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Legislation Text

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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 DESIGNATING
THE BELMONT/CENTRAL REDEVELOPMENT AMENDMENT NUMBER 2 PROJECT AREA
A REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT
ALLOCATION REDEVELOPMENT ACT

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," herein referred to as "Amendment Number 1") was necessary in order to increase the total estimated redevelopment project costs as set forth in the Belmont/Central Plan Number 2 (the Belmont/Central Plan Number 2, as amended by Amendment Number 1, is hereafter referred to as the "Original Plan"); and

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

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

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

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

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

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

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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, adopted on July 14, 2015, recommending to the City Council approval of the Amended Plan, among other related matters; and

WHEREAS, the City Council has heretofore approved the Amended Plan, which was identified in 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; 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 A attached hereto and incorporated herein. The street locations (as near as practicable) for the Area are described in Exhibit B attached hereto and incorporated herein. The map of the Area is depicted in Exhibit C attached hereto and incorporated herein.

Section 3. Findings. The Corporate Authorities hereby make the following findings:

a. The Area includes only those contiguous parcels of real property and improvements thereon that are to be substantially benefited by the proposed Amended Plan improvements, as required pursuant to Section 5/11-74.4-4(a) of the Act; and

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

i) The Area is not less, in the aggregate, than one and one-half (1 1/4) acres in size; and

ii) Conditions exist in the Area that cause the Area to qualify for designation as a redevelopment project area and a combined conservation/blighted area as defined in the Act; and

c. If the Area is qualified as a "blighted area," whether improved or vacant, each of the factors necessary to qualify the Area as a redevelopment project area on that basis are (i) clearly present within the intent of the Act and with that presence documented to a meaningful extent, and (ii) reasonably distributed throughout the improved part or vacant part, as applicable, of the Area as required pursuant to Section 5/11-74.4-3(a) of the Act; and

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

Section 4. Area Designated. The Area is hereby designated as a redevelopment project area pursuant to Section 5/11-74.4-4 of the Act.

Section 5. 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 6. Superseder. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict..

Section 7. Effective Date. This ordinance shall be in full force and effect immediately upon its passage.

List of Attachments

Exhibit A: Legal description of the Area Exhibit B: Street locations of the Area Exhibit C:

Map of the Area

EXHIBIT A Legal Description of the Area

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PLAN APPENDIX Attachment Three

BELMONT/CENTRAL TIF REDEVELOPMENT AREA : v . . .

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f 0-,tHE'WE^RL^ 6XT^ f,

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BLOGKiIN'SAlb FRE^ : CEIynTtAkAVaiufcTO^
BEIN6^XteO^ OFW^EtANDAy^ AtCEV NORTH .OF WAVELAN^^ BUCK'S SUBDIVI^^
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V*ESTU'Ne6'F'LdT.;39'BEIN ;. EV^ST UNE QF fHE AttEY EAS* 6? CENTRAL AVENUETO'tHE'NpRTri»U ##?\$\$%vi NORTH LitfE OF
NEWPORTAVENUE TO THE WEST UNE OF UNDER'AVENUE^TH^ AVENUE TO THE NORTH UNE OF CORNELIA AVENUE; THENCE EASJi
ALONGt^TM^
EAST LINE OF LONG AVENUE; THENCE SOUTH ALONG THE EAST ONE O^N^A^A^A^fJ^e CF ROSSOE ,. =, , STREET; THENCE WEST
ALONG THE SOUTH LINE OF ROSCOEiSTREiTTO.PTH^
ALONG THE WEST UNE OF UNDER-AVENUE TO THE SOUTHEVCT, CORNER*^ . SUBDIVISION OF LOTS B & C OF PARTITION OF THE WEST
J4 OFTHE SW J4 Of iSECTiPn^IA
THE SOUTH LINE OF LOT 4 IN BLOCK 6 IN FRED BUCK'S PORTAGE PARKSUBPMSiO^ UNe^FSAIp. LOT'4 BEING AI^O TOE EAST UNE OF
AN Alt^
ALLEY LYING WEST OF LINDER'AVENUE TO THE EASTERLYEXTENSibN'O^
PORTAGE PARK SUBDIVISION AFORESAID, BEING ALSO THE SOUWUNEipF. AN'Aa .
THENCE WEST ALONG AN EASTERLY EXTENSIONOF THE NORTH.LINE^dF'Lof ^
NORTH OF ROSCOE STREET TO THE NORTHWEST CORNER OF LOT.^IN^LOCKi.IN.RESU^
GARDENS,' BEING ALSO THE EAST LINE OF THE ALLEY LYING EAST OF.GENTRAL^AVENyE;!!HE^ LINE OF THE ALLEY EAST OF CENTRAL
AVENUE TO THE SOUTH LINE OF ROSCOESTREET; THENCE.WEST;ALONG SA^?lps6uTH LINE OF ROSCOE STREET TO THE EAST LINE OF
LOT 7 IN STOLTZNER'S CENTRAL AVENUE SUBDIVISION OFIB.tQCK.^iN.THE SUBDIVISION OF LOTS D, E AND F IN THE PARTITION OF THE
WEST X OF THE SOUTHWEST % 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 OF 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 AND31JN.SAJDSTOLTZNER'S CENTRAL
AVENUE SUBDIVISION TO THE NORTH LINE 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 S AND 6 IN THE SUBDIVISION OF LOTS D, E AND F IN PARTITION OF THE WEST J4 OF THE SW % OF SECTION 21
AFORESAID; THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF LOT 1 IN WM. S. FRISBV'S SUBDIVISION AND
ALONG THE SOUTHERLY EXTENSION THEREOF, AND ALONG THE EAST UNE 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 BLOCK 1 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 IN 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 % OF THE
SOUTHWEST X OF THE SOUTHEAST Y. OF SECTION 21 AFORESAID;

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THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF SAID LOT 68 jN RJV. CEPEK'S
SU8DIVISIONTO.JHE
NORTH LINE OF BELMONT AVENUE; THENCE EAST ALONG SAID NORTH LINE-OF BELMONT AVENUf TQTHE.EA5T UNE.OF.
LOT.71
IN SAID R.A. CEPEK'S SUBDIVISION; THENCE NORTH ALONG SAID EAST LINE .OF LOJ.jhti R.A. CEPEK'S SUBDIViSION.ANp
ALONG THE NORTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF LOT SiIN^lb fJ}A. CEPEK'S SUBDIVISION, SAipSOUTH
LINE OF LOT 51 BEING ALSO THE NORTH LINE OF. THE ALLEY NORTH p'lf^AQi^AQi;"THEN<i EAST ALONG SAID NORTH
LINE OF THE ALLEY NORTH OF BELMONT AVENUE TOTHE WEST UNi:pF^ SOUTH ALONG: SAID WEST
LINE OF LECLAIRE AVENUE TO THE NORTH LINE OF LOT 44 IN
STFA/EN>Bfc|MON iel^FALCON^ SUBDIVIsibNPf^TFiEVoj S^NQRm^
ALONG&fbSOUT^ .
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AVIENU^ (yTREEA^LINE OF COekWOOD AVEN^^^
NORTH UNE^QFtbt I5;IN THE HULBERT FULLERTON^AVENUE HIGHL^NbSiSLTBpj^S)^ :
ORTHE NbrCTHWEST)^4 OF SECTION 28 AFORESAID/MID-NORTH UNE;pfe.L#^^ ,,:
LYIN;G;SOLrrHbF8ELM^ ...
THE^w%UNE-d?XPt:43 IN BLOCK 1 IN KENDAUtBETMOI^
N(JBTHW)^X^^Gri6N 28 AFORESAIO, SAID WEST; UNE-OE LpTi^
CENTlwSrAVENWTHENCE^ SOUTH ALONG SAID EASTtWE CF^mpA^ M OF LOT lyfN-BLOCK 3 IN J.E. WHITE'S FIRST DIVERSEY
PARK APmpNj^A^^
--AeRESOF.TOtWE^
NORTH UNE OF THE ALLEY LYIN6 NORTH OF DIVERSEY AVENUE; THEN^EA&\$^
NORTH OF PIVERSEY AVENUE TO THE NORTHERLY EXTENSION OF-THE^ESTF. ^
FIRST DIVERSEY PARK ADDITION; THENCE SOUTH ALONG SAID NORTH ERLYIEJ^rJSIpn^ ■<.,;., BLOCK 3 IN J.E:
WHITE'S FIRST DIVERSEY PARK ADDITION TO THE I^ORTHUNE OF-DIVERSE^
NORTH LINE OF DIVERSEY AVENUE TO THE WEST LINE OF LOTUS AVENUEj^ENGE NORTW^A OFtOTUS: AVENUE TO
THE NORTH LINE OF AN ALLEY LYING NORTH OF DIVERSEY AVENUE;;THENCE^E/^ AN ALLEY LYING NORTH OF
DIVERSEY AVENUE TO THE EAST LINE OF LOT;60 IN THE HULBERT.FULLERTON AVENUE HIGHLANDS SUBDIVISION #22
BEING A SUBDIVISION OF PART OF THE EAST H OFTHE NW.)4,OF/SECTiqN..28.AfPRESAIP, ALSO BEING THE WEST
LINE OF AN ALLEY LYING WEST OF LARAMIE AVENUE; THENCE NORTH ALONG^THE WEST LINE OF AN^ALLEY LYING
WEST. OF LARAMIE AVENUE TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT
36 IN THE HULBERT FULLERTON AVENUE HIGHLANDS SUBDIVISION «27 AFORESAID; THENCE EAST ALONG
THE.WESTERLY EXTENSION OF THE NORTH LINE OF LOT 36 IN THE HULBERT FULLERTON AVENUE HIGHLANDS
SUBDijisiON;#27 AFORESAID AND CONTINUING EAST ALONG THE EASTERLY EXTENSION OF SAID NORTH LINE OF
LOT 36 TO THE EAST-LINE OF LARAMIE AVENUE; THENCE NORTH ALONG THE EAST LINE OF LARAMIE AVENUE TO THE
SOUTH LINE OF LOT20IN BLOCK 14 IN FALCONER'S SECOND ADDITION TO CHICAGO BEING A SUBDIVISION IN THE
SOUTH Y, OF THE NE KOF SECTION.28 AFORESAID, BEING ALSO THE NORTH LINE OF AN ALLEY LYING NORTH OF
WOLFRAM STREET; THENCE EAST ALONG THE NORTH LINE OFTHE ALLEY LYING NORTH OF WOLFRAM STREET TO
THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 22 IN BLOCK 14 IN FALCONER'S SECOND ADDITION TO
CHICAGO AFORESAID; THENCE SOUTH ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 22 IN BLOCK
14 IN FALCONER'S SECOND ADDITION TO CHICAGO TO THE SOUTH LINE OF WOLFRAM STREET; THENCE WEST
ALONG THE SOUTH LINE OF WOLFRAM STREET TO THE EAST LINE OF LARAMIE AVENUE; THENCE SOUTH ALONG
THE EAST LINE OF LARAMIE AVENUE TO THE NORTH LINE OF AN ALLEY LYING NORTH OF DIVERSEY AVENUE;
THENCE EAST ALONG THE NORTH LINE OF AN ALLEY LYING NORTH OF DIVERSEY AVENUE TO THE INTERSECTION
WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF THE WEST 21 FEET OF LOT 36 IN BLOCK 13 IN FALCONER'S
SECOND ADDITION TO CHICAGO AFORESAID; THENCE SOUTH ALONG THE NORTHERLY EXTENSION OF THE EAST
LINE OF THE WEST 21 FEET OF LOT 36 AFORESAID TO THE NORTH LINE OF DIVERSEY AVENUE; THENCE EAST ALONG
THE NORTH LINE OF DIVERSEY AVENUE TO THE WEST LINE OF LOT 28 IN BLOCK 12 IN FALCONER'S SECOND
ADDITION TO CHICAGO AFORESAID; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 28 ^1 TO THE NORTH LINE
OF AN ALLEY LYING NORTH OF DIVERSEY AVENUE; THENCE EAST ALONG THE NORTH LINE OF AN ALLEY LYING
NORTH OF DIVERSEY AVENUE TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE CENTER LINE OF
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VACATED ALLEY LYING WEST OF CICERO AVENUE;THENCE SOUTRALONGTHE.^
THE VACATED ALLEY LYING WEST OF CICERO AVENUE TO THE NORTH Line pE pIVERS^AV.EN.UE;THENCEiEAST ALONG:THE
NORTH LINE OF DIVERSEY AVENUE TO THE INTERSECTION WITH.THE NORTHERLY^EXTENS!ON OF tTHE EAST UNE OF AN ALLEY.
LYING WEST-OF CICERO^AVENUE;THENCE SOUTH ALONG THE NprWERLY.ExrENSi^
WEST- OFCICERO AVENUE TO;THE EASTERLY EXTENSION OFTHE SOUTH UiyELPk'?^A^^.AP^9.fRARKE'g^V^N_yE^-
tHENCEiWES^ALON6 THE EASTERLY-EXTENSION OF/THE SPLTfHLINE^OF.-Afy^
EAST^Linf OF ANMLEY LYING EASTpF LARAMIE^AVENUE;JHE^C.E'S^P
jjjrWMIEAV^
AVENUE TO;THE: WEST:UNE^A

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DICKEY AND' BAKER'S^ SOLTm LINE OF LOT 16 IN SAID BL^
AVENUE; THENCE NORTH ALONG THE WEST LINE OF LOCKWOOD AVENUE toTHE WE^ :
^bfJL6T,16.IN.THEHULBERT;F.U
SOUTHWESTOF SECTION 28/SAID SOUTH LINE OF LOTte
FULLERTON^AVENUE/THENCE' EAST ALONG^SArD NORTH LINE OF Thle AL^LEy;LYI&!G;NbRTH;
' LINE OF LOT^36 IN-SAID HULBERT FULLERTON AVENUE HIGHl&NDS SUBDIVISibM
THE WEST UNE OF THE ALLeV IYING "WEST OF LARAMIE-AVENUEI THEN^ • WEST OF LARAMIE AVENUETO THE NORTH LINE
OF DEMING RLACE; THENGE EASTALONG^THEi^pRTHJLINE OFDEMING PLACEf TO THE WEST UNE OF LOT 35 IN THE
HULBERT FULLERTON AVENUE^HIGHLANDS SUBpiVISION.#4iN>THE!WEST<)4 OE THESE X OF SECTION 28 AFORESAID,
BEING ALSO THE EAST LINE OF AN ALLEY LYING EAST OF LARAMIE AVENUE;THENCE SOUTH ALONG THE EAST LINE OF
THE ALLEY LYING EAST OF LARAMIE AVENUE TO THE SOUTH LINE OF SAID LOT 36 IN HULBERT FULLERTON AVENUE
HIGHLANDS SUBDIVISION NO. 2, A SUBDIVISION IN THE WEST Y, OF THE SOUTHEAST X OF SECTION 28 AFORESAID, SAID
SOUTH LINE OF LOT 36 BEING ALSO THE NORTH LINE OF THE ALLEY LYING NORTH OF FULLERTON AVENUE; THENCE EAST
ALONG SAID NORTH LINE OF THE ALLEY LYING NORTH OF FULLERTON AVENUE TO THE NORTHERLY EXTENSION OF THE
EAST LINE OF LOT 26 IN BLOCK 15 IN E.F. KENNEDY'S RESUBDIVISION OF PAUL STENSLAND'S SUBDIVISION OFTHE EAST
H.OF THE SOUTHEAST Y. OF SECTION 28 AFORESAID; THENCE SOUTH ALONG SAID NORTHERLY EXTENSIONfANDTHE
EAST UNE OF LOT26 IN BLOCK 15 IN E.F. KENNEDY'S RESUBDIVISION TO THE NORTH LINE OF FULLERTON
AVENUE;THENCE EAST-^ALONG SAID NORTH UNE OF FULLERTON AVENUE TO THE EAST LINE OFTHE WEST io^FECT^
RESUBDIVISION; THENCE NORTH ALONG SAID EAST LINE OF THE WEST10 FEET OF LOT 28^INSAID.BLOCK 15 IN E;F.
KENNEDY'S RESUBDIVISION AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF LOT21 IN SAID
BLOCK 15 IN E.F. KENNEDY'S RESUBDIVISION, SAID SOUTH LINE OF LOT 21 BEING ALSO THE NORTH LINE OF THE
ALLEY^NORTH OF FULLERTON AVENUE; THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY LYING NORTH OF
FULLERTON AVENUE TO THE EAST LINE OF LAMON AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF LAMON AVENUE
TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 25 IN BLOCK 1 IN McAULEY AND ELLIOTS SUBDIVISION OF THE
NORTH Y, OF THE NORTHEAST K OF THE NORTHEAST Y. OF SECTION 33 AFORESAID, SAID NORTH LINEOF LOT 25 BEING
ALSO THE SOUTH LINE OF THE ALLEY LYING SOUTH OF FULLERTON AVENUE; THENCE WEST ALONG SAID EASTERLY
EXTENSION AND ALONG THE SOUTH LINE OF THE ALLEY LYING SOUTH OF FULLERTON AVENUE TO THE EAST LINE OF
LAVERGNE AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF LAVERGNE AVENUE TO THE SOUTH LINE OF BELDEN
AVENUE; THENCE WEST ALONG SAID SOUTH LINE OF BELDEN AVENUE TO THE WEST LINE OF LECLAIRE AVENUE; THENCE
NORTH ALONG SAID WEST LINE OF LECLAIRE AVENUE TO THE NORTH LINE OF LOT 48 IN BLOCK 2 IN CHICAGO IILTGH IS
SUBDIVISION OC THE NORTH V, OF THE NORTHWEST Y. OF THE NORTHEAST V. OF SECTION 33 AFORESAID, SAID NORTH
LINE OF LOT 48 BEING ALSO THE SOUTH LINE OF THE ALLEY LYING SOUTH OF FULLERTON

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AVENUE; THENGE WEST ALONG SAID SOUTH LINE OF THE ALLEY LYING SOUTH OF FULLERTON AVENUE TO THE
WESTTJnE~OF~ "- LOT 1 IN THE RESUBDIVISION OF LOTS 29 TO 46 IN BLOCK 8 IN FOSS & NOBLE'S SUBDIVISION OF PART
OF-THE EAST >4 OF EAST H OFTHE NpRTriW.EST X b^SECTIpN^M AFORESAID, •SAID^WeST^CINE OF (,OTI"BEMi&ACSO^tME:
jEAP UjijE^OFtTHB-ALLEV. LYINGS EAST OF LOCKWbOD^AVENUE; THENCE SOUTH ALONG SAID EAST UNE.PF THE. AUeY<^
THE NORTH uttEOE^BELDEM EAST ALONG SA^ib^NORTH UNE Q ■■
LATROBE AVE^nUE?TH^N^^ LINE;biUTROBE^A^
THEfjC^wiSt^^ s.i ALPNG^blv^ES^Jrje
BLOCK ifN/iicKE^ <. AEQRESAI^/^rPMOrVTHjU ^

}j *~:?

;AV£tolJE-:fHE^^^

ji;., l

WE^&JN^
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Mti6-K&&1ri1^ mi
 THEftl^
,uV£pFPAH^ ^ Sip

CQiyiMIS^TdRE^ /&, <: a-ss
 SplLTfHALg^ k_v THEREOjiw AUSOTHtSb^
 AUEY LYING^SblTrh^6F FULLERTON^AVENUETO THE WEST LINE pPMELVINAAVE^
 OF MELVINA AVEhiUE TO THE SOUTH UNE OF FULLERTON AVEfiUE; THENCE■EAST' AtPri^ESpUTrH UNE^RFblfci^N;: ■
 AVENUETO^THE EAST:UNE OF MEADE AVENUE; THENCE-NORTH ALO^GTHE E&UNEf^
 OF;LOT I5:IN>B.LOCK^2CjN J:E. WHITE'S KELLOGG PARK SUBDIVISION b&TH£EA^«^^
 SECTION 29 AFbRE;SAib^THE SOUTH^LINE OF ^
 'rarji^0K^N.OEyftHENTt-EAST ^LONGTHE NORTH UNE OEAN^ALIJEYiLYI^
 LINE OFMEI^D AVE^NUEj THENCE SOUTH ALONG THE EASTUNE P^MEN^
 AVENUE; TH^efEAST ALONG THE^iORTH UNE OF FULLERTON AVE^VE^
 NORTH ALPi^SAib WEST LINE OF / SECOND ADDitiGNT0 FULLERTON CENTRAL MANOR, A SUBDIVISIONS THE EA^T^OF.mESbU^
 AFORESAID/SAib^SOUTH LINE OFIOT 245 BEING ALSO THE NORTH U.NE;PF THE# THENCE EA^ ALONG SAID NORTH LINE OF THE ALLEY
 LYING NORTH OF FbLL^RTO
 AVENUE; THENCE N&RTH ALONG SAID WEST LINE OF PARKSIDE AVENUE TOTHE WESTERLY E^ OF LOT 51 IN FULLERTON CENTRAL
 MANOR, A SUBDIVISION IN THE EAST^4^OF THE \$OUTH£j5jST;^
 SOUTH LINE OF LOT 51 BEING ALSO THE NORTH LINE OF THE ALLEY LYING NORTH OF;FULLERTON^AV^ ^ ALONG SAID WESTERLY
 EXTENSION AND ALONG THE SOUTH LINE OF LOT 51 IN FULLERTON CENTRAL MANbR-TOTHE EAST UNE THEREOF, SAID EAST LINE
 OF LOT 51 BEING ALSO THE WEST LINE OF THE ALLEY LYING WEST OF CENTRAL AVENUE; THENCE NORTH ALONG SAID WEST LINE
 OF THE ALLEY LYING WEST OF CENTRAL AVENUE TOTHE NORTHEASTERLY LINE OF LOT 6 IN BLOCK 1 IN DIVERSEY HIGHLANDS, A
 SUBDIVISION OF THE NORTH Yi OF THE NORTH K OFTHE NORTHEAST XOF THE SOUTHEAST X OF SECTION 29 AFORESAID; THENCE
 NORTHWESTERLYALONG SAID THEINORTHEASTERLY UNE.OF LOT 6 IN 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 SOLfTH^UN£:bf.THE;AUE
 DIVERSEY AVENUE TO THE WEST LINE OF MERRIMAC AVENUE; THENCE NORTH ALONG THE^WEST UNE OF MERRIMAC AVENUE TO
 THE NORTH LINE OF DIVERSEY AVENUE; THENCE EAST ALONG THE NORTH LINE OF DIVERSEY AVENUE TO THE WEST UNE OF
 MELVINA AVENUE; THENCE NORTH ALONG THE WEST LINE OF MELVINA AVENUE TO THE SOUTH UNE 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 % OF SECTION 29 AFORESAID; THENCE EAST TO THE NORTHWEST CORNER OF LOT 36 IN GILDERSLEVE'S SUBDIVISION
 AFORESAID; THENCE EAST ALONG THE NORTH LINE OF LOT 36 IN GILDERSLEVE'S SUBDIVISION AFORESAID TO THE EAST LINE OF
 AN ALLEY LYING EAST OF MELVINA AVENUE; THENCESOUTH 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 I HE 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

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CHICAGO; A SUBDIVISION OF THE SOUTH Y, OF THE NW Y. OF SECTION 29 AFpRESAlp-ff HENCE EASXIQ THE SOUTHWEST.,
 CORNER OF LOT 117 IN COLLINS & GAUNTLETT'S DIVERSEY;SUBDIVISJON ^ORESAD^ID; ENCE EAST ALptyGTHE SpUTH LINE^OF
 Lot.U7^In:c6luns a gauntlett's diversey sy8bivisiqN^#^
 GAUNTLETT'S DIVERSEY SIJBbivISION.AFORESAib BEING
 THE WEST.LINE OF McVICKER AVENUE TOTHE INTERSECTION WI^
 IN";WALTER E. GOGOUNSMS SUBDIVISION OFJBLOCK 9 OF OITVER^WATSON^&^ v SAID SOLTTH^tiNE OF tbTf26BEING ALSO THE
 NORTH LINE OF:
 AiiipNdjTHE-WESTERLYEXTENSIONOF THE^ h L^27I^SpBD;iv)SI^A^ *
 5^otpn^9/af6resaid;:b^
 SAIB WESTiUNEOfTfe
 I^jjVBL0eifci;^
 SE^6^9.AFORiESA)fe^: ^
 fefER/NB/fe ^

T&^CSN\$rtt^
tO^#f5^6IM:'BLP
4NMt>;kT^ of: bbu«M^^
pifiBJE^ <... TM,
AY.ENyE;TO,THE SOUTH UNBOF^BELM >>>
eX^LINEPF, MASpNAVENUEj^ ..-
THEftORlnW^ IN:DRftWALTER;GbGpbNSKliS^ si ■
OYN!E\tfre^Li^ T^EN%W#F" ■
S/ypN;pRTH^ THESOUTHUNE bETHEALLWmi.NG;SO
AtONG'SAip EASTERLY EXTENSION AND ALONG THE SOUTH UrslEbF^ EAST UfE OF,
AUSTIN AVENUE;<THENCESOUTH"ALONGSAID EAST UfE OF Ay
TrtEVspUth'tiNE OF THE'NORTH 3 FEET OF LOT 40IN BLOCKU INiJAVOR^ANb JOj^SON^^^ j.
Op the'EAST WOF THE NORTHEAST X OF TheNORTHWEST-X OF'SECTI^■■...
E^NSION TO THE TOTHEEAST LINE OF LOT 36 IN BLOCK 1-IN SA^
SUBDIVISION/SAib EAST UfE OF LOT 36 BEING ALSO THE WEST UfE OF/THE;'ALLjy*LYIKIIS -Vir^is^i^VC^f^^
Nb^M^LOJN&SAip;EASTrU^
THE NORTH UfE OF SAID LOT36; SAID NORTH UfE OF LOT 36 BEING AI^O,THE;SOUJH:LINE OFTHE jjiIEY^ . BELMONT AVENUE;
THENCE WEST ALONG SAID'SOUTH LINE ORTHE ALLEYiYi^tSPUTH • LtNE-OF MEADE AVENUE) THENCE NORTH'ALONG SAID
WEST LINE.OF MEA(>E AVENUE^p^^ -SOUTH LjNEOF LOT76IN CHARLES BOOTH'S BELMONT AVENU&ADDrTIONTp.CH^
ACRES.OF THE NORTH Yt OF THE SOUTH OF THE.SOUTHWEST X AN D.THE SOI^HX^PETHE SQUtJi;XIP^fj-IE SOUTHWEST;X OF
SECTION 20 AFORESAID, SAID SOUTH LINE OF LOT 76 BEING ALSO THE NORM LINE OFTHE ALi±YfLYING NORTH OF . BELMONT
AVENUE; THENCE EAST ALONG SAID WESTERLY EXTENSION AND ALONG.THE.NORTH UfE.PF.THE ALLEYiYING NORTH OF
BELMONT AVENUE TO THE WEST LINE OF AUSTIN AVENUE; THENCE NORTH ALONG SAID WEST.UfE 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 OFTHE WEST Yt OF THE SOUTHWEST J4 OFTHE SOUTHEAST)! OF SECTION 20
AFORESAID; THENCE EAST ALONG SAID WESTERLY EXTENSION AND ALONG THE SOUTH; LINE OF LOT6 IN BLOCK 2 IN JOHNSON
BROTHERS FIRST ADDITION TO WESTFIELD MANOR TO THE EAST LINE OF SAID LOT 6, SAID EAST LINE OF LOT 6 BEING ALSO
THE WEST LINE OF THE ALLEY LYING EAST OF AUSTIN AVENUE; THENCE NORTH ALONG SAID WEST UfE OF THE ALLEY LYING
EAST OF AUSTIN AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH UfE OF LOT 9 IN/SAID BLOCK 2 IN. JOHNSON
BROTHERS FIRST ADOrtION TO WESTFIELD MANOR, SAID SOUTH LINE OF LOT.9.BEING ALSO THE.NORTH LINE OFTHE ALLEY
LYING SOUTH OF SCHOOL STREET; THENCE EAST ALONG SAID NORTH UfE OF THE ALLEY LYING SOUTH OF SCHOOL STREET
TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 16 IN THE SUBDIVISION OF LOT 7 IN OWNER'S PARTITION OF LOTS
6, 7, 8, 9 AND 10 IN VOSS PARTITION OF THE 80 ACRES WEST OF AND ADJOINING THE EAST 40 ACRES OF THE SOUTHEAST Y* OF
SECTION 20 AFORESAID; THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE WEST LINE OF LOT 16 IN THE
SUBDIVISION OF LOT 7 IN OWNER'S PARTITION AND ALONG THE SOUTHERLY EXTENSION OF. SAID WEST LINE OF LOT 16 TO THE
SOUTH LINE OF MELROSE STREET; THENCE EAST ALONG SAID SOUTH LINE OF MELROSE STREET TO THE EAST LINE OF LOT 17
IN SAID SUBDIVISION OF LOT 7 IN OWNER'S PARTITION; THENCE SOUTH ALONG SAID EAST LINE OF LOT 17 IN THE SUBDIVISION
OF LOT 7 IN OWNER'S PARTITION TO THE SOUTH LINE THEREOF, SAID SOUTH LINE OF LOT 17 BEING ALSO THE NORTH LINE OF
THE ALLEY LYING NORTH OF BELMONT AVENUE; THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY LYING NORTH OF
BELMONT AVENUE TO THE WEST LINE OF MAJOR AVENUE; THENCE NORTH ALONG SAID WEST LINE OF N. MAJOR AVENUE TO
THE NORTH LINE OF MELROSE STREET,

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THENCE EAST ALONG SAID NORTH LINE OF MELROSE STREET TO THE EAST LINE OF LOT 15 IN THE SUBDIVISION OF THE SOUTH >4 OF
THE NORTH Y, OF THE SOUTH 10 ACRES OF THE EAST 40 ACRES IN THE SOUTHEAST Y, OF SECTION 20 AFORESAID. SAID EAST LINE OF
LOT 15 BEING ALSO THE WEST UfE OF THE ALLEY LYING WEST OF CENTRAL AVENUE; THENCE NORTH ALONG,- ■ SAID WEST LINE OF:fHE
ALLEY LYIN&WESTO>CEOTRALAVEN ALONG SAID NORTH LINE OF HENDERSON STREETTO^E'W
LINE OF CENTRAL AViINUE Td W
[0 THE WEST UfE OF MAJOR AVENUE; THENCE N
NEWPORT AVENUIfTHENCEEASTMd
\l-...™. ~M-^.

Aim n\ Vn'M-ui -nrriPK .**|N Fl;&<F.£Wri HANSEN'i"ADDTnONTQ CHICAGO;A',

AtyENUEitHENCE'W

SUBDIVISrOIV«E'SOUmSt OPTHfrN'E^OF SECTION ?V:~FfiRE^ip;^^^

rJORTHOFibeISO^EETiTH ^^^^^^IffiSiE'^:

A:N'AILEY.fcYI^WI|P6 AVENU^TO^ORTHUNE^
POiNTOf Beginning ^

ALL:iNTHjrd^OF.SH!C^^

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EXHIBIT B

Street Locations of the Area

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 Lamon Avenue on the east.

EXHIBIT C Map of the Area

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Attachment Two, Exhibit A Boundary Map

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

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