

The West Irving Park
Tax Increment Financing
Redevelopment Plan and Project
Revision #2



City of Chicago • Richard M. Daley, Mayor

SEPTEMBER 1, 1999
REVISED AS OF OCTOBER 29, 1999
REVISED AS OF JANUARY 6, 2000

PGA URBAN CONSULTING

with assistance from
ERNEST R. SAWYER ENTERPRISES, INC. & GOODMAN WILLIAMS GROUP

Attachment One
Eligibility Study

**Eligibility Study
Revision #2**

**West Irving Park Tax Increment Financing
Redevelopment Plan and Project**

**City of Chicago
Richard M. Daley
Mayor**

**September 1, 1999
(Revised As Of October 29, 1999)
(Revised As Of January 6, 2000)**

**Prepared By
PGAV Urban Consulting**
**with assistance from
Ernest R. Sawyer Enterprises, Inc.
And
Goodman Williams Group**

**Eligibility Study
West Irving Park Tax Increment Financing
Redevelopment Plan and Project
Table of Contents**

I.	INTRODUCTION.....	1
II.	BACKGROUND INFORMATION.....	2
	A. Location and Size of Area.....	2
	B. Description of Current Conditions.....	2
	C. Area Data and Profile.....	4
	D. Existing Land Use and Zoning Characteristics	7
III.	QUALIFICATION OF THE AREA.....	9
	A. Illinois Tax Increment Allocation Redevelopment Act	9
	B. Survey, Analysis and Distribution of Eligibility Factors	11
	C. Building Evaluation Procedure.....	11
	D. Investigation and Analysis of Conservation Factors	11
	E. Analysis of Conditions in the Conservation Area	13
	F. Conclusion of Investigation of Conservation Area Factors for the Redevelopment Project Area.....	25
IV.	SUMMARY AND CONCLUSION	26

TABLES

	<u>Description</u>	<u>Page No.</u>
Table One	Tabulation of Existing Land Use	8
Table Two	Conservation Factors Matrix	12

I. INTRODUCTION

PGAV Urban Consulting (the "Consultant") has been retained by the City of Chicago (the "City") to prepare a Tax Increment Financing Redevelopment Plan and Project (the "Plan") for the proposed redevelopment project area known as the West Irving Park Redevelopment Area (the "Area"). Prior to preparation of the Plan, the Consultant undertook various surveys and investigations of the Area to determine whether the Area, containing all or part of 47 full or partial City blocks and approximately 140 acres, qualifies for designation as a tax increment financing district, pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended ("the Act"). This report summarizes the analyses and findings of the Consultant's work. This assignment is the responsibility of PGAV Urban Consulting who 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 designation of the Area as a redevelopment project area under the Act, and 2) on the fact that PGAV Urban Consulting has obtained the necessary information to conclude that the Area can be designated as a redevelopment project area in compliance with the Act.

Following this introduction, Section II presents background information of the Area including the geographic location, description of current conditions and area data; Section III documents the building condition assessment and qualifications of the Area as a conservation area under the Act. Section IV, Summary and Conclusions, documents the findings of the Eligibility Study.

This Eligibility Study is a part of the overall Plan for the Area. Other portions of the Plan contain information and documentation as required by the Act for a redevelopment plan.

II. BACKGROUND INFORMATION

A. Location and Size of Area

The Area is located approximately 9 miles northwest of downtown Chicago. The Area contains approximately 140 acres and consists of 47 (full and partial) blocks.

The Area is linearly shaped and is adjacent to the Read-Dunning Redevelopment Project Area and the Portage Park Redevelopment Project Area. The Area includes property that flanks Irving Park Road from Normandy Avenue on the west to Long Avenue on the east, Central Avenue from Berenice Avenue on the south to Agatite Avenue on the north and Montrose Avenue from Parkside Avenue on the west to Long Avenue on the east. The boundaries of the Area generally include the block face to the respective parallel alley on both sides of the street along on the streets noted above.

The boundaries of the Area are described in the **Legal Description** included as **Attachment Three** of the **Appendix** of the Redevelopment Plan and are geographically shown on **Exhibit A, Boundary Map** included in **Attachment Two** of the **Appendix** of the Redevelopment Plan. Existing land uses are identified on **Exhibit B, Existing Land Use Assessment Map** included as **Attachment Two** of the **Appendix** of the Redevelopment Plan.

B. Description of Current Conditions

As noted previously, the Area consists of 47 (full and partial) city blocks and 140 acres. The Area contains 219 buildings and 377 parcels. Of the estimated 140 acres in the Area, the land use breakdown (shown as a percentage of gross land area within the Area) is as follows:

Land Use	Percentage of Gross Land Area
Residential	2.7%
Industrial	2.5%
Commercial	27.6%
Institutional and Related	35.7%
Public Right-Of-Way	31.5%

Much of the Area is in need of redevelopment, rehabilitation or revitalization and is characterized by:

- obsolescence (58% of buildings or parcels);
- excessive land coverage (59% of buildings or parcels);
- depreciation of physical maintenance (79% of buildings or site improvements; and
- lack of community planning (56% of buildings or parcels).

The Area on the whole has not been subject to growth and investment and is not expected to do so without the adoption of the Plan. Age and the requirements of contemporary commercial and industrial tenants have caused portions of the Area and its building stock to decline and may result in further disinvestment in the Area.

Along western sections of Irving Park Road several vacancies and depreciation of physical maintenance in industrial buildings reflect that contemporary requirements of industrial users in this portion of the Area are not being met. These industrial uses typically occupy nearly 100% of their respective lots and do not provide for on-site parking.

Along the remainder of Irving Park Road, Central Avenue and Montrose Avenue vacancies in commercial buildings and depreciation of physical maintenance are evidence of a need to revitalize the area through the Plan.

Prior efforts by the City, Area leaders and residents, businesses and neighborhood groups have met with limited success. The City has continued on-going maintenance on public improvements. However, additional assistance is needed to revitalize the Area.

From 1994 through 1998, the City of Chicago equalized assessed value 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 3.2%) during this five-year period. In 1994 the equalized assessed value 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 4.0%) during this five-year period. In 1998, the E.A.V. of the Area was \$36.1 million. This represents an average annual growth rate of approximately 2.3% during the five-year period between 1994 and 1998. Therefore, the Area grew at a rate nearly 28% slower than the EAV of the City as a whole and 43% slower than Cook County. In addition, the E.A.V. of the Area declined slightly in 2 of the 5 years between 1994 and 1998. Further, approximately 1 percent of the properties in the Area are delinquent in the payment of 1997 real estate taxes and 91 building code violations have been issued on buildings since January of 1994.

Of the 219 buildings in the Area, only 3 new principal buildings have been built since January of 1994 according to building permit information provided by the City. All three of these buildings were residential buildings. Approximately 92% of the buildings in the Area are 35 years old or older.

Some Area buildings have been vacant for more than one year and have not generated private development interest. There is approximately 40,000 square feet of vacant industrial floor space and 34,000 square feet of vacant commercial floor space in the Area that adds significantly to the view that the Area may experience additional decline and that market acceptance of portions of the Area is not favorable.

It is clear from the study of this Area and documentation in this Eligibility Study (commercial and industrial vacancies, absence of significant new development, E.A.V. growth lagging behind surrounding areas, etc.) that private revitalization and redevelopment is not occurring and may cause the Area to become blighted. The Area is not reasonably expected to experience significant development without the aggressive efforts and leadership of the City, including the adoption of the Plan.

C. Area Data and Profile

Public Transportation

A description of the transportation network of the Area is provided to document the availability of public transportation at the present and for future potential needs of the Area. The frequent spacing of CTA bus lines and direct connection service to various CTA train and Metra station locations provides the Area with adequate commuter transit alternatives.

The West Irving Park Redevelopment Area is served by several CTA bus routes. These routes include:

- *North-South Routes*
 - Route 85: Central Avenue
 - Route 91: Austin
 - Route 86: Narragansett

- *East-West Routes*
 - Route 80: Irving Park Road
 - Route 78: Montrose Avenue

Route 80 (Irving Park Road) and Route 78 (Montrose Avenue) both have direct connection to the CTA Blue Line and CTA Brown Line to the east. Route 85 (Central Avenue) and Route 91(Austin) have direct connection to the CTA Blue Line to the north and to the CTA Green Line to the south. Route 86 (Narragansett) connects with the CTA Green Line south of the Area.

Access to Metra commuter rail is provided through direct connecting bus routes. Central Avenue (Route 85) provides direct connection to the Metra Union Pacific Northwest Line to Harvard at the Jefferson Park station north of the Area and Irving Park (Route 80) connects with this line east of the Area at the Irving Park station. Route 78 (Montrose) provide direct connection to the Metra Milwaukee District North Line to Fox Lake at the Mayfair station and Central Avenue (Route 85) connects with this line north of the Area at the Edgebrook station.

Street System

Region

Access to the regional street system is primarily provided via the Kennedy Expressway (I-90/94) located approximately one mile to the north of the northern portion of the Area. Irving Park Road is designated as State Highway 19.

Street Classification

Irving Park Road varies from having two travel lanes in each direction with a curb side lane to one travel lane in each direction with a curb side lane as it passes through the Area. Signalized intersections along Irving Park Road are located at intersections with arterial class streets. Irving Park Road carries a large amount of through and local traffic. Truck traffic, both through and local, is common along Irving Park Road.

Montrose and Central Avenues are arterial class streets with one travel lane in each direction and a curbside lane utilized for parking during some periods of the day.

Parking

The main streets in the area have peak-period parking restrictions, which can increase street capacity and improve efficiency. In addition, several zones have been created adjacent to the Area that limit on-street parking in residential areas through a parking permit program. However, these areas are not widespread. Along Irving Park Road, Central Avenue and Montrose Avenue limited on-street parking is available. Individual businesses along these streets have narrow street frontage and many buildings cover 100% of

the lot thereby preventing any on-site parking. In some instances, businesses have acquired adjacent or nearby property in order to increase parking for customers and employees in the Area

Pedestrian Traffic

Pedestrian traffic is prevalent along all of the major streets in the Area.

Historic Structures

There were six buildings identified as significant in a survey of historic resources undertaken by the City. The following buildings were identified in that survey:

- Portage Park Natatorium
- Portage Park Gymnasium
- North Side Gospel Center (3849 N. Central Avenue)
- West-Irving State Bank (3944 N. Central Avenue)
- St. Pascal Church (6159 W. Irving Park Road)
- Patio Theater (6000 W. Irving Park Road)

Area Decline

The Area has experienced a gradual decline in its visual image and viability as a commercial corridor. Along Irving Park Road, Central Avenue and Montrose Avenue the effects of age and reuse of many of the commercial structures and limited industrial uses has resulted in the depreciation of physical maintenance of the building stock of the Area.

The condition of decline is most prevalent along Irving Park Road in the western portion of the Area. Along this highly developed commercial corridor existing buildings are suffering from a lack of maintenance. In some instances, property uses and appearances are not up to the standards of contemporary commercial development. Vacancies in several major industrial buildings present a highly negative image of the Area.

In the northern portion of the Area along Montrose and Central Avenues, vacancies in commercial buildings and depreciation of physical maintenance on commercial buildings has caused the visual character of the Area to suffer. In addition, many of the buildings throughout the Area cover nearly 100% of their respective lots. Excessive land coverage of buildings allows for no off-street parking in many instances. At other locations commercial operations are utilizing nearly all of their lots for storage of materials associated with their respective businesses.

The combination of limited overall parcel size and depth and the age and design of the building stock of the Area has meant that these properties generally have limited use for modern commercial operations of any type. Businesses attempting to assemble sites would have to conform to a long and narrow parcel configuration – something not generally acceptable to commercial businesses today. Therefore, these conditions hamper large-scale commercial redevelopment or reuse of the parcels and have resulted in vacancy of some of the buildings. The departure of any of the commercial or industrial uses in the Area would result in the loss of significant tax revenue to the City.

The early stages of decline that are present in the Area are evidence that the Area is in need of assistance. If assistance is not provided, the factors that are present may influence other portions of the Area and thereby cause the entire Area to become blighted.

The City proposes to use tax increment financing, as well as other economic development resources, when available, to address needs in the Area and induce the investment of private capital. The Area on the whole has not been subject to growth and development through investment by private enterprise and is not likely to do so without the adoption of the Plan.

This Eligibility Study includes the documentation on the qualifications of the Area for designation as a redevelopment project area. The purpose of the Plan is to provide an instrument that can be used to guide the correction of Area problems that cause the Area to qualify, attract new growth to the Area and stabilize existing development in the Area.

D. Existing Land Use and Zoning Characteristics

A tabulation of land area by land use category is provided on the following page.

At the present time, the existing land uses itemized in Table One are predominantly Commercial (40.3% of the net area exclusive of public right-of-way) and Public/Institutional (52.1% of the net area exclusive of public right-of-way) in nature. There are no large multi-tenant retail shopping centers in the Area.

There are also several pockets of residential uses and individual residential uses scattered throughout the Area. Residential structures in the Area are a mixture of single-family and multi-family buildings. Approximately 4.0% of

the total net land area (exclusive of public right-of-way) in the Area is residential. Along the boundaries of the Area residential uses are adjacent to the commercial corridors and limited industrial uses that comprise the majority of the Area. The boundary separating residential and commercial uses is usually an alley. The lack of parking for customers of commercial uses and limited parking in residential areas has prompted the creation of several permit-parking zones adjacent to some commercial areas.

Table One
Tabulation of Existing Land Use

Land Use	Land Area Gross Acres	% of Gross Land Area	% of Net Land Area ¹
Residential	3.8	2.7%	4.0%
Industrial	3.4	2.5	3.6
Commercial	38.5	27.6	40.3
Institutional	49.8	35.7	52.1
Sub total - Net Area	95.5	68.5%	100.0%
Public Right-Of-Way	44.0	31.5	N/A
Total	139.5 Ac.	100.0%	N/A

Note:

¹ Net land area exclusive of public right-of-way.

There are two recreational uses in the Area. Portage Park is located in the eastern portion of the Area and Merrimac Park is located in the western portion of the Area. The Area also contains several churches identified as institutional uses on **Exhibit B, Existing Land Use Assessment Map** contained in the **Appendix**.

The majority of the property along Irving Park Road, Central Avenue and Montrose Avenue is zoned either "commercial" or "business" designations. The extreme western portion of the Area along Irving Park Road is zoned as an M1-1 "Manufacturing" District. The remainder of the Area including the two public parks is zoned in residential categories. Existing zoning designations are shown on **Exhibit D, Generalized Existing Zoning Map** included in **Attachment Two** of the **Appendix** of the Plan.

III. QUALIFICATION OF THE 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 in Section 5/11-74.4-3(a) of the Act:

- (a) "Blighted area" means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where, if improved, industrial, commercial and residential buildings or improvements, because of a combination of 5 or more of the following factors: age; dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; or lack of community planning, is detrimental to the public safety, health, morals or welfare, or if vacant, the sound growth of the taxing districts is impaired by, (1) a combination of 2 or more of the following factors: obsolete platting of the vacant land; diversity of ownership of such land; tax and special assessment delinquencies on such land; flooding on all or part of such vacant land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land, or (2) the area immediately prior to becoming vacant qualified as a blighted improved area, or (3) the area consists of an unused quarry or unused quarries, or (4) the area consists of unused railyards, rail tracks or railroad rights-of-way, or (5) the area, prior to its designation, is subject to chronic flooding which adversely impacts on real property in the area and such flooding is substantially caused by one or more improvements in or in proximity to the area which improvements have been in existence for at least 5 years, or (6) the area consists of an unused disposal site, containing earth, stone, building debris or similar material, which were removed from construction, demolition, excavation or dredge sites, or (7) the area is not less than 50 nor more than 100 acres and 75% of which is vacant, notwithstanding the fact that such area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area, and which area meets at least one of the factors itemized in provision (1) of this subsection (a), and 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.
- (b) "Conservation area" means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of 3 or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community

facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; lack of community planning, is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area.”

The Act also states at 65 ILCS 5/11-74.4-3(n) that:

“***. No redevelopment plan shall be adopted unless a municipality . . . finds that the redevelopment 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 redevelopment plan.”

Vacant areas may also qualify as blighted. In order for vacant land to qualify as blighted, it must first be found to be vacant. Vacant land as described in the statute is:

“any parcel or combination of parcels of real property without commercial, agricultural and residential buildings which has not been used for commercial agricultural purposes within five years prior to the designation of the redevelopment area unless the parcel is included in an industrial park conservation area or the parcel has been subdivided”. (65 ILCS 5/11-74.4-3(v)(1996 State Bar Edition), as amended

As vacant land, the property may qualify as blighted if the:

“sound growth of the taxing districts is impaired by (1) a combination of two or more of the following factors: obsolete platting of the vacant land; diversity of ownership of such land; tax and special assessment delinquencies on such vacant land; flooding on all or part of such land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land, or (2) the area immediately prior to becoming vacant qualified as a blighted improved area, or (3) the area consists of an unused quarry or unused quarries, or (4) the area consists of unused railyards, rail tracks or railroad rights-of-way, or (5) the area, prior to its designation, is subject to chronic flooding which adversely impacts on real property in the area and such flooding is substantially caused by one or more improvements in or in proximity to the area which improvements have been in existence for at least 5 years, or (6) the area consists of an unused disposal site, containing earth, stone, building debris or similar material which were removed from construction, demolition, excavation or dredge sites, or (7) the area is not less than 50 nor more than 100 acres and 75% of which is vacant, notwithstanding the fact that such area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area and which area meets at least one of the factors itemized in provision (1) of this subsection (a), and 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.” (65 ILCS 5/11-74.4-3(a)(1996 State Bar Edition), as amended.

On the basis of these criteria, the Area is considered eligible and qualifies as a conservation area within the requirements of the Act as documented below.

B. Survey, Analysis and Distribution of Eligibility Factors

Exterior surveys of observable conditions were conducted of all of the properties located within the Area. An analysis was made of each of the conservation area eligibility factors contained in the Act to determine their presence in the Area. This survey examined not only the condition and use of buildings but also included conditions of streets, sidewalks, curbs, gutters, lighting, vacant land, underutilized land, parking facilities, landscaping, fences and walls, and general maintenance. In addition, an analysis was conducted on existing site coverage, parking and land uses, and their relationship to the surrounding Area. It was determined that the Area qualifies as a conservation area under the Act

A building-by-building analysis of the 47 blocks was conducted to identify the eligibility factors for the Area (see **Conservation Area Factors Matrix, Table Two**, on the following page). Each of the factors relevant to making a finding of eligibility is present as stated in the tabulations.

C. Building Evaluation Procedure

During the field survey noted above, all components of and improvements to the subject properties were examined to determine the presence and extent to which conservation area factors exist in the Area. Field investigators from the staff of the Consultant included a registered architect and professional planners. They conducted research and inspections of the Area to ascertain the existence and prevalence of the various factors described in the Act and Area needs. These inspectors have been trained in TIF survey techniques and have vast experience in similar undertakings. The Consultant's staff was assisted by information obtained from the City of Chicago and various neighborhood groups. Based on these investigations and qualification requirements and the determination of needs and deficiencies in the Area the qualification and the boundary of the Area were determined.

D. Investigation and Analysis of Conservation Area Factors

In determining whether or not the proposed Area meets the eligibility requirements of the Act, various methods of research were used in addition to

**Table Two
West Irving Park Redevelopment Project Area
Conservation Factors Matrix**

* Sub-Area	**		1	2	3	4	5	6	7	8	9	10	11	12	13	14	Total Number of Blighting Factors Present	Area Has 3 or More Factors	Number of Buildings
	Buildings 35 Years of Age and Older	Dilapidation	Obsolescence	Deterioration	Illegal Use of Individual Structures	Presence of Structures Below Min. Code Standards	Abandonment	Excessive Vacancy	Over- crowding of Structures and Community Facilities	Lack of Ventilation, Light or Sanitary Facilities	Inadequate Utilities	Excessive Land Coverage	Deleterious Land Use and Layout	Depreciation of Physical Maintenance	Lack of Community Planning				
1A	28	0	26	3	0	3	0	0	0	0	0	0	25	0	27	26	7	Yes	28
1B	108	0	63	7	7	0	0	0	0	0	0	0	61	2	98	55	8	Yes	118
1C	18	0	8	2	2	0	0	0	4	0	0	0	11	0	11	9	7	Yes	19
1D	48	0	31	2	0	5	0	1	0	0	0	0	32	0	36	32	8	Yes	54
Total Number of Buildings or Parcels Exhibiting Factors	202	0	128	14	12	5	15	1	0	0	0	0	129	2	172	122	8	Yes	219
Percent of Total Number of Buildings or Parcels Exhibiting Factors	92%	0%	58%	6%	5%	2%	7%	Less Than 1%	0%	0%	0%	0%	59%	Less Than 1%	79%	56%	11	Yes	100%

Notes:

- * Sub-Area designations are graphically identified on the Sub-Area Key Map contained in Attachment Two of the Appendix.
- ** Age is not a factor for designation but rather a threshold that must be met before an area can qualify as a conservation area.

the field surveys. The data include information assembled from the sources below:

1. Contacts with local individuals knowledgeable as to Area conditions and history, age of buildings and site improvements, methods of construction, real estate records and related items, as well as examination of existing studies and information related to the Area. In addition, aerial photographs, Sidwell block sheets, etc. were utilized.
2. Inspection and research as to the condition of local buildings, streets, utilities, etc.
3. On-site field inspection of the proposed Area conditions by experienced property inspectors of the Consultant and others as previously noted. Personnel of the Consultant are trained in techniques and procedures of determining conditions of properties, utilities, streets, etc. and determination of eligibility of designated areas for tax increment financing.
4. Use of accepted definitions and guidelines to determine area eligibility as established by the Illinois Department of Revenue manual in conducting eligibility compliance review for State of Illinois Tax Increment Finance Areas in 1988.
5. Adherence to basic findings of need expressed in the Act:
 - i. There exists in many Illinois municipalities areas that are conservation or blighted areas, within the meaning of the Act.
 - 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.

E. Analysis of Conditions in the Conservation Area

In making the determination of eligibility, each and every property or building in the Area is not required to be blighted or otherwise qualify. It is the

Area as a whole that must be determined to be eligible. The following report details conditions which cause the Area to qualify under the Act, as a conservation area, per surveys and research undertaken by the Consultant in February and March of 1999:

Age Of Structures - Definition

Age, although not one of the 14 blighting factors used to establish a conservation area under the Act, is used as a threshold that an area must meet to qualify. In order for an Area to qualify as a conservation area the Act requires that "50% or more of the structures in the area have an age of 35 years or more." In a conservation area, according to the Act, the determination must be made that the Area is, "not yet a blighted area", but because of the presence of certain factors, "may become a blighted area."

Age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures and exposure to the elements over a period of many years. As a rule, older buildings typically exhibit more problems than buildings constructed in later years because of longer periods of active usage (wear and tear) and the impact of time, temperature and moisture. Additionally, older buildings tend not to be ideally suited 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 the Area may be present.

Summary of Findings Regarding Age:

The Area contains a total of 219 main¹ buildings, of which 92%, or 202 buildings are 35 years of age or older as determined by field surveys and local research.

Thus the Area meets the threshold requirement for a conservation area in that 50% or more of the structures in the Area are or exceed 35 years of age.

¹ Main buildings are defined as those buildings presently located on each parcel that were constructed to accommodate the principal land uses currently occupying the buildings (or prior uses in the case of buildings that are vacant). Accessory structures such as freestanding garages for single-family and or multi-family dwellings, storage sheds, communications towers, etc. are not included in the building counts. However, the condition of these structures was noted in considering the overall condition of the improvements on each parcel.

1. Dilapidation - Definition

Dilapidation refers to an "advanced" state of disrepair of buildings or improvements, or the lack of necessary repairs, resulting in the building or improvement falling into a state of decay. Dilapidation as a factor is based upon the documented presence and reasonable distribution of buildings and improvements that are in an advanced state of disrepair. At a minimum, dilapidated buildings should be those with critical defects in primary structural components (roof, bearing walls, floor structure and foundation), building systems (heating, ventilation, lighting, and plumbing) and secondary structural components in such combination and extent that:

- a. major repair is required; or
- b. the defects are so serious and so extensive that the buildings must be removed.

Summary of Findings Regarding Dilapidation:

No evidence of this factor was documented in the Area.

2. Obsolescence - Definition

An obsolete building or improvement is one which is becoming obsolete or going out of use -- not entirely disused, but gradually becoming so. Thus, obsolescence is the condition or process of falling into disuse.

Obsolescence, as a factor, is 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 purposes and their design, location, height and space arrangement are each intended for a specific occupancy at a given time. Buildings are obsolete when they contain characteristics or deficiencies, which 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 building on site, etc., which detracts from the overall usefulness or desirability of a property. Ob-

solescence 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 platting:** Obsolete platting would include parcels of limited or narrow size and configuration or parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements. Plats that created inadequate right-of-way widths for streets, alleys and other public right-of-ways or which omitted easements for public utilities should also be considered obsolete.
- d. **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.

Summary of Findings Regarding Obsolescence:

The field survey of main buildings and parcels in the Area found that certain buildings and parcels exhibit characteristics of obsolescence. Obsolete buildings or site improvements comprised 58% or 128 of the 219 buildings in the Area. Obsolete site improvements in the form of secondary structures exist throughout the Area.

3. Deterioration – Definition

Deterioration refers to physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair. While deterioration may be evident in basically sound buildings (i.e., lack of painting, loose or missing materials, or holes and cracks over limited areas), such deterioration can be corrected through normal maintenance. Such dete-

rioration would not be sufficiently advanced to warrant classifying a building as being deteriorated or deteriorating within the purposes of the Act.

Deterioration, which is not easily correctable in the course of normal maintenance, may also be evident in buildings. Such buildings may be classified as deteriorating or in an advanced stage of deterioration, depending upon the degree or extent of defects. This would include buildings with major defects in the secondary building components (i.e., doors, windows, porches, gutters and downspouts, fascia materials, etc.), and major defects in primary building components (i.e., foundations, frames, roofs, etc.), respectively.

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

Deterioration is the presence of structural and non-structural defects which are not correctable by normal maintenance efforts, but which require rehabilitation.

Summary of Findings Regarding Deterioration:

Throughout the Area, deteriorating conditions were recorded on 6% or 14 of the 219 buildings. The exterior field survey of main buildings in the Area found structures with major defects in the secondary structural components, including windows, doors, gutters, downspouts, porches, chimneys, fascia materials, parapet walls, etc. There were also numerous secondary structures exhibiting deterioration on exterior building facades.

In addition, several sections of streets, sidewalks and curbs in the Area also exhibit signs of deterioration. These include:

- *Sidewalks along Irving Park Road from Natchez Avenue to Narragansett Avenue and Major Avenue to Central Avenue are in need of repair due to significantly cracked and deteriorated surfaces.*
- *The road surface of Irving Park Road in the western portion of the Area is deteriorated and in need of repaving and repair.*

4. Illegal Use of Individual Structures – Definition

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

- a. illegal home occupations;
- b. conduct of any illegal vice activities such as gambling or drug manufacture;
- c. uses not in conformance with local zoning 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:

Illegal use of individual structures was recorded in less than 1% or 2 of the 219 buildings in the Area.

5. Presence of Structures Below Minimum Code Standards – Definition

Structures below minimum code standards include all structures that do not meet the standards of zoning, subdivision, and 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 occupancy against fire and similar hazards, and/or establish minimum standards essential for safe and sanitary habitation. Structures below **minimum** code are characterized by defects or deficiencies that **pre-**sume to threaten health and safety.

Summary of Findings Regarding Presence of Structures Below Minimum Code Standards

Throughout the Area, structures below minimum code were recorded in 5% or 12 of the 219 buildings in the Area. The exterior field survey of main buildings in the Area found structures not in conformance with

local zoning and building codes and structures not safe for occupancy because of fire and similar hazards.

6. Abandonment - Definition

Abandonment usually refers to the relinquishing of all rights, title, claim and possession with intention of not reclaiming the property or resuming its ownership, possession or enjoyment. However, in some cases a determination of abandonment is appropriate if the occupant walks away without legally relinquishing title. For example, a structure not occupied for 12 months should probably be characterized as abandoned.

Summary of Findings Regarding Abandonment:

The field investigation indicated 5 buildings, or 2% of the total 219 buildings were abandoned. These buildings appeared to have been vacant for more than 12 months.

7. Excessive Vacancies - Definition

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

Summary of Findings Regarding Excessive Vacancies:

The field investigation indicates that 15 buildings, 7% of the total 219 buildings, exhibited excessive vacancy of floor space. There is approximately 34,000 square feet of vacant commercial floor space and approximately 40,000 square feet of vacant industrial floor space in the Area. In some instances this vacant floor space has not been utilized for extended time periods.

8. Overcrowding of Structures and Community Facilities - Definition

Overcrowding of structures and community facilities refers to utilization of public or private buildings, facilities, or properties beyond their reasonable or legally permitted capacity. Overcrowding is frequently

found in buildings and improvements originally designed for a specific use and later converted to accommodate a more intensive use of activities without adequate provision for minimum floor area requirements, privacy, ingress and egress, loading and services, capacity of building systems, etc.

Summary of Findings Regarding Overcrowding of Structures and Community Facilities:

Throughout the Area, overcrowding of structures was observed in less than 1% or 1 of the 219 buildings in the Area.

9. Lack of Ventilation, Light or Sanitary Facilities – Definition

Many older structures fail to provide adequate ventilation, light or sanitary facilities. This is also a characteristic often found in illegal or improper building conversions and in commercial buildings converted to residential usage. Lack of ventilation, light or sanitary facilities is presumed to adversely affect the health of building occupants (i.e., residents, employees or visitors).

Typical requirements for ventilation, light and sanitary facilities include:

- a. adequate mechanical ventilation for air circulation in spaces/rooms without windows (i.e., bathrooms, dust, odor or smoke-producing activity areas);
- b. adequate natural light and ventilation by means of skylights or windows for interior rooms/spaces, and proper window sizes and amounts by room area to window area ratios;
- c. adequate sanitary facilities (i.e., garbage storage/enclosure, bathroom facilities, hot water, and kitchen); and
- d. adequate ingress and egress to and from all rooms and units.

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

No evidence of this factor was documented in the Area.

10. Inadequate Utilities - Definition

Inadequate utilities refers to deficiencies in the capacity or condition of utilities which service a property or area, including, but not limited to, storm drainage, water supply, electrical power, sanitary sewers, gas and electricity.

Summary of Findings Regarding Inadequate Utilities:

No evidence of this factor was documented in the Area.

11. Excessive Land Coverage - Definition

This factor may be documented by showing instances where building coverage is excessive. Excessive coverage refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Problem conditions include buildings either improperly situated on the parcel or located on parcels of inadequate size and/or shape in relation to present-day standards of development for health and safety; and multiple buildings on a single parcel. The resulting inadequate conditions include such factors as insufficient provision for light and air, increased threat of fire due to close proximity to nearby buildings, lack of adequate or proper access to a public right-of-way, lack of required off-street parking, and inadequate provision for loading or service. Excessive land coverage has an adverse or blighting effect on nearby development as problems associated with lack of parking or loading areas impact adjoining properties.

Summary of Findings Regarding Excessive Land Coverage:

Structures exhibiting 100% lot coverage with party or firewalls separating one structure from the next is an historical fact of high-density urban development. This is a common situation found throughout the Area.

Numerous commercial and several industrial businesses are located in structures that cover 100% of their respective lots. Other businesses are utilizing 100% of their lot for business operations. These conditions typically do not allow for off-street loading facilities for shipping or delivery operations and do not provide parking for patrons and employees. The impact of this is that often parking occurs on adjacent residential streets or patrons are discouraged from shopping in some areas due to

the lack of adequate parking. In addition, delivery trucks were observed off-loading goods at the curb or in traffic lanes.

In the Area, 59% or 129 of the 219 structures revealed some evidence of excessive land coverage.

12. Deleterious Land Use or Layout-Definition

Deleterious land uses include all instances of incompatible land-use relationships, buildings occupied by inappropriate mixed uses, or uses which may be considered noxious, offensive or environmentally unsuitable.

Summary of Findings Regarding Deleterious Land Use or Layout:

As in many communities which evolved over the years, commercial uses have merged with residential uses in the Area. It is not unusual to find small pockets of isolated residential buildings within a predominantly commercial area. Although these areas may be excepted by virtue of age ("grandfather" clauses) as legal non-conforming uses, they are, nonetheless, incompatible land uses inasmuch as the predominant character of the Area is commercial. As noted previously, 40.3% of the net acreage of the Area (minus streets and public right-of-way) is used for commercial purposes, and 52.1% is used for institutional purposes. The Area contains approximately 29 residential structures. Some block segments of the Area are comprised entirely of residential uses. These blocks interrupt the otherwise commercial nature of the Area. Along Irving Park Road, 2nd floor residential uses are present in most of the commercial buildings that are more than one story. Typically these buildings were designed so that shop owners could live above their stores. In addition, there are commercial uses that are inappropriate for this type of commercial corridor. Examples would include locations with outside storage, truck deliveries or operations that are deleterious to the residential neighborhoods that border the corridors. The combination of limited on-site parking and high density commercial and residential development in close proximity causes conflicts in traffic, parking and environmental conditions that has promoted deleterious use of land in some portions of the Area. Less than 1% or 2 of the 219 structures in the Area were considered to be deleterious uses.

13. Depreciation of Physical Maintenance - Definition

This factor considers the effects of deferred maintenance and the lack of maintenance of buildings, improvements and grounds comprising the Area. Evidence to show the presence of this factor may include, but is not limited to, the following:

- a. **Buildings:** unpainted or unfinished surfaces; paint peeling; loose or missing materials; sagging or bowing walls, floors, roofs, and porches; cracks; broken windows; loose gutters and downspouts; loose or missing shingles; damaged building areas still in disrepair; etc. This information may be collected as part of the building condition surveys undertaken to document the existence of dilapidation and deterioration.

- b. **Front yards, side yards, back yards and vacant parcels:** accumulation of trash and debris; broken sidewalks; lack of vegetation; lack of paving and dust control; potholes, standing water; fences in disrepair; lack of mowing and pruning of vegetation, etc.

- c. **Public or private utilities:** Utilities that are subject to interruption of service due to on-going maintenance problems such as leaks or breaks, power outages or shut-downs, or inadequate levels of service, etc.

- d. **Streets, alleys and parking areas:** potholes; broken or crumbling surfaces; broken curbs and/or gutters; areas of loose or missing materials; standing water, etc.

Summary of Findings Regarding Depreciation of Physical Maintenance:

Depreciation of physical maintenance is widespread throughout the Area. A majority of the parcels in the Area exhibit characteristics that show a depreciation of physical maintenance. Of the 219 main buildings in the Area, 79% or 172 of the buildings are impacted by a depreciation of physical maintenance, based on the field surveys conducted. These are combined characteristics in building and site improvements.

Many parking and yard areas in the Area exhibit signs of depreciation of physical maintenance due to deteriorating paving or lack of sealing;

debris storage, abandoned vehicles, lack of mowing and pruning of vegetation.

14. Lack of Community Planning – Definition

This may be counted as a factor if the Area developed prior to or without the benefit or guidance of a community plan. This means that no community plan existed or it was considered inadequate, and/or was virtually ignored during the time of the Area's development. Indications of a lack of community planning include:

1. One-way street systems that exist with little regard for overall systematic traffic planning.
2. Street parking existing on streets that are too narrow to accommodate two-way traffic and street parking.
3. Numerous commercial/industrial properties exist that are too small to adequately accommodate appropriate off-street parking and loading requirements.

Summary of Findings Regarding Lack of Community Planning:

The field investigation indicates that 56% or 122 of the 219 main buildings in the Area exhibit a lack of community planning.

The majority of the property within the Area developed during a period when on-site parking was not a priority. Patrons of commercial businesses generally walked to their destination from adjacent neighborhoods or utilized public transportation. This situation often conflicts with contemporary use of the automobile for a means of transportation and the increase in patrons utilizing shopping alternatives outside of their local shopping area. Because parking is generally not provided on-site, patrons are limited to utilizing on-street parking. Given that the majority of commercial uses exist on one or two narrow lots, parking is also limited to one or two spaces in front of a commercial use. Often the commercial operation is of a nature that would require significantly more spaces than are available in front of their respective building. If the spaces are being utilized patrons are forced to utilize parking spaces on adjacent residential streets or move further up the block thus infringing on the availability of parking for another business. In addition, on-street parking provides no provisions for handicapped access or

handicapped reserved spaces thereby limiting the accessibility of some segments of the population.

Loading requirements for commercial businesses have also changed over time. Several instances were observed where goods were being off loaded at the curb or in a travel lane of one of the streets that comprise the Area. In previous eras, delivery vehicles were often smaller and utilized access to properties via alleys. However, given the nature of some of the uses in the Area, unloading of goods is often done at the curb because delivery trucks are too large to access narrow alleys at the rear of commercial uses.

In addition, there are several billboards and large signs located throughout the area. The presence of billboards is unsightly and conflicts with the neighborhood commercial nature of the Area. The profusion, size and deteriorated quality of Area signage detracts from the Area's visual character.

F. Conclusion of Investigation of Conservation Area Factors for the Redevelopment Project Area

The Area is impacted by a number of conservation area factors. As documented herein, the presence of these factors qualifies the Area as a conservation area. The Plan includes measures designed to reduce or eliminate the deficiencies which cause the Area to qualify consistent with other redevelopment project areas that the City of Chicago has implemented to revitalize commercial corridors.

The underutilization of commercial store-fronts and lower levels of economic activity mirror the experience of other large urban centers and further illustrates the trend line and deteriorating conditions of the neighborhood. Vacancies in commercial buildings and depreciation of physical maintenance are further evidence of declining conditions in the Area. The lack of significant private investment throughout the Area and limited evidence of business re-investment in the Area are further evidence of the need for the assistance provided by tax increment financing. To some degree, this lack of private investment may also be related to the inability of existing property owners to acquire adjacent properties and developers to assemble the properties due to the cost of acquisition of developed property.

IV. SUMMARY AND CONCLUSION

The conclusion of PGAV Urban Consulting is that the number, degree and distribution of conservation area eligibility factors in the Area as documented in this Eligibility Study warrant the designation of the Area as a conservation area.

The summary table below highlights the factors found to exist in the Area which cause it to qualify as a conservation area.

A. Conservation Area Statutory Factors

FACTOR ¹		EXISTING IN AREA
	Age ²	92% of bldgs. are or exceed 35 years of age.
1	Dilapidation	Not Present
2	Obsolescence	Major Extent
3	Deterioration	Minor Extent
4	Illegal use of individual structures	Minor Extent
5	Presence of structures below minimum code standards	Minor Extent
6	Abandonment	Minor Extent
7	Excessive vacancies	Minor Extent
8	Overcrowding of structures and community facilities	Minor Extent
9	Lack of ventilation, light or sanitary facilities	Not Present
10	Inadequate utilities	Not Present
11	Excessive land coverage	Major Extent
12	Deleterious land use or layout	Minor Extent
13	Depreciation of physical maintenance	Major Extent
14	Lack of community planning	Major Extent

Notes:

1 Only three factors are required by the Act for eligibility. Eleven factors are present in the Area. Four factors were found to exist to a major extent and seven were found to exist to a minor extent.

2 Age is not a blighting factor for designation but rather a threshold that must be met before an area can qualify as a conservation area.

While it may be concluded that the mere presence of the stated eligibility factors noted above may be sufficient to qualify the Area as a conservation area, this evaluation was made on the basis that the factors must be present to an extent that would lead reasonable persons to conclude that public interven-

tion is appropriate or necessary. Secondly, the conservation area eligibility factors must be reasonably distributed throughout the Area so that a non-eligible area is not arbitrarily found to be a conservation area simply because of proximity to an area which exhibits conservation area factors.

Research indicates that the Area on the whole is lagging behind other sections of the City and has not been subject to growth and development as a result of investment by private enterprise and will not be developed without action by the City. These have been previously documented. All properties within the Area will benefit from the Plan.

The conclusions presented in this Eligibility Study are those of the Consultant. The local governing body should review this Eligibility Study and, if satisfied with the summary of findings contained herein, adopt a resolution making a finding of a conservation area and making this Eligibility Study a part of the public record.

The analysis continued herein was based upon data assembled by PGAV Urban Consulting. The study and survey of the Area indicate that requirements necessary for designation as a conservation area are present. Therefore, the Area qualifies as a conservation area to be designated as a redevelopment project area and eligible for Tax Increment Financing under the Act.

###

Attachment Two

Maps and Plan Exhibits

Boundary Map of TIF Area West Irving Park Redevelopment Area City of Chicago, Illinois

Exhibit A

LEGEND

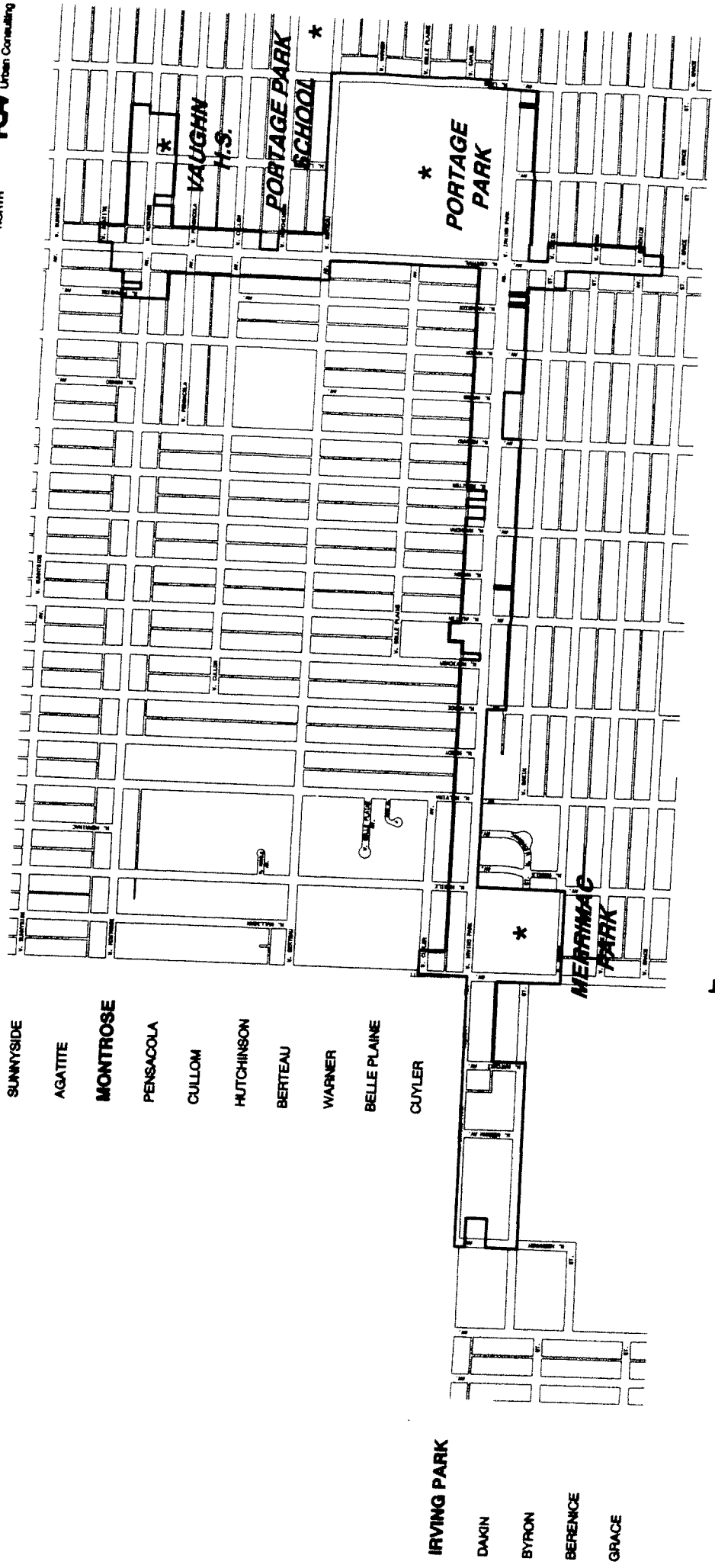
— Boundary of the West Irving Park Tax Incremental Redevelopment Project Area

AUGUST 28, 1999

0 300 600 900

NORTH

RGA Urban Consulting








NEWCASTLE
OAK PARK
NORMANDY
NEENAH
MATCHEZ
VARRAGANSETT
OBILE
ELVINA
XODY
ADE
ROCKER
ISTIN
MORA
TOR
VRD
30
R
SIDE
TRAL

Existing Land Use Assessment Map West Irving Park Redevelopment Area City of Chicago, Illinois

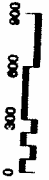
Exhibit B

LEGEND


-  Industrial
-  Residential
-  Commercial
-  Institutional
-  Park / Playground

NOTE: Information provided from field surveys and various City reports and files. Land uses as of 2-08-99.

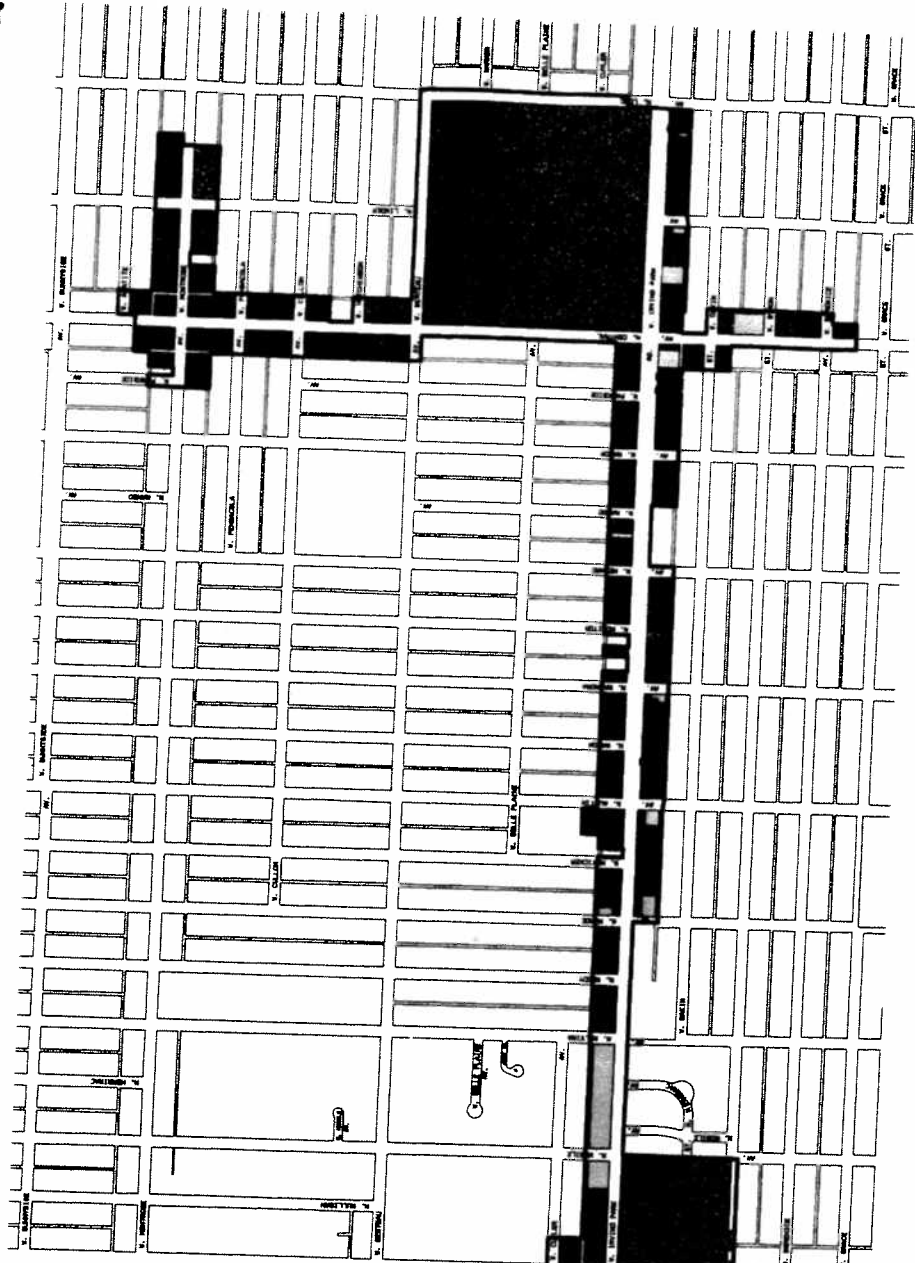
AUGUST 28, 1999



NORTH



RGV Urban Consulting



- SUNNYSIDE
- AGATTE
- MONTROSE**
- PENSACOLA
- CULLOM
- HUTCHINSON
- BERTHEAU
- WARNER
- BELLE PLAINE
- CUYLER

IRVING PARK






- DAKIN
- BYRON
- BERENICE
- GRACE

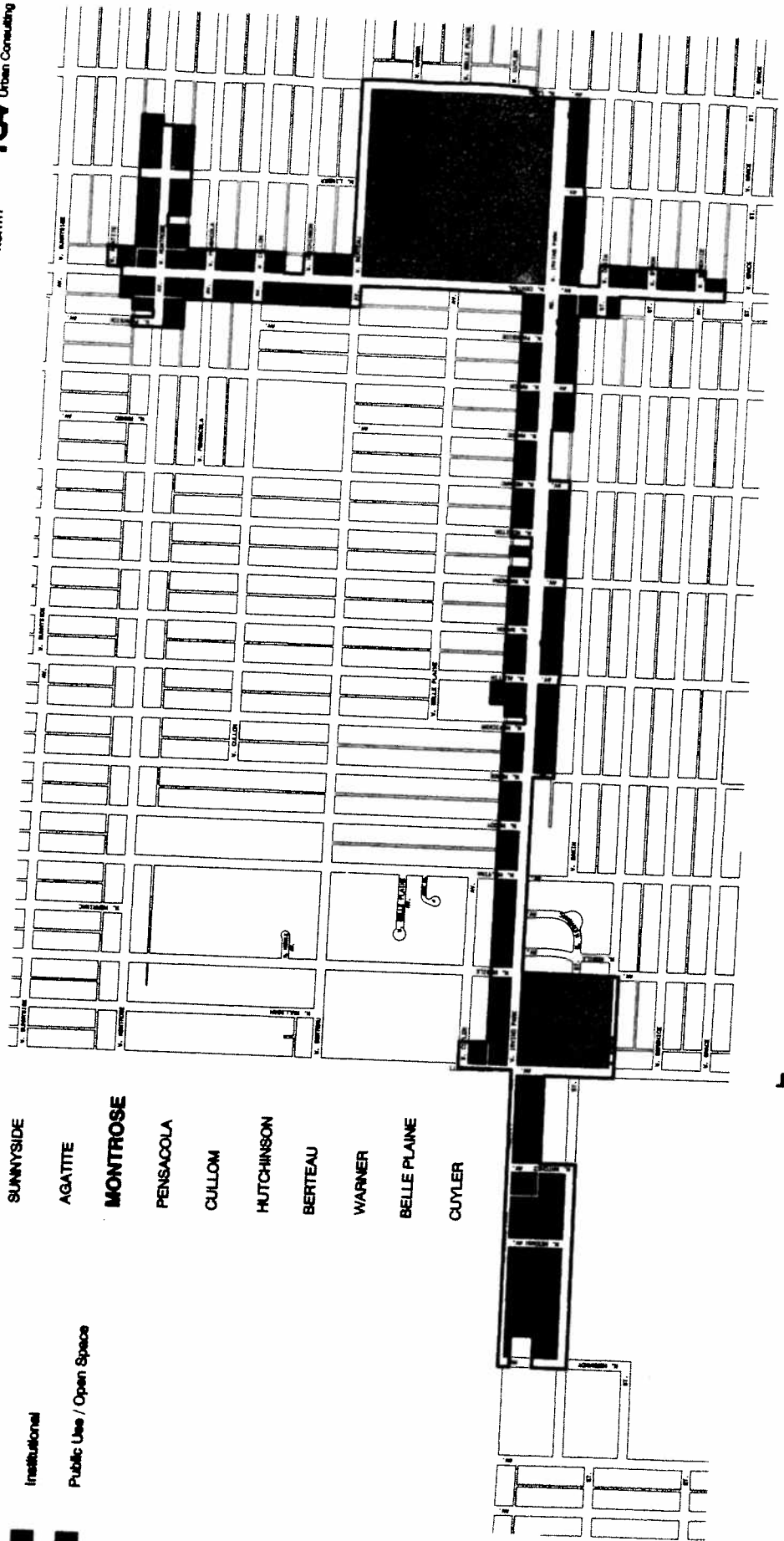
- NEWCASTLE
- OAK PARK
- NORMANDY
- NEENAH
- WATCHEZ
- VARRAGANSETT
- ORLE
- ELVINA
- BODY
- ADE
- WICKER
- ISTIN
- IMORA
- ITOR
- ARD
- 30
- FR
- SIDE
- TRAL

Generalized Land Use Plan West Irving Park Redevelopment Area City of Chicago, Illinois

Exhibit C

LEGEND

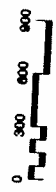
-  Commercial / Residential
-  Commercial
-  Industrial / Commercial
-  Institutional
-  Public Use / Open Space



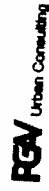
SUNNYSIDE
 AGATITE
MONTROSE
 PENSACOLA
 CULLOM
 HUTCHINSON
 BERTEAU
 WARNER
 BELLE PLAINE
 CUYLER

IRVING PARK
 DAKIN
 BYRON
 BERENICE
 GRACE

NEWCASTLE
 OAK PARK
 NORMANDY
 NEENAH
 MATCHEZ
 VARRAGANSETT
 BOBLE
 ELVANA
 XODY
 MADE
 WOKER
 ISTEIN
 MORA
 ITOR
 NRD
 30
 R
 SIDE
 TRAL







AUGUST 23, 1988



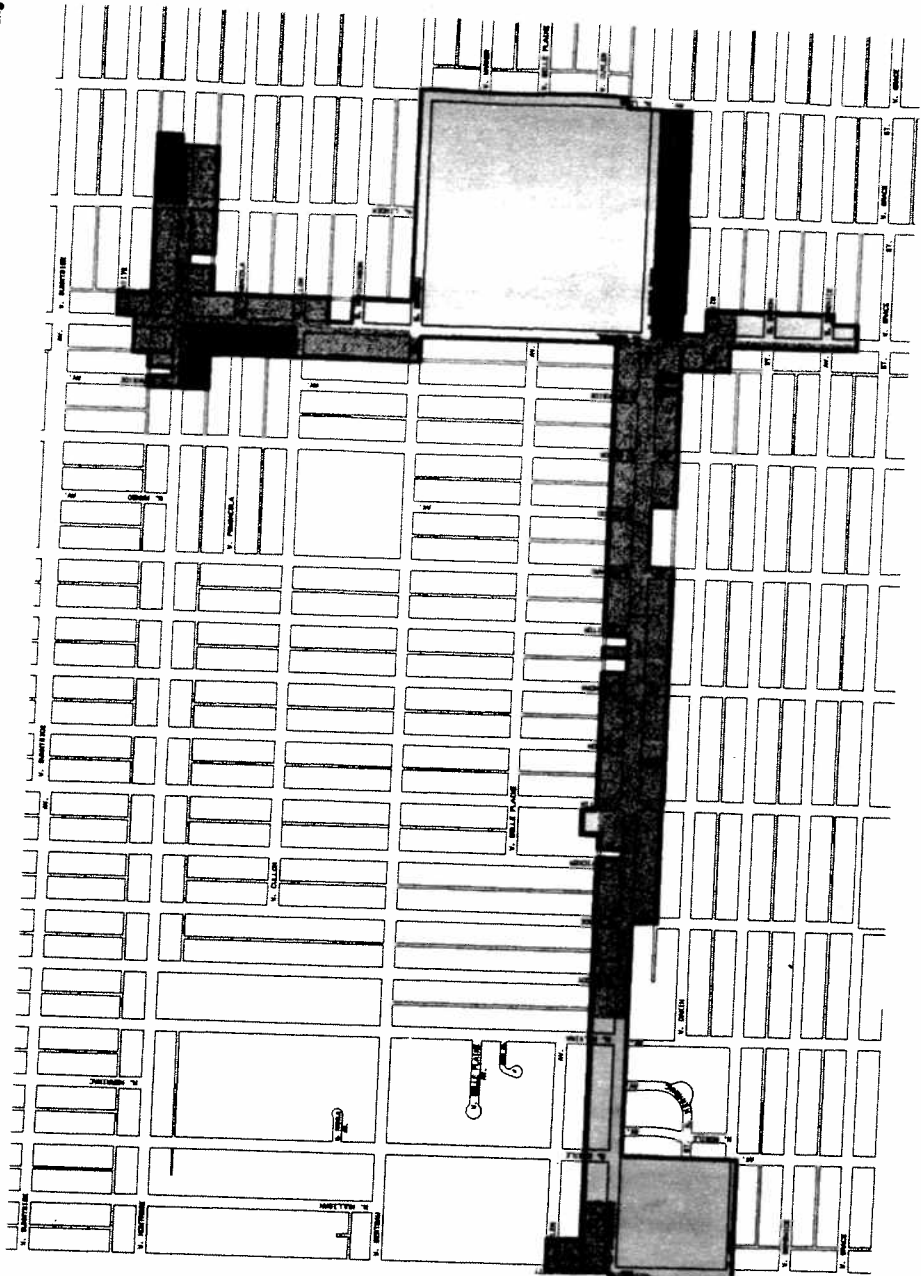
Generalized Existing Zoning Map West Irving Park Redevelopment Area City of Chicago, Illinois

Exhibit D

LEGEND

-  Residential Districts - Includes R2, R3, R4
-  Manufacturing Districts - Includes M1-1
-  Commercial Districts - Includes C1-1, C2-1
-  Business Districts - Includes B4-1, B4-2

NOTE: For a detailed description of each zoning district, see text of the City zoning ordinance.



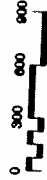
- SUNNYSIDE
- AGATTE
- MONTROSE**
- PENSACOLA
- CULLOM
- HUTCHINSON
- BERTEAU
- WARNER
- BELLE PLAINE
- CUYLER

IRVING PARK

- DAKIN
- BYRON
- BERENICE
- GRACE

- NEWCASTLE
- OAK PARK
- NORMANDY
- NEENAH
- WATCHER
- LARRAGANSETT

- OBILE
- ELVINA
- KODY
- ADE
- ACKER
- ISTIN
- MORA
- LITOR
- ARD
- 30
- IR
- SIDE
- TRAL



AUGUST 23, 1988

RGA Urban Consulting

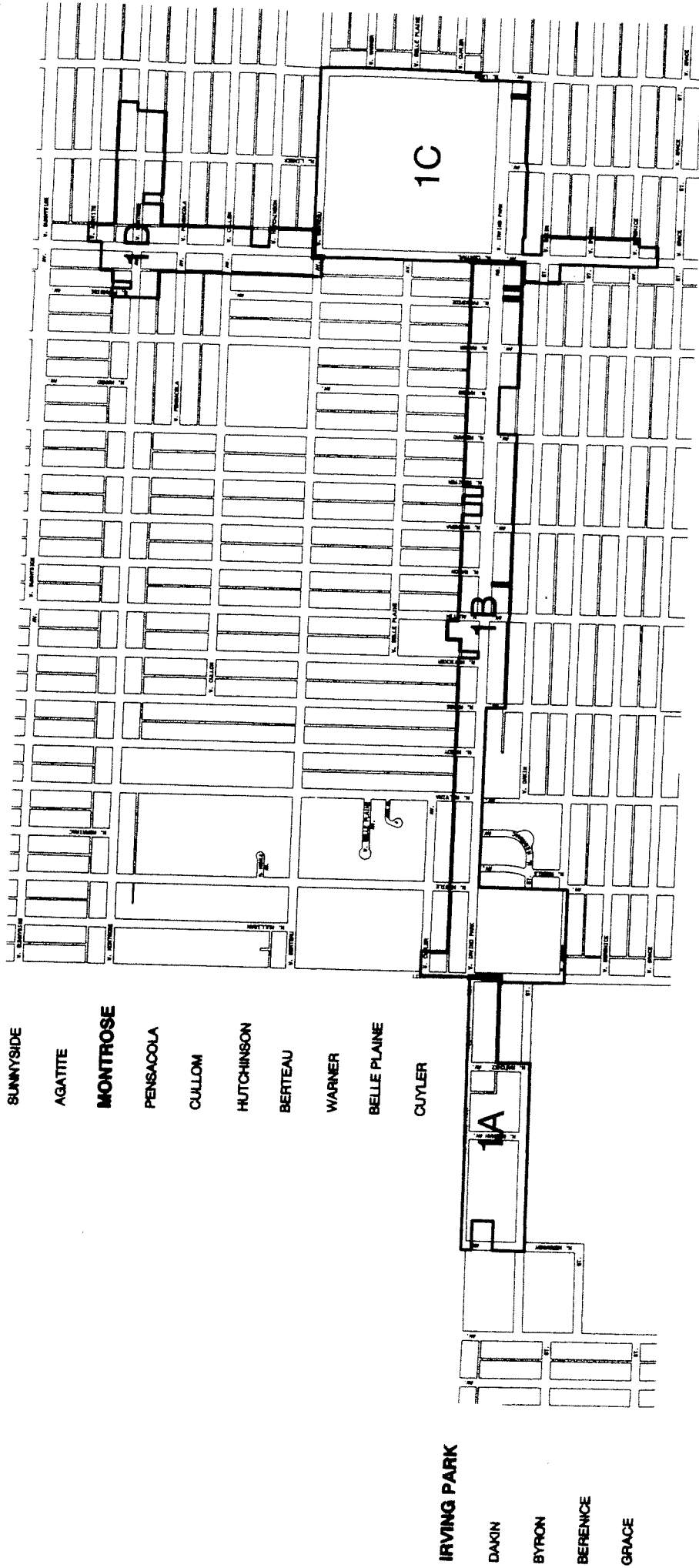
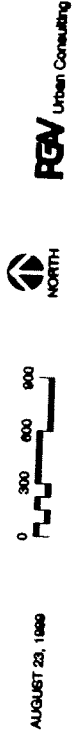
Sub-Area Key Map West Irving Park Redevelopment Area City of Chicago, Illinois

Exhibit E

LEGEND

1D

Sub-Area Identification Number



SUNNYSIDE
AGATTE
MONTRÖSE
PENSACOLA
CULLOM
HUTCHINSON
BERTEAU
WARNER
BELLE PLAINE
CUYLER
IRVING PARK
DAKIN
BYRON
BERENICE
GRACE
NARRAGANSETT
NATCHEZ
NENNAH
NORMANDY
OAK PARK
NEWCASTLE

Attachment Three

Legal Description

West Irving Park Redevelopment Area

ALL THAT PART SECTIONS 16, 17, 19, 20 AND 21 TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF N. NORMANDY AVENUE WITH THE CENTER LINE OF W. IRVING PARK ROAD, SAID CENTERLINE OF W. IRVING PARK ROAD BEING THE NORTH LINE OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE SOUTH LINE OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND RUNNING;

THENCE EAST ALONG SAID CENTER LINE OF W. IRVING PARK ROAD TO THE CENTER LINE OF N. NARRAGANSETT AVENUE, SAID CENTER LINE OF N. NARRAGANSETT AVENUE BEING ALSO THE WEST LINE OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE EAST LINE OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTH ALONG SAID CENTER LINE OF N. NARRAGANSETT AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF W. CUYLER AVENUE AS SAID NORTH LINE OF W. CUYLER AVENUE IS LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND ALONG SAID NORTH LINE OF W. CUYLER AVENUE TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 15 IN THE SUBDIVISION OF BLOCK 2 IN LYMAN D. HAMMOND'S SUBDIVISION OF THE SOUTH ONE EIGHTH OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF LOT 15 IN THE SUBDIVISION OF BLOCK 2 IN LYMAN D. HAMMOND'S SUBDIVISION BEING ALSO THE EAST LINE OF THE ALLEY EAST OF N. NARRAGANSETT AVENUE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE WEST LINE OF LOT 15 IN THE SUBDIVISION OF BLOCK 2 IN LYMAN D. HAMMOND'S SUBDIVISION TO THE SOUTH LINE OF SAID LOT 15, SAID SOUTH LINE OF SAID LOT 15 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF W. IRVING PARK ROAD;

Chicago Guarantee Survey Co.

123 W. Madison St., Suite. 1300, Chicago, Ill., 60602
Ordered by: Peckham Guyton Albers & Viets, Inc

October 28, 1999
Revised as of October 29, 1999
Order No. 9903010.r6
West Irving Park R4

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF W. IRVING PARK ROAD TO THE EAST LINE OF N. McVICKER AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF N. McVICKER AVENUE TO THE NORTH LINE OF W. IRVING PARK ROAD;

THENCE EAST ALONG SAID NORTH LINE OF W. IRVING PARK ROAD TO THE EAST LINE OF THE WEST 14 FEET OF LOT 15 IN W. H. ELDRED'S BOULEVARD SUBDIVISION OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTH ALONG SAID EAST LINE OF THE WEST 14 FEET OF LOT 15 IN W. H. ELDRED'S BOULEVARD SUBDIVISION AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF LOT 18 IN SAID W. H. ELDRED'S BOULEVARD SUBDIVISION, SAID SOUTH LINE OF LOT 18 IN SAID W. H. ELDRED'S BOULEVARD SUBDIVISION BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF W. IRVING PARK ROAD;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF W. IRVING PARK ROAD TO THE WEST LINE OF THE EAST 8 FEET OF LOT 18 IN W. H. ELDRED'S BOULEVARD SUBDIVISION OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF THE EAST 8 FEET OF LOT 18 IN W. H. ELDRED'S BOULEVARD SUBDIVISION BEING ALSO THE WEST LINE OF THE ALLEY WEST OF N. AUSTIN AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF N. AUSTIN AVENUE TO THE NORTH LINE OF SAID LOT 18 IN W. H. ELDRED'S BOULEVARD SUBDIVISION, SAID NORTH LINE OF LOT 18 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF W. IRVING PARK ROAD;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF W. IRVING PARK ROAD TO THE WEST LINE OF N. AUSTIN AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF N. AUSTIN AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 26 IN BLOCK 13 IN McINTOSH BROTHERS IRVING PARK BOULEVARD ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 26 IN BLOCK 13 IN McINTOSH BROTHERS IRVING PARK BOULEVARD

Chicago Guarantee Survey Co.

123 W. Madison St., Suite. 1300, Chicago, Ill., 60602
Ordered by: Peckham Guyton Albers & Viets, Inc

2

October 28, 1999
Revised as of October 29, 1999
Order No. 9903010.r6
West Irving Park R4

ADDITION TO CHICAGO BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF W. IRVING PARK ROAD;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF W. IRVING PARK ROAD TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 24 IN BLOCK 15 IN McINTOSH BROTHER'S IRVING PARK BOULEVARD ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF LOT 24 IN BLOCK 15 IN McINTOSH BROTHER'S IRVING PARK BOULEVARD ADDITION TO CHICAGO TO THE NORTH LINE OF W. IRVING PARK ROAD;

THENCE EAST ALONG SAID NORTH LINE OF W. IRVING PARK ROAD TO THE EAST LINE OF LOT 20 IN SAID BLOCK 15 IN McINTOSH BROTHER'S IRVING PARK BOULEVARD ADDITION TO CHICAGO;

THENCE NORTH ALONG SAID EAST LINE OF LOT 20 IN BLOCK 15 IN McINTOSH BROTHER'S IRVING PARK BOULEVARD ADDITION TO CHICAGO AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF LOT 15 IN SAID BLOCK 15 IN McINTOSH BROTHER'S IRVING PARK BOULEVARD ADDITION TO CHICAGO, SAID SOUTH LINE OF LOT 15 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF W. IRVING PARK ROAD;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF W. IRVING PARK ROAD TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 18 IN SAID BLOCK 15 IN McINTOSH BROTHER'S IRVING PARK BOULEVARD ADDITION TO CHICAGO;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF LOT 18 IN BLOCK 15 IN McINTOSH BROTHER'S IRVING PARK BOULEVARD ADDITION TO CHICAGO TO THE NORTH LINE OF W. IRVING PARK ROAD;

THENCE EAST ALONG SAID NORTH LINE OF W. IRVING PARK ROAD TO THE WEST LINE OF N. MONITOR AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF N. MONITOR AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE LOT 26 IN BLOCK 16 IN SAID McINTOSH BROTHER'S IRVING PARK BOULEVARD ADDITION TO CHICAGO, SAID SOUTH LINE LOT 26 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF W. IRVING PARK ROAD;

Chicago Guarantee Survey Co.

123 W. Madison St., Suite. 1300, Chicago, Ill., 60602
Ordered by: Peckham Guyton Albers & Viets, Inc

3

October 28, 1999
Revised as of October 29, 1999
Order No. 9903010.r6
West Irving Park R4

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF THE ALLEY NORTH OF W. IRVING PARK ROAD TO THE WEST LINE OF N. CENTRAL AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF N. CENTRAL AVENUE TO THE NORTH LINE OF W. BERTEAU AVENUE;

THENCE WEST ALONG SAID NORTH LINE OF W. BERTEAU AVENUE TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 48 IN THOMAS A. CATINO AND SON'S FIRST ADDITION TO PORTAGE PARK GARDENS SUBDIVISION, A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTH 30 ACRES OF THE SOUTH 60 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE NORTH LINE OF W. BERTEAU AS OPENED BY THE CITY OF CHICAGO BY ORDINANCE PASSED JANUARY 28, 1918 AND ORDER OF POSSESSION ENTERED OCTOBER 19, 1926, RECORDED JULY 14, 1950 AS DOCUMENT 14851360, SAID EAST LINE OF LOT 48 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF N. CENTRAL AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND ALONG THE WEST LINE OF THE ALLEY WEST OF N. CENTRAL AVENUE TO THE NORTH LINE OF LOT 9 IN BLOCK 1 IN KATE J. CRATTY'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 9 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF W. MONTROSE AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF W. MONTROSE AVENUE TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 20 IN SAID BLOCK 1 IN KATE J. CRATTY'S SUBDIVISION;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF LOT 20 IN SAID BLOCK 1 IN KATE J. CRATTY'S SUBDIVISION AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF W. MONTROSE AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF W. MONTROSE AVENUE TO THE WEST LINE OF N. PARKSIDE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF N. PARKSIDE AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 30 IN BRITIGAN'S SECOND

Chicago Guarantee Survey Co.

123 W. Madison St., Suite. 1300, Chicago, Ill., 60602
Ordered by: Peckham Guyton Albers & Viets, Inc

October 28, 1999
Revised as of October 29, 1999
Order No. 9903010.r6
West Irving Park R4

ADDITION TO PORTAGE PARK, A RESUBDIVISION OF LOTS 1 TO 25 OF BLOCK 1, LOTS 16 TO 40 OF BLOCK 2, LOTS 1 TO 40 OF BLOCK 3, LOTS 1 TO 40 OF BLOCK 4 OF MONTROSE MANOR AND LOTS 26 TO 28 AND 33 TO 38 OF THE RESUBDIVISION OF LOTS 26 TO 40 OF BLOCK 1 IN MONTROSE MANOR AND LOTS 1, 8, AND 9 OF THE RESUBDIVISION OF LOT 1 TO 15 OF BLOCK 2 IN MONTROSE MANOR, SAID SOUTH LINE OF LOT 30 IN BRITIGAN'S SECOND ADDITION TO PORTAGE PARK BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF W. MONTROSE AVENUE;

THENCE EAST ALONG SAID WESTERLY EXTENSION TO THE EAST LINE OF N. PARKSIDE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF N. PARKSIDE AVENUE TO THE NORTH LINE OF W. MONTROSE AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF W. MONTROSE AVENUE TO THE WEST LINE OF THE EAST 3.00 FEET OF LOT 28 IN SAID BRITIGAN'S SECOND ADDITION TO PORTAGE PARK;

THENCE NORTH ALONG SAID WEST LINE OF THE EAST 3.00 FEET OF LOT 28 IN SAID BRITIGAN'S SECOND ADDITION TO PORTAGE PARK AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF LOT 30 IN SAID BRITIGAN'S SECOND ADDITION TO PORTAGE PARK, SAID SOUTH LINE OF LOT 30 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF W. MONTROSE AVENUE;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 30 IN BRITIGAN'S SECOND ADDITION TO PORTAGE PARK TO THE EAST LINE OF SAID LOT 30, SAID EAST LINE OF LOT 30 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF N. CENTRAL AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF N. CENTRAL AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 16 IN SAID BRITIGAN'S SECOND ADDITION TO PORTAGE PARK;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF LOT 16 IN SAID BRITIGAN'S SECOND ADDITION TO PORTAGE PARK AND ALONG THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF N. CENTRAL AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF N. CENTRAL AVENUE TO THE NORTH LINE OF W. AGATITE AVENUE;

Chicago Guarantee Survey Co.

123 W. Madison St., Suite. 1300, Chicago, Ill., 60602
Ordered by: Peckham Guyton Albers & Viets, Inc

October 28, 1999
Revised as of October 29, 1999
Order No. 9903010.r6
West Irving Park R4

THENCE EAST ALONG SAID NORTH LINE OF W. AGATITE AVENUE TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 46 IN BLOCK 3 IN WILLIAM H. BRITIGAN'S FIRST ADDITION TO PORTAGE PARK, A RESUBDIVISION OF LOTS 4, 5, 13 AND 14 OF BLOCK 1, LOTS 2, 3, AND 6 TO 17, INCLUSIVE OF BLOCK 2, AND LOTS 1 TO 31, INCLUSIVE, AND LOT 3A OF BLOCK 3 OF BRYANT AND BOSWELL'S SUBDIVISION OF THE WEST ONE THIRD OF THE SOUTH HALF OF LOT 6 IN SCHOOL TRUSTEES SUBDIVISION AND BLOCK 3 IN DYMOND'S HOMESTEAD SUBDIVISION IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF LOT 46 IN BLOCK 3 IN WILLIAM H. BRITIGAN'S FIRST ADDITION TO PORTAGE PARK BEING ALSO THE EAST LINE OF THE ALLEY EAST OF N. CENTRAL AVENUE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION OF THE AND THE WEST LINE OF LOT 46 IN BLOCK 3 IN WILLIAM H. BRITIGAN'S FIRST ADDITION TO PORTAGE PARK TO THE SOUTH LINE THEREOF, SAID SOUTH LINE OF LOT 46 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF W. MONTROSE AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF W. MONTROSE AVENUE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 9 IN SAID WILLIAM H. BRITIGAN'S FIRST ADDITION TO PORTAGE PARK;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF LOT 9 IN SAID WILLIAM H. BRITIGAN'S FIRST ADDITION TO PORTAGE PARK TO THE NORTH LINE OF W. MONTROSE AVENUE;

THENCE WEST ALONG SAID NORTH LINE OF W. MONTROSE AVENUE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 31 IN GARDENER'S PORTAGE PARK ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTH HALF OF LOT 7 AND PART OF THE NORTH HALF OF LOT 8 IN SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF LOT 31 IN GARDENER'S PORTAGE PARK ADDITION TO CHICAGO AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE NORTH LINE OF LOTS 90 AND 91 IN SAID GARDENER'S PORTAGE PARK ADDITION TO CHICAGO, SAID NORTH LINE OF LOTS 90 AND 91 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF W. MONTROSE AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF W. MONTROSE AVENUE TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE

Chicago Guarantee Survey Co.

123 W. Madison St., Suite. 1300, Chicago, Ill., 60602
Ordered by: Peckham Guyton Albers & Viets, Inc

6

October 28, 1999
Revised as of October 29, 1999
Order No. 9903010.r6
West Irving Park R4

EAST 15 FEET OF LOT 48 IN SAID GARDENER'S PORTAGE PARK ADDITION TO CHICAGO;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF THE EAST 15 FEET OF LOT 48 IN SAID GARDENER'S PORTAGE PARK ADDITION TO CHICAGO TO THE SOUTH LINE OF W. MONTROSE;

THENCE WEST ALONG SAID SOUTH LINE OF W. MONTROSE TO THE WEST LINE OF LOT 50 IN SAID GARDENER'S PORTAGE PARK ADDITION TO CHICAGO;

THENCE SOUTH ALONG SAID WEST LINE OF LOT 50 IN SAID GARDENER'S PORTAGE PARK ADDITION TO CHICAGO AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE NORTH LINE OF LOTS 70 AND 71 IN SAID GARDENER'S PORTAGE PARK ADDITION TO CHICAGO, SAID NORTH LINE OF LOTS 70 AND 71 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF W. MONTROSE AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF W. MONTROSE AVENUE TO THE WEST LINE OF LOT 66 IN SAID GARDENER'S PORTAGE PARK ADDITION TO CHICAGO, SAID WEST LINE OF LOT 66 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF N. CENTRAL AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF N. CENTRAL AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 300 IN SAID GARDENER'S PORTAGE PARK ADDITION TO CHICAGO;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 300 IN GARDENER'S PORTAGE PARK ADDITION TO CHICAGO TO THE EAST LINE OF N. CENTRAL AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF N. CENTRAL AVENUE TO THE NORTH LINE OF W. HUTCHINSON STREET;

THENCE EAST ALONG SAID NORTH LINE OF W. HUTCHINSON STREET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 375 IN SAID GARDENER'S PORTAGE PARK ADDITION TO CHICAGO, SAID WEST LINE OF LOT 375 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF N. CENTRAL AVENUE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF THE ALLEY EAST OF N. CENTRAL AVENUE TO THE NORTH LINE OF W. BERTEAU AVENUE;

Chicago Guarantee Survey Co.

123 W. Madison St., Suite. 1300, Chicago, Ill., 60602
Ordered by: Peckham Guyton Albers & Viets, Inc

October 28, 1999
Revised as of October 29, 1999
Order No. 9903010.r6
West Irving Park R4

THENCE EAST ALONG SAID NORTH LINE OF W. BERTEAU AVENUE TO THE EAST LINE OF N. LONG AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF N. LONG AVENUE TO THE SOUTH LINE OF LOT 57 IN THE RESUBDIVISION OF THE NORTH HALF OF BLOCK 9 AND ALL OF BLOCK 10 AND THE VACATED ALLEY THEREIN OF GARDNER'S SECOND ADDITION TO MONTROSE IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 57 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF IRVING PARK RD.;

THENCE WEST ALONG THE WESTERLY EXTENSION OF SAID NORTH LINE OF THE ALLEY NORTH OF IRVING PARK ROAD TO THE WEST LINE OF N. LONG STREET;

THENCE SOUTH ALONG SAID WEST LINE OF N. LONG AVENUE TO THE NORTH LINE OF LOT 20 IN BLOCK 1 IN BRITTON LAND COMPANY'S RESUBDIVISION OF LOT 1 TO 4 IN DAVID L FRANK'S SUBDIVISION OF LOT 1 IN THE SUBDIVISION OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 21 TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 20 IN BLOCK 1 IN BRITTON LAND COMPANY'S RESUBDIVISION BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF W. IRVING PARK ROAD;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF W. IRVING PARK ROAD TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 4 IN SAID BLOCK 1 IN BRITTON LAND COMPANY'S RESUBDIVISION;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF LOT 4 IN BLOCK 1 IN BRITTON LAND COMPANY'S RESUBDIVISION TO THE SOUTH LINE OF W. IRVING PARK ROAD;

THENCE WEST ALONG SAID SOUTH LINE OF W. IRVING PARK ROAD TO THE WEST LINE OF SAID LOT 4 IN BLOCK 1 IN BRITTON LAND COMPANY'S RESUBDIVISION;

THENCE SOUTH ALONG SAID WEST LINE OF LOT 4 IN BLOCK 1 IN BRITTON LAND COMPANY'S RESUBDIVISION AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE NORTH LINE OF LOTS 16 AND 17 IN SAID BLOCK 1 IN BRITTON LAND COMPANY'S RESUBDIVISION, SAID NORTH LINE OF LOTS 16 AND 17 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF W. IRVING PARK ROAD;

Chicago Guarantee Survey Co.

123 W. Madison St., Suite. 1300, Chicago, Ill., 60602
Ordered by: Peckham Guyton Albers & Viets, Inc

October 28, 1999
Revised as of October 29, 1999
Order No. 9903010.r6
West Irving Park R4

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF W. IRVING PARK ROAD TO THE EAST LINE OF N. LINDER AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF N. LINDER AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 23 IN BLOCK 1 IN BRITTON LAND COMPANY'S SUBDIVISION IN THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 23 IN BLOCK 1 IN BRITTON LAND COMPANY'S SUBDIVISION BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF W. IRVING PARK ROAD;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF W. IRVING PARK ROAD TO THE EAST LINE OF LOT 38 IN SAID BLOCK 1 IN BRITTON LAND COMPANY'S SUBDIVISION, SAID EAST LINE OF LOT 38 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF N. CENTRAL AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY EAST OF N. CENTRAL AVENUE TO THE CENTERLINE OF THE VACATED ALLEY LYING NORTH OF AND ADJACENT TO LOT 38 IN SAID BLOCK 1 IN BRITTON LAND COMPANY'S SUBDIVISION;

THENCE WEST ALONG SAID CENTERLINE OF THE VACATED ALLEY LYING NORTH OF AND ADJACENT TO LOT 38 IN SAID BLOCK 1 IN BRITTON LAND COMPANY'S SUBDIVISION TO THE EAST LINE OF N. CENTRAL AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF N. CENTRAL AVENUE TO THE NORTH LINE OF W. DAKIN STREET;

THENCE EAST ALONG SAID NORTH LINE OF W. DAKIN STREET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 11 IN BLOCK 2 IN SAID BRITTON LAND COMPANY'S SUBDIVISION, SAID WEST LINE OF LOT 11 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF N. CENTRAL AVENUE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF THE ALLEY EAST OF N. CENTRAL AVENUE TO THE SOUTH LINE OF W. BERENICE AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF W. BERENICE AVENUE TO THE WEST LINE OF LOT 17 IN FRED BUCK'S SECOND PORTAGE PARK ADDITION, A SUBDIVISION IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

Chicago Guarantee Survey Co.

123 W. Madison St., Suite. 1300, Chicago, Ill., 60602
Ordered by: Peckham Guyton Albers & Viets, Inc

9

October 28, 1999
Revised as of October 29, 1999
Order No. 9903010.r6
West Irving Park R4

THENCE SOUTH ALONG SAID WEST LINE OF LOT 17 IN FRED BUCK'S SECOND PORTAGE PARK ADDITION AND THE SOUTHERLY EXTENSION THEREOF TO THE NORTH LINE OF LOT 16 IN BLOCK 1 IN FRED BUCK'S SUBDIVISION IN THE NORTH THREE QUARTERS OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 16 BEING ALSO THE SOUTH LINE OF THE ALLEY NORTH OF W. GRACE AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY NORTH OF W. GRACE AVENUE AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF N. CENTRAL AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF N. CENTRAL AVENUE TO THE NORTH LINE OF LOT 4 IN BLOCK 2 IN MARTIN LUTHER COLLEGE SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID NORTH LINE OF LOT 4 IN BLOCK 2 IN MARTIN LUTHER COLLEGE SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOT 46 IN SAID BLOCK 2 IN MARTIN LUTHER COLLEGE SUBDIVISION, SAID EAST LINE OF LOT 46 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF N. CENTRAL AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF N. CENTRAL AVENUE TO THE NORTH LINE OF LOT 6 IN BLOCK 1 IN MARTIN LUTHER COLLEGE SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 6 IN BLOCK 1 IN MARTIN LUTHER COLLEGE SUBDIVISION BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF W. IRVING PARK ROAD;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF W. IRVING PARK ROAD TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 40 IN SAID BLOCK 1 IN MARTIN LUTHER COLLEGE SUBDIVISION;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF LOT 40 IN SAID BLOCK 1 IN MARTIN LUTHER COLLEGE SUBDIVISION TO THE SOUTH LINE OF W. IRVING PARK ROAD;

THENCE WEST ALONG SAID SOUTH LINE OF W. IRVING PARK ROAD TO THE WEST LINE OF SAID LOT 40 IN BLOCK 1 IN MARTIN LUTHER COLLEGE SUBDIVISION;

Chicago Guarantee Survey Co.

123 W. Madison St., Suite. 1300, Chicago, Ill., 60602
Ordered by: Peckham Guyton Albers & Viets, Inc

10

October 28, 1999
Revised as of October 29, 1999
Order No. 9903010.r6
West Irving Park R4

THENCE SOUTH ALONG SAID WEST LINE OF LOT 40 IN BLOCK 1 IN MARTIN LUTHER COLLEGE SUBDIVISION AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE NORTH LINE OF LOT 8 IN SAID BLOCK 1 IN MARTIN LUTHER COLLEGE SUBDIVISION, SAID NORTH LINE OF LOT 8 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF W. IRVING PARK ROAD;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF W. IRVING PARK ROAD TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 37 IN SAID BLOCK 1 IN MARTIN LUTHER COLLEGE SUBDIVISION;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF LOT 37 IN SAID BLOCK 1 IN MARTIN LUTHER COLLEGE SUBDIVISION TO THE SOUTH LINE OF W. IRVING PARK ROAD;

THENCE WEST ALONG SAID SOUTH LINE OF W. IRVING PARK ROAD TO THE WEST LINE OF SAID LOT 37 IN BLOCK 1 IN MARTIN LUTHER COLLEGE SUBDIVISION;

THENCE SOUTH ALONG SAID WEST LINE OF SAID LOT 37 IN BLOCK 1 IN MARTIN LUTHER COLLEGE SUBDIVISION AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE NORTH LINE OF LOT 11 IN SAID BLOCK 1 IN MARTIN LUTHER COLLEGE SUBDIVISION, SAID NORTH LINE OF LOT 11 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF W. IRVING PARK ROAD;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF W. IRVING PARK ROAD TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 12 IN BLOCK 8 IN SAID MARTIN LUTHER COLLEGE SUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF LOT 12 IN BLOCK 8 IN SAID MARTIN LUTHER COLLEGE SUBDIVISION TO THE SOUTH LINE OF W. IRVING PARK ROAD;

THENCE WEST ALONG SAID SOUTH LINE OF W. IRVING PARK ROAD TO THE EAST LINE OF N. MENARD AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF N. MENARD AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 48 IN BLOCK 9 IN THE SUBDIVISION OF BLOCKS 9 TO 16 IN MARTIN LUTHER COLLEGE SUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 40

Chicago Guarantee Survey Co.

123 W. Madison St., Suite. 1300, Chicago, Ill., 60602
Ordered by: Peckham Guyton Albers & Viets, Inc

October 28, 1999
Revised as of October 29, 1999
Order No. 9903010.r6
West Irving Park R4

NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 48 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF W. IRVING PARK ROAD;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF THE ALLEY SOUTH OF W. IRVING PARK ROAD TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 16 IN BLOCK 16 IN THE SUBDIVISION OF BLOCKS 9 TO 16 IN MARTIN LUTHER COLLEGE SUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF LOT 16 IN SAID BLOCK 16 IN THE SUBDIVISION OF BLOCKS 9 TO 16 IN MARTIN LUTHER COLLEGE SUBDIVISION TO THE SOUTH LINE OF W. IRVING PARK ROAD;

THENCE WEST ALONG SAID SOUTH LINE OF W. IRVING PARK ROAD TO THE WEST LINE OF SAID LOT 16 IN BLOCK 16 IN THE SUBDIVISION OF BLOCKS 9 TO 16 IN MARTIN LUTHER COLLEGE SUBDIVISION;

THENCE SOUTH ALONG SAID WEST LINE OF LOT 16 IN BLOCK 16 IN THE SUBDIVISION OF BLOCKS 9 TO 16 IN MARTIN LUTHER COLLEGE SUBDIVISION AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE NORTH LINE OF LOTS 32 AND 33 IN SAID BLOCK 16 IN THE SUBDIVISION OF BLOCKS 9 TO 16 IN MARTIN LUTHER COLLEGE SUBDIVISION, SAID NORTH LINE OF LOTS 32 AND 33 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF W. IRVING PARK ROAD;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF W. IRVING PARK ROAD TO THE WEST LINE OF N MEADE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF N MEADE AVENUE TO THE SOUTH LINE OF W. IRVING PARK ROAD;

THENCE WEST ALONG SAID SOUTH LINE OF W. IRVING PARK ROAD TO THE WEST LINE OF SCHORSCH MERRIMAC GARDENS, A SUBDIVISION OF PARTS OF LOTS 3 AND 5 AND ALL OF 4 IN THE SUBDIVISION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID WEST LINE OF SCHORSCH MERRIMAC GARDENS AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 29 IN BLOCK 1 IN LINSOTT'S RIDGELAND AVENUE SUBDIVISION OF THE SOUTH HALF OF THE NORTHWEST

Chicago Guarantee Survey Co.

123 W. Madison St., Suite. 1300, Chicago, Ill., 60602
Ordered by: Peckham Guyton Albers & Viets, Inc

12

October 28, 1999
Revised as of October 29, 1999
Order No. 9903010.r6
West Irving Park R4

QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 29 IN BLOCK 1 IN LINSOTT'S RIDGELAND AVENUE SUBDIVISION BEING ALSO THE SOUTH LINE OF W. BYRON STREET;

THENCE WEST ALONG SAID SOUTH LINE OF W. BYRON STREET AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF N NARRAGANSETT AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF N NARRAGANSETT AVENUE TO THE NORTH LINE LOT 22 IN BLOCK 1 IN ANDREW DUNNING'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE LOT 22 IN BLOCK 1 IN ANDREW DUNNING'S SUBDIVISION BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF W. IRVING PARK ROAD;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF W. IRVING PARK ROAD TO THE EAST LINE OF N. NATCHEZ AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF N. NATCHEZ AVENUE TO THE SOUTH LINE OF W. DAKIN AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF W. DAKIN AVENUE TO THE WEST LINE OF N. NORMANDY AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF N. NORMANDY AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH HALF OF LOT 17 IN BLOCK 1 IN D. S. DUNNING SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF THE NORTH HALF OF LOT 17 IN BLOCK 1 IN D. S. DUNNING SUBDIVISION TO THE EAST LINE OF SAID NORTH HALF OF LOT 17 IN BLOCK 1 IN D. S. DUNNING SUBDIVISION;

THENCE NORTH ALONG SAID EAST LINE OF THE NORTH HALF OF LOT 17 IN BLOCK 1 IN D. S. DUNNING SUBDIVISION AND ALONG THE EAST LINE OF LOTS 18, 19 AND 20 IN SAID BLOCK 1 IN D. S. DUNNING SUBDIVISION TO THE NORTH LINE OF SAID LOT 20;

Chicago Guarantee Survey Co.

123 W. Madison St., Suite. 1300, Chicago, Ill., 60602
Ordered by: Peckham Guyton Albers & Viets, Inc

13

October 28, 1999
Revised as of October 29, 1999
Order No. 9903010.r6
West Irving Park R4

THENCE WEST ALONG SAID NORTH LINE OF LOT 20 IN BLOCK 1 IN D. S. DUNNING SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF N. NORMANDY AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF N. NORMANDY AVENUE TO THE POINT OF BEGINNING AT THE CENTER LINE OF W. IRVING PARK ROAD;

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

Chicago Guarantee Survey Co.

123 W. Madison St., Suite. 1300, Chicago, Ill., 60602
Ordered by: Peckham Guyton Albers & Viets, Inc

October 28, 1999
Revised as of October 29, 1999
Order No. 9903010.r6
West Irving Park R4

Attachment Four
1998 Estimated EAV By
Tax Parcel

1998 Estimated EAV by Tax Parcel

COUNT	ASSESSEE PIN #	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
1	1316127001	112,629		*
2	1316127002	62,206		
3	1316127003	54,940		*
4	1316127026	65,530		*
5	1316127027	12,949		
6	1316127028	173,433		
7	1316127029	134,216		*
8	1316127030	90,507		
9	1316127031	153,275		*
10	1316127032	24,602		
11	1316127033	24,602		
12	1316127034	121,715		
13	1316127035	47,201		
14	1316127036	63,215		*
15	1316127037	140,063		
16	1316127038	269,652		
17	1316127039	75,895		
18	1316128022	22,098		
19	1316128023	22,098		
20	1316128024	22,773		
21	1316128025	96,589		
22	1316128026	136,963		
23	1316128027	115,790		
24	1316128028	110,440		
25	1316128035	Exempt		
26	1316300004	70,768		
27	1316300005	70,768		
28	1316300006	84,223		
29	1316300007	84,223		
30	1316300008	38,168		
31	1316300009	23,190		
32	1316300010	30,501		
33	1316300011	80,765		
34	1316300012	132,538		
35	1316300015	129,990		*
36	1316300018	261,457		
37	1316300019	90,961		
38	1316300020	82,337		
39	1316300021	80,571		
40	1316300022	80,571		
41	1316300023	123,079		
42	1316300037	207,051		
43	1316300038	121,776		
44	1316301038	Exempt		
45	1316304001	28,448		
46	1316304002	22,483		
47	1316304003	104,561		
48	1316304004	45,085		*
49	1316304005	92,168		*
50	1316304006	10,490		
51	1316304007	96,901		*

1998 Estimated EAV by Tax Parcel

COUNT	ASSESSEE PIN #	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
52	1316304008	99,892		*
53	1316304009	93,228		
54	1316308001	24,561		
55	1316308002	18,479		
56	1316308003	18,076		
57	1316308004	18,076		
58	1316308005	18,076		
59	1316312001	Exempt		
60	1316312002	Exempt		
61	1316312003	Exempt		
62	1316312004	Exempt		
63	1316312005	Exempt		
64	1316312006	Exempt		
65	1316312007	Exempt		
66	1316312008	Exempt		
67	1316312009	Exempt		
68	1316312010	Exempt		
69	1316316001	Exempt		
70	1317232017	62,552		*
71	1317232018	71,248		
72	1317232035	73,613		
73	1317232036	32,716		
74	1317232045	89,164		*
75	1317232047	73,720		*
76	1317232052	198,502		
77	1317311001	8,848		
78	1317311002	8,848		
79	1317311003	23,728		*
80	1317311004	55,099		*
81	1317311005	47,655		*
82	1317311018	84,942		
83	1317311019	42,678		
84	1317311020	42,678		
85	1317311021	33,969		
86	1317311022	33,969		
87	1317311023	103,757		*
88	1317311024	55,018		
89	1317311025	39,988		
90	1317311026	54,116		
91	1317311027	43,596		*
92	1317311028	78,867		*
93	1317311031	67,052		*
94	1317311044	33,693		
95	1317311045	743,187		*
96	1317312040	91,619		*
97	1317312041	29,225		*
98	1317312042	31,785		*
99	1317312043	31,470		*
100	1317312044	29,770		*
101	1317312045	30,677		*
102	1317312046	30,677		*

1998 Estimated EAV by Tax Parcel

COUNT	ASSESSEE PIN #	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
103	1317312047	25,471		*
104	1317312048	24,849		*
105	1317312049	26,033		*
106	1317312050	26,534		*
107	1317312051	25,808		*
108	1317312052	24,624		*
109	1317312053	26,524		*
110	1317312054	26,012		*
111	1317313069	63,666		
112	1317313070	63,666		
113	1317313071	Exempt		
114	1317313072	Exempt		
115	1317313073	Exempt		
116	1317313074	Exempt		
117	1317314068	36,348		
118	1317314069	123,306		
119	1317314072	10,791		
120	1317314073	58,687		
121	1317314074	38,724		
122	1317314075	35,489		
123	1317314076	96,755		
124	1317314077	159,486		
125	1317315073	277,754		*
126	1317315074	130,633		*
127	1317315075	80,037		*
128	1317315076	129,395		*
129	1317315077	27,114		*
130	1317315078	187,561		*
131	1317315079	151,082		*
132	1317315080	220,242		*
133	1317317015	557,568		*
134	1317317018	241,330		*
135	1317405004	98,096		
136	1317405005	34,560		
137	1317405006	22,032		
138	1317405007	43,581		
139	1317405008	81,962		
140	1317405022	62,757		
141	1317405023	20,177		
142	1317405024	38,935		
143	1317405025	38,935		
144	1317405026	90,267		
145	1317405027	68,296		
146	1317405044	248,744		
147	1317407024	65,672		
148	1317407025	38,536		
149	1317407026	38,536		
150	1317407027	38,536		
151	1317407028	33,941		
152	1317407029	65,589		
153	1317407030	65,589		

1998 Estimated EAV by Tax Parcel

COUNT	ASSESSEE PIN #	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
154	1317407031	65,589		
155	1317407032	95,623		
156	1317407033	94,028		*
157	1317421029	405,448		*
158	1317421031	113,924		
159	1317421032	172,240		
160	1317422029	170,752		
161	1317422030	96,382		
162	1317422036	681,097		
163	1317423030	49,702		
164	1317423031	49,702		
165	1317423036	63,230		
166	1317423037	63,230		
167	1317424029	96,367		
168	1317424032	52,775		
169	1317424033	49,549		*
170	1317424039	101,437		*
171	1317424040	186,586		
172	1317425026	471,741		
173	1317425027	213,096		*
174	1317425028	213,096	Y	
175	1317425033	11,078	Y	
176	1317425034	156,129		*
177	1317426036	339,365		
178	1317426042	28,914		
179	1317426043	278,330		
180	1317427037	145,735		
181	1317427038	399,850		
182	1317428026	88,598		
183	1317428027	33,308		
184	1317428028	117,935		*
185	1317428029	83,401		*
186	1317428037	131,060		
187	1317428038	256,934		
188	1317430031	53,222		
189	1317430032	53,222		
190	1317430033	17,980		
191	1317430034	17,980		
192	1317430035	10,198		
193	1317430036	20,508		
194	1317430037	72,421		
195	1317430038	72,421		
196	1317430039	72,421		
197	1317430040	72,041		
198	1317430042	239,863		
199	1317430044	568,562		
200	1317430045	60,061		
201	1319201001	58,962		
202	1319201006	118,308		
203	1319201007	313,206		
204	1319201008	126,820		

1998 Estimated EAV by Tax Parcel

COUNT	ASSESSEE PIN #	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
205	1319201009	39,626		
206	1319201010	160,388		
207	1319201011	193,444		
208	1319201012	148,286		
209	1319201013	63,705		
210	1319201016	199,300		
211	1319201018	202,519		
212	1319201019	533,626		
213	1319201020	272,891		
214	1319201021	55,228		
215	1319201022	65,240		
216	1319201023	477,426		
217	1319202007	20,308		
218	1319202008	20,308		
219	1319202020	Exempt		
220	1319202021	294,121		
221	1319202022	223,823		
222	1319202023	290,361		
223	1319202024	399,329		
224	1319202025	320,718		
225	1319202026	115,489		
226	1319202027	207,483		
227	1319202028	136,106		
228	1319202029	655,040		
229	1319203001	36,184		
230	1319203002	140,747		
231	1319203003	41,460		
232	1319203008	83,035		
233	1319203009	258,974		
234	1319203010	130,072		*
235	1319203011	Exempt		*
236	1319203012	Exempt		*
237	1319203013	260,934		*
238	1319203032	635,197		
239	1320100002	Exempt		
240	1320100007	Exempt		
241	1320100012	Exempt		
242	1320100013	Exempt		
243	1320102001	536,114		
244	1320102002	77,877		*
245	1320102003	70,029		*
246	1320102004	144,665		*
247	1320102005	124,030		*
248	1320102006	64,519		*
249	1320102007	155,488		*
250	1320102008	44,673		*
251	1320102009	59,947		*
252	1320102010	79,957		*
253	1320102011	75,638		*
254	1320102012	89,345		*
255	1320102013	69,813		*

1998 Estimated EAV by Tax Parcel

COUNT	ASSESSEE PIN #	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
256	1320102014	60,606		*
257	1320102015	76,449		*
258	1320102016	72,155		*
259	1320102017	403,347		*
260	1320200001	248,565		
261	1320200002	170,684		
262	1320200003	108,513		
263	1320200004	70,542		
264	1320200005	70,542		
265	1320200007	199,494		
266	1320200008	62,132		*
267	1320200009	62,132		
268	1320200010	38,933		
269	1320200011	118,728		*
270	1320200012	59,585		*
271	1320200013	103,850		
272	1320200014	31,070		
273	1320200015	29,566		
274	1320200016	8,892		
275	1320200017	47,871		
276	1320200018	219,276		*
277	1320201001	46,072		*
278	1320201002	27,667		
279	1320201003	101,671		
280	1320201004	113,124		
281	1320201005	48,647		
282	1320201006	48,647		
283	1320201007	102,556	Y	
284	1320201008	44,104		
285	1320201009	106,205		*
286	1320201010	74,014		
287	1320201012	90,477	Y	
288	1320201032	85,903		*
289	1320201033	84,475		
290	1320202009	98,488		
291	1320202010	61,009		*
292	1320202011	128,773		*
293	1320202012	105,228		
294	1320202013	81,823		
295	1320202032	15,758		
296	1320202033	94,215		*
297	1320202037	173,579		
298	1320202038	30,795		*
299	1320203001	32,193		
300	1320203002	7,409		
301	1320203003	123,844		
302	1320203004	62,720		
303	1320203005	29,287		
304	1320203006	69,203		
305	1320203007	59,106		
306	1320203008	105,930		

1998 Estimated EAV by Tax Parcel

COUNT	ASSESSEE PIN #	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
307	1320203009	102,730		
308	1320203010	66,657		
309	1320203012	46,565		
310	1320203014	136,157		
311	1320203019	333,540		
312	1320203033	106,763		*
313	1320203034	18,032		
314	1320203039	20,397		
315	1320203040	264,049		
316	1320203041	152,846		
317	1320203042	127,005		
318	1320207029	56,527		
319	1320207030	43,417		
320	1320207031	43,417		
321	1321100001	33,087		
322	1321100002	51,241		
323	1321100003	51,241		
324	1321100004	52,193		
325	1321100005	18,431		
326	1321100006	31,929		
327	1321100007	28,055		
328	1321100008	56,204		
329	1321100009	5,567		
330	1321100010	20,482		
331	1321100011	632,938		
332	1321100012	96,554		*
333	1321100013	86,854		
334	1321100014	86,854		
335	1321100015	86,854		
336	1321100016	86,854		
337	1321100017	86,854		
338	1321100018	86,854		
339	1321100019	58,428		*
340	1321100020	38,724		*
341	1321101001	23,743		
342	1321101002	21,725		
343	1321101003	21,725		
344	1321101004	21,725		
345	1321101005	21,725		
346	1321101006	21,725		
347	1321101007	21,725		
348	1321101008	21,725		
349	1321101009	21,725		
350	1321101010	20,849		
351	1321101011	20,849		
352	1321101012	20,849		
353	1321101013	20,849		
354	1321101014	78,328		
355	1321101015	135,548		*
356	1321101017	21,138		*
357	1321101018	43,402		

