



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Text

File #: O2015-7226, **Version:** 1

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

September 24, 2015

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

Ladies and Gentlemen:

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

Your favorable consideration of these ordinances will be appreciated.

Mayor

Very truly yours,

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

WHEREAS, under ordinances adopted on January 12, 2000, and published in the Journal of Proceedings of the City Council of the City of Chicago (the "Journal") for such date at pages 22590 to 22740, and under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4.1 et seq., as amended (the "Act"), the City Council (the "City Council") of the City of Chicago (the "City"): (i) approved the "Belmont/Central Tax Increment Financing Redevelopment Plan and Project" (the "Belmont/Central Plan") for a portion of the City known as the "Belmont/Central

Redevelopment Project Area" (the "Original Area") (the "Original Plan Ordinance"); (ii) designated the Original Area as a "redevelopment project area" within the requirements of the Act (the "Designation Ordinance"); and (iii) adopted tax increment financing for the Original Area (the "Adoption Ordinance") (the Original Plan Ordinance, the Designation Ordinance, and the Adoption Ordinance are collectively referred to herein as the "TIF Ordinances"); and

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

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

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

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

1

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

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

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

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

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

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

redeveloped pursuant to the Amended Plan; and

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

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

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

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

2

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

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

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

WHEREAS, a meeting of the joint review board established pursuant to Section 5/11-74.4-5(b) of the Act (the "Board") was convened upon the provision of due notice on June 5, 2015 at 10:00 a.m., to review the matters properly coming before the Board and to allow it to provide its advisory recommendation regarding the approval of the Amended Plan, designation of the Area as a redevelopment project area pursuant to the Act, adoption of Tax Increment Allocation Financing within the Area, and other matters, if any, properly before it; and

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

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

WHEREAS, the Corporate Authorities have reviewed the Amended Plan (including the related Eligibility Study and the Housing Study), testimony from the Public Meeting and the Hearing, if any, the recommendation of the Board, if

any, the recommendation of the Commission and such other matters or studies as the Corporate Authorities have deemed necessary or appropriate to make the findings set forth herein, and are generally informed of the conditions existing in the Area; now, therefore,

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

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

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

3

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

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

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

b. The Amended Plan:

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

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

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

d. Within the Amended Plan, if applicable:

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

ii) as provided in Section 5/11-74.4-3(n)(7) of the Act, there is a statement that households of low-income and very low-income persons living in residential units that are to be removed from the Area shall be provided affordable housing and relocation assistance not less than that which would be provided under

the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations under that Act, including the eligibility criteria.

4

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

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

Section 6. Invalidity of Any Section. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this ordinance.

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

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

List of Attachments

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

EXHIBIT A Amendment Number 2

7

' 13 j

&* [-' V'^_^

'

- 2015HAYHI AH# 18

^

The Belmont/Central -ⁿ '>' u;

**Tax Increment Financing Redevelopment Plan
and Project**

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

Amendment No. 2 May 1,2015

City of Chicago Rahm Emanuel, Mayor

Department of Planning and Development Andrew J. Mooney,
Commissioner

PGAVplanners

Belmont/Central T1K Redevelopment Plan and Project ; Amendment No. 2

Amendment No. 2 Table of Contents

Amendment No. 2 Summary

Section 1.^ -Introduction and|Exeicutive Su

Section II. Legal Description and Project Boundary Sectioft iM ^Statutory Basis for Tax

Increment Section IV. Redevelopment Goals and Objectives

Section V. Basis for Eligibility of the Area & Findings

Section VI. Redevelopment Plan and Project

Section VII. Statutory Compliance and Implementation Strategy

Plan Amendment (April 2015) Page 1

'Belmont/Central TIF Redevelopment Plan and/Project j i:^sf\l »*!>,.,,v*....'dssl£Gity/of Chicago
Amendment No. 2

... "

...

. -?V

Amendment No. 2 Summary

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

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

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

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

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

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

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

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

Amendment No. 2

; ■»> h

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

*The ehan'g^slp/ovided by -this Amendment are outlined in the followingtsections that conform to !
:the-forrnat'6l/he:Origih A-JL*

Belmont/Central Till' Redevelopment Plan and Project
Amendment No. 2

City of Chicago
;

Section I. Introduction and Executive Summary ;

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

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

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

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

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

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

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

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

depreciation of maintenance of some of the public infrastructure components (principally streets and sidewalks) and

Plan Amendment (April 2015) PGs^VPLANNERS
Page 4

12

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

deterioration of private properties as documented in the Eligibility Study included as Attachment'. "One of the Appendix' for the; Original Area, and as aforesaid in the Plan Appendix, Attachment Five - Added Area Eligibility Study, for the Added. Area. Eighty-four percent (84%) of the buildings in the Original Area, and ninety-four percent (94%) of the buildings in the Added Area are 35 years of age or older. Zoning

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

The Original Area was characterized by the following conditions: *

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

In addition, the Original Area exhibited other characteristics to a lesser extent which are as follows: lighting requiring repair and maintenance. A. \$@tz | , ...: %m?; -.

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

- the predominance of buildings that are 35 years of age or older. (94% of buildings);
- deteriorated buildings (65% of buildings);
- deteriorated site improvements (36% of parcels);
- **deteriorated street and/or sidewalk pavement (92% of sub-areas);**
- **excessive land coverage (66% of improved parcels);**
- **inadequate utilities (100% of sub-areas);**
- deterioration of structures or site improvements areas neighboring vacant parcels
- **demonstrates declining and subpar equalized assessed valuation growth (meets all thresholds).**

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

Subsection C. Business and Industry Trends, first and second paragraphs are and replaced with the following:

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

Plan Amendment (April 2015) PG^iS/pLANNERS
Page 5

13

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

City of Chicago

The Area represents the commercial core of a neighborhood that exhibits a residential viability. Because the contemporary commercial and-strip development, older commercial corridors suffer due to an inability to provide appropriately sized lots for new construction and limited space for existing businesses to expand. However, recently the Area has attracted some moderately-sized retail uses such as grocery stores and pharmacies that have been able to assemble larger lots for new development. The inability of the Area to provide contemporary development sites has been enhanced through the use of development incentives and can be further strengthened to attract more redevelopment opportunities.

Tip, m>

1 " ^ ; ^ " : ..

** ! *

Sub^e0ti6hib: i Redevelopment Plan Purpo ^a^fc

■ ■ ■ fc ■ l ' - y ; ■

'v tr - " . :

. . Ssj , - l \$ # ; ; ? l ^ pr "

Subsection F. Redevelopment Plan and Project Activities and Costs, the last sentence is deleted and replaced with the following: * . y ; ^ * l i i j ; S - ,

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

Sup¹ see // p n ^ & Conclusions, second paragraph, delete the 3rd sentence and replace with the following: : .

This Plan and the supporting documentation contained in the Eligibility Study included as Attachment One of the Appendix for the Original Area and as found in the Plan Appendix, Attachment Five - Added Area Eligibility Study, for the Added Area, indicate that the Project Area on the whole has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without the adoption of the Plan. . . ; .

Section III * iSegal Description and Project Boundary -

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

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

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

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

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

Plan Amendment (April 2015)
Page 6

14

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

City of Chicago
1 *»*

in that together they provide a
of shopping alternatives: for residents. The ;Belmont^Avenue^nteraj
The TemainderipffBelmont; *£en"ti\$|-
and Diyersey Avenues^is^ai mix of neighborhqbocbm service*uses.
bu^ismbre^myltHfam
these^cpridorsand 'jseryW-^la^
areJn;close: proximity.to one:anjther^an^ '
each other, ail of-.the ;.c@mdre : jo^etfier act as a cphesiye commercial f; :mixedruse'.
environment providing .services to residents. Each corridor and; therefore all property in
the Area will-benefit from a strategy that?addresses the deteriorating,streetscapes arid
" ?^Wilding^

a The boundaries of the Area are described in the Plan Appendix on Attachment Three «i -;
il\$galHp\$Si:ipttojn^and are geographically showcirt the;Plan^Appendixy^ttachmeni
a^^Tw%Ex!^

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

Section III: Statutory Basis for Tax Increment Financing

^Subsections "

In January 1977, TIF was made possible by the Illinois General Assembly through passage of the Act. The Act provides a means for municipalities, after the approval of a redevelopment plan and project, to redevelop blighted, conservation, or industrial park conservation areas and to finance "eligible" redevelopment project costs with incremental property tax revenues. "Incremental property tax" or "incremental property taxes" are derived from the increase in the current equalized assessed value ("EAV") of real property within the redevelopment project area, over, and above the certified initial EAV of such real property. Any increase in EAV is then multiplied by the current tax rate, and the resulting amount is the incremental property tax. If the increase in current EAV does not result in a net increase in incremental property tax, no incremental property tax is levied.

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

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

Plan Amendment (April 2015) PC#VPLANNERS

Page 7

15

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

City of Chicago

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

Under the Act, all taxing districts continue to receive the initial valuation of properties within the redevelopment project area. Additionally, taxing districts can receive distributions of excess incremental property taxes when annual, incremental property taxes received exceed the project costs necessary to implement the plan. Taxing districts also benefit from the increased property tax base after redevelopment project costs are paid.

As used herein and in the Act, the term "Redevelopment Project" means any public and private development project in furtherance of the objectives of a

v redevelopment plan. The term "Area" means an area designated by the municipality, which is not less in the aggregate than T-.1/2 acres and. .in respect to which the municipality has made a finding that there exist/conditions which cause the area to be classified as an industrial park conservation area, a blighted area, or a conservation area, or a combination of both blighted area andi-conservation area. The term "Plan" means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or

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

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

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

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

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

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

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

Plan Amendment (April 2015) PCs^pLANNERS

Page 8

16

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

City of Chicago

""y^'k,■''''' %:

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

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

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

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

Appendix, Attachment Five - Added Area Eligibility Study,

" ; for the Area which qualify the area as a conservation and/or; blighted area as ; defined by the Act: >%,...

Section IV. Redevelopment Goals and Objectives

--. Subsection A. General Goals for Belmont/Central Redevelopment Area add the following

- Provide for improved recreational amenities for neighborhood residents.

Subsection B. "Redevelopment objectives, item i. is deleted and replaced with the

following:

10A; Reduce or eliminate the conditions that qualify the Area as a conservation and/or blighted area. These conditions are described in detail in the Eligibility Study included as Attachment One of the Appendix for the Original Area and in the Plan Appendix, Attachment Five - Added Area Eligibility Study, for the

Added Area.

Add the following to the list:

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

Section V. Basis for Eligibility of the Area & Findings

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

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

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

section. , ; ... ' ■■

Heading Subsection B. Area Background:

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

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

The boundaries ofthe Area are described in.the Plan Appendix, Attachment Three - Legal Description and are provided as a map in the Plan Appendix, / Attachment Two, Exhibit A - Boundary Map.*Existin'g.:la|^ses as of the year 2014 are identified in the Plan Appendix, Attachment Two, Exhibit B -Existing Land,Use.,

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

2. The Original Arealconsisted} of MI (full arid:partial)-c%bl^ buildings and
2. 864 parcels covering 189.9 acres. The Added Area consists of 75 (full and ;-™;,: partial) cjtj blocks, 598 buildings on 670 parcels;fcpyering^t35.9 acres. The land use percentage breakdown of the existing uses in the Project Area is provided on Table 1 - Tabulation of Existing Land Use as found below and in the Plan Appendix, Attachments One and Five. Please note that the "Project Area" for the Added Area Eligibility Study is the Added Area referenced in this Plan and r the "Amended Area" in the Added Area Eligibility Study is the Project Area.

Project Area		Amendment No?	
Area (acres)	Area (acres)	Amendment	
Single-Family Residential	2.5	1.8%	13
Multi-Family Residential	12.7	9.3%	35
Mixed-Use (Residential / Commercial)	13.6	7.2%	13.6
Commercial (Retail/Service)	31.0	22.8%	63.0
Industrial	0.4	0.3%	0.7
Public and Semi-Public / Institutional	10.8	7.9%	21.4
Park / Open Space	11.1	8.2%	6.2
Public Parking Lot	1.1	7.9%	1.1
Utility	0.4	0.3%	0.2
Vacant / Undeveloped Land	1.3	1.3%	1.1
Right-of-Way	43.1	31.7%	772
TOTAL	135.9		189.9

* Tit* Prxfact Area In the E>bttity Study a' thai Added Area In the neiihnlopaient Plan. 7 Ttij Amended Area hi this EGgibftty Study n tho Project Area or Aims in the Redevelopment Plan :...:ftoto::Pvrc*n[affe antoamaga figures arm approximated dua to rounding.,.■ ;

Much of the Project Area is in need of redevelopment, rehabilitation; and revitalization and is characterized by certain existing conservation and/or blighting factors that qualify the Area under the Act⁷. Factors that were found in both the Original and Added Areas to a major extent are listed below:

Obsolescence - ,|J{S3;;;

In the Original Area, 66% of buildings or parcels exhibited evidence of obsolescence. Examples include: -'8tru(^urMk^Nj^iigi..' ^vacant. .space, ■' ■'structures witWdesi their current use, parcels of limited and narrow size and configuration and obsolete site improvements⁸

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

Deterioration

In the Added Area, deteriorating, building conditions⁹ were observed on 65% of buildings, deteriorated site improvements found on 36% of parcels, and deteriorated public improvements found on 92% of the sub-areas. Deterioration refers to physical deficiencies or disrepair in, buildings, site improvements, and public improvements that are not easily correctable in the course of normal maintenance. Examples include: damaged doors and door frames, broken windows, window frames and muntins, dented or damaged metal siding, gutters and downspouts damaged or missing, weathered fascia materials, cracks in masonry walls, spalling, masonry surfaces, cracking on paved surfaces, potholes, depressions, loose paving materials, weeds protruding through the surface, etc.

Amendment No. 2

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

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

■ . ■■■ :J -^py-

Excessive Land Coverage,

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

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

Inadequate Utilities

^ . , - . ; s ^ . ftr . , . " " . ;

In the Added Area, 100% of the areas exhibiting sections of water and/or sewer lines that are over 90 years old, according to City records.

Inadequate utilities refers to deficiencies in the capacity or condition of utilities

, which service a property or area, including, but not limited to, storm water

management, water supply, electrical power and electricity.

In the Original Area, this factor was not considered.

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

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

Lack of Community Planning

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

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

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

In addition to the above factors, eighty-four percent (84%) of the buildings in the Original Area, and ninety-four percent (94%) of the buildings in the Added Area are 35 years of age or older. Both areas demonstrate other factors found to exist to a minor extent in each study area as found in the Eligibility Study included as Attachment One of the Appendix for the Original Area and in the Plan Appendix, Attachment Five - Added Area Eligibility Study, for the Added Area.

"The Project Area has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this Plan. Age and the requirements of contemporary commercial tenants have caused portions of the Area and its building stock to become obsolete and deteriorated and may result in further disinvestment in the Area.

The Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this Plan. Age and the requirements of contemporary commercial tenants have caused portions of the Area and its building stock to become obsolete and deteriorated and may result in further disinvestment in the Area.

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

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

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

average annual growth rate of approximately 1.7% during the five-year-period between 1994 and 1998. therefore, the Original Area grew approximately 39% slower than Cook County and the City Of Chicago between 1994 & 1998; The EAV for the Original Area was also reviewed for the Amendment and found to

have grown to \$105.5 million¹

million base in 2001 when

■ the Original Plan was approved

shown a decline in 4 of the past 5 years (2009 to 2013) and is demonstrating an

average annual decline of 2.6%.

the following page and demonstrates that

the Added Area²

The Added Area EAV has demonstrated a decline from \$83.5 million in 2008 to \$60.5 million in 2013. In the Plan Appendix, Attachment Five - Added Area Eligibility Study, the historical EAV data for the Added Area is provided in Table 2 - Equalized Assessed: Value Trends.

following page and demonstrates that the Added Area thresholds for sub-par EAV growth as defined in the Act³

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

2008	\$83,513,633		\$80,894,029,387		
2009	\$92,854,471	11.2%	\$84,493,953,218	-4.5%	NO
2010	\$86,139,001	-7.2%	\$82,001,031,062	-3.0%	YES
2011	\$74,370,268	-13.7%	\$75,048,543,642	-8.5%	YES
2012	\$64,831,405	-12.8%	\$65,185,555,862	-3.3%	YES
2013	\$60,481,662	-6.7%	\$62,303,394,002	-4.4%	YES

¹ Cook County Assessor data compiled by ERSE, 2014.

² Citywide EAV loss the Project (Added) Area EAV. Source is Cook County Clerks Agency Tax Rate Reports for City & Chicago.

Comparison to Consumer Price Index					
2008	\$83,513,633	215.303,			
2009	\$92,854,471	214.537	-0.4%		NO
2010	\$86,139,001	218.056	1.6%		YES
2011	\$74,370,268	224.939	3.2%		YES
2012	\$64,831,405	229.594	2.1%		
2013	\$60,481,662	232.957	1.5%		YES

³ Cook County Assessor data compiled by ERSE, 2014

³ Consumer Price Index for All Urban Consumers (CPI-U) source is U.S. Bureau of Labor Statistics.

Belmont/Central TIF Redevelopment Plan and Project; "6-Amendment No. 2

" The Added Area EAV is demonstrating that: ssi^i..^1 :

1) In at least 3 of the past 5 years (four), EAV growth of the Added Area

1) has declined; " 'u^' w ' ■ v\jft,-

2) In at least 3 of the past 5 years (three), EAV growth of the Added Area has been less than the EAV growth of the remainder of the City; and,

^mh-xayji^ ;;:l: ..;...: -...;&/■ . ' 0/ ' L... . '

3) In at least 3 of the past 5 years (four), EAV growth of the Added Area

f*m: has been less than the CPI-U of the Chicago-Gary-Kenosha Metropolitan

"■ ^■ Statistical Area (MSA). ^

The main factor limiting development in the Project Area is the lack of sites

; ? :■ ieapab1^^

space and site requirements of contemporary

s:retailJdevel6pm

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

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

-o%^^tjrs*5f^e^:pUjdingsLare vacated, it may be extremely difficult to attract

tenants that generate economic activity comparable with the commercial uses that were lost. This adds significantly to the view that private market acceptance

i ; i^ of portions of the Project Area is not favorable. - ;-"Ms:

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

facades and conditions through its existing Small Business Improvement Fund,

Plan Amendment (April 2015) PO^{PLANNERS}
Page 15

23

BelmbrityGentrai nniF Redevelopment Plan and Project
Amendment No. 2

City of Chicago

-and will Improve other publiGally-owned.buildings^ recreational
opportunities for area residents;

iSuosection^yArea-Data and Profile, - no'enang^s^" *' *';2i^s,, '*
■ ■ m^m,.-^ • ~ - ■ ■ - ■ ■ -

Subsection D. Existing Land Use andfZphihg^&haracteefsWs; and replaced
'■ 'with the following: '■ "^^M€^miih:^€- '

As noted in Table 1 - Tabulation of Existing Land Use, in Subsection B.,
eS;S Item 2., the largest land use by land percentage in the Project Area (noted-as
P - "Amended Area" on the table) is Right-of-Way (36.9%), followed by Commercial
uses (28*9%), Public/Semi-Public/Institutional (9.9%), f Mixed-use (7.6%),
Residential uses (6.2% total multi-family and single-family), and Park/Open
Space (5.3%). All other uses in the Project Area" account for less than 6% pf the
v '-^nU.'; total. The Area includes the recreational uses of Chopin Park, Cragin Park, and
■ ^ -- Blackhawk Park along with eight school properties. The majority of property
within the Area is zoned in commercialpibu.^ sfiohw'in the

Plan Appendix, Attachment Two* ExhibitfDj^Exisling :Zonin

' There are'some mid-sized^retail ^ and
'4 ■'- ■■' grocery stores. The pockets of residential! usaexjsting; in the/Area contain single-
; ■/;<.;family and multi-family buildings^br m^ containing
' :upper-floor reside'nc^S.- These residential -areas are typically small and are
adjacent to commercial land uses located along the commercial corridors of the
Area. Approximately 6.2% of the total gross land area, not including the mixed-
" ^; ./use structures, is residential. The boundary separating adjacent residential and
: : " : commercial uses is usually an alley. ■ ■ ::m;5? :m'

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

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

-street parking is available. Individual businesses along these streets have narrow

Plan Amendment (April 2015) PG^WPLANNERS
Page .10

24

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

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

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

The information in this subsection

to the Original Area only. The factors used to qualify the Original Area found in the Eligibility Study included as Attachment 1 of the Appendix for the Original Area. The following subsections G and H will provide information regarding the qualification factors of the Added Area.

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

New Subsection G. Added Area Investigation and Analysis of Factors, is added after Subsection F. as follows:

G. Added Area Investigation and Analysis of Qualifying Factors

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

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

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

Appendix, Attachment

Plan Amendment (April 2015) PG^VpLANNERS
Page 17

25

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

JFive - Added Area Eligibility Study provides detail on the Act's qualification
^ ;f^i requirements for conservation and/or blighted areas. ? -

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

H. " Added Area Summary of Findings/Area Qualification

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

, " "

" " " " "

As noted, 94% of structures in the improved portions of the Added Area are 35
-year^Coflage^or older., Having met the age criteria requirement, th&improyed^ portions of the
Added Area qualify as a conservation area due to the following 'four conditions: :-~*

- pet|r|Or|tibn as found in deteriorated buildingsv(65% of buildings), deteriorated site
improvements (36% of parcels), and deteriorated street and/or sidewalk pavement
(92% of sub-areas);
Excessive land coverage (66% of improved parcels);
- Inadequate utilities (100% of sub-areas); and,
Declining and subpar EAV growth (meets all thresholds).];

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

- deterioration of structures or site improvements in neighboring areas

;" (100% of vacant parcels); and, v ^ ?^"/

. ; S • demonstrates declining or subpar EAV growth (meets all thresholds).

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

Plan Amendment (April 2015)
Page 18

26

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

Table 3-1
Conservation Factors Matrix for Improved Land
"5, - Belmont / Central Amendment No. ilPtoject Area • <9^"

msKfmSiiMX-y:-S,i' ^i-;-;"::*W". Sub-Aroa ■	'A	B	C	tr. DM	'-.G V :K'	<•> isiasTQTA									
No. of improved parcels	49	16	23	' :-s52 Hi: 51 56	56 71	■ 85	1	■ .5	30	58	49	647	97%		
No. of vacant 0 0 49	0	0	2	" 0	0 0 6	0 0	4	1	3	1	0	22	3%		
Parcels In R.O.W.				0	0	0	0	1	0	0	0	A	10%		
Total parcels (net R.O.W. parcels) f'■		16	25	:57 ""	56	60	72	88	52	30	61	.51	669 100%		
.Total Parcels	49	16	25	57"	56	60	72 45	88	53	30	61	51	670 100%		
No. Of primary buildingsT	6	15		46	26	39		52	40	26	38	43	434 7Mt		
No. ot secondary buildings	2	13	12	14	■.23 i'Si'B	12	? ? 2.3	:-si6	:-' 16	17	12	hd/6	164i.;27'		
Total Buildings	8	28	33	51	69	:34	61	48	68	~"i'56	43	50	' " 59 698 : 100'		
No.-of buildings 35 years or older	25	30	48	. 6S/	!32	, 4B	47	66	56	43	46	52	663 94%		
Housing units	30		95	-.86	" :53	23	66	, 107	:216	91	_81	107	,1,03t 100'		
Occupied housing unKt ^f-it^ri. ...~"y~r,":y- :.' >.	.30	79	" 95	...82	' :^9	"66	" 107	1 216	y 91	i^76	■fe	i;c2i	99%		
Sub-Area count!'i.?'S:*s#'^>' ■■■?*" " ■ yy.	1	1				■ y ..1	1	■>■ '-fS:1				13	,100%		
VS1															
■															
No! of deteriorated buildings.	6	15	24	: -31	:-'47	■ -1B	35	... 34	... -41	41	32	■ 29	13:35 , 66%		
No! of parcels with site improvements the19		1	6	21 1	■..*23	'20	19	39	34	.. 11	..9	e™.;2 C'J 7	":2M36%		
Deteriorated street and/or sidewalk pavement (by sub-area)	1	1	1	1	■.1	1	1	1	1	0	1	1	A2 82%		
No. of dilapidated buildingsi : : «	0	0	0	0	q d	0	0	0	0	0	0	"YO	y. 0 ---ii ■0%		
No. of obsolete buildings **,"i-™-" ■' *s■■■■'		0	0	3		0	... 2	0	1	3	-~)Q	TIT.	3%		
No. of structures below minimum code	Not Documented														
No. of buildings lacking ventilation, light or sanitation facilities	0]	ol 0	0	L...	ol 0	mentei	: 0	ol' "-oj j ol	- ,	0%					
No. of building with illegal uses . jy	Not Docu i ■ ■■■ ms, ■ ■														
No. of primary buildings with excessive vacancies	0 ■ 7	0 3	3	2 31	■ . 6 35	5 . ,35	8	8	4	3	24	f'6	61 12%		
No. of parcels with excessive land coverage or overcrowding of stru			21	?	31		57	62	43		43	:36	428 66%		

Inadequate utilities (by sub-area) ...	1	1	1	1	,1	1	1	.1	1	1	.1	1	Jr A	'■: -100%
Deleterious land use or layout (by sub-area)-... " * : '	'■,■-1		;	■-■	.0	0	1	0	0	1	0	0	. i ;i	■4 " 31%
Environmental Clean-up 0		0	iO	0	0	.0	,0	0	0	0	0	.0		0%
Lack of community planning (by sub-area): ,i , .	0	0	0		~ TM 0	-.0	0	0	'-:0	0	.0	0	w0	? 0%
Declining or Sub-par EAV Growth " : TM " ...-<-is-:.	j:													

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

'■,■: ' ' ...	-■ ■ ...y ' Sub-Aroa	A	B	C	D	E	F	G	H	I"	J ■' K	*M ? i TOTA
No. of improved parcels		49 16	23	52	51	.. 56	' i56	:7i	85	51	- 30	9""5B 49 647 37%
No. of vacant parcels		0 0	2	0	6	0	4	1	3	...	J	v:: 2 22 3%
Parcels in R.O.W. v.-: ^ 0		0	0	6	d	0	-0	0	.0	1	.0	0 0 i-1 -: 0%
Proportion of parcels vacant		0%0%	8%	0%	11%	57 0% 56	.7% "	1%	3%	- s 2%	■ ■	• 5% 4%

Total parcels (net R.O.W. parcels)	49	16	25	52				72	88	52	30	61	-.51	669	100%
Sub-Area count	1	1	1	,1	1	1	1	1	1	1	1	'■ ■: '■ 1	!>:->-:100%		
												1			
				>. 7.				0	0	0	■ ■: 0 0	1	V:: 0		
												..O			
Obsolete Platting (by parcel) ..■,■--	0	0	0	0	? 0	-0									

13 Declining or subpar- YES

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

Plan Amendment (April 2015)
Page 20

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

City of Chicago

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

B. i , Blighting Factors for Vacant Areas

Table FIVE
Blighting Qualifying Factors in Added Areas

FACTOR	EXISTING IN VACANT/ UNIMPROVED PORTION/OF AREA.
1, Obsolete platting - no present ownership - no finding assessment delinque for 1% of vacant parcels Structures in Neighborhood (Present on 100% of Environmental Remediation)	Two (2) or more of these Two (2) factors required, Two (2) are
2 Area immediately prior to becoming vacant	
3 Area consists of unused quarry or quarries	
4 Area consists of unused rail yards, rail tracks	
5 Area prior to designation is subject to chronic flooding; or Area consists of unused or illegal disposal of similar materials; or	

7 Area is not less than 50 nor more than 100

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

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

Plan Amendment (April 2015)
Page 21

Belmont Central TIF Redevelopment Plan and Project Amendment No. 2, City of Chicago

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

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

Section VI. Redevelopment Plan and Project

Subsection A. Introduction, - no changes.

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

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

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

paragraph is deleted and replaced with the following:

- i. Residential
- ii. Mixed Use (Commercial / Residential) ⁷¹
- iii. Commercial
- iv. Institutional
- v. Park / Open Space

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

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

Plan Amendment (April 2015)
Page 22

30

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

and the land uses anticipated in the future. Of particular consideration, is the transition of single-family residential units to more intense uses such as multi-family, mixed-use, or commercial use. While the existing land use is the predominant factor regarding the generalized land use plan, it is expected that the conversion of uses that has been occurring will continue.

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

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

j^ii The; estimated costs associated with the eligible, public . redevelopment.

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



The City proposes to achieve its redevelopment goals and objectives for the Project Area⁵ through the use of public financing techniques including but not limited to tax increment financing. The City also reserves the right to undertake additional activities and improvements authorized under the . Act "

Plan Amendment (April 2010)
Page 23

31

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

City of Chicago

Table Six	
Activity	Cost
1. Analysis/Aothini^	\$ 2,200,000
Demolition^ and *Environmental Remediation.	\$15,600,000
3., • ■ Rehabilitation of Existing Buildings; tFixtures and	
, ^UeasehoidhImprovemenhirahp^ Rehabilitation costs	\$ 19,000,000
4. J' Affordable Housing'	\$ 7,400,000
5. Public Works & Improvement's including Streets and - Utilities, Parks and Open Space, and Public Facilities and Other Public Buildings ¹²	\$ 37,400,000
6. Job Training, Retraining, & Welfare to Work %\.	\$ 3,700,000

7.	<u>Day Care Services</u>	<u>\$ 750,000</u>
7.	<u>Location Costs</u>	<u>\$ 750,000</u>
7.	<u>Interest Subsidy</u>	<u>\$ 8,200,000</u>
Total Redevelopment Project Costs		\$ 95,000,000⁸

¹This 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 this Redevelopment Plan.

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

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

⁴Total Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs.

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

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

Plan Amendment. (April 2015)
Page 24

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

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

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

Additional funding from other sources such as federal, state, county, or local grant funds may be utilized to supplement the City's ability to finance Redevelopment Project Costs identified above.

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

paragraph, the following is added:

^hev Mousing Impact Study ("MIS") for Units in the Plan Appendix; Attachment Six - Housing Impact Study, contains further detail regarding the location and number of residential units that may require relocation and the relocation plan for any residents displaced as a result of this Plan. As set forth in the Act, if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur, the municipality must prepare a housing impact study and incorporate the study in the redevelopment project plan.

The Area contains a total of 1,491 residential units; 456 in the Original Area and 1,035 in the
Added Area: Overall, 1,415 units

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

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

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

Plan Amendment (April 2015) PG^Vplanners

Page 25

33

IJelrriont/Central.TIF Redevelopment Plan and Project
Amendment N672""-■,.,.,,

•*>

S ■■■ .^:.,.,., ■ ..

.'City of Chicago:
.... ... ■■ .-V,.^,,, >-,.,.,

median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development ("HUD") for purposes of Section 8 of the United States Housing Act of 1937; (ii) "very low-income household" means a single person/ family or unrelated;perso'ns living; together whose adjusted income is*.not more ..than 50 percent of the median inCdme>pf ith'e .area of residence, adjusted;for family size, as determired"byj.HUD;^ and :(i^ housing that, so Jong.asihe same" is bbeupieldibypw-income hpuseholds^oriVery-low-income households^requires" payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the maximum allowable income for such households, as applicable. - ^v ;m & ■

Subsection^D. Assessment ofFinancial Impact on Taxing Districts:

Remove the paragraphs regarding the Chicago School Finance Authority and the

Cook County Health^Facility;'

**i yi . yrnqm-*

•
;

• •





A. Implementation Strategy

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

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

stable ;Six - Estimated Redevelopment Project Costs or otherwise adjust the line ^.^v.Jtem'SjipltabJe.' Six
witho^ut^amendment to this Plan; to the::exteht permittedfb^lhe Act. In •no instance, however, shall such additions or
adjustments result;in^any increase in the total Redevelopment Project Costs without a further^amendment id this?Plan.

1. Engible^Redeyelopment Costs

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

\$m incurred, estimated to-be incurred, oNncidental to this Plan pursuant to the Act. Such

<f costs may include, without limitation, the following: ^

iLfiy., ^V'; a) Costs of.= studies, surveys, development of plans and specifications, -,implementation,' and administration
of the Plan, including but not limited to, staff and professional service costs for architectural, • engineering, legal,
financial, planning^ or other services (excludin'giobbing expenses), provided : that^no charges.for professional services
are based on a percentage of the tax increment collected; V

b) Costs of marketing sites within the Area to prospective businesses,
- ! ; - s . developers, and investors;

c) Property assembly costs, including but not limited to, acquisition of land and
. other property, real or personal, or rights or interests therein, demolition of
buildings, site preparation, site improvements that serve as an engineered barrier addressing
ground level or below ground environmental. contamination, including, but not limited to,
parking lots and other concrete or asphalt barriers, and the clearing and grading of land;

d) Costs of rehabilitation, reconstruction, or repair or remodeling of existing
public or private buildings, fixtures, and leasehold improvements; the costs of
replacing an existing public building if pursuant, to the implementation of a
redevelopment project the existing public building is to be demolished to use
the site for private investment or devoted to a different use requiring private
investment; including any direct or indirect costs relating to Green Globes or

Plan Amendment (April 2015) PG^PLANNERS
Page 27

35

Belmorit/Ceritral TIF Redevelopment Plan and Project Amendment-No. 2

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

.,;. e),...CcSs'of the construction :of public works or improvements; including, any ..,'direcr or indirect costs;
relating to Green Globes³ or LEEDr certified construction .elements or construction elements with an
equivalent certification, except that on and after November 1, 1999, redevelopment project costs shall not
include the cost of constructing a new municipal public building principally used to provide; offices,
storage space, or conference facilities or vehicle storage, maintenance! or repair.;for administrative^

public safety, or publicworks personnel and that is not intended to replace an existing public building as provided in Section 74.4-3(q) of the Act unless

." either

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

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

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

g) Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations and which' may include payment of interest on any obligations issued hereunder, including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding thirty-six (36) months following completion and including reasonable reserves related thereto.

Plan Amendment (April 2015) PG^MPLANNERS

Page 28

36

Helmont/Central TIF Redevelopment Plan and,Project Amendment No. 2

?" ■ h) To the extent the City, by written agreement, accepts and approves the ;! same, all or-a-portionh€of?aj taxing district's -capital costs resulting: from the redevelopment project necessarily incurred or to bejneurred (consistent with ' Statutory requirements) within the] taxing district in furtherance of the ' H ; objectives of the Plan;"and!Rrject.

ii:~i- ■ 'ill/-' ■' ; . iIX^ * ■ ■ ■ ■ \ ■ ■ v ■' , ;p: ■ ■' . ■ ■ ■ ■

sf-i) Relocation costs,™to?the^ exJ;ehtethM^he;City determines that relocation costs iKE S- shall be paid pr is^required to;make*payment of relocation costs-by federal or state law or by Section 74.4-3(n)(7) of the Act (see "Relocation" section);

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

wT^ C

relocation costs incurred by the City pursuant to the Act; and

(v) The 30% interest cost limitation may be increased to up to 75% of the interest cost incurred by a redevelopment project for the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.

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

n) *An elementary, secondary, or unit school district's increased costs*

"attributable to assisted housing units will be reimbursed as provided in the Act;

q) Up to 50% of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only, the low- and very low-income units shall be eligible for this benefit under the Act; >

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

If a special service area has been established pursuant to the Special Service Area Tax Act, 35ILCS 235/0:01 et seq., then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the Area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act;

Plan Amendment (April 2015) PG^/PLANNERS

Page 30

38

Belmht/Central TIP Redevelopment Plan and Project -ww Amendment No. 2

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

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

The 1998 EAV of all taxable parcels in the Original Area was approximately \$81.4 million. This EAV amount, by

PIN, is summarized in 1998 EAV by tax Parcel included as Attachment Four of the Appendix. :

' - 'Amendment No. 1 in" 2011 . . estimated the 2023 EAV/ bf ihegOriginal Area at \$193i741«}600. Asof 2013;Uhe~EAVoftheiOriginalAreaajsJIO^/lj^^

Amendment No. 2 in 2015, provides an added 2013 EAV estimate of the Added Area; ■"v \$60,900,805. This EAV amount, by PIN, is summarized in the Plan Appendix, Attachment Four - Parcel Listing. The Added Area is estimated to grow to a 2023 EAV of \$158,383,048. Most of the increase in the Added Area EAV is due to the impact of the former Our Lady of the Resurrection hospital site and improvements; an overall \$113,000,000 fair market value investment in the area. The' estimated EAV is based upon the sale of the hospital to a property tax paying entity and a valuation by the Cook Xoun^ as discussed in lhe^Assisspr's 200& report on. V' ^ ^Exempt Hospitalsjf If or is instead-made!byia;tax-eXempt entity, W1\$!>p'f^the-Asse§slbf«fus^^ estimate for the ^ „ *sAdded;Srea, and therefore; the

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

C. Redevelopment Valuation

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

Plan Amendment (April 2015) PG^PLANNERS
Page 31

39

BclmoYii^Central TIF Redevelopment Plan and Project Amendment No. 2

new projects, rehabilitation'.- o#exlsj^ rvaluesmay-result^nan^sapstantial changes in EAV'ifprJnte/ATea*."

*^^DJ S Sources of FundsAF= ■■ ' ■ *c*4 fei *irf^ " "" -
■|tfir; ISp^!...-j ■■■ ' j ;iT] '.,,u... 4";;-:, j ::{-■■■";■

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

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

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

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

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

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

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

The Area may become contiguous to, or be separated only by a public right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.6.1-1, et seq.). If the City finds that the

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

5.3. Nature and Term of Obligation and Completion of the Redevelopment Plan

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

The redevelopment project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Redevelopment Area is adopted (by December 31, 2024). Also the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this Plan. - Obligations may be issued on a parity or subordinated basis.

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

Plan Amendment (April 2015)
Page 33

Belmont/Cerita/LTIE Redevelopment Plan and Project
Amendment No. 2

City of Chicago
R, h^h.

- 5 become available for distribution annually to taxing districts having jurisdiction over the Area in the manner provided by the Act!

5.4. Commitment To Fair Employment Practices and Affirmative Action Plan

; < /The; Gjty^is ,committed will affirmatively.^implement the fbllpwingl-principles withv

"■ ■ . :resp9d4oit)aiSi.Rlahr«j ' , -f - ■

IM; l^.^the<.assuranceipfj.ec|ual-.opportunitytin,:all. personnel and employment actions»with ,■:•. " respectto.the'Redevelopment Rroject, including-but not limited;to-hiring; training^ .'transfer, . promotion; discipline, fringe s-benefits, salary,- employment working * COnditions*j termination, etc., without regard to race, color, religion,; sex, age, disability, .national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, or housing status! -

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

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

. 4^-" ,;Redeveloperswill meet City standards forany applicable prevailing wage rate as -ascertained by the Illinois Department of Labor to all project employees.

; ;jnie^Gity^shaJ[-;haye the,-;iight-in'its sole discretion to exempt certain; small'businesses, '!. jesider^iajfp

;G.; Amending the Redevelopment Plan

■<.:t This Plan may be amended in accordance with the provisions of the Act. ry

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

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

I. . City Policies

1. *The City may incur redevelopment project costs which are paid for from funds of*

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

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

Plan Amendment (April 2015).
Pag" 35

43

Attachment Two, Exhibit A Boundary Map

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

44

45

46

47

48

49

W Henderson St

Attachment Two, Exhibit G1 Existing Conditions

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

Attachment Two, Exhibit G2 Existing Conditions

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

51

O

X
LU -

> .t:

c o
4 U
F at
c c
u -
o v>
< wj

If;

o
Z

E: c
E: o
1 9 > (3 5

- u

cd u

52

53

Attachment Two, Exhibit G5 Existing Conditions

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

54

X
LU

•ALLTiY LYING; WEST OF^ LOT;9;IN BLcSck 6 IN FRED BUCK'S .
 .PORTA(3&pMk SUBrjM OF AN ALLEY.LYING NORTH-OF ROSCOE STREET; - ;
 THENCE WEST ALONG AN EASTERLY EXTENSIO6NIBFiTHE NORJH LIN E 0 F LOT 9 BEING THE SOUTH LINE OF AN ALLEY LYING -NORTH OF
 ROSCOE STREET TO THE NORTHWEST^ORNER OF LOT 27 iin BLOCK 4 IN RESUBDIVISION OF J.E. WHITE'S ADDISON GARDENS, BEING
 ALSO THE EAST LINE OF THE ALLEY LYING EAST OF CENTRAL AVENUE; THFNCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF
 CENTRAL AVENUE TO THE SOUTH LINE OF ROSCOE STREET; THENCE WEST ALONG SAID SOUTH LINE OF ROSCOE STREET TO THE EAST
 LINE OF LOT 7 IN STOLTZNER'S CENTRAL AVENUE SUBDIVISION OF BLOCK 4 IN THE SUBDIVISION OF LOTS D, E AND F IN THE PARTITION
 OF THE WEST 54 OF THE SOUTHWEST 54 OF SECTION 21 AFORESAID; THENCE SOUTH , ALONG SAID EAST LINE OF LOT 7 IN
 STOLTZNER'S CENTRAL AVENUE SUBDIVISION AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE NORTH LINE OF LOTS 14 AND
 15 IN SAID STOLTZNER'S CENTRAL AVENUE SUBDIVISION, SAID NORTH LINE OF LOTS 14 AND 15 BEING ALSO THE SOUTH LINE OR THE
 ALLEY LYING SOUTH OF ROSCOE STREET; THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY LYING SOUTH OF ROSCOE STREET TO
 THE EAST LINE OF LOT 11 IN SAID STOLTZNER'S CENTRAL AVENUE SUBDIVISION; THENCE SOUTH ALONG SAID EAST LINE OF LOT 11 IN
 STOLTZNER'S CENTRAL AVENUE SUBDIVISION AND ALONG THE SOUTHERLY EXTENSION THEREOF, AND ALONG THE EAST LINE OF LOTS
 30 AND 31 IN SAID STOLTZNER'S CENTRAL AVENUE SUBDIVISION TO THE NORTH UNE OF SCHOOL STREET; THENCE EAST ALONG SAID
 NORTH LINE OF SCHOOL STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN WM. S. FRISBY'S SUBDIVISION OF LOT
 1 IN BLOCK 1 IN HIELD AND MARTIN'S SUBDIVISION OF BLOCKS b AND 6 IN THE SUBDIVISION OF LOTS D, E AND F IN PARTITION OF THE
 WEST)4 OF THE SW /« OF SLCI ION 21 AFORESAID; THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EASTLINE OF LOT 1
 IN WM. S. FRISBY'S SUBDIVISION AND ALONG THE SOUTHERLY EXTENSION THEREOF, AND ALONG THE EAST LINE OF THE^WEST 150.75
 FEET OF LOT 2 IN BLOCK 1 IN HIELD AND MARTIN'S SUBDIVISION AFORESAID;^AND ALONG THE SOUTHERLY EXTENSION OF SAID EAST
 LINE OF THE WEST 150.75 FEET OF LOT 2 IN BLOCKII IN HIELD AND MARTIN'S SUBDIVISION AND ALONG THE EAST LINE OF THE WEST
 150.75 FEET OF LOT 1 IN BLOCK 2 IN SAID HIELD AND MARTIN'S SUBDIVISION TO THE SOUTH LINE OF SAID LOT 1 INj. BLOCK 2, SAID
 SOUTH LINE OF LOT 1 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF BELMONT AVENUE; THENCE EAST ALONG SAID NORTH
 LINE OF THE ALLEY NORTH OF BELMONT AVENUE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 68 IN R.A. CEPEK'S
 SUBDIVISION OF THE SOUTHWEST U OF THE SOUTHWEST % OF THE SOUTHEAST % OF SECTION 21 AFORESAID;

Attachment Three, Page 1

57

THENCE SOUTH ALONG SAJD NORTHERLY EXTENSION AND THE EAST LINE OF SAID LOT 68 IN R.A. CEPEK'S SUBDIVISION TO THE -
 NORTH LINE OF BELMONT AVENUE; THENCE EAST ALONG SAID NORTH LINE OF BELMONT AVENUE TO THE EAST LINE OF LOT 71
 IN SAID R.A. CEPEK'S SUBDIVISION; THENCE NORTH ALONG SAID EAST LINE OF LOT 71 IN R.A. CEPEK'S SUBDIVISION AND
 ALONG THE NORTHERLY EXTENSION THEREOFTOTHE SOUTH LINE OF LOT 51 IN SAID R.A. CEPEK'S SUBDIVISION, SAID SOUTH •
 LINE OF LOT 51 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF BELMONT AVENUE; THENCE EAST ALONG SAID NORTH
 LINE OF THE AL^EY;^nORTH OF BELMONT AVENUE TOTHEWEST LINE^OFIEGLAIR.VKvjN^ ALONG! SAID/WEST
 LINE OF LECLAIRE:Av|nUE TOTHE NORTH LINE OF LOT 44;in,STEVEN'S BELMONT S-LARAMIE AVENUE SUBDIVISION OFIBLOCK
 16 IN FALCONERfs^DI jfo j CAGO; A SUBDIVISIO N CF THE NORTH H OFITHEINORTHEAST Y. OF SECTIO^2EgAF^ESAIP; ;
 SAID NOR^TH UNE ^
 ALONG5AID SOUTHij^F^ITHE ALLEY LYING SOUTH:OF BELMONT AVENUE ToShEjWESJ:-LINE OF;LARAMIE AVE^EgIHENCEEH, !
 SOUTH ALONG THE^TifedF LARAMIE AVENUE TO THE SOUTHEAST CORNER OF. LOT 11 IN THE HULBERT FuJ^RTON .'.
 AVENUE HIGHIANpS^SpBDIVISION #27 BEING' A SUBDIVISION OF PART OF THEIAST^fOgTHE NW)4 OF SECTION;^|^;
 AFORESAID; THENGEV^EST ALONG THE SOUTH LINE OF LOT 11 IN THE HULBERT;FULL|RT^AVENUE HIGHLANDSS%j5iviSlit%
 #27 AFORESAID TOljHE;WEST; LINE OF AN ALLEY LYING WEST OF LARAMIE AVENUE-^ENCInqRJH ALONG THE w|lllINE 0%fi
 AN ALLEY LYING WEST OF LARAMIE AVENUE TO THE NORTHEAST CORNER OF LOT I^IN;THE^^ AVENUE• '
 HIGHLANDS SUBDIVISION #32 BEING A SUBDIVISION INTHE EAST K OF-THENWX OF:SAID;SECTION'28^ BEING ALSO^ifh^yTH^ - LINE OF tH|ME^LVING;SOUTH
 OF BELMONT AVENUE; THENCE-WEST ALONG SAID SOUTHSUNEIO^^
 0EiBEllviONTAVENUE^TOTHESo.In>jERLY.CXTENijpWiO^^Ej^UNE^OFLOT22 INTHEfHULBERT FULLERTONA^NUE/^TM
 HTGHLANDS SUBDIVISIONNOrgHWEST^pF^eT|ON:28 AFORESAID^^NjE^ m.
 ^^:N6RTH;AtpNG;^0.M%^ER|jYEXTENSION AN D TH E^EAST-LI NE OF LoJ&p^A
 SUBDijySi6N-M&33TO fHE SbUTH LINE OF BELMONT^AVENUE; THENCEWESIALONG SAID SOUW W. BELMONT- . ■■Z-I
 AVENUE TOTHE EAST LINE OF LOCKWOOD AVENUE; THENCESQUTH ALO^SAID EAST-LINE OF LOCKWOOD AVENUETOHE *TM ..^
 NORTH LINE OF LOT 15 IN THE HULBERT FULLERTON AVENUE HIGHLANDS SUBDIVISION NO. 32> A SUBDIVISION IN THE:EAST J4..«
 OF THE NORTHWEST.!^pFtsECTIo1iI28 AFORESAID, SAID NORTH LINE OF LOT 15 BEING ALSO THE SOUTH LINE OF THE ALLEY ? J
 LYING SOUTH OF BELMONT AVENUE; THENCE WESF ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF BELMONT AVENUE TO
 THE WEST LINE OF LOT43 IN BLOCK 1 IN KENDALL'S BELMONT & 56^ AVENUE SUBDIVISION OF THE WEST K OFTHE jI -
 NORTHWEST % OF SECTION 28 AFORESAID, SAID WEST LINE OF LOT 43 BEING ALSO THE EAST LINE OF THE ALLEY LYING EAST OF
 CENTRAL AVENUE;^ENCE SOUTH :,-,-...
 OFIOT15 IN:BJ,bC^3;W^ t^: _
 ACRES OFTHE^Esf;>4ibFTHE-N^
 NORTH LINE OFTHE ALLEY;LYIN THENCE EAST ALONG S^ LINE OFJHE JILEYJLYINGt

58

Office of the City Clerk

NORTH Y, OF THE NORTH Yx OF THE NORTHEAST Ya OF THE . SOUTHEAST Ya OF SECTION 29 AFORESAID; THENCE NORTHWESTERLY ALONG SAID THE NORTHEASTERLY LINE:6JF.LOT 6 IN:K U BLOCK 1 IN DIVERSEY HIGHLANDS TO THE NORTH LINE OF SAID LOT 6, SAID NORTH LINE OF LOT 6 BEING ALSO THE SOUTH LINE OF THE ALLEY LYING SOUTH OF DIVERSEY AVENUE; THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY LYING SOUTH OF DIVERSEY AVENUE TO THE WEST LINE OF MERRIMAC AVENUE; THENCE NORTH ALONG THE WEST LINE OF MERRIMAC AVENUE TO THE NORTH LINE OF DIVERSEY AVENUE; THENCE EAST ALONG THE NORTH LINE OF DIVERSEY AVENUE TO THE WEST LINE OF MELVINA AVENUE; THENCE NORTH ALONG THE WEST LINE OF MELVINA AVENUE TO THE SOUTH LINE OF LOT 44 IN -GILDERSLEVE'S SUBDIVISION OF BLOCKS 6 AND 10 TO 13 IN OLIVER L. WATSON'S 5 ACRE ADDITION TO CHICAGO A .. SUBDIVISION OF THE SOUTH Yi OF THE NW Ya OF SECTION 29 AFORESAID; THENCE EAST TO THE NORTHWEST CORNER OF LOT 36 IN GILBERSLEVE'S SUBDIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF LOT 36 IN GILDERSLEVE'S -SUBDIVISION AFORESAID TO I H. I AS I' LINE OF AN ALLEY LYING EAST OF MELVINA AVENUE; THENCE SOUTH ALONG THE EAST LINE OF AN ALLEY LYING EAST OF MELVINA AVENUE TO THE NORTH LINE OF LOT 4 IN ANTHONY P. ROSS' RESUBDIVISION OF LOT 34 (EXCEPT THE NORTH 96 FEET THEREOF) AND ALL OF LOT 35 IN GILDERSLEVE'S SUBDIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF LOT 4 IN ANTHONY P. ROSS' RESUBDIVISION AFORESAID TO THE WEST LINE OF MOODY AVENUE; THENCE NORTH ALONG THE WEST LINE OF MOODY AVENUE TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 117 IN COLLINS & GAUNTLETT'S DIVERSEY SUBDIVISION OF LOTS 4 TO 6, 8, 9, 12 TO 19, 22 TO 29, 33, 39 TO 43 AND 45 TO 50 IN GILDERSLEVE'S SUBDIVISION AFORESAID, ALSO OF BLOCK 5 IN OLIVER L. WATSON'S 5 ACRE ADDITION TO

Attachment Three, Page 5

61

CHICAGO, A SUBDIVISION OF THE SOUTH A 01" THE NW % OF SECTION 29 AFORESAID; THENCE EAST TO THE SOUTHWEST CORNER OF LOT 117 IN COLLINS & GAUNTLETT'S DIVERSEY SUBDIVISION AFORESAID; THENCE EAST ALONG THE SOUTH LINE OF ' LOT 117 IN COLLINS & GAUNTLETT'S DIVERSEY SUBpjVlsYo^ TO THE EAST LINE OF LOT.72 IN COLLINS & GAUNTLETT'S DIVERSEY SUBDIVISION AFORESAID BEING AL^ LINE OF McVICKER AVENUE; THENCE NORTH ALONG THE WEST LINE OF McVICKER AVENUE TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 26 IN WALTER E. GOGOLINSKI'S SUBDIVISION OF BLOCK 9 OF OLIVER L. WATSON'S S ACRE ADDITION TO CHICAGO AFORESAID, SAID SOUTH LINE OF LOT 26 BEING ALSO THE NORTH LINE OF AN ALLEY LYING NORTH OF DIVERSEY AVENUE; THENCE EAST ALtNGTj^ WESTERLY EXTENSION OF THE NORTH LINE OF^Yj&|NG;NORTH OF DIVERSEY AVEN^ETO THE EAST LINE OF LOTT27 IN SUBDIVISIONhgJ^^ SUBPi^ipN OF THE NE Ya OF SECTION .29.AFORESAij^^ CENTRAL AyENIJE;:THENCE NORTH;ALONG SAID WEST LINE^OFsTHEJALL LINE OF THE NORT>H^16; FEET 8 INCHES OF LOT .17ijN BLOCK 1 IN SCHE^ENbl^G'S sM SOUTH OF THE NORTH 16 FEET 8 INCHES OF LOT 17 IN BLOCK 1 IN SCHERENBERG'S SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF PARKSIDE AVENUE; THFNCF. NORTH ALONG SAID WEST LINE OF PARKSIDE AVENUE TO THE NORTH LINE OF LOT 30 IN REGAN'S RESUBDIVISION OF LOTS 11 TO 46 IN BLOCK 2,jN SCHERENBERG'S SUBDIVISION AFORESAID, SAID NORTH LINE OF LOT 30 BEING ALSO THE SOUTH LINE* OF THE ALLEY.LYING SOUTH OF BELMONT AVENUE; THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY LYING SOUTH OFBELMONT AVENUETO THE WEST LINE OF MARMORA AVENUE; THENCE*N0 RTH'ALONG'SAID WEST LINEXIF MARMORA/* ' AVENUE TO f H||OUTH LINE OF, BELMONT AVENUE; THENCE WEST ALONG SAID SOUT^HilINEpF BELMONfeAVENUE TONTHE" ^EASTjLINE.pFMA^ONAYe^ . OF BLOCKS iA^^ :. THE;n6rTH LINE^^ OF BLOCKS iA^^ :. DYjyiEWieZSUBD'M^ AFORESAID,' SAip;NO.RTHiLINEpF LOT 4p; BEING ALSO THE SOUTO LINEOFT^ ; ALONG SAID EASTERLY EXTENSION AND ALONG THE SOUTH LINE OF THE ALLEY LYING SOUTH 01 BELMONT AVENUE TOTHE EAST LINE OF AUSTIN AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF AUSTIN AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 3 FEET OF LOT 40 IN BLOCK 1 IN JAVORAS AND JOHNSON'S WESTFIELD MANOR SUBDIVISION - OF THE EAST K» OF THE NORTHEAST Ya OF THE NORTHWEST Y. OF SECTION 29 AFORESAID; THENCE WEST ALONG SAID EASTERLY EXTENSION TO THE TO THE EAST LINE OF LOT 36 IN BLOCrtjIjN SAipMvORAS AND JOHNSON'S WESTFIELD MANOR SUBDIVISION, SAID EAST LINE OF LOT 36 BEING!ALSo'tfHE.yv£Si^p6F^HE ALLEY LYING WEST OF AUSTIN AVENUE; THENCE NORTH ALONG SAID EAST LINE OF LOT 36 WBLOCKii^ WESTFIELD MANOR SUBDIVISION TO THE NORTH LINE OF SAID LOT 36, SAID NORTH LINE OF LOT 36 BEING ALSO THE SOUTH LINE OF THE ALLEY LYING SOUTH OF • BELMONT AVENUE; THENCE WEST ALONG SAID SOUTH LINEOJTTHE^EY^LYING SOUTH OF BELMpNTNAYENUETpTHE WEST ' LINE OF MEADE AVENUE; THENCE NORTH ALONG SAID WEST LINE OF MEADE AVENUfc TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 76 IN CHARLES BOOTH'S BELMONT AVENUE ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTH 10 ACRES OF THE^NORTHri ^ OF SECTION 20 AFORESAID, SAID SOUTH LINE OF LOT 76 BEING ALSO THE NORTH LINE OF THE ALLEY LYING NORTH OF BELMONT AVENUE; THENCE EAST ALONG SAID WESTERLY EXTENSION AND ALONG THE NORTH LINE OF THE ALLEY LYING NORTH OF BELMONT AVENUE TO THE WEST LINE OF AUSTIN AVENUE; THENCE NORTH ALONG SAID WEST LINE OF AUSTIN AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 6 IN BLOCK 2 IN JOHNSON BROTHERS FIRST ADDITION TO WESTFIELD MANOR, A SUBDIVISION IN THE WEST 1/3 OF THE WEST Y> OF THE SOUTHWEST X OF THE SOUTHEAST Ya OF SECTION 20 AFORESAID; THENCE EAST ALONG SAID WESTERLY EXTENSION AND ALONG THE SOUTH LINE OF. LOT 6 IN BLOCK 2 IN JOHNSON BROTHERS FIRST ADDITION TO WESTFIELD MANOR TO THE EAST LINE Or SAID LOT 6, SAID EAST UNI. OF LOT 6 BEING ALSO THE WEST LINE OF THE ALLEY LYING EAST OF AUSTIN AVENUE; THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY LYING EAST OF AUSTIN AVENUE TO THE WESTERLY

62

NEWPORT AVENUE^{RT} HTH IN[^]
RESUBDIVISION OF LOTS[^] Tol[?] AN^{Kio}tb[^]8ANp^j3i[?]TO
SUBDIVISION IN THE^EAST^k OF THE[;]NE X OF^j[^]
LYING WEST OF CENTR^aTa^VENUE; THENCE NORTH .ALUNG[^]WES^{fj}lJNE OF AN ALLEY.LYING WEST OF CENTRAL AVENUE TO THE SOUTH
LINE OF EDDY STREET; THENCE WEST ALONG THE SOUTH LINE OF EDDY STREET TO THE WEST LINE OF MAJOR/J AVENUE;
THENC[^].l^pRT^HJALONG THE WEST LINE OF MAJOR-AVENUE TO THE SOUTH EAST CORNER 6f LOT 11N H E R M AN; L J MAGNUSON'S
RESUBDIVISION OF THE EAST 60 FEET OF LOT 142 IN KOESTER & ZANDER'S ADDITION TO WEST IRVING PARK, A SUBDIVISION OF THE
SOUTH X OF THE NEX OF SECTION 20 AFORESAID, ALSO BEING THE NORTH LINE OF AN ALLEY LYING TM~ NORTH OF ADDISON STREET;
THENCE EAST ALONG THE. NO RTH LINE OF AN ALLEY LYING NORTH OF ADDISON STREET TO THE: EAST LINE OF LOT 137 IN KOESTER &
ZANDER'S ADDITION TO WEST IRVING PARK AFORESAID, BEING ALSO THE WEST LINE OF AN ALLEY LYING WEST OF CENTRAL AVENUE;
THENCE FORTH ALONG THE WEST LI N E, OF THE ALLEY, LYI NG WEST OF[^]INTRAL AVENUE TO THE NORTH LINE OE BERENICE
AVENUE,"THENCE EAST ALONG SAID NORTH LINE OF BERENICE AVENUE TO THE i POINT OF BEGINNING AT The" WEST LINE OF CENTRAL-
AVENUE: ALL IN THE CITY OF CHK[^]GO. COOK COUNW[^]UN^{pl}S.' TM. J

■ * " . . ■ • " ■|_5
- "I_r " , V_z

 $i'J, I$

Vis-...*

Attachmont Three, Page 7
63

$$\wedge \quad \text{if } \dots \therefore \dots \text{ simtKM h } \dots 5$$

PLAN APPENDIX
Attachment Four - Parcel Listing

1

ZZCZ!
Z'ZZI
T"2
ZIZZ ZIZZ

Z19ZZ

ZIEZ

2,13 J ..

ZIIZI
ZIEZ
ZIEZ

"";18"

""20

.13^23103^ 13202^

?i?2^403Q«H6o'\$" """"'\$"

/ I "\$'

"\$"

^3 zrz^??p^^^^^^9"z^-
MZZIIEI^

"261320403^

JLZZiI?^2I9IS?5?£Z]L
lfCZZ-ill^ JZIIIp20403033^^

!liZZZ^il9^ip^^^?ZZI"

"32 "'13264636386606 \$"

"33 "132046703^
JlZZZII?^'^^'^IIZIIII?9^9Z9I?9999ZIE J^IZII??9i9Z9^9999Z
IlfZZIIi-!^

"38r"p204070360

3^ZZI^^^E? \$2\$IIE. 41132646763900
431326411632660 4413264116336666] '
' "4513264116340660\$"

Attachment Four, Page 1

13204110350000 ; "I320iS^

!B2i3i2oiiboor^

46

"47:

III JI

48 49"|6-'JI

"54" '55

2013-EAV

r^;>>63,933

zrzii>iziz

49J9SI_s

IIZiIE

^76706"

^ZiillllliiS^ ^ ZZZI!?ZZZ"i52i^

*ii' 59 j;.1321312018bbW~\$ jlf^T

ZI"jlZZIIIII0^ ZZiEZIiIIII^^^

!-: ^6T^~1321312b33p(ki^~!\$ 99;573"

m0jl78
"6M64

66■-13:28iP5035.0000->^ 1»B28T6?0370^!7JI
JEZljii^ZIZZZ^

'7!132ilOT^10^

IzIZZj^I^^^^

!!MZ!IZi^^i9zi?li5]?^ZZj["

■^TM" "13281070^

jIEIJMii^M^EIE,

'76TMTM[l32m

"78TM"" 1328113^ Z75ZZZZil281X30340'^

JjELZZIII^M^^^

"81"132811303^ 8413281156326666 \$

"WZZJWiE^i9iE\$9^Zlt..

8613281156340006"

JZII"i?I?li|9^

88i32Ei?6'3ob'bbb\$

8913"28Ti'56'37bb'bb \$

"90i3"28i2"763T\$
hJEZZIIIII^ 't;.is?"isailiib^bWnr^
146,841

ZIIil9E Z'zmiE

Z'li|?L ~-50|402"

ZIOlii-Z'H-izE

25^074'

"ZjEME ^iSZl1

116\$\$E.

'|&9;304'

ZMjil.,

ZMEEZ..

""^86?' "Z54.370™ Jf^234" ""33,182""

ZlEZZ^li^iiSMZ
Zi^IZZi?lii?ii92lZ'
Zio^LZil?!^
"!;^IIZ^Plii^iil32lTM^ Zi^uE.IiP^

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

ZMiZ^iIiI§lMiZ! ZS^E}§?1hI^I^Z Zi3ZZl?l^i^^8i§II
■^lsZiP??i0l9lIMi"I
I^ZI!P??i?^iilMIII

Zili^lZl3Hi?l^^li92lZ
"WlZlPlii^ii9?lZ]
"ii8""""I32

ZHLZiIli^
ZOIZZIOl^^^
Z^ZlPl?^29l?9999'Z:
I ^^ZZZ^?9^7029^00 ^
ZipTM Z:'^l?il79?9^99Z"
PPZZZE?^^ "T^
""128^13291270336^

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

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

2013EAV
~~I.J^Ml.."■V1

ziziiiziisi

i^i?...fe;«4'
36,668-J ., i.

35,781

36,047 : 35T869"!.- I
""■"TM"36"688TM^^^'
36,135.
36,135¹
--

35,869 •

""46310"1'

36,047
jip3Tt^

"{36i580}^|r 37,911 l
38^356 LV:ii

""36AQqZ'> '■<'; "123,668 ;. ' ..;

27^422""1^',4

Ziyi!?-1

"l6p0£};;^ (■ 22p'70"" :.>

""223)676 82,988'
ZiP11?-32'520

""4l"891 41.734
i'4'3,'563' 69774"™

65

Index No.

J.3(p

TMJTM3TMJTM39J
J19~Z-"141J

"142~

"143;"

jii.Z

"145"" Tir!

]l50J

"isTl

~152JZ

154~"" '1550 1567""

III..Z

15? "

159"":

16C™] 16l"™T

163™"" 164 165""""

167""h 168 ' 16?" 170™)'

17™'™ 17™ '173"""" 174-"™7™"7

177'

179 180
2013EAV
Parcel ID No.: V (PIN)
•1-329123P350000 \$ 75,723^, ^379T2803766o6""r"\$""367785
■,1329i280410000--:'- '\$.243,178»:'
.13292240340Q00_

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

""\$' .,:_44i474

Zl^iIZ

"™7 ' ZI ^55™ '

13292240360000

108,805; 3"™^22™'

Zl^^-E

™ij|™877v '™3"™™6d'

Zll£\$Zl"
ZlH-Z^:" ii4™866"

""6|'225"

ZIf™:™f

Z45^012"
Zl^Z9Zl Z48j9T

Zlf™l£iZ

ZII'IZC

""36™S™"

,13292250^^^ l3292|5li2™p61™g^V

13292250^|i0^

"l3™:92™:™|™^^ Ji32922™f™i™i™^

"l3292™3™4^

"I³²llil^l?MIiZZ"

lIi^l9³³9MZ IZZ:

Z|2?|26™350q6™2 '■' \$"""" :1329226™i66c^™"\$ 71329^260370^

Zl^22iii^99Z "IZZ

^132922603

·^29j^d^TM\$7ITZZ
Znlll^i^Zl!!"" "li?^i^l^E:ZfZZ
llp92TMld3^pl7Z\$Z^ Z^3i2|70^4^aTMJTM""

9^834. ""|TM666"

Ziijir

261,401"
3637736"·~"ig"
"p2j2l7P4B)0C«"7iTZ 'l329p804lp^'
·1329TM^ 'l329228638"66bb

Ii^219^319^Z" TZZ

7132^2280466666"\$

"1329229037

"l329229P38^[

1329229^\$

Index No.

Parcel ID No.

ASiPIN) ...

181 ^is^o.om^

'E""l3292290^

183 . •,1329.2230360000'

185 _1322230029£qoq_ 186

189 ^^\$30000^ "191IM9W60350boo"

192 132923.00360000

19313792316166666"

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

196 ^.^32:9S9229..

198 _13292310400000

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

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

206 _ 13292310480000_ ; '267-13792316470666"

208132923104600pq_

210 .1.3292.319440000

"211 13293636480060'

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

' :"'69,42"bTMj'
\$ ' 71,768. ■1""T'259,'320'
\$: 125,744 >
\$
"\$"
78,214
1_40^26
\$
"\$"
"TM45TM546" 'l69TM437"
\$
"\$"
"130,983
:245,366
-131,476 ~TM"jiTM""TM
131,476
']:131TM7|
TM3"TM160
ZJ191\$E1 110,384"
th
\$ lip.384 "\$'110,384
fr.
_.. 1^665 '\$""l39,3TMi'3TM
I'
^.,.,^.,:69,345j \$69,'96'b"
61_355:
>136,845-:_____

Index No.
2013 EAV

"e"~~f

1Q0,394 '330,034

Parcel ID No. (PIN)

226. 13293050p_20000 "227132¥3W2:3b"6ro6"
228 ' 1329305,024'OOOQ \$
"229TM1379W6b4db6o""T\$"

230 1329Jpj029QPgq \$ "231132930^{TM^^}
232 1329307034000a \$ 9M81 "233"B2¥30763500b0\$147,765TM
234 _!3293^
237;
238^
J^IZliI11^02^IZ-"236"l3793lib3lbbbo'TMT
465,863
■;132?107033000_q_
"i3794b'6bbibbbb"

378,252 797235"

239 .is^ooop^pooa:-^
,91,598,;

241 _ 13294P00050000,- \$
"242r'i32WdBob^oao \$"
.243 .13^9jQlprfijOOO^ \$
63,834,
121v682| "TMTMU26TM ""l7,'2'93"

IMZIMMi9i921922£ZL
2^ZZM^9^211.
"247;.4"13794016050000, "\$"
,,;11'.\$Z;. 2161566"
248 13294pi0ppppa0 \$ '24913"29^
250 ..1329402001^
_49,275

"252J^^woMSME^'
253 ,,•-13294020040000 '\$. 60,939 "2541329402?^•-V--VV"-
255 ,13294020060000 "256^3294^^
\$
76,285 ' '51,743TM

"25813294b3"!D020bob'\$""97382
259 13^94030030000
49,636 ' '99,735"
'260i'3794b3bb4"bbbb"
99,235 88,273
261; 13294030050000. "26213794036060006"'
263 . 13294030070000 264T^k^WmM
26,674
265 13294040430000 \$ 146,815 "266'172946'^46TM297'
267 13294040461002 ' 26813294b'4046ib03
16,256
269 13294040461004 '276132946^6T6i005

At.tnchment Four, Page 3
index Parcel ID No. No. (PIN)

273 ... 13294040461008

276-;> f 1329,4040.0.800,00

J78 3l1329^0l0000q>

279 "■yWM^E^iW^'

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

290 132812704300PQ?

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

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

'29_5^"";:"32_8i27b3TObbb"

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

298,,;,,,i328i3£q2ioqqq

"29'^

300 i^sisoq^TOoq.

"".^EEiEf^^iE^t.

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

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

30613281300300000

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

308 13281300320qop

369"i328i36b45bb'6a'

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

31213281300460000 3131'328i3'6647666'6"

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

\$

.....

\$

.....

\$
.....
.....
"\$"

\$
"\$"
\$
.....
■j:

2013 EAV

²6.556 TM76TM916 """"11,758
 ^{7 ft}
12,368 ""67b,565
_i1.15,737_i
"l66TMi25
106,125 '■106,125
^ 128,303;
^i^sbs'
.:56j6i65; ".73,157"

68,992

_{342,7J0l}
"E§IEiMi.....

: 13,369
ft

:ib196i^r'S^ *EEEE>1*

104,325

95,006 8"734 13166"

Index No.
2013 EAV

:-,;"Y5g"39"3";

Parcel ID No. (PIN)

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

\$v

318 1328_13102?P£90 T19 " 13^i3^237)b7jb"

^53J) 85,;; '™53"*985™

"32b"r328IHb24obb"a"

■ 13281310430000 \$;.;106,867^-

93}5^ip

'i3]ibp!

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

173,734

132,413.
„1328131034000q. ""l328"l3ib'35bbb'6"

^3.28232q36qqqo-.

""l32^

.\$

\$: .144,919 '\$199^60"

\$

J3281310380090'.

123,04a ""205,064"

\$



291,165 T6"6,966'

,1,,1,,,185,413.

"\$' ""136,'69'i"

,13281315200000

;131,699. 793,730."

339 i328mo42qqqo^ '34 b"W2^u9^3Tomi"

163,597..

13281290360090 ^i3i8T2T63T6W6"

; ; 343- 13282240210000 'M4T"73m8^86Jio6o6"

345' 13281280220000 \$.!...35,063V
•IIC1...•! ;347; '™

80,885,

"348: 132822^
.349 13282280460000
\$

351.! 13282290280000 '3527'""^
.35.3.....;i3.2\$22903009.00
"35413282290316666 '
58,329
35513282290320000 ' '356-13282296330066 '
359 "360
357 13282290340000 \$ 58,329 "358" "13282296350^ \$91-578"
\$ 224,255
1328225)0360000 "i378229U4l661)b"

Attachment Four, Page 4

Parcel ID No.

..2.IM!^h..z...-
■■£32g229^3"9"Q0"QQ"
Index No.
362 ..iM3282290400000
"l^Ejlllil12^
i" "\$"
T
91,669 "92,098

19L.....B3.93M9M29991.
372'-1-132823004,60000
\$ "\$"
.....
"373132¥2¥063lW6'6:""
J741328230032000q_
"375i37823obW6oob"
376 13282300340000--
"377" ""IHsilidoasoQo^

380 "381"
378 13282300360000 '379'"" "B
138,626
.p.2..8239.9.3.8,,9.9.9.9 L
112,813
3_82 "383"

EMME3M\$\$\$9E.E:
384
"385.
^54,212
7~6™56i
•13282300410000 _\$. 14,799 "i'3"2"873W
386-"387"
34,732
}182?191l.9.929... "i378"23ibi¥bbob"
388

```

84,942 "96",475
"13"28231b2bbobb"
39 a;
13282310210000 "i ' 3"28737b' 22"bbbo"
392 "'393'
1328231023000q_ ^•^32823i54iogoo""$""~4l~32i
394 "395""
86,989 1328231039$198,?15 "13283000560006'"$53,893'
396 "397"
31,304 "51,991
13283000 5.70000 '1'3'2830bb230bb'd''
398 "399""
1328301047^
""i'3"28'36i'64"8'6666"
400 "4'6'i'"
54,990
13283010030000 $ 114,345 "i32830r60406b0$43',62'8
402 "463' '
13283010050000
"i3283"brbb'6obob"
404 "465
13283010070000 $ 43,398
132830^ \64,37b'
'i37837'i'bb9obbb$"b7'i7TM'

```

Attachment Four. Page 5

Parcel ID No. (PIN)

66,427
133M919.M9.9.9.9.: "ij2W6ioi4ooo6"
;\$,^; .56,145; '?'""96TM78TMTM
I³^.9191^.9.9.9.9...
'T3T8T616160660"
JiFElE. "143,695""
.1^^9.^.999°. '132836164^
71, 818 '34, 333"
'TM1328^^^
34,333 "70,024'
\$.....
.....
13283020070000; "137830200800^
.543,931
"Tmb7"TM64
;dL33;294 "iTiT"TM"TM
'i"53TM851"
.1?2\$³.92.9129S>9.9.. "13787626260000"
'4378302027bbbb*'
149,083
i3"28303bbrbb"6b"
48,267 1~TM389~
\$

.....
.....
139>055-
'731,666TM '137,606TM
13283030040000 '13783030050000 '":
132830300_800q0 'l3'2'83"6'3"6'69'6'6"67
144,949; 'l4TMl,'949"
' 13783030i3 'o6od;
13283030140000 " 'l"2830 '3 '6357bo 'b
; 57,732
255,311
.i^s^osoieoooO; "'i'3783^
13283030180000
35346 III-III."
'li^{TMTM}789"
"i3W63br9db~6TM
1³2⁸.⁹.⁹.9999.9. 'r378"3"b3b2Tb6b'6"
33,151
13283030220000 i3'283'0304'6^^
"T378"3'b'36S.T6'6'r'
I'ZZZZZ11Zir
"\$: 'ibi'648'

2013EAV

Index No.

ZIEl ZS?!!

ZIUZi

"458 "

Index Parcel ID No. No. (PIN)
."TMCCCZ5M^ii9i^i9£
"4'9"7i":

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

19lZZ'i³²^Ii9ili^ ■ll²Z".ZI³²⁸³1l9l³^

\$
506 13283150131007 \$
-29,009

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

■.2,?,009_ ZZ²⁹Z?IZ

MiE\$E
'7^l'm7F 'TM'iIT

1⁴⁰⁹™
;i12|1907,

```

461      "13283030411012 16,092
508;13283150131009 'j99Z..ZZi 32^
!1I9ZZZh^^^
"511;""^

```

"513"TM
ZilZZZi3283150120^^ ■|jLZ!Zi3283210^ 1516137830303^600"
462..., 13283030411013"--I""0--- .33,148 '507. 132831-50131008-■ \$, ' 22,009

"\$"
"\$"
"\$"
T

463 13283030380000_\$. JL?3n,13£. ""^TJ'I3
SSH^^^ZZSZIi^^
,_...'f
ZijjZZ: 7i32iB30703"^
Z^i£ZZ!i^32839Z9^3
&|517;;.1328412.0^ \$;ZjZ?j*21. I#""518i'3'2'8^\$""""33S970"
Z#z?ZZZZi??§IZ^Z9
"ifEZI:;!^

519 13284120070000.\$
35,970 "47j'ZZ"i3283^ ZZ^lill '474""li328307b44i603 38,276

14,672 f
 \i 61,09, %\$;

$$Z^{111}Z:$$

i'3',1'66'''

475 13283070430000 \$ - «•?» r.520.13284120060000 \$

"!M 522:
^mMi^oosqoqo ;.,\$;
132^412002^066' '\$"
523; J²⁴Z

'477""l3283.6704¥i6^
.478. ... 13283070431003 '\$.• 21,672 I;
73 '28408^
526,
90,908. "ibb'24'7"
.4 8£;|.....-f³²⁸³9Z9⁴³l995.:... ^².j>⁶„7.²...

527
13284080380000 \$.:■
132816m640666'\$'
1&ZZilli^^
52.845
ZZI²E'ZZI³?Z 531
'T³Z³ 533"
,Z³Z³
5357
536"
■ ":'ZI³zZ
,-'ZZ\$³IZ
546" ""^EEEMi^^M^EE^EEE^I^i
13284080030000 \$ 132^
""4837""^
.179,481?
13284080410000 \$
"i328T68obibb"bb""^
484 - 132830704310q9;7\$^---'21,672
141,879.
13284040360000 \$ '1328464635
21,672 '21,369'
486 13283070431011 \$ 21,672 '487™B'2836704316'i2:'"" '21,672 '
\$
W1,108« 73,67"2""Tib',564"
13284040030000 \$
""i3784o'4762bdbb""""\$"
488 13283070431013 "489i'32'8'3'67643'161'4'
490V--;v13283110310000 \$ 135,059
13284040010000 \$
""^3284666226666\$
'491'i3283ii6326'6'66" \$""72,85b
122.142 ""42.846' ""47846"
.i³^8'19.9.9.2i.9.9.9.^uL '13184666206666'\$"
492 _13283110330000 \$,76,762.; "493""i'3283'il63'4bobb\$69,497
494 13283110420000 \$.83,213 '495'13283110430000\$63'43'i"
Attachment Four, Page (>

69

Index No.

2013 EAV, 734™68b":

Parcel ID Nb.igs 5-; (PIN)

\$ 96,600 ; -:

"\$""79.82'bi *r
34,0803 -...-...™g^

175"\$6F: 17573667i

■ "\$ ""1777736']

T^TI7.55"9V ;] 1-q^5Ty . |"

I""86"233"M"

•586 ; 13284020050000 \$

588 13284020070000,:^ \$ "589"l32^2lp^b73p
"590""i'328¥6'276'976bo"7'\$""

fig

59l^>^•13284020100^000^y^^l75^366tf 592"""" 13284b75l 1^^ ^5^66.t}
593 ■ ..13284j020120jpp \$f;-; ;v f36,388 _ '594"1328*5201300^^ '787345"

;|

B

598
12EII}3^^Ei2^0^\$84,0217
""5'9'7"r" i™ -jj:~"q{Jq2 '
64,467

p13284020170000 \$
71,583Sfc 14l725il 'i'37,373"

600
3pl: "g02"

"603"

"i32^^p^o^orT_

7:T

7i328402p796o"oO\$"
13284020420000-\$

\$
:,...Zi^Z⁶iii

81,953"

"r3'287b'3"bb76bbb77\$
.604 11328403p40pj0£0_
G29^.\.A³?2^9³.9.}29.9⁰⁰- 298\r4Z..
Z'Z⁷Zi⁸²IP' ZIpI'iI?!"

""6b87""i329IS

610 :.1329319p340O0a^ 92,276 bli'r3793li'835bo'6'6W\$'97,276'
.612 ••13293190\$6.0.0.00.-:^\$'.:.' 29,073;
6i3""132935^
11ZII IE99 9 61677^i32j932

^...^.....^

38,752

^iEr"."i³i9³266'^ r ³Ezi.²!

\$

620 13293200441005
621 'i'379'376'6'44"i'6'b'6'"
622, 13293200441007 \$ 24,671 '"623""'i'379"320M^
624 13293299441009 .\$.; 18,492. 62513293266336006\$li'i,373
65,727 111,531
628 '629' "630
626 13292200340000 \$ 54,636 '62713293266356060\$'73"'453''

13293200360000 'l329326'63'7"6'6'6'"
"T329376b'38b"bbb"

70

Parcel ID No. (PIN) 13293200360000 13293200360000 13293200360000 13293200360000
E'si ZE9\$M. E ZEIEZE\$Z EEEEEEEEEEE
2^329«5TM370TMTMTM|
||3||21232^12||
EEEEEEEEEEEE. 11³²⁹I1^?^322?M-] ii³lM²l9³³29ME

H3293200360000 13293200360000 13293200360000 13293200360000
3 IIII9!P)?Z 71329^
]lTM2TM42TM"TM|QTM'5"]
"MMiiEi³l299P||
IEEEEEEEEEEEZ. Ijlll²Z9l^i99'] ii³²⁹⁴²Z9⁴!9^9Z
7TM3"9«8031TMTMTMTM]]'
ji³²?i²⁸9³²9^SI
Z^ZE^M^EZ,
j|329428TM340^0]]]

EE\$SE³\$2929.Z.
1329'^
EEEEEEiEEEE.
LEEEiEiEpEZ. IMEip^EEME.

j|33210400TM(TM0TM^
EEEEEEEEEEI.
i i i 33 i ^
EEEEEEEEEE1. EEEEEEEEEEEZ.
1332104Q560TO iEE^EEEP'EE.
EEZEEZE°"EI.

133'^
13321<^^
'i332i656oTM6b6'6
'1' 3321056TM5TM6TMb '
13321656666666
13321656676666

Parcel ID No. (PIN)

j;1332j£50

j|3321TMTM6TM0TM^ jTM33TMTM"TM6TM16TM^S"
E\$E}\$i9E\$9\$EEL.EME9EE229"~"i.
EMEZ^E^FEE^M. EEE^EiE^^ EE.
EEEE9^E929\$ "7
E^EZEiME^p^EEZ E^^^MEMiFEEE. J^PPM\$M9E\$m°-WW:-

CCCCCCCC CCCC

EMME EZEZ '^^^636666\$TM

EEE1999EZE^E^E

^MEFEiMMZSEZ

JTMTM32JTM'TM6TMTM6TM(TMTM^ J133TM2TM666^

EEEEEEEEEEZ

"1332261050^ '\$]]] EEMEME1 FTEZ EEEEEEEEE EE

113322010501^ 'JTM3322qib]5]61006\$ 11332201050^ \$]]]-"

J1i^22TMTM6]5qiqo8"\$]]]'

J13322TM6TM6ITM^ 'JEEEEEEEEEE

EEEEEEEEEEEEEE

J133229J^^^ "123^616^6666^"\$:

J 133220ip4

J13TM22TMiq6TM6^"\$]]" J13322TMb'6'TM6]6TO

13322616696666 \$TMTM

Ji3322TMioiTM6b(TM'TM)]]'

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

13322626636666\$

J13322026q4TM0TMb

i33TM2TM266TM66TM6\$'

Parcel ID No.

■:,:; t,:;i!|b»N| : _

EMMMEiMZEi!

EEZEZ9Z1992Z.. EEEEEiEEEE..

7i332|b|^3^oa'

:sE³3M?M^9E".

EMZEEEEEE1 ZEEEEEEEEEEEE1.

EEEEZZEZE1

"i'3'3^

~^^\$^E^^^!

*WEEEEEEEEE. .EiEMEEZZE. EEE2EEE2E. ZEEEEEEEEEE1
EEM2EE99E! EZZZZ9E9Z992E. EZEZ9Z991992E.
"EiE^EZEZZE.*

113322S40||TMTM007 "'1328330039^

iEEEEEEEEEEZ.

*"1328330037^^ EEEEEZEZE
T EEEEEEEEEEE TF7M00F000?F*

"132^132832303^132^
132^132832303^132^

ZI&EEEEEE.

ZEEEEEEEEEE.

'713283^033^ 13283236326666

7132]832303^

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

'132_8'426643'6666'''

13284266456666

91,299

"86,285"

Parcel ID No. (PIN)

132842406
ZEEEEEEEEEE ZEEEEEEEEEE
EEEEEEEEEE '132842406'70^

ZEEEEEEEEEEt

132M2400976"6a"

TOTAL: \$ 60,481,766.2

STATE OF ILLINOIS) COUNTY OF COOK)

^ CERTIFICATE OF INITIAL EQUALIZED ASSESSED VALUATION ,a

I, DAVID D. ORR, do hereby certify that I am the duly-qualified Clerk of the County of

Cook in the State of Illinois. As such Clerk and Pursuant to the Real Property Tax
Increment Allocation /Redevelopment Act (Illinois Revised Statutes) further:

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

1. An Ordinance Approving and Adopting A Tax Increment

Redevelopment Plan and Project for the Belmont/Central

• Redevelopment Project Area; . r '

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

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

CERTIFY THAT the area constituting the Tax Increment Redevelopment Project Area subject to

Tax, Increment Financing in the City of Chicago; Cook County, Illinois is legally described in said,

Ordinances. , ■ I ; i [*u~f 11" H * g ; ?' i

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

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

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

for a total of :

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

(\$74,974,945)

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

(SEAL)

County Clerk

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

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

CLRTM369

DATE 04/02/2015

PAGE NO.

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

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

13-20-215-035-0000

13-20-215-036-0000

13-20-215-037-0000-

13-20-215-038-000;0

13-20-215-039-0000

13-20-215-040-0000

13-20-21b-041-0000

■■■ *iv#ty; .

13-20-215-042-0000 13-20-219-027-0000 13-20-219-028-0000 13-20-219-037-1001 13-20-219-037-
-1002 13-20-219-037-1003 13-20-219-037-1004 13-20-219-037-1005 13-20-219-037-1006 '13-20-
219-037-1007 13-20-219-037-1008 13-20-219-037-1009 13-20-219-037-1010 13-20-219-037-1011

13-20-219-037-1012 13-20-219-037-1013 13-20--219-037-1014 13-20-219-037-1015 13-20-219-
037-1016 13-20-219-037-1017

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

74

CLRTM3 69

DATE 04/02/20.15

PAGE NO. K,

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

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

13-20-219-037-1018
13-20-219.-037-1019
13-20-219-037-10 2 0
13-20-2i;9-037-1021
13-20-;219"-037-1022
13-20-219-03 7-1023-
13-20-219-037-1024
13-20-223-026-0000
13-20-223-028-0000
13-20-223-029-0000
13-20-223-032-0000
13-20-223-033-0000
13-20-227-026-0000
13-20-227-027-0000
13-20-227-028-0000
13-20-227-029-0000
13-20-227-030-0000
13-20-227-031-0000

13-20-231-023-0000

13-20-231-024-0000

13-20-231-025-0000

13-20-231-026-0000

13-20-231-027-0000

13-20-331-015-0000

13-20-331-019-0000

13-20-331-020-0000

13-20-331-021-0000

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

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

m>1981

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

75

CLRTM3 69

DATE" 04/02/2015

.PAGE NO.

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

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

13-20-331-030-0000 13-20-415-001-0000 13-20-425.-007-0000 13-20 v42,5^ 08;-:Q 000 13
-20-425-017-0000 13-20-425-047-0000 13-20-425-048-0000 13-20-430-^3^000.0 13-20-
430-014-0000 13-20-4 3 0-02.3-0000 13-20-43 0-030-0000 13-20-430-031-0000 13-20-
430-032-0000 13-20-430-033-0000 13-20-431-004-0000 13-21-124-041-0000 13-21-124-
042-0000: 13-21-300-001-0000 13-21-300-002-0000 1) 3-21-300-003-0000 13-21-300-004-

0000 13-21-300-005-0000 13-21-300-006-0000 13-21-300-0.07-0000 13-21-300-008-0000
13-21-300-009-0000 13-21-300-010-0000

0

. 0: 0

■ O

O

-or

Or 0

>0-10-

, . 0 0 '

■4 0

0

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

76

CLRTM3 69

PAGE NG.. 4

PATE 04/02/2015
BEI.MONT/CENTRAL

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

•!>

PERMANENT REAL ESTATE INDEX NUMBER1998; EQUALIZED (ASSESSED VALUATION .
OF EACH LOT, BLOCK,-TRACT OR PARCEL-OF EACH LOT, BLOCK, TRACT OR
PARCEL

REAL :ESTATE:4P^0PERTY WITHIN SUCH ; -WITrMN^UlCH:'PROJECT
AREA":*:;]'
PROJECT AREA: ' ...^#<tT =

13-21-304-004-0000

104,571

|3^-2i;-:3^0^4-005-0000.

-

- , ,87,545

13-21-304-006-0000

-94,390

13-21-304-007-0000.

1EJ^ ■ 93,230

13-21-304-037-1001

J-a ' »n . 30,555

13-21-304-037-1002

ni?17,171

13-21-304-037-1003

18,312

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

77

CLRTM369

*

PAGE NO. b

DA'J'K 04/02/2015
 BELMONT./CENTRAL

AGENCY: 03-.0210-526 TTF CITY OF. CH 1.CAGO-
 , . :

5

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

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

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

13^-21-308^005-0000. ,;■:q. • .■ 0-

13-21-308-006-0000	ztW.-->- ¹ '"	■ _t -*0."
13-21-308-007-0000	. ' ' .	70,753 ,■
13-21-308-008-0000	, ;~	69,593'
13-21-312-004-0000	'"'	s:- 41i/3;#..
13-21-3127b3o¥-bo ⁱ 6cr^"'		. ^-73,656'
13-21-312-006-0000	.	372, 153
13-21-312-007-0000	o	vo^S^ 303.-.
13-21-312-008-0000	■ ■	. 22,041 _t
13-21-312-038-0000	\y%...	58,360
13-21-312-039-0000	82,241	
13-21.-315-020-0000	93,516	
13-21-315-040-0000,,V _v P,,:	223:, 627	
13:-2i^;32f-s21-.0000	, ;:	436,259
13-21-329-022-0000	152,517	
13-21-329-023-0000	141,467	
13-21-329-026-0000	104,548	
13-21-329-027-0000	85;, 138	
13-21-329-028-0000	i 18,592	
13-21-329-029-0000	18,592	
1-3-21-329-030-0000	483,630	
13-21-329-031-0000	19,56-7	
13-21-329-032-0000	22,895	
13-21-329-033-0000	29,743	
13-21-329-034-0000	96,447	

78

CLRTM3 69

DATE 04/0-2/2 015'-

PAGE NO.

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

PERMANENT REAL ESTATE INDEX NUMBER-"

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

13X2-1-330-010-0000

13-21-336-019-0000

13-21-330-020-0000

13-21-330-021-0000

1.3-21-330-022-0000

13-21-330-025-0000

13-21-33 0;- 026-0000

13-21-330-027-0000

13-21-330-028-0000

13-21-330-029 -.00 00

13-21-330-030-0000

13-21-330-031-0000

13-21-330-032-0000

13-21-330-033-0000

13-21-330-034-0000

13-21-330-035-0000

13-21-330-036-0000

13-21-330-037-0000

13-21-330-038-0000

.13-21-417-025-0000

13-21-417-026-0000

13-21-417-027-0000

13-21-417-028-0000

13-2.1-417-032-0000

13-21-417-033-0000

13-21-417-041-0000

13-21-417-042-0000

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

" f.W f, ^ I 25,208

%' -';i 38, 233

143,052

'■ 23,035

: . t ■■: ■26, 514

■:; ' 125, 573

98,906

105,772

120,503

'J i-4.J i 80,037

iMr^i g i; 99,249

-"Ph 32, 583

i* 28, 788

117,307 122,316

-i;,:.' ; 52,895

■vr? 71,431.

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

311,394

79

CLRTM3 69

. PAGE MO. 7

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

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

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

13-21-417 046-0000

. y^,331.

13-21-417-047-0000

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

13-21-417-048-0000

--hW\$ MZi Zf^d 0

13-28-104-001- 0000

^5, . 272, 688

13:^28^104r00.2-0000

002

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

80J53.4:

1/3^28S;104-008-0000 , 'Sta 82,784
 '"15^2.^0^7bt) 9-0000, ' " ^'7^-^1^03,460 ~"■
 13-28-104-010-0000 ' i49'y\2'3;0
 13-28-104-011-00.00' f,; 3%113 , 5 6 6>-
 13-28-104-012-0000 I?75:v6i5
 13-28-104-013-0000 'v . ii: |^.. 44, 471.
 13-28-104-017.-0.000... ■ ,i#1;2:4,, 117
 13-28-104-018-0000 ::--i-J|>; ' , . .18, 913
 13-28-.10 4-019-0000.; ifc^ ■>■ ■ .. ■/.,' 22, 638
 13-28-104-040-0000 ¥: ■.' . 172, 049
 13-28-104-041-0000 -.Mi 110,707
 13-28.-104-042-0000 59,968
 13-28-105-0.02-0000 .90, 575
 13- 28-105 003-0000,,.vk . 67,097
 13-28-105-004-0000 v: 248,670
 13-28-105-005 0000- 75,688
 13-28-105-009-0000 85,003
 13-28-105-010-0000 115,652
 13-28-105-011-0000 - 91,979
 13-28-105-012-0000 171,100
 13-28-105-013-0000 69,404

80

CLRTM3 69

DATE 04/0272 015

PAGE NO.

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

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

13-28-105-014-0000

13-28-105-015-0000

13-28-105-016-0000
13-28-105-019-0000
13-28-105-038-0000
13-28-105-039-0000
13-28-124-009-0000
13-28-124-017-0000
13-28-124-047-0000
13-28-124-048-0000
13-28-124-049-0000
13-28-124-050-0000
13-28-124-053-0000 -
13-28-124-054-0000
13-28-200-001-0000
13-28-200-002-0000
13-28-200-041-0000
13-28-200-042-0000
13-28-200-043-0000
13-28-200-044-0.000
13-28-300-019-0000
13-28-300-058-0000
13-28-300-059-0000
13-28-304-001-0000
13-28-304-002-0000
13-28-304-003-0000
13-28-304-004-0000

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

86,357
- 56,058
; 56,871
511,771

■; 56,132

ii? 39,561

r.'100,707

, 95,179

■ ^ s;. 79,296

IL'104,707

O hi ^B150,,;019

i;j •-; -^:-47-;-97.7

l T" '■': 278,803

r ■ 377,128

* , ■ 186,767

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

. , f; .: 120, 668

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

48,527

81

(2L'RTM36y-' '•

PAGE NOj^j 9

DATE b.:4/-b2/2 015

AGENCY : : 03-.02T0-526vTI;Fi''CITY OF

CHICAGO^BELMONT/CENTRA

±>: ny

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

^

13-28-304-005-0000

(* .■ ? m.'48,527

13-28-308-024-0000

M^:,i5fe6,02"

13-28-308-025-0000

- v 134,395

13-28-308-050-0000

^«i l2;&6?p2&Ii

13-28-312-00.1-0000

■ fv.:^ . '■ ;7";697.

13-28-312-022-0000

LyJj- ' 130;,18;8

13-28-316-001-000:0	■ ∴ ^62,132
13-28-316-002-0000	k 18,387
13-28-316-615-0000	•'v^-i-V%∴∴ • 16,-41'X?
13-28-316-016-0000	; 16,192
13-28-316-017-0000	lw ^T -"M^«:P 16,192
13-28-316-018-0000	"%m^ ; 45,039
13-28-316-019-0000	4b,039
13-28-316-020-0000	, 45,957
13-28-316-021-0000	.:' 45,327
13-28-316-051-0000	' 49,468
13-28-316-052-0000	90,758
13-28-324-004-0000	48,140
13-28-324-006-0000	- 5,258
13-28-324-007-0000	25,932
13^28-324-013-0000	5,258
13-28-324-035-0000	* 253,640
13-28-324-036-0000	: 47,768
13-28-324-037-0000	47,768
13-28-324-045-0000	111,829
13-28-324-046-0000	89,751
13-28-324-048-0000	11,233

82

CLRTM369

PACK NO.. 10

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

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

13-28-324-049-0000 ∴ ; 55,274

13-28-325-q3/- .0p00	110,623
13-28-325-032-0000	- 80,076
13-28-325-033-0000	^ 13,066
i3 ⁱ -28^325VP34-p0Ob	- 54,997
f3 ⁱ -28-3:25Hp.35^ff01D0'	■' ■76,761
13-28-325-036-0000	' i: i •7*4,550
13-28-325-037-0000	7,021
13-28-325-038-0000	49,968
13-28-325-039-0000	^1/11i:
1-3-28-326-030-0000	' '142,688
13-28-326-031.-0000	67,261"
13-28-326-032-0000	- 65,816
13-28-326-033-0000	f 65,737
13-28-326-034-0000	■ ■■■■ 29,786
13-28-326-037-0000	59,758
13-28-326-038-0000	¹ 79,765
13-28-327-031-0000	122,831
13-28-327-032-0000	57,710
13-28-327-033-0000	74,095
13-28-327-034-0000	39,190
13-28-327-035-0000	70,908
13-28-327-036-0000	129,589
13-28-327-037-0000	173,884
13-28-329-019-0000	70,308
13-28-329-020-0000	30,207
13-28-329-037-0000	64,122

AGENCY: r\,q3>.02i0-52'6^

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

13-28-329-038-0000 13-28-329-039-0000 13-28-331-020-0000 13-28-331-021-0000 13-28-331-022-
-0000 13-28-331-023-0000 13-28-331-024-0000 13-28-331-025-0000 13-28-331-026-0000 13-28-
331-027-0000 13-28-331-028-0000 13-28-331-043-0000 13-28-331-047-0000 13-28-428-018-0000
13-28-428-019-0000 13-28-428-020-0000 13-28-428-021-0000 13-28-428-022-0000 13-28-428-023-
-0000 13-28-428-028-0000 13-28-428-029-0000 13-28-428-030-0000 13-28-428-031-0000 13-28-
428-034-0000 13-28-428-035-0000 13-28-428-036-0000 13-28-429-021-0000

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

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

84

CLRTM3 69

PAGE NO. 1.2

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

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

13-28-429-022-0000 ?j 82,976

13-28-429-023-0000 , ; ;■ 69,576

13-28-429-024-0000 J ■ ^82 ,350

13-28-429-025-0000; 1rR8,668:

13/-28-4 29:-026-0000; b» , i5j56;-414.

f3^28"-42^-027-000I); v . \ 67,904

13-28-429-028-0000 13,585

13-28-429-029-0000 s . ' 13,585

13-28-429-030-0000 ■» » 13,585

13-28-429-031-0000 C 13,585

13-28-429-032-0000	. -34,974
13-28-429-033-0000	.it 35,672
13-28-429-034-0000	, ^ 34,974
13-28-429-035-0000	■, ■" 130,583
13-28-429-036-0000	: ¹ -i. 13,829
13-28-429-037-0000	13,829
13-28-429-038-0000	42,822
13-28-429-039-0000	- 35,929
13-28-429-040-0000	73,619
13-28-429-041-0000	61,419
13-28-429-042-0000	0
13-28-430-020-0000	63,688
13-28-430-021-0000	63,688'
13-28-430-027-0000	261,926
13-28-430-028-0000	55,457
13-28-430-029-0000	6,851
13-28-430-030-0000	6,851

85

CLRTM3 69

'DATE 04/02/2015

PAGE" NO .

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

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

13-28-430-031-0000
1 3 - 2.8-430-032-000 0.
13-28-430-033-0000
13-28-430-034-0000
13-28-430-035-0000
13-28-430-040-0000

13-28-430-041-0000' i'

13-29-103-001-0000* ■

13-29-103-002-0000

13-29-103-003-0000

13-29-103-004-0000

13-29-103-005-0000

13-29-103-006-0000

13-29-103-007-0000•

13-29-103-008-0000

13-29-103-009-0000

13-29-103-010-0000

13-29-103-011-0000

13-29-103-014-0000

13-29-103-015-0000

13-29-103-016-0000

13-29-103-017-0000

13-29-103-018-0000

13-29-103-019-0000

13-29-103-020-0000

13-29-103-021-0000

13-29-103-037-0000

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

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

i3^:p53;

rr72v\$5~3 70,306

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

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

'68,835 61,774 61,774

11.9, 118

109,274

CLRTM3 69

DATE 04/0272015

PAGE: NO.

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

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

13-29-103-038-0000
13-29-103-041-0000
13-29-103-042-0000
13-29-407-001-0000
13-29-40 7-002-0000
13-2 9-407-003-0000
13-2 9-407-0 0.4 - 0000
13-29-407-005-0000
13-29-407-006-0000
i3-2.9-40J7-041-0000
13-29-407-042-0000
13-29-407-043-0000
13-29-415-021-0000
13*- 29-415 - 022 -0 0.0 0'
13-29-415-023-0000
13-29-415-024-0000
13-29-415-025-0000
13-29-415-026-0000
'13^29-415-027-0000
13-29-415-028-0000
13-29-415-029-0000
13-29-415-030-0000
13-29-415-043-0000
13-29-424-045-0000

13-29-429-045-0000

13-29-430-039-0000

13-29-431-013-0000

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

111, 565" 131,678 ^:9"1v579 E47;,N 2-69:k3' 8V242 20,975
11,089 t 11,089 174,978 ' 62,341 134,771 480,021 18,603
18,664 18,610 18,664 138,201 42,285 42,285 40: 052 40,052
103,702 355,801 704,095 308,371 289,739 136,684

87

CLRTM3 69.■

DATE 04/02/2015■,

PAGE NO.

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

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

13-29-431-014-0000

13-29-431-015-0000

13-29-431-016-0.000

13-29-431-017-0000

13-29-431-018-0000

13-29-431-019-0000

13-29-431-020-0000

13-29-431-021-0000

13-29-431-022-0000

13-29-431-023-0000

13-29-431-024-0000

13-29-431-025-0000

13-29-431-026-0000 13-29-431-028-0000 13-29-431-029-0000 13-32-205-001-0000 13-32-205-002-0000 13-
32-205-003-0000 13-32-205-008-0000 13-32-205-009-0000 13-32-205-010-0000 13-32-205-045-0000 13-32-
205-046-0000 13-32-205-047-0000 13-32-206-001-0000 13-32-206-002-0000 13-32-206-003-0000

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

fm : ■ ■s ir337,874

: 337,874

I 337,874

337,874

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

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

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

104,337 77,578

88

CLRTM3 69

DATE 04/02/2015

PAGE NO.f.v*i;6;

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

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

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

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

i 48,637

131, 424

: " v 131, 424

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

14, 987

-14=SQ 1;

U ,, e 63,987

. 63, 987

, 63,987

1151 " . 63,987

■ J.:- :- 63, 987

159,074

606,888

,146,785

. 67,691

rh.-; 31, 917

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

89

CLRTM369

DATE 04/02/2015

"■ " PAGE .NO. . 17

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

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

13-33-103-003-0000

13-33-103-004-0000

13-33-103-005-0000

13-33-103-006-0000

13-33-103-007-0000

13-33-104-041-0000

, 13-33-107-002-0000

13-33-107-003-0000

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

13-33-200-002-0000

13-33-200,-003,-0000

13-33-200-008-0000

13-33-200-013-0000

13-33-200-014-0000

13-33-200-015-0000

13-33-200-016-0000

13-33-200-017-0000

13-33-200-018-0000

" 13-33-200-019-0000

13-33-200-020-0000

13-33-200-021-0000

1.3-33-200-022-0000

13-33-200-023-0000

13-33-200-024-0000

13-33-200-046-0000

13-33-200-047-0000

13-33-202-001-0000

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

41,197

• s; ' 41, 197 ^2 6, -54^7.

€m:£2 , 814 837,289 0

i=:o,

:s103,748

"- 7,717

51,750

. ""ilv"687 .■ 4i, 874

13,827 : 15,083 16,842

:J, 16, 622 14,536

-yflA,536 14,536 61,074

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

CLRTM369

PAGE NO. 3.8

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

PERMANENT REAL, ESTATE INDEX NUMBER 1998 EQUALIZED ASSESSED VALUATION
 OF EACH LOT, BLOCK, TRACT OR PARCELOF EACH LOT, BLOCK, TRACT OR
 PARCEL

' REAL/ ESTATE PROPERTY WITHIN SUCH ; WITHIN SUCH? PROJECT AREA:/, ^
 PROJECT AREA: *;;;;i; . . . ■

13-33-202-002-0000	W I	104,676
1^4a3-202-0:03S-0000	- i	65,093
13-33>2*0"2--.C10;4-0000	f~"™ i .	328,491
13-33-202-005-0000	*"	- 12,251
13-33-202-006-0000		12,251
13-33-202-007-0000		12,251
13-33-202-008-0000	a '■	147,145
13-33-202-009-0000	\\	'147,145
J3f3 3-2.02-010-0000		, 51,637
:i3"-%3;-202-011-0000		; , 69,053
13-33-202-012-0000	• - :	95,105
13-33-202-013-0000	< - ^Z.■ 92f3^	
13-33-202-014-0000	'I^i '.-l29/622	
;13k33"-202i-015-0000		65,299
13-33-202-01.6-0000		70,627
13-33-202-017-0000		33,698
13-33-202-018-0000	1	33, 698
13-33-202 -019-OOCO		38,698
13-33-202-020-0000		38,698
13-33-202-021-0000		0
13-33-202-022-0000		0
13-33-203-003-0000		13,655
13-33-203-004-0000		13,655
13-33-203-005-0000		59,511
13-33-203-006-0000		59,511
13-33-203-007-0000		38,126

13-33-203-008-0000

56,329

91

CLRTM3 69

DATE 04/02/2015

PAGE NO. 19

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

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

13-33-203-009-0000

13-33-203-010-0000

13-33-203~011~0000':

13-33-203-012-0000

k■■■

13-33-203-013-0000

13-33-203-014-0000

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

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

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

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

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

■■■*3B£-

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

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

127,191

TOTAL INITIAL EAV FOR TAXCODE: 71077 TOTAL PRINTED: 501

92

CLRTM3 69

PAGE NO. 1

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

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

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

13-20-429-036-1009	2,545
13-20-429-036-1010	^ 2,508
13-20-429-036-1011	ˆ 2,489
13-20-429-036-1012	2;508
13-20-429-036-1013	2,582
13-20-429-036-1014	2,742
13-20-429-036-1015	2,590
13-20-429-036-1016	2,546
13-20-430-009-0000	88,465

93

CLRTM3 69--.

"~ : PAGE" NO,...

DATE 04/.02:/;2015 • AGENCY: 03-0210-(5;26/TIE ,CITY OF";CH IgAjsO
 -'BELMONT/CENTRAL.;. \$

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

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

PROJECT AREA: ' ' " . "■

' 13-20^430-010-0000 .. ;yi.■; ; j y / -39 927

13.-20-430-011-0000' . (|L. " 96,336

-13-20-430-012-0000 .r- ■■ if ,a,-

: 1^20^43.0-034-0000 "/ .'" "... ,■,".■'':0,

13-20-431-026-0000 fy ,.252,382

,13-20-431-028-0000 Ia,...,. : 0

.13-2 0'-.431-030-a6"]3*0,f U»-^' '^3^9,821*

13-20-431-031-0000, 499,106

13-20-431-032-0000 ^yyf 499,106

13-20-431-034-0000. r . . ,^ 0

13-20-432.-025-0000i 78,542

13-20-432-026-0000' i^: 79,268

13-20-432-028-0000 rfy 82,738

13-20-432-029-0000 ;y, 231,340

13-20-432-030-0000	316,814
13-20-432-038-0000/	106,730
13-20-432-039-0000	135,801
13-20-432-040-0000	195,890
13-20-432-041-0000	259,51.7
13-20-432-042-0000	61,42-3
13-20-432-043-0000	59,886
13-20-433-011-0000	559,160
13-20-433-015-0000	349,002
13-20-433-018-0000	289,271
13-20-433-019-0000	192,594
13-20-433-020-0000	455,597
13-20-433-021-0000	266,196

94

CLRTM3 69

DATE 04/02/2015

PAGE.NO.

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

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

13-20-433-022-0000>

13-21-319-001-0000

13-21-319-021-0000

13-21-323-001-0000

13-21-323-016-0000

13-21.-327-001-0000

13-21-3 2.7-017-0000

-13f21s 327-018-0000

13-21-327-019-0000

13-21-327-020-0000
13-21-327-023-0000
13-21-327-024-0000
!\$f2JS3.27---0 25-0000
13-21-327-026-0000
13-21-327-027-0000
13-21-327-028-0000
13-21-327-029-0000
13-21-327-032-0000
13-21.-327-033-0000
13-21-327-034-0000
13-21-327-036-0000
13-21-327-037-0000
13-21-328-022-0000
13-21-328-023-0000
13-21-328-024-0000
13-21-328-025-0000
13-21-328-026-0000

458,838 80,133 106,761 286,962 309,520 316,083 s'3*3-9' ;7b5 174,370 125,556
182,813 104,807 174,16.3 223,444 168,1.81 61,122 61,122
62,777
150,005 68,994 49,030 67,473 41,914 58,999 29,540 29,-540 52,318 52,318

95

CLRTM3 69, :: " ~ PAGENOA <
DATE 04702/201'5'-:-. C'AG^gY,-::^03-.0.2:1'0^52.6- TIP/CITY OF CHICAGO-
BELMONT/GENTRAL;;
PERMANENT REAL ESTATE INDEX NUMBER1998 EQUALIZED ASSESSED VALUATION
•<: 'OF each lot, block, tract or parcel of each lot, block,: TRACT OR
REAL ESTATE PROPERTY, WITHIN SUCH WITHIN>SUGHi? PROJECT tAREA: . PARCEL
PROJECT AREA.

13-21 -328-030-0000	: /' :;" 25,367
•i3-2.1^328-031-0'b'6"0-'	&j<v : :r- -f ? 25,367
13-21-328-032-0000	51,341
13-21-328-033-0000	, - *, ■■■■ ■ 51,341
13-21-328-034-0000	,?,',,,,f. ..^72ji72;
13-21-328-035-0000	f\\...- ;v - 372,728.
; i^;--?!.'^? 2 8 - 0 3 6 - 0.0.00'	ssf.3 ■ rt,f» *C. 57,458
13-21-328-037-0000	;:' riv57,r458'
13-21-328-038-0000	27,526
13-21-328-039-0000	c,:#!f~U,; ■ 82,091
13-21-328-040-0000	rvk\\ pp*^, 82, 091 ■
13-21-328-041-0000	: 28,038
13-21-328- 042-0000	198,807
13-21-328-043-0000	114,698
13-28-100-001-0000	. 137,323
13-28-100-002-0000	: . ;:/>.^ 81,060
13-28-100-003- 0000	p 105,862
13-28-100-008-0000	56, .196
13-28-100-009-0000	56,196
13-28-100-012-0000	:ivj-^ 84, 896
13-28-100-013-0000	84,896
13-28-100-014-0000	"152,591
13-28-1.00-01.5-0000	152,591
13-28-100-016-0000	65,656
13-28-100-017-0000	65,656
13-28-100-018-0000	77,796
13-28-100-019-0000	77,796

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

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

13-28-100-041 -0000

13-28-100-042-0000

13-28-100-043-0000

13-28-100-046-0000

13-28-100-047-0000

13-28-100-048-0000

13-28-100-049-0000

13-28-101-004-0000

13-28-101-0 0 5-0 0 0 0

13-28-101 - 006 -' 00 0 0

13-28-101-007-0000

13-28-101-008-0000

13-28-101-039-0000

13-28-102-001.-0000

13-28-102-006-0000

13-28-102-042;-0000

13-28-102-044-0000

13-28-103-007-0000

13-28-103-008-0000

13-28-103-009-0000

13-28-103-042-0000

13-28-103-043-0000

13-28-108-011-0000

13-28-108-016-0000

13-28-108-017-0000

13-28-108-018-0000

13-28-108-019-0000

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

<w W: *■>■

.61 a V.117,893

1(204,765

v-s 242,427

.104,970

106,247

, 342, 157

H II. 215,900

: :s: ;||156.,5.41

r:V;.-: °- 179,334

- hy67,097

- Jiy.. ■ 67, 097

O^UM., -^;.3'2.7-;"-62'o-

|- 215, 370

.ii; 221,879

121,580

842 ,791

' 97, 873

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

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

97

CLRTM369 : '.PAGE NO. ,6.

DATE 6.47 02/2 015 AGENCY: 03-021 0-526 TIF CITY OF CHI C AGO -
BELMONT / C ENTRAL

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

13-28-108-042-0000

' 134,073

73;-28^^8-b44-0p00

"

...232,384

'13-28-108-045-0000': ih,,,:; . . . ' 231,941 ■
353J%8/jL;Q8,-04 6-0000 212,109
I'f3-28::i#1-6-001-0000 ' . :. ^TM**273,399
13-28-116-002-0000 0
13-28-116-003-0000 1 •mi^-0
13-28-116-004-0000 /ji.-, m . ■' /.':v-: ■ fii0
13-28-116-005-0000 HI^MSO
13-28-116-008-0000 ■ A; ; ^ , 25,163
13-28-116-009 -0000 85,596
13-28-116-017-0000 35^: , .141,883
13-28-116-018-0000 V%\ 5 p^rf ? 2,517
13-28-116-042-0000 .. 49,989
13-28-116-044-0000 "123,112
13-28-116-045-0000 . H, 0
13-28-116-046-0ppq -
^, , . . . :if.: ; 128,932
13-28-116-047-0000<'> --"'U; . ■-.-k<24 , 591
13-29-200-005-0000 ■■■7fi^87V220
13-29-200-006-0000 123,227
13-29-200-007-0000 34,793
13-29-200-008-0000 73,096
13-29-200-039-0000 '' 149,883
13-29-202-006-0000 27,179
13-29-202-007-0000 59,051
13-29-202-008-0000 101,718
13-29-202-009-0000 126,566

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

13-29-202-038-0000
13-29-203-0 01-0 000
13_29-203-002-0000
13-29-203-004-0000
13-29-2C3-005-000Q iL 13^2-9^2.03-006-p000:
13-293203-035-0000
13-29-203-036-0000
13-29-204-008-0000
13-29-204-046-0000
13-29-204-047-0000
13-29-204-048-0:000
13-29-204-049-0000
13-29-204-050-0000
13-29-204-051-0000 A- 13-29-204-052-0000
13-29-205-006-0000
13-29-205-007-0000
13-29-205-008-0000
13-29-205-009-0000
13-29-205-010-0000-
13-29-205-039-0000
13-29-205-040-0000
13-29-205-041-0000
13-29-206-006-0000
13-29-206-007-0000
13-29-206-008-0000

PAGE NO. -7

OF CHICAGO-BELMONT/CENTRAL,

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

24,-03 8 295,435 104 , 87.1 *5.1.151 51,151 ... 61,750

287,592 211,350 247,931 1,840 1,840 1,840 1,399 1, 840
1,840 2,455 53,700: " 53,700 54;197 65,665 98,318
100,668 165,675 136,765 137,177 137,177 137,177

99

CLRTM3 69 ' : 'V DATE 04/02/2015

PAGE NO.

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

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

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

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

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

"0 0 0

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

100

CLRTM3 69

PAGE NO. 9"

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

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

PROJECT AREA:

13-29-215-023-0000	.TV	13,108
13-29-215-024-0000	69,964	
13-29-215-025-0000	83,968	
13-29-215-026-0000	-i ^J - .83,968	
13-29-215-027-0000	111,942	
: 13-29-215-029-0000	35,620	
13-29-215-030-0000	35,620	
13-29-215-031-0000	108,027	
13-29-215-032-0000	94,272	
13-29-215-033-0000	86,150	
13 -29-215-034-0000	2 6,076	
13-29-215-035-0000	24,598	
13-29-215-036-0000	99,436	
1.3-29-215-037-0000	99,436	
13-29-215-040-0000	13,108	
13-29-215-041-0000	13,108	
13-29-215-042-0000	286,847	
13-29-215-043-0000	180,779	
13-29-215-044-0000	212,368	
13-29-223-033-0000	115,118	
13-29-223-038-0000	174,392	
13-29-223-039-0000	174,392	
13-29-223-041-0000	0	
13-29-223-042-0000	207,644	
13-29-223-043-0000	503,941	

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

TOTAL PRINTED: 241

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

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

13-20-431-033-0000'

13-29-215-028-0WW

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

0 35,646

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

dir70, 057
*s sis '

4| *|*:r^{STM}.. '! .

urn?-

102

CLRTM3 6%

PAGE.NO. "1

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

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

13-21-120-019-0000	28,659
13-21-304-003-0000	76,475
13-21-308-003-0000-	28,783
13-28-124-055-0000 -■	74,143
13-28-324-00 5-0000	24,273
13-28-324-012-0000	25, / 297
13-28-326-035-0000	29,385
13-28-32 6-0 3 6-0000	30,173
13-29-20.7-013-0000	29,701
13-32-2 06-006-0000	5 8,659
13-33-102-002-0000	13,750
13-33-103-008-0000	34,113
13-33-103-009-0000s	22,577
13-33-103-010-0000	31,360,
13-33-103-011-0000	28,637
13-33-103-012-0000	34,970
13-33-103-013-0000	14,973
13-33-103-014-0000	21,751
13-33-103-015-0000	18,570
13-33-103-016-0000	15,039
13-33-103-017-0000	10,239
13-33-103-018-0000	21,764

13-33-103-019-0000	31,776
13-33-103-020-0000	23,050
13-33-103-021-0000	27,368
13-33-103-022-0000	17,901
<i>13-33-103-023-0000</i>	<i>31,190</i>

TOTAL INITIAL EAV FOR TAXCODE: 71080
103

TOTAL PRINTED:

104

PLAN APPENDIX
Attachment Five - Added Area Eligibility Study

MS : ?Affi

■■■■■f-- i« "j ;: * :■■■; m ; r^, ,m; f ia

Added Area ELIGIBILITY STUDY

-¹ March ¹

105

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

City of Chicago

I. Introduction

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

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

■ Thefexh'ibits: included ,with the Amendment andthisfAdded-Area Elj^0illty/Study are^

- Plan Appendix, Attachment Two, Exhibit A - Boundary Map (A map of the boundaries of the Amended Area) ' .
- v Plan Ap^njdix/Attachment Two.ExhibTtj'B)^ Existing Land Use (The existing land uses of the Amended Area) _ _ ,
- Plan Appendix, Attachment Two, Exhibits C1 and C2 - General Land Use Plan (The Amended Area Land Use Plan divided into north and south maps)
- Plan Appendix, Attachment Two, Exhibit D - Existing Zoning (Existing zoning classifications regarding the Amended Area)

- Plan Appendix, Attachment Two, Exhibit E - Sub Area Key (The Project Area as divided into 13 sub areas)
- **Plan Appendix, Attachment Two, Exhibits G1 through G6 - Existing Conditions**
(The existing conditions in the Project Area only)
- **Plan Appendix, Attachment Two, Exhibit H - Adjacent TIF / Redevelopment Areas**
(Redevelopment Areas adjacent to the Amended Area)
- o Plan Appendix, Attachment Three - Legal Description (The Amended Area)
- Plan Appendix, Attachment Four - Parcel Listing (A Parcel Identification Number ("PIN") listing of the Project Area)
- Plan Appendix, Attachment Five - Added Area Eligibility Study (This Eligibility Study regarding the Project Area only)
- Plan Appendix, Attachment Six - Housing Impact Study (A Housing Impact Study ("HIS") regarding the Amended Area)

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

Added Area Eligibility Study (March 2015)

Attachment Five, Page .1

POjGVplanners

Ernest R. Sawyer Enterprises

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

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

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

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

northwest of Downtown Chicago, located in the Portage Park and Belmont gragia

neighborhoods.

The • Original Area ^ is ; irregularly shaped and the.: boundaries ;genera|lyi|folipw;.commercial corridors, along several major streets. The Original Area'includes property, that flanks Central Avenue from Berenice Avenue to Fullerton Avenue, Belmont Avenue from Meade Avenue to Leclair Avenue, and Fullerton Avenue from Mango Avenue to Lamon Avenue.

The Project Area for thejAmendme^

along the west side of sCentral Avenue frorry ^1

!Newpq|1;Av(em

First \^X^\C&x%ir (formerly-

"6ur"t;ady ;6f the Resurrection Medical Center^ east ajqhg'the south sideYofrNewpo^ from Central to and incjudng Chopin Park; south along the west side of Laramie Avenue from the Original Area near Belmont Avenue to Wellington Avenue, along Laramie Avenue from roughly George Street to the Original Area at Fullerton Avenue and including Cragin Park, east and west along Diversey Avenue from Merrimac Avenue to an alley just west of Cicero, and west along Fullerton from Mango Avenue to^Melvina Avenue. The Project Area contains 135.9 acres in 670 parcels; with 43.1 acres for public rights-of-way for streets, alleyways, rail lines, and highways. The Project Area contains 92.8 acres (68%) of improved land that is either presently developed or vacant.

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

B. Description of Current Conditions Area Characteristics

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

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

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

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

Added Area Eligibility Study (March 2015)

Attachment Five, Page 3

PQ^Vplanners

Ernest. R. Sawyer Enterprises

City of Chicago

Existing Land Use Mf^yh. ■. ■ & r v-.-:v ??•?-~-.-y.--q <http://%e2%96%a0%e2%96%a0%e2%80%a2%e2%96%a0~--.-y.--q> :

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

Existing L'andf.Use, The Project Area consists primarily of commercial uses, followed^by

generate tax revenue.

Added Area Eligibility Study (March 2015) PCAVPLANNERS

Attachment Five, Page 5

110

Ernest R. Sawyer Enterprises

BelmontyCcritral -TIF'Redevelopment Plan and Project Amendment No. 2

Table 2 .,;ir7. Equalized Assessed Value Trends

iyI • ' ' f^<^ri*=r_t^Hfl^^fe-■ Is ^e^^EAV growth^fate ■ tower

. ;VfRroied (Added) % Change from • \ ' ' ^p^C^am^A^: ^ «ton jhij Mam»,of thVCttjr*>^

:.,;< j/;|;.'AreaEAV^,t-' Pre'viquS.Year ,. Bajafoceftf City ^v^IPnsvio^y|ah,' . . ., 'EAVi'growth rate^5?.,;,". '

Belmont Central Amendment No. 2 Project Area Comparison of

EAV Growth Rate's

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

....

■

▼

■

▼

●

2009 \$92,854,471 11.2% \$84,493,953,218 4.5% 1NO ..

2010	\$86,139,001	' -7.2%	\$82,001,031,062	-3.0% ,,	YES
2011	:i\$74,370;268;	-13.7%	\$75,048,543,642.	- -8.5%.	■ yes
2012 '	: \$64,831,405.	-12.8%	\$65,185,555,862	r -13.1% ...	
2013:'	\$60,481,662	-6.7%	\$62,303,394,002	-4.4%	":7_T_" yes .

¹ Cook County Assessor data-compiled by ERSE, 2014. -Citywide EAV less the Project (Added) Area EAV. Source is Cook County Clerk's Agency. Tax Rate Reports for City of Chicago;

Comparison to Consumer Price Index

2008.
215.303
\$00 ;"f||Project {Added}>^, % Chahge-from; \$ |*l|\$*,r V .;.<^iAtea<EAyLi^; } Pre^oUs>year^,
.\$831513,633
\$92,854,471
2010:
2011
2012"
2013
;\$86,139,0Q1
\$74,370,268
\$64,831,405 \$60,481,662
-7.2%
-13.7% -12.8%
■■•6.7%

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

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

Prior Redevelopment Efforts

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

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

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

Belmont/Central TIF Redevelopment Area.

Added Area Eligibility Study (March 2015)

Attachment Five, Page (i

POAVplanners

Ernest R. Sawyer Enterprises

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

III. QUALIFICATION OF THE PROJECT, AREA

A. Illinois Tax Increment Allocation Redevelopment Act

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

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

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

a blighted area.

As set forth in the criteria for a conservation area is:

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

&

areas have a life of 35 years or more.

~"- %uc^aH^atea-is not yet a blighted area-but because of a combination of three (3) or more of the following factors is detrimental to the public safety, health, morals or

r ^^ -We/fare:an'^:swc/j>h:area may become a blighted area: / "

1) *Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or trip*

" combination; flai "rdocurhented building^1.conditiphanalyl^

major repair is required or the defects are so serious that the buildings must be removed.

2) *Obsolescence. The condition or process by which structures have become ill-suited for their original use.*

3) *Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, loose*

ii - paving material, and weeds growing through paved surfaces.

4) Presence of structures below minimum code standards. All structures that do

4) not meet the standards of zoning, subdivision, building, fire, and other

4) governmental codes applicable to property, but not including housing and

4) property maintenance codes.

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

Added Area Eligibility Study (March 2015) PG-Vp LANNERS

Attachment Five, Page 7

Ernest R. Sawyer Enterprises

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

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

7) *Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence or inadequacy of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural*

inadequacies preventing ingress and egress to and from all rooms and units within a building.

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

and storm drainage, sanitary sewers, water lines, gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are:

- i) of insufficient capacity to serve the uses in the redevelopment project area,
- ii) deteriorated, antiquated; obsolete, or in disrepair, or
- iii) lacking within the redevelopment project area. - ■

facilities; the presence of buildings on parcels of inadequate size and the presence of multiple buildings on a single parcel, or the finding of excessive land coverage, these parcels must exhibit more of the following: insufficient provision of off-street parking, or inadequate street frontage.

- 10) Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.
- 11) Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet

Added Area Eligibility Study (March 2015)

Attachment Five, Page 8

PG&P planners

Ernest R. Sawyer Enterprises

Belmont/Central Tillamook Development :: T
Amendment No. 2

*

City of Chicago

contemporary development standards, or other evidence demonstrating an
the area has incurred Illinois Environmental Protection Agency or United States

(12) The area has incurred Illinois Environmental Protection Agency or United States

for, or a study conducted by
an independent consultant recognized as having expertise in environmental remediation has determined
a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks
required by State or federal law, provided that the remediation costs constitute a material impediment
to the development or redevelopment of the redevelopment project area.

(13) The total equalized assessed value of the proposed redevelopment project area.

last five (5) calendar
available, or is increasing at an annual rate that is less than the balance of the , >? - ^ ■ ^m0ihipja^ty for%ree

(3) 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." As set forth in the Act a blighted area is:

"any improved, or vacant area within the boundaries of a municipality located within the territorial limits of the municipality where:

(2) If vacant, the sound growth of the municipality is impaired by a combination of two (2) or more of the following factors, each of which is (i)

present with that presence documented, to mean in full: so that a

municipality may reasonably intend of the Act and (ii) may the vacant part of the redevelopment project area to which it pertains: within the

- A) Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-way, for streets, alleys, or that created inadequate right-of-way with streets, -alleys or other public rights-of-way of that omitted easement for public utilities.
- B) Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.
- C) Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last five (5) years.
- D) Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land: -
- E) The area, has incurred Illinois Environmental Protection Agency or United State Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of

Added Area Eligibility Study (March 2015) PG-VPLANNERS

Attachment Five, Page 9

114

Ernest JR. Sawyer Enterprises

City of Chicago

hazardous waste; hazardous substances, or underground storage tanks

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

constitute: a material impediment, to the development or redevelopment project

the redevelopment project area; or

Thy total equalized assessed area is increased for three (3) of the last five (5) years in which, the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for the three (3) of the last five (5) calendar years for which information is available or is increasing [atah: arirua TraJ All Urban Consumers published by the successor agency for three (3) of the last five the year in which the redevelopment project area is designated]

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

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

A) ponds. "**** #KS -' ■ ■ ■ , ..■>,"

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

C) The area, prior to its designation, is subject to chronic flooding that adversely impacts real property in the area as certified by a professional engineer or appropriate regulatory agency. ;

D) The area consists of an unused or illegal disposal site containing, earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.

E) Prior to the effective date of this amendatory Act of the 91st General Assembly, the area is not less than 50 nor more than 100 acres and 75% of which, whether vacant or not (notwithstanding that the area was at any time used for commercial agricultural purposes within five (5) years prior to the designation of the redevelopment project area), and the area meets at least one (1) of the factors itemized in paragraph (1) of this subsection, the area has been designated as a town or village, center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose. ; ;.....y

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

Added Area Eligibility Study (March 2015)

Attachment Five, Page 10

PG&V planners

Ernest R. Sawyer Enterprises

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

B. Survey, Analysis and Distribution of Eligibility

«^ ^

A parcel-by-parcel analysis of the

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

Eligibility factor data was collected for 13 sub-

13 sub-areas for

analysis and presentation of the

Improved Land and Blighting Factors Matrix for

Improved Land and Blighting Factors Matrix for Vacant Land. The conditions

recorded in these exhibits are depicted graphically in the Plan Appendix, Attachment Two,

Exhibits G1 through G6 Existing

the Existing

Conditions\Maps: provide the Project Area divided into three sections; and shown on six maps).

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

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

following conditions:

- > the predominance of buildings that are 35 years of age or older (94% of buildings)¹;
- deteriorated buildings (65% of buildings);
- deteriorated site improvements (36% of parcels);
- deteriorated street and/or sidewalk pavement (92% of sub-areas);
- obsolete buildings (3% of buildings);
- primary buildings with excessive land coverage (66% of improved parcels);
- inadequate utilities (50% of parcels);
- deleterious land layout (31% of sub-areas); and, it demonstrates declining and subpar EAV growth (meets all thresholds).

The vacant portion of the Project Area constitutes 3.5 acres (1.1% of land area), located on 22

parcels for this Eligibility Study. Although a very small portion of the Project Area, this vacant

land is characterized by the following statutory qualifying factors for a "blighted area" under

Section 5/11-74.4-3(b) of the Act:

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

C. Evaluation Procedure

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

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

Added Area Eligibility Study (March 2015) PG&P LANNERS

Attachment Five, Page 11

116

Ernest R. Sawyer Enterprises

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

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

D. Investigation and Analysis of Factors

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

1. Contacts .with local individuals knowledgeable as to the Project Area conditions, structures, .history, site improvements, methods of. construction, real estate records and rejated"items,- and -other information-related^ |n addi^oh- jierial photographs," Sidwell=;blpc^ permitting data, etc. were also. used. ^TuW ' t**v< ■-'
ti yj * " ■! -..
. ■ E|U ->M=1E.. v":T;3r y::SP:"V:?:;: r--- . ,
2. *Inspection and research as to the condition of local buildings, streets, utilities, etc.,*
2. *including interior inspection ofthe Chopin Park Fieldhouse. r - %;|*
3. On-site field inspection ^ of the Project Area conditions by experienced property
3. inspectors of the Consultant and others as previously noted. Personnel of the
3. .GpjsUltah- are drained 'H'h^tecHniq'ues and prceedures ofvdeterminir^i:scp^itipns of;
3. properties, utilities, streets, etc. and determination of eligibility of areas for tax
3. incrementfinancing. ;y:"f"AMh%r^--^ ' '»■-
4. Use of accepted definitions as provided for in the Act. ?
5. Adherence to findings of need as established by the Illinois General Assembly in establishing tax increment financing which became effective on January 10, 1977.
;thesie;!re"?fl ■ ■ ■ ■ ■
i . .. ' ■ . ' - *
L There exists in many Illinois municipalities, areas that are conservation) or j., blighted areas, within the meaning of the TIF statute. k
- ii. The, eradication of blighted areas and the treatment of conservation areas by .:redevelopment projects are essential to the public interest.
- iii. These findings are made on the basis that the presence of blight , or conditions which lead to blight, is detrimental to the safety, health, welfare and morals of the public.

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

Table 3-1 - Conservation Factors Matrix for Improved Land, below, summarizes the existing conditions in the Project Area.

is a

I

<5

UJ

Added Area Eligibility Study (March 2015) Attachment Five, Page 13

PG^Vplanners

Ernest R. Sawyer Enterprises

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

-1 j

s - ■ ~

City of Chicago

E. Eligibility Factors^ Improved Area '

In making the determination of eligibility, each and every property or building in the Project Area, is not required to be blighted or otherwise qualify. It is the Project Area that must be determined to be eligible. The report stated below details conditions that cause the improved portion of the Project Area to qualify as a conservation area under the Act and as per surveys and research undertaken by the Consultant (see Attachment A, Figure 1-1).

Age of Structures

Figure 1-1: Age of Structures

Although one of the 13 factors used to establish a conservation area under the Act is used as a threshold that an area must meet in order to qualify.

Age presumes the existence of problems or limiting conditions resulting from normal and continued use of structures and exposure to the elements over a period of many years, it is expected that older buildings typically exhibit more problems in the later years because of longer periods of active use and impact of temperature and moisture.

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

may be present.

Figure 1-1: Age of Structures

Summary of Findings Regarding Age:

There are 598 buildings in the Project Area (including

garages and accessory buildings). Of these buildings,

of age or

older as determined by field surveys and local research, in many instances, buildings

are significantly older than 35 years of age. The Project Area meets the threshold years of age.

1. Dilapidation

Dilapidation as a factor is based upon the documented presence and reasonable distribution of buildings in an advanced state of disrepair. In order for a building to be classified as dilapidated, as the term is defined in the Act, major defects to the primary structural components, such as leaning or bowing load-bearing walls, severely sagging roofs, damaged floor structures, or foundations exhibiting major cracks or displacement, of the building must be evident, or evident structural defects must be so extensive that the buildings must be removed.

Summary of Findings Regarding Dilapidation:

Although several of the 598 buildings in the Project Area show evidence of disrepair, no structures were found to exhibit major critical defects to primary structural components.

2. Obsolescence

An obsolete building or improvement is one which no longer serves its intended use. The Act defines

obsolescence as "the condition or process of falling into disuse. Structures have become ill-suited for the original use." Obsolescence, as-a factor, is

Added Area Eligibility Study (March 2015)

Attachment Five, Page 14

PQAVplanners

Ernest R. Sawyer Enterprises

City of Chicago

based upon the documented presence and reasonable distribution of buildings and other site improvements evidencing such obsolescence. Examples include:

a. *"Functional" Obsolescence: Structures are typically, built for specific uses or*

"and their design, location, height and space arrangement/are each they contain characteristics or deficiencies that limit the use and marketability of such buildings; The characteristics may include, loss in value to a property resulting from an inherent deficiency existing from poor design or layout, improper orientation of the building on site, etc.; which detracts from the overall usefulness or desirability of a property. Obsolescence in such buildings is typically difficult and expensive to correct.

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

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

c. **Obsolete site improvements:** Site improvements, including sewer and water lines, public utility lines (gas, electric and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting, etc., may also evidence obsolescence in terms of their relationship to contemporary development standards for such improvements. Factors of this obsolescence may include inadequate utility capacities, outdated designs, etc.

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

Summary of Findings Regarding Obsolescence: 17.1%

The survey of buildings in the Project Area found that certain buildings exhibit characteristics of obsolescence. Obsolete buildings comprised approximately 3% or 17 of the 598 buildings in the Project Area. Although this percentage is very low, the City of Chicago Department of Planning and Development provides an electronic data on building permits for the Project Area by address. A review of these records revealed that only

one permit for new construction has been issued) in the Project Area between 2010 and 2014, indicating that many buildings in the Project Area may be in danger of becoming obsolete.

Examples of existing obsolete buildings in the Project Area include:

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

Added Area Eligibility Study (March 2015) Attachment Five, Page 15

PGAVplanners

Ernest K. Sawyer Enterprises

Belmont/Central TIF Redevelopment Plan and ^Project" r;i7? <j # 's ~::: yz::#;-3sj . "■
Amendment No. 2

City of Chicago

■•- Residential buildings that have been converted to another use or that house: more
' - " dwelling units with an originally

Obsolete site improvements' also exist in the¹ Project Area and are generally associated with the commercial buildings. Examples include poor sidewalk conditions and deteriorated fencing. ^y

3. Deterioration

Deterioration refers to physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair. Conditions that are not easily correctable in the course of normal maintenance were classified as
as deteriorating or in an advanced stage of deterioration, depending upon the degree or extent of the defects.* Buildings with major defects in the secondary building components (e.g., damaged doors and door frames, broken windows, window frames and muntins, dented or damaged metal siding, gutters and downspouts damaged or missing, weathered fascia materials, cracks in masonry walls, spalling masonry surfaces, etc.) were observed in the Project Area. Additionally, roadways, off-street parking and surface areas also demonstrated deterioration such as cracking on paved surfaces, potholes, depressions, loose paving materials, weeds protruding through the surface, etc.

Summary of Findings Regarding Deterioration: Summary.

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

Specific examples of deterioration in the Project Area include:

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

4. Presence of Structures Below Minimum Code Standards

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

Added Area Eligibility Study (March 2015)

Attachment. Five. Page 1(5)

PGQVplanners

Ernest R. Sawyer Enterprises

City of Chicago

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

Summary of Findings Regarding Presence of Structures Below Minimum Code

Standards: ?\$!;■■ -c^k:-. -..^

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

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

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

:mainienanceyinsp^ipns documented fYw ■Z ^system: between 201\$ and:j2014. Failed code^ih0ectioris:'were .repprde
d\$ for■ five ^ separate addresses for buildings in the Project Area. However, because the data are based on property
address rather than PIN, code violation data is not presented at the ■ *. -^sub-area fleyehin-*~Tablejj3- - ffrpgnseyiap^ It
>:/: ■ should also be reedgnizpd that the code violaiibhs(documented, through the C^

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

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

this factor applies to the use of structures in violation of applicable, national, State or local laws. Examples of

illegal uses may include, but not be limited to, the following:

- a. illegal home occupations;
- b. conduct of any illegal vice activities such as gambling or drug manufacture;
- c. uses not in conformance with codes and not previously grandfathered in as legal nonconforming uses;
- d. uses involving manufacture, sale, storage or use of dangerous explosives and firearms.

Summary of Findings Regarding Illegal Use of Individual Structures:

This factor was not documented in the Project Area.

6. Excessive Vacancies

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

Added Area Eligibility Study (March 2015)

Attachment Five, Page 1.7

PGGYplanners

Ernest R. Sawyer Enterprises

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

i :-

City of Chicago

evidence no apparent effort directed toward occupancy or utilization and partial vacancies.

Summary of Findings Regarding

During the field investigation of the Project Area a total of 51 (12%) primary buildings were observed to contain vacant floor space. Based on the condition of some of the vacant buildings (abandoned or broken-out windows, lighting, outdated signage, etc.) it is evident that some of these have been vacant for an extended period of time. The appearance of

the Project Area is a warning of vacancies to spread quickly throughout the Project Area.

The residential and commercial vacancies are generally distributed throughout the Project Area; However, the distribution of quantity of vacancies is not generally resulting in a significant blighting effect on surrounding properties.

■ Lack of Ventilation, Light or Sanitary Facilities

Many older structures do not provide adequate ventilation, light or sanitary facilities. This is also a characteristic often found in illegal conversions, building conversions and in commercial buildings converted to residents.

Health facilities are presumed to be adversely affected to the health of building occupants (i.e., residents, employees or visitors).

Summary of Findings Regarding Lack of Ventilation, Light or Sanitary Facilities:

The exterior field survey of main buildings in the Project Area did not result in documentation of structures without adequate mechanical ventilation, natural light and proper window area ratios.

8. Inadequate Utilities

- Inadequate utilities refers to deficiencies in the capacity or condition of utilities which, service a property or area, including, but not limited to, storm water drainage, water supply, electrical power, sanitary sewers, gas and electricity.

Summary of Findings Regarding Inadequate Utilities:

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

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

Added Area Eligibility Study (March 2015) PG&V PLANNERS

Attachment Five, Page 18

Ernest R. Sawyer Enterprises

123

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

C "

City of Chicago

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

'Water line and sanitary sewer line' - ■ data was ^re j ewe di ^by ^the': 'Consultant'. While undersized water lines are found in only 1 of the Project Area's; sub-areas, water lines . • - over 90 years old are found in all 13 (100%) of the sub-areas. Additionally, all 13 (100%) of the sub-areas have sections of sewer line that exceed 90 years of age. The I . City does have plans to reline some of these facilities, but most are not planned for improvement at this time. " ,

These obsolete, undersized, and/or otherwise inadequate utilities are indicated in the Plan Appendix, Attachment Two, Exhibits G1 through G6 - Existing Condition Maps. , ,

.9;?B.Excessive Land Coverage and Overcrowding of Structures' and Community Facilities' * " 4- ■ v * ■ ' -V.jyifl?i'V ■ v -s^...

This factor may be documented by showing instances where building coverage is .., excessive: Excessive coverage refers⁵ to the^o over-intensive use of property and the Crowding of buildings and accessory facilities⁶ into a site.:: Problem conditions, include buildings either improperly situated ,on the 'p&rcelbff located on parcels of inadequate size and/or .shape in relation to present-day standards, b fidevelopment for health and safety;*and multiple buildings on a single parcel.¹ The resulting inadequate conditions include such' factors as insufficient provision;fbr-'ilighTsa^ 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 j iriadequate>provision*for-loading or service. Excessive land coverage has an adverse. or blighting effect on nearby development because problems associated with lack of parking or loading areas can negatively impact adjoining properties.

Summary of Findings Regarding Excessive Land Coverage and Overcrowding of Structures and Community Facilities:

Structures exhibiting 100% lot coverage[^] b j ^b/f/ire walls separating one structure from the next is a historical fact of high-density urban development. This situation is common throughout the commercial corridors in the Project Area. Additionally, many intensive commercial uses are located in close proximity to multi-family complexes, resulting in the uses competing over parking. The incidence of excessive land coverage in the Project Area is high as a result of both inadequate spacing between buildings and inadequate parking.

Numerous commercial businesses are located in structures, some that are mixed-use with upper-floor residences, which cover 100%, of their respective lots. Other businesses are utilizing 100% Of their lots for business operations. Many multi-family complexes have limited off-street parking lots, if they have parking space at all. Additionally, some residences that were originally built as single family homes have been converted into multi-unit residences. These, conditions may not allow for off-street shipping and loading facilities or may not provide parking for patrons, building residents, or employees. This has prompted overflow parking and truck traffic associated with normal business operations to utilize the surrounding residential areas, both within and outside of the Project Area, for parking and access. Additionally, there are several lots

Added Area Eligibility Study (March 2015)

Attachment Five, Page 19

PGGYpLANNERS

Ernest R. Sawyer Enterprises

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

being used to park a number of vehicles. Some examples of structures exhibiting

^z *excessive land coverage include: ' ' ■ ; " . ' . • , " m ~ W.*

This may be counted as a factor if the proposed area was developed prior to, or without the benefit or guidance of, a community plan? This means that no community plan existed, was considered inadequate, and/or was virtually ignored during the time of the area's development. Indications of a lack of community planning include:

powered by Legistar™

POAVplanners

Ernest R. Sawyer Enterprises