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Legislation Details (With Text)

File #: O2011-4598
Type: Ordinance
Status: Passed
File created: 6/8/2011
In control: City Council
Final action: 7/6/2011
Title: Amendment No. 2 to Fullerton-Milwaukee Tax Increment Financing (TIF) Redevelopment Plan and Project
Sponsors: Emanuel, Rahm
Indexes: Fullerton/Milwaukee T.I.F.
Attachments: 1. O2011-4598.pdf

Date	Ver.	Action By	Action	Result
7/12/2011	1	Office of the Mayor	Signed by Mayor	
7/6/2011	1	City Council	Passed	Pass
6/22/2011	1	Committee on Finance	Recommended to Pass	Pass
6/8/2011	1	City Council	Referred	

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ORDINANCE

WHEREAS, under ordinances adopted on February 16,2000, and published in the Journal of Proceedings of the City Council for such date (the "Journal of Proceedings") at pages 25064 to 25205, and under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4.1 et sea., as amended (the "Act"), the City Council (the "City Council") of the City of Chicago (the "City"): (i) approved a redevelopment plan and project (the "Original Plan") for a portion of the City known as the "Fullerton/Milwaukee Redevelopment Project Area" (the "Original Redevelopment Project Area") (such ordinance being defined herein as the "Plan Ordinance"); (ii) designated the Original Redevelopment Project Area as a "redevelopment project area" within the requirements of the Act (the "Designation Ordinance") and, (iii) adopted tax increment financing for the Original Redevelopment Project Area (the "TIF Adoption Ordinance") (the Plan Ordinance, the Designation Ordinance and the TIF Adoption Ordinance are collectively referred to in this ordinance as the "TIF Ordinances"); and

WHEREAS, Public Act 91-478 (the "Amendatory Act"), which became effective November 1,1999, amended the Act, among other things, to: (i) change the dates set forth in Section 11 -74.4-3(n)(3) of the Act by which redevelopment projects must be completed and obligations issued to finance redevelopment project costs must be retired to be no later than December 31 of the year in which the payment to a municipal treasurer as provided in Section 11-74.4-8(b) of the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving a redevelopment project area is adopted; and (ii) add redevelopment project costs to the list of eligible costs pursuant Section 11-74.4-3(q) of the Act; and

WHEREAS, the City desired to amend and supplement the Original Plan to conform the Original Plan to Sections 11 -74.4-3(n)(3) and (q) of the Act, as amended by the Amendatory Act, to expand the Original Redevelopment Project Area and to increase the total estimated redevelopment project costs set forth in the Original Plan; and

WHEREAS, the City further desired to amend and supplement the Original Plan to incorporate the "portability" language included in Section 11-74.4-4(q) of the Act and in the Illinois Industrial Jobs Recovery Law, 65 ILCS

5/11-74.6-15(s) (2000 State Bar Edition), to permit the City to transfer tax increment revenues to and from the expanded Redevelopment Project Area and other redevelopment project areas contiguous to or separated only by a public right-of-way from the expanded Redevelopment Project Area, and vice versa; and WHEREAS, accordingly, on May 11, 2005 the City Council adopted ordinances published in the Journal of Proceedings for such date at pages 47331 to 47471 amending the TIF Ordinances by approving Amendment Number 1 to the Original Plan (as amended, the "Amended Plan"), designating the expanded Redevelopment Project Area (the "Expanded Redevelopment Project Area") as a "redevelopment project area" within the requirements of the Act, and adopting tax increment financing for the Expanded Redevelopment Project Area; and

WHEREAS, the City now desires to increase the total estimated redevelopment project costs set forth in 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

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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 May 10, 2011, concerning approval of the proposed Amendment Number 2 to the Amended Plan, attached hereto as Exhibit A ("Amendment Number 2"); and

WHEREAS, Amendment Number 2 was made available for public inspection and review pursuant to Section 5/11-74.4-5(a) of the Act beginning February 16, 2011, being a date not less than 10 days prior to the adoption by the Commission of Resolution 11-CDC-14 on March 8, 2011, fixing the time and place for the Hearing, at the offices of the City Clerk and the City's Department of Housing and Economic Development; and

WHEREAS, pursuant to Section 5/11-74.4-5(a) of the Act, notice of the availability of Amendment Number 2 and of how to obtain the same was sent by mail on March 23, 2011, which is within a reasonable time after the adoption by the Commission of Resolution 11-CDC-14, to: (a) all residential addresses that, after a good faith effort, were determined to be (i) located within the Expanded Redevelopment Project Area, and (ii) located within 750 feet of the boundaries of the Expanded Redevelopment Project Area (or, if applicable, were determined to be the 750 residential addresses that were closest to the boundaries of the Expanded Redevelopment Project Area); and (b) organizations and residents that were registered interested parties for such Expanded Redevelopment Project 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 taxable property within the Expanded Redevelopment Project Area and to the Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on March 11, 2011, by publication in the Chicago Sun-Times on April 25, 2011 and April 28, 2011, and by certified mail to taxpayers within the Expanded Redevelopment Project Area on April 29, 2011, 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 April 1, 2011, 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 Amendment Number 2, and other matters, if any, properly before it; and

WHEREAS, the Commission has forwarded to the City Council a copy of its Resolution 11 -CDC-25, attached hereto as Exhibit B, adopted on May 10, 2011, recommending to the City Council approval of Amendment Number 2, among other related matters; and

WHEREAS, the Corporate Authorities have reviewed Amendment Number 2, testimony from the Hearing, if any, the recommendation of the Board, if any, the recommendation of the Commission and such other matters or studies as the Corporate Authorities have deemed necessary or appropriate to make the findings set forth herein, and are generally informed of the conditions existing in the Expanded Redevelopment Project Area; now therefore,

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NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

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

SECTION 2. Approval of Amendment to Redevelopment Plan. The Fullerton/Milwaukee Tax Increment Financing Redevelopment Plan and Project Amendment Number 2, a copy of which is attached hereto as Exhibit A ("Amendment Number 2"), is hereby approved. Except as amended hereby, the Amended Plan, a copy of which follows Amendment Number 2 at Exhibit A, shall remain in full force and effect.

SECTION 3. Invalidity of Any Section. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this ordinance.

SECTION 4. Supersedes All ordinances (including, without limitation, the TIF Ordinances as adopted on February 16, 2000 and previously amended on May 11, 2005), resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflicts.

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

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CHICAGO July 6, 2011

To the President and Members of the City Council:

Your Committee on Finance having had under consideration

An ordinance authorizing Amendment #2 to the Fullerton/Milwaukee Tax Increment Financing Redevelopment Plan and Project.

Having had the same under advisement, begs leave to report and recommend that your Honorable Body pass the proposed

Ordinance Transmitted Herewith

of members of the committee with

**This recommendation was concurred in by
dissenting vote?**

(signed)

Chairman

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL

MAYOR

June 8, 2011

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

Ladies and Gentlemen:

At the request of the Commissioner of Housing and Economic Development, I transmit herewith ordinances amending the budget for various TIF Districts.

Your favorable consideration of these ordinances will be appreciated.

Very truly yours,

Fuller

EXHIBIT A AMENDMENT NUMBER 2

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City of Chicago

**Fullerton-Milwaukee Tax Increment Financing Redevelopment Plan and
Project**

**October 26, 1999 Revision Number 2: December 21, 1999 Amendment
Number 1: December 30, 2004**

Amendment Number 2 February 15, 2011 City of Chicago Richard M. Daley Mayor

'S. B. Friedman & Company

Real Estate Advisors and Development Consultants

Fullerton/Milwaukee Tax Increment Financing Redevelopment Plan and Project Amendment Number 2

To induce redevelopment pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended from time to time (the "Act"), the City Council of the City of Chicago (the "City") adopted three ordinances on February 16, 2000, approving the Fullerton/Milwaukee Tax Increment Financing Redevelopment Plan and Project (the "Original Plan"), designating the Fullerton-Milwaukee Redevelopment Project Area (the "Original Project Area") as a redevelopment project area under the Act, and adopting tax increment allocation financing for the Project Area. The Original Plan was amended pursuant to an ordinance adopted by the City Council of the City of Chicago on May 11, 2005 ("Amendment Number 1") to add additional property to the Original Project Area boundary (the Original Project Area, as amended shall be referred to as the "Project Area") and included an enlarged Project Area boundary, a description of the presence and distribution of eligibility factors within the new area, and a revised legal description. '

The Original Plan, inclusive of changes set forth in Amendment Number 1 (the "First Amended Plan"), is being amended a second time to increase the Project Area's budget. The amendments to the First Amended Plan are outlined below following the format of Amendment Number 1.

Section I: Introduction

The following paragraph is to be added after paragraph 3:

In 2011, S.B. Friedman & Company was retained to amend the Redevelopment Plan for a second time. The purpose of the second amendment is to increase the Project Area's Estimated Redevelopment Project Costs.

Section II: Legal Description

No Changes.

Section III: Eligibility of the Proposed TIF District

No Changes.

Section IV: Redevelopment Goals, Objectives and Strategies ^v

No Changes.

Section V: Future Land Use and Redevelopment Activities

No Changes.

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Section VI: Redevelopment Project

In Section VI, under the subsection Eligible Redevelopment Project Costs, paragraph 2 is to be replaced by the following paragraph:

In the event the Act is amended after the date of the approval of this Redevelopment Plan by the City Council 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 increasing the amount of interest costs that may be paid under 65 ILCS 5/11-74.4-3(q)(1)), this Redevelopment Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as Redevelopment Project Costs under the Redevelopment Plan, to the extent permitted by the Act. In the event of such amendments to the Act, the City may add any new eligible redevelopment project costs as a line item in Table P-2 or otherwise adjust the line items in Table P-2 without amendment to this Redevelopment Plan, to the extent permitted by the Act. In no instance, however, shall such additions or adjustments result in an increase of more than five percent after adjustment for inflation in the total redevelopment project costs without following the procedure for amendment set forth in the Act.

Under the subsection Estimated Project Costs, Table P-2: Estimated Redevelopment Project Costs and associated footnotes are to be replaced with the following table and associated footnotes:

Table P-2: Estimated Redevelopment Project Costs

ELIGIBLE EXPENSE	ESTIMATED COST*
Analysis, Administration, Studies, Surveys, Legal, Marketing, etc.	\$3,000,000
Property Assembly including Acquisition, Site Preparation, Demolition, Environmental Remediation	\$30,200,000
Rehabilitation of Existing Buildings, Fixtures, and Leasehold Improvements and Rehabilitation Cost	\$27,000,000
Affordable Housing Construction	\$12,000,000
Public Works and Improvements, including streets and utilities, parks and open space, public facilities (schools & other public facilities) (1)(2)	j \$51,800,000
Job Training, Retraining, Welfare to Work	\$2,000,000
Relocation Costs	\$1,700,000
Interest Subsidy (Developer Interest Costs)	\$7,100,000
Day Care	\$1,200,000
TOTAL REDEVELOPMENT COSTS (3)(4)(5)(6)	\$136,000,000

* Exclusive of Capitalized interest, issuance costs, and other financing costs

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

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taxing district's capital costs resulting from a redevelopment project necessarily incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan.

(2) Public improvements may also include capital costs of a taxing district. Specifically, public improvements as identified 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 project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan.

(3) The 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.

(4) Total 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.

(5) The amount of 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, 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.

(6) Increases in estimated Total Redevelopment Project Costs of more than five percent, after adjustment for inflation reflected in the Consumer Price Index (CPI) for All Urban Consumers for All Items for the Chicago-Gary-Kenosha, IL-IN-WI CMSA, published by the U. S. Department of Labor from the date of the Redevelopment Plan adoption, are subject to the Redevelopment Plan amendment procedures as provided in under the Act.

In Section VI, under the subsection, Equalized Assessed Valuation, paragraph 3 is to be replaced by the following paragraph:

By 2023, it is anticipated that the equalized assessed valuation for the Project Area will be approximately \$309 million. The calculation assumes that assessments appreciate at a rate of 2% per year. Other new projects, rehabilitation of existing buildings, and appreciation of real estate values may result in substantial additional increases in equalized assessed valuation.

Section VII: Findings of Need for Tax Increment Financing

No Changes.

Section VIII: Financial Impact of Redevelopment

No Changes.

Section IX: Other Elements of the Redevelopment Plan

No Changes.

Appendix A: Fullerton/Milwaukee Redevelopment Plan and Project Eligibility Study

No Changes.

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Appendix B: Legal Description

No Changes.

Appendix C: Properties Previously Approved for Acquisition in Underlying Redevelopment Plan

No Changes. ' Appendix D: Equalized Assessed Valuation by Parcel

No Changes.

Appendix E: Fullerton/Milwaukee Redevelopment Plan and Project Housing Impact Study

No Changes.

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The City of Chicago Risk Management Department maintains the right to modify, delete, alter or change these requirements.

APPROVAL OF AMENDMENT NUMBER 1 TO FULLERTON/ MILWAUKEE TAX INCREMENT FINANCING -REDEVELOPMENT PLAN AND PROJECT.

The Committee on Finance submitted the following report:

CHICAGO, May 11, 2005.

To the President and Members of the City Council: ',

Your Committee on Finance, having had under consideration an ordinance authorizing Amendment Number 1 to the Fullerton/Milwaukee Tax Increment Financing Redevelopment Plan, having had the same under advisement, begs leave to report and recommend that Your Honorable Body Pass the proposed ordinance transmitted herewith.

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

Respectfully submitted,

(Signed) EDWARD M. BURKE,

Chairman.

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

Yeas - Aldermen Flores, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Balcer, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, Brookins, Munoz, Zalewski, Chandler, Solis, Ocasio, E. Smith, Carothers, Reboyras, Suarez, Matlak, Mell, Austin, Colon, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley; Tunney, Levar, Shiller, Schulter, M. Smith, Moore, Stone - 47.

Nays - None.

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Alderman Beavers moved to reconsider the foregoing vote. The motion was lost. The following is said ordinance as passed:

WHEREAS, Under ordinances adopted on February 16,2000, and published in the Journal of the Proceedings

of the City Council of the City of Chicago for such date (the "Journal of Proceedings") at pages 25064 to 25205, 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 a redevelopment plan and project (the "Original Plan"), for a portion of the City known as the "Fullerton/Milwaukee Redevelopment Project Area" (the "Redevelopment Project Area") (such ordinance being defined herein as the "Plan Ordinance"); (ii) designated the Redevelopment Project Area as a "redevelopment project area" within the requirements of the Act (the "Designation Ordinance") and, (iii) adopted tax increment financing for the Redevelopment Project Area (the "T.I.F. Adoption Ordinance") (the Plan Ordinance, the Designation Ordinance and the T.I.F. Adoption Ordinance are collectively referred to in this ordinance as the "T.I.F. Ordinances"); and

WHEREAS, Public Act 91-478 (the "Amendatory Act"), which became effective November 1, 1999, amended the Act, among other things, to: (i) change the dates set forth in Section 11-74.4-3(n)(3) of the Act by which redevelopment projects must be completed and obligations issued to finance redevelopment project costs must be retired to be no later than December 31 of the year in which the payment to a municipal treasurer as provided in Section 11-74.4-8(b) of the Act is to be made with respect to ad valorem taxes levied in the twenty-third (23rd) calendar year after the year in which the ordinance approving a redevelopment project area is adopted; and (ii) add redevelopment project costs to the list of eligible costs pursuant to Section 11-74.4-3(q) of the Act; and

WHEREAS, The City desires to amend and supplement the Original Plan to conform the Original Plan to Sections 11-74.4-3(n)(3) and (q) of the Act, as amended by the Amendatory Act, expand the Redevelopment Project Area and to increase the total estimated redevelopment project costs set forth in the Original Plan; and

WHEREAS, The City further desires to amend and supplement the Original Plan to incorporate the "portability" language included in Section 11-74.4-4(q) of the Act and in the Illinois Industrial Jobs Recovery Law, 65 ILCS 5/11-74.6-15(s) (2000 State Bar Edition), to permit the City to transfer tax increment revenues to and from the Redevelopment Project Area and other redevelopment project areas contiguous to or separated only, by a public right-of-way from the Redevelopment Project Area, and vice versa; and

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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, By authority of the Corporate Authorities in accordance with Section 5/11-74.4-4.2 of the Act and pursuant to Section 5/11-74.4-5(a) of the Act, the City's Department of Planning and Development established an interested parties registry and, on January 9, 2000, published in the Chicago Sun-Times a notice that interested persons may register in order to receive information on the Redevelopment Project Area and, on October 20, 2004 and October 25, 2004, published in the Chicago Sun-Times a notice that interested persons may register in order to receive information on an amendment to the Redevelopment Project Area; 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 March 8, 2005, concerning approval of the proposed Amendment Number 1 to the Original Plan, attached hereto as Exhibit A (together with, the Original Plan, the "Amended Plan"); and

WHEREAS, The Amended Plan was made available for public inspection and review pursuant to Section 5/11-74.4-5(a) of the Act beginning December 30, 2004, being a date not less than ten (10) days prior to the adoption by the Commission of Resolution 05-CDC-01 on January 11, 2005, fixing the time and place for the Hearing, at

the offices of the City Clerk and the City's Department of Planning and Development; and WHEREAS, Pursuant to Section 5/1 1-74.4-5(a) of the Act, notice of the availability of the Amended Plan and of how to obtain the same was sent by mail on January 18, 2005, which is within a reasonable time after the adoption by the Commission of Resolution 05-CDC-01, to: (a) all residential addresses that, after a good faith effort, were determined to be (i) located within the Redevelopment Project Area, and (ii) located within seven hundred fifty (750) feet of the boundaries of the Redevelopment Project Area (or, if applicable, were determined to be the seven hundred fifty (750) residential addresses that were closest to the boundaries of the Redevelopment -Project Area); and (b) organizations and residents that were registered interested parties for such Redevelopment Project Area; and

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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 taxable property within the Redevelopment Project Area and to the Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on January 13, 2005, by publication in the Chicago Sun-Times on February 26, 2005 and March 2, 2005, and by certified mail to taxpayers within the Redevelopment Project Area on February 7, 2005; 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 February 4, 2005, 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, and other matters, if any, properly before it; and

WHEREAS, The Commission has forwarded to the City Council a copy of its Resolution 05-CDC-20, attached hereto as Exhibit B, adopted on March 8, 2005, recommending to the City Council approval of the Amended Plan,' among other related matters; and , -

WHEREAS, The Corporate Authorities have reviewed the Amended Plan, testimony from the • Hearing, if any, the recommendation of the Board, if any, the recommendation of the Commission and such other matters or studies as the Corporate Authorities have deemed necessary or appropriate to make the findings set forth herein, and are generally informed of the conditions existing in the Redevelopment Project Area; now, therefore,

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

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

SECTION 2. Approval Of Amendment To Redevelopment Plan. The "Fullerton/Milwaukee Redevelopment Plan and Project Amendment Number 1", a copy of which is attached hereto as Exhibit A (together with the Original Plan, the "Amended Plan"), is hereby approved. Except as amended hereby, the Original Plan shall remain in full force and effect.

SECTION 3. Finding. The Corporate Authorities hereby find that the estimated dates of completion of the redevelopment project described in the Amended Plan and of the retirement of obligations issued to finance redevelopment project costs set forth in the Amended Plan, conform to the provisions of Section 1 1-74.4-3(n) (3) of the Act, as amended by the Amendatory Act.

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SECTION 4. Invalidity Of Any Section. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this ordinance.

SECTION 5. Superseder. All ordinances (including, without limitation, the T.I.F. Ordinances), resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflicts.

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

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

Exhibit "A". (To Ordinance)

*Fullerton/Milwaukee Tax Increment Financing Redevelopment Plan And Project Amendment Number 1
October 26, 1999 Revision Number 2 December 21, 1999 December 30, 2004 Amendment.*

I.

Introduction.

This report documents the Tax Increment Redevelopment Plan and Project (the "Redevelopment Plan") for the Fullerton/Milwaukee Redevelopment Project Area ("the Project Area") which comprises the Fullerton/Milwaukee redevelopment project area (the "Original Project Area") proposed in the Fullerton/Milwaukee

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Redevelopment Plan, dated December 21, 1999 (the "Original Plan") and the Amendment Area as documented in this report. The Redevelopment Plan has been prepared for the use of the City of Chicago (the "City") by Teska Associates, Inc. The proposed Redevelopment Plan seeks to respond to a number of problems and needs within the Project Area, and is indicative of a strong commitment and desire on the part of the City to improve and revitalize the Project Area. This document was intended to provide a framework for improvements within the Project Area over the next twenty-three (23) years. The goal of the Redevelopment Plan is to encourage the redevelopment of existing obsolete and blighted buildings for uses which will contribute to the economic strength and vitality of the surrounding community.

In 1999, the City retained the planning consulting firm of Teska Associates, Inc. ("T.A.I.") along with project team members Mann, Gin, Dubin and Frasier, Inc. (architects), and Valerie S. Kretchmer Associates, Inc. (real estate analysts), to assist the City in the development of a tax increment financing program for the Original Project Area. T.A.I. and its project team members performed site evaluation and identified necessary public improvements. The consultant team also documented the presence of age, deterioration of buildings and surface improvements, depreciation of physical maintenance, obsolescence, presence of structures below minimum code standards, excessive vacancies and lack of community planning. This evidence enabled T.A.I. to conclude that the Original Project Area met the statutory requirements for a Conservation Area and could be designated as a tax increment financing district under the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq., as amended (the "Act").

In 2004, T.A.I. was retained to assist in an update of the Redevelopment Plan. T.A.I. reviewed blocks proposed for amendment (the "Amendment Area") into the redevelopment project area and documented the eligibility factors for the proposed blocks based on those factors identified in the Act. The eligibility study has been updated to reflect the eligibility factors which exist on parcels from three (3) existing project area blocks and ten (10) new blocks all adjacent to the Original Project Area. T.A.I. has amended the Redevelopment Plan to reflect the amendment of these parcels to the Original Project Area to create the updated Project Area.

The Redevelopment Plan summarizes the analyses and findings of the consultants' work, which, unless otherwise noted; is the responsibility of T.A.I. The City is entitled to rely on the findings and conclusions of this Redevelopment Plan in designating the Project Area as a redevelopment project area under the "Act". T.A.I. has prepared this Redevelopment Plan and the related eligibility study with the understanding that the City would rely on: (a) the findings and conclusions of the Redevelopment Plan and the related eligibility study in proceeding with the designation of the Project Area and the adoption and implementation of the Redevelopment Plan; and (b) the fact that T.A.I. has obtained the necessary

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information so that the Redevelopment Plan and the related eligibility study will comply with the Act.

The Project Area is located approximately five (5) miles northwest of the central business district of Chicago. The Project Area encompasses portions of four (4) major corridors: West Armitage Avenue, from North Ridgeway Avenue to North Milwaukee Avenue; West Fullerton Avenue, from North Kimball Avenue to North Mozart Street; West Belmont Avenue, from North Tripp Avenue to North Hamlin Avenue; and North Milwaukee Avenue, from West Homer Street to West School Street {see Figure A}.

The boundaries of the Project Area have been established to carefully include those properties that will gain an immediate and substantial benefit from the proposed redevelopment project improvements and Redevelopment Plan. The Project Area consists of approximately two hundred fifty-seven (257) acres within one hundred one (101) legal blocks or portions thereof. The Project Area is zoned predominantly for business and commercial uses. The four (4) commercial corridors included in this Project Area, along Milwaukee Avenue, Fullerton Avenue, Belmont Avenue and Armitage Avenue, represent the retail and business support areas for residential neighborhoods which surround and fall between the corridors. The commercial businesses, particularly the retail businesses, within these corridors reflect the diversity of the neighborhood populations which they serve. Land-use in the Project Area is extremely diverse, reflecting the organic growth of the area over time (see Figure B and Table P-1). Most blocks are characterized by a mix of uses, including combinations of retail, office, light industry, and residential uses. Residential uses occur both in single- and multi-family buildings, as well as in apartments above commercial uses. Other blocks contain only commercial or institutional uses. Three (3) schools are included in the Project Area: Darwin School (3116 West Belden Avenue), Funston School (2010 North Central Park Avenue) and Chase School (2021 North Point Street) (see Figure C). There are no Chicago Park District parks in the Project Area.

Project Area Description.

Table . P-1.

Existing Land-Use By Block.

Predominant Land Use Of Block

Acres

Percent

Commercial

37

15%

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Predominant Land-Use Of Block

Acres

Percent

Mixed-Use

101

39%

Institutional

10

4%

Vacant / Parking

6

2%

Right-Of-Way

103

40%

Total:

257

100%

The Project Area is characterized by excellent accessibility. The Kennedy Expressway is approximately one-half (1/2) mile to the east of the Project Area and numerous major arterial streets traverse the area, including Belmont Avenue, Diversey Avenue, Fullerton Avenue and Armitage Avenue in an east/west direction, and Kimball Avenue, California Avenue and Western Avenue in the north/south direction. Numerous bus lines run

through the Project Area, including Number 77, Number 76, Number 74 and Number 73 along the major east/west arterial streets, and Number 82, Number 52, and Number 49 along the north/south streets. The Blue Line of the C.T. A.'s elevated train system also serves the Project Area, including stops at Western and Milwaukee Avenues, at California and Milwaukee Avenues and at Logan Square.

Despite this advantageous and well-connected location, the Project Area has become blighted, and is characterized by underutilized or vacant commercial property. As Section VII, Findings of Need for Tax Increment Financing, and the Eligibility Study in the Appendix demonstrate, the Project Area has not been subject to appropriate growth and development through investment by private enterprise, and is not reasonably expected to be developed without the direct intervention and leadership of the City. The City believes that tax increment financing will be of substantial benefit. Tax increment financing will induce private investment that will arrest and reverse the blighting conditions which currently exist.

Tax Increment Financing.

Tax increment financing is permitted in Illinois under the Act. Only areas which meet certain specifications outlined in the Act are eligible to use this financing

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mechanism. This document has been prepared in accordance with the provisions of the Act and can be used as a guide for public and private development in the Project Area. In addition to describing the redevelopment objectives, the Redevelopment Plan sets forth the overall program to be undertaken to achieve these objectives. The Act permits municipalities to use tax increment financing to improve eligible "blighted" or "conservation" areas in accordance with an adopted redevelopment plan over a period not to exceed twenty-three (23) years. The municipal cost of certain public improvements and programs can be paid with the revenues generated by increased equalized assessed values of private taxable real estate within a designated project area ("incremental property taxes"). The key to this financing tool is that it allows for the public to make capital investments that are repaid by property taxes from private development investment induced by those public capital investments. Incremental property taxes are taken from the increase in equalized assessed valuation (principally from new private development) generated within the designated project area during the limited term of the redevelopment project. Thus, the project can pay for itself without the need for additional taxes to be levied city-wide, outside the boundaries of the particular project area.

The successful implementation of the Redevelopment Plan requires that the City take full advantage of the real estate tax increment attributed to the Project Area as provided for by the Act. The Project Area would not reasonably be developed and improved without the use of such incremental revenues.

Public and private reinvestment is possible only if Tax Increment Financing ("T.I.F.") is used as authorized by the Act. The revenue generated by the development activity will play a major and decisive role in encouraging private development. Through this Redevelopment Plan, the City will serve as a catalyst for assembling the assets and energies of the private sector in a unified, cooperative public-private redevelopment effort.

Implementation of the Redevelopment Plan and Redevelopment Project (as defined below) will benefit the City, its residents, and all taxing districts in the form of improved economic well-being and the improvement of the community living, working, and learning environment.

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The Redevelopment Plan.

As evidenced in Redevelopment Plan Section VII, "Findings of Need of Tax Increment Financing", the Project Area as a whole has not been subject to growth and development through private investment. Furthermore, it is not reasonable to expect that the Project Area as a whole will be redeveloped without the use of T.I.F.

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The Redevelopment Plan has been formulated in accordance with the provisions of the Act and is intended to guide improvements and activities within the Project Area in order to stimulate private investment in the Project

Area. The goal of the City, through implementation of this Redevelopment Plan, is that the entire Project Area be revitalized through a coordinated public and private enterprise effort of reinvestment, rehabilitation, and redevelopment of uses compatible with a strong, stable neighborhood, and that such revitalization occurs: - on a coordinated, rather than piecemeal basis) to ensure that land-use, access and circulation, parking, public services and urban design are functionally integrated and meet present-day principles and standards; and on a reasonable, comprehensive and integrated basis to ensure that the factors leading to blight are eliminated; and within a reasonable and defined time period so that the Project Area may contribute productively to the economic vitality of the City.

- This Redevelopment Plan specifically describes the Project Area and summarizes the factors which qualify the Project Area as a "conservation area" as defined in the : Act.

The success of this redevelopment effort will depend on cooperation between the public and private sectors. By means of public investment, the Project Area will become a stable environment for area-wide redevelopment by the private sector. The City will serve as the central force for directing the assets and energies of the private sector to ensure a unified and cooperative public-private redevelopment effort.

This Redevelopment Plan sets forth the overall "Redevelopment Project" to be undertaken to accomplish the City's above-stated goal. During implementation of the Redevelopment Project, the City may, from time to time: (i) undertake or cause to be undertaken public improvements and activities; and (ii) enter into redevelopment agreements or intergovernmental agreements with private entities or public entities, respectively, in order to construct, rehabilitate, renovate or restore private or public improvements on one or several parcels (collectively referred to as "Redevelopment Projects").¹

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Successful implementation of this Redevelopment Plan requires that the City utilize incremental property taxes and other resources in accordance with the Act to stimulate the comprehensive and coordinated development of the Project Area.

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Only through the utilization of T.I.F. will the Project Area develop on a comprehensive and coordinated basis, thereby eliminating the existing and threatened conditions which may lead to blight and which have precluded development of the Project Area by the private sector.

The use of incremental property taxes will permit the City to direct, implement, and coordinate public improvements and activities to stimulate private investment within the Project Area. These improvements, activities, and investments will benefit the City, its residents, and all! taxing districts having jurisdiction over the Project Area. These benefits are anticipated to include:

A strengthening of the economic vitality of the community, arising from new residential and nonresidential development.

An increase in construction and long-term employment opportunities for residents of the Project Area and the City.

The replacement of unsightly uses, blight, and vacated properties with viable, high-quality developments.

The elimination of numerous physical impediments within the Project Area on a coordinated and timely basis so as to minimize costs and promote comprehensive, area-wide redevelopment. \

The construction of public improvements which may include new road surfaces, utilities, sewers, water lines, sidewalks, streetlights, landscaping, etc., intended to make the Project Area more attractive to investment.

The provision of job training services to community members which make the Project Area more attractive to investors and employers.

The creation of opportunities for women and minority businesses to share in the redevelopment of the Project Area.

Legal Description.

The legal description of the Project Area can be found in Appendix B.

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III.

Eligibility Of The. Proposed T.I.F. District.

Original Project Area Eligibility.

During July and August, 1999, a study was undertaken, consistent with the Act and related procedural guidelines, to determine the eligibility of the proposed T.I.F. district. The results of the study indicated that the Original Project Area met the Act's requirements for a "conservation area", and was eligible to be designated by the City Council of the City as a "Tax Increment Financing Redevelopment Project Area". The detailed findings of this study are described in Appendix A of this report.

In 1999, the Original Project Area qualified as a conservation area under the Act based on the predominance and extent of parcels exhibiting the following characteristics:

Age. _ "

Deterioration of buildings and surface improvements.

Depreciation of physical maintenance.

Obsolescence.

Presence of structures below minimum code standards. Excessive vacancies. Lack of community planning.

Each of these factors contributed to the eligibility of the Original Project Area as a conservation area.

Amendment Area Eligibility.

In October 2004, a study of the Amendment Area was undertaken, consistent with the most recent amendments to the Act and related procedural guidelines, to determine the eligibility of the Amendment Area. The results of the study indicated that the Amendment Area met the Act's requirements for a "conservation area", and was eligible to be amended to the Original Project Area designated by the City

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Council of the City. The detailed findings of the study are described in Appendix A of this report.

The Amendment Area qualifies as a conservation area under the Act based on the predominance and extent of parcels exhibiting the following characteristics:

1. Age.

2. Deterioration of buildings and surface improvements.

3. Obsolescence. > .

4. Excessive vacancies.

5. Lack of community planning.

6. Decline of the Amendment Area equalized assessed value at a rate greater than experienced by the remainder of the City for at least three (3) of the last five (5) years.

Each of these factors contributes to the eligibility of the Amendment Area as a conservation area. . - '

IV.

Redevelopment Goals, Objectives And Strategies.

In order to establish a workable Redevelopment Plan for the Project Area, it is important to establish both the general, overall goals and specific objectives of the Redevelopment Plan, and to present strategies for meeting these goals and objectives.

Goals.

The overall goals which are specifically directed to this Redevelopment Plan are:

Reduction or elimination of those conditions which qualify the Project Area as a conservation area.

Provision of sound economic development in the Project Area.

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Contribution to the economic well-being of the City.

Creation of strong public and private partnerships to capitalize upon and coordinate all available resources and assets.

Encouragement of land uses which strengthen the function and appeal of the Project Area for a wide range of activities, including commercial, residential, public and institutional uses.

Improvement of the quality of life in the City by reducing incidences of both physical and economic deterioration and obsolescence within the Project Area.

Improvement of existing utilities and roadways to enhance the potential for development and accessibility of redevelopment sites.

Employment of residents living in and around the Project Area in jobs in the Project Area.

Creation of an environment within the Project Area that will contribute to the health, safety, and general welfare of the City, that will maintain or enhance the value of properties in and adjacent to the Project Area, and that will stimulate private investment in new construction, expansion and rehabilitation.

Creation of additional affordable housing units, as consistent with City policies.

Objectives.

Assemble and prepare sites which are conducive to modern development.

Encourage the use and maintenance of the commercial corridors so as to contribute to the vitality of the adjacent uses.

Upgrade infrastructure throughout the Project Area.

Establish a distinctive and cohesive visual identity for each of the historically distinguishable community areas within the Project Area.

Ensure high quality and harmonious architectural and landscape design throughout the Project Area.

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Enhance the appearance of the Project Area by landscaping the rights-of-way.

Strategies.

Based on an analysis of the existing conditions of the Project Area and the overall goals and specific objectives stated above, the strategies for redevelopment should be to:

Rehabilitate, where appropriate, existing commercial, residential, public and mixed use structures.

Install streetscape elements, such as lighting and street furniture, to enhance the appearance and image of the area..

Assemble and prepare property necessary to attract new investment.

Undertake appropriate environmental remediation measures on rehabilitation or redevelopment sites, according to customary procedures.

Establish job readiness and job training programs to provide residents within and surrounding the Project Area with the skills necessary to secure jobs in the Project Area and in adjacent project areas.

Secure commitments from employers within the Project Area and adjacent project areas to interview graduates of the Project Area's job readiness and job training programs.

Promote non-residential uses that support the needs of the community.

Repair and replace the infrastructure where needed, including, but not¹ limited to: roads, sidewalks, public utilities and other public infrastructure.

Study existing and future traffic conditions on arterial streets; and improve traffic flow, safety and convenience through traffic roadway and intersection improvements, traffic lighting improvements and traffic calming strategies.

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V.

Future Land-Use And Redevelopment Activities.

Future Land-Use.

The following land uses are anticipated within the Project Area (see Figure D):

Mixed-Use: This category is reflective of the existing mixed-use nature of the four (4) primary corridors in the Project Area. Currently, these corridors are characterized by a diverse mix of residential, retail, office and institutional uses, which occur on the same block and often within the same building. The intention of the Mixed-Use designation is to strengthen the mix of uses that already exists, by encouraging appropriate redevelopment and building re-use of underutilized buildings and properties, compatible with the current mix of uses. Generally, multi-family residential uses (including apartments or condominiums above other ground-floor uses), retail, service, office and institutional uses are appropriate. Industrial uses are not encouraged.

Public/Institutional: Institutional uses include schools, government buildings and private or not-for-profit institutions.

Redevelopment Activities. s

The redevelopment of the Project Area will be driven by private reinvestment induced through public assistance and support. In the absence of assistance from the City as provided by the Redevelopment Plan, the private sector is not expected to pursue these opportunities.

Many sites throughout the Project Area may be appropriate for rehabilitation activities. Rehabilitation may involve facade improvements and repairs, as well as improvements to the interior of buildings which are structurally sound but require work to address appearance or safety issues. Other sites may be appropriate for redevelopment. Such sites may include vacant properties, or properties which contain buildings in extremely poor physical condition or with deleterious uses. Redevelopment of these sites will spur other redevelopment and rehabilitation projects throughout the Project Area.

In addition, public improvements will increase the functionality, appearance and viability of the Project Area as a strong commercial corridor. Recommended public improvements in the Project Area primarily include streetscape elements along Milwaukee, Fullerton, Belmont and Armitage Avenues such as street trees, lighting, 5/11/2005

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street paving and street furniture. Streetscape elements should respect and celebrate the ethnic diversity and individual character of each of the commercial corridors that make up the Project Area. In addition, special gateway treatments would be appropriate at locations that maximize the impact and recognition of important corridor entrances. Traffic signalization improvements may be undertaken at those same intersections.

VI.

Redevelopment Project.

This section describes the public and private improvements and activities anticipated to be made and undertaken to implement the Redevelopment Plan.

Purpose Of The Redevelopment Plan.

The Act defines the Redevelopment Plan as: "... the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a 'blighted area' or 'conservation area' or combination thereof or 'industrial park conservation area', and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area" (65 ILCS 5/11-74.4-3(n), as amended).

Further, the Act states that for such areas, "It is hereby found and declared that in order to promote and protect the health, safety, morals and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax

base of the taxing districts in such areas by the development or redevelopment of project areas. The eradication of blighted areas and treatment and improvement of conservation areas and industrial park conservation areas by redevelopment projects is hereby declared to be essential to the public interest" (65 ILCS 5/1 1-74.4-2(b), as amended).

The Future Land-Use Plan in Figure D illustrates proposed land uses. Ultimately, the Redevelopment Plan should help to better integrate the Project Area with adjacent uses, becoming an asset to the community and reversing decay.

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Eligible Redevelopment Project Costs.

The various redevelopment expenditures that are eligible for payment or reimbursement under the Act are reviewed below. Following this review is a list of estimated redevelopment project costs that are deemed to be necessary to implement this Plan (the "Redevelopment Project Costs").

In the event the Act is amended after the date of the approval of this Plan by the City Council 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)(II)), this Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as Redevelopment Project Costs 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 P-3 or otherwise adjust the line items in Table P-3 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. '

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 Redevelopment Plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected;

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b) the cost of marketing sites within the Project 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 and 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, repair, or remodeling of existing

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public or private buildings, fixtures and leasehold improvements; and the cost 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;
e) costs of the construction of public works or improvements subject to the limitations in Section 1 1-74.4-3(q) (4) of the Act;

f) costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the Project Area, and as long as such proposals feature a community-based training program which ensures maximum reasonable opportunities for residents of the Logan Square and Avondale 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;
- 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 there under including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued, and for a period not exceeding thirty-six (36) months following completion and including reasonable reserves related thereto;
- 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 within a taxing district in furtherance of the objectives of the Redevelopment Plan.
- i) relocation costs to the extent that 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) payment 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 (1) or more taxing districts, provided that such costs; (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed
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or to be employed by employers located in the Project Area; and (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 Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, 105 ILCS 5/10-22.20a and 5/10-23.3a;

- 1) interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
1. such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - 2. such payments in any one year may not exceed thirty percent (30%) of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year; ' c
 3. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 4. the total of such interest payments paid pursuant to the Act may not exceed thirty percent (30%) of the total:
 - (i) cost paid or incurred by the redeveloper for such redevelopment project;
 - (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act;
 5. for the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, the percentage of

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- seventy-five percent (75%) shall be substituted for thirty percent (30%) in subparagraphs 2 and 4 above.
- 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;

o) instead of the eligible costs provided for in 1, 2, 4 and 5 above, the City may pay up to fifty percent (50%) of the cost of construction, renovation and/or rehabilitation of all lows 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 AcF;

p) the cost of daycare services for children of employees from low-income families working for businesses located within the Project Area and all or portion of the cost of operation of day care centers established by Project Area businesses to serve employees from low-income families working in businesses located in the Project Area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed eighty percent (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, 35 ILCS 235/0.01, et seq., then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the redevelopment project area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

Property Assembly.

To meet the goals and objectives of this Redevelopment Plan, the City previously sought authority to acquire and assemble property throughout the Project Area. Land assemblage by the City may be by purchase, exchange, donation, lease,

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eminent domain or through the Tax Reactivation Program or other programs and may be for the purpose of (a) sale, lease or conveyance to private developers, or (b) sales, lease, conveyance or dedication for the construction of public improvements or facilities. Furthermore, the City may require written redevelopment agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

Figure E, Land Acquisition Overview Map, indicates the parcels for which the City previously had authorization to acquire for redevelopment in the Project Area and will now seek an extension of this authorization. Figure F contains Figures F1 through F6: Land Acquisition by Block and Parcel Identification Number which portrays the acquisition properties in more detail.

Figure E, Land Acquisition Overview Map, and Figure F, Land Acquisition by Block and Parcel Identification Number, identify parcels for which the City had been granted acquisition authority by the Original Redevelopment Plan. At that time, the potential acquisition of these properties was sought to further the goals of this Redevelopment Plan. This acquisition authority has since expired and the City does not propose to renew such authority at this time.

In connection with the City exercising its power to acquire real property, including the exercise of the power of eminent domain, under the Act in implementing the Redevelopment Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Redevelopment Plan. The Armitage/California/St. Louis Redevelopment Plan established boundaries for the Armitage/California/St. Louis Redevelopment Area (also known as the Central West Redevelopment Area). That Redevelopment Area consists of properties facing West Armitage Avenue between North St. Louis Avenue and North Point Street, along the west side of North California Avenue from West Armitage Avenue to West Dickens Avenue, and along the east side of North California Avenue from West Armitage Avenue to North Milwaukee Avenue. Figure G illustrates those properties identified for acquisition within the previously adopted underlying Armitage/California/St. Louis Redevelopment Area boundaries. Appendix C lists those parcels by parcel number, which are shown in Figure C and fall within the Project Area.

The Armitage/California/St. Louis Redevelopment Area and subsequent amendments established City authority to acquire and assemble property. Such

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acquisition and assembly under that authority is consistent with this T.I.F. Redevelopment Plan. Nothing in this Redevelopment Plan shall be deemed to limit or adversely affect the authority of the City under the Armitage/California/St. Louis Redevelopment Area to acquire and assemble property. Accordingly, incremental property taxes from the Project Area may be used to fund the acquisition and assembly of property by the City under the authority of the Armitage/California/St. Louis Redevelopment Plan within the Fullerton/Milwaukee Project Area.

As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and redevelopment.

For properties described on Figure E, Acquisition, the acquisition of occupied properties by the City was required to commence within four (4) years from the date of the publication of the ordinance approving the Redevelopment Plan. Acquisition shall be deemed to have commenced with the sending of an offer letter. As this four (4) year period has expired, the City may only acquire such property pursuant to this Redevelopment Plan under the Act according to its customary procedures. . .

Relocation assistance may be provided in order to facilitate redevelopment of portions of the Project Area and to meet other City objectives. Businesses or households legally occupying properties to be acquired by the City may be provided with relocation advisory and financial assistance as determined by the City.

Property Disposition.

Property to be acquired by the City as part of the Redevelopment Project may be assembled' into appropriate redevelopment sites. As part of the redevelopment process the City may: (i) sell, lease or convey such property for private redevelopment; or (ii) sell, lease or dedicate such property for construction of public improvements or facilities. Terms of conveyance shall be incorporated into appropriate disposition agreements, and may include more specific restrictions than contained in the Redevelopment Plan or in other municipal codes and ordinances governing the use of land or the construction of improvements.

Rehabilitation Of Existing Public Or Private Structures.

The City of Chicago may provide assistance to encourage rehabilitation of existing public or private structures which will remove conditions which

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contribute to-the decline of the character and value of the district. Appropriate assistance may include, but is not limited to:

r- Financial support to private property owners for the restoration and enhancement of existing structures within the Project Area.

- Improvements to the facade or rehabilitation of public or private buildings.

Public Improvements.

The City of Chicago may install public improvements to enhance the Project Area as a whole, to support the Redevelopment Project Plan and to serve the needs of Project Area residents. Appropriate public improvements may include, but are not limited to:

- vacation, removal, resurfacing, widening, reconstruction, construction, and other improvements to streets, alleys, pedestrian ways and pathways;
- installation of traffic improvements, viaduct improvements, street lighting and other safety and accessibility improvements;
- development of parks, playgrounds, plazas and places for public leisure and recreation;
- construction of public off-street parking facilities;
- installation, reconstruction, improvement or burial of public or private utilities;
- construction of public buildings;

- beautification, lighting and signage of public properties;
- maintenance of rights-of-way in privately owned properties;
- demolition of obsolete or hazardous structures;
- improvements to publicly owned land or buildings to be sold or leased.

Recommended public improvements in the Project Area are listed in Section V, Future Land-Use and Redevelopment Activities.

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The City may determine at a later date that certain listed improvements are no longer needed or appropriate and may remove them from the list, or may add new improvements to the list.

Capital Costs Of Taxing Districts.

The City may reimburse all or a portion of the costs incurred by certain taxing districts in the furtherance of the objectives of this Redevelopment Plan.

Relocation.

In the event that 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 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 insure 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 set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 65/3.

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 fifty percent (50%) but less than eighty percent (80%) 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 United States Department of Housing and Urban Development ("H.U.D.") 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 fifty percent (50%) of the median income of the area of residence, adjusted for family size, as so determined by H.U.D.; and (iii) "affordable housing" means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than thirty percent (30%) of the maximum allowable income for such households, as applicable.

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Job Training.

Separate or combined programs designed to increase the skills of the labor force to meet employers' hiring needs and to take advantage of the employment opportunities within the Project Area may be implemented.

Developer Interest Costs.

Funds may be provided to redevelopers for a portion of interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project, provided that:

1. such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
2. such payments in any one (1) year may not exceed thirty percent (30%) of the annual interest costs incurred by the redeveloper with respect to the redevelopment project during that year.

Estimated Project Costs. Table P-2 outlines the estimated costs of the Redevelopment Project.

Table P-2.

Estimated Redevelopment Project Costs.

Eligible Expense

Estimated Cost

Analysis, Administration, Studies, Survey Legal, Marketing, et cetera

\$ 1,500,000

Property Assembly including Acquisition, Site Preparation and Demolition, Environmental Remediation

10,000,000

Rehabilitation of Existing Buildings, Fixtures and Leasehold Improvements, Affordable

Housing Construction and Rehabilitation Cost

18,200,000

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: Eligible Expense Estimated Cost

Public Works and Improvements, including streets and utilities, parks and open space, public facilities (schools and other public

facilities)¹¹¹²¹ \$16,000,000 Job Training, Retraining, Welfare-to-Work^w 2,000,000 Relocation Costs 1,600,000

Notes:

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

2. Public improvements may also include capital costs of taxing districts. Specifically, public improvements as identified 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 project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan.

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Eligible Expense

Interest Subsidy (Developer Interest Costs) Day Care

TOTAL REDEVELOPMENT COSTS:.,^{3,(4),5)}

Sources Of Funds.

The Act provides methods by which municipalities can finance eligible redevelopment project costs with incremental real estate tax revenues. Incremental tax revenue is derived from the increase in the current equalized assessed valuation ("E.A.V.") of real property within the Project Area over and above the certified initial E.A.V. of the real property. Any increase in E.A.V. is then multiplied by the current tax rate, resulting in a tax increment revenue. A decline in current EA.V. does not result in a negative real estate tax increment.

Estimated Cost

\$ 2,000,000 1,200,000 \$52,500,000⁶¹

Notes:

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

4. Total 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.

5. The amount of the Total Redevelopment Project Costs that can be incurred in the Project Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the Project Area only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental , property taxes generated in the Project Area, but will not be reduced by the amount of ¹ 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.

6. Increases in estimated Total Redevelopment Project Costs of more than five percent (5%) after adjustment for inflation from the

date of the Plan adoption, are subject to the Plan amendment procedures as provided under the Act.

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Funds necessary to pay for Redevelopment Project Costs and secure municipal obligations issued for such costs are to be derived primarily from Incremental Property Taxes. Other sources of funds which may be used to pay for Redevelopment Project Costs or secure municipal obligations are land disposition proceeds, federal, state, county or local 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, and the City may then be reimbursed from such costs from incremental taxes. Also, the City may permit the utilization of guarantees, deposits and other forms of security made 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 the revenues are received.

The Project Area may be contiguous to, or 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 Project Area to pay eligible Redevelopment Project Costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas or other project areas separated only by a public right-of-way, and vice versa. The amount of revenue from the Project 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 Project Area, shall not at any time exceed the total Redevelopment Project Costs described in this Redevelopment Plan.

The Project 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, et seq., as amended. 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 Project Area, the City may determine that it is in the best interests of the City and in furtherance of the purposes of the Redevelopment Plan that net revenues from the Project Area be made available to support any such redevelopment project areas, and vice versa. The City therefore proposes to utilize net incremental revenues received from the Project 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 Project Area and such areas. The amount of revenue from the Project Area so made available, when added to all amounts used to pay eligible redevelopment project costs within the Project Area or other areas

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as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Table P-2 of this Redevelopment Plan.

In the event that adequate funds are not available as anticipated from aforementioned sources, the City may utilize its taxing power to sustain the Redevelopment Project or repay obligations issued in connection therewith, to be reimbursed over time, if possible, from tax increment revenues.

Nature And Term Of Obligations To Be Issued.

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 obligation 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 (23rd) calendar year following the year in which the ordinance approving the Project Area was originally adopted, by December 31, 2024. Also, the final maturity date of any such, obligations which are issued may not be later than twenty (20) years from their respective dates of issue. One (1) or more series of obligations may be sold at one (1) 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 become available for distribution annually to taxing districts having jurisdiction over the Project Area in the manner provided by the Act.

One (1) or more issues of obligations may be sold at one (1) or more times in order to implement the Redevelopment Plan, as amended, and as it may be amended in the future. Obligations may be issued on a parity or subordinated basis.

The City may, by ordinance, in addition to obligations secured by the tax
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allocation fund, pledge for a period not greater than the term of the obligations any part or any combination of the following:

- net revenue of all or part of any redevelopment project;
- taxes levied and collected on any or all property in the City;
- the full faith and credit of the City;
- a mortgage on part or all of a redevelopment project;
- any other taxes or anticipated receipts that the City may lawfully pledge.

Equalized Assessed Valuation.

The purpose of identifying the most recent equalized assessed valuation ("E.A.V.") of the Project Area is to provide an estimate of the initial E.A.V., which the Cook County Clerk will certify for the purpose of annually calculating the incremental E.A.V. and incremental property taxes of the Project Area. The most recent (1998) equalized assessed valuation ("E.A.V.") of all the taxable parcels in the Original Project Area is approximately Seventy-two Million One Hundred Thirty-seven Thousand Three Hundred Ninety-nine Dollars (\$72,137,399). This total E.A.V. amount, by Permanent Index Number, is summarized in Appendix D, Part 1. This E.A.V. is based on 1998 E.A.V. figures collected by T.A.I, and is subject to verification by the County Clerk. After verification, the final figure shall be certified by the County Clerk of Cook County, Illinois. This certified amount shall become the Certified Initial E.A.V. from which all incremental property taxes in the Project Area will be calculated by the County.

The most recent (2003) E.A.V. of the Amendment Area is Fifteen Million Two Hundred Fifty-one Thousand Seven Hundred Eighty-one Dollars (\$15,251,781). This total E.A.V. amount for the Amendment Area,¹ by Permanent Index Number, is summarized in Appendix D, Part 2. The Amendment Area E.A.V. is based on 2003 E.A.V. figures collected by T.A.I, and is subject to verification by the County Clerk. After verification, the final figure shall be certified by the County Clerk of Cook County, Illinois and shall become the Certified Initial E.A.V. for the Amendment Area from which incremental property taxes for the Amendment Area will be calculated.

Upon completion of anticipated private development of the Project Area, it is anticipated that the equalized assessed valuation will be approximately Two Hundred Fifteen Million-Dollars (\$215,000,000). The calculation assumes that assessments appreciate at a rate of thirty percent (30%) per year. Other new

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projects, rehabilitation of existing buildings and appreciation of real estate values may result in substantial additional increases in equalized assessed valuation.

VII.

Findings Of Need For Tax Increment Financing.

Pursuant to the Act, T.A.I, makes the following findings:

Project Area Not Subject To Growth.

Although the City and its surrounding regional area, as a whole, have evidenced growth, the Project Area has not been subject to appropriate growth and redevelopment through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.

Amendment Area Not Subject To Growth. ' ■ •

The Amendment Area on the whole has not been subject to appropriate growth and redevelopment through investment by private enterprise and would not reasonably be anticipated to be developed consistent with City policies without adoption of this Redevelopment Plan.

The lack of growth in the Original Project Area and the Amendment Area is evidenced by the following:

Equalized Assessed Values That Fail To -Keep Pace With The City As A Whole.

Between 1993 and 1998 the Equalized Assessed Valuation of the Original Project Area increased from Sixty Million Two Hundred Forty-seven Thousand Five Hundred Fifty Dollars (\$60,247,550) to Seventy-two Million One Hundred Thirty-seven Thousand Three Hundred Ninety-nine Dollars (\$72,137,399), an increase of nineteen and seven-tenths percent (19.7%). This increase results from improvements to a limited number (approximately five percent (5%), as described below) of properties in the Project Area and inflation. By contrast, over the same time period, the Equalized Assessed Value of the City as a whole increased from Thirty Billion Nine Hundred Fifty-two Million Three Hundred Forty-one Thousand Eight Hundred Ninety-eight Dollars (\$30,952,341,898) to

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Thirty-seven Billion Two Hundred Eighteen Million Eight Hundred Forty Thousand Two Hundred Thirteen Dollars (\$37,218,840,213), which represents an increase of twenty and two-tenths percent (20.2%). The Original Project Area has been subject to a lower rate of investment and appreciation than the City as a whole, indicating a relative lack of investment directed toward the properties in the Original Project Area.

Over the period from 1999 to 2003, the adjusted Equalized Assessed Value of the City of Chicago, not including the Amendment Area, increased from Thirty-five Billion Three Hundred Fifty-one Million One Hundred Eighty-four Thousand Six Hundred Eighty-nine Dollars (\$35,351,184,689) to Fifty-three Billion One Hundred Sixty Million One Hundred Twelve Thousand Nine Hundred Eighty Dollars (\$53,160,112,980), or fifty-six and six-tenths percent (56.6%). By contrast, the Equalized Assessed Value of those properties in the Amendment Area increased from Ten Million Seven Hundred Seventy-eight Thousand Nine Hundred Ninety-one Dollars (\$10,778,991) to Fifteen Million Two Hundred Fifty-one Thousand Seven Hundred Eighty-one Dollars (\$15,251,781), or forty-three and three-tenths percent (43.3%), during the same time , period. Thus the level of investment and property appreciation within the Amendment Area is lower than the City as a whole.

Presence Of Blighting Factors.

Lack of investment is also evidenced by the widespread extent and distribution of blighting factors, including deterioration, depreciation of physical maintenance and code violations. As elaborated upon in the Eligibility Study (Appendix A), the presence of these factors to such a significant degree illustrates that appropriate private investment, particularly for maintenance and improvements to property, has not been undertaken in the Project Area.

Lack Of Building Permit Activity Representing Substantial Investment.

During the period from January 1994 to June 1999, two hundred ninety-two (292) building permits were issued in the Project Area at a total value of Eleven Million Fifty-seven Thousand Five Hundred Sixty-five Dollars (\$11,057,565). Four (4) of these permits (at a value of Three Million Six Hundred Eighty-seven Thousand Dollars (\$3,687,000)) were issued to schools in the Project Area and do not represent private investment.

However, even the remaining two hundred, eighty-eight (288) permits (Seven Million Three Hundred Seventy Thousand Five Hundred Sixty-five Dollars (\$7,370,565)) do not represent a sign of economic well-being through private investment. Much of the building

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permit activity in the Project Area is intended to address basic maintenance and code violations. As elaborated upon in the Eligibility Study, the Project Area has been subject to an excessive amount of code violations over the past five (5) years and much of the building permit activity addresses City building code requirements. Specifically, as depicted in Table P-3, during the period from January 1994 to June 1999, only fifty-five (55) permits (nineteen percent (19%)) were issued for the erection of new buildings or additions or for substantial interior renovations. These permits, which represent significant private investment, were issued to only fifty-one (51) properties in the Project Area (five and fourth-tenths percent (5.4%) of the nine hundred forty-six (946) parcels in the Project Area). The vast majority of the remaining permits were for general maintenance or in response to building code violations.

Table P-3.

Building Permit Activity, January 1994 To June 1999.

Type Of Number Of Permit Permits

Number As A Percent Of Non-School , Permits

Number As A Percent Of Total Permits

Value Of Permits

Value As A Percent Of Non-School Permits

Value As A Percent Of Total Permits

Demolition

18

Addition/New Construction/

Renovation 55

)

Repair/Code Violations 215

Subtotal 288

6.3%

19.1%

74.7% 100.0%

6.2% \$ 184,099 2.5%

18.8%

1.7%

4,553,844 61.8% 41.2%

73.6% 2,632,622 35.7% 23.8%

98.6% \$ 7,370,565 100.0% 66.7%

Schools TOTAL:

4

292

1.4% \$ 3,684,000 100.0% \$11,057,565

33.3% 100.0%

As Table P-3 illustrates, one third (V3) of the value of all building permit activity in the Project Area was for permits issued to schools, meaning that this

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third (Vb) does not represent private investment. Of the remainder, more than sixty percent (60%) of the value of building permits occurred on a limited number of properties (fifty-one (51) properties, or five and four-tenths percent (5.4%) of the total number of parcels in the Project Area). The increase in value to properties arising from new construction, additions or substantial renovations was isolated on a small number of properties and is not uniformly distributed throughout the Project Area.

The other thirty-five and seven-tenths percent (35.7%) of the value of private investment in the Project Area is simply repairs and maintenance activities, which are unlikely to increase the value of property. In general, the building permit data suggests that private investment undertaken in the community is not as substantial, or widespread, as would be anticipated in a strong, stable portion of the City.

VIII.

. Financial Impact Of Redevelopment.

Without the adoption of the Redevelopment Plan and Project, the Project Area is not reasonably expected to be redeveloped by private enterprise. In the absence of City-sponsored redevelopment, there is a prospect that blighting factors will continue to exist and spread and the Project Area on the whole and adjacent properties will become less attractive for the maintenance and improvement of existing buildings and sites. Erosion of the assessed valuation of property in and outside of the Project Area could lead to a reduction of real estate tax revenue to all taxing districts.

Implementation of the Redevelopment Project is expected to have significant short and long term positive financial impacts on the taxing districts affected by this Redevelopment Plan. In the short term, the City's effective use of tax increment financing can be expected to stabilize existing assessed values in the Project Area, thereby stabilizing the existing tax base for local taxing agencies. In the long term, after the completion of all redevelopment improvements and activities, the completion of Redevelopment Projects and the payment of all Redevelopment Project Costs and municipal obligations, the taxing districts will benefit from any enhanced tax base which results from the increase in E.A.V. caused by the Redevelopment Project.

The Act requires an assessment of any financial impact of the Project Area on, or any increased demand for services from, any taxing district affected by the Plan and

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a description of any program to address such financial impacts or increased demand. The City intends to monitor development in the Project Area and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development.

Demand on Taxing District Services.

The following taxing districts presently levy taxes against properties located within the Project Area:

Cook County. The County has principal responsibility for the protection of persons and property, the provision of public health services and the maintenance of County highways.

Cook County Forest Preserve District. The Forest Preserve District is responsible for acquisition, restoration and management of lands for the purpose . of protecting and preserving open space in the City and County for the education, pleasure and recreation of the public.

Metropolitan Water Reclamation District Of Greater Chicago. This district provides the main trunk lines for the collection of waste water from cities, villages and towns, and for the treatment and disposal thereof.

City Of Chicago. The City is responsible for the provision of a wide range of municipal services, including: police and fire protection; capital improvements and maintenance; water supply and distribution; sanitation service; building, housing and zoning codes, et cetera.

Board Of Education Of The City Of Chicago And Associated Agencies. General responsibilities of the Board of Education include the provision, maintenance and operations of educational facilities and the provision of educational services for kindergarten through twelfth (12th) grade.

Chicago Community College District Number 508. This district is a unit of the State of Illinois' system of public community colleges, whose objective is to meet the educational needs of residents of the City and other students seeking higher education programs and services.

Chicago ¹ Park District. The Park District is responsible for the provision, maintenance and operation of park and recreational facilities throughout the City and for the provision of recreation programs.

The replacement of vacant and underutilized property with non-residential or residential development may cause increased demand for services and/or capital

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improvements to be provided by Cook County, the Metropolitan Water Reclamation District of Greater Chicago, the City of Chicago, the Board of Education of the City of Chicago, Chicago Community College District Number 508 and the Chicago Park District. The estimated nature of these increased demands for services on these taxing districts, and the activities to address increased demand, are described below. Cook County. The replacement of vacant and underutilized property with non-residential or residential development may cause increased demand for the services and programs provided by the County. Because many new residents in the Project Area are likely to relocate from other portions of the County, the increase in demand is not anticipated to be significant. A portion of Redevelopment Project Costs may be allocated to assist in the provision of such increased services, as provided in the Act and in this Redevelopment Plan.

Metropolitan Water Reclamation District Of Greater Chicago. The replacement of vacant and underutilized property with new development may cause increased demand for the services and/or capital improvements provided by the Metropolitan Water Reclamation District. As it is expected that any increase in demand for treatment and sanitary and storm sewage associated with the Project Area will be minimal, no assistance is proposed for the Metropolitan Water Reclamation District. ,

City Of Chicago. The replacement of vacant and underutilized property with new development may cause increased demand for the services and programs provided by the City, including police protection, fire protection, sanitary collection, recycling, et cetera. Such increases in demand may be significant. A portion of Redevelopment Project Costs may be allocated to assist in the provision of such increased services, as provided in the Act and in this Redevelopment Plan. 'r-

Board Of Education Of The City Of Chicago And Associated Agencies. The replacement of vacant and underutilized properties with mixed-use development may result in additional school-aged children in the Project Area, and may affect the demand for educational services and/or capital improvements to be provided by the Board of Education. The increased number of students may be significant. The City will work with the Board of Education and its associate agencies to address any increase that does arise.

Chicago Community College District Number 508. .The replacement of vacant and underutilized properties with mixed-use development may result in an increase in population within the Project Area. Therefore, demand for educational services and programs provided by the community college district may increase, although this change is not anticipated to be significant. The City

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will work with the Community College District Number 508 to address any increase that does arise.

Chicago Park District. The replacement of underutilized properties with nonresidential and residential development may increase the population within the Project Area, so that demand for recreational services and programs provided by the park District may increase. , Although this increase is not expected to be significant, the City will work with the Chicago Park District to address, any increase that does arise.

This proposed program to address increased demand, for services or capital improvements provided by some or all of the impacted taxing districts is contingent upon: (i) the Redevelopment Project occurring as anticipated in the Redevelopment Plan, (ii) the Redevelopment Project resulting in demand for services sufficient to warrant the allocation of Redevelopment Project Costs, and (iii) the generation of sufficient incremental property taxes to pay for the Redevelopment Project Costs listed above. In the event that the Redevelopment Project fails to materialize, or involves a different scale of development than that currently anticipated, the City may revise this proposed program to address increased demand, to the extent permitted by the Act, without amending this Redevelopment Plan. .

IX. .

Other Elements Of The Redevelopment Plan.

Conformance'- With Land Uses Approved By The Planning Commission Of The City.

The Redevelopment Plan and Project described herein includes land uses which have been approved by the Chicago Plan Commission.

Date Of Completion.

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 (23rd) calendar year following the year in which the ordinance approving this Project. Area is adopted (by December 31, 2024).

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Implementation Schedule.

A phased implementation strategy will be utilized to achieve comprehensive and coordinated redevelopment of the Project Area. It is anticipated that City-expenditures for Redevelopment Project Costs will be carefully staged on a reasonable and proportional basis to coincide with Redevelopment Project expenditures by private developers and the receipt of incremental property taxes by the City. The estimated date for completion of Redevelopment Projects is no later than December 31, 2023.

Provision For Amending The Redevelopment Plan. The Redevelopment Plan may be amended pursuant to provisions of the Act. ■

Affirmative Action And Fair Employment Practices.

. The City is committed to and will affirmatively implement the following' principles with respect to this Redevelopment Plan:

1. The assurance of equal opportunity in all personnel and employment actions, with respect to the Redevelopment Project, including, but not limited to: hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, et cetera, 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 will meet City of Chicago's standards for participation of Minority Business Enterprises and Woman 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.

In order to implement these principles, the City shall require and promote equal employment practices and affirmative action on the part of itself and its contractors

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and vendors. In particular, parties engaged by the City shall be required to agree to the principles set forth in this section.

With respect to the public/private development's internal operations, both entities will pursue employment practices which provide equal opportunity to all people regardless of gender, color, race or creed, et cetera. Neither party will countenance discrimination against any employee or applicant because of gender, marital status, national origin, age or the presence of physical handicaps. These nondiscriminatory practices will apply to all areas of employment, including hiring, upgrading and promotions, terminations, compensation, benefit programs and educational opportunities.

Anyone involved with employment or contracting activities for this Redevelopment Plan and Project will be responsible for conformance with this policy and the compliance requirements of applicable city, state and

federal laws and regulations.

The City and the private developers involved in the implementation of the Redevelopment Plan and Project will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all Contracts and subcontracts at any level for the project being undertaken in the Project Area. Any public/private partnership established for the development project in the Project Area will seek to ensure and maintain a working environment free of harassment, intimidation and coercion at all sites and facilities at which employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment, with specific attention to minority and/or female individuals. The partnership will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner.

The City shall have the right, in its sole discretion, to exempt certain small business, residential property owners and developers from the above.

Affordable Housing.

The City requires that developers who receive T.I.F. assistance for market rate housing set aside twenty percent (20%) of the units to meet affordability criteria established by the City's Department of Housing or any successor agency. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than one hundred percent (100%) of the area median income and affordable rental units_ should be affordable to persons earning no more than sixty percent (60%) of the area median income.

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Environmental Standards.

The City requires that developers who receive T.I.F. assistance must comply with the City of Chicago environmental standards as per Department of Planning and Development policy.

Intergovernmental Agreements And Redevelopment Agreements^.

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 (1) or several parcels (collectively referred to as "Redevelopment Projects").

Housing Impact.

As set forth in the Act, if the redevelopment plan for a redevelopment project area would result in the displacement of residents from ten (10) or more inhabited residential units, or if the redevelopment project area contains seventy-five (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 Project Area contains one thousand four hundred thirty-four (1,434) inhabited residential units. The Plan provides for the development or redevelopment of several' portions of the Project Area that may contain occupied residential units. As a result, it is possible that by implementation of this Plan, the displacement of residents from ten (10) or more inhabited residential units could occur.

The results of the housing impact study section are described in a separate report which presents certain factual information required by the Act. The report, prepared by T.A.I., is entitled "Fullerton/Milwaukee Redevelopment Plan and Project Housing Impact Study", and is attached as Appendix E to this Plan.

[Figures "A", "B", "C", "D", "E", "F" and "G" referred to in this Amendment Number 1 to Fullerton/Milwaukee Tax Increment Financing Redevelopment Plan and Project printed on pages 47394 through 47400 of this Journal]

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[Appendix D referred to in this Amendment Number 1 to Fullerton/Milwaukee Tax Increment Financing Redevelopment ^ Plan and Project printed on pages 47433 through 47447 of this Journal]

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Appendices A, B, C and E referred to in this Amendment Number 1 to Fullerton/Milwaukee Tax Increment Financing Redevelopment Plan and Project read as follows: <

Appendix A.

(To Amendment Number 1 to Fullerton/Milwaukee Tax Increment Financing Redevelopment Plan And Project) Fullerton/Milwaukee Redevelopment Plan And Project Eligibility Study.

Amendment Number 1.

October 25, 1999.

December 30, 2004 Amendment.

Introduction.

The Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11- 74.4-1, et seq., as amended (the "Act"), stipulates specific procedures which must be adhered to in designating a Project Area. A Redevelopment Project Area is defined as:

"... an area designated by the municipality, which is not less in the aggregate than 1 1/4 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 or a blighted area or a conservation area, or a combination of both blighted areas and conservation areas" (65 ILCS 5/11-74.4-3(p)).

Section 5/11-74.4-3(a) defines a "conservation area" as:

"... any improved area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 37 years or more. Such an area is not

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yet a blighted area, but because of a combination of three or more of the following factors: dilapidation; obsolescence; deterioration, illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light, or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; lack of community planning; is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area".

Determination of eligibility of the Fullerton/Milwaukee Redevelopment Project Area (the "Study Area") for tax increment financing is based on a comparison of data gathered through field observation, document and archival research, and information provided by Cook County and the City of Chicago (the "City") against the eligibility criteria set forth in the Act. The eligibility criteria identified as part of the Act are the basis for the evaluation, which incorporates the definitions prepared by the Illinois Department of Revenue in its 1988 T.I.F. Guide, as revised April 6, 1989.

This report summarizes the analyses and findings of the consultants' work, which is the responsibility of T.A.I.. T.A.I. has prepared this report with the understanding that the City would rely on: (i) the findings and conclusions of this report in proceeding with the designation of the Study Area as a Redevelopment Project Area under the Act; and (ii) the fact that T.A.I. has obtained the necessary information to conclude that the Study Area can be designated as a Redevelopment Project Area in compliance with the Act.

The Original Project Area was eligible for designation as a "conservation area" based on the predominance and extent of parcels exhibiting the following characteristics: age, deterioration of buildings and surface improvements, depreciation of physical maintenance, obsolescence, presence of structures below minimum code standards, excessive vacancies, and lack of community planning. Under the Act, at least fifty percent (50%) of the buildings in the Project Area must be thirty-five (35) years of age or more, and three (3) of fourteen (14) listed conservation area factors must be present in and reasonably distributed throughout the Project Area for it to be considered a conservation area. The Project Area is characterized by four (4) of the factors to a major extent and three (3) of the factors to a minor extent. These factors are distributed throughout

the Project Area.

Description Of The Original Project Area. :

The Original Project Area is located approximately five (5) miles northwest of the central business district of Chicago. The Original Project Area encompasses portions of three (3) major corridors: West Armitage Avenue from North Ridgeway \ Avenue to North Milwaukee Avenue, West Fullerton Avenue from North Kimball
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Avenue to North Francisco Avenue and Milwaukee Avenue from West Armitage Avenue to West School Avenue.

The boundaries of the Original Project Area have been carefully established to include those properties that will gain an immediate and substantial benefit from the Redevelopment Plan. The Original Project Area contains seven hundred fifty-five (755) buildings and nine hundred forty-six (946) parcels, and consists of approximately two hundred twenty-six (226) acres within ninety-one (91) legal blocks or portions thereof.

Figure 1 delineates the precise boundaries of the Original Project Area.

Original Eligibility Findings.

T.A.L., in association with Mann Gin Dubin and Frazier, conducted a field survey of the subject properties in July and August, 1999. Based on an inspection of the improvements and grounds, field notes were taken which recorded the condition of the parcel. Photographs further document the observed conditions. Additional research was conducted at the Cook County Treasurer's Office and the City Building Department.

For the purposes of this study, a factor is considered to be "major" if the factor occurred on a relatively large number of properties, buildings or blocks. Alternatively, a factor which affects a relatively smaller proportion of properties may also be major, if the effects of the factor are highly visible, and exert a significant depressing or blighting effect upon neighboring properties and the entire Project Area. "Minor" factors, while affecting fewer properties than major factors, also exert a negative effect on the Project Area. Overall, the combination of major and minor blighting factors contributes to a blighted appearance and inhibits investment in the Project Area.

For each factor that contributes to the designation of the Original Project Area, a map has been prepared that illustrates the distribution of the factor. The maps represent the blocks in which the consultant team perceives the characteristic to be present to the degree that it represents a significant influence on the character, vitality, and value of properties. In many cases, the majority of parcels in a block exhibit a given characteristic, but in no case are less than fifteen percent (15%) of the parcels characterized by the factor in question. Recognizing that it is not necessary for every parcel in a block to exhibit a factor in order for that factor to be significant, the fifteen percent (15%) level represents a threshold at which it is likely that a parcel is not more than two (2) properties away from a parcel which exhibits the characteristic and the factor is perceivable as significant to the extent that the effects of that factor become noticeable and may affect investment decisions.

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Age Of Buildings.

The characteristic of 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. As a rule, older buildings or improvements typically exhibit more problems than buildings constructed in later years because of longer periods of active usage (wear and tear) and the impact of time, temperature and moisture. Additionally, older buildings tend not to be well suited for modern-day uses because of contemporary space and development standards.

Based on the observed style and construction methods of the buildings within the Project Area, ,six hundred thirty-eight (638) of seven hundred fifty-five (755) buildings (eighty-five percent (85%)) are more than thirty-five (35) years old. Age is also widely distributed throughout the area. At least one building characterized by age can be found on eighty-four (84) of ninety-one (91) blocks (ninety-two percent (92%)), and at least half

(/a) the buildings are characterized by age on seventy-seven (77) blocks (eighty-five percent (85%)). Figure 2 illustrates the eighty-four (84) of ninety-one (91) blocks on which at least fifteen percent (15%) of the buildings are more than thirty-five (35) years of age. As required, more than fifty percent (50%) of the structures within the Project Area are more than thirty-five (35) years of age. Age is therefore a major contributing factor in the designation of the Project Area as a conservation area.

Dilapidation.

Dilapidation refers to an advanced state of disrepair of buildings or improvements or the neglect of necessary repairs, causing the building or improvement to fall into a state of decay. At a minimum, dilapidated buildings should be those with critical defects in primary structural components (roof, bearing walls, floor structure and foundation), building systems (heating, ventilation, lighting and plumbing), and secondary structural components in such combination and extent that: (i) major repair is required or; (ii) the defects are so serious and extensive that the buildings must be removed.

The exterior survey conducted by T.A.I, did not find any structures which are characterized by this extreme physical state. Dilapidation is not a contributing factor toward the designation as a conservation area.

Deterioration.

Deterioration refers to physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair.

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Deterioration Of Buildings.

Buildings in a state of deterioration exhibit defects which are not easily correctable in the course of normal maintenance. Such buildings may be classified as deteriorating or in an advanced stage of deterioration, depending upon the degree or extent of defects. This would include buildings with major defects in the secondary building components (e.g., doors, windows, porches, gutters and downspouts, fascia materials, et cetera), and major defects in primary building components (e.g., foundations, frames, roofs, et cetera), respectively.

Deterioration occurs in one hundred thirty-five (135) of seven hundred fifty-five (755) buildings (eighteen percent (18%)) in the Project Area, meaning that one (1) in five (5) buildings contain defects that cannot be corrected with normal maintenance. Such buildings create a visible environment of deterioration throughout the Project Area, causing owners of other nearby properties to be less inclined to invest in their own buildings. Thus, the effects of deterioration can become magnified beyond those buildings identified in the eligibility survey. This effect is widespread throughout the Project Area; deteriorated buildings are found on fifty-three (53) of ninety-one (91) blocks (fifty-eight percent (58%)). Figure 3 illustrates those blocks on which fifteen percent (15%) or more of the buildings are in a deteriorated state; thirty-six (36), of ninety-one (91) blocks meet this standard. '

Deterioration Of Surface Improvements.

The conditions of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas may also evidence deterioration through surface cracking, crumbling, potholes, depressions, loose paving materials, and weeds protruding through the surface.

Deteriorated surface improvements can be identified on thirteen (13) of nine hundred forty-six (946) parcels (fourteen percent (14%)). Thirteen (13) of ninety-one (91) blocks (fourteen percent (14%)) show some deteriorated surface improvements. The most significant instances are the improvements associated with the elevated C.T.A. Blue Line, particularly viaducts. Similar to the effect caused by deteriorated buildings, the high visibility of these deteriorated improvements is especially damaging to the ability of the Project Area to attract new investment. Figure 3 illustrates the eight (8) blocks on which at least fifteen percent (15%) of the parcels display deteriorated surface improvements.

Deterioration, both of structures and of surface improvements, occurs throughout the Project Area. More importantly, such deterioration has depressing

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effects on investment in neighboring properties, to a much greater extent than the proportion of properties exhibiting this factor might suggest. Therefore, deterioration is a major factor in the designation of the Project Area as a conservation area.

Depreciation Of Physical Maintenance.

This factor considers the effects of deferred maintenance and the lack of maintenance of buildings, improvements and grounds comprising the proposed redevelopment area. Evidence to show the presence of this factor in buildings may include, but is not limited to, the following: unpainted or unfinished surfaces; paint peeling; loose or missing materials; sagging or bowing walls, floors, roofs, and porches; cracks; broken windows; loose gutters and downspouts; and loose or missing shingles; and damaged building areas still in disrepair.

Of seven hundred fifty-five (755) buildings in the Project Area, four hundred fifty-three (453) (sixty percent (60%)) are characterized by depreciation of physical maintenance. Three (3) out of five (5) buildings are not being properly maintained, which, in addition to leading to blight on the subject property, also reduces the incentive for neighboring property owners to maintain their own property. Eighty-two (82) of ninety-one (91) blocks (ninety percent (90%)) contain at least one (1) building on which depreciation of physical maintenance can be identified. As seen in Figure 4, eighty-two (82) blocks contain this factor on more than fifteen percent (15%) of the properties within the block. Given the extent of this characteristic throughout the Project Area, depreciation of physical maintenance is a major factor in the designation of the Project Area as a conservation area.

Obsolescence.

According to Illinois Department of Revenue definitions, an obsolete building or improvement is one which is becoming obsolete or going out of use - not entirely disused, but gradually becoming so. Thus, obsolescence is the condition or process of falling into disuse.

Obsolescence, as a factor, should be based upon the documented presence and reasonable distribution of buildings and other site improvements evidencing such obsolescence. Examples include the following sub-categories:

Functional Obsolescence.

Structures are typically built for specific uses or purposes and their design, location, height and space arrangement are each intended for a specific occupancy at a given time. Buildings are obsolete when they contain

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characteristics or deficiencies which limit the re-use and marketability of such buildings. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor or out-dated design or layout, improper orientation of building on site, et cetera, which detracts from the overall usefulness or desirability of a property. Obsolescence in such buildings is typically difficult and expensive to correct. Site improvements, including sewer and waterlines, public utility lines (gas, electric and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting, et cetera, 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, et cetera.

Obsolete Platting.

Obsolete platting would include parcels of limited or narrow size and configuration or, 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. Platting that created inadequate right-of-way widths for streets, alleys and other public rights-of-way or which omitted easements for public utilities, should also be considered obsolete. * The Project Area shows a significant degree of all three (3) types of obsolescence, sixty-six (66) of nine hundred forty-six (946) parcels (seven percent (7%)) contain at least one (1) form of obsolescence. This factor

is also distributed throughout ^ the Project Area. Nearly one third (Va) of the ninety-one (91) blocks in the Project Area (twenty-five (25) blocks, or twenty-eight percent (28%)) contain a property characterized by (1) one or more varieties of obsolescence. Because obsolescence makes re-use of a building or property difficult or costly, the motivation to invest is diminished by the presence of this factor. Therefore, obsolescence is a minor factor in the designation of the Project Area. Figure 5 identifies the nineteen (19) blocks on which at least fifteen percent (15%) of parcels contain some form of obsolescence.

Illegal Use Of Individual Structures.

This factor applies to the use of structures in violation of applicable national, state, or local laws, and not to legal, nonconforming uses. Examples of illegal uses may include, but not be limited to the following:

illegal home occupations;

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conduct of any illegal vice activities such as gambling, drug manufacture or dealing, prostitution, sale and/or consumption of alcohol by minors;

uses not in conformance with local zoning codes and not previously grandfathered in as legal nonconforming uses;

uses in violation of national, state or local environmental and occupational safety and health regulations;

Uses involving manufacture, sale, storage or use of dangerous explosives and firearms.

r The exterior field survey conducted by Teska Associates found nine (9) of nine hundred forty-nine (946) properties (one percent (1%)) which appear to contain illegal uses. While important to the individual properties, the infrequent occurrence of this factor suggests that illegal uses are not a major factor in the designation of :. the Project Area.

Presence Of Structures Below Minimum Code Standards;

Structures below minimum code standards include all structures which do not meet the standards of zoning, subdivision, building, housing, property maintenance, .fire, or other governmental codes applicable to the property. 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 this type of occupancy, to be safe for occupancy against fire and similar hazards, and/or establish minimum standards essential for safe and sanitary habitation. Structures below minimum code are characterized by defects or deficiencies which presume to threaten health and safety.

A search of building code violations between January, 1994, and August, 1999 found that four hundred fifty-one (451) code violations have been cited in the Project Area over this time period. This amounts to approximately one (1) violation for every one and seven-tenths (1.7) properties over the last five (5) years. Further, violations are distributed on sixty-three (63) of ninety-one (91) blocks (sixty-nine percent (69%)). The excessive amount of code violation points to a relative lack of investment, such that many properties are not being maintained even to minimum standards. Figure 6 shows the blocks on which fifteen percent (15%) or more of the properties were cited in the last five (5) years; fifty-nine (59) blocks meet this criteria. Therefore, the presence of structures below minimum code standards makes a maior contribution to the designation as a conservation area.

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Excessive Vacancies.

Establishing the presence of this factor requires the identification, documentation, and mapping of the presence of vacant buildings and vacant portions of buildings. Excessive vacancy refers to the presence of buildings which are unoccupied or underutilized and which represent an adverse influence on the area because of the frequency, extent, or duration of such vacancies. It includes properties which evidence no apparent effort directed toward their occupancy or utilization and vacancies within buildings.

Out of seven hundred fifty-five (755) buildings in the Project Area, seventy-five (75) (ten percent (10%)) are

partially or entirely vacant. Vacancies occur on over half of the ninety-one (91) blocks in the Project Area (on forty-seven (47) blocks). The widespread occurrence of vacancies indicates that a substantial portion of the Project Area is underutilized, and the appearance of vacancies exerts a drain upon the vitality of the community. Vacancies therefore make a minor contribution toward the designation of the Project Area as a conservation area. Figure 7 illustrates the twenty-three (23) blocks (twenty-five percent (25%)) on which fifteen percent

(15%) or more of the parcels contain a vacant or partially vacant building.



Overcrowding Of Structures And Community Facilities.

Overcrowding of structures refers to the overutilization of private or public structures beyond a reasonable or safe capacity. Conversions from one use to another are the typical cause. Only five (5) properties display overcrowding. Overcrowding is therefore not a major factor in the designation of the Project Area.

Lack Of Ventilation, Light Or Sanitary Facilities.

Many older structures fail to provide adequate ventilation, light or sanitary facilities as required by local building or housing codes. This is also a characteristic often found in illegal or improper building conversions. The criterion used for determining the presence of this factor can be found in local codes and ordinances, or in locally adopted national codes such as the Uniform Building Code, Building Officials Code of America (B.O.C.A.), and the Model Housing Code of the American Public Health Association (A.P.H.A.). Lack of ventilation, light, or sanitary facilities is presumed to adversely affect the health and building occupants, e.g., residents, employees or visitors.

Typical requirements for ventilation, light and sanitary facilities include:

adequate mechanical ventilation for air circulation in spaces/rooms without windows, i.e., bathrooms, and dust, odor or smoke-producing activity areas;

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adequate natural light, and ventilation by means of skylights or windows for interior rooms/spaces, and proper window sizes and amounts by room area to window area ratios;

adequate sanitary facilities, i.e., garbage storage/enclosure, bathroom facilities, hot water, and kitchens; and

adequate ingress and egress to and from all rooms and units.

Only four (4) properties were identified in the Project Area that were obviously inadequately lit or ventilated.

As a result, this factor does not significantly contribute to the eligibility of the Project Area as a whole.

Inadequate Utilities. / .

This factor relates to all underground and overhead utilities, including, but not limited to, storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone and electric service which may be shown to be inadequate. Inadequate utilities would include those which are: (i) of insufficient capacity to serve the uses in the redevelopment project and surrounding areas; and (ii) deteriorated, antiquated, obsolete, or in disrepair or are lacking.

While the condition of inadequate utilities has not been documented as part of the surveys and analyses undertaken within the Project Area, existing utilities may need to be relocated or upgraded to adequately serve

new development. Inadequate utilities is not a major factor in the designation of the Project Area.

Excessive Land Coverage.

This factor may be documented by showing all instances where building coverage is excessive. Zoning ordinances commonly contain standards for residential, commercial, and industrial properties which relate floor area to lot area. In residential districts a lower ratio is usually required. Excessive land coverage refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Problem conditions include buildings either improperly situated on the parcel or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and multiple buildings on a single parcel. The resulting inadequate conditions include such factors as insufficient provision for light and air, increased threat of spread of fires due to close proximity to nearby buildings, lack of adequate or proper access to a public right-of-way, lack of required off-street parking, and inadequate provision for loading and service.

Excessive land coverage conditions are presumed to have an adverse or

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blighting effect on nearby development. This characteristic is viewed relative to its urban context, common practice and contemporary development standards.

Excessive coverage can be identified on seventeen (17) of nine hundred forty-six (946) properties in the Project Area (two percent (2%)). As a result of this infrequent occurrence, excessive site coverage does not appear as a significant contributor to the blighting of the Project Area, and is therefore not a major factor in the designation of the Project Area.

Deleterious Land-Use Or Layout.

Deleterious landuses include all instances of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses which may be considered noxious, offensive or environmentally unsuitable. Thirty-one (31) parcel (three* percent (3%)) are characterized by deleterious land-use or layout. These layout poses circulation and safety hazards in the immediate vicinity. However, because this problem occurs on only a limited number of parcels, deleterious land-use and layout is not a major factor in the designation of the Project Area.

Lack Of Community Planning.

This may be a significant factor if the proposed Project Area developed prior to or without the benefit or guidance of a community plan. This means that no community plan existed or it was considered inadequate, and/or was virtually ignored during the development of the area. This finding may be amplified by evidence which shows the deleterious results of the lack of community planning, including cross-referencing other factors cited in the blight finding. This may include> but is not limited to, adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, and parcels of inadequate size or shape to meet contemporary development standards.

The Project Area did develop without the guidance of a community plan. However, in recent years, the Project Area has been the subject of a concerted planning effort by the City and local community organizations. As a result, lack of planning is a minor factor in the designation of the Project Area.

Conclusion.

The original Project Area as a whole qualified as a conservation area according to the criteria established by the Act, based on the predominance and extent of parcels exhibiting the following characteristics:

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1. Age.
2. Deterioration of buildings and surface improvements.
3. Depreciation of physical maintenance.

4. Obsolescence.
5. Presence of structures below minimum code standards.
6. Excessive vacancies.
7. Lack of community planning.

Each of these factors is present to a significant degree and distributed throughout the Project Area. Further, these factors act in combination with one another, reinforcing the negative affects of the other factors. For example, a property owner may be less likely to invest in maintenance for an obsolete building, which may leads to deterioration, which further inhibits investment. In turn, investment in neighboring properties is inhibited in this environment of decay. Therefore, while not every block exhibits every factor, the combination of the factors throughout the Project Area has significant impact. Due to the negative effect on the public safety and welfare caused by these factors, the Project Area is declared eligible as a conservation area. All of these characteristics point to the need for designation of the Project Area as a conservation area, to be followed by public intervention in order that redevelopment might occur.

Description Of The Amendment Area.

The Amendment Area consists of the addition of parcels on two (2) blocks at the intersection of West Belmont Avenue and North Pulaski Road, one (1) block at the southwest corner of Central Park Avenue and Mclean Avenue, and the addition of ten (10) new blocks located adjacent to the boundaries of the Original Project Area. Figure 8 identifies the Original Project Area and the Amendment Area.

The boundaries of the Amendment Area have been carefully established to add properties that will gain an immediate and substantial benefit from inclusion in the Redevelopment Plan. The Amendment Area contains eighty-one (81) buildings and one hundred seventeen (117) parcels, and consists of approximately thirty-one (31) acres within thirteen (13) legal blocks or portions thereof. ■

Amendment Area Eligibility Findings. -T.A.L conducted a field survey of the subject properties in October 2004. Based

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on an inspection of the improvements and grounds, field notes were taken which recorded the condition of the parcel. Photographs further document the observed conditions. Additional research was conducted at the Cook County Treasurer's Office and the City Building Department.

Consistent with the original study , a factor is considered to be "major" if the factor occurred on a relatively large number of properties, buildings or blocks. Alternatively, a factor which affects a relatively smaller proportion of properties may also be major, if the effects of the factor are highly visible, and exert a significant depressing or blighting effect upon neighboring properties. "Minor" factors, while affecting fewer properties than major factors, also exert a negative effect on the Amendment Area. Overall, the combination of major and minor blighting factors contributes to a blighted appearance and inhibits investment in the Amendment Area. For each factor that contributes to the designation of the Amendment Area, a map has been prepared that illustrates the distribution of the factor. The maps represent the blocks in which the consultant team perceives the characteristic to be present to the degree that it represents a significant influence on the character, vitality and value of properties. Consistent with the original study a block is said to exhibit a given eligibility characteristic when a majority of parcels in a block exhibit the characteristic. In no case is a block said to exhibit a characteristic if less than fifteen percent (15%) of the parcels are characterized by the factor in question. Recognizing that it is not necessary for every parcel in a block to exhibit a factor in order for that factor to be significant, the fifteen percent (15%) level represents a threshold at which it is likely that a parcel is not more than two (2) properties away from a parcel which exhibits the characteristic, and the factor is perceivable as significant to the extent that the effects of that factor become noticeable and may affect investment decisions.

Age Of Buildings.

The characteristic of 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. As a rule, older buildings or improvements typically exhibit more problems than buildings constructed in later years because of longer periods of active usage (wear and tear) and the impact of time, temperature and moisture. Additionally, older buildings tend not to be well suited for modern-day uses because of contemporary space and development standards.

Based on the observed style and construction methods of the buildings within the Amendment Area and information provided by the Cook County Assessor's Office, seventy-four (74) of eighty-one (81) buildings (ninety-one percent (91%)) are more than thirty-five (35) years old. Age is also widely distributed throughout the area.

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At least one (1) building characterized by age can be found on eight (8) of the thirteen (13) Amendment Area blocks (sixty-two percent (62%)), and at least half (Vi) the buildings are characterized by age on those eight (8) blocks. Figure 9 illustrates the eight (8) of thirteen (13) Amendment Area blocks on which at least fifty percent (50%) of the buildings are more than thirty-five (35) years of age. As required, more than fifty percent (50%) of the structures within the Amendment Area are more than thirty-five (35) years of age. Age is therefore a major contributing factor in the designation of the Project Area as a conservation area.

Dilapidation.

Dilapidation refers to an advanced state of disrepair of buildings or improvements or the neglect of necessary repairs, causing the building or improvement to fall into a state of decay. At a minimum, dilapidated buildings should be those with critical defects in primary structural components (roof, bearing walls, floor structure and foundation), building systems (heating, ventilation, lighting and plumbing), and secondary structural components in such combination and extent that: (i) major repair is required or; (ii) the defects are so serious and extensive that the buildings must be removed.

The exterior survey conducted by T.A.I, did not find any structures which are characterized by this, extreme physical state. Dilapidation is not a contributing factor toward the designation as a conservation area.

Obsolescence.

According to the Act, an obsolete building or improvement is one which is in the condition or process of falling into disuse. The structures and/or site conditions have become ill suited for the original use. Obsolescence, as a factor, should be based upon the documented presence and reasonable distribution of buildings and other site improvements exhibiting conditions of falling into disuse. The following identify more specific sub-categories of obsolescence.

Functional Obsolescence.

Structures are typically built for specific uses or purposes with design, location, height and space arrangement are each intended for a specific occupancy at a given time. Buildings are obsolete when they contain characteristics or deficiencies which limit the re-use and marketability of such buildings. The characteristics may include loss in value to a property resulting from an inherent deficiency existing

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from poor or out-dated design or layout, improper orientation of building on site, et cetera, which detracts from the overall usefulness or desirability of a property. Obsolescence in such buildings is typically difficult and expensive to correct.

Obsolete Site Improvements.

Site improvements, including sewer and waterlines, public utility lines (gas, electric and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting, et cetera, 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, et cetera.

Obsolete Platting.

Obsolete platting would include parcels of limited or narrow size and configuration or 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. Platting that created inadequate right-of-way widths for streets, alleys and other public rights-of-way or which omitted easements for public utilities, should also be considered obsolete.

The Amendment Area shows some signs of functional obsolescence and obsolete site improvements at the locations of the light industrial buildings. While some continue to function, they function below capacity given the attempts to either adapt the structures to office use or adapt the sites to accommodate necessary storage or loading areas. Eleven (11) of one hundred seventeen (117) parcels (nine percent (9%)) contain at least one (1) form of obsolescence. This factor is also distributed throughout the Project Area. Three (3) of the thirteen (13) blocks in the Amendment Area (twenty-three percent (23%)) contain a property characterized by one (1) or more varieties of obsolescence. Because obsolescence makes re-use of a building or property difficult or costly, the motivation to invest is diminished by the presence of this factor. Therefore, obsolescence is a minor factor in the designation of the Project, Area. Figure 10 identifies the three (3) blocks on which at least fifteen percent (15%) of parcels contain some form of obsolescence.

Deterioration.

Deterioration refers to physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair.

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Deterioration Of Buildings.

Buildings in a state of deterioration exhibit defects which are not easily correctable in the course of normal maintenance. Such buildings may be classified as deteriorating or in an advanced stage of deterioration, depending upon the degree or extent of defects. This would include buildings with major defects in the secondary building components (e.g., doors, windows, porches, gutters and downspouts, fascia materials, et cetera), and major defects in primary building components (e.g., foundations, frames, roofs, et cetera), respectively.

Deterioration occurs in twelve (12) of eighty-one (81) buildings (fifteen percent (15%)) in the Project Area contain defects that cannot be corrected with normal maintenance. Such buildings create a visible environment of deterioration throughout the Project Area, causing owners of other nearby properties to be less inclined to invest in their own buildings. Thus, the effects of deterioration can become magnified beyond those buildings identified in the eligibility survey. This effect is widespread throughout the Project Area; deteriorated buildings are found on five (5) of thirteen (13) blocks (thirty-eight percent (38%)). Figure 11 illustrates those blocks on which fifteen percent (15%) or more of the buildings are in a deteriorated state; five (5) of thirteen (13) blocks meet this standard.

Deterioration Of Site Improvements.

The conditions of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas may also evidence deterioration through surface cracking; crumbling, potholes, depressions, loose paving materials and weeds protruding through the surface.

Deteriorated surface improvements can be identified on fifty-six (56) of one hundred seventeen (117) parcels (forty-eight percent (48%)). Twelve (12) of thirteen (13) blocks (ninety-two percent (92%)) show some deteriorated surface improvements. Figure 11 illustrates the twelve (12) blocks on which at least fifteen percent (15%) of the parcels display deteriorated surface improvements.

Deterioration, both of structures and of surface improvements, occurs throughout the Amendment Area. More importantly, such deterioration has depressing effects on investment in neighboring properties, to a much greater extent than the proportion of properties exhibiting this factor might suggest. Therefore, deterioration is a major factor in the designation of the Amendment Area as a conservation area.

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Presence Of Structures Below Minimum Code Standards.

Structures below minimum code standards include all structures that do not meet the standards of zoning, subdivision, building, housing, property maintenance, fire; or other governmental codes applicable to the property. 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 this type of occupancy, to be safe for occupancy against fire and similar hazards, and/or establish minimum standards essential for safe and sanitary habitation. Structures below minimum code are characterized by defects or deficiencies which presume to threaten health and safety. The exterior field survey conducted by T.A.I, did not identify any buildings below code. Given the lack of this characteristic throughout the Project Area, this factor does not contribute to the status of the Amendment Area as a conservation area.

Illegal Use Of Individual Structures.

This factor applies to the use of structures in violation of applicable national, state or local laws, and not to legal, nonconforming uses. Examples of illegal uses may include, but not be limited to the following:

illegal Home Occupations;

conduct of any illegal vice activities such as gambling, drug manufacture or dealing, prostitution, sale and/or consumption of alcohol by minors;

uses not in conformance with local zoning codes and not previously grandfathered in as legal nonconforming uses;

uses in violation of national, state or local environmental and occupational safety and health regulations;

uses involving manufacture, sale, storage or use of dangerous explosives and firearms.

The exterior field survey did not identify any building being characterized by an illegal use. This factor does not significantly contribute to the status of the Amendment Area as a conservation area.

Excessive Vacancies. Establishing the presence of this factor requires the identification, documentation,

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and mapping of the presence of vacant buildings and vacant portions of buildings. Excessive vacancy refers to the presence of buildings which are unoccupied or underutilized and which represent an adverse influence on the area because of the frequency, extent or duration of such vacancies. It includes properties which evidence no apparent effort directed toward their occupancy or utilization and vacancies within buildings.

Out of eighty-one (81) buildings in the Amendment Area, seventeen (17) (twenty-one percent (21%)) are partially or entirely vacant. Vacancies occur on over half ('A) of the thirteen (13) blocks in the Amendment Area (on seven (7) blocks). The widespread occurrence of vacancies indicates that a substantial portion of the Amendment Area is underutilized, and the appearance of vacancies exerts a drain upon the vitality of the community. Vacancies therefore make a major contribution toward the designation of the Amendment Area as a conservation area. Figure 12 illustrates the seven (7) blocks (fifty-four percent (54%)) on which fifteen (15%) or more of the parcels contain a vacant or partially vacant building.

Lack Of Ventilation, Light Or Sanitary Facilities.

Many older structures fail to provide adequate ventilation, light or sanitary facilities as required by local building or housing codes. This is also a characteristic often found in illegal or improper building conversions. The criterion used for determining the presence of this factor can be found in City of Chicago municipal codes and ordinances, or in locally adopted national codes such as the International Building Code, and the Model Housing Code of the American Public Health Association (A.P.H.A.). Lack of ventilation, light, or sanitary facilities is presumed to adversely affect the health and building occupants, e.g., residents, employees or visitors..

Typical requirements for ventilation, light and sanitary facilities include:

adequate mechanical ventilation for air circulation in spaces /rooms without windows, i.e., bathrooms, and dust, odor or smoke-producing activity areas;

adequate natural light and ventilation by means of skylights or windows for interior rooms/spaces, and proper window sizes and amounts by room area to window area ratios;

adequate sanitary facilities, i.e., garbage storage/enclosure, bathroom facilities, hot water and kitchens; and adequate ingress and egress to and from all rooms and units.

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No properties were identified in the Amendment Area that were obviously inadequately lit or ventilated. As a result, this factor does not significantly contribute to the eligibility of the Amendment Area as a whole.

Inadequate Utilities.

This factor relates to all underground and overhead utilities, including, but not limited to, storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone and electric service which may be shown to be inadequate. Inadequate utilities would include those which are: (i) of insufficient capacity to serve the uses in the redevelopment project and surrounding areas; and (ii) deteriorated, antiquated, obsolete, or in disrepair or are lacking.

While the condition of inadequate utilities has not been documented as part of the surveys and analyses undertaken within the Amendment Area, existing utilities may need to be relocated or upgraded to adequately serve new development. Inadequate utilities is not a major factor in the designation of the Amendment Area, Excessive Land Coverage And Overcrowding Of Structures And Community Facilities. †

This factor may be documented by showing all instances where building coverage is excessive. Zoning ordinances commonly contain standards for residential, commercial, and industrial properties which relate floor area to lot area. In residential districts a lower ratio is usually required. Excessive land coverage refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Problem conditions include buildings either improperly situated on the parcel or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and multiple buildings on a single parcel. The resulting inadequate conditions include such factors as insufficient provision for light and air, increased threat of spread of fires due to close proximity to nearby buildings, lack of adequate or proper access to a public right-of-way, lack of required off-street parking, and inadequate provision for loading and service. Based on the requirements of the Act, no parcels within the Amendment Area exhibit excessive land coverage resulting in the conditions outlined above.

Overcrowding of structures refers to the overutilization of private or public structures beyond a reasonable or safe capacity- Conversions from one use to another are the typical cause. Based on the exterior field survey conducted by T.A.L no structures in the Amendment Area exhibit visible overcrowding. This factor is not a major factor in the designation of the Amendment Area.

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Deleterious Land-Use Or Layout.

Deleterious land uses include all instances of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses which may be considered noxious, offensive or environmentally unsuitable. Only four (4) of the one hundred seventeen (117) Amendment Area parcels three percent (3%) are characterized by deleterious land-use or layout. These layout poses circulation and safety hazards in the immediate vicinity. However, because this problem occurs on only a limited number of parcels, deleterious land-use and layout is not a major factor in the designation of the Amendment Area.

Lack Of Community Planning.

This may be a significant factor if the Amendment Area developed prior to or without the benefit or guidance of a community plan. This means that no community plan existed or it was considered inadequate, and/or was virtually ignored during the development of the area. This finding may be amplified by evidence which shows the deleterious results of the lack of community planning, including cross-referencing other factors cited in the blight finding. This may include, but is not limited to, adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, and parcels of inadequate size or shape to meet contemporary development standards.

The Amendment Area did develop without the guidance of a community plan. However, in recent years, the Amendment Area has been the subject of a concerted planning effort by the City and local community organizations. As a result, lack of planning is a minor factor in the designation of the Amendment Area. Environmental Remediation Cost Impeding Development.

This factor may be documented by determining if any requirements by the Illinois Environmental Protection Agency, the United States Environmental Protection Agency, or any study conducted by a recognized independent expert consultant has resulted in the need to incur remediation costs for a site that have resulted in impeding further site redevelopment. Based on field survey, there do not appear to be any environmental remediation projects required within the Amendment Area. Therefore there could be no costs associated with a remediation project that could impede the redevelopment of a site. This factor does not significantly contribute to the status of the Amendment Area as a conservation area.

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Decline Or Minimal Marginal Increase In The Equalized Assessed Value.

This factor can be cited if the total equalized assessed value of the Amendment Area has declined for three (3) of the last five (5) calendar years in which information is available; or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available; or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years for which information is available.

Table A-1: City of Chicago JEA Data: Years 1998-2003

Year	2003	2002	2001	2000	1999	1998
Total Equalized Assessed Value of the Amendment Area	\$15,251,781	\$12,694,851	\$11,870,751	\$11,422,809	\$10,778,991	\$10,636,641
Percent Change in Amendment Area (A) (mm prior year)	20.14 %	6.94 %	3.92 %	5.97 %	1.34 %	
City of Chicago (excluding Amendment Area)	\$53,160,112,980	\$45,325,068,537	\$41,976,988,278	\$40,475,703,473	\$35,351,184,689	\$33,936,727,106
Percent change in CityJAV from prior year	17.29%	7.98 %	3.71 %	14.50 %	4.17 %	
Growth less than City	No	Yes	No	Yes	Yes	

Source: Cook County Assessor's Office November 2004

Table A-1 represents the most recent data available from the Cook County Assessor's Office as of November 2004. Based on information provided obtained from Cook County regarding the growth rate of equalized assessed value for the whole City over the last five (5) years, the percent change in the E.A.V. for the Amendment Area was less than the percent change for the City of Chicago in the years 1999, 2000 and 2002. Relative to the immediate surroundings, the Amendment Area has not experienced appropriate growth to the tax base or shown evidence of private investment, which increases the value of properties. Based on this evidence, lag in growth of E.A.V. is a major contributing factor to the status of the Amendment Area as a conservation area.

Conclusion.

The Amendment Area qualifies as a conservation area according to the criteria

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established by the Act, based on the predominance and extent of parcels exhibiting the following characteristics:

1. Age.
2. Obsolescence.
3. Deterioration of buildings and surface improvements.
4. Excessive vacancies.

5. Lack of community planning.

6. Decline of the Amendment Area equalized assessed value at a rate greater than experienced by the remainder of the City for at least three (3) of the last five (5) years.

Each of these factors is present to a significant degree and distributed throughout the Amendment Area. Further, these factors act in combination with one another, reinforcing the negative effects of the other factors. For example, a property owner may be less likely to invest in maintenance for an obsolete building, which may lead to deterioration, which further inhibits investment. In turn, investment in neighboring properties is inhibited in this environment of decay. Therefore, while not every block exhibits every factor, the combination of the factors throughout the Amendment Area has significant impact. Due to the negative effect on the public safety and welfare caused by these factors, the Amendment Area is declared eligible as a conservation area. All of these characteristics point to the need for designation of the Amendment Area as a conservation area, to be followed by public intervention in order that redevelopment might occur.

[Figures A-1 through A-12 referred to in this Amendment Number 1 to Fullerton/Milwaukee Redevelopment Plan and Project Eligibility Study printed on pages 47401 through 47412 of this Journal]

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Figure A.

(To Amendment Number 1 To Fullerton/Milwaukee Tax Increment Financing Redevelopment Plan And Project)

Project Area Boundary.

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Figure B.

(To Amendment Number 1 To Fullerton/Milwaukee Tax Increment Financing Redevelopment Plan And Project)

Existing Land-Use By Block.

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Figure C.

(To Amendment Number 1 To Fullerton/Milwaukee Tax Increment Financing Redevelopment Plan)

Public Facilities In The Project Area.

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Figure D.

(To Amendment Number 1 To Fullerton/Milwaukee Tax Increment Financing: Redevelopment Plan And Project)

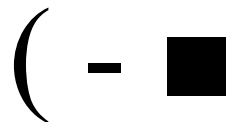
Future Land-Use By Blocks

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Figure E.

(To Amendment Number 1 To Fullerton/Milwaukee Tax Increment Financing Redevelopment Plan And Project)



Previously Approved Land Acquisition Overview.

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Figure F.

(To Amendment Number 1 To Fullerton/Milwaukee Tax Increment Financing Redevelopment Plan And Project)

Previously Approved Land-Acquisition By Block And Permanent Index Number.

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Figure G.

(To Amendment Number 1 To Fullerton/Milwaukee Tax Increment Financing Redevelopment Plan And Project)

Properties Previously Approved For Acquisition In Underlying Redevelopment Area Plan.

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Figure A-1.

(To-'Amendment Number 1 To Fullerton/Milwaukee Redevelopment Plan And Project Eligibility Study)

Original Project Area Boundaries.

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Figure A-2.

(To Amendment Number 1 To Fullerton/Milwaukee Redevelopment Plan And Project Eligibility Study) ^A

Original Project Area Block Exhibiting Age Characteristics.

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Figure A-3.

{To Amendment Number 1 To Fullerton/Milwaukee Redevelopment Plan And Project Eligibility Study)

Original Project Area Blocks Exhibiting Deterioration Characteristics.

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Figure A-4.

(To Amendment Number 1 To Fullerton/Milwaukee Redevelopment Plan And Project Eligibility Study)
Original Project Area Blocks With Depreciation Of Physical Maintenance.

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Figure A-5

(To Amendment Number 1 To Fullerton/Milwaukee Redevelopment Plan And Project Eligibility Study)
Original Project Area Blocks With Obsolescence Characteristics.

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Figure A-6.

(To Amendment Number 1 To Fullerton/Milwaukee Redevelopment Plan And Project Eligibility Study)
Original Project Area Blocks With Presence Of Structures Below Minimum Code Standards.

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Figure A-7.

(To Amendment Number 1 To Fullerton/Milwaukee Redevelopment Plan And Project Eligibility Study)
Original Project Area Blocks Exhibiting Excessive Vacancies.

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Figure A-8.

(To Amendment Number 1 To Fullerton/Milwaukee Redevelopment Plan And Project Eligibility Study)
Amendment Area Boundaries.

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Figure A-9.

(To Amendment Number 1 To Fullerton/Milwaukee Redevelopment Plan And Project Eligibility Study)
Amendment Blocks Exhibiting Age Characteristics.

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Figure A-10.

(To Amendment Number 1 To Fullerton/Milwaukee Redevelopment Plan And Project Eligibility Study)
Amendment Blocks With Obsolescence Characteristics.

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Figure A-11.

(To Amendment Number, 1 To Fullerton/Milwaukee Redevelopment
Plan And Project Eligibility Study) . i
Amendment Blocks Exhibiting Deterioration Characteristics.

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Figure A-12.

(To Amendment Number 1 To Fullerton/Milwaukee Redevelopment Plan And Project Eligibility Study)
Amendment' Blocks Exhibiting Excessive Vacancies. -_-.

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Appendix B.

(To Amendment Number 1 To Fullerton/Milwaukee Tax Increment Financing Redevelopment Plan And
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Legal Description For Fullerton/Milwaukee T.I.F. District.

Parcel 1:

That part of Sections 22, 23, 25, 26, 27, 35 and 36, Township 40 North, Range 13, East of the Third Principal Meridian, in the City of Chicago, Cook County, Illinois, more particularly described as follows: commencing at the northwest corner of the northwest quarter of aforesaid Section 26 (intersection of the centerlines of West Belmont Avenue and North Pulaski Road); thence southward along the west line of said northwest quarter of Section 26, 166.00 feet, more or less, to the centerline of a 16 foot wide public alley, extended west (south of West Belmont Avenue); thence eastward along said centerline of vacated alley 33 feet to the east line of said North Pulaski Road for the point of beginning; thence eastward along the centerline of said vacated alley to the west line of North Springfield Avenue; thence south along the said west line of North Springfield Avenue 8.00 feet to the northeast corner of Lot 35 in Chas. Seeger's Subdivision of Lot 1 of Haussen and Seeger's Addition according to the plat thereof recorded March 26, 1912 as Document Number 23771; thence eastward across said North Springfield Avenue to the northwest corner of Lot 11 in aforesaid Chas. Seeger's Subdivision; thence eastward 126.1 feet, more or less to the northeast corner of said Lot 11; thence southeasterly along the southwesterly line of a 16 foot wide public alley to the northwesterly line of North Avers Avenue; thence northeasterly along the northwesterly line of said North Avers Avenue to the southwesterly line of North Milwaukee Avenue; thence southeasterly along the southwesterly line of said North Milwaukee Avenue to the northwesterly line of North Hamlin Avenue; thence southwesterly along the northwesterly line of said North Hamlin Avenue to the southwesterly line of a 16 foot wide aforesaid public

alley (southwesterly of North Milwaukee Avenue); thence southeasterly along the southwesterly line of a 16 foot wide public alley to the northwesterly line of another 16 foot wide public alley (southeasterly of North Ridgeway Avenue) said point also being the most easterly corner of Lot 10 in John B. Dawson's Subdivision in the east half of the northwest quarter of said Section 26; thence southwesterly along said northwesterly line of a 16 foot wide public alley to the southwesterly line of West Oakdale Avenue, said point also being the most easterly corner of Lot 22 of aforesaid John B. Dawson's Subdivision; thence southeasterly along the southwesterly line of said West Oakdale Avenue to the northeast corner of Lot 57 in aforesaid John B.

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Dawson's Subdivision; thence eastward along the south line of said West Oakdale Avenue to the west line of North Central Park Avenue; thence southward along the west line of said North Central Park Avenue to the south line (extended west) of a 16 foot public alley south of North Milwaukee Avenue; thence eastward across said North Central Park Avenue along the said extended line to the northwest corner of Lot 47 of Block 1 in Wm. E. Hatterman's Milwaukee Avenue Subdivision in the west half of the northeast quarter of said Section 26; thence eastward along the north line of said Lot 47, 103.65 feet to the northeast corner of said Lot 47; thence southeasterly along the northeasterly line of said Lot 47, 27.1 feet to a bend point in the east line of said Lot 47; thence southward along the east lines of Lots 43, 44, 45, 46 and 47 in Block 1 of said Wm. E. Hatterman's Milwaukee Avenue Subdivision to the north line of Lot 17 extended west in aforesaid Block 1; thence eastward along the said north line of Lot 17 of Block 1, 120.8 feet; thence southeasterly along the northeasterly line of aforesaid Lot 17, 19.2 feet, more or less, to the west line of North Drake Avenue; thence continuing southeasterly along the prolongation of last described course across said North Drake Avenue to the east line of said North Drake Avenue; thence southward along the east line of said North Drake Avenue to the northwest corner of Lot 28 of Block 2 in said Wm. E. Hatterman's Milwaukee Avenue Subdivision; thence eastward along said north line of Lot 28, 76.1 feet; thence southeasterly along the northeasterly lines of Lots 27 and 28 of said Block 2 to the southeast corner of said Lot 27; thence continuing southeasterly along the prolongation of the last described course, said prolongation also, being the northeasterly lines of Lots 19 and 20 of said Block 2 to the northeast corner of said Lot 19 of Block 2; thence southward along the east line of said Lot 19 extended south to the south line of West Wolfram Street; thence eastward along said south line of West Wolfram Street to the southwesterly line of a 16 foot wide public alley (southwesterly of North Milwaukee Avenue); thence southeasterly along said southwesterly line of 16 foot wide public alley to the west line of said public alley; thence southward along the west line of said 16 foot wide public alley to the south line of another 16 foot wide public alley north of West Diversey Avenue; thence eastward along the south line of said 16 foot wide public alley to the northeast corner of Lot 27 in Block 3 in aforesaid Wm. E. Hatterman's Milwaukee Avenue Subdivision; thence southward along the east line (extended south) of said Lot 27 in Block 3 to the south line of West Diversey Avenue; thence eastward along the south line of said West Diversey Avenue to the west line of a 14 foot wide public alley (east of North St. Louis Avenue) in the east half of the west half of the southeast quarter of aforementioned Section 26; thence southward along the west line of said 14 foot public alley to the north line extended west of Lot 36 of Block 1 of Story's Milwaukee Avenue Subdivision of the northeast 15 acres of the west half of the southeast quarter of said Section 26; thence eastward along north lines of Lots 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47 and 48 of Block 1 of said Story's Milwaukee Avenue Subdivision to the east line of another 14 foot wide

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public alley west of North Kimball Avenue; thence northward along the east line of said 14 foot wide public alley to the northwest corner of Lot 6 of said Block 1 of Story's Milwaukee Avenue Subdivision; thence eastward along the north line of said Lot 6 to the west line of North Kimball Avenue said point also being the northeast corner of said Lot 6 of Block 1 in Story's Milwaukee Avenue Subdivision; thence southward along the

west line of said North Kimball Avenue to the northeasterly line of Lot 17 extended northwesterly in Milwaukee and Diversey Subdivision according to the plat thereof recorded March 29, 1924 as Document Number 8339078; thence southeasterly along said extended northeasterly line of Lot 17 to the most northern corner of said Lot 17, said northeasterly line of Lot 17 also being the southwesterly line of a 16 foot wide public alley; thence southeasterly along the southwesterly line of said 16 foot wide public alley extended southeasterly to the northeast corner of Lot 39 in Garrett's Third Logan Square Subdivision of part of Lot 2 in Garrett's Subdivision; thence easterly across North Spaulding Avenue to the southwesterly corner of Lot 2 in Garrett's Subdivision of part of the east half of the southeast quarter of said Section 26; thence southeasterly along the southwesterly line of said Lot 2 to the north line of Lot 1 in Garrett's Subdivision of Lot 1 and the north 20 feet of Lot 2 in Hitt and Others' Subdivision, said point is 120.40 feet east of the northwest corner of Said Lot 1; thence eastward along the north line of said Lot 1 to the west line of North Sawyer Avenue; thence southward along the west line of said North Sawyer Avenue to the south line of the north 5 feet of Lot 5 in aforesaid Garrett's Subdivision of Lot 1 and the north 20 feet of Lot 2 in Hitt and Others' Subdivision; thence eastward across said North Sawyer Avenue to the most northern corner of Lot 23 in Hitt and Others' Subdivision of 39 acres on the east side of the east half of the southeast quarter of said Section 26; thence southeasterly along the southwesterly line of a 16 foot wide alley southwesterly of North Milwaukee Avenue to the east line of Lot 4 in the resubdivision of Lots 28 to 30 of Block 3 in Hitt and Others' Subdivision; thence southward along the east line of said Lot 4 extended south to the north line of Lot 1 in Himes and Frank's Resubdivision of Lots 31 and 32 of Block 3 in Hitt and Others' Subdivision; thence eastward along the north line of said Lot 1 to the northeast corner of said Lot 1; thence southward along the east lines of Lots 1, 2, 3, 4, 5 and 6 in aforesaid Himes and Frank's Resubdivision to the southeast corner of said Lot 6; thence continuing southward across West Wrightwood Avenue to the northeast corner of Lot 1 in Kittner's Subdivision of the north half of Lot 1 of Block 6 in Hitt and Others' Subdivision; thence southward along the east lines of Lots 1, 2 and 3 in said Kittner's Subdivision to the southeast corner of said Lot 3 of Kittner's Subdivision; thence continuing southward along the east lines of Lots 1, 2 and 3 in the subdivision of the south half of Lot 1 of Block 6 in Hitt and Others' Subdivision to the south line of the north 5 feet of said Lot 3; thence eastward along the said south line of north 5 feet (extended east) of said Lot 3 to the west line of North Kedzie Avenue, said point being 125 feet west of the east line of the

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southeast quarter of said Section 26; thence eastward across the 250 feet wide said North Kedzie Avenue to the northwest corner of Lot 13 of Block 2 in subdivision of Lots 4 and 6 in County Clerk's Division according to the plat thereof recorded July 7, 1885 as Document Number 637899; thence south along the east line of North Kedzie Avenue to the south line of a public alley north of West Linden Place; thence eastward along the south line of said public alley to a bend point; thence continuing southeasterly along and by following the southwesterly line of said public alley to the most easterly corner of Lot 38 of Block 1 in said subdivision of Lots 4 and 6 in County Clerk's Division; thence southwesterly along the southeasterly line of said Lot 38 to the northeasterly line of North Linden Place; thence southeasterly along the northeasterly line of said North Linden Place to the most southern corner of Lot 50 of Block 1 in said subdivision of Lots 4 and 6 in County Clerk's Division; thence northeasterly along the southeasterly line of said Lot 50 to the north line of West Linden place; thence eastward along the north line of said West Linden Place to the west line of North Sacramento Avenue; thence north along the west line of said North Sacramento Avenue to the southwesterly line of North Milwaukee Avenue; thence southeasterly along the southwesterly line extended southeasterly of said North Milwaukee Avenue to the north line of West Fullerton Avenue, said point also being the most eastern corner of Lot 17 in the subdivision of Block 6 in George A. Seavern's Subdivision according to the plat thereof recorded July 23, 1889 as Document Number 1132552; thence westward along the north line of said West Fullerton Avenue to the east line of North Sacramento Avenue; thence continuing westward across said North Sacramento Avenue to the southeast corner of Lot 37 of Block 2 in Ingham's Subdivision according to

the plat thereof recorded March 19, 1873 as Document Number 88703; thence continuing westward along the north-line of West Fullerton Avenue to the most southern corner of Lot 1 in Carrie B. Gilbert's Subdivision according to the; plat thereof recorded April 4, 1906 as Document Number 3841277; thence westward across North Albany Avenue to the southeast corner of Lot 40 of Block 5 in the subdivision of Lots 4 and 6 in County Clerk's Division, recorded July 7, 1885 as Document Number 637899, said point also being on the north line of West Fullerton Avenue; thence westward along the north line of said West Fullerton Avenue to the southwest corner of Lot 24 of Block 5 in aforesaid subdivision of Lots 4 and 6 in County Clerk's Division; thence westward across said North Kedzie Avenue to the southeast corner of Lot 23 of Block 7 in Hitt and Others' Subdivision of 39 acres on the east side of the east half of the southeast quarter of said Section 26; thence westward along the south line of said Lot 23 to the southwest corner of said Lot 23, said southwest corner is also on the east line of 20 feet wide public alley west of North Kedzie Avenue; thence; northward along the east line of said 20 feet wide public alley to the north line (extended, east) of another 16 feet wide public alley north of West Fullerton Avenue; thence westward along the north line extended west of said 16 foot wide public alley to the west line of North Sawyer Avenue; thence southward along the

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west line of said North Sawyer Avenue to the southeast corner of Lot 2 in J. Fuerman's Subdivision of Lots 16 to 22 of Block 8 in Hitt and Others' Subdivision; thence westward along the south line of said Lot 2, 111.5 feet to a bend point in the south line of said Lot 2; thence northwesterly along the southerly line of said Lot 2 to the southeast corner of Lot 1 in aforesaid J. Fuerman's Subdivision; thence westward along the south line of said Lot 1 extended west to the west line of 16 foot wide public alley, west of North Sawyer Avenue; thence southward along the west line of said 16 foot wide public alley to the southeast corner of Lot 137 in Dezens's Logan Square Subdivision of Lot 3 in Garrett's Subdivision; thence westward along the south line of said Lot 137 to the southwest corner of said Lot 137; thence westward across North Spaulding Avenue to the southeast corner of Lot 66 in aforesaid Dezens's Logan Square Subdivision; thence westward along the south line of said Lot 66 to the southwest corner of said Lot 66; thence continuing westward across the 16 foot wide public alley west of North Spaulding Avenue to the southeast corner of Lot 53 in aforesaid Dezens's Logan Square Subdivision; thence continuing westward along the south line of said lot (extended west) to the west line of North Kimball Avenue; thence southward along the west line of said North Kimball Avenue to the north line of West Fullerton Avenue; thence continuing southward across West Fullerton Avenue to the northeast corner of Lot 1 of Block 1 in Allport's Subdivision according to the plat thereof recorded on page 185 in Book 7; thence southward along the west line of said North Kimball Avenue to the south line (extended west) of a 16 foot wide public alley (south of West Fullerton Avenue and on the east side of said North Kimball Avenue); thence eastward along the south line (extended east and west) of said 16 feet wide public alley to the east line of another 16 foot wide public alley west of North Kedzie Avenue; thence northward along said east line of 16 foot wide public alley to the northwest corner of Lot 3 of Block 1 in C. N. Shipman, W. A. Bill and N. A. Merrill's Subdivision of the east half of the northeast quarter of said Section 35; thence eastward along the north line of said Lot 3 to the northeast corner of said Lot 3; thence continuing eastward across North Kedzie Avenue to the northwest corner of Lot 6 of Block 1 in Blanchard's Subdivision of that part of the north 22 rods of the northwest quarter of said Section 36; thence eastward along the north line of said Lot 6 to the west line of a 16 foot wide public alley east of said North Kedzie Avenue, said point also being the northeast corner of said Lot 6; thence southward along the west line (extended south) of said 16 foot wide public alley to the south line of West Belden Avenue; thence eastward along the south line of said West Belden Avenue to the east line extended south of North Albany Avenue; thence northward along said (extended south) east line of North Albany Avenue to the south line of a 16 foot wide public alley south of West Fullerton Avenue; thence eastward along the south line of said 16 foot wide public alley to the east line of another 16 foot wide public alley west of North Sacramento Avenue; thence northward along the east line of said 16 foot wide public alley to the north line of the south 11.00 feet of Lot 6 in Block 2 in

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aforesaid Blanchard's Subdivision; thence eastward along said north line of the south 11.00 feet of Lot 6 to the east line of said Lot 6; thence continuing eastward across said North Sacramento Avenue to the northwest corner " of Lot 7 in Block 3 in the subdivision of Lots 13 and 14 in John McGovern's Subdivision according to the plat thereof recorded August 24, 1872 as Document Number 51791; thence eastward along the north line of said Lot 7 in Block 3 to the northeast corner of said Lot 7 in Block 3, said point is also on the west line of 16 foot wide public alley east of North Sacramento Avenue; thence southward along the west line of said 16 foot wide public alley extended south to the south line of West Medill Avenue; thence eastward along the south line of said West Medill Avenue to the southwesterly right-of-way line of Chicago Transit Authority Railroad, southwesterly of North Milwaukee Avenue; thence southeasterly along the southwesterly right-of-way line of said Chicago Transit Authority Railroad to the north line of West Belden Avenue; thence southward across said West Belden Avenue to the northwest corner of Lot 5 in M. Moore's Subdivision of Lot 19 in John McGovern's Subdivision according to the plat thereof recorded October 22, 1886 as Document Number 765587; thence southward along the west line of said Lot 5 to the southwest corner of said Lot 5; thence eastward along the south lines of Lots 5, 4, 3, 2 and 1 in aforesaid M. Moore's Subdivision. to the southeast corner of Lot 1 in said M. Moore's Subdivision; thence-southward along the east line (extended south) of said Lot 1 in M. Moore's Subdivision to the north line of Lot 28 of Block 1 in J. Johnston, Jr.'s Subdivision according to the plat thereof recorded November 28, 1881 as Document Number 361265; thence eastward along the north lines of Lots 28, 29 30, 31, 32, 33 and 34 of Block 1 in said J. Johnston, Jr.'s Subdivision to the southwesterly right-of-way line of aforesaid Chicago Transit Authority railroad; thence southeasterly along the southwesterly right-of-way line of said Chicago. Transit Authority railroad to the north line of West Lyndale Street; thence westward along the north line of said West Lyndale Street to the east line (extended north) of the west 0.11 feet of Lot 33 of Block 2 in aforesaid J. Johnston, Jr.'s Subdivision; thence southward along the east line of the west 0.11 feet of said Lot 33 of Block 2 to the north line of 16 foot wide public alley south of West Lyndale Street; thence continuing southward, across said 16 feet wide public alley to the northeast corner of Lot 50 of Block 2 in aforesaid J. Johnston, Jr.'s Subdivision; thence southward along the east line (extended south) of said Lot 50 of Block 2 to the south line of West Palmer Street; thence eastward along the south line (extended east) of said West Palmer Street to the east line of 66 foot wide North California Avenue; thence northward along the east line of said North California Avenue to the southwesterly right-of-way line of Chicago Transit Authority railroad, southwesterly of North Milwaukee Avenue; thence southeasterly by following the Southwesterly right-of-way line of said Chicago Transit Authority railroad to the southeasterly line of Lot 138 in White • and Cole's Resubdivision of Block 1 of S. Stave's Subdivision recorded in Book 173, page 18; thence southwesterly along the southeasterly line of said Lot 138 to the northeasterly line of North Bingham Street, said point is also the most

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southern corner of said Lot 138; thence northwesterly along the northeasterly line of said North Bingham Street to the most southern corner of Lot 107 in said White and Cole's Resubdivision; thence southwesterly across said North Bingham Street to the most eastern corner of Lot 106 in said White and Cole's Resubdivision; thence continuing southwesterly along the southeasterly line of said Lot 106 to the northeasterly line of North Stave Street, said point is also the most southern corner of said Lot 106; thence northwesterly along the northeasterly line of said North Stave Street to the south line (extended east) of a 16 foot wide public alley north of West Armitage Avenue; thence westward along the south line (extended east) of said public alley across said North Stave Street to the southeasterly line of Lot 12 in Gray and Adam's Subdivision of Lots 1 to 9 and 28 to 30 of Block 4 in S. Stave's Subdivision according to the plat thereof recorded August 5, 1881 as Document Number

342922; thence northeasterly along the southeasterly line of said Lot 12 to the most eastern corner of said Lot 12; thence northwesterly along the northeasterly line of said Lot 12 to the most northern corner of said Lot 12, said corner is also the most eastern corner of Lot 27 of Block 4 in S. Stave's Subdivision according to the plat thereof recorded in Book 85, page 19; thence continuing northwesterly along the northeasterly lines of Lots 27, 26, 25, 24, 23, 22, 21, 20 and 19 of Block 4 in said S. Stave's Subdivision to the southeasterly line of West Frances Place, said point also being the most northern corner of said Lot 19; thence southwesterly along the southeasterly line (extended southwesterly) of said West Frances Place to the southwesterly line of North Point Street; thence southeasterly along the southwesterly line of North Point Street to the most eastern corner of Lot 20 of Block 7 in aforesaid Attrill's Subdivision, said point is also being on the north line of a public alley north of West Armitage Avenue; thence westward along the north line of said public alley to the most southerly corner of Lot 24 of Block 7 in aforesaid Attrill's Subdivision; thence northwesterly along the southwesterly line of said Lot 24 of Block 7 to the most western corner of said Lot 24, said corner is also being on the southeasterly line of Lot 35 of Block 5 in aforementioned W. O. Cole's Subdivision; thence southwesterly along the southeasterly lines of Lots 35, 34, and 33 to the most southern corner of said Lot 33 of Block 5; thence northwesterly along the southwesterly line (extended northwesterly across West Frances Place) to the north line of said West Frances Place; thence westward along the south line of said West Frances Place to the east line of North California Avenue; thence northward along the east line of said North California Avenue to the south line (extended east) of West McLean Avenue; thence westward along the south line of said West McLean Avenue to the west line of a 13 foot wide public alley (east of North Mozart Street); thence southward along the west line of said public alley 150 feet to the north line of another public alley; thence westward along north line of said public alley to the east line of North Mozart Street; thence westward across said North Mozart Street to the southeast corner of Lot 1 of Block 11 in Hoeps and Kerff's Resubdivision of Blocks 8 and 11 in the town of Schleswig, according to the plat thereof recorded July 25, 1890 as Document Number 47420

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1307724, said corner is also being on the north line of a 17 foot wide public alley north of West Armitage Avenue; thence westward along the north line of said 17 foot wide public alley to the west line of another 16 foot wide public alley, east of North Humboldt Boulevard; thence southward along the west line of said 16 foot wide public alley to the north line of another 16 foot wide public alley, north of West Armitage Avenue; thence westward along the north line of said 16 foot wide public alley to the southwest corner of Lot 31 in Parkway Addition, a resubdivision of Lots 5 to 10, inclusive, in each of Blocks 4, 9 and 10 in the town of Schleswig and the vacated alleys and one-half of a street adjacent to said lots, et cetera, in the east half of the northwest quarter of said Section 36; thence northward along the west line of Lots 31, 30 and 29 in aforesaid Parkway Addition to the northwest corner of said Lot 29 in said Parkway Addition; thence westward across said North Humboldt Boulevard to a point of intersection of the west line of said North Humboldt Boulevard with the south line of the north half of Lot 40 in Palmer Place Addition, a subdivision of part of the southwest quarter of the northwest quarter of said Section 36; thence westward along the said south line extended west of the north half of Lot 40 to the west line of a 16 foot wide public alley east of North Whipple Street; thence southward along the west line of said public alley to the southeast corner of Lot 54 in aforesaid Palmer Place Addition; thence westward along the south line of said Lot 54 to the southwest corner of said Lot 54; thence northward along the west line of said Lot 54 to the north line extended east of a 16 foot wide public alley north of West Armitage Avenue; thence westward along said north line extended east and west of 916 foot wide public alley to the west line of North Albany Avenue; thence southward along the west line of said North Albany Avenue to the centerline of a vacated alley north of West Armitage Avenue, according to the plat of vacation thereof recorded as Document Number 20127605; thence westward along the centerline of said vacated alley to a line 129.667 feet west of and parallel with the west line of said North Albany Avenue; thence northward along said parallel line to the south line of Lot 16 of Block 3 in Clarkson's Subdivision of part of the southwest quarter of the northwest quarter of said Section 36; thence westward along the south line of said Lot 16 extended west to the

centerline of a 16 foot wide vacated alley east of North Kedzie Avenue; thence northward along the centerline extended north of said vacated alley to the south line extended east of Lot 19 in the plat of the west 10 acres of the west 30 acres of the south 91.7 acres of the northwest quarter of said Section 36; thence westward along said south line extended east of Lot 19 to the southwest corner of said Lot 19; thence continuing westward across North Kedzie Avenue to the northeast corner of Lot 4 of Block 1 in Ovitt's Resubdivision of Block 12 of Shipman, Bill and Merrill's Subdivision in the east half of the northeast quarter of said Section 35; thence southward along the east line of Lots 4, 5 and 6 of said Block 1 to the southeast corner of said Lot 6; thence westward along the south line of said Lot 6 to the southwest corner of said Lot 6; thence northward along the west line of said Lot 6 to the north line extended east of a 14 foot wide public alleys north of West Armitage Avenue; thence westward along the north line extended

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east and west of said 14 foot wide public alley to the west line of another 14 foot wide public alley east of North Sawyer Avenue; thence southward along the said west line of a 14 foot wide public alley to the north line of another 14 foot wide public alley north of West Armitage Avenue; thence westward along the north line of said 14 foot wide public alley to the east line of North Sawyer Avenue; thence northward along the east line of said North Sawyer Avenue to the north line extended east of a 16 foot wide public alley north of West Armitage Avenue; thence westward along the north line (extended east) of said 16 foot wide public alley to the west line of North Spaulding Avenue; thence southward along the west line of said North Spaulding Avenue to the north line of West Armitage Avenue; thence westward along the north line of said West Armitage Avenue to the east line of North Kimball Avenue; thence northward along the east line of said North Kimball Avenue to the north line of a 16 foot wide public alley north of said Armitage Avenue; thence westward along the north line (extended west) of said public alley to the west line of North Kimball Avenue; thence south along the west line of said North Kimball Avenue to the north line of a 16 foot wide public alley north of West Armitage Avenue; thence westward along the north line of said 16 foot wide alley to the east line of North St. Louis* Avenue; thence westward across North St. Louis Avenue to the southeast corner of Lot 61 in the subdivision of the south quarter of the west one-third of the northeast quarter of said Section 35, said point also is on the north line of a 16 foot wide public alley north of West Armitage Avenue; thence westward along the north line (extended west) of said 16 foot wide public* alley to the west line of North Drake Avenue; thence southward along the west line of said North Drake Avenue to the north line of West Armitage Avenue; thence westward along the north line of said West Armitage Avenue to the east line of North Central Park Avenue; thence northward along the east line of said North Central Park Avenue to the north line of West Mclean Avenue; thence westward along the north line of said West Mclean Avenue to the west line (extended north) of the east 9 feet of Lot 58 of Block 8 in Jackson's Subdivision of Blocks 7 and 8 of Hambleton's Subdivision in the east half of the northwest quarter of said Section 35; thence southward along the said west line (extended north) of the said east 9 feet to the north line of a 16 foot wide vacated public alley north of said West Armitage Avenue; thence westward along the north line of said public alley to the east line extended north of Lot 90 of Block 7 in said Jackson's Subdivision; thence southward along the east of said Lot 90 to the north line of West Armitage Avenue; thence westward along the north line of said West Armitage Avenue to the west line (extended north) of North Ridgeway Avenue; thence southward across West Armitage Avenue along the west line of said North Ridgeway Avenue extended north to the south line of a 16 foot wide public alley south of said West Armitage Avenue; thence eastward along said south line extended east to the west line of North Lawndale Avenue; thence eastward across said North Lawndale Avenue to the northwest corner of Lot 12 of Block 2 in S. Delamater's Subdivision according to the plat thereof recorded August 1, 1885 as Document Number 643538, said point is also on the south line of a 16 foot wide public alley; thence eastward

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along the south line of said 16 foot wide public alley to the west line of North Central Park Avenue; thence southward along the west line of said North Central Park Avenue to the south line extended west of a 16 foot wide public alley south of West Armitage Avenue; thence continuing eastward along the south line extended west of said 16 foot wide public alley to the west line of North Kimball Avenue; thence eastward across said North Kimball Avenue to the northwest corner of Lot 16 in Winkelman's Subdivision of Block 3 of E. Simon's Subdivision according to the plat thereof recorded on February 15, 1899 as Document Number 2785137, said point is also on the south line of a 16 foot wide public alley; thence eastward along the south line of said 16 foot wide public alley to the west line of North Spaulding Avenue; thence eastward across said North Spaulding Avenue to the northwest corner of Lot 16 of Block 2 in Winkelman's Subdivision of part of Blocks 2 and 11 of E. Simon's Subdivision

according to the plat thereof recorded September 5, 1888 as Document Number 1000737, said point is also on the south line of a 16 foot wide public alley south of West Armitage Avenue; thence eastward along the south line of said 16 foot wide public alley to the west line of North Kedzie Avenue; thence eastward across said North Kedzie Avenue to the northwest corner of Lot 16 of Block 1 in Nils F. Olson's Subdivision according to the plat thereof recorded January 14, 1887 as Document Number 790005, said corner is also on the south line of a 14 foot wide public alley south of West Armitage Avenue; thence eastward along the south line of said 14 foot wide public alley to the northeast corner of Lot 6 of Block 1 in S. Delamater's Subdivision according to the plat thereof recorded on February 5, 1884 as Document Number 523563; thence southward along the east line of said Lot 6 to the south line (extended west) of a 16 foot wide public alley south of West Armitage Avenue; thence eastward along the south line of said 16 foot wide public alley to the west line of North Whipple Street; thence eastward across North Whipple Street to the northwest corner of Lot 42 of Block 1 in Alva Trowbridge and Others' Subdivision according to the plat thereof recorded August 1, 1872 as Document Number 51139; thence eastward along the north line of said Lot 42 of Block 1 to the northeast corner of said Lot 42; thence eastward to the northwest corner of Lot 7 of Block 1 in said Alva Trowbridge and Others' Subdivision; thence eastward along the

north line of said Lot 7 of Block 1 to its northeast corner; thence eastward across North Humboldt Boulevard along the north line extended east of said Lot 7 to the east line of said North Humboldt Boulevard; thence northward along the east line of said North Humboldt Boulevard to; the south line of Lot 24 of Block 4 in Hansbrough and Hess Subdivision of the east half of the southwest quarter of said Section 36; thence eastward along the south line of said Lot 24 to its southeast corner; thence continuing eastward across the 14 foot wide public alley to the southwest corner of Lot 1 of Block 4 in said Hansbrough and Hess Subdivision; thence eastward along the south line of said Lot 1 of Block 4 to its southeast corner, said corner is also on the west line of North Richmond Street; thence southward along the west line of said North Richmond Street to the north line (extended west) of Lot 22 of Block 3 in said Hansbrough and Hess

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Subdivision; thence eastward along said north line extended west to the northeast corner of said Lot 22 of Block 3; thence continuing eastward along said north line (extended east) to the east line of a 14 foot wide public alley west of North Francisco Avenue; thence northward along the east line of said alley to the north line of the south half of Lot 2 of Block 3 in said Hansbrough and Hess Subdivision; thence eastward along the said north line of the south half of Lot 2 of Block 3 to the west line of North Francisco Avenue; thence continuing east along said north line (extended east) of the south half of Lot 2 to the west line of a 14 foot wide public alley east of North Francisco Avenue; thence southward along the west line of said 14 feet wide public alley to the most north line (extended west) of Lot 3 of Block 2 in said Hansbrough and Hess Subdivision; thence eastward along the said most north line extended west to the northwest corner of said Lot 3 of Block 2; thence eastward along said most north line 25.05 feet; thence southward along a line parallel to North Mozart Street 4.5 feet; thence eastward along the north line (extended east) of said Lot 3 of Block 2 to the east line of North

Mozart Street; thence northward along the east line of said North Mozart Street to the southwest corner of Lot 24 of Block 1 in said Hansbrough and Hess Subdivision; thence eastward along the south line of said Lot 24 of Block 1 to the west line of a 14 foot wide public alley west of North California Avenue; thence southward along the west line of said 14 foot wide public alley to the north line (extended west) of the south half of Lot 3 of Block 1 in said Hansbrough and Hess Subdivision; thence eastward along said north line (extended west) of the south half of Lot 3 of Block 1 to the west line of North California Avenue; thence eastward across said North California Avenue to the northwest corner of Lot 11 of Block 2 in Edgar M. Snow and Company's Subdivision according to the plat thereof recorded on March 23, 1901 as Document Number 3077922, said corner also lies on the south line of a 16 foot wide alley south of West Armitage Avenue; thence eastward along the south line (extended east) of said 16 foot wide public alley to the east line of North Fairfield Avenue; thence northward along the east line of said North Fairfield Avenue to the south line of West Armitage Avenue; thence eastward along the south line of said West Armitage Avenue to the west line of North Washtenaw Avenue; thence southward along the west line of said North Washtenaw Avenue to the south line (extended west) of a 16 foot wide public alley south of West Armitage Avenue; thence eastward along the south line of said public alley to the west line of North Rockwell Street; thence southward along the west line of said North Rockwell Street to the south line of West Homer Street; thence eastward along the south line (extended east) of said West Homer Street to the northeast corner of Lot 7 in the subdivision of Lots 11 to 25 of Subblock 2 of B. F. Jacobs Subdivision; thence southward along the east line extended south of said Lot 7 to the south line of a 16 foot wide public alley south of West Homer Street; thence eastward along the south line of said 16 foot public alley to the northeast corner of Lot 41 in B. F. Jacobs Subdivision of Block 2 of Johnston's Subdivision; thence southward along the east line of said Lot 41 to the north line of West Cortland Street; thence eastward along the north line of said

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West Cortland Street to the east line of the west 72 feet of Lot 67 in Johnston's Subdivision of Block 1 of Johnston's Subdivision in the east half of the southeast quarter of said Section 36; thence northward along said east line of the west 72 feet extended north to the north line of a 16 foot wide public alley north of West Cortland Street; thence westward along the north line of said 16 foot wide public alley to the east line of North Campbell Avenue; thence northward along the east of said North Campbell Avenue and across West Homer Street to the north line of said West Homer Street; thence westward along the north line extended east/west of said West Homer Street to a line 167 feet west of and parallel with the west line of said North Campbell Avenue; thence northward along said parallel line a distance of 53 feet; thence eastward along a line 53 feet north of and parallel with the north line 66 feet wide of said West Homer Street, 167 feet to the west line of said North Campbell Avenue; thence northward along the west line of said North Campbell Avenue to the south line (extended west) of Lot 16 in Johnston's Subdivision of Block 1 of Johnston's Subdivision according to the plat thereof recorded on July 18, 1881 as Document Number 338117; thence eastward along said south line (extended west) to the southwest corner of said Lot 16; thence eastward along the south lines of Lots 16, 15, 14, 13 and 12 in said Johnston's Subdivision to the southeast corner of said Lot 12; thence in a northeasterly direction to the southeast corner of Lot 1 in P. Bandow's Resubdivision of Lots 3, 4 and the northwest half of Lot 5 in Block 1 of Johnston's Subdivision, according to the plat thereof recorded on April 16, 1885 as Document Number 6168851, said corner also lies on the northeasterly line of a 10 foot wide public alley; thence southeasterly along the northeasterly line (extended southeasterly) of said 10 foot wide public alley to the south line of aforesaid West Homer Street; thence eastward along the south line of said West Homer Street to the west line of North Western Avenue as widened, said point is also 50 feet west of the east line of the east half of the southeast quarter of said Section 36; thence northward along the west line of said North Western Avenue to the northeast line of 66 foot wide North Milwaukee Avenue; thence northwesterly along northeasterly line of said North Milwaukee Avenue to the south line of West Armitage Avenue; thence eastward along the south line of said West Armitage Avenue to the west line (extended south) of Lot 36 in Powell's

Subdivision of Lot 8 in Circuit Court Partition according to the plat thereof recorded on September 5, 1884 as Document Number 572044; thence northward across West Armitage Avenue to the southwest corner of said Lot 36; thence northward along said west line of said Lot 36 and along the east line of a 14 foot wide public alley to the north line (extended east) of another 14 foot wide public alley south of West McLean Avenue; thence westward along the north line (extended east and west) of said 14 foot wide public alley to the east line (extended south) of another 14 foot wide public alley east of North Campbell Avenue; thence northward along the east line (extended south) of said 14 foot wide public alley to the north line (extended east) of a 9 foot wide public alley south of West McLean Avenue; thence westward along the north line (extended east) of said 9 foot wide public alley to the east

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line of North Campbell Avenue; thence northward along the east line of said North Campbell Avenue to the south line (extended east) of Lot 6 in Owner's Subdivision according to the plat recorded November 24, 1913 as Document Number 5311027; thence westward across said North Campbell Avenue along the south line (extended east) of said Lot 6 to the southwest corner of said Lot 6; thence northward along the west lines of Lots 6, 5, 4 and 3 in said Owner's Subdivision to the northwest corner of said Lot 3; thence northeasterly along the westerly lines of Lots 2 and 1 in said Owner's Subdivision to the northwest corner of said Lot 1; thence northward along the west line of Lot 104 in V. Wood Subdivision, according to the plat thereof recorded May 10, 1877 as Document Number 134226 to the north line (extended east) of a 16 foot wide public alley south of West Charleston Street; thence westward along the north line (extended east) of said 16 foot wide public alley, to the southwest corner of Lot 56 in said V. Wood's Subdivision; thence northward along the west line (extended north) of said Lot 56 to the north line of West Charleston Street; thence west along the north line of said West Charleston Street to the east line of North Maplewood Avenue; thence southwesterly across said North Maplewood Avenue to the southwest corner of Lot 18 in said V. Wood's Subdivision; thence westward along the south line of said Lot 18 to the southwest corner of said Lot 18; thence northward along the west lines of Lots 17, 16, 15, 14, 13 and 12 in said V. Wood's Subdivision to a line 7 feet south of and parallel with the south line (extended east) of Lot 15 in Herman Papsien's Subdivision according to the plat thereof recorded December 17, 1900 as Document Number 3044716; thence westward along said parallel line 10 feet; thence northward. 7 feet to the southeast corner of said Lot 15; thence westward along the south line of said Lot 15 to the southwest corner of said Lot 15; thence northward along the lines of Lots 15, 14, 13, 12 and 11 in said Herman Papsien's Subdivision to the northwest corner of said Lot 11; thence continuing northward along the west line (extended north) of said Lot 11 to the southwest corner of Lot 10 in said Herman Papsien's Subdivision; thence westward along the south line (extended west) of said Lot 10 to the southeast corner of Lot 13 in James M. Allen's Subdivision according to the plat thereof recorded April 11, 1882 as Document Number 386837; thence westward along the south line of said Lot 13 to the southwest corner of said Lot 13, said corner is also on the east line of North Rockwell Street; thence southward along the east line of said North Rockwell Street to the southwesterly line (extended southeasterly) of Lot 2 in Powell's Subdivision according to the plat thereof recorded on page 93 of Book 6; thence northwesterly across said North Rockwell Street along said southwesterly line (extended southeasterly) of said Lot 2 to the most southern corner of said Lot 2; thence northwesterly along the southwesterly lines (extended northwesterly) of Lots 2 and 1 in said Powell's Subdivision to the south line of Lot 11 in Gray's Subdivision according to the plat thereof recorded on page 55 of Book 85; thence westward along the south line of said Lot 11 to the southwest corner of said Lot 11, said corner lies on the east line of North Talman Avenue; thence northward along the east line of said North Talman

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Avenue to the southwesterly line (extended southeasterly) of Lot 32 of Block 4 in C. E. Woosley's Subdivision according to the plat thereof recorded on May 23, 1881 on page 5 of Book 16; thence northwesterly along the southwesterly line (extended southeasterly) of said Lot 32 of Block 4 to the most southern corner of said Lot

32, said corner also lies on the northeasterly line of a 20 foot wide public alley northeasterly of North Milwaukee Avenue; thence northwesterly along the northeasterly line of said 20 foot wide public alley to the east line of another 14 foot wide public alley west of said North Talman Avenue; thence northward along the east line (extended north) of said 14 foot wide public alley to the north line of West Lyndale Street; thence westward along the north line of said West Lyndale Street to the east line of North Washtenaw Avenue; thence northward along the east line of said North Washtenaw Avenue to the north line of West Belden Avenue; thence westward along the north line (extended west) of said West Belden Avenue to a bend point which lies on the southeasterly line of Lot 23 of Block 2 in Snowhook's Subdivision according to the plat thereof recorded August 22, 1884 as Document Number 569245; thence southwesterly along the northwesterly line of said West Belden Avenue, said line also is the southeasterly lines of Lots 23 and 24 of Block 2 in said Snowhook's Subdivision to the northeasterly line of North Milwaukee Avenue; thence northwesterly along the northeasterly line extended northwesterly of said North Milwaukee Avenue to the west line of North California Avenue; thence northward along the west line of said North California Avenue to the northeasterly line of a 16 foot wide public alley northeasterly of North Milwaukee Avenue; thence northwesterly following along the northeasterly, east, northeasterly, north, northeasterly and east line of said 16 foot wide public alley to the south line of West Fullerton Avenue, said point also being the northwest corner of Lot 14 of Block 4 in Snowhook's Subdivision; thence westward along the south line of said West Fullerton Avenue to the east line (extended south) of North Francisco Avenue; thence northward across said West Fullerton Avenue along the east line (extended south) of said North Francisco Avenue to the north line of a 16 foot wide public alley north of said West Fullerton Avenue; thence westward across said North Francisco Avenue along the north line (extended west) of said 16 foot wide public alley to the southeast corner of Lot 27 of Block 7 in George A. Seavern's Subdivision according to the plat thereof recorded May 10, 1886 as Document Number 716003; thence westward along the south line of said Lot 27 of Block 7 to the southwest corner of said Lot 27 of Block 7, said corner also lies on the northeasterly line of a 16 foot wide public alley northeasterly of North Milwaukee Avenue; thence northwesterly along the northeasterly line of said 16 foot wide public alley to the southwest corner of Lot 11 of said Block 7; thence continuing northwesterly to the most southern corner of Lot 15 of Block 5 in said George A. Seavern's Subdivision; thence continuing northwesterly along the southwesterly lines of Lots 15, 16, 17 and 18 of said Block 5 to a line 8 feet south of and parallel with the south line of Lot 4 of Block 5 in said George A. Seavern's Subdivision; thence westward along said parallel line to the east line of Lot 1 in resubdivision of Lots 5 and 6 of Block 5 in said George A.

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Seavern's Subdivision; thence northward along the east line of said Lot 1 to the northeast corner of said Lot 1; thence westward along the north line of said Lot 1 to the east line of North Sacramento Avenue; thence northward along the east line of said North Sacramento Avenue to the northwest corner of Lot 1 of Block 5 in aforesaid George A. Seavern's Subdivision; thence in a northwesterly direction across said North Sacramento Avenue to the most southern corner of Lot 1 of Block 2 in Storey and Allen's Milwaukee Avenue Addition to Chicago according to the plat thereof recorded February 9, 1872 as Document Number 12639; thence northwesterly along the southwesterly lines of Lots 1 and 3 of said Block 2 to the most westerly corner of said Lot 3; thence northeasterly along the northwesterly line (extended northeasterly) of said Lot 3 of Block 2 to the northeasterly line (extended southeasterly) of North Willetts Court; thence northwesterly along the northeasterly line (extended southeasterly) of said North Willetts Court to the southeasterly line of Lot 1 in Logan Square Addition to Chicago according to the plat thereof recorded November 10, 1881 as Document Number 358316; thence southwesterly along the southeasterly lines of Lots 1 and 2 in said Logan Square Addition to Chicago to the southeast corner of Lot 3 in said Logan Square Addition to Chicago; thence westward along the south line of said Lot 3 to the southwest corner of said Lot 3; thence southwesterly along the southeasterly line of Lot 4 in said Logan Square Addition to Chicago to the southwest corner of said Lot 4; thence westward along the south lines of Lots 5, 6, 7, 8, 9, 10 and 11 to the southwest corner of said Lot 11;

thence northwesterly along the southwesterly lines of Lots 12, 13 and 14 in said Logan Square Addition to Chicago to the southwest corner of said Lot 14; thence northward along the west line (extended north) of said Lot 14 to the north line of 250 foot wide West Logan Boulevard; thence westward along the north line of said West Logan Boulevard to the southwest corner of Lot 20 of Block 4 in subdivision of Blocks 1, 2, 3 and 4 in Lot 1 in County Clerk's Division according to the plat thereof recorded December 12, 1894 as Document Number 2146603; thence northward along the west line of said Lot 20 to the southeast corner of Lot 21 of said Block 4; thence westward along the south lines of Lots 21, 22, 23 and 24 of said Block 4 to the southwest corner of said Lot 24 of Block 4; thence westward along the prolongation of the last described course to the northeasterly line of North Milwaukee Avenue; thence northwesterly along the northeasterly line of said North Milwaukee Avenue to the east line of North Kedzie Avenue; thence northward along the east line of said North Kedzie Avenue to the north line of West Schubert Avenue; thence continuing in a northwesterly direction across said North Kedzie Avenue to the most southern corner of Lot 7 of Block 1 in Hitt and Others' Subdivision of 39 acres on the east side of the east half of the southeast quarter of said Section 26, said corner also lies on the northeasterly line of North Emmet Street; thence northwesterly along the northeasterly line (extended northwesterly) of said North Emmet Street to the northwesterly line of North Sawyer Avenue; thence southwesterly along the northwesterly line of said North Sawyer Avenue to the northeasterly line of a 16 foot wide public

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alley northeasterly of North Milwaukee Avenue; thence northwesterly along the northeasterly line of said 16 foot wide public alley to the most western corner of Lot 1 of Block 4 in Milwaukee and Diversey Subdivision according to the plat thereof recorded March 29, 1924 as Document Number 8339078; thence northeasterly along the northwesterly (extended northeasterly) line of said Lot 1 of Block 4 to the north line of 66 foot wide West Diversey Avenue; thence westward along the north line of said West Diversey Avenue to the east line of North Christiana Avenue; thence northward along the east line of said North Christiana Avenue to the south line (extended east) of Lot 15 of Block 4 in Henry Wisner's Subdivision of Lots 8 and 9 of Brand's Subdivision in the east half of the northeast quarter of said Section 26; thence westward along the south line (extended east) of said Lot 15 of Block 4 to the southwest corner of said Lot 15, said corner also lies on north line of a 14 foot wide public alley north of said West Diversey Avenue; thence continuing westward along the prolongation of the last described course to a bend point in said 14 foot wide alley, said bend point is also the southwest corner of Lot 31 of Block 4 in said Henry Wisner's Subdivision; thence northwesterly along the southwesterly line of said Lot 31 to the most westerly corner of said Lot 31, said corner also lies on the southeasterly line of North Woodward Street; thence northeasterly along the southeasterly line of said North Woodward Street to the southwesterly line (extended southeasterly) of Lot 42 in Storey and Allen's Subdivision of Lot 10. in Brand's Subdivision in the east half of the northeast quarter of said Section 26; thence northwesterly along the southwesterly line (extended southeasterly) of said Lot 42 to the east line of North Kimball Avenue; thence northward along the east line of said North Kimball Avenue to the northwesterly line of North Dawson Avenue; thence southwesterly along the northwesterly line (extended southwesterly) of said North Dawson Avenue to the northeasterly line of North Milwaukee Avenue; thence northwesterly along the northeasterly line of said North Milwaukee Avenue to the southeasterly line of North Allen Avenue; thence northeasterly along the southeasterly line of said North Allen Avenue to the northeasterly line of a 16 foot wide public alley northeasterly of North Milwaukee Avenue; thence northwesterly along the northeasterly line of said 16 foot wide public alley to the most western corner of Lot 60 of Block 2 in Albert Wisner's Subdivision of Lots 13 and 14 in Brand's Subdivision in the west half of the northeast quarter of said Section 26; thence in northwesterly direction across North Elbridge Avenue to the southeast corner of Lot 26 of Block 4 in said Albert Wisner's Subdivision; thence westward along the south line of said Lot 26 of Block 4 to the southwest corner of said Lot 26; thence northward along the west lines of Lots 26 and 25 of said Block 4 to the most northern corner of said Lot 25; thence northwesterly along the southwesterly line of Lot 24 in said Block 4 to the most western corner of said Lot 24; thence westward along the north lines of Lots 27, 28 and 29 in said Block 4 to the northwest

comer of said Lot 29, said comer also lies on the east line of North Central Park Avenue; thence northward along the east line of said North Central Park Avenue to the south line (extended east) of Lot 59 in Heafield's Subdivision of Lot 1 in

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Davlin, Kelly and Carroll's Subdivision in the east half of the northwest quarter of said Section 26; thence westward along the south line (extended east) of said Lot 59 to the southwest corner of said Lot 59; thence northward along the west line of said Lot 59 to the northwest corner of said Lot 59; thence westward along the south line (extended east) of Lot 45 in said Heafield's Subdivision to the east line of North Monticello Avenue; thence northward along the east line of said North Monticello Avenue to the southwesterly line (extended southeasterly) of Lot 33 in Haentze and Wheeler's Subdivision, according to the plat thereof recorded July 15, 1902 as Document Number 3270736; thence northwesterly along the southwesterly line (extended southeasterly) of said Lot 33 to the most southern corner of said Lot 33, said corner also lies on the west line of said North Monticello Avenue; thence southward along the west line of said North Monticello Avenue to the northeasterly line of North Milwaukee Avenue; thence northwesterly along the northeasterly line of said North Milwaukee Avenue to the southeasterly line of North Lawndale Avenue; thence northeasterly along the southeasterly line of said North Lawndale Avenue to the east line (extended south) of said North Lawndale Avenue; thence northward along east line of said North Lawndale Avenue to the southwest corner of Lot 23 in Heafield's Subdivision of the west 5 acres of Lot 2 in Davlin, Kelly and Carroll's Subdivision according to the plat thereof recorded March 18, 1902 as Document Number 3218672; thence in a northwesterly direction across said North Lawndale Avenue to the most southern corner of Lot 30 in said Heafield's Subdivision of west 5 acres of Lot 2 in Davlin, Kelly and Carroll's Subdivision; thence continuing northwesterly along the southwesterly line (extended northwesterly) of said Lot 30 to the south line of Lot 22 of Block 1 in Heinemann and Gross' Subdivision of part of Lot 3 in Davlin, Kelly and Carroll's Subdivision according to the plat thereof recorded July 14, 1909 as Document Number 4406409; thence westward along the south line of said Lot 22 of Block 1 to the east line of North Ridgeway Avenue; thence northward the along the east line of said North Ridgeway Avenue to the southwesterly line (extended southeasterly) of Lot 27 of Block 2 in said Heinemann and Gross' Subdivision; thence northwesterly along the southwesterly line (extended southeasterly and northwesterly) of said Lot 27 of Block 2 to the south line of Lot 17 of said Block 2; thence westward along the south line of said Lot 17 of Block 2 to the east line of North Hamlin Avenue; thence northward along the east line of said North Hamlin Avenue to the south line (extended east) of Lot 11 in Wm. J. Sweeney's Subdivision of Lot 6 in Circuit Court Common Division in the west half of the southwest quarter of said Section 23; thence westward along the south line (extended east and west) to the southwest corner of Lot 1 in said Wm. J. Sweeney's Subdivision; thence northwesterly along the southwesterly line (extended northwesterly) of said Lot 1 to the east line-of North Avers Avenue; thence westward across said North Avers Avenue along the a line parallel with the south line of said Lot 1 to the west line of 66 foot wide North Avers Avenue; thence northward along the west line of said North Avers Avenue to the north line of a 16 foot wide public alley, south of West School Street; thence westward

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along the north line of said 16 foot wide public alley to the east line of North Springfield Avenue; thence southward along the east line of said North Springfield Avenue to the northeasterly line of a 16 foot wide public alley northeasterly of North Milwaukee Avenue; thence northwesterly along the northeasterly line (extended northwesterly) of said 16 foot wide public alley to the northwesterly line (extended northeasterly) of said North Springfield Avenue; thence southwesterly along the northwesterly line (extended northeasterly) of said North

Springfield Avenue to the northeasterly line of 66 foot wide North Milwaukee Avenue; thence northwesterly along the northeasterly line (extended northwesterly) of said North Milwaukee Avenue to the north line of said West School Street; thence westward along the north line (extended west) of said West School Street to the west line of North Pulaski Road; thence southward along the west line of said North Pulaski Road to the north line of West Melrose Street; thence westward along the north line of said West Melrose Street to the east line (extended north and south) of a 16 foot wide public alley, west of North Pulaski Road; thence southward along the east line (extended north and south) of said 16 foot wide public alley to the south line of 66 foot wide West Belmont Avenue; thence eastward along the south line of said West Belmont Avenue to the west line of a 66 foot wide North Pulaski Road; thence southward along the west line of said North Pulaski Road to a line 133 feet south of and parallel with south line of said West Belmont Avenue; thence eastward along the said parallel line across said North Pulaski Road, 66 feet to the point of beginning, all aforesaid legal description hereby written on this thirtieth day of November 1999, all in Cook County, Illinois.

Parcel 2:

That part of Sections 22, 23, 26 and 27, Township 40 North, Range 13, East of the Third Principal Meridian, in the City of Chicago, Cook County, Illinois, more particularly described as follows:

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commencing at the northwest corner of the northwest quarter of aforesaid Section 26 (intersection of the centerlines of West Belmont Avenue and North Pulaski Road); thence southward along the west line of said northwest quarter of Section 26, 166.00 feet, more or less, "to the centerline of a 16 foot wide public alley 932 extended west (south of West Belmont Avenue); thence eastward along the said centerline of a vacated alley, 33 feet to the east line of said North Pulaski Road for the point of beginning; thence eastward along the centerline of said vacated alley to the west line of North Springfield Avenue; thence south along the said west line of North Springfield Avenue 8.00 feet to the northeast corner of Lot 35 in Chas. Seeger's Subdivision of Lot 1 of Haussen and Seeger's Addition according to the plat thereof recorded March 26, 1912 as Document 5/11/2005

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Number 23771; thence eastward across said North Springfield Avenue to the northwest corner of Lot 11 in aforesaid Chas. Seeger's Subdivision; thence southward along the east line of said North Springfield Avenue to the south line extended east of Lot 34 in said Chas. Seeger's Subdivision; thence westward along the south line extended east of said Lot 34 to the southwest corner of said Lot 34; thence westward across a 16 foot wide public alley to the southeast corner of Lot 47 in said Chas. Seeger's Subdivision; thence westward along the south line of said Lot 47 to the east line of North Harding Avenue; thence southward along the east line of said North Harding Avenue to the south line extended east of a 16 foot wide public alley north of West Barry Avenue; thence westward along the south line extended east of said 16 foot wide public alley to the east line of another 16 foot wide public alley west of said North Harding Avenue; thence southward along the east line of said public alley to the south line extended east of another 16 foot wide public alley north of West Barry Avenue; thence westward along the south line extended east of said 16 foot wide public alley to the east line of North Pulaski Road; thence southward along the east line of said North Pulaski Road to the south line of said West Barry Avenue; thence westward along the south line extended east of said West Barry Avenue to the east line of a 16 foot wide public alley west of said North Pulaski Road; thence northward across said West Barry Avenue to the southeast corner of Lot 4 in Collins and Gauntlett's 40th Avenue and Noble Avenue Addition to Chicago in the east half of the northeast quarter of said Section 27; thence northward along the east line of said Lot 4 to its northeast corner; thence westward along the north line of said Collins and Gauntlett's 40th Avenue and Noble Avenue Addition to Chicago to the west line of North Karlov Avenue; thence northward along the west line of said North Karlov Avenue to the south line of a 16 foot wide, public alley south of West Belmont Avenue; thence westward along the south line of said 16 foot wide public alley to the east line of North Tripp Avenue; thence northward along the east line extended north of said North Tripp Avenue to the north line of West Belmont Avenue; thence eastward along the north line of said West Belmont Avenue to the east line of a

16 foot wide public alley west of North Pulaski Road; thence southward along the east line, extended south, of said 16 foot wide public alley to the south line of said West Belmont Avenue; thence eastward along the south line of said south line of West Belmont Avenue to the west line of a 66 foot wide North Pulaski Road; thence southward along the west line of said North Pulaski Road to a line 133 feet south of and parallel with the south line of said West Belmont Avenue; thence eastward across North Pulaski Road along the said parallel line a distance of 66 feet to the point of beginning, all aforesaid legal description hereby written on this twentieth day of December 2004, all in Cook County, Illinois.

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Appendix C.

(To Amendment Number 1 To Fullerton/Milwaukee Tax Increment Financing Redevelopment Plan And Project)

Properties Previously Approved For Acquisition In Underlying Redevelopment Area Plan.

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13 35 234 032

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13 35 236 025

13 35 402 001

13 35 402 002

13 35 402 003

13 35 402 004

13 36 125 007

13 36 125 008

13 36 125 009

13 36 125 010

13 36 125- 011

13 36 J25 017

13 36 125 018

13 36 300 009

13 36 300 010

13 36 300 011

13 36 300 026

13 36 300 027

13 36 302 001

13 36 302 002

13 36 305 001

13 36 305 002

13 36 307 001**13 36 307 002**

• Parcels were authorized for acquisition previously under the Armitage/California-Sl. Louis Redevelopment Plan. These sites are depicted in Figure C of the Redevelopment Plan.

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Appendix: D.

(To Amendment Number 1 To Fullerton/Milwaukee Tax Increment Financing Redevelopment Plan And Project) (Page 1 of 13)

*Part 1 - Original Project Area.**1998 Equalized Assessed Valuation By Parcel.*

Parcel ID	Assessed Valuation
13 22 437 020	\$33,542
13 22 437 021	\$45,486
13 22 437 022	\$99,855
13 22 437 023	\$99,855
13 22 437 024	\$99,855
13 22 437 02.	\$318,706
13 23 325 .-----,	_u \$2
13 23 325 002	\$19,961
13 23 325 003	\$23,377
13 23 325 007	\$3,745
13 23 325 008	\$7,492
13 23 325 009	\$7,492
13 23 325 010	\$19,589
13 23 325 011	\$8,922
13 23 325 012	\$61,658
13 23 325 01	\$433,543
13 23 325 014	\$108,675
13 23 325 015	\$121,124
13 23 325 016	\$14,627
13 23 325 017	\$7,492
13 23 325 018	\$16,094
13 23 325 019	\$16,094
13 23 325 020	\$16,094
13 23 325 02	\$28,439
13 23 325 022	\$25,529
13 23 325 023	\$33,948
13 23 325 02	\$35,310
13 23 325 025	\$55,832
13 23* 325 02	\$66,642
13 23 325 027	\$76,198
13 23 325 02	\$74,801
13 23 325 029	\$159,107
13 23 325 030	\$29,538
13 23 325 031	\$18,741

13 23 325 , \$18,741
13 23 325 033 \$143,379
13 23 325 03\$214,408
1998 FAVj
13 23 \$290,302 I
13 23 \$7,920
036
13 23 \$7,920
13 23 - \$24,631
13 23 \$7,920
042
13 23 \$7,920
13 23 \$77,362
13 23 \$15,281
13 23 \$14,708
13 23 \$14,150
13 23 \$113,588
13 23 \$84,656 ;
13 23 \$42,013 ;
13 23 \$67,038
" 13 . \$82,326
325 052
13 23 \$431,509
13 23 \$176,823
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13 23 \$73,820
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(To Amendment Number 1 To Fullerton/Milwaukee Tax Increment Financing Redevelopment Plan And Project) (Page 2 of 13)

*Part 1 - Original Project Area.**1998 Equalized Assessed Valuation By Parcel.*

			1998 EAV
13	23	328 025	\$21,771
13	23	328 026	\$73,482
13	25	315 001	\$55,125
13	25	315 002	\$44,320
13	25	315 003	\$198,905
13	25	315 004	\$46,663
13	25	315 005	\$100,646
13	25	315 019	\$8,733
13	25	315 020	\$3,146
13	25	315 021	\$85,365
13	25	315 022	\$42,393
13	25	315 023	\$67,910
13	25	315 024	, \$86,152
13	25	315 025	\$86,152
13	25	315 026	\$86,152
13	25	315 027	\$53,316
13	25	?15 028	\$20,478
13	25	315 030	\$34,344
13	25	315 031	\$80,822
13	25	315 032	V73,931
13	25	S15 033	\$60,037
13	25	315 034	\$257,128
13	25	315 035	\$1,158
13	25	315 036	\$414,562
13	25	315 037	\$88,866
13	25	315 038	\$49,059
13	25	315 039	\$71,298
13	25	315 040	\$89,007
13	25	315 ^s 041	\$12,447
13	25	315 042	\$60,660
13	25	315 043	\$41,590
13	25	315- 044	\$94,043
13	25	315 045	\$89,007
13	25	315 046	\$11,852
13	25	315 047	\$11,852
13	25	315 048	\$186,456
13	25	315 049	\$3,824

13	25	315 050
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Appendix D,

(To Amendment Number 1 To Fullerton/Milwaukee Tax Increment Financing Redevelopment Plan And Project) (Page 3 of 13)

Part 1 - Original Project Area.

1998 Equalized Assessed Valuation By Parcel

Parcel	. v	1998 6AV
13 - 26 :	103 001	\$0
13 26	103 003	\$345,486
13 26	103 005	\$195,696
13 26	103 006	\$36,400
13 26	103 007	\$291,171
13 26	103 .008	\$261,254
13.. 26	104 022	\$229,875
13 26	104 023	\$91,5S6
13 26	104 024	\$91/556
13 26	104 025	\$56,649
13 26	104 026	\$16,262 ;
13 26	104 027	\$285,741
13 26	105 024	\$16,606
13 26	105 025	\$14,119
13 26	105 026	\$15,198 ;
i 13 26	105 027	\$6,732 i
13 26	105 028	\$109,566 ;
13 26	105 046	\$118,022
13 26	108 053	\$0
13 26	109 001	\$370,101
13 26	109 002	\$472,190
13 26	112 046	\$11,540
13 26	112 047.	\$12,593
13 26	112 052	\$1,335,267

13	26	115 001	\$109,651
13	26	115 002	\$74,720
13	26	115. -003	. \$64,215
13	26	115 004	\$t 3,306
13	26	115 005	t \$72,229
13	26	115 006	\$69,467
13	26	115 007	\$153,535
13	26	116 001	\$376,674
13	26	116 002	\$254,547
13	26	116 003	\$80,763
13	26	116 004	\$120,524
-	13	26 117 001	\$404,659
13	26	117 002	\$44,845
13	26	117 003	\$90,265
1		r^ Hwi: 1998 6W	
13	26	117 (\$897308	
13	26	117 (\$84;539	
13	26	117 (\$98;041 ,	
13	26	117 (" \$111,872 i	
13	26	117 (\$118321	
13	26	117 (..... -\$718,188 j	
13	26	117 (\$29,405	
13	26	117 (\$29,405	
13	26	117 (
13	26	117 (\$35,493	
13	26	117 \$33,250	
13	26	117 (\$35;029	
13	26	117 (\$97,335	
13	26	208 (\$0	
13	26	208 (\$9,541	
13	26	208 (\$24,905	
13	26	218 (\$20,665	
13	26	218 (\$25,821	
13	26	218 (\$2,646	
13	26	218 (\$2S4;9B7	
13	26	218 (\$172,918	
13	26	218 (\$172,600	
13	26	218 (\$129,255	
13	26	218 (\$69,785	
13	26	218 (\$62,759	
13	26	218 (\$68,662	
13	26	218 (\$155,645	
13	26	218 . \$123,871	
f3	26	218 1« \$95,632	
13	26	222 (\$586,831	
13	26	222 (\$38,663	
13	26	222 \$46,970	

13 26 222 (\$96,356
13 26 222 (\$60,497
13 /26 222 \$63,051
13 26 222 (\$121,392
13 26 222 (\$94,342

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Appendix D.

(To Amendment Number 1 To Fullerton/Milwaukee Tax Increment Financing Redevelopment Plan And Project) (Page 4 of 13)

Part 1 - Original Project Area.

1998 Equalized Assessed Valuation By Parcel.

Parcel «Mii**r	1998 EAV
13 26 222 009	\$53,769
13 26 222 043	\$135,034
13 26 223 001	\$88,515
13 26 223 002	\$65,796
13 26 223 003	\$59,548
13 26 223 004	\$64,736
13 26 223 005	\$80,236
13 26 223 006	\$102,952
13 26 223 007	\$100,714
13 26 223 008	\$59,335
13 26 223 009	\$36,925
13 26 223 010	\$118,207
13 26 223 011	\$85,834
13 26 223 012	\$106,717
13 26 223 013	\$144,440
13 26 223 014	\$195,844
13 26 225 001	\$87,671
13 26 225 002	\$64,338
13 26 225 003	\$130,953
13 26 225 004	\$184,023
13 26 225 005	\$250,946
13 26 225 006	\$77,140
13 26 225 007	\$36,481
13 26 225 008	\$0
13 26 225 009	\$244,724
13 26 225 012	\$73,327
13 26 225 013	\$147,797
13 26 225 014	\$111,624
13 26 # 225 015	\$80,807
13 26 225 016	\$139,346
13 26 225 048.,	. . \$26,876
13 26 225 049	\$4,142
13 26 225 050	\$32,548

13	26	225 051	\$23,009
13	26	225 052	\$30,747
13	26	225 053	\$8,425
13	26	225 054	\$144,961
13	26	225 055	\$75,638

; 1998 EAVi

13	26	225 C	\$49,761
13	26	225 C.....	\$0
13	26	226 -....	\$0
13	26	226 C	\$0
.	13	26	22\$322,821 '
13	26	226 -....	\$0 ,
13	26	226 C	\$68,445
13	26	402	\$38,388
13	26	402.	\$38,447
13	26	402 C	\$38,892 j
13	26	402 C	\$49,359 j
13	26	402 C	\$49,359
13	26	402 C	\$49,477
13	26	402 C	\$80,733
13	26	402 C	\$176,873 j
13	26	402 C	\$43,925
13	26	402 C	\$287,655 :
13	26	402 C	\$67,900
13	26	402 C	\$33,627
13	26	404 .	\$291,169
13	26	404	\$267,044
13	26	404 C	\$518,433
13	26	404 C	\$477,025
13	26	405 C	\$760,306
13	26	405 C	\$130,794
13	26	405 C	\$451,834
13	26	406 C	\$674,958
13	26	406 C	\$545,871
13	26	4M08	\$203,579
13	26	408 U	\$236,741
13	26	408 C	\$57,983
13	26	408 C	\$222,147
13	26	408 C	\$150,751
13	26	408 C	\$102,732
13	26	408 C	\$206,774
13	26	408 C	\$245,267
13	26	408 C	\$0

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Appendix D.

(To Amendment Number 1 To Fullerton/Milwaukee Tax Increment Financing Redevelopment Plan And Project) (Page 5 of. 13)

*Part 1 - Original Project Area.**1998 Equalized Assessed Valuation By Parcel.*

1998 EAV

13	26	408 025.\$0
13	26	408 030 \$0
13	26	408 031 \$0
13	26	408 032 . \$1,439
13	26	408 033 \$1,399
13	26	408 034 \$1,399
13	26	408 035 \$1,399
13	26	408 036 \$1,735 ,
13	26	408 037 \$1,735 i
13	n. 26	408 \$2,128 '
13	26	408 039 \$1,735 ;
13	26	408 040\$1,849
13	26	408 041 \$1,735
13	26	408 042\$1,399
13	26	408 043 \$1,626
13	26	414 001\$549,468
13	26	414 002 \$1,179,125
13	26	415 001 \$126,009
13	26	415 002\$490,480
13	26	415 003 \$75,379
13	26	415 004\$67,950
i	13	26 4\$94,095
'	13	26 41\$143,873
13	26	415 007\$172,310
13	26	415 008 \$61,702
13	26	415 009 \$275,053
13	26	415 030\$0
'■	13	26 42\$39,022
.13	26	427 030\$16,153
13	26	427 031 \$13,858
13 ~	26	427 032 \$17,197
13	26	427 033\$69,173
13	26	427 034\$34,876
13	26	427 035 \$47,478
13	26	427 036\$115,005
13	26	428 018\$76,942
13	26	428 019 \$112,365
13	26	428 020\$47,304
1		Paft^«urt**r
13	26	\$57,582 f
021		
13	26	\$77,480
13	26	- \$72,970

13	26	\$71,614
13	26	-----\$33,0
13	26	\$38,072
13	26	\$71,209
13	26	\$89,668 1
13	26	\$68,641
13	26	\$92,079 !
13	26	\$123,511
13	35	\$9,755
13	35	\$9,755
13	35	\$44,346
044		
' 13	35	\$168,947
045		
V3	35	\$178,946
13^	35	\$26,072
13	35	\$11,928
13	35	\$0
13	35	\$0
13	35	\$63,708
13	35	\$21,546
13	35	\$98,623
028		
13 ,	35	\$140,743
13	35.	\$241,232
001		
13	35	\$0
13	35	\$149,105
13	35	\$89,346
13	35	\$53,920
13	35	\$57,172
13	35	\$57,214
13	35	\$364,436
13	35	\$18,137
13	35	\$79,109
13	35	\$75,026
13	35	\$78,967
13	35	\$161,672

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*Part 1 - Original Project Area.**1998 Equalized Assessed Valuation By Parcel.*

		1998 EAV
13	35	207 006 \$137,733
13	35	208\$69,78
001	'	9

13 35 208 002 \$47,903
 13 35 208 003 \$65,602
 13 35 208 004 \$74,487
 13 35 208 018 \$307,970
 13 35 208 \$290,208 i
 "019
 13 35 208 020 \$166,911 !
 13 35 232 012 \$25,714
 13 35 232 013 \$26,634
 13 35 232 014 \$35,864
 13 35 232 015 \$24,025
 13 35 232 016 \$52,106
 13 35 232 017 \$58,208
 13 35 232 018 \$63,123
 13 35 232 019 \$41,523
 13 35 232 020 \$27,101
 13 35 232 026 \$152,443
 13 35 234 028 \$63,049
 13 35 234 029 \$52,985
 13 35 234 030 \$26,630
 13 35 234 031 \$17,849
 13 35 234 032 \$7,902
 13 35 234 033 \$7,902
 13 35 234 035 \$52,697
 . 13 35 .234 \$42,767
 036
 13 35 236 020 \$55,755
 13 35 236 021 \$3,895
 13 35 236 022 « \$3,895
 ; 13 35 \$4,046
 236 023
 13 35 236 . \$31,724
 024
 13 35 236 025 \$75,538
 13 35 236 026 \$63,487
 13 35 236 029 \$41,305
 13 35 236 030 \$77,607
 13 35 236 031 \$35,936
 13 35 236 032 \$40,193
 I i 1998 eaM
 Paf^.^uW^ .
 13 35 236 033 \$82,230
 13 . 35 236 034 \$39,094
 13 35 304 001 \$10,171
 13 35 304 002 \$7,024
 13 35 304: \$7,763
 003
 13 35 304 004 \$26,451
 13 35 304 005 \$3395

13	35	304 006 \$64,185
13	35	304 007 \$8,404
13	35	304 042 \$45,560
13	35	304 043 '\$5,993 j
13	35	305 001 \$64,743
13	35	305 005 \$8,606
13	35	305 006 \$8,606
13	35	305 007 \$8,606
13	35	305 008 \$0
13	35	305 046 \$79,246
13	35	305 047 \$36,945
13	35	306 001 \$130,604 i
13	35	306 002 \$29313 [
13	35	306 003 \$35,208
13	35	306 004 \$24,506
13	35	-306 007 \$27,837
13	35	306 008 \$2,038
13	35	306 009 \$99,002
13	35	306 044 \$22,327
13	,35	306 045 \$23,536
13	35	400 001 \$74,411
13	35 (400 002 * <\$21,631
13	35	400 003 \$149,114
13	35	400 \$76,761
004 -		
13	35	400 005 \$10,036
13	35	400 006 \$30,682
13	35	400 007 \$15,408
13	35	400 008 \$31,929
13	35	400 042 \$47,594
13	35	400 043 \$196,056

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(To Amendment Number 1 To Fullerton/Milwaukee Tax Increment Financing Redevelopment Plan And Project) (Page 7 of 13)

*Part 1 - Original Project Area.**1998 Equalized Assessed Valuation By Parcel.*

Parcel l^rtiber ; 1998 EAV

13	35	401 001 \$102,503
13	35	401 004 \$26,468
13	35	401 005 \$106,458
13	35	401 006 \$39,328
13	35	401 007 \$4,118
13	35	401 008 \$4,118
13	35	401 009 \$4,118

13 35 401 010 \$89,491
 13 35 401 044 \$85,801
 13 35 402 001 \$64,632
 13 35 402 002 \$1,944
 13 35 402 003 \$12,356
 13 35 402 004 \$4,118
 13 35 402 005 \$57,809
 13 35 402 006 \$21,932
 13 35 402 007 \$20,613
 13 35 402 008 \$54,971
 13 35 402 009 \$3,322
 13 35 402 010 \$76,863
 13 35 402 011 \$148,854
 13 35 403 006 \$219,764
 13 35 403 007 \$509,294
 13 35 403 037 \$198,650
 13 35 404 001 \$85,964
 13 35 404 002 \$36,651
 13 35 404 003 \$4,118
 13 35 404 004 \$62,031
 13 35 404 005 \$30,558
 13 35 * 404 - \$45,961
 006
 13 35 404 007 \$39,345
 13 35 404 008 \$4,118
 - 13 35 -404 \$4,118
 009
 13 35 404 010 *0
 13 35 404 040 \$0
 13 35 \$0
 404 ,041
 13 35 405 001 \$55,278
 13 35 405 002 \$4,118
 Par^l^uWt^r . : 1998 EF
 13 35 405 003 ;-.7 \$
 13 35 405 004 \$192,753
 13 35 405 005 \$45,817
 13 35 405 006 \$77,803 ;
 13 35 405 007 \$10,592
 13 35 405 008 \$91,543
 13 35 405 009 \$4,118
 13 35 405 010 \$48,038 j
 • 13 35 405 011 \$34,216
 13 35 405 012 \$153,123 ;
 13 36 100 001 \$93,383 j
 13 36 100 002 \$5,703
 13 36 100 003 \$29,017
 13 i 36 100 004 \$3,800

13	36	100 009	\$135,448
13	36	100 015	\$47,422
13	36	100 018	\$31,968
13	36	100 019	\$11,174
13	36	100 020	\$0
13	36	100 023	\$0
13	36	100 024	\$0
13	"36	100 025	\$565,359
13	36	100 027	\$430,988
13	36	101 001	\$192,391
13	36	101 002	\$53,959
13 - 36		101 003	\$28,138
13	36	101 004	\$94,789
13	36	1 (1 , 005	\$69,408
13	36	101 " 006	\$34,752
13	36	101 007	\$31,833
13	36	101 : 008	\$47,905
13	36	101 009	\$0
13	36	101 010	\$30,972
13	36	101 011	\$33,237
13	36	101 029	\$121,174
13	36	101 039	\$147,383

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Appendix. D.

(To Amendment Number 1 To Fullerton/Milwaukee Tax Increment Financing Redevelopment Plan And Project) (Page 8 of 13)

*Part 1 - Original Project Area.**1998 Equalized . Assessed Valuation By Parcel.*

Parcel >Hi<rhbjtr 1998 EAV

13	36	102 001	\$194,297
13	36	102 002	\$43,184
13	36	102 003	\$33,021
13	36	102 004	\$28,291 :
13	36	102 012	\$12,244 !
13	36	102 013	\$9,873
13	36	102 014	\$28,677
13	36	102 015	\$12,057
13	36	102 016	\$7,473
13	36	102 017	\$44,891
13	36	102 018	\$44,823
13	36	102 019	\$3,056
13	36	102 020	\$6,61,6
13	36	102 021	\$46,164
13	36	102 022	\$32,099
13	36	102 023	\$24,060
13	36	102 024	\$135,459

13	36	102 025	\$747,514
13	36	102 026	\$88,846
13	36	102 027	\$185,795
13	36	102 028	\$176,439
13	36	102 029	\$12325
13	36	102 030	\$14,906
13	36	105 029	\$3,558
13	36	105 030	\$3,531
13	36	105	\$2,531
031.			
13	36	105 032	\$24,254
13	36	105 033	\$48,753
13	36	105 034	\$42,920
13	36	105 035	\$44,073
13	36	105 036	\$42,794
13	36	105 037	\$42,554
13	36	105 038	\$21,832
13	36	105 039	\$95,155
13	36	107 030	\$40,387
13	36	107 031	\$121,037
13	36	107	\$57,621
032			
Pai^ rferr*tr . I : 19			
13	36	107 033	\$59,875
13	36	107 034	\$110,044
13	36	107 035	\$562
13	36	107 036	\$35,295
13	36	107 037	\$27,816
13	36	107 038	\$9,746
13	36	107 039	\$9,746
13	36	107 040	\$22351.
13	36	107 041	\$50,482
13	36	107 042	\$32,474
13	36	107 087	\$25,681
13	36	107 ,088	\$25,112
13	36	107 089	\$5,352
13	36	107 090	\$41,061
13	36	109 038	\$138,982
13	36	109 039	\$25,211
13	36	109 040	\$20,068
13	36	109 041	\$26,643
13	36	109 079	\$25,346
13	36	109 080	\$0
13	36	109 081	\$0
13	36	109 082	\$50,713
13	36	109 084	\$68,342
13	36	109 085	\$41,444
13	36	109 086	\$79,492

13	36	109 090	\$18,067
13	36	109 091	\$31,201
13	36	113 027	\$297,877
*	13	36 113 028	\$72,900
13	36	113 072	\$531,739
13	36	113 075	\$268,304
13	36	113 076	\$57,421
13	36	115 035	\$123,494
13	36	115 036	\$15,776
13	36	115 037	\$9,834
13	36	115 038	\$0
13	36	115 039	\$80,142

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Part 1 - Original Project Area.

1998 Equalized Assessed Valuation By Parcel

1998 EAV

13	36	115 040	\$23,137
13	36	115 041	\$119,450
13	36	115 042	\$35,439
13	36	115 043	\$4,796 i
13	36	115 044	\$26,798
13	36	115 045	\$4,796
13	36	115 046	\$53,626
13	36	116 032	\$26,760
13	36	116 033	\$5,395
13	36	116 051	\$377,552
13	36	116 052	\$264,324
13	36	116 055	\$34,442
13	36	116 056	\$40,786
13	36	123 006	\$62,511
13	36	123 007	\$27,192
13	36	123 008	\$87,458
13	36	123 013	\$5,594
13	36	123 014	\$25,448
13	36	123 015	\$55,847
13	36	123 016	\$24,781
13	36	123 017	\$45,357
13	36	123 018	\$30,519
13	36	124 011	\$48,130
13	36	124 012	\$39,565
13	36	124 013	\$75,226
13	36	124 014	\$29,607

13	36	124 015	\$39,792
13	36	124 016	\$7,603
13	36	124 017 *	*: \$40,9
13	36	124 018	\$62,223
13	36	124 019	\$0
13 - 36		-124 021	\$5,609
13	36	124 022	\$8,216
13	36	124 023	\$57,761
13	36	125 005	\$110,543
13	36	125 006	\$65,177
13	36	125 007	\$22,909
13	36	125 008	\$15,693
13	36	125 009	\$12,554
		:	1998 EAVj
13	36		\$13,598
13	36		\$177,749
13	36		\$10,764
13	36		\$13,620
13	36		\$31,177 i
13	36		\$3,163
13	36		\$21,091
13	36		\$52,320
13	36		\$25,115
13	36		\$92,463
13	36		\$56,799
13	36		\$22,237
13	36		\$11,632 ■
13	36		\$36,400
13	36		\$110,139
13	36		\$20,053
13	36		\$23,427
13	36		\$28,097
13	36		\$31,877
13	36		\$16,120
006,			
13	36		\$176,245
13	36		\$25,243
13	36		\$45,063
13	36		\$27,831
13	36		\$6,699
13	36		\$17,895
13	36		\$52,137
13/	36		\$60,235
13	36	i 449,	113
13	36		\$98,228
13	36		\$49,113
nn			

0000.
 13 36 \$9,705
 007
 13 36 \$9,352
 13 36 \$9,705
 13 36 \$9,705
 13 36 \$9,705
 13 36 - \$9,705
 012
 13 36 \$211,623
 13 36 \$10,882

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*Part 1 - Original Project Area.**1998 Equalized Assessed Valuation By Parcel.***1998 EAV**

13	36	215 036	\$116,433
13	36	215 037	\$60,710 j
13	36	215 038	\$11*918 :
13	36	215 039	\$35,493 ;
13	36	215 044	' \$50,543
13	36	215 048	\$94,621
13	36	215 049	\$404,197
13	36	215 050	\$550,747
13	36	218 001	\$86,488
13	36	218 002	\$43,435
13	36	218 003	\$43,435
13	36	218 004	\$11,658
13	36	218 005	\$34,081
13	36	219 001	\$76,715 ,
13	36	219 002	\$126,670
13	36	219 003	\$112,313
13	36	219 004	\$21,1S2
13	36	219 005	\$67,655 !
13	36	219 006	\$51,243
13	36	219 007	\$42,617
13	36	219 008	\$11,806
13	36	219 009	\$34,756
13	36	219 011	\$34,292
13	36	219 012	\$57,861
13	36	219 013	\$77,746
13	36	219 014	\$41,671
13	36	219 015	\$49,368
13	36	219 016	\$23,872
13	36	*220 001	*10,819
13	36	220 002	\$10,335

13	36	220 004	\$11,619
13	36	. 220	\$20,657
005			
13	36	220 006	\$20,657
13	36	220 007	\$20,657
13	36	220 '	\$20,657
008			
13	36	220	\$20,657
009			
13	36	221 017	\$251,981
			; 1998 F
13	36	221 032	\$448,575
13	36	221 065	\$41,183
T3	36	221 066	\$22,998 !
13	36	221 067	\$2,847
13	36	221 068	\$36,317
13	36	221 069	\$91,615 '
13	36	221 070	\$51,021
13	36	221 071	\$73,234
13	36	225 001	\$7,756
13	36	225 002	\$10,202
13	36	225 003	\$10,202
13	36	225 004	\$10,202
13	36	225 005	\$10,202
13	36	225 006	\$15,259
13	36	225 007	\$3,710
13	36	225 027	\$126,016
13	36	225 040	\$222,908 !
13	36	225 041	\$61,275 I
13	36	225 043	\$62,544
13	36	225 044	\$185,771 !
13	36	225 045	\$50,931 ;
13	36	225 046	\$26,037
13	36	225 047	\$995,953
13	36	228 001	\$107,905
13	36	228 002	\$36,744
13	36	228 003	\$34,745
13	36	228 004	\$29,296
13	36	228 005	\$75,398
13	36	226 . 008	. \$1325124
13	36	228 022	\$5,044
- 13 -	36 --	228 - 023	\$27,861
13	36;	"228 024	\$17,566
13	36	228 025	\$25,623
13	36	228 026	\$27,569
13	36	228 027	\$10,784
13	36	228 028	\$10,867
13	36	228 029	\$23,759

13 36 228 030 \$25,562

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Part 1 - Original Project Area.

1998 Equalized Assessed Valuation By Parcel.

Vw^mrim .1 1'

13 \$30,192

13 \$21,125

13 \$23,273 |

13 \$4,661

13 \$23,188

13 \$24,694

13 \$21,372

13 \$27,179

13 \$5363

13 \$29,860

13 \$0 |

13 \$0

13 \$7,335

13 \$71,935 j

13 \$47,786 j

13 \$3,625

13 \$4,532

13 \$22,769

13 \$4,796

13 \$4,796

13 \$25,426

13 \$14,158 j

13 \$23,194 |

13 \$22,756

13 \$23,111

13 \$23,048

13 \$4,796

13 \$4,796

13 \$4,028

13 \$52,719

13 \$93,064

051.

13 \$22,695

13 \$22,682

13 \$3,265

13 \$31,133

13 \$29,544

13		\$64,643
		'1998 EAVj!
13	36	\$59,256
13	36	\$59,167
13	36	\$175,972
13	36	\$162,625 i
13	36	\$24,264
13	36	\$12,000 I
13	36	\$50,720 !
13	36	\$9,557
13	36	\$109,621
13	36	\$141,691
13	36	\$39,362 !
13	36	\$9,921 ;
13	36	\$57,013
13	36	\$57,013
13	36	\$9,810
13	36	\$10,516
13	36	\$47,565
13	36	\$76,297
13	36	\$34,085
13	36	\$25,086
13	36	\$8,105
13	36	-\$71,937
13	36	\$71,937
13	36	\$32,696
13	36	\$32,284
13	36	\$23,447
13	36	\$97,402
13	36	\$41,109
<	13	36\$52,788
13	36	\$52,788
13	36	. \$35,848
13	36	\$35,870
13	36	\$55,860
13	36	\$88,371
13	36	\$301,921
13	36	\$125,527
13	36	\$201,564

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*Part 1 - Original Project Area.**1998 Equalized Assessed Valuation By Parcel.*

_-' ■ 1998 EAV

13 36 230 040 \$209340

13	36	230 041	\$119,445
13	36	230 088	\$23,848
13	36	230 089	\$38,562
13	36	230 090	\$29357
13	36	230 091	\$47,958
13	36	230 092	\$47,958
13	36	231 018	\$393,433
13	36	233 032	\$195,753
13	36	300 009	\$143,828
13	36	300 010	\$41,287
13	36	300 011	\$75387
13	36	300 026	. \$219,673
13	36	300 027	<i>tft7.940</i>
13	36	302 001	\$4,796
13	36	302 002	\$4,796
13	36	302 003	\$37,409
. 13	36	302 004	\$36,437
13	36	302 005	\$4,796
. 13	36	302 024	\$61,709
13	36	302 025	\$30,737
_ 13	36	302 026	\$20,648
13	36	302 027	\$25,721
13	36	302 028	\$0
13	36	302 029	\$0
.13	36	303 001	\$148,778
.13	36	303 002	\$5,530
13	36	303 003	\$76,268
⁴ 13	36	303 021	* \$123,559
13	36	303 022	\$164,231
13	36	304 001 .	\$80,554
13	36	304 018	\$82357
		1998 EAV	
_ 13	36	305 oni	\$2,952
_. 13	36	305 iww	\$5,881
'3	36	305 003	\$112,080
__ 13	36	305 n??	■ ->---esse
_ 13	36	306 oni	\$93,762
36	306 im 13	36 307 001	\$185,878 \$12
13	36	307 00?	\$12,755
13	36	307 050	\$218,655
13	36	400 001	\$75,200
13	36	400 002	SO
13	36	400 003	SO
_ 1?	36	4f10 004	<i>man</i>
- *	36	«® <»S	
__1	36	400 006	
_ 13	36	402 001	\$37,169

13	36	402 002	\$21,014
_ 13	36	402 003	\$20,227
13	36	402 004	\$24,781
_ 13	36	402 005	\$19,608
13	36	402 006	\$22,207
_ 13	36	402 007	\$41,527
13	36	402 008	\$17,478
_ 13	36	402 009	\$17,524
_ 13	36	402 010	\$0
_ 13	36	402 011	\$51,975
13	36	402 012	\$18,684
13	36	402 013	\$23,310
13	36	402 014	\$22,444
13	36	402 015	\$24,062
_ 13	36	402 016	\$575

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*Part 1 - Original Project Area.**1998 Equalized Assessed Valuation By Parcel.***1998 EAV**

13	36	402 019	\$24,164
13	36	402 020	\$30,168
13	36	„■ 402 021	\$24,029
13	36	402 022	\$108,849
13 [!]	36	402 023	\$26,002
13	36	402 049	\$0
13	36	403 015	\$149,626
13	36	403 016	\$366,221
13	36	404 001	\$39,713
13	36	404 002	\$31,853 j
13	36	404 003	\$27,517 1
13	36	404 004	\$2,904 <
13	36	404 007	\$24,986
13	36	404 008	\$15,602
13	36	404 009	\$26,414
13	' 36	404 010	\$50,478
13	36	404 020	\$7,606
13	36	404 021	\$9,624
13	36	404 022	\$8,358
13	36	404 024	\$0
13	36	404 025	\$131,090
13	36	404 026	\$25,226
13	36	404 027	\$14,287

13	36	\$0
13	36	\$0 ,
13	36	\$0 i
13	36	\$0
13	36	\$0
13	36	\$0
13	36	\$0
13	36	\$0
13	36	\$0
13	36	\$0
13	36	\$0
13	36	\$0
13	36	\$0
13	36	\$0
13	36^	\$0
13	36	\$0
017 .		
13	36	\$0
13	36	\$0
13	36	\$0
13	36	\$0
13	36	\$0
13	36	\$0
13	36	\$0
13	36	\$0
13	36	\$0
13	36	\$0
13	36	\$0
13	36	\$0
13	36	\$0
030		
13	36	\$0

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Appendix D.

(To Amendment Number 1 To Fullerton/Milwaukee Tax Increment Financing Redevelopment Plan And Project) (Page 1 of 2)

*Part 2 - Amended Area.**2003 Equalized Assessed Valuation By Parcel.*

Pared Number	2003 EAV
13-25-314-001	\$202,833
13-25-314-002	\$140,53£
13-25-314-003	\$68,262
13-25-314-004	\$101,742
13-25-314-011	\$0
13-25-3144)12	\$73,285
13-25-3144)18	\$154,965
13-25-314-019	\$208,940
13-25-314-020	\$139,353
13-25-314-021	\$169,662
13-25-3144)22	\$162,467
13-25-3144)23	\$81,232
13-25-3144)24	\$292,364
13-25-3144)25	\$291,747
13-25-3144)26	\$85,279
13-25-3144)27	\$C
13-25-3144)30	\$108,72C
13-25-3144)31	\$C
13-25-3144)32	\$0
13-25-314-033	\$c
13-25-3144)34	\$217,363
13-25-3144)35	\$0
13-25-3144)36	\$29,067
13-25-3144)37	\$0
13-25-3144)38	\$118,700
13-25-3144)52	\$294,802
13-25-3144)53	\$C
13-25-5004)10	\$0
13-26-1004>»2	\$32,025
13-26-1004)13	\$25,287
13-26-1004)14	\$25,287
13-26-1004)15	\$11,797
Parcel Number	2003 E
13-26-1004)26	\$187,5£
13-26-101-002	\$32,167
13-26-1014)03	\$25,22£
13-26-1014)12	\$33,35£
13-26-1014)13	\$26,28£
13-26-2144)82	\$364,4£
13-26-2144)83	<i>\$78.72.</i>
13-26-2144)84	\$80,111
13-26-2144)85	\$422,4£
13-26-2144)86	\$208,4£
13-26-2144)87	\$74,73£

13-26-2144)88	\$62,577
13-26-2144)89	\$65,932
13-26-2144)90	\$49,196
13-26-2144)91	\$340,76
13-26-2154)95	\$111,66
13-26-215-096	\$618,51
13-26-2154)97	\$364,54
13-26-2154)98	\$268,36
13-26-215-104	\$100,37
13-26-215-105	\$259,87
13-27-2044)01	\$117,94
13-27-2044)02	\$63,106
13-27-2044)03	\$54,236
13-27-2044)04	\$53,146
11-27-2044)05	\$81,286
13-27-2044)06	\$7,379
13-27-2044)21	\$322,08
13-27-2044)56	- -\$74,0
13-27-2044)58	\$981,62
13-27-2044)59	\$448,34

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(To Amendment Number 1 To. Fullerton/Milwaukee Tax Increment Financing Redevelopment Plan And Project) ^r (Page 2 of 2)

Part 2 - Amended Area.

2003 Equalized Assessed Valuation By Parcel.

Parcel Number	2003 EAV
13-27-205003	\$0
13-27-205-004	\$348,364
13-27-207-018	\$0
13-27-207-023	\$1,471,755
13-27-207-024	\$513,006
13-27-207-025	\$0
13-35-128-015	\$0
13-35-2314)14	\$76,748
13-35-231-015	\$79,629
13-35-231-016	\$55,670
13-35-231-017	\$58,093
13-35-2314)18	\$125,241
13-35-2314)19	\$68,769
13-35-2314)20	\$59,574
13-35-2314)21	\$109,919
13-35-2314)22	\$101,169
13-35-2314)23	\$56,610
13-35-2314)24	\$25,415

13-35-2314)25	\$50,834
13-35-2314)26	\$73,312
13-36-1034)01	\$257,054
13-36-1034)02	\$88,727
13-36-1034)03	\$85,291
13-36-1034)04	\$103,749
13-36-1034)05	\$34,081
13-36-1034X36	\$34,656
13-36-1034)07	\$52,53?
13-36-1034)08	\$45,322

Parcel Number	2003 EAV
13-36-1034)09	\$45,45C
13-36-1034)10	\$218,398
13-36-1034)11	\$151,145
13-36-1034)12	\$47,263
13-36-1034)13	\$52,059
13-36-1034)14	\$43,051
<i>13-36-103-015</i>	\$46,623
13-36-1034)16	\$167,881
13-36-1034)17	\$258,279
13-36-1034)18	\$45,285
13-36-1034)19	\$85,549
13-36-1034)20	\$59,212
13-36-1034)21	\$42,685
13-36-4074)10	\$10,326
13-36-4074)11	\$105,784
13-36-4074)12	\$89,328
13-36-4074)13	\$49,454
13-36-4074)34	\$56,479
13-36-4074)35	\$56,479
13-36-4074)36	\$56,479
13-36-4074)37	\$55,301
13-36-4074)38	\$56,479
13-36-4074)39	\$31,038
13-36-4074)40	\$421,622
13-36^H)84)28	\$0
13-36-4084)50	\$10,326
Total	\$15,251,781

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(To Amendment Number 1 To Fullerton/Milwaukee Tax Increment Financing. Redevelopment Plan And Project)

Fullerton/Milwaukee Redevelopment Plan And Project Housing Impact Study Amendment Number 1 December 30, 2004.

Introduction.

Teska Associates, Inc. has been retained to conduct a Housing Impact Study for the City of Chicago (the "City") Fullerton/Milwaukee Tax Increment Financing Redevelopment Plan and Project (the "Redevelopment Plan") pursuant to the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1, et seq.) (the "Act"). This report summarizes the analyses and findings of the consultants' work, which is the responsibility of Teska Associates, Inc. ■

The Fullerton/Milwaukee Redevelopment Project Area ("Project Area") is located approximately five (5) miles northwest of the central business district of Chicago. The Project Area encompasses portions of four (4) major corridors: West Armitage Avenue, from North Ridgeway Avenue to North Milwaukee Avenue; West Fullerton Avenue, from North Kimball Avenue to North Francisco Avenue; West Belmont Avenue, from North Tripp Avenue to North Hamlin Avenue; and North Milwaukee Avenue from West Homer Avenue to West School Street.

As set forth in the Act, if the redevelopment plan for a redevelopment project area would result in the displacement of residents from ten (10) or more inhabited residential units, or if the redevelopment project area contains seventy-five (75) or more inhabited residential units and the City does not certify at that time that no displacement of residents will occur, the municipality shall prepare a housing impact study and incorporate the study in the Redevelopment Plan.

The number and type of residential buildings in the Project Area potentially affected by the Redevelopment Plan were identified during the survey of building condition and land-use conducted as part of the eligibility analysis for the Project Area. An estimate of the number of residential units within each such building, and whether such residential units were inhabited or uninhabited, was based on a number

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of analytical tools including, where appropriate, physical building surveys, Cook County tax assessment records, and United States Census data. As of November 24, 2004 the Project Area contained one thousand five hundred seventy-seven (1,577) residential units, of which one thousand four hundred thirty-four (1,434) were inhabited and one hundred forty-three (143) were uninhabited.

The goal of the Redevelopment Plan is not to displace existing residents. The primary goal of the Redevelopment Plan is to increase housing opportunities and strengthen commercial nodes. However, the City is unable to certify that no displacement of residents will occur throughout the twenty-three (23) year life of the Redevelopment Plan. Therefore, based on the requirements of the Act, this housing impact study contains the following parts:

Part I herein identifies the residential units in number and type, indicating whether they are inhabited or uninhabited, and the racial and ethnic composition of the residents. Specifically, the housing impact study shall provide the following:

1. data as to whether the residential units are single-family or multi-family units;
2. the number and type of rooms within the units, if that information is available;
3. data as to whether the units are inhabited or uninhabited, as determined not less than forty-five (45) days before the Redevelopment Plan is considered by the Community Development Commission; and
4. data as to the racial and ethnic composition of the residents in the inhabited residential units (this data requirement shall be deemed to be fully satisfied by data from the most recent federal census).

Part II herein identifies the inhabited residential units in the proposed project area that may be removed, including:

1. the number and location of those units that may be removed;
2. the municipality's plans for relocation assistance for those residents in the proposed redevelopment project area whose residences are to be removed;
3. the availability of replacement housing for those residents whose residences are to be removed, and the type, location, and cost of the housing; and
4. the type and extent of relocation assistance to be provided.

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Part I. Residential Units.

Part I of this study provides the type, size and number of residential units within the Project Area, the number of inhabited and uninhabited units, and the racial and ethnic composition of the residents in the inhabited residential units.

Type And Number Of Residential Units.

Field studies conducted by the Teska Associates, Inc. indicate that the Project Area contains one thousand five hundred seventy-seven (1,577) residential units. There are twenty-seven (27) single-family homes, five hundred thirty-seven (537) units in multi-family buildings and one thousand thirteen (1,013) units in mixed-use buildings (typically, upper story apartments above commercial uses).

Type And Number Of Rooms In Residential Units.

Tables E-1, E-2 and E-3, respectively, describe the distribution of the one thousand five hundred seventy-seven (1,577) residential units in the Project Area by number of rooms, by number of bedrooms, and by kitchen and plumbing facilities.

For purposes of this study, data has been gathered from the 2000 United States Census and is represented in block groups. A block group is a combination of census blocks (a census block is the smallest entity for which the Census Bureau collects and tabulates one hundred percent (100%) data). The Block Group is the lowest level of geography for which the Census Bureau has tabulated sample, or long-form, data. In this study, we have relied on the 2000 federal census because it is the best available information regarding the structures and residents of the Project Area. We have obtained information for the thirty-five (35) block groups which contain residential units in the Project Area. These thirty-five (35) block groups contain a total of twenty-one thousand two hundred forty-six (21,246) residential units.

The number of conventional residential units in the Project Area (one thousand five hundred seventy-seven (1,577)) represents seven and four-tenths percent (7.4%) of the total residential units within the thirty-five (35) block groups. Therefore, that percentage has been consistently applied to estimate, the distributions of rooms, number of bedrooms, and kitchen and plumbing facilities as presented in the tables below. For example, the number of one (1) room units in all thirty-five (35) block groups is one thousand six hundred ninety-one (1,691). Multiplying seven and four-tenths percent (7.4%) by this* total

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determines that there are one hundred twenty-six (126) one (1) room units in the Project Area ($1,691 \times 0.074 = 125.52$).

(
Table E-1 shows the estimated number (rounded to the nearest whole number) of conventional residential units in the Project Area by number of rooms. As defined by the Census Bureau, a room includes living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year round use and lodger's rooms. Excluded are strip or Pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets.

Table E-1.

Estimated Number Of Rooms Per Dwelling Units.

Number Number Of Units Within Of Rooms All Block Groups

Number Of Units Within Project Area

1 2 3 4 5 6 7

.8

9 or more TOTAL:

1,127 1,607 3,033 4,650 5,172 3,481 896 340 940 21,246
83 119 224 344 383 258 66 25 70

1

Source: 2000 Census, United States Bureau of the Census.

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Table E-2 describes the estimated number of bedrooms in the conventional residential units in the Project Area. As defined by the Census Bureau, number of bedrooms includes all rooms intended for use as bedrooms even if they are currently used for some other purpose. A residential unit consisting of only one (1) room, such as a one (1) room efficiency apartment, is classified by definition as having no bedroom.

Table E-2.

Estimated Number Of Bedrooms Per Dwelling Units.

Number Number Of Units Within Number Of Units

Of Bedrooms All Block Groups Within Project Area

0 1,691 125

1 5,076 376 ,

2 8,032 594

3 4,918 364

4 976 72

5 or more 553 41 TOTAL: 21,246 1,572

Source: 2000 Census, United States Bureau of the Census. Numbers may not add due to rounding.

Table E-3 describes the estimated number of conventional residential units in the Project Area with kitchen facilities and with plumbing facilities. As defined by the Census Bureau, a unit has complete kitchen facilities when it has all of the following: (1) an installed sink with piped water, (2) a range, cook top and

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convection or microwave oven, or cookstove, and (3) a refrigerator. All kitchen facilities must be located in the structure. They need not be in the same room. Portable cooking equipment is not considered a range or cookstove. An ice box is not considered to be a refrigerator. As defined by the Census Bureau, complete plumbing facilities include hot and cold piped water, a flush toilet and a bathtub or shower. All three (3) facilities must be located inside the house, apartment or mobile home, but not necessarily in the same room. Housing facilities are classified as lacking complete plumbing facilities when any of the three (3) facilities are not present.

Table E-3.

Estimated Number Of Units With Kitchen And Plumbing Facilities.

Facility

Number Of Units Number Of Units

Within All Block Group Within Project Area Which Have Facility Which Have Facility

Percentage Of Project Area Total -

Kitchen Plumbing

20,720 20,744

1,533 1,535

97.5% 97.6%

Source: 2000 Census, United States Bureau of the Census.

Inhabited Units.

Field surveys were completed on a building-by-building basis by Teska Associates, Inc. to determine the total number of inhabited and uninhabited residential units within the Project Area. As required by the Act, this

information was ascertained as of November 24, 2004, which is not less than forty-five (45) days before the date that the resolution required by subsection (a) of Section 11-74.4-5 of the Act is or will be passed.

The Project Area contains one thousand five hundred seventy-seven (1,577) residential units, including one thousand four hundred thirty-four (1,434)

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inhabited units and one hundred forty-three (143) uninhabited units. All of these uninhabited units are contained in multi-family or mixed-use buildings.

Table E-4. Types Of Dwelling Units.

Type Of Unit Inhabited . Vacant Total

Single-Family (27 0 27

Home

Units in Multiple-Family Buildings 504 33 537

Units in Mixed-Used Buildings 903 110 1,013

TOTAL: 1,434 143 1,577

Source: T.A.I. Field Survey.

Demographics.

As required by the Act, the racial and ethnic composition of the residents in the inhabited residential units is determined according to the most recent federal census data.

First, the estimated number of persons in the Project Area is calculated. The United States Department of Housing and Urban Development (H.U.D.) has determined a family size adjustment rate based on the number of bedrooms in a unit. This rate is applied to the estimated number of units in the Project Area, in order to estimate the number of persons living in the Project Area. Estimates are shown in Table E-5 below. Currently, approximately four thousand eight hundred forty-nine (4,849) persons reside in the Project Area.

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Table E-5. Estimated Number Of Residents.

Number Of Bedrooms

Number Of Units Within Project Area (see Table B-2)

H.U.D. Family Size Adjustment Rate (persons per unit)

Estimated Number Of Persons Within Project Area

0 1 2 3 4

5 or more TOTAL:

125 376 594 364 72 41 1,572

1.0 1.5 3.0 4.5 6.0 7.5 N/A

125 564 1,782 1,638 432 308 4,849

Source: United States Department of Housing and Urban Development, 2000.

Second, racial and ethnic composition is available from the 2000 United States Census, for the thirty-five (35) block groups which contain residential units in the Project Area. These block groups contain a total of sixty thousand ninety-nine (60,099) residents. Table E-6 identifies the residents of the thirty-five (35) block groups by their racial and ethnic composition, and estimates the racial and ethnic composition of the estimated four thousand eight hundred forty-nine (4,849) residents of the Project Area. For example, census data indicates that forty-three and nine-tenths percent (43.9%) of the total number of residents in the thirty-five (35) block groups are white. By applying this percentage to the estimated Project Area population of four thousand eight hundred forty-nine (4,849) and rounding to the nearest whole number, we estimate that there are two thousand one hundred twenty-nine (2,129) white persons among the four thousand eight hundred forty-nine (4,849) residents of the Project Area ($4,849 \times 0.439 = 2,129$).

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Table E-6.

Estimated Racial And Ethnic Composition Of Residents.

Race
2000 Census Percentage In All Block Groups
Estimated Number Of Residents Within Project Area
White Only
Black or African American Only
American Indian and Alaska Native Only
Asian Only
Native Hawaiian and Other Pacific Islander Only
Other Single Race
Two or More Races
TOTAL:

43.9%
5.6%
0.8% 1.8%
0.1% 41.6% 6.3% 100%

2,129

) 272

39 87

5

2,017 305 4,854

Ethnic Composition

Hispanic or Latino (of any race)

67%

3,268

Source: 2000 Census, United States Bureau of the Census totals may not add due to rounding.

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Part II. Relocation Plans.

As required by the Act, Part II contains information on any acquisition, relocation program, replacement housing and relocation assistance.

Residential Units Which May Be Removed.

The Redevelopment Plan indicates that no property is being targeted for acquisition under the 2005 Amendment. It also states the underlying Armitage/California/St. Louis Redevelopment Area previously identified several properties for acquisition. These properties are identified in Appendix C. Appendix C identifies parcels of real property on which there are buildings containing residential units that could be removed if the underlying Redevelopment Plan is implemented. Hence, there is a possibility over the twenty-three (23) year life of the Project Area that some inhabited residential units may be removed as a result of the implementation of the previously adopted underlying acquisition plan. The methodology used to estimate the number and location of residential units that may be removed is as follows:

1. First, all inhabited residential units previously identified on any underlying acquisition maps are counted. The Armitage/California/St. Louis Redevelopment Area Plan identified three (3) mixed-use structures with four (4) residential units that may be acquired. The number of inhabited residential units that may be removed under this step is three
2. Second, if any properties were targeted for acquisition, inhabited residential units on those properties would be counted. Since no properties are identified for acquisition in the Redevelopment Plan, no inhabited residential units are counted in this step.
3. Third, we count the number of residential units that exist where the future land-use indicated by the Redevelopment Plan is different than the current use. No parcels which currently contain residential units are designated for redevelopment to a different future land-use that would preclude the inclusion of residential units on-site, therefore, the Redevelopment Plan is not minimizing the number of potential residential units in the

future. The number of residential units removed under this step is zero (0).

In total, three (3) inhabited residential units may be removed, as described below:

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Table E-7.

Residential Units Which May Be Removed.

Permanent Number Of Reason For Proposed

Index Dwelling Type Of Potential Future

Number Address Units Building Removal Land-Use

13-35-236-025

13-35-236-024

13-36-300-010

3224 West

Armitage

Avenue

3226 West

Armitage

Avenue

3107 West

Armitage

Avenue

Mixed-Use

Mixed-Use

mixed-Use

Previously

Approved

Acquisition

Previously

Approved

Acquisition

Previously

Approved

Acquisition

Mixed-Use

Mixed-Use

Mixed-Use

These units are planned to be replaced by the residential component of the corridor mixed land-use as contemplated in the land-use plan, which would mitigate the loss of these units.

Relocation Program.

If during the life of the twenty-three (23) year tax increment financing district, the City acquires property which includes residential units, the City's plans for relocation assistance for qualified residents in the proposed Project Area shall be consistent with the requirements set forth in Section 1 l-74.4-3(n)(7) of the Act. The terms and conditions of such assistance are described under "Type and Extent of Relocation Assistance" below. The City, as of the date of this report, has prepared no specific relocation plan because it is not the intent of the City to acquire any occupied residential units within the Project Area.

Availability Of Replacement Housing.

In accordance with Section 1 l-74.4-3(n)(7) of the Act, the City shall make a good faith effort to ensure that affordable replacement housing for any qualified displaced resident whose residence is removed, is located in or near the Project Area.

To promote development of affordable housing, the Redevelopment Plan requires that developers who receive tax increment financing assistance for market-rate housing are to set aside at least twenty percent (20%) of the units to meet

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affordability criteria established by the City's Department of Housing. Generally, this means the affordable for-

sale units should be priced at a level that is affordable to households earning no more than one hundred percent (100%) of the area median income (adjusted for family size), and affordable rental units should be affordable to households earning no more than sixty percent (60%) of the area median income (adjusted for family size). Samples of the type, location and cost of a sample of possible replacement housing units located in the Avondale, Logan Square, Bucktown, Roscoe Village, Palmer Square and Humboldt Park community areas are listed in Table E-8. The information presented is based on classified advertisements from the Chicago Reader online newspaper listings (compiled from the October 29, 2004 issue). It is important to note, however, that Chicago has a rental cycle that turns over in greater volume on May 1 and October 1 of each year. The majority of the apartments in the City that turn over in any given year become available during the months prior to those dates. Therefore, housing ads placed at these times will likely reflect a wider variety of rental rates, unit sizes and locations.

Table E-8. Sample Replacement Housing.

Housing Type	Location	Rent
Studio apartment	2011 North Leavitt Street	\$625
Studio apartment	, 2700 West Logan Boulevard	550
Studio apartment	2959 North Damen Avenue	550
One-bedroom apartment	2457 West Logan Boulevard	650
One-bedroom apartment	3530 West Lyndale Street	595
One-bedroom apartment	3115 West Diversey Avenue	650
One-bedroom apartment	1940 North Drake Avenue	, 650
One-bedroom apartment	2252 North Spaulding Avenue	650
One-bedroom apartment	2625 North Spaulding Avenue	600
One-bedroom apartment	2637 North Spaulding Avenue	610
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Housing Type	Location	Rent
One-bedroom apartment	2452 North Spaulding Avenue	\$610
One-bedroom apartment	2220 North Hamilton Avenue	595
One-bedroom apartment	2634 West Armitage Avenue	575
One-bedroom apartment	3700 West Fullerton Avenue	600
One-bedroom apartment	1659 North Humboldt Boulevard	630
One-bedroom apartment	2840 North Whipple Street	625
One-bedroom apartment	4304 North St. Louis Avenue	625
One-bedroom apartment	2335 West Roscoe Street	, 625
One-bedroom apartment	2014 West Melrose Street	650
One-bedroom apartment	4337 North Richmond Street	625
One-bedroom apartment	2900 West Belle Plaine Avenue	600
One-bedroom apartment	4101 West Sacramento Avenue	650
One-bedroom apartment	4137 North Kimball Avenue	600
Two-bedroom apartment	2252 North Spaulding Avenue	750
Two-bedroom apartment	2011 North California Avenue	.650
Two-bedroom apartment	2036 North Whipple Street	600
Two-bedroom apartment	2046 North California Avenue	650
Two-bedroom apartment	2452 North Spaulding Avenue	610
Two-bedroom apartment	2544 North Springfield Avenue	650
Two-bedroom apartment	3602 West Irving Park Road	850
Two-bedroom apartment	4137 North Kimball Avenue	• \$725

Source: Chicago Reader, October 29, 2004 on-line edition.
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Type And Extent Of Relocation Assistance.

In the event that the implementation of the Redevelopment-Plan results in the removal by the City of residential housing units in the Redevelopment Project Area occupied by low-income households or very low-income households, the occupants of such units shall be provided 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. The City shall make a good faith effort to ensure that affordable replacement housing for the aforementioned households is located in or near the Redevelopment Project Area.

As used in the above paragraph, "low-income households", "very low-income households" and "affordable housing" have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 65/3. As of the date of this Redevelopment Plan, these statutory terms have the following meaning: (i) "low-income household" means a single person, family or unrelated persons living together whose adjusted income is more than fifty percent (50%) but less than eighty percent (80%) 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 United States Department of Housing and Urban Development ("H.U.D.") for purposes of Section 8 of the United States Housing Act of 1937 ("Section 8"); (ii) "very low-income household" means a single person, family or unrelated persons living together whose adjusted income is not more than fifty percent (50%) of the median income of the area of residence, adjusted for family size, as so determined by H.U.D. for purposes of Section 8; and (iii) "affordable housing" means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than thirty percent (30%) of the maximum allowable income for such households, as applicable.

An estimate of the number of low- *and very low-income households in the Redevelopment Project Area is based on the 2000 United States Census data for the block groups which contain the residential units in the Project Area.

First, the thirty-five (35) block groups which contain residential units in the Project Area contain a total of twenty one thousand two hundred forty-six (21,246) residential units, and the Project Area contains one thousand five hundred seventy-seven (1,577) residential units (seven and four-tenths percent (7.4%) of the block group total). Census data also indicates that there are nineteen thousand five hundred fifty-one (19,551) households in the thirty-five (35) block groups. Therefore, we estimate that there are one thousand four hundred forty-seven (1,447) households in the Project Area ($19,551 \times 0.074 = 1,447$).

Table E-9 shows the percentage of households in the block groups by household income level.

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Table E-9.

Estimated Number Of Households By Income Level.

1989 Household Income

Number Of Households Within All Block Groups

Percent Of Households

Estimated Number Of Households Within Project Area

Up to \$14,999 4,249

\$15,000 to \$34,999 6,203

\$35,000 or more 9,099

TOTAL: ' 19,551

21.7% 31.7% 46.5% 100.0%

314 459 673 1,447

Source: 2000 Census, United States Bureau of the Census.

Second, the number of occupied units by household size is determined, based on the fact that in the Project

Area, one thousand four hundred thirty-four (1,434} of one thousand five hundred seventy-seven (1,577) residential units area occupied (ninety and nine-tenths percent (90.9%)).' For example, if there are three hundred seventy-six (376) one (1) bedroom residential units in the Project Area, approximately three hundred forty-two (342) are occupied ($376 \times 0.909 = 18$).

Table E-10. r Estimated Number Of Occupied Units By Number Of Bedrooms.

Number Of Bedrooms

Number Of Units Within Project Area (see Table E-5)

Estimated

Number Of Occupied Units Within Project Area

H.U.D. Family Size Adjustment Rate (persons per unit)

0

125

114

1.0

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Number Of Bedrooms

Number Of Units Within Project Area (see Table E-5)

Estimated Number Of Occupied Units Within Project Area

H.U.D. Family Size Adjustment Rate (persons

per unit)

1 2 3 4

5 or more TOTAL:

376 594 364 72 41 1,573

342 540 33 L 65 37 1,430

1.5 3.0 4.5 6.0 7.5 n/a

Source: United States Department of Housing and Urban Development, Fiscal Year 1999 Income Limits.

Third, since 2000 Census household income data were collected in 1999, they are compared to 1999 low-income, very low-income and thirty percent (30%) of the area median income threshold limits as determined by H.U.D.. The H.U.D. income limits are based on family size and defined as follows:

The low-income limit is defined as "80% of the median family income for the area, subject to adjustments for areas with unusually high or low-incomes or housing costs".

The very low-income limit is defined as "50% of the median family income for the area, subject to specified adjustments for areas with unusually high or low-incomes".

The thirty percent (30%) of the area median income limits is "a new income targeting standard of the 1998 Act Amendments to the Housing Act of 1937; to avoid inconsistencies with other limits, it is defined as 60% of the four person family very low-income limit, adjusted for family size".

These income limits are also adjusted for family size so that larger families have higher income limits. Using the criteria listed above, the following information is determined:

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Four hundred fifty-six (456) occupied residential units (thirty-one and nine-tenths percent (31.9%)) have zero (0) or one, (1) bedroom. This corresponds to a household size of one (1) to one and one-half (1.5) persons. For comparison to the H.U.D. income thresholds, we assume a household size of one (1) to two (2) persons. For this household size:

To be considered:

A household of this size must have an annual income of not more than:

30% of the area median income

\$13,410 (for 1 person) to \$15,300 (for 2 persons)

very low-income (50% of median)
\$22,350 (for 1 person) to \$25,500 (for-2 persons)
low-income (80% of median)
\$35,760 (for 1 person) to \$40,800 (for-2 persons)
Eight hundred seventy-one (871) occupied residential units (sixty and nine-tenths percent (60.9%)) have two (2) or three (3) bedrooms. This corresponds to a household size of three (3) to four and one-half (4.5) persons. For comparison to the H.U.D. income thresholds, we assume a household size of three (3) to five (5) persons. For this household size:

To be considered:

A household of this size must have an annual income of not more than:

30% of the area median income
\$17,250 (for 3 persons) to \$20,670 (for 5 persons)
very low-income (50% of median)
\$28,750 (for 3 persons) to \$34,450 (for 5 persons)
low-income (80% of median)
\$46,000 (for 3 persons) to \$55,120 (for 5 persons)

One hundred two (102) occupied residential units (seven and one-tenth percent (7.1%)) have four (4) or more bedrooms. This corresponds to a household size of six (6) to seven and one-half (7.5). persons. For 5/11/2005

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comparison to the H.U.D. income thresholds, we assume a household size of six (6) to eight (8) persons. For this household size: ■ ,

To be considered: A household of this size must have an annual income of not more than:

30% of the area
median income \$22,200 (for 6 persons) to \$25,260
(for 8 persons)
very low-income
(50% of median) \$37,000 (for 6 persons) to \$42,100
(for 8 persons)
low-income
(80% of median) \$59,200 (for 6 persons) to \$67,360
(for 8 persons)

Exhibit "B". (To Ordinance)

Community Development Commission

Of The City Of Chicago

Resolution 05-CDC-20

*Recommending To The City Council Of The City Of Chicago For The Proposed Fullerton/Milwaukee
Redevelopment Project Area - Amendment Number 1:*

Approval Of A Redevelopment Plan,

Designation Of A Redevelopment Project Area

And Adoption Of

Tax Increment Allocation Financing.

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Whereas, The Community Development Commission (the "Commission") of the 47466

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City of Chicago (the "City") has heretofore been appointed by the Mayor of the City with the approval of its City Council ("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 Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1. et seq.) (the "Act"); and Whereas, The Commission is empowered by the Corporate Authorities to exercise certain powers set forth in Section 5/11-74.4-4(k) of the Act, including the holding of certain public hearings required by the Act; and Whereas, Staff of the City's Department of Planning and Development has conducted or caused to be conducted certain investigations, studies and surveys of the four (4) primary commercial corridors in the vicinity of Milwaukee, Armitage, Fullerton and Belmont Avenues in the Logan Square and Avondale community areas, the street boundaries of which are described on (Sub)Exhibit A hereto (the "Area"), to determine the eligibility of the Area as a redevelopment project area as defined in the Act (a "Redevelopment Project Area") and for tax increment allocation financing pursuant to the Act ("Tax Increment Allocation Financing"), and previously has presented the following documents to the Commission for its review:

the Fullerton/Milwaukee Tax Increment Financing Redevelopment Plan and Project Amendment Number 1 (the "Redevelopment Plan"), which includes as an exhibit a separate report entitled the Fullerton/Milwaukee Redevelopment Plan and Project Eligibility Study Amendment Number 1 (the "Amended Area Eligibility Study"); and

Whereas, The Commission has heretofore passed Resolution 04-CDC-91 on October 12, 2004 that contains the information required by Section 5/11-74.4-4.16(a) of the Act to be included therein and that provides for the preparation of a feasibility study on designation of the Area as a Redevelopment Project Area and requires that such feasibility study include the preparation of the housing impact study set forth in Section 5/11-74.4-3(n)(5) of the Act, all as required by Section 5/11-74.4-4.1 (b) of the Act, which has resulted in the preparation of the Report and the Plan being presented to the Commission; and

Whereas, A public meeting (the "Public Meeting") was held in accordance and in compliance with the requirements of Section 5/11-74.4-6(e) of the Act on Monday, January 3, 2005 at 6:30 P.M. at the Copernicus Senior Center located at 3160 North Milwaukee Avenue, Chicago, Illinois, being a date not less than fourteen (14) business days before the mailing of the notice of the Hearing (hereinafter defined), pursuant to notice from the City's Commissioner of the Department of Planning and Development given on December 17, 2004, being a date not less than fifteen (15) days before the date of the Public Meeting, by certified mail to all taxing districts having real property in the proposed Area and to all entities requesting that information that have taken the steps necessary to register to be included on the

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interested parties registry for the proposed Area in accordance with Section 5/11-74.4.2 of the Act and, with a good faith effort, by regular mail to all residents and the last known persons who paid property taxes on real estate in the proposed Area (which good faith effort was satisfied by such notice being mailed to each residential address and the person or persons in whose name property taxes were paid on real property for the last preceding year located in the proposed Area), which to the extent necessary to effectively communicate such notice, was given in English and in other languages; and

Whereas, Prior to the adoption by the Corporate Authorities of ordinances approving a redevelopment plan, designating an area as a Redevelopment Project Area or adopting Tax Increment Allocation Financing for an area, it is necessary that the Commission hold a public hearing (the "Hearing") pursuant to Section 5/11-74.4-5 (a) of the Act, convene a meeting of a joint review board (the "Board") pursuant to Section 5/11-74.4-5(b) of the Act, set the dates of such Hearing and Board meeting and give notice thereof pursuant to Section 5/11-74.4-6 of the Act; and

Whereas, The Report and Plan were made available for public inspection and review since Thursday, December 30, 2004, being a date not less than ten (10) days before the Commission meeting at which the Commission adopted Resolution 05-CDC-01 on Tuesday, January 11, 2005 fixing the time and place for the Hearing, at City

Hall, 121 North LaSalle Street, Chicago, Illinois, in the following offices: City Clerk, Room 107 and Department of Planning and Development, Room 1000; and

Whereas, Notice of the availability of the Report and Plan, including how to obtain this information, were sent by mail on January 18, 2005, which is within a reasonable time after the adoption by the Commission of Resolution 05-CDC-01 to: (a) all residential addresses that, after a good faith effort, were determined to be (i), located within the Area and (ii) located outside the proposed Area and within seven hundred fifty (750) feet of the boundaries of the Area (or, if applicable, were determined to be the seven hundred fifty (750) residential addresses that were outside the proposed Area and closest to the boundaries of the Area); and (b) organizations and residents that were registered interested parties for such Area; and

Whereas, Notice of the Hearing by publication was given at least twice, the first publication being on February 26, 2005 a date which is not more than thirty (30) nor less than ten (10) days prior to the Hearing, and the second publication being on March 2, 2005, both in the Chicago Sun-Times or the Chicago Tribune, being newspapers of general circulation within the taxing districts having property in the Area; and

Whereas, Notice of the Hearing was given by mail to taxpayers by depositing such notice in the United States mail by certified mail addressed to the persons in whose names the general taxes for the last preceding year were paid on each lot, block,

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tract or parcel of land lying within the Area, on February 7, 2005, being a date not less than ten (10) days prior to the date set for the Hearing; and where taxes for the last preceding year were not paid, notice was also mailed to the persons last listed on the tax rolls as the owners of such property within the preceding three (3) years; and Whereas, A good faith effort was made to give notice of the Hearing by mail to all residents of the Area by, at a minimum, giving notice by mail to each residential address located in the Area, which to the extent necessary to effectively communicate such notice was given in English and in the predominant language of residents of the Area other than English on February 7, 2005, being a date not less than ten (10) days prior to the date set for the Hearing; and

Whereas, Notice of the Hearing was given by mail to the Illinois Department of Commerce and Economic Opportunity ("D.C.E.O.") and members of the Board (including notice of the convening of the Board), by depositing such notice in the United States mail by certified mail addressed to D.C.E.O. and all Board members, on January 13, 2005, being a date not less than forty-five (45) days prior to the date set for the Hearing; and

Whereas, Notice of the Hearing and copies of the Report and Plan were sent by mail to taxing districts having taxable property in the Area, by depositing such notice and documents in the United States mail by certified mail addressed to all taxing districts having taxable property within the Area, on January 13, 2005, being a date not less than forty-five (45) days prior to the date set for the Hearing; and

Whereas, The Hearing was held on March 8, 2005 at 1:00 P.M. at City Hall, Room 200, 121 North LaSalle Street, Chicago, Illinois, as the official public hearing, and testimony was heard from all interested persons or representatives of any affected taxing district present at the Hearing and wishing to testify, concerning the Commission's recommendation to City Council regarding approval of the Plan, designation of the Area as a Redevelopment Project Area and adoption of Tax Increment Allocation Financing within the Area; and Whereas, The Board meeting was convened on Friday, February 4, 2005 at 10:00 A.M. (being a date at least fourteen (14) days but not more than twenty-eight (28) days after the date of the mailing of the notice to the taxing districts on January 13, 2005) in Room 1003A, City Hall, 121 North LaSalle Street, Chicago, Illinois, to review the matters properly coming before the Board to allow it to provide its advisory recommendation regarding the approval of the Plan, designation of the Area as a Redevelopment Project Area, adoption of Tax Increment Allocation Financing within the Area and other matters, if any, properly before it, all in accordance with Section 5/11-74.4-5(b) of the Act; and

Whereas, The Commission has reviewed the Report and Plan, considered testimony from the Hearing, if any, the recommendation of the Board, if any, and such other matters or studies as the Commission deemed

necessary or appropriate

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. in making the findings set forth herein and formulating its decision whether to recommend to City Council approval of the Plan, designation of the Area as a Redevelopment Project Area and adoption of Tax Increment Allocation Financing within the Area; now, therefore,

Be It Resolved by the Community Development Commission of the City of Chicago:

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

Section 2. The Commission hereby makes the following findings pursuant to Section 5/11-74.4-3(n) of the Act or such other section as is referenced herein:

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 Plan;

b. the Plan:

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

(ii) the Plan 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;

c. the Plan meets all of the requirements of a redevelopment plan as defined in the Act and, as set forth in the 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 5/11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the twenty-third (23rd) calendar year following the year of the adoption of the ordinance approving the designation of the Area as a redevelopment project area and, as required pursuant to Section 5/11-74.4-7 of the Act, no such obligation shall have a maturity date greater than twenty (20) years;

d. to the extent required by Section 5/11-74.4-3(n) (6) of the Act, the Plan incorporates the housing impact study, if such study is required by Section 5/11-74.4-3(n)(5) of the Act;

e. the Area includes only those contiguous parcels of real property and

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improvements thereon that are to be substantially benefitted by proposed Plan improvements, as required pursuant to Section 5/11-74.4-4(a) of the Act;

f. as required pursuant to Section 5/11-74.4-3(p) of the Act:

(i) the Area is not less, in the aggregate, than one and one-half (1^XA) acres in size; and

(ii) *conditions exist in the Area that cause the Area to qualify for designation as a redevelopment project area and a "conservation area" as defined in the Act; '*

g. if the Area is qualified as a "blighted area", whether improved or vacant, each of the factors necessary to qualify the Area as a Redevelopment Project Area on that basis is (i) present, with that presence documented to a meaningful extent so that it may be reasonably found that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part or vacant part, as applicable, of the Area as required pursuant to Section 5/11-74.4-3(a) of the Act; r

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

Section 3. The Commission recommends that the City Council approve the Plan pursuant to Section 5/11-74.4-4 of the Act.

Section 4: The Commission recommends that the City Council designate the Area as a Redevelopment Project Area pursuant to Section 5/11-74.4-4 of the Act.

Section 5. The Commission recommends that the City Council adopt Tax Increment Allocation Financing within the Area.

Section 6. If any provision of this resolution 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 resolution.

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

Section 8. This resolution shall be effective as of the date of its adoption.

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Section 9. A certified copy of this resolution shall be transmitted to the City Council.

Adopted: March 8, 2005.

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(Sub)Exhibit "A" referred to in this Resolution 05-CDC-20 reads as follows:

(Sub)Exhibit "A". (To Resolution 05-CDC-20)

Street Boundary Description Of The Area.

The boundaries of the Original Project Area have been slightly expanded to include the Amended Area including parcels that primarily abut the boundaries of the Original Project Area or front upon the main corridors. The Amended Areas are generally located as follows: West Belmont Avenue (from North Tripp Avenue to North Springfield Avenue), North Milwaukee Avenue (from North Central Park Avenue to North Allen Avenue; from North Kedzie Avenue to North Sacramento Avenue; and from West Fullerton Avenue to North California Avenue), West Homer Street (from North Campbell Avenue to North Rockwell Street), North Campbell Avenue (from West Homer Street to West Cortland Street), West Cortland Street (from North Campbell Avenue to North Rockwell Street, West Armitage Avenue (from North St. Louis Avenue to North Drake Avenue) and North Central Park Avenue (from West McLean Avenue to West Armitage Avenue).

The Redevelopment Project Area now encompasses portions of four (4) major corridors:

West Armitage Avenue . (from North Ridgeway Avenue to North Milwaukee Avenue);

West Fullerton Avenue (from North Kimball Avenue to North Mozart Street); West Belmont Avenue (from North Tripp Avenue to North Hamlin Avenue); and North Milwaukee Avenue (from West Homer Street to West School Street).

The outermost boundaries of the Redevelopment Project Area now extend from ^J West Cortland Street on the south to West School Avenue on the north and from North Western Avenue on the east to North Tripp Avenue on the west.

EXHIBIT B RESOLUTION 11-CDC-25

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STATE OF ILLINOIS)

)SS

COUNTY OF COOK)

CERTIFICATE

I, Robert Wolf, the duly authorized and qualified Assistant Secretary of the Community Development Commission of the City of Chicago, and the custodian of the records thereof, do hereby certify that I have compared the attached copy of a Resolution adopted by the Community Development Commission of the City of Chicago at a Regular Meeting held on the 10th Day of May 2011 with the original resolution adopted at said meeting and noted in the minutes of the Commission, and do hereby certify that said copy is a true, correct and complete transcript of said Resolution.

Dated this NT Day of May 2011

ASSISTANT SECRETARY Robert Wolf

11-CDC-25

J. TIF Area Designation: CDC Fon)i2b-recominl 11904

COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF CHICAGO

RESOLUTION // -CDC-

RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF CHICAGO FOR THE PROPOSED FULLERTON/MILWAUKEE AMENDMENT NO. 2 REDEVELOPMENT PROJECT AREA: APPROVAL OF AMENDMENT NO. 2 TO THE REDEVELOPMENT PLAN AND PROJECT

WHEREAS, the Community Development Commission (the "Commission") of the City of Chicago (the "City") has heretofore been appointed by the Mayor of the City with the approval of its City Council ("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 Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11 -74.4-1 et sea..) (the "Act"); and

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WHEREAS, the Commission is empowered by the Corporate Authorities to exercise certain powers set forth in Section 5/1 1-74.4-4(k) of the Act, including the holding of certain public hearings required by the Act; and WHEREAS, staff of the City's Department of Housing and Economic Development has conducted or caused to be conducted certain investigations, studies and surveys of the Fullerton/Milwaukee Redevelopment Project Area Amendment No. 2, the street boundaries of which are described on Exhibit A hereto (the "Area"), to determine the eligibility of the Area as a redevelopment project area as defined in the Act (a "Redevelopment Project Area") and for tax increment allocation financing pursuant to the Act ("Tax Increment Allocation Financing"), and previously has presented the following documents to the Commission for its review:

Fullerton/Milwaukee Redevelopment Plan and Project Amendment No. 2 (the "Plan"); and

WHEREAS, prior to the adoption by the Corporate Authorities of ordinances approving a redevelopment plan, designating an area as a Redevelopment Project Area of adopting Tax Increment Allocation Financing for an area, it is necessary that the Commission hold a public hearing (the "Hearing") pursuant to Section 5/11 -74.4-5 (a) of the Act, convene a meeting of a joint" review board (the "Board") pursuant to Section 5/1 1-74.4-5(b) of the Act, set the dates of such Hearing and Board meeting and give notice thereof pursuant to Section 5/11 -74.4-6 of the Act; and

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WHEREAS, the Report and Plan were made available for public inspection and review since February 25, 2011 a date not less than 10 days before the Commission meeting at which the Commission adopted Resolution 11-CDC-14 on March 8, 2011 fixing the time and place for the Hearing, at City Hall, 121 North LaSalle Street, Chicago, Illinois, in the following offices: City Clerk, Room 107 and Department of Housing and Economic Development, Room 1000; and

WHEREAS, notice of the availability of the Report and Plan,- including how to obtain this information, were sent by mail on March 23, 2011 which is within a reasonable time after the adoption by the Commission of Resolution 11 -CDC-14 to: (a) all residential addresses that, after a good faith effort, were determined to be (i) located within the Area and (ii) located outside the proposed Area and within 750 feet of the boundaries of the Area (or, if applicable, were determined to be the 750 residential addresses that were outside the proposed Area and closest to the boundaries of the Area); and (b) organizations and residents that were registered interested parties for such Area; and

WHEREAS, notice of the Hearing by publication was given at least twice, the first publication being on April 25, 2011 a date which is not more than 30 nor less than 10 days prior to the Hearing, and the second publication being on April 28, 2011 both in the Chicago Sun-Times, being newspapers of general circulation within the taxing districts having property in the Area; and

WHEREAS, notice of the Hearing was given by mail to taxpayers by depositing such notice in the United States mail by certified mail addressed to the persons in whose names the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the Area, on April 29, 2011, being a date not less than 10 days prior to the date set for the Hearing; and where taxes for the last preceding year were not paid, notice was also mailed to the persons last listed on the tax rolls as the owners of such property within the preceding three years; and

WHEREAS, notice of the Hearing was given by mail to the Illinois Department of Commerce and Community Affairs ("DCCA") and members of the Board (including notice of the convening of the Board), by depositing such notice in the United States mail by certified mail addressed to DCCA and all Board members, on March 11, 2011, being a date not less than 45 days prior to the date set for the Hearing; and

WHEREAS, notice of the Hearing and copies of the Report and Plan were sent by mail to taxing districts having taxable property in the Area, by depositing such notice and documents in the United States mail by certified mail addressed to all taxing districts having taxable property within the Area, on March 11, 2011, being a date not less than 45 days prior to the date set for the Hearing; and

WHEREAS, the Hearing was held on May 10, 2011 at 1:00 p.m. at City Hall, 2nd Floor, 121 North LaSalle Street, Chicago, Illinois, as the official public hearing, and testimony was heard from all interested persons or representatives of any affected taxing district present at the Hearing and

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wishing to testify, concerning the Commission's recommendation to City Council regarding approval of the Plan, designation of the Area as a Redevelopment Project Area and adoption of Tax Increment Allocation Financing within the Area; and

WHEREAS, the Board meeting was convened on April 1, 2011 at 10:00 a.m. (being a date at least 14 days but not more than 28 days after the date of the mailing of the notice to the taxing districts on March 11, 2011 in Room 1003A, City Hall, 121 North LaSalle Street, Chicago, Illinois, to review the matters properly coming before the Board to allow it to provide its advisory recommendation regarding the approval of the Plan, designation of the Area as a Redevelopment Project Area, adoption of Tax Increment Allocation Financing within the Area and other matters, if any, properly before it, all in accordance with Section 5/11 -74.4-5(b), of the Act; and

WHEREAS, the Commission has reviewed the Report and Plan, considered testimony from the Hearing, if any, the recommendation of the Board, if any, and such other matters or studies as the Commission deemed necessary or appropriate in making the findings set forth herein and formulating its decision whether to recommend to City Council approval of the Plan, designation of the Area as a Redevelopment Project Area and adoption of Tax Increment Allocation Financing within the Area; now, therefore,

BE IT RESOLVED BY THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF CHICAGO:

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

Section 2. The Commission hereby makes the following findings pursuant to Section 5/11 -74.4-3(n) of the Act or such other section as is referenced herein: ^

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 Plan;

b. The Plan:

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

(ii) the Plan 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;

c. The Plan meets all of the requirements of a redevelopment plan as defined in the Act and, as set forth in the Plan, the estimated date of completion of the projects described therein and

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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 5/11 -74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year of the adoption of the ordinance approving the designation of the Area as a redevelopment project area 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;

d. To the extent required by Section 5/11 -74.4-3(n) (6) of the Act, the Plan incorporates the housing impact study, if such study is required by Section 5/11 -74.4-3(n)(5) of the Act;

- e. The Plan will not result in displacement of residents from inhabited units.
 - f. The Area includes only those contiguous parcels of real property and improvements thereon that are to be substantially benefited by proposed Plan improvements, as required pursuant to Section 5/11 -74.4-4(a) of the Act;
 - g. As required pursuant to Section 5/11 -74.4-3(p) of the Act:
 - (i) The Area is not less, in the aggregate, than one and one-half acres in size; and
 - (ii) Conditions exist in the Area that cause the Area to qualify for designation as a redevelopment project area and a blighted area as defined in the Act;
 - h. If the Area is qualified as a "blighted area", whether improved or vacant, each of the factors necessary to qualify the Area as a Redevelopment Project Area on that basis is (i) present, with that presence documented to a meaningful extent so that it may be reasonably found that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part or vacant part, as applicable, of the Area as required pursuant to Section 5/11 -74.4-3(a) of the Act;
 - i. If the Area is qualified as a "conservation area" the combination of the factors necessary to qualify the Area as a redevelopment project area on that basis is detrimental to the public health, safety, morals or welfare, and the Area may become a blighted area; [and]
- Section 3. The Commission recommends that the City Council approve the Plan pursuant to Section 5/11-74.4-4 of the Act.
- Section 4. The Commission recommends that the City Council designate the Area as a Redevelopment Project Area pursuant to Section 5/11 -74.4-4 of the Act.
- Section 5. The Commission recommends that the City Council adopt Tax Increment Allocation Financing within the Area.

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- Section 6. If any provision of this resolution 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 resolution.
- Section 7. All resolutions, motions or orders in conflict with this resolution are hereby repealed to the extent of such conflict.
- Section 8. This resolution shall be effective as of the date of its adoption.
- Section 9. A certified copy of this resolution shall be transmitted to the City Council.
- ADOPTED:

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List of Attachments:

Exhibit A: Street Boundary Description of the Area

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EXHIBIT A

Street Boundary Description of the Area

The TIF encompasses portions of three major corridors: West Armitage Avenue from North Ridgeway Avenue to North Milwaukee Avenue, West Fullerton Avenue from North Kimball Avenue to North Francisco Avenue and Milwaukee Avenue from West Armitage Avenue to West School Avenue.