ .<-.

this factor applies to the use of structures in violation of applicable, national, State or local laws. Examples of
illegal uses may include, but not be limited to, the following:

- =a. illegal home occupations;
- ' b. conduct of any illegal vice activities such as gambling or drug manufacture; .,,:>•\$••
- c. " uses not ih conformant codes and not previously grand
fathered in as legal nonconforming uses;
- d. uses involving manufacture, sale, storage or use of dangerous explosives
and firearms. ■ ■■y -'-' VR-.-. . If.

Summary of Findings Regarding Illegal Use of Individual Structures:

This factor was not documented in the Project Area.

6. Excessive Vacancies

Establishing the presence of this factor requires documenting unoccupied or underutilized buildings that
represent an adverse influence on the Project Area because of the frequency, extent, or duration of such
vacancies. It includes properties which

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Summary of Findings Regarding Inadequate Utilities:

The Bureau of Engineering Services in the City's Department of Water Management provided the Consultant with data on the condition of sanitary sewer mains and water lines in the Project Area. Many of the water and sewer mains serving the Project Area are deficient in terms of either age or size.

According to the City's Bureau of Engineering Services, all 6-inch cast iron water mains are obsolete and in need of replacement with ductile iron mains of at least eight (8) inches in diameter. The projected service life of ductile iron water mains as well as sewer lines is approximately 100 years. For sewer lines, conditions may exist that severely decrease their service life, perhaps as much as half. However, it is possible to re-line sewer pipes of sufficient diameter to extend service life (a less costly alternative

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to replacement). Regardless of methods used to extend service life, water and sewer lines may, be judged to be inadequate after 90% of their service life has expired.

'Water line and sanitary sewer line' - ■ data was reviewed by the 'Consultant'. While undersized water lines are found in only 1 of the Project Area's; sub-areas, water lines . • - over 90 years old are found in all 13 (100%) of the sub-areas. Additionally, all 13 (100%) of the sub-areas have sections of sewer line that exceed 90 years of age. The City does have plans to reline some of these facilities, but most are not planned for improvement at this time.

These obsolete, undersized, and/or otherwise inadequate utilities are indicated in the Plan Appendix, Attachment Two, Exhibits G1 through G6 - Existing Condition Maps. , ,

9. B. Excessive Land Coverage and Overcrowding of Structures and Community

- Facilities' ■ - ■ - V. j y i f ? i ' V ■ v - s ^ ...

This factor may be documented by showing instances where building coverage is .., excessive: Excessive coverage refers⁵ to the^o over-intensive use of property and the Crowding of buildings and accessory 'facilities' into a site. Problem conditions, include buildings either improperly situated on the parcels of inadequate size and/or shape in relation to present-day standards, development for health and safety; and multiple buildings on a single parcel.¹ The resulting inadequate conditions include such factors as insufficient provision for loading or service. Excessive land coverage has an adverse or blighting effect on nearby development because problems associated with lack of parking or loading areas can negatively impact adjoining properties.

Summary of Findings Regarding Excessive Land Coverage and Overcrowding of Structures and Community Facilities:

Structures exhibiting 100% lot coverage with fire walls separating one structure from the next is a historical fact of high-density urban development. This situation is common throughout the commercial corridors in the Project Area. Additionally, many intensive commercial uses are located in close proximity to multi-family complexes, resulting in the uses competing over parking. The incidence of excessive land coverage in the

Project Area is high as a result of both inadequate spacing between buildings and inadequate parking.

Numerous commercial businesses are located in structures, some that are mixed-use with upper-floor residences, which cover 100%, of their respective lots. Other businesses are utilizing 100% Of their lots for business operations. Many multi-family complexes have limited off-street parking lots, if they have parking space at all. Additionally, some residences that were originally built as single family homes have been converted into multi-unit residences. These, conditions may not allow for off-street shipping and loading facilities or may not provide parking for patrons, building residents, or employees. This has prompted overflow parking and truck traffic associated with normal business operations to utilize the surrounding residential areas, both within and outside of the Project Area, for parking and access. Additionally, there are several lots

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being used to park a number of vehicles. Some examples of structures exhibiting

z excessive land coverage include: ' '■;".! • , " m~W.

- IV. Diversey Avenue has several locations (5257, 6148) where vacant lots or off-street parking lots contain nothing but debris and vehicles, some abandoned.*
- 6137 W. Diversey Avenue is a building with three housing units, one in a garage.*
- Several large vehicle's in a deteriorated 'parking' lot at B023 W: , Diversey Mv&nue. ■■■■ - ■■■■ ■; ■■■■ ■; ■■■■ ■; ■■■■ ■. S-^*

SV Vehicles park On the sidewalk for an automotive shop at 4911 W. Diversey Avenue.

- At 5037 W. Diversey Avenue, single-family housing fronts onto, a deteriorated*
- comme'roipaWh^%k i...l.^%a^: " rA\.-j. /■*
- " 5256 W. Diversey, Avenue is overcrowded with vehicles that encroach on a nearby sidewalk. ■■->■■■■■■■*
- Several vehicles, some abandoned, are parked at: ^*

Of the 670 improved parcels in the Project area, 428 (66%) revealed some evidence of excessive M^lcpverage or overcrowding of structures and community facilities.

10. Deleterious Land Use or Layout .

;L^-^Deleterious viand instances /of/incompatible ^land-use^relationships^ buildings occupied by inappropriate mixed uses, or uses, which may be considered noxious, offensive or environmentally unsuitable..*

Summary of Findings Regarding Deleterious Land Use or Layout:

In locations such as the Project Area where its character has evolved

industrial, commercial and residential uses are often in close-proximity to one another. It

SM is not unusual to find: ^ s^ buildings-, within a; predominantly commercial or industrial area or a commercial or industrial Use in a residential area. In urban centers, commercial buildings were typically designed so that owners could live above their stores. A dense urban environment often leads to a relaxation of parking requirements due to such, live-work, situations and the availability of public transit. Although these buildings may be considered, because of age and continuous occupancy, as legal non-conforming uses (whose existence and use is "■" thereby "grandfathered"), they are nonetheless

predominant character of the Project Area is influenced by these differing uses. There may also be instances of incompatible commercial uses that impact residential uses. As noted under the findings for excessive land coverage, the combination of limited on-site parking and high density commercial development in close proximity to residential uses can cause conflict regarding parking availability, and traffic, safety, and environmental conditions. These situations have promoted some instances of deleterious use of land in some portions of the Project Area.

As noted, the Project Area consists primarily of commercial corridors with mixed-use areas bordering dense residential neighborhoods. There are few industrial uses, but there are some large and intense commercial areas that adjoin residences. One such example is the single-family residential use located at 5658 W. Eddy Street on the Community First Medical Center (formerly Our Lady of the Resurrection Medical Center) site. Another example this factor is the location of a large billboard near mixed-use residences at 5849 Fullerton Avenue.

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of the: have residential uses in close proximity to intense commercial uses that may lead to conflicts or incompatible land uses in the Project Area and the evidence of Deleterious Land Use or Layout.

11. Lack of Community Planning

This may be counted as a factor if the proposed area was developed prior to, or without the benefit or guidance of, a community plan? This means that no community plan existed, was considered inadequate, and/or was virtually ignored during the time of the area's development. Indicators of a lack of community planning include:

ft?

Intersections that are too narrow; or awkwardly,

movements?

Inadequate street and utility layout.

Trails and paths; sidewalks; or lack of adequate lighting; that would not meet the community's needs for development

Properties lack adequate access to public streets.

Industrial land use and zoning: adjacent to heavily developed

Presidential areas without ample buffer areas.

6. Commercial and industrial properties that are too small in area to adequately support their intended uses.

7. The presence of deteriorated structures, code violations and other physical conditions that are further evidence of an absence of effective

Summary of Findings Regarding Lack of Community Planning:

Much of the Project Area was developed originally from the early to mid-1900's. As

evidenced by limited lot sizes; for commercial uses, placement and orientation, of

buildings with tofaifonhea^

and lack of provisions for offstreet parking;

loading and semce/iffte ^

of the area occurred without consideration of a

comprehensive community plan with adequate guidelines for the overall community area development. ^ f#? ; ;

' . y: ., ■:■

As previously noted in this analysis, many properties in the Project Area are affected by lack of parking that has led to excessive land coverage and deleterious land use or layout factors. The majority of the, property within the Project Area developed at a time when on-site parking was not a priority. Patrons of commercial businesses often walked to their destination from adjacent neighborhoods or used public transit. This situation, while still in existence, often conflicts with, contemporary use of the automobile and the increase of patrons using shopping alternatives outside of their local, shopping, area. ■ Large commercial users will typically provide on-site parking, but parking and loading activity may still impact nearby residences. Additionally, there is evidence of deteriorating building conditions and records of several code violations.

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