

City of Chicago

Fullerton-Milwaukee
Tax Increment Financing
Redevelopment Plan and Project

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

Amendment Number 2
February 15, 2011

City of Chicago
Richard M. Daley
Mayor

 **S. B. Friedman & Company**
Real Estate Advisors and Development Consultants

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

Amendment Number 2

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

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

Section I: Introduction

The following paragraph is to be added after paragraph 3:

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

Section II: Legal Description

No Changes.

Section III: Eligibility of the Proposed TIF District

No Changes.

Section IV: Redevelopment Goals, Objectives and Strategies

No Changes.

Section V: Future Land Use and Redevelopment Activities

No Changes.

Section VI: Redevelopment Project

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

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

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

Table P-2: Estimated Redevelopment Project Costs

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

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

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

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

- (2) Public improvements may also include capital costs of a taxing district. Specifically, public improvements as identified in the Redevelopment Plan and as allowable under the Act may be made to property and facilities owned or operated by the City or other public entities, As provided in the Act, to the extent the City by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan.
- (3) The total Estimated Redevelopment Project Costs provides an upper limit on expenditures and adjustments may be made in line items without amendments to this Redevelopment Plan.
- (4) Total Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs.
- (5) The amount of Total Redevelopment Project Costs that can be incurred in the Project Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the Project Area only by a public right-of-way, that are permitted under the Act to be paid, from incremental property taxes generated in the Project Area, but will not be reduced by the amount of redevelopment project costs incurred in the Project Area which are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated from the Project Area only by a public right-of-way.
- (6) Increases in estimated Total Redevelopment Project Costs of more than five percent, after adjustment for inflation reflected in the Consumer Price Index (CPI) for All Urban Consumers for All Items for the Chicago-Gary-Kenosha, IL-IN-WI CMSA, published by the U. S. Department of Labor from the date of the Redevelopment Plan adoption, are subject to the Redevelopment Plan amendment procedures as provided in under the Act.

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

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

Section VII: Findings of Need for Tax Increment Financing

No Changes.

Section VIII: Financial Impact of Redevelopment

No Changes.

Section IX: Other Elements of the Redevelopment Plan

No Changes.

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

No Changes.

Appendix B: Legal Description

No Changes.

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

No Changes.

Appendix D: Equalized Assessed Valuation by Parcel

No Changes.

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

No Changes.

FULLERTON/MILWAUKEE
TAX INCREMENT FINANCING
REDEVELOPMENT PLAN AND PROJECT

AMENDMENT No. 1

City of Chicago, Illinois

October 26, 1999

Revision #2 December 21, 1999

December 30, 2004 Amendment

TABLE OF CONTENTS

INTRODUCTION	1
Project Area Description	1
Tax Increment Financing	3
The Redevelopment Plan	3
LEGAL DESCRIPTION	6
ELIGIBILITY OF THE PROPOSED TIF DISTRICT	7
REDEVELOPMENT GOALS, OBJECTIVES AND STRATEGIES	8
Goals	8
Objectives	8
Strategies	9
FUTURE LAND USE AND REDEVELOPMENT ACTIVITIES	10
Future Land Use	10
Redevelopment Activities	10
REDEVELOPMENT PROJECT	11
Purpose of the Redevelopment Plan	11
Eligible Redevelopment Project Costs	11
Property Assembly	14
Property Disposition	15
Rehabilitation of Existing Public or Private Structures	15
Public Improvements	15
Capital Costs of Taxing Districts	16
Relocation	16
Job Training	17
Developer Interest Costs	17
Estimated Project Costs	17
Sources of Funds	18
Nature and Term of Obligations to be Issued	19
Equalized Assessed Valuation	20
FINDINGS OF NEED FOR TAX INCREMENT FINANCING	21
Project Area Not Subject to Growth	21
Equalized Assessed Values that Fail to Keep Pace with the City as a Whole	21
FINANCIAL IMPACT OF REDEVELOPMENT	23
Demand on Taxing District Services	23
OTHER ELEMENTS OF THE REDEVELOPMENT PLAN	26
Conformance with Land Uses Approved by the Planning Commission of the City	26
Date of Completion	26
Implementation Schedule	26
Provision for Amending the Redevelopment Plan	26
Affirmative Action and Fair Employment Practices	26

Affordable Housing	27
Environmental Standards	27
Equalized Assessed Values that Fail to Keep Pace with the City as a Whole	27
Housing Impact	28

LIST OF PLAN EXHIBITS

Table P-1 Existing Land Use by Block	2
Table P-2 Estimated Redevelopment Project Costs	17
Table P-3 Building Permit Activity, January 1994 to June 1999	22
Figure A Project Area Boundaries	29
Figure B Existing Land Use	30
Figure C Public Facilities in the Project Area	31
Figure D Future Land Use	32
Figure E Previously Approved Land Acquisition Overview	33
Figure F Previously Approved Land Acquisition By Block & PIN	34
Figure G Properties Previously Approved for Acquisition in Underlying Redevelopment Area Plan ..	35

APPENDIX A: ELIGIBILITY STUDY

APPENDIX B: LEGAL DESCRIPTION

APPENDIX C: PROPERTIES PREVIOUSLY APPROVED FOR ACQUISITION IN UNDERLYING REDEVELOPMENT AREA PLAN

APPENDIX D: EQUALIZED ASSESSED VALUATION BY PARCEL

Part 1 - Original Project Area 1998 EQUALIZED ASSESSED VALUATION BY PARCEL

Part 2 - Amendment Area 2003 EQUALIZED ASSESSED VALUATION BY PARCEL

APPENDIX E: HOUSING IMPACT STUDY

I INTRODUCTION

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

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

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

The Redevelopment Plan summarizes the analyses and findings of the consultants' work, which, unless otherwise noted, is the responsibility of TAI. The City is entitled to rely on the findings and conclusions of this Redevelopment Plan in designating the Project Area as a redevelopment project area under the "Act". TAI has prepared this Redevelopment Plan and the related eligibility study with the understanding that the City would rely on: (a) the findings and conclusions of the Redevelopment Plan and the related eligibility study in proceeding with the designation of the Project Area and the adoption and implementation of the Redevelopment Plan; and (b) the fact that TAI has obtained the necessary information so that the Redevelopment Plan and the related eligibility study will comply with the Act.

Project Area Description

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

The boundaries of the Project Area have been established to carefully include those properties that will gain an immediate and substantial benefit from the proposed redevelopment project improvements and Redevelopment Plan. The Project Area consists of approximately 257 acres within 101 legal blocks or portions thereof. The Project Area is zoned predominantly for business and commercial uses. The four commercial corridors included in this Project Area, along Milwaukee Avenue, Fullerton Avenue, Belmont Avenue and Armitage Avenue, represent the retail and business support areas for residential neighborhoods which surround and fall between the corridors. The commercial businesses, particularly the retail businesses, within these corridors reflect the diversity of the neighborhood populations which they serve.

Land use in the Project Area is extremely diverse, reflecting the organic growth of the area over time (see Figure B and Table P-1). Most blocks are characterized by a mix of uses, including combinations of retail, office, light industry, and residential uses. Residential uses occur both in single- and multi-family buildings, as well as in apartments above commercial uses. Other blocks contain only commercial or institutional uses. Three schools are included in the Project Area: Darwin School (3116 W. Belden), Funston School (2010 N. Central Park), and Chase School (2021 N. Point) (see Figure C). There are no Chicago Park District parks in the Project Area.

Table P-1 Existing Land Use by Block

Predominant Land Use of Block	Acres	Percent
Commercial	37	15%
Mixed Use	101	39%
Institutional	10	4%
Vacant/Parking	6	2%
Right of way	103	40%
Total	257	100%

The Project Area is characterized by excellent accessibility. The Kennedy Expressway is approximately one half mile to the east of the Project Area, and numerous major arterial streets traverse the area, including Belmont Avenue, Diversey Avenue, Fullerton Avenue, and Armitage Avenue in an east-west direction, and Kimball Avenue, California Avenue, and Western Avenue in the north-south direction. Numerous bus lines run through the Project Area, including #77, #76, #74, and #73 along the major east-west arterial streets, and #82, #52, and #49 along the north-south streets. The Blue Line of the CTA's elevated train system also serves the Project Area, including stops at Western and Milwaukee, at California and Milwaukee, and at Logan Square.

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

Tax Increment Financing

Tax increment financing is permitted in Illinois under the Act. Only areas which meet certain specifications outlined in the Act are eligible to use this financing mechanism. This document has been prepared in accordance with the provisions of the Act and can be used as a guide for public and private development in the Project Area. In addition to describing the redevelopment objectives, the Redevelopment Plan sets forth the overall program to be undertaken to achieve these objectives.

The Act permits municipalities to use tax increment financing to improve eligible "blighted" or "conservation" areas in accordance with an adopted redevelopment plan over a period not to exceed 23 years. The municipal cost of certain public improvements and programs can be paid with the revenues generated by increased equalized assessed values of private taxable real estate within a designated project area ("incremental property taxes"). The key to this financing tool is that it allows for the public to make capital investments that are repaid by property taxes from private development investment induced by those public capital investments. Incremental property taxes are taken from the increase in equalized assessed valuation (principally from new private development) generated within the designated project area during the limited term of the redevelopment project. Thus, the project can pay for itself without the need for additional taxes to be levied city-wide, outside the boundaries of the particular project area.

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

Public and private reinvestment is possible only if Tax Increment Financing ("TIF") is used as authorized by the Act. The revenue generated by the development activity will play a major and decisive role in encouraging private development. Through this Redevelopment Plan, the City will serve as a catalyst for assembling the assets and energies of the private sector in a unified, cooperative public-private redevelopment effort. Implementation of the Redevelopment Plan and Redevelopment Project (as defined below) will benefit the City, its residents, and all taxing districts in the form of improved economic well-being and the improvement of the community living, working, and learning environment.

The Redevelopment Plan

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

The Redevelopment Plan has been formulated in accordance with the provisions of the Act and is intended to guide improvements and activities within the Project Area in order to stimulate private investment in the Project Area. The goal of the City, through implementation of this Redevelopment Plan, is that the entire Project Area be revitalized through a coordinated public and private enterprise effort of reinvestment, rehabilitation, and redevelopment of uses compatible with a strong, stable neighborhood, and that such revitalization occurs:

- On a coordinated, rather than piecemeal basis, to ensure that land use, access and circulation, parking, public services and urban design are functionally integrated and meet present-day principles and standards; and

- On a reasonable, comprehensive, and integrated basis to ensure that the factors leading to blight are eliminated; and
- Within a reasonable and defined time period so that the Project Area may contribute productively to the economic vitality of the City.

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

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

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

Successful implementation of this Redevelopment Plan requires that the City utilize incremental property taxes and other resources in accordance with the Act to stimulate the comprehensive and coordinated development of the Project Area. Only through the utilization of TIF will the Project Area develop on a comprehensive and coordinated basis, thereby eliminating the existing and threatened conditions which may lead to blight and which have precluded development of the Project Area by the private sector.

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

- A strengthening of the economic vitality of the community, arising from new residential and non-residential development.
- An increase in construction and long-term employment opportunities for residents of the Project Area and the City.
- The replacement of unsightly uses, blight, and vacated properties with viable, high-quality developments.
- The elimination of numerous physical impediments within the Project Area on a coordinated and timely basis so as to minimize costs and promote comprehensive, area-wide redevelopment.
- The construction of public improvements which may include new road surfaces, utilities, sewers, water lines, sidewalks, street lights, landscaping, etc., intended to make the Project Area more attractive to investment.
- The provision of job training services to community members which make the Project Area more attractive to investors and employers.

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

II LEGAL DESCRIPTION

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

III ELIGIBILITY OF THE PROPOSED TIF DISTRICT

Original Project Area Eligibility

During July and August, 1999, a study was undertaken, consistent with the Act and related procedural guidelines, to determine the eligibility of the proposed TIF district. The results of the study indicated that the Original Project Area met the Act's requirements for a "conservation area," and is was eligible to be designated by the City Council of the City as a "Tax Increment Financing Redevelopment Project Area." The detailed findings of this study are described in Appendix A of this report.

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

1. Age
2. Deterioration of buildings and surface improvements
3. Depreciation of physical maintenance
4. Obsolescence
5. Presence of structures below minimum code standards
6. Excessive vacancies
7. Lack of community planning

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

Amendment Area Eligibility

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

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

1. Age
2. Deterioration of buildings and surface improvements
3. Obsolescence
4. Excessive vacancies
5. Lack of community planning
6. Decline of the Amendment Area equalized assessed value at a rate greater than experienced by the remainder of the City for at least three of the last five years

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

IV REDEVELOPMENT GOALS, OBJECTIVES AND STRATEGIES

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

Goals

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

- Reduction or elimination of those conditions which qualify the Project Area as a conservation area.
- Provision of sound economic development in the Project Area.
- Contribution to the economic well being of the City.
- Creation of strong public and private partnerships to capitalize upon and coordinate all available resources and assets.
- Encouragement of land uses which strengthen the function and appeal of the Project Area for a wide range of activities, including commercial, residential, public, and institutional uses.
- Improvement of the quality of life in the City by reducing incidences of both physical and economic deterioration and obsolescence within the Project Area.
- Improvement of existing utilities and roadways to enhance the potential for development and accessibility of redevelopment sites.
- Employment of residents living in and around the Project Area in jobs in the Project Area.
- Creation of an environment within the Project Area that will contribute to the health, safety, and general welfare of the City, that will maintain or enhance the value of properties in and adjacent to the Project Area, and that will stimulate private investment in new construction, expansion, and rehabilitation.
- Creation of additional affordable housing units, as consistent with City policies.

Objectives

- Assemble and prepare sites which are conducive to modern development.
- Encourage the use and maintenance of the commercial corridors so as to contribute to the vitality of the adjacent uses.
- Upgrade infrastructure throughout the Project Area.
- Establish a distinctive and cohesive visual identity for each of the historically distinguishable community areas within the Project Area.
- Ensure high quality and harmonious architectural and landscape design throughout the Project Area.

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

Strategies

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

- Rehabilitate, where appropriate, existing commercial, residential, public, and mixed use structures.
- Install streetscape elements, such as lighting and street furniture, to enhance the appearance and image of the area.
- Assemble and prepare property necessary to attract new investment.
- Undertake appropriate environmental remediation measures on rehabilitation or redevelopment sites, according to customary procedures.
- Establish job readiness and job training programs to provide residents within and surrounding the Project Area with the skills necessary to secure jobs in the Project Area and in adjacent project areas.
- Secure commitments from employers within the Project Area and adjacent project areas to interview graduates of the Project Area's job readiness and job training programs.
- Promote non-residential uses that support the needs of the community.
- Repair and replace the infrastructure where needed, including, but not limited to: roads, sidewalks, public utilities, and other public infrastructure.
- Study existing and future traffic conditions on arterial streets; and, improve traffic flow, safety and convenience through traffic roadway and intersection improvements, traffic lighting improvements, and traffic calming strategies.

V FUTURE LAND USE AND REDEVELOPMENT ACTIVITIES

Future Land Use

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

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

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

Redevelopment Activities

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

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

In addition, public improvements will increase the functionality, appearance, and viability of the Project Area as a strong commercial corridor. Recommended public improvements in the Project Area primarily include streetscape elements along Milwaukee, Fullerton, Belmont, and Armitage Avenues such as street trees, lighting, street paving, and street furniture. Streetscape elements should respect and celebrate the ethnic diversity and individual character of each of the commercial corridors that make up the Project Area. In addition, special gateway treatments would be appropriate at locations that maximize the impact and recognition of important corridor entrances. Traffic signalization improvements may be undertaken at those same intersections.

VI REDEVELOPMENT PROJECT

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

Purpose of the Redevelopment Plan

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

Further, the Act states that for such areas, "It is hereby found and declared that in order to promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas. The eradication of blighted areas and treatment and improvement of conservation areas and industrial park conservation areas by redevelopment projects is hereby declared to be essential to the public interest" (65 ILCS 5/11-74.4-2(b), as amended).

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

Eligible Redevelopment Project Costs

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

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

Redevelopment project costs include the sum total of all reasonable or necessary costs incurred, estimated to be incurred, or incidental to this Plan pursuant to the Act. Such costs may include, without limitation, the following:

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

- of the Redevelopment Plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected;
- b) The cost of marketing sites within the Project Area to prospective businesses, developers, and investors;
 - c) Property assembly costs including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation and site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
 - d) Costs of rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
 - e) Costs of the construction of public works or improvements subject to the limitations in Section 11-74.4-3(q)(4) of the Act;
 - f) Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the Project Area, and as long as such proposals feature a community-based training program which ensures maximum reasonable opportunities for residents of the Logan Square and Avondale Community Areas with particular attention to the needs of those residents who have previously experienced inadequate employment opportunities and development of job-related skills including residents of public and other subsidized housing and people with disabilities;
 - g) Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued there under including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued, and for a period not exceeding 36 months following completion and including reasonable reserves related thereto;
 - h) To the extent the City by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan.
 - i) Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by Federal or state law or by Section 74.4-3(n)(7) of the Act (see "Relocation" section);
 - j) Payment in lieu of taxes as defined in the Act;
 - k) Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs; (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education

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

- l) Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - 1. such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - 2. such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - 3. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - 4. the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total:
 - (i) cost paid or incurred by the redeveloper for such redevelopment project;
 - (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act;
 - 5. for the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, the percentage of 75 percent shall be substituted for 30 percent in subparagraphs 2 and 4 above.
- m) Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;
- n) An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
- o) Instead of the eligible costs provided for in (l) 2, 4 and 5 above, the City may pay up to 50% of the cost of construction, renovation, and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for this benefit under the Act.
- p) The cost of daycare services for children of employees from low-income families working for businesses located within the Project Area and all or portion of the cost of operation of day care centers established by Project Area businesses to serve employees from low-income families working in businesses located in the Project Area. For the purposes of this paragraph, "low-income families" means families whose

annual income does not exceed 80% of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development.

If a special service area has been established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 et seq., then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the redevelopment project area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

Property Assembly

To meet the goals and objectives of this Redevelopment Plan, the City previously sought authority to acquire and assemble property throughout the Project Area. Land assemblage by the City may be by purchase, exchange, donation, lease, eminent domain or through the Tax Reactivation Program or other programs and may be for the purpose of (a) sale, lease or conveyance to private developers, or (b) sales, lease, conveyance or dedication for the construction of public improvements or facilities. Furthermore, the City may require written redevelopment agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

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

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

In connection with the City exercising its power to acquire real property, including the exercise of the power of eminent domain, under the Act in implementing the Redevelopment Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Redevelopment Plan.

The Armitage/California - St. Louis Redevelopment Plan established boundaries for the Armitage/California - St. Louis Redevelopment Area (also known as the Central West Redevelopment Area.) That Redevelopment Area consists of properties facing Armitage between N. St. Louis Avenue and N. Point Street, along the west side of California Avenue from W. Armitage to W. Dickens, and along the east side of California from Armitage to Milwaukee. Figure G illustrates those properties identified for acquisition within the previously adopted underlying Armitage/California - St. Louis Redevelopment Area boundaries. Appendix C lists those parcels, by parcel number, which are shown in Figure G and fall within the Project Area.

The Armitage/California - St. Louis Redevelopment Area and subsequent amendments established City authority to acquire and assemble property. Such acquisition and assembly under that authority is consistent with this TIF Redevelopment Plan. Nothing in this Redevelopment Plan shall be deemed to limit or adversely affect the authority of the City under the Armitage/California - St. Louis Redevelopment Area

to acquire and assemble property. Accordingly, incremental property taxes from the Project Area may be used to fund the acquisition and assembly of property by the City under the authority of the Armitage/California - St. Louis Redevelopment Plan within the Fullerton/Milwaukee Project Area.

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

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

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

Property Disposition

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

Rehabilitation of Existing Public or Private Structures

The City of Chicago may provide assistance to encourage rehabilitation of existing public or private structures which will remove conditions which contribute to the decline of the character and value of the district. Appropriate assistance may include, but is not limited to:

- Financial support to private property owners for the restoration and enhancement of existing structures within the Project Area.
- Improvements to the facade or rehabilitation of public or private buildings.

Public Improvements

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

- Vacation, removal, resurfacing, widening, reconstruction, construction, and other improvements to streets, alleys, pedestrian ways, and pathways;
- Installation of traffic improvements, viaduct improvements, street lighting and other safety and accessibility improvements;

- Development of parks, playgrounds, plazas, and places for public leisure and recreation;
- Construction of public off-street parking facilities;
- Installation, reconstruction, improvement or burial of public or private utilities;
- Construction of public buildings;
- Beautification, lighting and signage of public properties;
- Maintenance of rights-of-way in privately owned properties;
- Demolition of obsolete or hazardous structures;
- Improvements to publicly owned land or buildings to be sold or leased.

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

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

Capital Costs of Taxing Districts

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

Relocation

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

As used in the above paragraph "low-income households", "very low-income households" and "affordable housing" shall have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 65/3. As of the date of this Plan, these statutory terms are defined as follows: (i) "low-income household" means a single person, family or unrelated persons living together whose adjusted income is more than 50 percent but less than 80 percent of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development ("HUD") for purposes of Section 8 of the United States Housing Act of 1937; (ii) "very low-income household" means a single person, family or unrelated persons living together whose adjusted income is not more than 50 percent of the median income of the area of residence, adjusted for family size, as so determined by HUD; and (iii) "affordable housing" means

residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the maximum allowable income for such households, as applicable.

Job Training

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

Developer Interest Costs

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

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

Estimated Project Costs

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

Table P-2 Estimated Redevelopment Project Costs

ELIGIBLE EXPENSE	ESTIMATED COST
Analysis, Administration, Studies, Surveys, Legal, Marketing, etc	\$1,500,000
Property Assembly including Acquisition, Site Prep and Demolition, Environmental Remediation	\$10,000,000
Rehabilitation of Existing Buildings, Fixtures, and Leasehold Improvements, Affordable Housing Construction and Rehabilitation cost	\$18,200,000
Public Works and Improvements, including streets and utilities, parks and open space, public facilities (schools & other public facilities) ^{(1) (2)}	\$16,000,000
Job Training, Retraining, Welfare-to-Work ⁽⁴⁾	\$2,000,000
Relocation Costs	\$1,600,000
Interest Subsidy (Developer Interest Costs)	\$2,000,000
Day Care	\$1,200,000
Total Redevelopment Costs ^{(3) (4) (5)}	\$52,500,000 ⁽⁶⁾

Notes:

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

2. Public improvements may also include capital costs of taxing districts. Specifically, public improvements as identified in the Redevelopment Plan and as allowable under the Act may be made to property and facilities owned or operated by the City or other public entities. As provided in the Act, to the extent the City by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan.
3. The total Estimated Redevelopment Project Costs provides an upper limit on expenditures and adjustments may be made in line items without amendment to this Redevelopment Plan.
4. Total Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs.
5. The amount of the Total Redevelopment Project Costs that can be incurred in the Project Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the Project Area only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the Project Area, but will not be reduced by the amount of redevelopment project costs incurred in the Project Area which are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated from the Project Area only by a public right-of-way.
6. Increases in estimated Total Redevelopment Project Costs of more than five percent, after adjustment for inflation from the date of the Plan adoption, are subject to the Plan amendment procedures as provided under the Act.

Sources of Funds

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

Funds necessary to pay for Redevelopment Project Costs and secure municipal obligations issued for such costs are to be derived primarily from Incremental Property Taxes. Other sources of funds which may be used to pay for Redevelopment Project Costs or secure municipal obligations are land disposition proceeds, federal, state, county, or local grants, investment income, private financing and other legally permissible funds the City may deem appropriate. The City may incur redevelopment project costs which are paid for from funds of the City other than incremental taxes, and the City may then be reimbursed from such costs from incremental taxes. Also, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers. Additionally, the City may utilize revenues, other than State sales tax increment revenues, received under the Act from one redevelopment project area for eligible costs in another redevelopment project area that is either contiguous to, or is separated only by a public right-of-way from, the redevelopment project area from which the revenues are received.

The Project Area may be contiguous to, or separated only by a public right-of-way from, other redevelopment project areas created under the Act. The City may utilize net incremental property taxes received from the Project Area to pay eligible Redevelopment Project Costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas or other project areas separated only by a public right-of-way, and vice versa. The amount of revenue from the Project Area, made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible redevelopment project costs within the Project Area, shall not at any time exceed the total Redevelopment Project Costs described in this Redevelopment Plan.

The Project Area may become contiguous to, or be separated only by a public right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law, 65 ILCS 5/11-74.6-1, et seq., as amended. If the City finds that the goals, objectives and financial success of such contiguous redevelopment project areas or those separated only by a public right-of-way are interdependent with those of the Project Area, the City may determine that it is in the best interests of the City and in furtherance of the purposes of the Redevelopment Plan that net revenues from the Project Area be made available to support any such redevelopment project areas, and vice versa. The City therefore proposes to utilize net incremental revenues received from the Project Area to pay eligible redevelopment project costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the Project Area and such areas. The amount of revenue from the Project Area so made available, when added to all amounts used to pay eligible redevelopment project costs within the Project Area or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Table P-2 of this Redevelopment Plan.

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

Nature and Term of Obligations to be Issued

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

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

In addition to paying Redevelopment Project Costs, Incremental Property Taxes may be used for the scheduled retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves and bond sinking funds. To the extent that Incremental Property Taxes are not needed for these purposes, and are not otherwise required, pledged, earmarked or otherwise designated for the payment of Redevelopment Project Costs, any excess Incremental Property Taxes shall then become available for distribution annually to taxing districts having jurisdiction over the Project Area in the manner provided by the Act.

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

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

- Net revenues of all or part of any redevelopment project;
- Taxes levied and collected on any or all property in the City;
- The full faith and credit of the City;
- A mortgage on part or all of a redevelopment project;
- Any other taxes or anticipated receipts that the City may lawfully pledge.

Equalized Assessed Valuation

The purpose of identifying the most recent equalized assessed valuation ("EAV") of the Project Area is to provide an estimate of the initial EAV, which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Project Area. The most recent (1998) equalized assessed valuation (EAV) of all the taxable parcels in the Original Project Area is approximately \$72,137,399. This total EAV amount, by PIN, is summarized in Appendix D, Part 1. This EAV is based on 1998 EAV figures collected by TAI and is subject to verification by the County Clerk. After verification, the final figure shall be certified by the County Clerk of Cook County, Illinois. This certified amount shall become the Certified Initial EAV from which all incremental property taxes in the Project Area will be calculated by the County.

The most recent (2003) EAV of the Amendment Area is \$15,251,781. This total EAV amount for the Amendment Area, by PIN, is summarized in Appendix D, Part 2. The Amendment Area EAV is based on 2003 EAV figures collected by TAI and is subject to verification by the County Clerk. After verification, the final figure shall be certified by the County Clerk of Cook County, Illinois and shall become the Certified Initial EAV for the Amendment Area from which incremental property taxes for the Amendment Area will be calculated.

Upon completion of anticipated private development of the Project Area, it is anticipated that the equalized assessed valuation will be approximately \$215 million. The calculation assumes that assessments appreciate at a rate of 3% per year. Other new projects, rehabilitation of existing buildings, and appreciation of real estate values may result in substantial additional increases in equalized assessed valuation.

VII FINDINGS OF NEED FOR TAX INCREMENT FINANCING

Pursuant to the Act, TAI makes the following findings:

Project Area Not Subject to Growth

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

Amendment Area Not Subject to Growth

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

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

Equalized Assessed Values that Fail to Keep Pace with the City as a Whole

Between 1993 and 1998 the Equalized Assessed Valuation of the Original Project Area increased from \$60,247,550 to \$72,137,399, an increase of 19.7%. This increase results from improvements to a limited number (approximately 5%, as described below) of properties in the Project Area, and inflation. By contrast, over the same time period, the Equalized Assessed Value of the City as a whole increased from \$30,952,341,898 to \$37,218,840,213, which represents an increase of 20.2%. The Original Project Area has been subject to a lower rate of investment and appreciation than the City as a whole, indicating a relative lack of investment directed toward the properties in the Original Project Area.

Over the period from 1999 to 2003, the adjusted Equalized Assessed Value of the City of Chicago, not including the Amendment Area, increased from \$35,351,184,689 to \$53,160,112,980, or 56.6%. By contrast, the Equalized Assessed Value of those properties in the Amendment Area increased from 10,778,991 to \$15,251,781, or 43.3%, during the same time period. Thus the level of investment and property appreciation within the Amendment Area is lower than the City as a whole.

Presence of Blighting Factors

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

Lack of Building Permit Activity Representing Substantial Investment

During the period from January 1994 to June 1999, 292 building permits were issued in the Project Area at a total value of \$11,057,565. Four of these permits (at a value of \$3,687,000) were issued to schools in the Project Area and do not represent private investment. However, even the remaining 288 permits (\$7,370,565) do not represent a sign of economic well-being through private investment. Much of the building permit activity in the Project Area is intended to address basic maintenance and

code violations. As elaborated upon in the Eligibility Study, the Project Area has been subject to an excessive amount of code violations over the past five years, and much of the building permit activity addresses City building code requirements.

Specifically, as depicted in Table P-3, during the period from January 1994 to June 1999, only 55 permits (19%) were issued for the erection of new buildings or additions, or for substantial interior renovations. These permits, which represent significant private investment, were issued to only 51 properties in the Project Area (5.4% of the 946 parcels in the Project Area). The vast majority of the remaining permits were for general maintenance or in response to building code violations.

Table P-3 Building Permit Activity, January 1994 to June 1999

Type of Permit	Number of Permits	Number as a Percent of Non-School Permits	Number as a Percent of Total Permits	Value of Permits	Value as a Percent of Non-School Permits	Value as a Percent of Total Permits
Demolition	18	6.3%	6.2%	\$184,099	2.5%	1.7%
Addition/ new construction/ renovation	55	19.1%	18.8%	\$4,553,844	61.8%	41.2%
Repair/code violations	215	74.7%	73.6%	\$2,632,622	35.7%	23.8%
Subtotal	288	100.0%	98.6%	\$7,370,565	100.0%	66.7%
Schools	4		1.4%	\$3,684,000		33.3%
Total	292		100.0%	\$11,057,565		100.0%

As Table P-3 illustrates, one third of the value of all building permit activity in the Project Area was for permits issued to schools, meaning that this third does not represent private investment. Of the remainder, more than 60% of the value of building permits occurred on a limited number of properties (51 properties, or 5.4% of the total number of parcels in the Project Area). The increase in value to properties arising from new construction, additions, or substantial renovations was isolated on a small number of properties and is not uniformly distributed throughout the Project Area.

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

VIII FINANCIAL IMPACT OF REDEVELOPMENT

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

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

The Act requires an assessment of any financial impact of the Project Area on, or any increased demand for services from, any taxing district affected by the Plan and a description of any program to address such financial impacts or increased demand. The City intends to monitor development in the Project Area and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development.

Demand on Taxing District Services

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

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

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

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

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

Board of Education of the City of Chicago and Associated Agencies. General responsibilities of the Board of Education include the provision, maintenance and operations of educational facilities and the provision of educational services for kindergarten through twelfth grade.

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

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

The replacement of vacant and underutilized property with non-residential or residential development may cause increased demand for services and/or capital improvements to be provided by Cook County, the Metropolitan Water Reclamation District of Greater Chicago, the City of Chicago, the Board of Education of the City of Chicago, Chicago Community College District #508, and the Chicago Park District. The estimated nature of these increased demands for services on these taxing districts, and the activities to address increased demand, are described below.

Cook County. The replacement of vacant and underutilized property with non-residential or residential development may cause increased demand for the services and programs provided by the County. Because many new residents in the Project Area are likely to relocate from other portions of the County, the increase in demand is not anticipated to be significant. A portion of Redevelopment Project Costs may be allocated to assist in the provision of such increased services, as provided in the Act and in this Redevelopment Plan.

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

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

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

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

Chicago Park District. The replacement of underutilized properties with non-residential and residential development may increase the population within the Project Area, so that demand for recreational services and programs provided by the Park District may increase. Although this increase is not

expected to be significant, the City will work with the Chicago Park District to address any increase that does arise.

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

IX OTHER ELEMENTS OF THE REDEVELOPMENT PLAN

Conformance with Land Uses Approved by the Planning Commission of the City

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

Date of Completion

The Redevelopment Project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the City Treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving this Project Area is adopted (by December 31, 2024).

Implementation Schedule

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

Provision for Amending the Redevelopment Plan

The Redevelopment Plan may be amended pursuant to provisions of the Act.

Affirmative Action and Fair Employment Practices

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

1. The assurance of equal opportunity in all personnel and employment actions, with respect to the Redevelopment Project, including, but not limited to: hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, or housing status.
2. Redevelopers will meet City of Chicago's standards for participation of Minority Business Enterprises and Woman Business Enterprises and the City Resident Construction Worker Employment Requirement as required in redevelopment agreements.
3. This commitment to affirmative action and nondiscrimination will ensure that all member of the protected groups are sought out to compete for all job openings and promotional opportunities.
4. Redevelopers will meet City standards for any applicable prevailing wage rate as ascertained by the Illinois Department of Labor to all project employees.

In order to implement these principles, the City shall require and promote equal employment practices and affirmative action on the part of itself and its contractors and vendors. In particular, parties engaged by the City shall be required to agree to the principles set forth in this section.

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

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

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

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

Affordable Housing

The City requires that developers who receive TIF assistance for market rate housing set aside 20% of the units to meet affordability criteria established by the City's Department of Housing or any successor agency. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 100% of the area median income, and affordable rental units should be affordable to persons earning no more than 60% of the area median income.

Environmental Standards

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

Intergovernmental Agreements and Redevelopment Agreements

The City may enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, rehabilitate, renovate or restore private or public improvements on one or several parcels (collectively referred to as "Redevelopment Projects").

Housing Impact

As set forth in the Act, if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur, the municipality must prepare a housing impact study and incorporate the study in the redevelopment project plan.

The Project Area contains 1,434 inhabited residential units. The Plan provides for the development or redevelopment of several portions of the Project Area that may contain occupied residential units. As a result, it is possible that by implementation of this Plan, the displacement of residents from 10 or more inhabited residential units could occur.

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

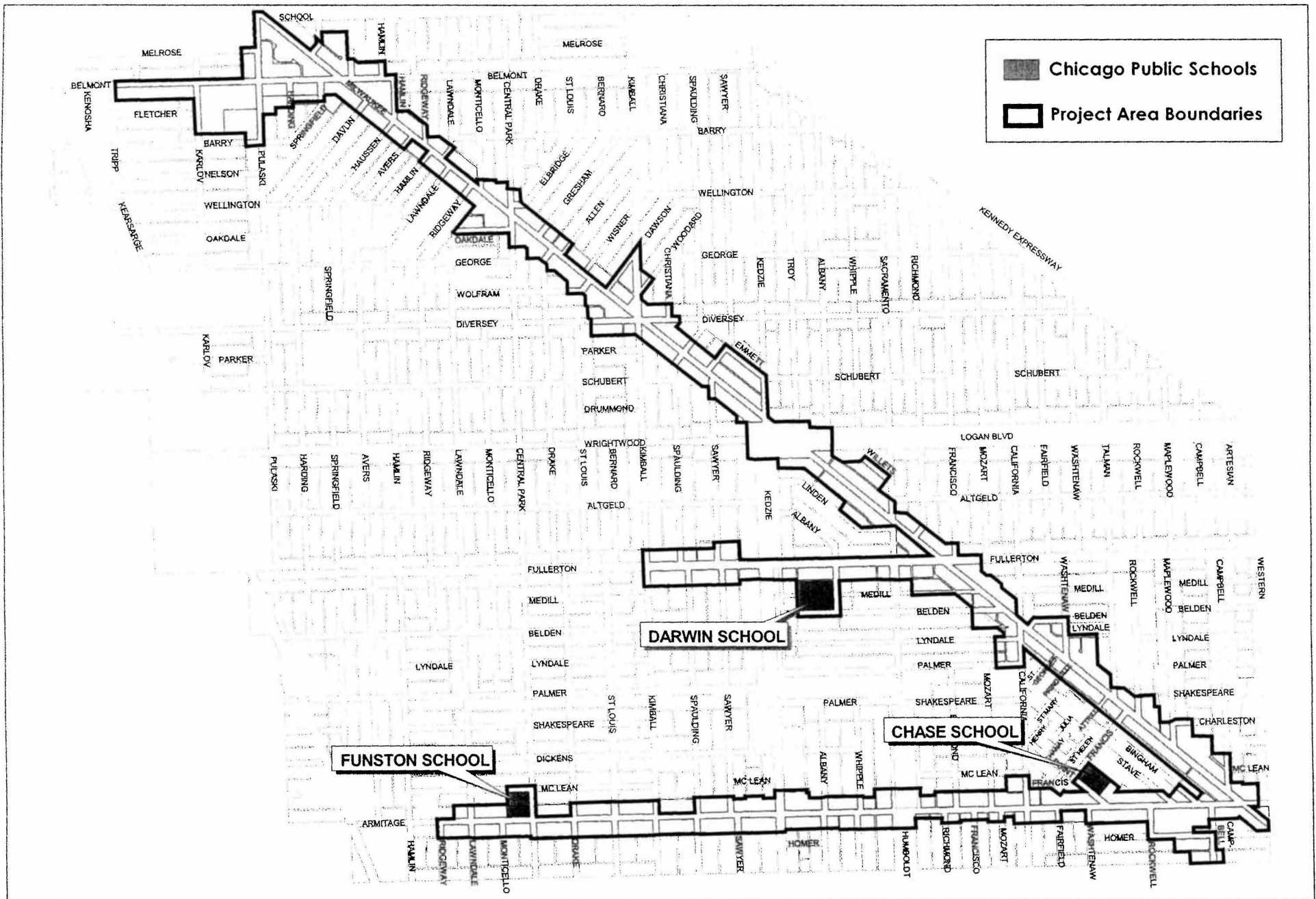
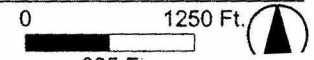


Figure C: Public Facilities in the Project Area

Fullerton/Milwaukee Redevelopment Plan
 City of Chicago, Illinois

December 30, 2004



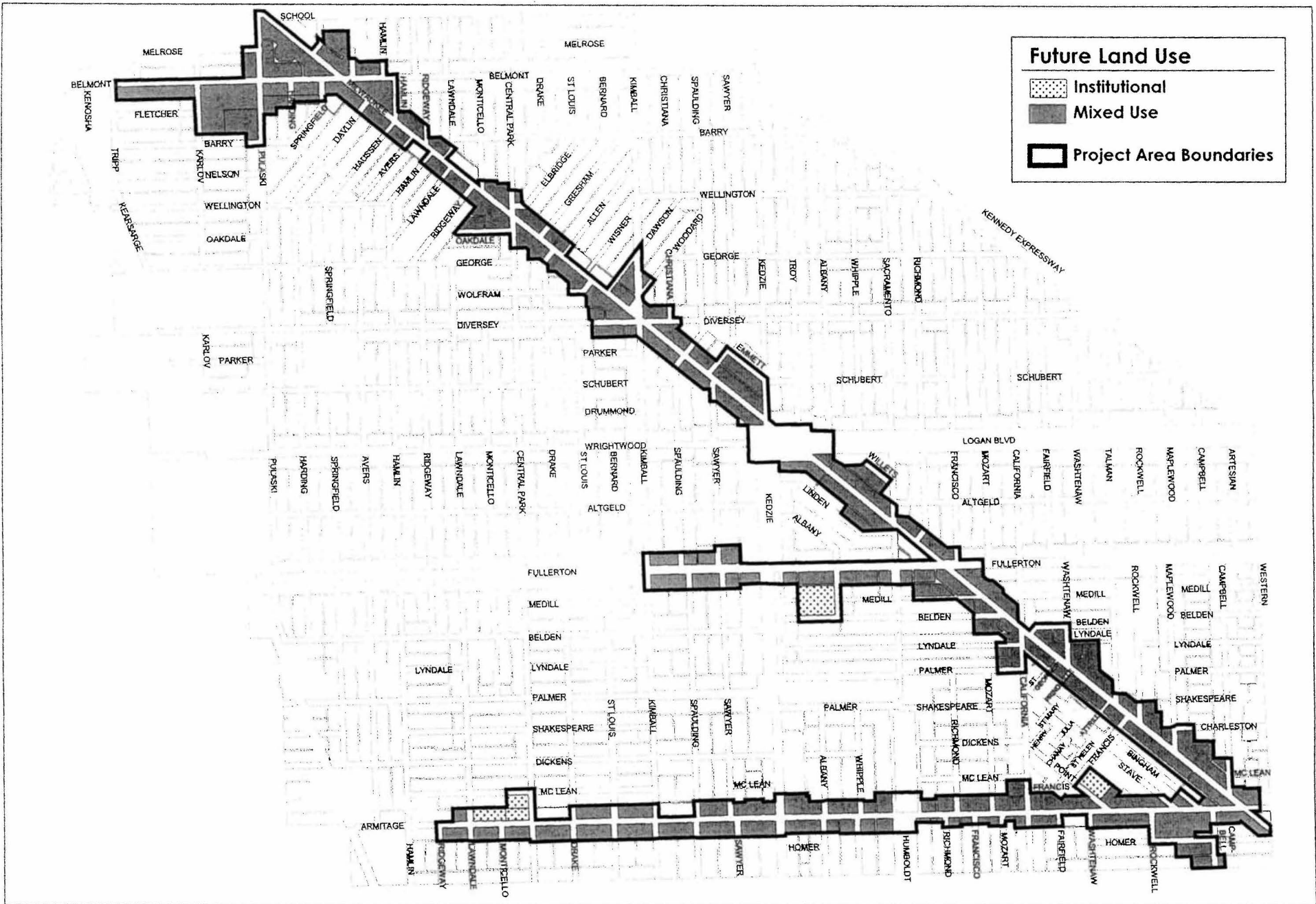
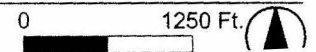


Figure D: Future Land Use by Block

Fullerton/Milwaukee Redevelopment Plan
 City of Chicago, Illinois

December 30, 2004



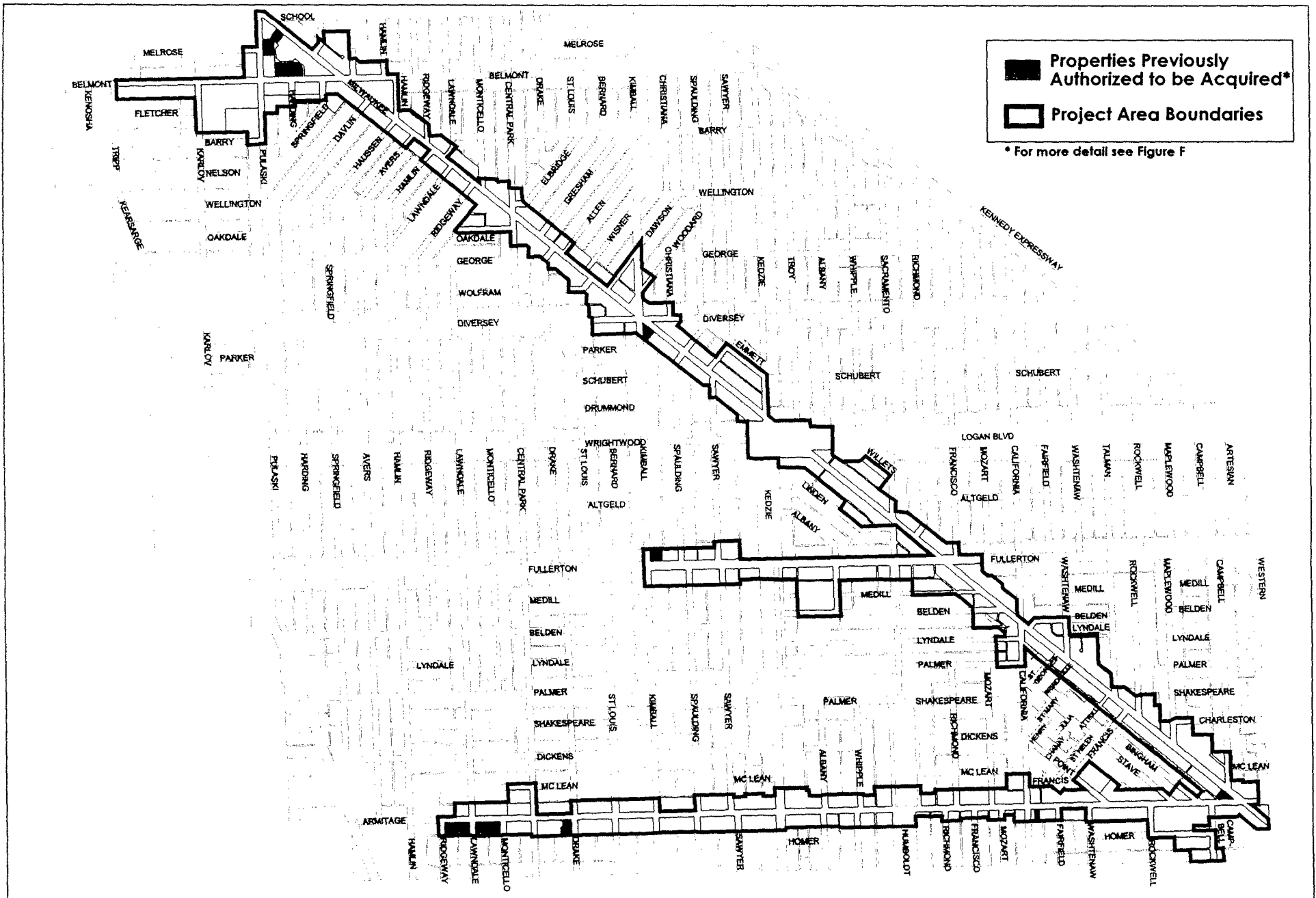
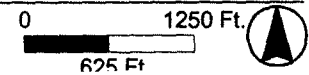


Figure E: Previously Approved Land Acquisition Overview

Fullerton/Milwaukee Redevelopment Plan
 City of Chicago, Illinois

December 30, 2004



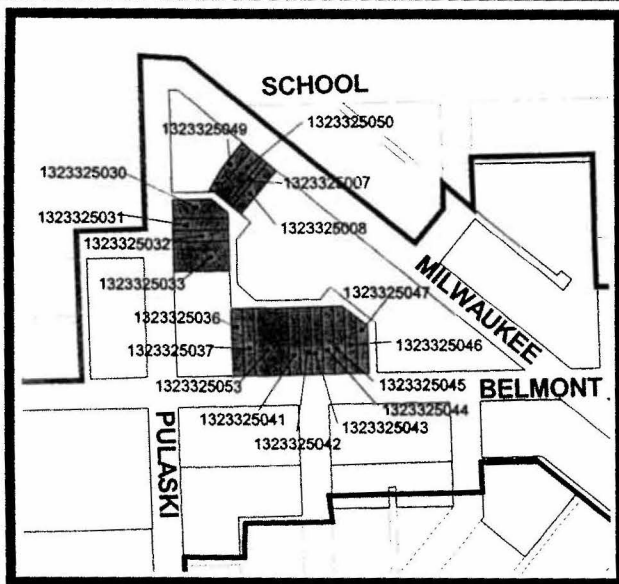


Figure F1

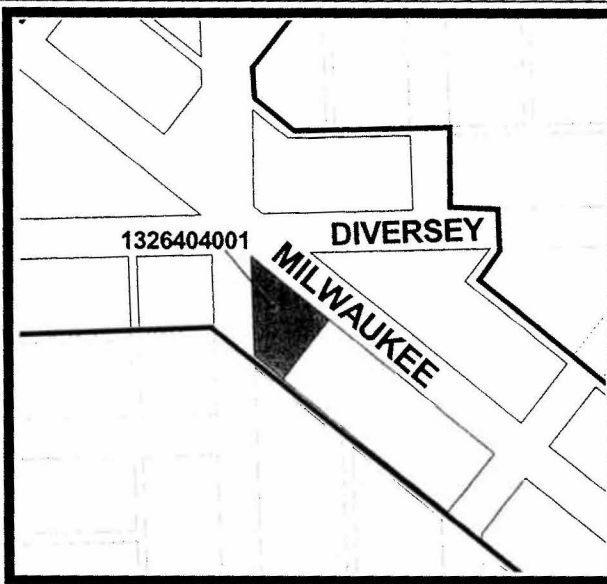


Figure F2

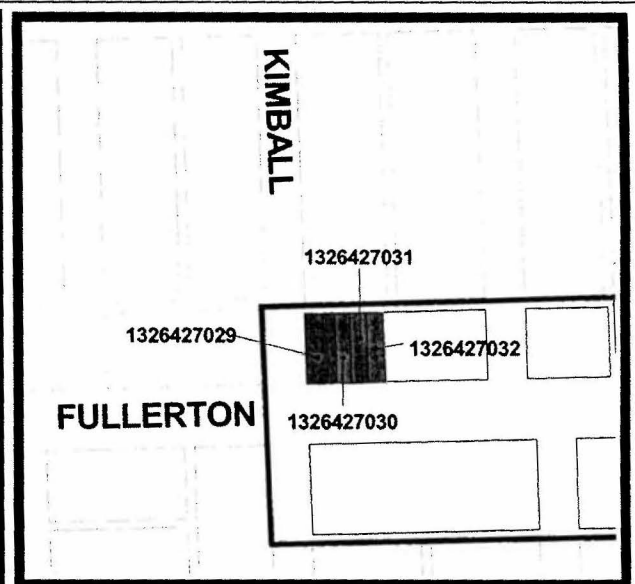


Figure F3

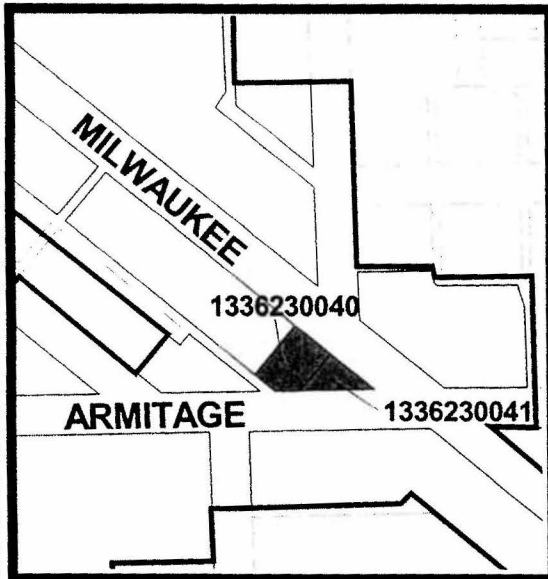


Figure F4

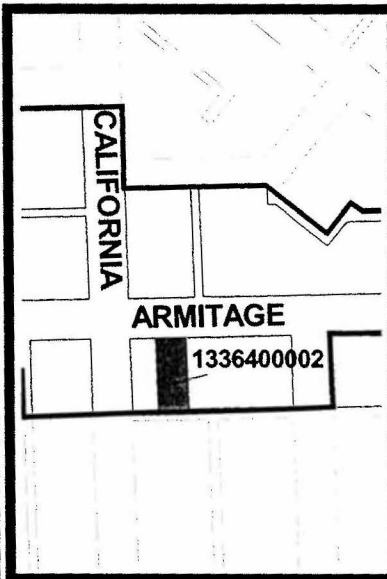


Figure F5

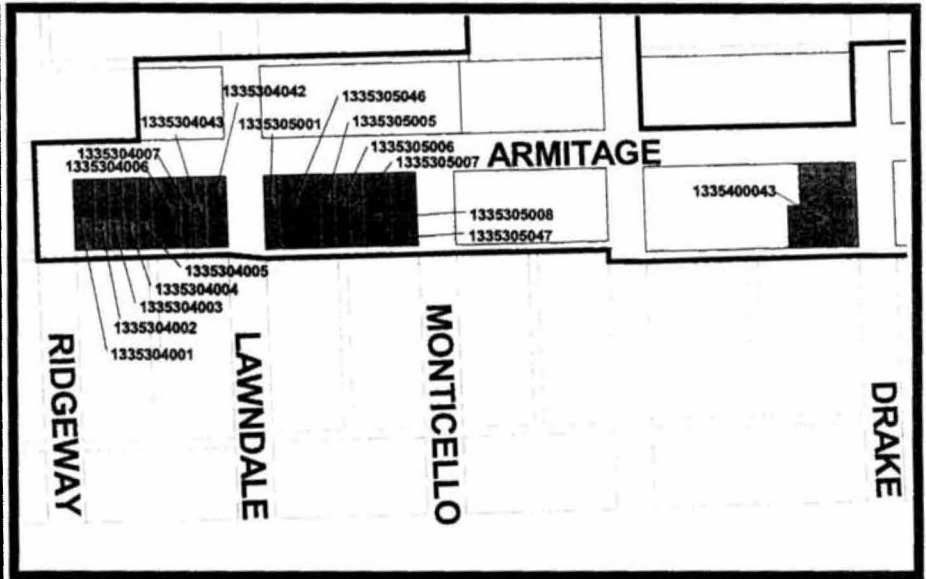


Figure F6

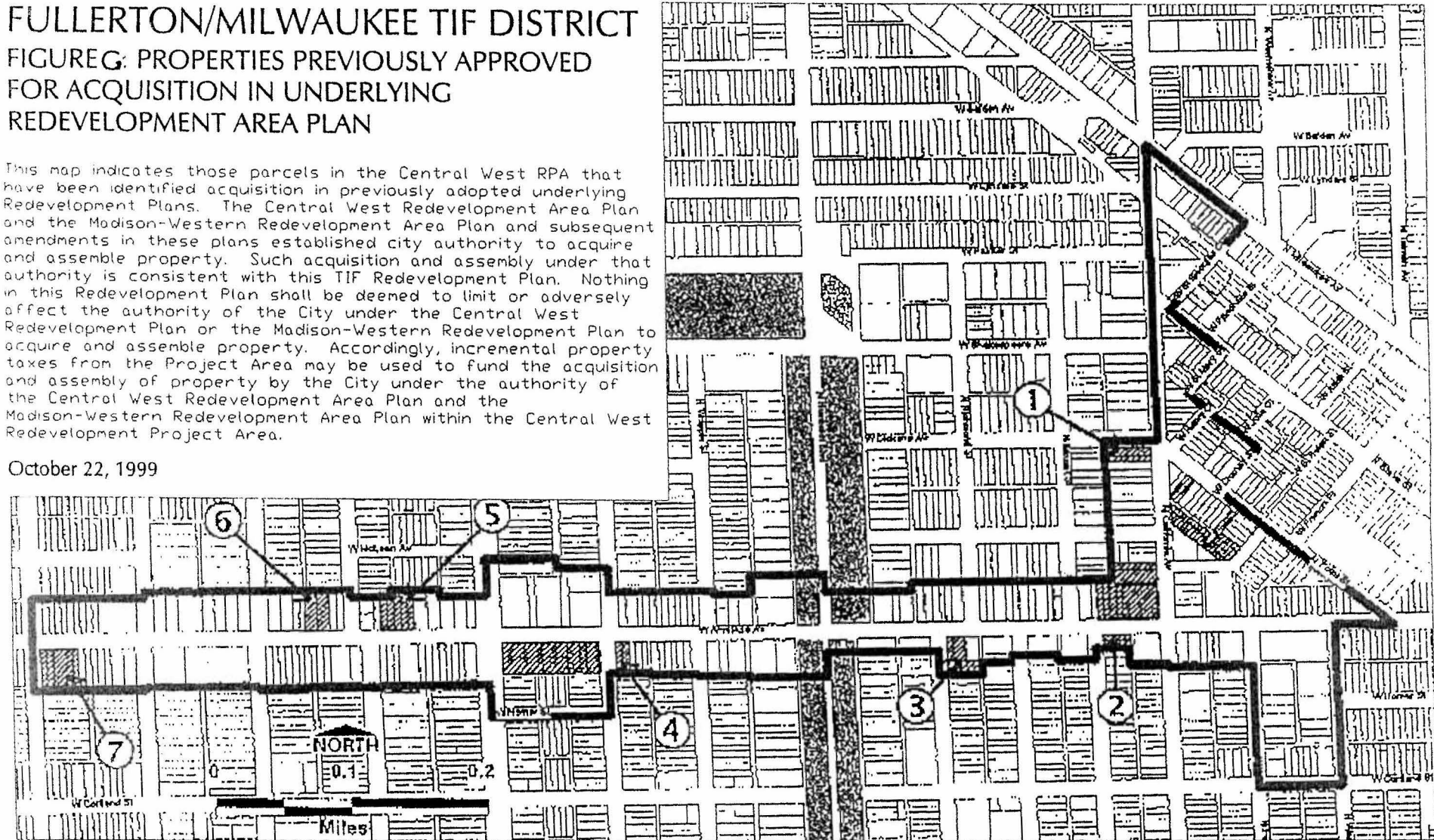
Figure F: Previously Approved Land Acquisition by Block & PIN

FULLERTON/MILWAUKEE TIF DISTRICT

FIGURE G: PROPERTIES PREVIOUSLY APPROVED FOR ACQUISITION IN UNDERLYING REDEVELOPMENT AREA PLAN

This map indicates those parcels in the Central West RPA that have been identified acquisition in previously adopted underlying Redevelopment Plans. The Central West Redevelopment Area Plan and the Madison-Western Redevelopment Area Plan and subsequent amendments in these plans established city authority to acquire and assemble property. Such acquisition and assembly under that authority is consistent with this TIF Redevelopment Plan. Nothing in this Redevelopment Plan shall be deemed to limit or adversely affect the authority of the City under the Central West Redevelopment Plan or the Madison-Western Redevelopment Plan to acquire and assemble property. Accordingly, incremental property taxes from the Project Area may be used to fund the acquisition and assembly of property by the City under the authority of the Central West Redevelopment Area Plan and the Madison-Western Redevelopment Area Plan within the Central West Redevelopment Project Area.

October 22, 1999



APPENDIX A

FULLERTON/MILWAUKEE REDEVELOPMENT PLAN AND PROJECT ELIGIBILITY STUDY

AMENDMENT No. 1

October 25, 1999

December 30, 2004 Amendment

TABLE OF CONTENTS

Introduction	A-1
Description of the Original Project Area	A-2
Original Eligibility Findings	A-2
Age of Buildings	A-2
Dilapidation	A-3
Deterioration	A-3
Depreciation of Physical Maintenance	A-4
Obsolescence	A-4
Illegal Use of Individual Structures	A-5
Presence of Structures Below Minimum Code Standards	A-6
Overcrowding of Structures and Community Facilities	A-6
Lack of Ventilation, Light, or Sanitary Facilities	A-6
Inadequate Utilities	A-7
Excessive Land Coverage	A-7
Deleterious Land Use or Layout	A-8
Lack of Community Planning	A-8
Conclusion	A-8
Amendment Area Eligibility Findings	A-9

LIST OF ELIGIBILITY STUDY EXHIBITS

Figure A-1	Original Project Area Boundaries	A-17
Figure A-2	Original Project Area Blocks Exhibiting Age Characteristics	A-18
Figure A-3	Original Project Area Blocks Exhibiting Deterioration Characteristics	A-19
Figure A-4	Original Project Area Blocks with Depreciation of Physical Maintenance	A-20
Figure A-5	Original Project Area Blocks with Obsolescence Characteristics	A-21
Figure A-6	Original Project Area Blocks with Presence of Structures Below Minimum Code Standards	A-22
Figure A-7	Original Project Area Blocks Exhibiting Excessive Vacancies	A-23
Figure A-8	Amendment Area Boundaries	A-24
Figure A-9	Amendment Blocks Exhibiting Age Characteristics	A-25
Figure A-10	Amendment Blocks with Obsolescence Characteristics	A-26
Figure A-11	Amendment Blocks Exhibiting Deterioration Characteristics	A-27
Figure A-12	Amendment Blocks Exhibiting Excessive Vacancies	A-28

Introduction

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

"..an area designated by the municipality, which is not less in the aggregate than 1 ½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area, or a blighted area or a conservation area, or a combination of both blighted areas and conservation areas" (65 ILCS 5/11-74.4-3(p)).

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

"...any improved area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of a combination of three or more of the following factors: dilapidation; obsolescence; deterioration, illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light, or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; lack of community planning; is detrimental to the public safety, health, morals, or welfare and such an area may become a blighted area."

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

This report summarizes the analyses and findings of the consultants' work, which is the responsibility of TAI. TAI has prepared this report with the understanding that the City would rely on: (i) the findings and conclusions of this report in proceeding with the designation of the Study Area as a Redevelopment Project Area under the Act; and (ii) the fact that TAI has obtained the necessary information to conclude that the Study Area can be designated as a Redevelopment Project Area in compliance with the Act.

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

Description of the Original Project Area

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

The boundaries of the Original Project Area have been carefully established to include those properties that will gain an immediate and substantial benefit from the Redevelopment Plan. The Original Project Area contains 755 buildings and 946 parcels, and consists of approximately 226 acres within 91 legal blocks or portions thereof. Figure 1 delineates the precise boundaries of the Original Project Area.

Original Eligibility Findings

TAI, in association with Mann Gin Dubin and Frazier, conducted a field survey of the subject properties in July and August, 1999. Based on an inspection of the improvements and grounds, field notes were taken which recorded the condition of the parcel. Photographs further document the observed conditions. Additional research was conducted at the Cook County Treasurer's Office and the City Building Department.

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

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

Age of Buildings

The characteristic of age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures and exposure to the elements over a period of many years. As a rule, older buildings or improvements typically exhibit more problems than buildings constructed in later years because of longer periods of active usage (wear and tear) and the impact of time, temperature and moisture. Additionally, older buildings tend not to be well suited for modern-day uses because of contemporary space and development standards.

Based on the observed style and construction methods of the buildings within the Project Area, 638 of 755 buildings (85%) are more than 35 years old. Age is also widely distributed throughout the area. At least one building characterized by age can be found on 84 of 91 blocks (92%), and at least half the buildings are characterized by age on 77 blocks (85%). Figure 2 illustrates the 84 of 91 blocks on which at least 15% of the buildings are more than 35 years of age. As required, more than 50% of the structures within the Project Area are more than 35 years of age. Age is therefore a major contributing factor in the designation of the Project Area as a conservation area.

Dilapidation

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

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

Deterioration

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

Deterioration of Buildings

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

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

Deterioration of Surface Improvements

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

Deteriorated surface improvements can be identified on 13 of 946 parcels (14%). Thirteen of 91 blocks (14%) show some deteriorated surface improvements. The most significant instances are the improvements associated with the elevated CTA Blue Line, particularly viaducts. Similar to the effect caused by deteriorated buildings, the high visibility of these deteriorated improvements is especially damaging to the ability of the Project Area to attract new investment. Figure 3 illustrates the 8 blocks on which at least 15% of the parcels display deteriorated surface improvements.

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

Depreciation of Physical Maintenance

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

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

Obsolescence

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

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

Functional Obsolescence

Structures are typically built for specific uses or purposes and their design, location, height and space arrangement are each intended for a specific occupancy at a given time. Buildings are obsolete when they contain characteristics or deficiencies which limit the re-use and marketability of such buildings. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor or out-dated design or layout, improper orientation of building on site, etc., which detracts from the overall usefulness or desirability of a property. Obsolescence in such buildings is typically difficult and expensive to correct.

Obsolete Site Improvements

Site improvements, including sewer and 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.

Obsolete Platting

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

The Project Area shows a significant degree of all three types of obsolescence. Sixty-six of 946 parcels (7%) contain at least one form of obsolescence. This factor is also distributed throughout the Project Area. Nearly one third of the 91 blocks in the Project Area (25 blocks, or 28%) contain a property characterized by one or more varieties of obsolescence. Because obsolescence makes re-use of a building or property difficult or costly, the motivation to invest is diminished by the presence of this factor. Therefore, obsolescence is a minor factor in the designation of the Project Area. Figure 5 identifies the 19 blocks on which at least 15% of parcels contain some form of obsolescence.

Illegal Use of Individual Structures

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

- Illegal home occupations;
- Conduct of any illegal vice activities such as gambling, drug manufacture or dealing, prostitution, sale and/or consumption of alcohol by minors;
- Uses not in conformance with local zoning codes and not previously grandfathered in as legal nonconforming uses;
- Uses in violation of national, state or local environmental and occupational safety and health regulations;
- Uses involving manufacture, sale, storage or use of dangerous explosives and firearms.

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

Presence of Structures Below Minimum Code Standards

Structures below minimum code standards include all structures which do not meet the standards of zoning, subdivision, building, housing, property maintenance, fire, or other governmental codes applicable to the property. The principal purposes of such codes are to require buildings to be constructed in such a way as to sustain safety of loads expected from this type of occupancy, to be safe for occupancy against fire and similar hazards, and/or establish minimum standards essential for safe and sanitary habitation. Structures below minimum code are characterized by defects or deficiencies which presume to threaten health and safety.

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

Excessive Vacancies

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

Out of 755 buildings in the Project Area, 75 (10%) are partially or entirely vacant. Vacancies occur on over half of the 91 blocks in the Project Area (on 47 blocks). The widespread occurrence of vacancies indicates that a substantial portion of the Project Area is underutilized, and the appearance of vacancies exerts a drain upon the vitality of the community. Vacancies therefore make a minor contribution toward the designation of the Project Area as a conservation area. Figure 7 illustrates the 23 blocks (25%) on which 15% or more of the parcels contain a vacant or partially vacant building.

Overcrowding of Structures and Community Facilities

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

Lack of Ventilation, Light, or Sanitary Facilities

Many older structures fail to provide adequate ventilation, light or sanitary facilities as required by local building or housing codes. This is also a characteristic often found in illegal or improper building conversions. The criterion used for determining the presence of this factor can be found in local codes and ordinances, or in locally adopted national codes such as the Uniform Building Code, Building Officials Code of America (BOCA), and the Model Housing Code of the American Public Health

Association (APHA). Lack of ventilation, light, or sanitary facilities is presumed to adversely affect the health and building occupants, e.g., residents, employees, or visitors.

Typical requirements for ventilation, light, and sanitary facilities include:

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

Only 4 properties were identified in the Project Area that were obviously inadequately lit or ventilated. As a result, this factor does not significantly contribute to the eligibility of the Project Area as a whole.

Inadequate Utilities

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

While the condition of inadequate utilities has not been documented as part of the surveys and analyses undertaken within the Project Area, existing utilities may need to be relocated or upgraded to adequately serve new development. Inadequate utilities is not a major factor in the designation of the Project Area.

Excessive Land Coverage

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

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

Deleterious Land Use or Layout

Deleterious 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.

Thirty-one parcels (3%) are characterized by deleterious land use or layout. These layout poses circulation and safety hazards in the immediate vicinity. However, because this problem occurs on only a limited number of parcels, deleterious land use and layout is not a major factor in the designation of the Project Area.

Lack of Community Planning

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

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

Conclusion

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

1. Age
2. Deterioration of buildings and surface improvements
3. Depreciation of physical maintenance
4. Obsolescence
5. Presence of structures below minimum code standards
6. Excessive vacancies
7. Lack of community planning

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

conservation area. All of these characteristics point to the need for designation of the Project Area as a conservation area, to be followed by public intervention in order that redevelopment might occur.

Description of the Amendment Area

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

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

Amendment Area Eligibility Findings

TAI conducted a field survey of the subject properties in October 2004. Based on an inspection of the improvements and grounds, field notes were taken which recorded the condition of the parcel. Photographs further document the observed conditions. Additional research was conducted at the Cook County Treasurer's Office and the City Building Department.

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

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

Age of Buildings

The characteristic of age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures and exposure to the elements over a period of many years. As a rule, older buildings or improvements typically exhibit more problems than buildings constructed in later years because of longer periods of active usage (wear and tear) and the impact of time,

temperature and moisture. Additionally, older buildings tend not to be well suited for modern-day uses because of contemporary space and development standards.

Based on the observed style and construction methods of the buildings within the Amendment Area and information provided by the Cook County Assessor's Office, 74 of 81 buildings (91%) are more than 35 years old. Age is also widely distributed throughout the area. At least one building characterized by age can be found on 8 of the 13 Amendment Area blocks (62%), and at least half the buildings are characterized by age on those 8 blocks. Figure 9 illustrates the 8 of 13 Amendment Area blocks on which at least 50% of the buildings are more than 35 years of age. As required, more than 50% of the structures within the Amendment Area are more than 35 years of age. Age is therefore a major contributing factor in the designation of the Project Area as a conservation area.

Dilapidation

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

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

Obsolescence

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

Functional Obsolescence

Structures are typically built for specific uses or purposes with design, location, height and space arrangement are each intended for a specific occupancy at a given time. Buildings are obsolete when they contain characteristics or deficiencies which limit the re-use and marketability of such buildings. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor or out-dated design or layout, improper orientation of building on site, etc., which detracts from the overall usefulness or desirability of a property. Obsolescence in such buildings is typically difficult and expensive to correct.

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.

Obsolete Platting

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

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

Deterioration

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

Deterioration of Buildings

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

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

Deterioration of Site Improvements

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

Deteriorated surface improvements can be identified on 56 of 117 parcels (48%). Twelve of 13 blocks (92%) show some deteriorated surface improvements. Figure 11 illustrates the 12 blocks on which at least 15% of the parcels display deteriorated surface improvements.

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

Presence of Structures Below Minimum Code Standards

Structures below minimum code standards include all structures that do not meet the standards of zoning, subdivision, building, housing, property maintenance, fire, or other governmental codes applicable to the property. The principal purposes of such codes are to require buildings to be constructed in such a way as to sustain safety of loads expected from this type of occupancy, to be safe for occupancy against fire and similar hazards, and/or establish minimum standards essential for safe and sanitary habitation. Structures below minimum code are characterized by defects or deficiencies which presume to threaten health and safety.

The exterior field survey conducted by TAI did not identify any buildings below code. Given the lack of this characteristic throughout the Project Area, this factor does not contribute to the status of the Amendment Area as a conservation area.

Illegal Use of Individual Structures

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

- Illegal home occupations;
- Conduct of any illegal vice activities such as gambling, drug manufacture or dealing, prostitution, sale and/or consumption of alcohol by minors;
- Uses not in conformance with local zoning codes and not previously grandfathered in as legal nonconforming uses;
- Uses in violation of national, state or local environmental and occupational safety and health regulations;
- Uses involving manufacture, sale, storage or use of dangerous explosives and firearms.

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

Excessive Vacancies

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

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

Lack of Ventilation, Light, or Sanitary Facilities

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

Typical requirements for ventilation, light, and sanitary facilities include:

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

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

Inadequate Utilities

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

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

Excessive Land Coverage and Overcrowding of Structures and Community Facilities

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

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

Deleterious Land Use or Layout

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

Only 4 of the 117 Amendment Area parcels (3%) are characterized by deleterious land use or layout. These layout poses circulation and safety hazards in the immediate vicinity. However, because this problem occurs on only a limited number of parcels, deleterious land use and layout is not a major factor in the designation of the Amendment Area.

Lack of Community Planning

This may be a significant factor if the Amendment Area developed prior to or without the benefit or guidance of a community plan. This means that no community plan existed or it was considered inadequate, and/or was virtually ignored during the development of the area. This finding may be

amplified by evidence which shows the deleterious results of the lack of community planning, including cross-referencing other factors cited in the blight finding. This may include, but is not limited to, adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, and parcels of inadequate size or shape to meet contemporary development standards.

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

Environmental Remediation Cost Impeding Development

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

Decline or Minimal Marginal Increase in the Equalized Assessed Value

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

Year	2003	2002	2001	2000	1999	1998
Total Equalized Assessed Value of the Amendment Area	\$15,251,781	\$12,694,851	\$11,870,751	\$11,422,809	\$10,778,991	\$10,636,643
Percent Change in Amendment Area EAV from prior year	20.14 %	6.94 %	3.92 %	5.97 %	1.34 %	
EAV of the City of Chicago excluding Amendment Area	\$53,160,112,980	\$45,325,068,537	\$41,976,988,278	\$40,475,703,473	\$35,351,184,689	\$33,936,727,106
Percent change in City EAV from prior year	17.29%	7.98 %	3.71 %	14.50 %	4.17 %	
Growth less than City?	No	Yes	No	Yes	Yes	

Source: Cook County Assessor's Office November 2004

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

Conclusion

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

1. Age
2. Obsolescence
3. Deterioration of buildings and surface improvements
4. Excessive vacancies
5. Lack of community planning
6. Decline of the Amendment Area equalized assessed value at a rate greater than experienced by the remainder of the City for at least three of the last five years

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

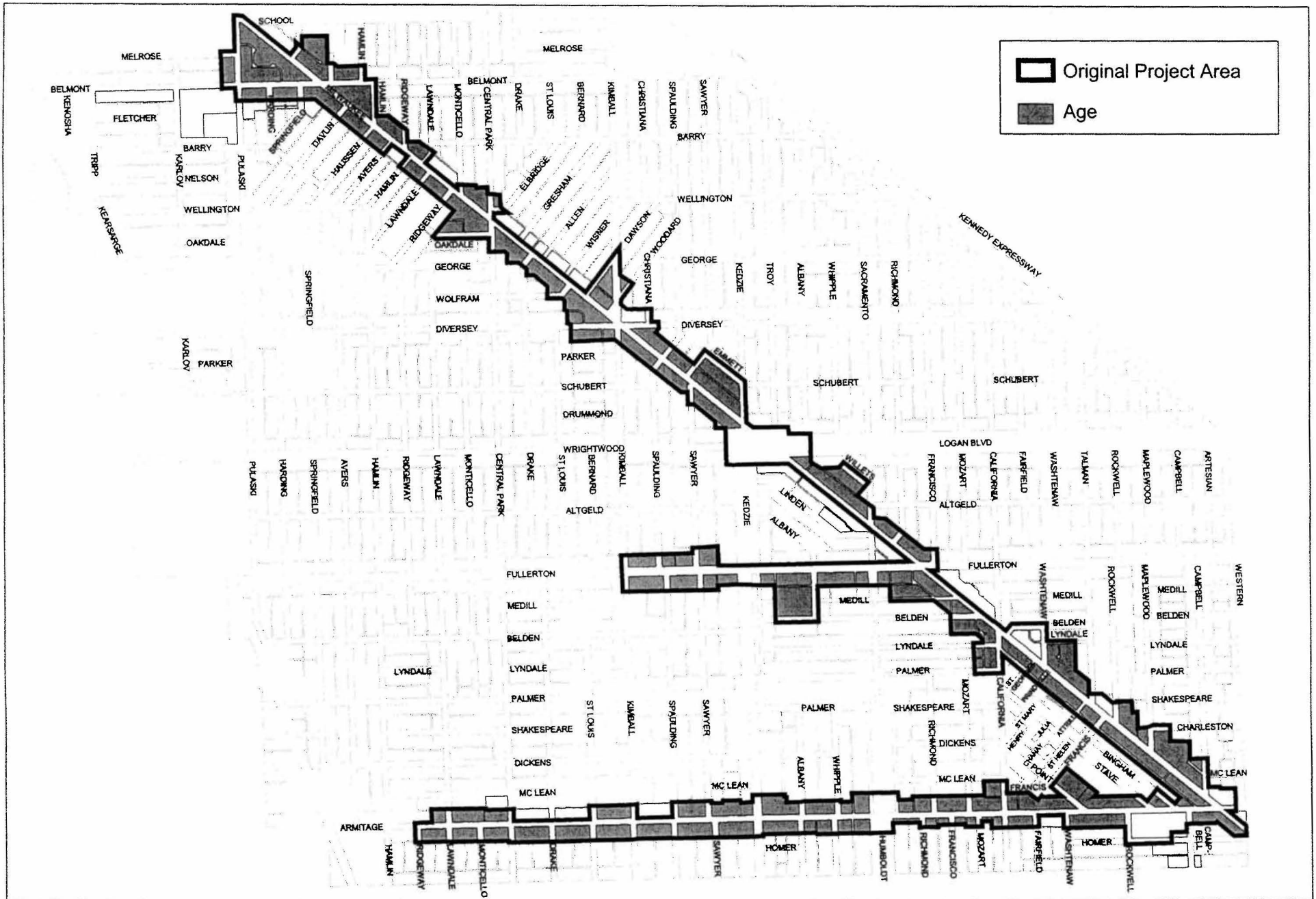
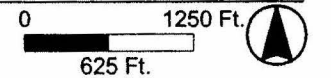


Figure A-2: Original Project Area Blocks Exhibiting Age Characteristics

Fullerton/Milwaukee Redevelopment Plan
 City of Chicago, Illinois

December 30, 2004



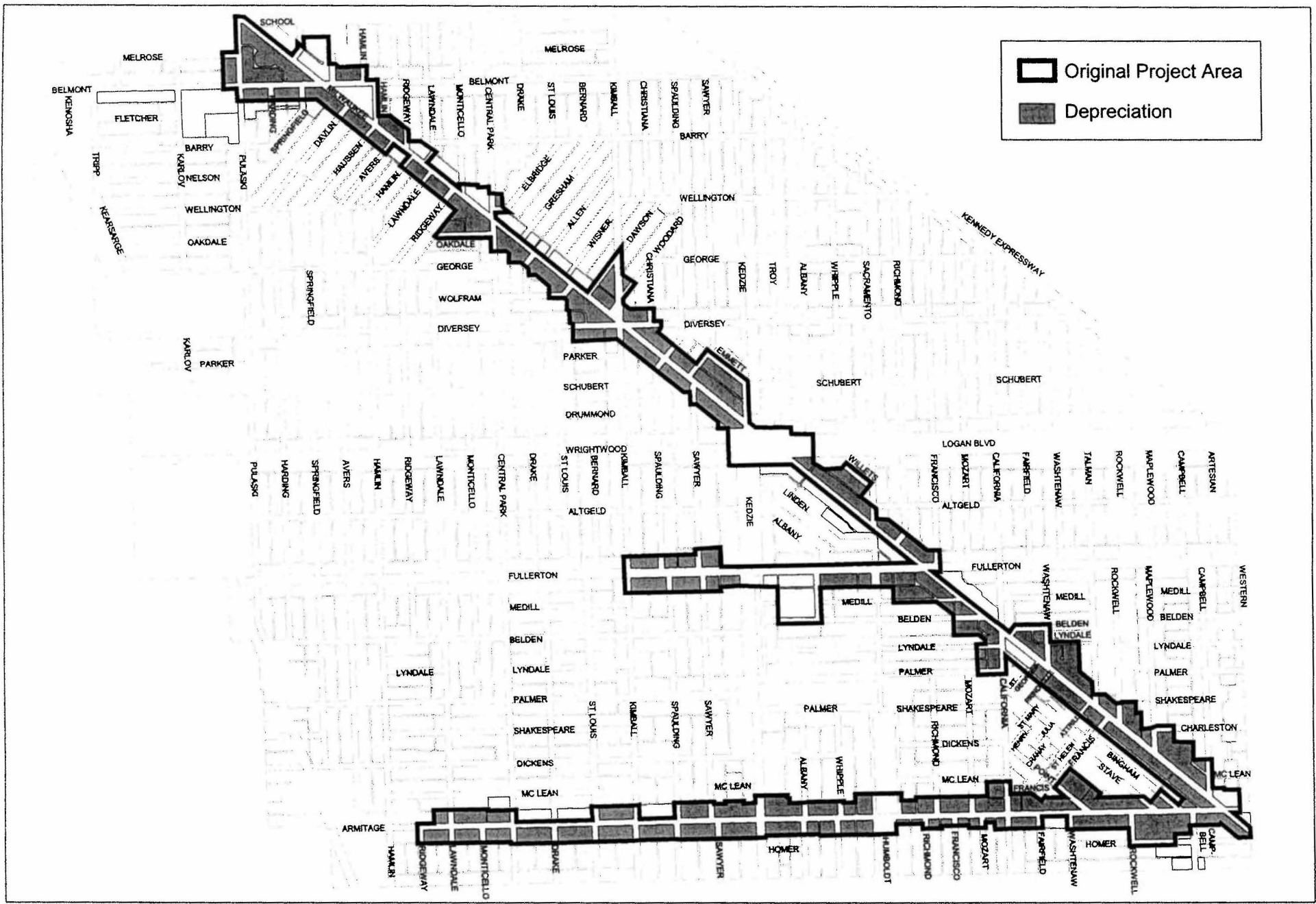


Figure A-4: Original Project Area Blocks with Depreciation of Physical Maintenance

Fullerton/Milwaukee Redevelopment Plan
 City of Chicago, Illinois

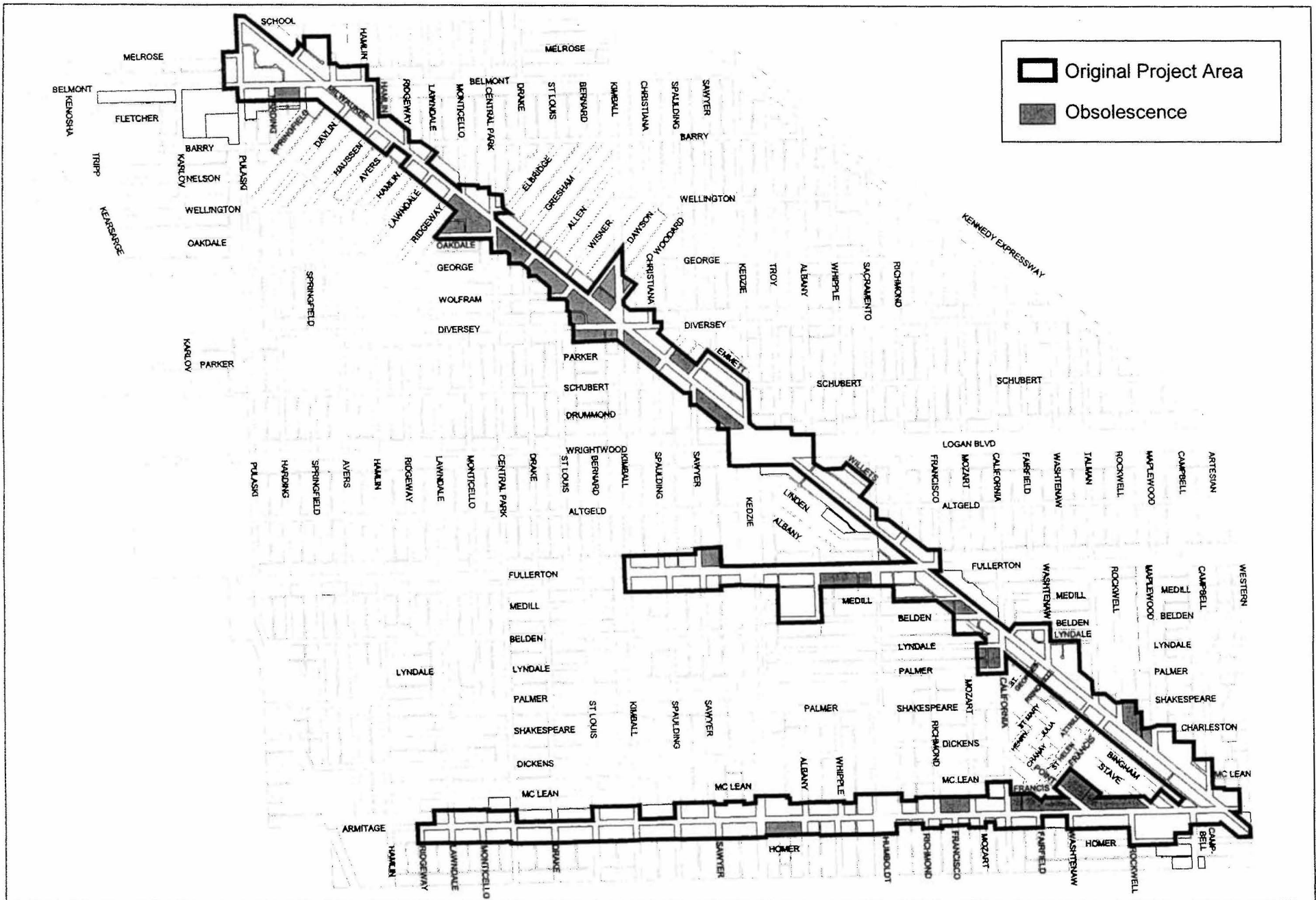
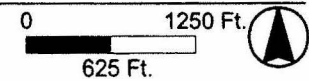


Figure A-5: Original Project Area Blocks with Obsolescence Characteristics

Fullerton/Milwaukee Redevelopment Plan
 City of Chicago, Illinois

December 30, 2004



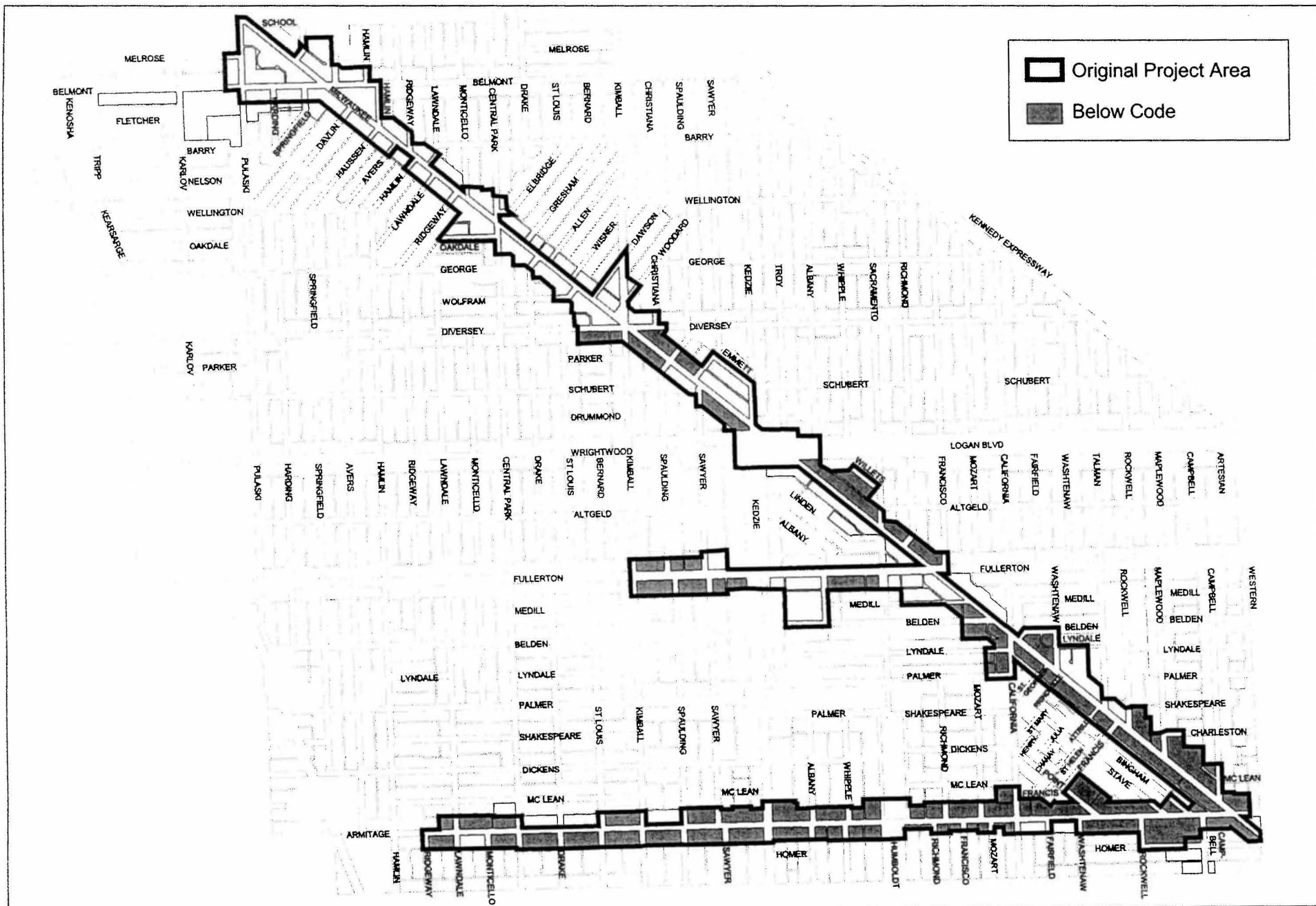
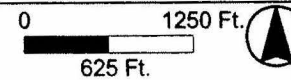


Figure A-6: Original Project Area Blocks with Presence of Structures Below Code Standards

Fullerton/Milwaukee Redevelopment Plan
 City of Chicago, Illinois

December 30, 2004



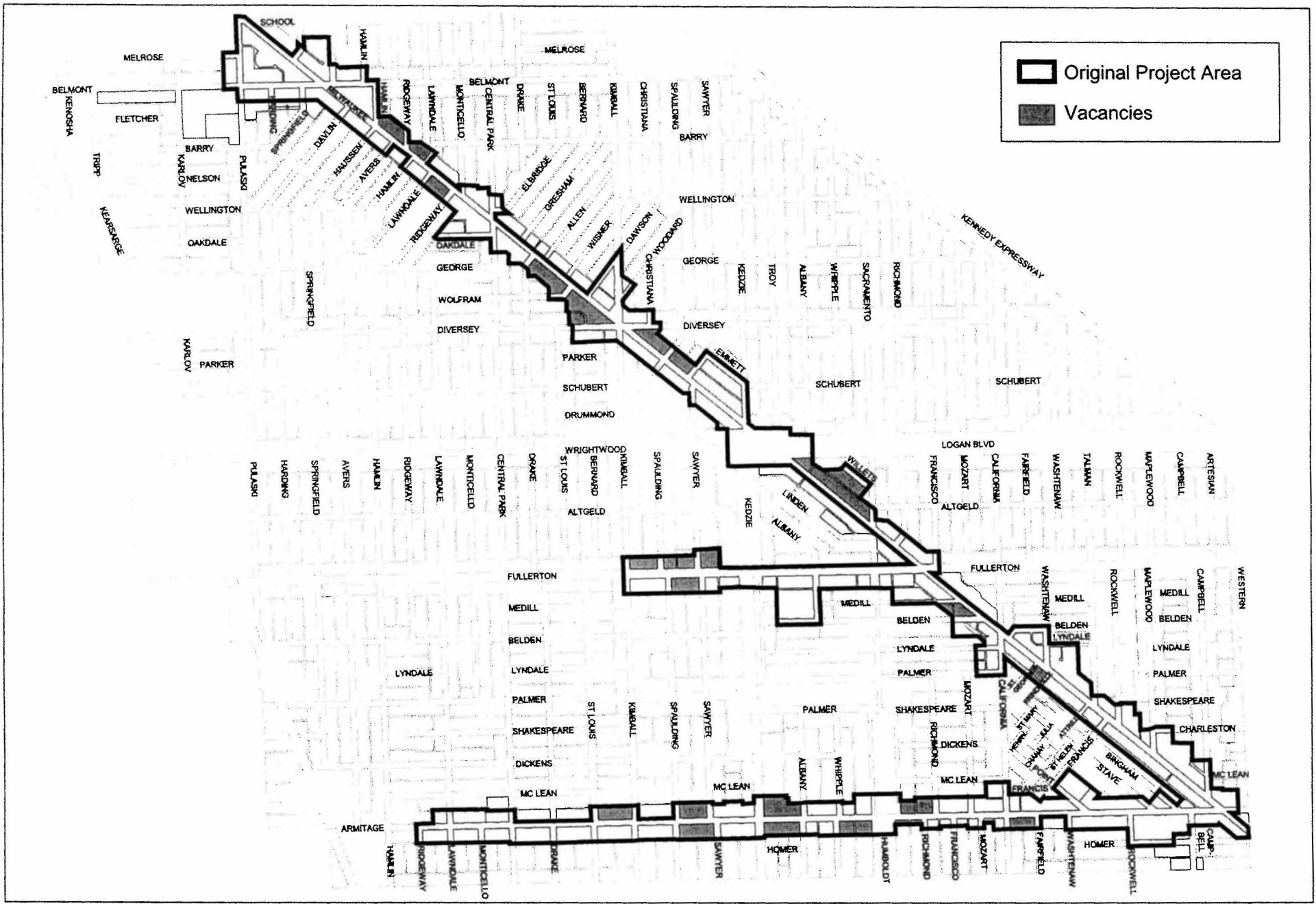
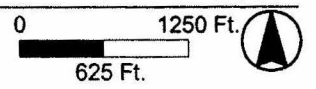


Figure A-7: Original Project Area Blocks Exhibiting Excessive Vacancies

Fullerton/Milwaukee Redevelopment Plan
 City of Chicago, Illinois

December 30, 2004



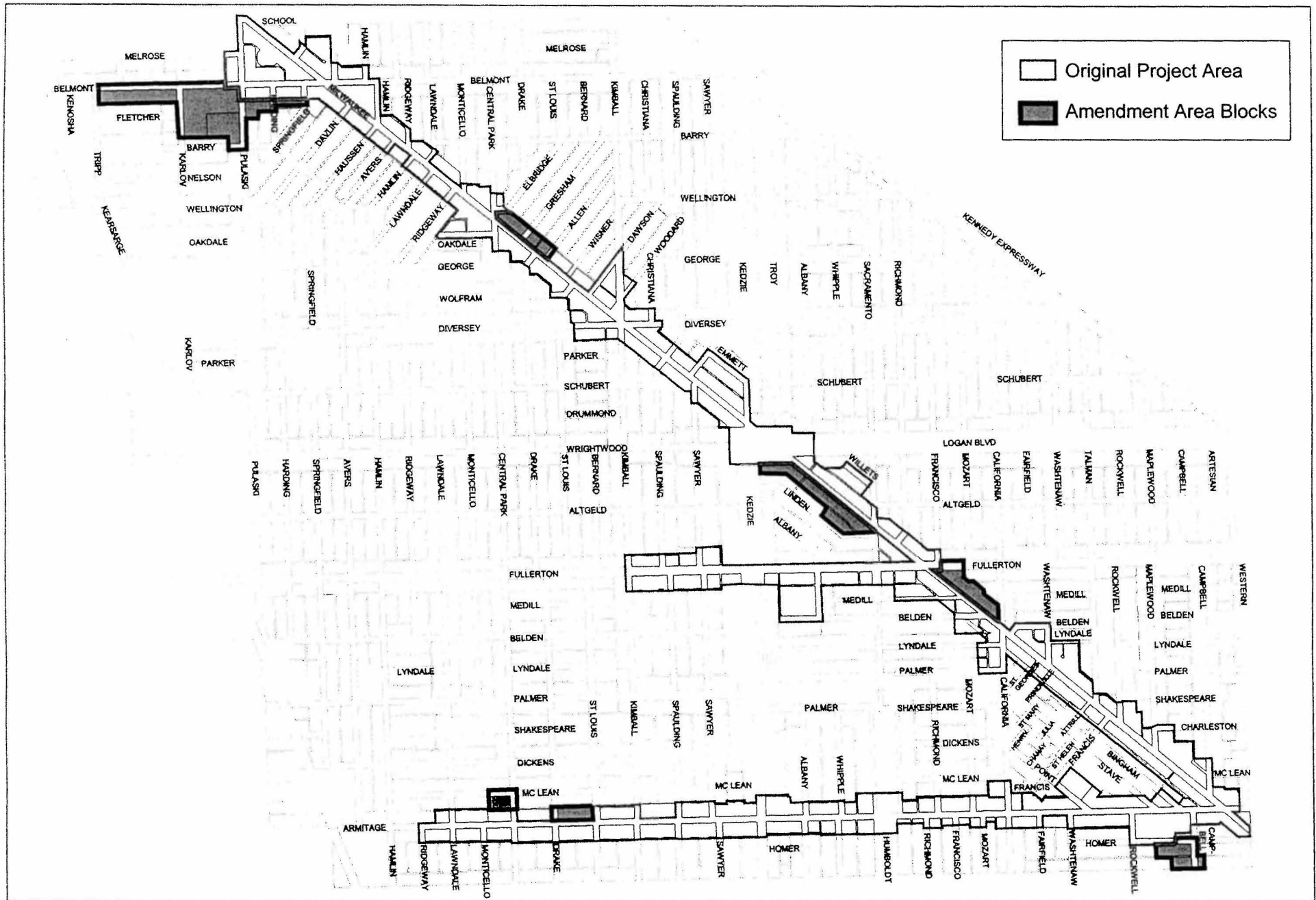
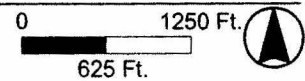


Figure A-8: Amendment Area Boundaries

Fullerton/Milwaukee Redevelopment Plan
 City of Chicago, Illinois

December 30, 2004



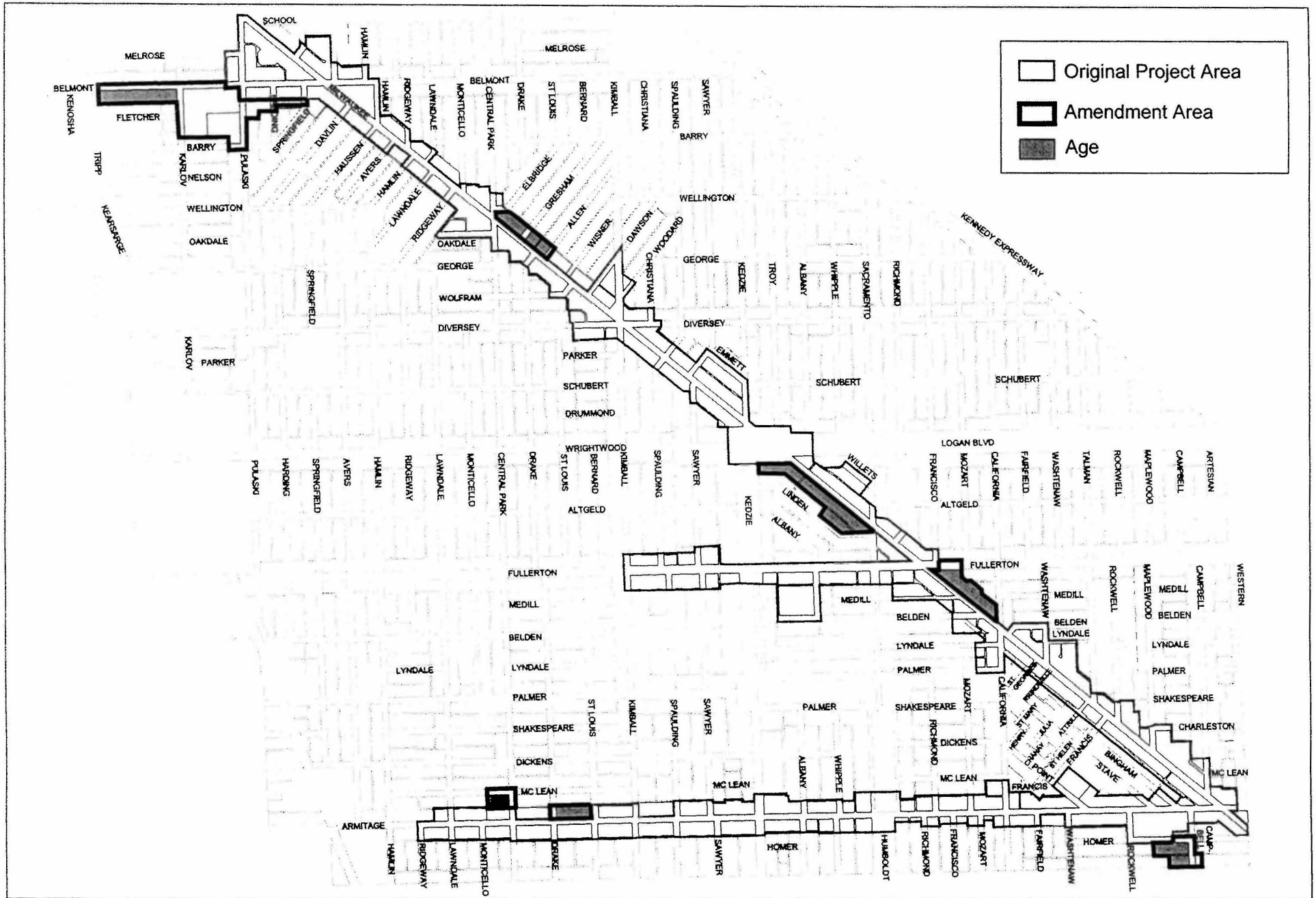
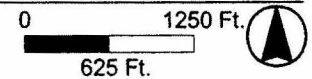


Figure A-9: Amendment Blocks Exhibiting Age Characteristics

Fullerton/Milwaukee Redevelopment Plan
 City of Chicago, Illinois

December 30, 2004



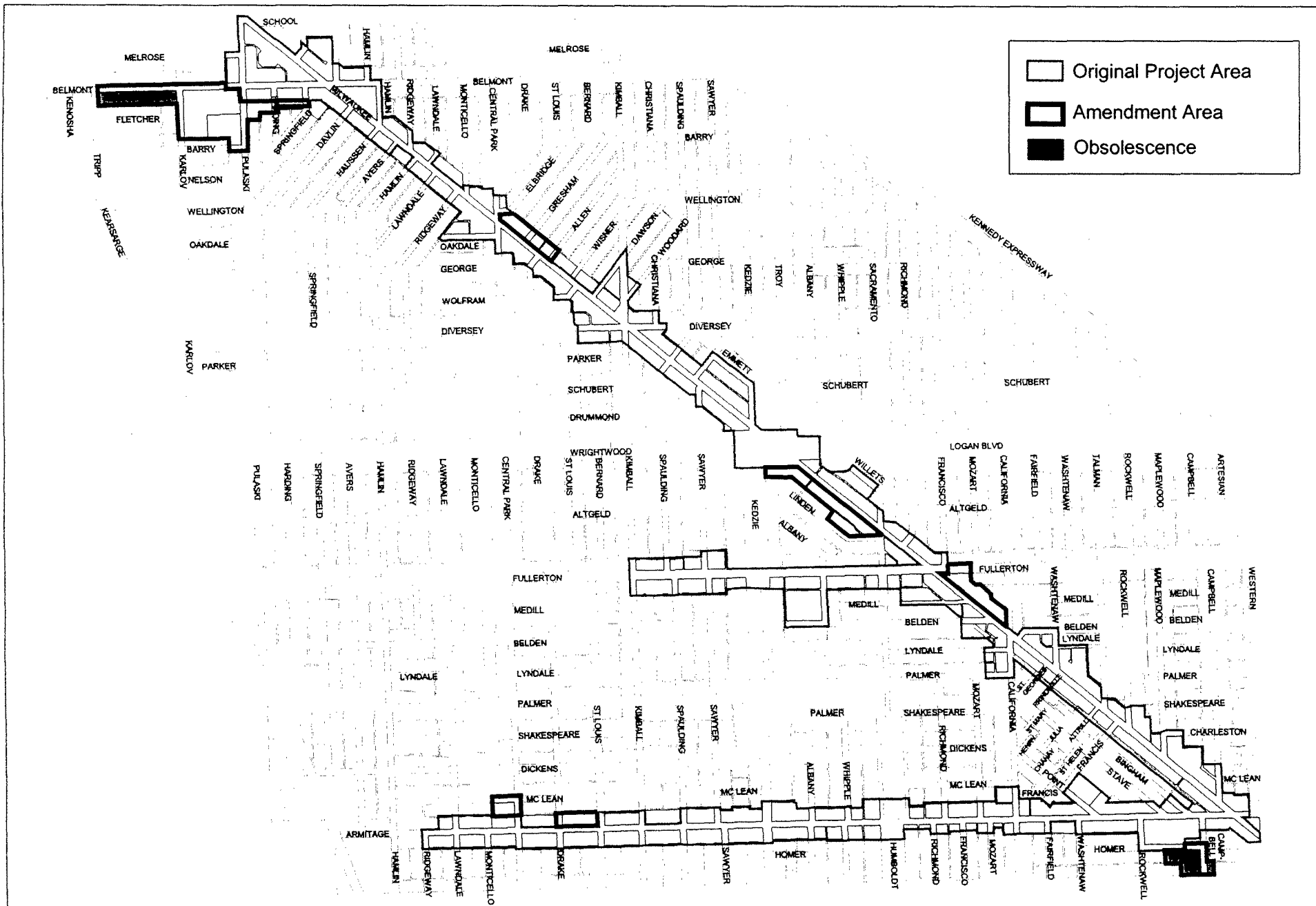
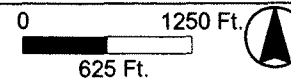


Figure A-10: Amendment Blocks with Obsolescence Characteristics

Fullerton/Milwaukee Redevelopment Plan
 City of Chicago, Illinois

December 30, 2004



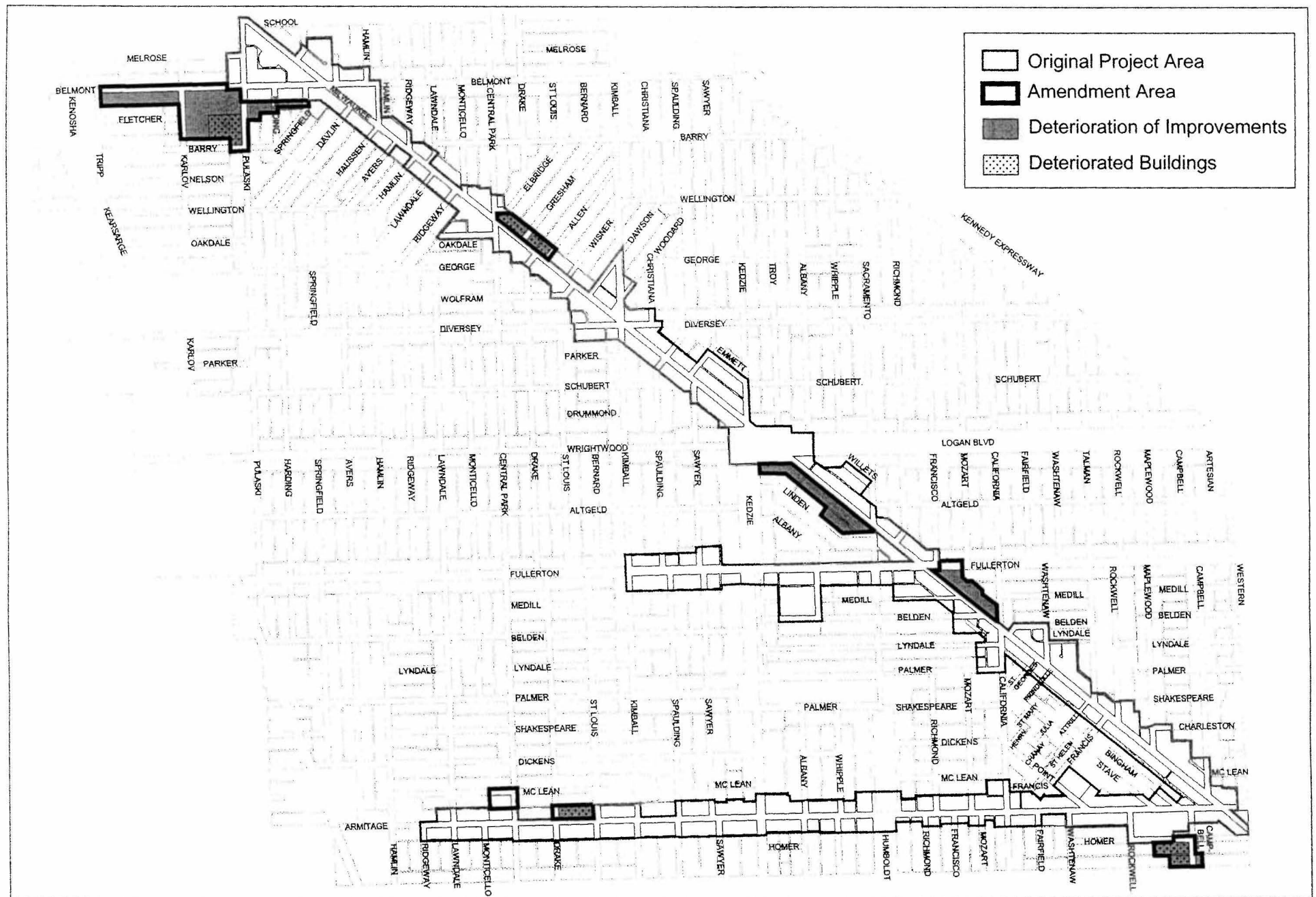


Figure A-11: Amendment Blocks Exhibiting Deterioration Characteristics

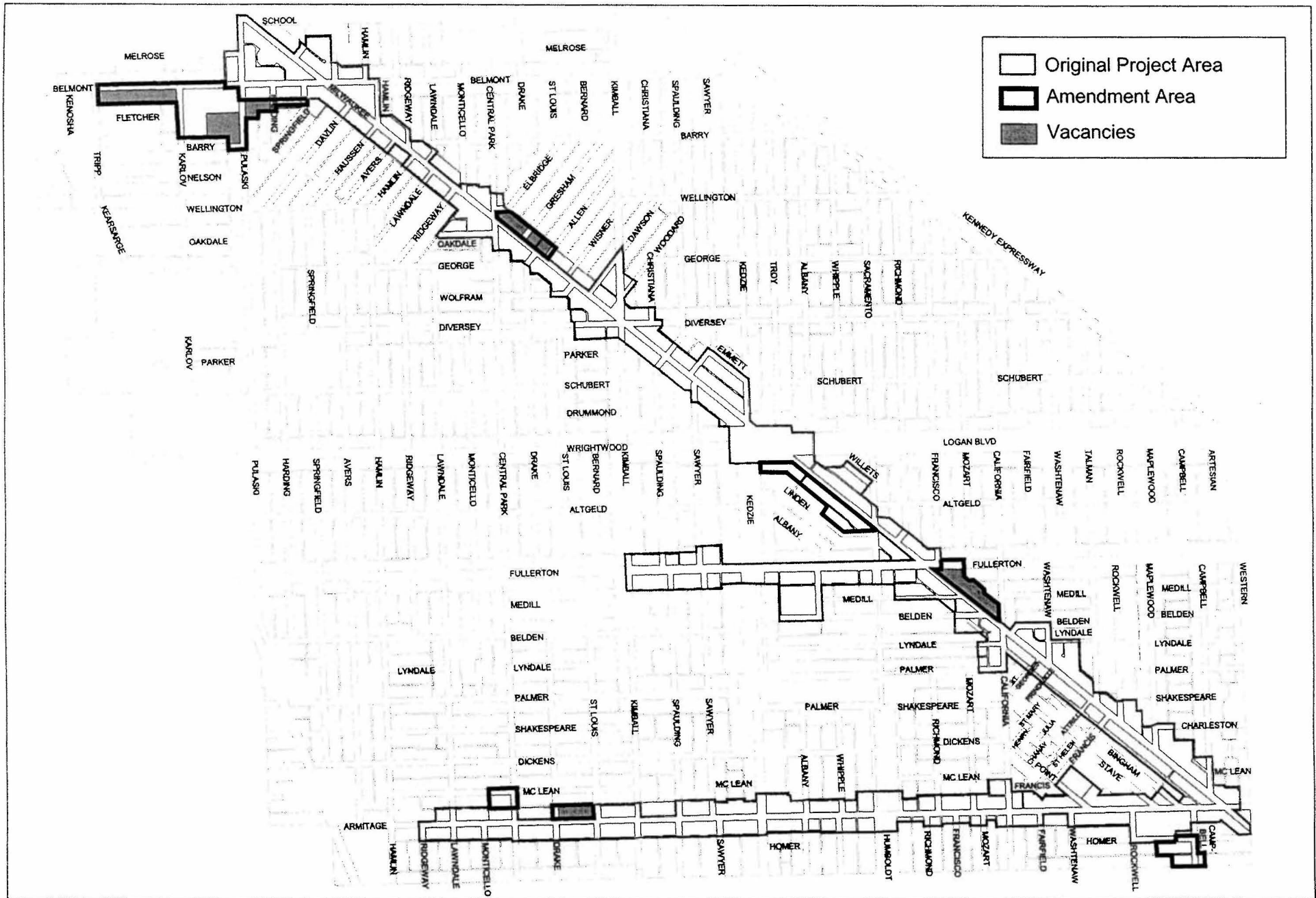
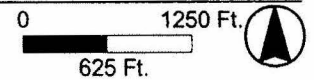


Figure A-12: Amendment Blocks Exhibiting Excessive Vacancies

Fullerton/Milwaukee Redevelopment Plan
 City of Chicago, Illinois

December 30, 2004



APPENDIX B: LEGAL DESCRIPTION

44 LINE OF 16 FEET WIDE PUBLIC ALLEY TO THE SOUTHWESTERLY LINE OF WEST
45 OAKDALE AVENUE, SAID POINT ALSO BEING THE MOST EASTERLY CORNER OF
46 LOT 22 OF AFORESAID JOHN B. DAWSON'S SUBDIVISION; THENCE
47 SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID WEST OAKDALE
48 AVENUE TO THE NORTHEAST CORNER OF LOT 57 IN AFORESAID JOHN B.
49 DAWSON'S SUBDIVISION; THENCE EASTWARD ALONG SOUTH LINE OF SAID
50 WEST OAKDALE AVENUE TO THE WEST LINE OF NORTH CENTRAL PARK
51 AVENUE; THENCE SOUTHWARD ALONG THE WEST LINE OF SAID NORTH
52 CENTRAL PARK AVENUE TO THE SOUTH LINE (EXTENDED WEST) OF A 16 FEET
53 PUBLIC ALLEY SOUTH OF NORTH MILWAUKEE AVENUE; THENCE EASTWARD
54 ACROSS SAID NORTH CENTRAL PARK AVENUE, ALONG THE SAID EXTENDED
55 LINE TO THE NORTHWEST CORNER OF LOT 47 OF BLOCK 1 IN WM. E.
56 HATTERMAN'S MILWAUKEE AVENUE SUBDIVISION IN THE WEST HALF OF THE
57 NORTHEAST QUARTER OF SAID SECTION 26; THENCE EASTWARD ALONG THE
58 NORTH LINE OF SAID LOT 47, 103.65 FEET TO THE NORTHEAST CORNER OF SAID
59 LOT 47; THENCE SOUTHEASTERLY ALONG NORTHEASTERLY LINE OF SAID LOT
60 47, 27.1 FEET TO A BEND POINT IN THE EAST LINE OF SAID LOT 47; THENCE
61 SOUTHWARD ALONG THE EAST LINES OF LOTS 43, 44, 45, 46 AND 47 IN BLOCK 1
62 OF SAID WM. E. HATTERMAN'S MILWAUKEE AVENUE SUBDIVISION TO THE
63 NORTH LINE OF LOT 17, EXTENDED WEST IN AFORESAID BLOCK 1; THENCE
64 EASTWARD ALONG THE SAID NORTH LINE OF LOT 17 OF BLOCK 1, 120.8 FEET;
65 THENCE SOUTHEASTERLY ALONG NORTHEASTERLY LINE OF AFORESAID LOT 17,
66 19.2 FEET MORE OR LESS TO THE WEST LINE OF NORTH DRAKE AVENUE; THENCE
67 CONTINUING SOUTHEASTERLY ALONG THE PROLONGATION OF LAST
68 DESCRIBED COURSE, ACROSS SAID NORTH DRAKE AVENUE TO THE EAST LINE
69 OF SAID NORTH DRAKE AVENUE; THENCE SOUTHWARD ALONG EAST LINE OF
70 SAID NORTH DRAKE AVENUE TO THE NORTHWEST CORNER OF LOT 28 OF BLOCK
71 2 IN SAID WM. E. HATTERMAN'S MILWAUKEE AVENUE SUBDIVISION; THENCE
72 EASTWARD ALONG SAID NORTH LINE OF LOT 28, 76.1 FEET; THENCE
73 SOUTHEASTERLY ALONG NORTHEASTERLY LINES OF LOTS 27 AND 28 OF SAID
74 BLOCK 2 TO THE SOUTHEAST CORNER OF SAID LOT 27; THENCE CONTINUING
75 SOUTHEASTERLY ALONG THE PROLONGATION OF LAST DESCRIBED COURSE.
76 SAID PROLONGATION ALSO BEING THE NORTHEASTERLY LINES OF LOTS 19 AND
77 20 OF SAID BLOCK 2 TO THE NORTHEAST CORNER OF SAID LOT 19 OF BLOCK 2;
78 THENCE SOUTHWARD ALONG EAST LINE OF SAID LOT 19, EXTENDED SOUTH TO
79 THE SOUTH LINE OF WEST WOLFRAM STREET; THENCE EASTWARD ALONG SAID
80 SOUTH LINE OF WEST WOLFRAM STREET TO THE SOUTHWESTERLY LINE OF A 16
81 FEET WIDE PUBLIC ALLEY (SOUTHWESTERLY OF NORTH MILWAUKEE AVENUE);
82 THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF 16 FEET WIDE
83 PUBLIC ALLEY TO THE WEST LINE OF SAID PUBLIC ALLEY; THENCE SOUTHWARD
84 ALONG WEST LINE OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE SOUTH LINE OF
85 ANOTHER 16 FEET WIDE PUBLIC ALLEY, NORTH OF WEST DIVERSEY AVENUE;
86 THENCE EASTWARD ALONG THE SOUTH LINE OF SAID 16 FEET WIDE PUBLIC
87 ALLEY TO THE NORTHEAST CORNER OF LOT 27 IN BLOCK 3 IN AFORESAID WM. E.
88 HATTERMAN'S MILWAUKEE AVENUE SUBDIVISION; THENCE SOUTHWARD
89 ALONG THE EAST LINE (EXTENDED SOUTH) OF SAID LOT 27 IN BLOCK 3 TO THE

90 SOUTH LINE OF WEST DIVERSEY AVENUE; THENCE EASTWARD ALONG THE
91 SOUTH LINE OF SAID WEST DIVERSEY AVENUE TO THE WEST LINE OF A 14 FEET
92 WIDE PUBLIC ALLEY (EAST OF NORTH ST. LOUIS AVENUE) IN THE EAST HALF OF
93 THE WEST HALF OF THE SOUTHEAST QUARTER OF AFOREMENTIONED SECTION
94 26; THENCE SOUTHWARD ALONG THE WEST LINE OF SAID 14 FEET PUBLIC ALLEY
95 TO THE NORTH LINE, EXTENDED WEST, OF LOT 36 OF BLOCK 1 OF STORY'S
96 MILWAUKEE AVENUE SUBDIVISION OF THE NORTHEAST 15 ACRES OF THE WEST
97 HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE EASTWARD
98 ALONG NORTH LINES OF LOTS 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47 AND 48 OF
99 BLOCK 1 OF SAID STORY'S MILWAUKEE AVENUE SUBDIVISION TO THE EAST
100 LINE OF ANOTHER 14 FEET WIDE PUBLIC ALLEY WEST OF NORTH KIMBALL
101 AVENUE; THENCE NORTHWARD ALONG EAST LINE OF SAID 14 FEET WIDE
102 PUBLIC ALLEY TO THE NORTHWEST CORNER OF LOT 6 OF SAID BLOCK 1 OF
103 STORY'S MILWAUKEE AVENUE SUBDIVISION; THENCE EASTWARD ALONG
104 NORTH LINE OF SAID LOT 6 TO THE WEST LINE OF NORTH KIMBALL AVENUE,
105 SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 6 OF BLOCK 1 IN
106 STORY'S MILWAUKEE AVENUE SUBDIVISION; THENCE SOUTHWARD ALONG
107 WEST LINE OF SAID NORTH KIMBALL AVENUE TO THE NORTHEASTERLY LINE OF
108 LOT 17, EXTENDED NORTHWESTERLY, IN MILWAUKEE AND DIVERSEY
109 SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 29, 1924 AS
110 DOCUMENT NUMBER 8339078; THENCE SOUTHEASTERLY ALONG SAID
111 EXTENDED NORTHEASTERLY LINE OF LOT 17 TO THE MOST NORTHERN CORNER
112 OF SAID LOT 17, SAID NORTHEASTERLY LINE OF LOT 17 IS ALSO BEING THE
113 SOUTHWESTERLY LINE OF A 16 FEET WIDE PUBLIC ALLEY; THENCE
114 SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID 16 FEET WIDE
115 PUBLIC ALLEY, EXTENDED SOUTHEASTERLY, TO THE NORTHEAST CORNER OF
116 LOT 39 IN GARRETT'S THIRD LOGAN SQUARE SUBDIVISION OF PART OF LOT 2 IN
117 GARRETT'S SUBDIVISION; THENCE EASTERLY ACROSS NORTH SPAULDING
118 AVENUE TO THE SOUTHWESTERLY CORNER OF LOT 2 IN GARRETT'S
119 SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID
120 SECTION 26; THENCE SOUTHEASTERLY ALONG SOUTHWESTERLY LINE OF SAID
121 LOT 2 TO THE NORTH LINE OF LOT 1 IN GARRETT'S SUBDIVISION OF LOT 1 AND
122 THE NORTH 20 FEET OF LOT 2 IN HITT AND OTHER'S SUBDIVISION, SAID POINT IS
123 120.40 FEET EAST OF NORTHWEST CORNER OF SAID LOT 1; THENCE EASTWARD
124 ALONG THE NORTH LINE OF SAID LOT 1 TO THE WEST LINE OF NORTH SAWYER
125 AVENUE; THENCE SOUTHWARD ALONG WEST LINE OF SAID NORTH SAWYER
126 AVENUE TO THE SOUTH LINE OF THE NORTH 5 FEET OF LOT 5 IN AFORESAID
127 GARRETT'S SUBDIVISION OF LOT 1 AND THE NORTH 20 FEET OF LOT 2 IN HITT
128 AND OTHER'S SUBDIVISION; THENCE EASTWARD ACROSS SAID NORTH SAWYER
129 AVENUE TO THE MOST NORTHERN CORNER OF LOT 23 IN HITT AND OTHER'S
130 SUBDIVISION OF 39 ACRES ON THE EAST SIDE OF EAST HALF OF THE SOUTHEAST
131 QUARTER OF SAID SECTION 26; THENCE SOUTHEASTERLY ALONG THE
132 SOUTHWESTERLY LINE OF A 16 FEET WIDE ALLEY SOUTHWESTERLY OF NORTH
133 MILWAUKEE AVENUE, TO THE EAST LINE OF LOT 4 IN THE RESUBDIVISION OF
134 LOT 28 TO 30 OF BLOCK 3 IN HITT AND OTHER'S SUBDIVISION; THENCE
135 SOUTHWARD ALONG THE EAST LINE OF SAID LOT 4, EXTENDED SOUTH, TO THE

136 NORTH LINE OF LOT 1 IN HIMES AND FRANK'S RESUBDIVISION OF LOT 31 AND 32
137 OF BLOCK 3 IN HITT AND OTHER'S SUBDIVISION; THENCE EASTWARD ALONG
138 THE NORTH LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 1;
139 THENCE SOUTHWARD ALONG EAST LINES OF LOTS 1, 2, 3, 4, 5 AND 6 IN
140 AFORESAID HIMES AND FRANK'S RESUBDIVISION TO THE SOUTHEAST CORNER
141 OF SAID LOT 6; THENCE CONTINUING SOUTHWARD ACROSS WEST WRIGHTWOOD
142 AVENUE TO THE NORTHEAST CORNER OF LOT 1 IN KITTNER'S SUBDIVISION OF
143 THE NORTH HALF OF LOT 1 OF BLOCK 6 IN HITT AND OTHER'S SUBDIVISION;
144 THENCE SOUTHWARD ALONG THE EAST LINES OF LOTS 1, 2 AND 3 IN SAID
145 KITTNER'S SUBDIVISION TO THE SOUTHEAST CORNER OF SAID LOT 3 OF
146 KITTNER'S SUBDIVISION; THENCE CONTINUING SOUTHWARD ALONG EAST
147 LINES OF LOTS 1, 2 AND 3 IN THE SUBDIVISION OF THE SOUTH HALF OF LOT 1 OF
148 BLOCK 6 IN HITT AND OTHER'S SUBDIVISION TO THE SOUTH LINE OF THE NORTH
149 5 FEET OF SAID LOT 3; THENCE EASTWARD ALONG THE SAID SOUTH LINE OF
150 NORTH 5 FEET, (EXTENDED EAST), OF SAID LOT 3 TO THE WEST LINE OF NORTH
151 KEDZIE AVENUE, SAID POINT BEING 125 FEET WEST OF THE EAST LINE OF THE
152 SOUTHEAST QUARTER OF SAID SECTION 26; THENCE EASTWARD ACROSS THE
153 250 FEET WIDE SAID NORTH KEDZIE AVENUE TO THE NORTHWEST CORNER OF
154 LOT 13 OF BLOCK 2 IN SUBDIVISION OF LOTS 4 AND 6 IN COUNTY CLERK'S
155 DIVISION ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1885 AS
156 DOCUMENT NUMBER 637899; THENCE SOUTH ALONG THE EAST LINE OF NORTH
157 KEDZIE AVENUE TO THE SOUTH LINE OF A PUBLIC ALLEY, NORTH OF WEST
158 LINDEN PLACE; THENCE EASTWARD ALONG THE SOUTH LINE OF SAID PUBLIC
159 ALLEY TO A BEND POINT; THENCE CONTINUING SOUTHEASTERLY ALONG AND
160 BY FOLLOWING THE SOUTHWESTERLY LINE OF SAID PUBLIC ALLEY TO THE
161 MOST EASTERLY CORNER OF LOT 38 OF BLOCK 1 IN SAID SUBDIVISION OF LOTS 4
162 AND 6 IN COUNTY CLERK'S DIVISION; THENCE SOUTHWESTERLY ALONG
163 SOUTHEASTERLY LINE OF SAID LOT 38 TO THE NORTHEASTERLY LINE OF NORTH
164 LINDEN PLACE; THENCE SOUTHEASTERLY ALONG NORTHEASTERLY LINE OF
165 SAID NORTH LINDEN PLACE TO THE MOST SOUTHERN CORNER OF LOT 50 OF
166 BLOCK 1 IN SAID SUBDIVISION OF LOTS 4 AND 6 IN COUNTY CLERK'S DIVISION;
167 THENCE NORTHEASTERLY ALONG SOUTHEASTERLY LINE OF SAID LOT 50 TO
168 THE NORTH LINE OF WEST LINDEN PLACE; THENCE EASTWARD ALONG THE
169 NORTH LINE OF SAID WEST LINDEN PLACE TO THE WEST LINE OF NORTH
170 SACRAMENTO AVENUE; THENCE NORTH ALONG THE WEST LINE OF SAID NORTH
171 SACRAMENTO AVENUE TO THE SOUTHWESTERLY LINE OF NORTH MILWAUKEE
172 AVENUE; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE,
173 EXTENDED SOUTHEASTERLY, OF SAID NORTH MILWAUKEE AVENUE TO THE
174 NORTH LINE OF WEST FULLERTON AVENUE SAID POINT ALSO BEING THE MOST
175 EASTERN CORNER OF LOT 17 IN THE SUBDIVISION OF BLOCK 6 IN GEORGE A.
176 SEAVERN'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED JULY
177 23, 1889AS DOCUMENT NUMBER 1132552; THENCE WESTWARD ALONG THE
178 NORTH LINE OF SAID WEST FULLERTON AVENUE TO THE EAST LINE OF NORTH
179 SACRAMENTO AVENUE; THENCE CONTINUING WESTWARD ACROSS SAID NORTH
180 SACRAMENTO AVENUE TO THE SOUTHEAST CORNER OF LOT 37 OF BLOCK 2 IN
181 INGHAM'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED MARCH

182 19, 1873 AS DOCUMENT NUMBER 88703; THENCE CONTINUING WESTWARD ALONG
183 THE NORTH LINE OF WEST FULLERTON AVENUE TO THE MOST SOUTHERN
184 CORNER OF LOT 1 IN CARRIE B. GILBERT'S SUBDIVISION ACCORDING TO THE
185 PLAT THEREOF RECORDED APRIL 4, 1906 AS DOCUMENT NUMBER 3841277;
186 THENCE WESTWARD ACROSS NORTH ALBANY AVENUE TO THE SOUTHEAST
187 CORNER OF LOT 40 OF BLOCK 5 IN THE SUBDIVISION OF LOTS 4 AND 6 IN
188 COUNTY CLERK'S DIVISION, RECORDED JULY 7, 1885 AS DOCUMENT NUMBER
189 637899, SAID POINT ALSO BEING ON THE NORTH LINE OF WEST FULLERTON
190 AVENUE; THENCE WESTWARD ALONG THE NORTH LINE OF SAID WEST
191 FULLERTON AVENUE TO THE SOUTHWEST CORNER OF LOT 24 OF BLOCK 5 IN
192 AFORESAID SUBDIVISION OF LOTS 4 AND 6 IN COUNTY CLERK'S DIVISION;
193 THENCE WESTWARD ACROSS SAID NORTH KEDZIE AVENUE TO THE SOUTHEAST
194 CORNER OF LOT 23 OF BLOCK 7 IN HITT AND OTHER'S SUBDIVISION OF 39 ACRES
195 ON THE EAST SIDE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID
196 SECTION 26; THENCE WESTWARD ALONG THE SOUTH LINE OF SAID LOT 23 TO
197 THE SOUTHWEST CORNER OF SAID LOT 23, SAID SOUTHWEST CORNER IS ALSO
198 ON EAST LINE OF 20 FEET WIDE PUBLIC ALLEY, WEST OF NORTH KEDZIE
199 AVENUE; THENCE NORTHWARD ALONG THE EAST LINE OF SAID 20 FEET WIDE
200 PUBLIC ALLEY TO THE NORTH LINE, (EXTENDED EAST), OF ANOTHER 16 FEET
201 WIDE PUBLIC ALLEY NORTH OF WEST FULLERTON AVENUE; THENCE
202 WESTWARD ALONG THE NORTH LINE EXTENDED WEST, OF SAID 16 FEET WIDE
203 PUBLIC ALLEY TO THE WEST LINE OF NORTH SAWYER AVENUE; THENCE
204 SOUTHWARD ALONG THE WEST LINE OF SAID NORTH SAWYER AVENUE TO THE
205 SOUTHEAST CORNER OF LOT 2 IN J. FUERMAN'S SUBDIVISION OF LOTS 16 TO 22
206 OF BLOCK 8 IN HITT AND OTHER'S SUBDIVISION; THENCE WESTWARD ALONG
207 THE SOUTH LINE OF SAID LOT 2, 111.5 FEET TO A BEND POINT IN SOUTH LINE OF
208 SAID LOT 2; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID
209 LOT 2 TO THE SOUTHEAST CORNER OF LOT 1 IN AFORESAID J. FUERMAN'S
210 SUBDIVISION; THENCE WESTWARD ALONG THE SOUTH LINE OF SAID LOT 1,
211 EXTENDED WEST TO THE WEST LINE OF 16 FEET WIDE PUBLIC ALLEY, WEST OF
212 NORTH SAWYER AVENUE; THENCE SOUTHWARD ALONG THE WEST LINE OF SAID
213 16 FEET WIDE PUBLIC ALLEY TO THE SOUTHEAST CORNER OF LOT 137 IN
214 DEZENG'S LOGAN SQUARE SUBDIVISION OF LOT 3 IN GARRETT'S SUBDIVISION;
215 THENCE WESTWARD ALONG THE SOUTH LINE OF SAID LOT 137 TO THE
216 SOUTHWEST CORNER OF SAID LOT 137; THENCE WESTWARD ACROSS NORTH
217 SPAULDING AVENUE TO THE SOUTHEAST CORNER OF LOT 66 IN AFORESAID
218 DEZENG'S LOGAN SQUARE SUBDIVISION; THENCE WESTWARD ALONG THE
219 SOUTH LINE OF SAID LOT 66 TO THE SOUTHWEST CORNER OF SAID LOT 66;
220 THENCE CONTINUING WESTWARD ACROSS THE 16 FEET WIDE PUBLIC ALLEY,
221 WEST OF NORTH SPAULDING AVENUE TO THE SOUTHEAST CORNER OF LOT 53 IN
222 AFORESAID DEZENG'S LOGAN SQUARE SUBDIVISION; THENCE CONTINUING
223 WESTWARD ALONG THE SOUTH LINE OF SAID LOT (EXTENDED WEST) TO THE
224 WEST LINE OF NORTH KIMBALL AVENUE; THENCE SOUTHWARD ALONG WEST
225 LINE OF SAID NORTH KIMBALL AVENUE TO THE NORTH LINE OF WEST
226 FULLERTON AVENUE; THENCE CONTINUING SOUTHWARD ACROSS WEST
227 FULLERTON AVENUE TO THE NORTHEAST CORNER OF LOT 1 OF BLOCK 1 IN

228 ALLPORT'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED ON
229 PAGE 185 IN BOOK 7; THENCE SOUTHWARD ALONG THE WEST LINE OF SAID
230 NORTH KIMBALL AVENUE TO THE SOUTH LINE, (EXTENDED WEST), OF A 16 FEET
231 WIDE PUBLIC ALLEY, (SOUTH OF WEST FULLERTON AVENUE AND ON EAST SIDE
232 OF SAID NORTH KIMBALL AVENUE); THENCE EASTWARD ALONG SOUTH LINE
233 (EXTENDED EAST AND WEST) OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE EAST
234 LINE OF ANOTHER 16 FEET WIDE PUBLIC ALLEY, WEST OF NORTH KEDZIE
235 AVENUE; THENCE NORTHWARD ALONG SAID EAST LINE OF 16 FEET WIDE
236 PUBLIC ALLEY TO THE NORTHWEST CORNER OF LOT 3 OF BLOCK 1 IN C. N.
237 SHIPMAN, W. A. BILL AND N. A. MERRILL'S SUBDIVISION OF THE EAST HALF OF
238 THE NORTHEAST QUARTER OF SAID SECTION 35; THENCE EASTWARD ALONG
239 THE NORTH LINE OF SAID LOT 3 TO THE NORTHEAST CORNER OF SAID LOT 3;
240 THENCE CONTINUING EASTWARD ACROSS NORTH KEDZIE AVENUE TO THE
241 NORTHWEST CORNER OF LOT 6 OF BLOCK 1 IN BLANCHARD'S SUBDIVISION OF
242 THAT PART OF THE NORTH 22 RODS OF THE NORTHWEST QUARTER OF SAID
243 SECTION 36; THENCE EASTWARD ALONG THE NORTH LINE OF SAID LOT 6 TO THE
244 WEST LINE OF A 16 FEET WIDE PUBLIC ALLEY EAST OF SAID NORTH KEDZIE
245 AVENUE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 6;
246 THENCE SOUTHWARD ALONG THE WEST LINE, (EXTENDED SOUTH), OF SAID 16
247 FEET WIDE PUBLIC ALLEY TO THE SOUTH LINE OF WEST BELDEN AVENUE;
248 THENCE EASTWARD ALONG THE SOUTH LINE OF SAID WEST BELDEN AVENUE
249 TO THE EAST LINE, EXTENDED SOUTH, OF NORTH ALBANY AVENUE; THENCE
250 NORTHWARD ALONG SAID (EXTENDED SOUTH) EAST LINE OF NORTH ALBANY
251 AVENUE TO THE SOUTH LINE OF A 16 FEET WIDE PUBLIC ALLEY, SOUTH OF WEST
252 FULLERTON AVENUE; THENCE EASTWARD ALONG THE SOUTH LINE OF SAID 16
253 FEET WIDE PUBLIC ALLEY TO THE EAST LINE OF ANOTHER 16 FEET WIDE PUBLIC
254 ALLEY WEST OF NORTH SACRAMENTO AVENUE; THENCE NORTHWARD ALONG
255 THE EAST LINE OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE NORTH LINE OF
256 THE SOUTH 11.00 FEET OF LOT 6 IN BLOCK 2 IN AFORESAID BLANCHARD'S
257 SUBDIVISION; THENCE EASTWARD ALONG SAID NORTH LINE OF THE SOUTH
258 11.00 FEET OF LOT 6 TO THE EAST LINE OF SAID LOT 6; THENCE CONTINUING
259 EASTWARD ACROSS SAID NORTH SACRAMENTO AVENUE TO THE NORTHWEST
260 CORNER OF LOT 7 IN BLOCK 3 IN THE SUBDIVISION OF LOTS 13 AND 14 IN JOHN
261 MCGOVERN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED
262 AUGUST 24, 1872 AS DOCUMENT NUMBER 51791; THENCE EASTWARD ALONG THE
263 NORTH LINE OF SAID LOT 7 IN BLOCK 3 TO THE NORTHEAST CORNER OF SAID
264 LOT 7 IN BLOCK 3, SAID POINT IS ALSO ON WEST LINE OF 16 FEET WIDE PUBLIC
265 ALLEY, EAST OF NORTH SACRAMENTO AVENUE; THENCE SOUTHWARD ALONG
266 THE WEST LINE OF SAID 16 FEET WIDE PUBLIC ALLEY, EXTENDED SOUTH, TO
267 THE SOUTH LINE OF WEST MEDILL AVENUE; THENCE EASTWARD ALONG THE
268 SOUTH LINE OF SAID WEST MEDILL AVENUE TO THE SOUTHWESTERLY RIGHT OF
269 WAY LINE OF CHICAGO TRANSIT AUTHORITY RAILROAD, SOUTHWESTERLY OF
270 NORTH MILWAUKEE AVENUE; THENCE SOUTHEASTERLY ALONG THE
271 SOUTHWESTERLY RIGHT OF WAY LINE OF SAID CHICAGO TRANSIT AUTHORITY
272 RAILROAD TO THE NORTH LINE OF WEST BELDEN AVENUE; THENCE
273 SOUTHWARD ACROSS SAID WEST BELDEN AVENUE TO THE NORTHWEST

274 CORNER OF LOT 5 IN M. MOORE'S SUBDIVISION OF LOT 19 IN JOHN MCGOVERN'S
275 SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 22, 1886
276 AS DOCUMENT NUMBER 765587; THENCE SOUTHWARD ALONG THE WEST LINE
277 OF SAID LOT 5 TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE EASTWARD
278 ALONG THE SOUTH LINES OF LOTS 5, 4, 3, 2 AND 1 IN AFORESAID M. MOORE'S
279 SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 1 IN SAID M. MOORE'S
280 SUBDIVISION; THENCE SOUTHWARD ALONG THE EAST LINE (EXTENDED SOUTH)
281 OF SAID LOT 1 IN M. MOORE'S SUBDIVISION TO THE NORTH LINE OF LOT 28 OF
282 BLOCK 1 IN J. JOHNSTON JR.'S SUBDIVISION ACCORDING TO THE PLAT THEREOF
283 RECORDED NOVEMBER 28, 1881 AS DOCUMENT NUMBER 361265; THENCE
284 EASTWARD ALONG THE NORTH LINES OF LOTS 28, 29 30, 31, 32, 33 AND 34 OF
285 BLOCK 1 IN SAID J. JOHNSTON JR.'S SUBDIVISION TO THE SOUTHWESTERLY
286 RIGHT OF WAY LINE OF AFORESAID CHICAGO TRANSIT AUTHORITY RAILROAD;
287 THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE
288 OF SAID CHICAGO TRANSIT AUTHORITY RAILROAD TO THE NORTH LINE OF
289 WEST LYNDALE STREET; THENCE WESTWARD ALONG THE NORTH LINE OF SAID
290 WEST LYNDALE STREET TO THE EAST LINE (EXTENDED NORTH) OF THE WEST
291 0.11 FEET OF LOT 33 OF BLOCK 2 IN AFORESAID J. JOHNSTON JR.'S SUBDIVISION;
292 THENCE SOUTHWARD ALONG THE EAST LINE OF THE WEST 0.11 FEET OF SAID
293 LOT 33 OF BLOCK 2 TO THE NORTH LINE OF 16 FEET WIDE PUBLIC ALLEY, SOUTH
294 OF WEST LYNDALE STREET; THENCE CONTINUING SOUTHWARD ACROSS SAID 16
295 FEET WIDE PUBLIC ALLEY TO THE NORTHEAST CORNER OF LOT 50 OF BLOCK 2
296 IN AFORESAID J. JOHNSTON JR.'S SUBDIVISION; THENCE SOUTHWARD ALONG
297 THE EAST LINE (EXTENDED SOUTH) OF SAID LOT 50 OF BLOCK 2 TO THE SOUTH
298 LINE OF WEST PALMER STREET; THENCE EASTWARD ALONG THE SOUTH LINE
299 (EXTENDED EAST) OF SAID WEST PALMER STREET TO THE EAST LINE OF 66 FEET
300 WIDE NORTH CALIFORNIA AVENUE; THENCE NORTHWARD ALONG THE EAST
301 LINE OF SAID NORTH CALIFORNIA AVENUE TO THE SOUTHWESTERLY RIGHT OF
302 WAY LINE OF CHICAGO TRANSIT AUTHORITY RAILROAD, SOUTHWESTERLY OF
303 NORTH MILWAUKEE AVENUE; THENCE SOUTHEASTERLY BY FOLLOWING THE
304 SOUTHWESTERLY RIGHT OF WAY LINE OF SAID CHICAGO TRANSIT AUTHORITY
305 RAILROAD TO THE SOUTHEASTERLY LINE OF LOT 138 IN WHITE AND COLE'S
306 RESUBDIVISION OF BLOCK 1 OF S. STAVE'S SUBDIVISION RECORDED IN BOOK 173
307 PAGE 18; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID
308 LOT 138 TO THE NORTHEASTERLY LINE OF NORTH BINGHAM STREET, SAID POINT
309 IS ALSO THE MOST SOUTHERN CORNER OF SAID LOT 138; THENCE
310 NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID NORTH BINGHAM
311 STREET TO THE MOST SOUTHERN CORNER OF LOT 107 IN SAID WHITE AND
312 COLE'S RESUBDIVISION; THENCE SOUTHWESTERLY ACROSS SAID NORTH
313 BINGHAM STREET TO THE MOST EASTERN CORNER OF LOT 106 IN SAID WHITE
314 AND COLE'S RESUBDIVISION; THENCE CONTINUING SOUTHWESTERLY ALONG
315 THE SOUTHEASTERLY LINE OF SAID LOT 106 TO THE NORTHEASTERLY LINE OF
316 NORTH STAVE STREET, SAID POINT IS ALSO THE MOST SOUTHERN CORNER OF
317 SAID LOT 106; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF
318 SAID NORTH STAVE STREET TO THE SOUTH LINE (EXTENDED EAST) OF A 16 FEET
319 WIDE PUBLIC ALLEY, NORTH OF WEST ARMITAGE AVENUE; THENCE WESTWARD

320 ALONG THE SOUTH LINE (EXTENDED EAST) OF SAID PUBLIC ALLEY ACROSS SAID
321 NORTH STAVE STREET TO THE SOUTHEASTERLY LINE OF LOT 12 IN GRAY AND A
322 DAM'S SUBDIVISION OF LOTS 1 TO 9 AND 28 TO 30 OF BLOCK 4 IN S. STAVE'S
323 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 5, 1881 AS
324 DOCUMENT NUMBER 342922; THENCE NORTHEASTERLY ALONG THE
325 SOUTHEASTERLY LINE OF SAID LOT 12 TO THE MOST EASTERN CORNER OF SAID
326 LOT 12; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID
327 LOT 12 TO THE MOST NORTHERN CORNER OF SAID LOT 12, SAID CORNER IS ALSO
328 THE MOST EASTERN CORNER OF LOT 27 OF BLOCK 4 IN S. STAVE'S SUBDIVISION
329 ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 85 PAGE 19; THENCE
330 CONTINUING NORTHWESTERLY ALONG THE NORTHEASTERLY LINES OF LOTS 27,
331 26, 25, 24, 23, 22, 21, 20 AND 19 OF BLOCK 4 IN SAID S. STAVE'S SUBDIVISION TO
332 THE SOUTHEASTERLY LINE OF WEST FRANCES PLACE, SAID POINT ALSO BEING
333 THE MOST NORTHERN CORNER OF SAID LOT 19; THENCE SOUTHWESTERLY
334 ALONG THE SOUTHEASTERLY LINE (EXTENDED SOUTHWESTERLY) OF SAID
335 WEST FRANCES PLACE TO THE SOUTHWESTERLY LINE OF NORTH POINT STREET;
336 THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF NORTH POINT
337 STREET TO THE MOST EASTERN CORNER OF LOT 20 OF BLOCK 7 IN AFORESAID
338 ATTRILL'S SUBDIVISION, SAID POINT IS ALSO BEING ON THE NORTH LINE OF
339 PUBLIC ALLEY, NORTH OF WEST ARMITAGE AVENUE; THENCE WESTWARD
340 ALONG THE NORTH LINE OF SAID PUBLIC ALLEY TO THE MOST SOUTHERLY
341 CORNER OF LOT 24 OF BLOCK 7 IN AFORESAID ATTRILL'S SUBDIVISION; THENCE
342 NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 24 OF BLOCK
343 7 TO THE MOST WESTERN CORNER OF SAID LOT 24, SAID CORNER IS ALSO BEING
344 ON THE SOUTHEASTERLY LINE OF LOT 35 OF BLOCK 5 IN AFOREMENTIONED W.
345 O. COLE'S SUBDIVISION; THENCE SOUTHWESTERLY ALONG THE
346 SOUTHEASTERLY LINES OF LOTS 35, 34, AND 33 TO THE MOST SOUTHERN
347 CORNER OF SAID LOT 33 OF BLOCK 5; THENCE NORTHWESTERLY ALONG THE
348 SOUTHWESTERLY LINE (EXTENDED NORTHWESTERLY ACROSS WEST FRANCES
349 PLACE) TO THE NORTH LINE OF SAID WEST FRANCES PLACE; THENCE
350 WESTWARD ALONG THE SOUTH LINE OF SAID WEST FRANCES PLACE TO THE
351 EAST LINE OF NORTH CALIFORNIA AVENUE; THENCE NORTHWARD ALONG THE
352 EAST LINE OF SAID NORTH CALIFORNIA AVENUE TO THE SOUTH LINE
353 (EXTENDED EAST) OF WEST MCLEAN AVENUE; THENCE WESTWARD ALONG THE
354 SOUTH LINE OF SAID WEST MCLEAN AVENUE TO THE WEST LINE OF A 13 FEET
355 WIDE PUBLIC ALLEY (EAST OF NORTH MOZART STREET); THENCE SOUTHWARD
356 ALONG THE WEST LINE OF SAID PUBLIC ALLEY 150 FEET TO THE NORTH LINE OF
357 ANOTHER PUBLIC ALLEY; THENCE WESTWARD ALONG NORTH LINE OF SAID
358 PUBLIC ALLEY TO THE EAST LINE OF NORTH MOZART STREET; THENCE
359 WESTWARD ACROSS SAID NORTH MOZART STREET TO THE SOUTHEAST CORNER
360 OF LOT 1 OF BLOCK 11 IN HOEPS AND KERFF'S RESUBDIVISION OF BLOCKS 8 AND
361 11 IN THE TOWN OF SCHLESWIG, ACCORDING TO THE PLAT THEREOF RECORDED
362 JULY 25, 1890 AS DOCUMENT NUMBER 1307724, SAID CORNER IS ALSO BEING ON
363 THE NORTH LINE OF A 17 FEET WIDE PUBLIC ALLEY, NORTH OF WEST ARMITAGE
364 AVENUE; THENCE WESTWARD ALONG THE NORTH LINE OF SAID 17 FEET WIDE
365 PUBLIC ALLEY TO THE WEST LINE OF ANOTHER 16 FEET WIDE PUBLIC ALLEY,

366 EAST OF NORTH HUMBOLDT BOULEVARD; THENCE SOUTHWARD ALONG THE
367 WEST LINE OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE NORTH LINE OF
368 ANOTHER 16 FEET WIDE PUBLIC ALLEY, NORTH OF WEST ARMITAGE AVENUE;
369 THENCE WESTWARD ALONG THE NORTH LINE OF SAID 16 FEET WIDE PUBLIC
370 ALLEY TO THE SOUTHWEST CORNER OF LOT 31 IN PARKWAY ADDITION, A
371 RESUBDIVISION OF LOTS 5 TO 10 INCLUSIVE IN EACH OF BLOCKS 4, 9 AND 10 IN
372 THE TOWN OF SCHLESWIG AND THE VACATED ALLEYS AND ONE HALF OF
373 STREET ADJACENT TO SAID LOTS ETC. IN THE EAST HALF OF THE NORTHWEST
374 QUARTER OF SAID SECTION 36; THENCE NORTHWARD ALONG THE WEST LINE OF
375 LOTS 31, 30 AND 29 IN AFORESAID PARKWAY ADDITION TO THE NORTHWEST
376 CORNER OF SAID LOT 29 IN SAID PARKWAY ADDITION; THENCE WESTWARD
377 ACROSS SAID NORTH HUMBOLDT BOULEVARD TO A POINT OF INTERSECTION OF
378 WEST LINE OF SAID NORTH HUMBOLDT BOULEVARD WITH THE SOUTH LINE OF
379 THE NORTH HALF OF LOT 40 IN PALMER PLACE ADDITION, A SUBDIVISION OF
380 PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID
381 SECTION 36; THENCE WESTWARD ALONG THE SAID SOUTH LINE, EXTENDED
382 WEST, OF THE NORTH HALF OF LOT 40 TO THE WEST LINE OF 16 FEET WIDE
383 PUBLIC ALLEY, EAST OF NORTH WHIPPLE STREET; THENCE SOUTHWARD ALONG
384 THE WEST LINE OF SAID PUBLIC ALLEY TO THE SOUTHEAST CORNER OF LOT 54
385 IN AFORESAID PALMER PLACE ADDITION; THENCE WESTWARD ALONG THE
386 SOUTH LINE OF SAID LOT 54 TO THE SOUTHWEST CORNER OF SAID LOT 54;
387 THENCE NORTHWARD ALONG THE WEST LINE OF SAID LOT 54 TO THE NORTH
388 LINE, EXTENDED EAST, OF A 16 FEET WIDE PUBLIC ALLEY, NORTH OF WEST
389 ARMITAGE AVENUE; THENCE WESTWARD ALONG SAID NORTH LINE, EXTENDED
390 EAST AND WEST, OF 16 FEET WIDE PUBLIC ALLEY TO THE WEST LINE OF NORTH
391 ALBANY AVENUE; THENCE SOUTHWARD ALONG THE WEST LINE OF SAID NORTH
392 ALBANY AVENUE TO THE CENTER LINE OF VACATED ALLEY, NORTH OF WEST
393 ARMITAGE AVENUE, ACCODING TO THE PLAT OF VACATION THEREOF
394 RECORDED AS DOCUMENT NUMBER 20127605; THENCE WESTWARD ALONG
395 CENTER LINE OF SAID VACATED ALLEY TO A LINE 129.667 FEET WEST OF AND
396 PARALLEL WITH WEST LINE OF SAID NORTH ALBANY AVENUE; THENCE
397 NORTHWARD ALONG SAID PARALLEL LINE TO THE SOUTH LINE OF LOT 16 OF
398 BLOCK 3 IN CLARKSON'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER
399 OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE WESTWARD ALONG
400 THE SOUTH LINE OF SAID LOT 16, EXTENDED WEST, TO THE CENTER LINE OF A 16
401 FEET WIDE VACATED ALLEY, EAST OF NORTH KEDZIE AVENUE; THENCE
402 NORTHWARD ALONG CENTER LINE, EXTENDED NORTH, OF SAID VACATED
403 ALLEY TO THE SOUTH LINE, EXTENDED EAST, OF LOT 19 IN THE PLAT OF THE
404 WEST 10 ACRES OF THE WEST 30 ACRES OF THE SOUTH 91.7 ACRES OF THE
405 NORTHWEST QUARTER OF SAID SECTION 36; THENCE WESTWARD ALONG SAID
406 SOUTH LINE, EXTENDED EAST, OF LOT 19 TO THE SOUTHWEST CORNER OF SAID
407 LOT 19; THENCE CONTINUING WESTWARD ACROSS NORTH KEDZIE AVENUE TO
408 THE NORTHEAST CORNER OF LOT 4 OF BLOCK 1 IN OVITT'S RESUBDIVISION OF
409 BLOCK 12 OF SHIPMAN, BILL AND MERRILL'S SUBDIVISION IN THE EAST HALF OF
410 THE NORTHEAST QUARTER OF SAID SECTION 35; THENCE SOUTHWARD ALONG
411 THE EAST LINE OF LOTS 4, 5, AND 6 OF SAID BLOCK 1 TO THE SOUTHEAST

412 CORNER OF SAID LOT 6; THENCE WESTWARD ALONG THE SOUTH LINE OF SAID
413 LOT 6 TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTHWARD
414 ALONG THE WEST LINE OF SAID LOT 6 TO THE NORTH LINE, EXTENDED EAST, OF
415 A 14 FEET WIDE PUBLIC ALLEY, NORTH OF WEST ARMITAGE AVENUE; THENCE
416 WESTWARD ALONG THE NORTH LINE, EXTENDED EAST AND WEST, OF SAID 14
417 FEET WIDE PUBLIC ALLEY TO THE WEST LINE OF ANOTHER 14 FEET WIDE PUBLIC
418 ALLEY, EAST OF NORTH SAWYER AVENUE; THENCE SOUTHWARD ALONG THE
419 SAID WEST LINE OF 14 FEET WIDE PUBLIC ALLEY TO THE NORTH LINE OF
420 ANOTHER 14 FEET WIDE PUBLIC ALLEY, NORTH OF WEST ARMITAGE AVENUE;
421 THENCE WESTWARD ALONG THE NORTH LINE OF SAID 14 FEET WIDE PUBLIC
422 ALLEY TO THE EAST LINE OF NORTH SAWYER AVENUE; THENCE NORTHWARD
423 ALONG THE EAST LINE OF SAID NORTH SAWYER AVENUE TO THE NORTH LINE,
424 EXTENDED EAST, OF A 16 FEET WIDE PUBLIC ALLEY NORTH OF WEST ARMITAGE
425 AVENUE; THENCE WESTWARD ALONG THE NORTH LINE (EXTENDED EAST) OF
426 SAID 16 FEET WIDE PUBLIC ALLEY TO THE WEST LINE OF NORTH SPAULDING
427 AVENUE; THENCE SOUTHWARD ALONG THE WEST LINE OF SAID NORTH
428 SPAULDING AVENUE TO THE NORTH LINE OF WEST ARMITAGE AVENUE; THENCE
429 WESTWARD ALONG THE NORTH LINE OF SAID WEST ARMITAGE AVENUE TO THE
430 EAST LINE OF NORTH KIMBALL AVENUE; THENCE NORTHWARD ALONG THE
431 EAST LINE OF SAID NORTH KIMBALL AVENUE TO THE NORTH LINE OF A 16 FEET
432 WIDE PUBLIC ALLEY, NORTH OF SAID ARMITAGE AVENUE; THENCE WESTWARD
433 ALONG THE NORTH LINE (EXTENDED WEST) OF SAID PUBLIC ALLEY TO THE
434 WEST LINE OF NORTH KIMBALL AVENUE; THENCE SOUTH ALONG WEST LINE OF
435 SAID NORTH KIMBALL AVENUE TO THE NORTH LINE OF 16 FEET WIDE PUBLIC
436 ALLEY, NORTH OF WEST ARMITAGE AVENUE; THENCE WESTWARD ALONG THE
437 NORTH LINE OF SAID 16 FEET WIDE ALLEY TO THE EAST LINE OF NORTH ST.
438 LOUIS AVENUE; THENCE WESTWARD ACROSS NORTH ST. LOUIS AVENUE TO THE
439 SOUTHEAST CORNER OF LOT 61 IN THE SUBDIVISION OF THE SOUTH QUARTER
440 OF THE WEST ONE THIRD OF THE NORTHEAST QUARTER OF SAID SECTION 35,
441 SAID POINT ALSO IS ON NORTH LINE OF A 16 FEET WIDE PUBLIC ALLEY, NORTH
442 OF WEST ARMITAGE AVENUE; THENCE WESTWARD ALONG THE NORTH LINE
443 (EXTENDED WEST) OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE WEST LINE OF
444 NORTH DRAKE AVENUE; THENCE SOUTHWARD ALONG THE WEST LINE OF SAID
445 NORTH DRAKE AVENUE TO THE NORTH LINE OF WEST ARMITAGE AVENUE;
446 THENCE WESTWARD ALONG THE NORTH LINE OF SAID WEST ARMITAGE
447 AVENUE TO THE EAST LINE OF NORTH CENTRAL PARK AVENUE; THENCE
448 NORTHWARD ALONG THE EAST LINE OF SAID NORTH CENTRAL PARK AVENUE
449 TO THE NORTH LINE OF WEST McLEAN AVENUE; THENCE WESTWARD ALONG
450 THE NORTH LINE OF SAID WEST McLEAN AVENUE TO THE WEST LINE
451 (EXTENDED NORTH) OF THE EAST 9 FEET OF LOT 58 OF BLOCK 8 IN JACKSON'S
452 SUBDIVISION OF BLOCK 7 AND 8 OF HAMBLETON SUBDIVISION IN THE EAST
453 HALF OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE SOUTHWARD
454 ALONG THE SAID WEST LINE (EXTENDED NORTH) OF THE SAID EAST 9 FEET TO
455 THE NORTH LINE OF A 16 FEET WIDE VACATED PUBLIC ALLEY, NORTH OF SAID
456 WEST ARMITAGE AVENUE; THENCE WESTWARD ALONG THE NORTH LINE OF
457 SAID PUBLIC ALLEY TO THE EAST LINE, EXTENDED NORTH, OF LOT 90 OF BLOCK

458 7 IN SAID JACKSON'S SUBDIVISION; THENCE SOUTHWARD ALONG THE EAST OF
459 SAID LOT 90 TO THE NORTH LINE OF WEST ARMITAGE AVENUE; THENCE
460 WESTWARD ALONG THE NORTH LINE OF SAID WEST ARMITAGE AVENUE TO THE
461 WEST LINE (EXTENDED NORTH) OF NORTH RIDGEWAY AVENUE; THENCE
462 SOUTHWARD ACROSS WEST ARMITAGE AVENUE ALONG THE WEST LINE OF SAID
463 NORTH RIDGEWAY AVENUE, EXTENDED NORTH, TO THE SOUTH LINE OF A 16
464 FEET WIDE PUBLIC ALLEY, SOUTH OF SAID WEST ARMITAGE AVENUE, THENCE
465 EASTWARD ALONG SAID SOUTH LINE, EXTENDED EAST, TO THE WEST LINE OF
466 NORTH LAWNDALE AVENUE; THENCE EASTWARD ACROSS SAID NORTH
467 LAWNDALE AVENUE TO THE NORTHWEST CORNER OF LOT 12 OF BLOCK 2 IN S.
468 DELAMATER'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED
469 AUGUST 1, 1885 AS DOCUMENT NO. 643538, SAID POINT IS ALSO ON THE SOUTH
470 LINE OF A 16 FEET WIDE PUBLIC ALLEY; THENCE EASTWARD ALONG THE SOUTH
471 LINE OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE WEST LINE OF NORTH
472 CENTRAL PARK AVENUE; THENCE SOUTHWARD ALONG THE WEST LINE OF SAID
473 NORTH CENTRAL PARK AVENUE TO THE SOUTH LINE, EXTENDED WEST, OF A 16
474 FEET WIDE PUBLIC ALLEY, SOUTH OF WEST ARMITAGE AVENUE; THENCE
475 CONTINUING EASTWARD ALONG THE SOUTH LINE, EXTENDED WEST, OF SAID 16
476 FEET WIDE PUBLIC ALLEY TO THE WEST LINE OF NORTH KIMBALL AVENUE;
477 THENCE EASTWARD ACROSS SAID NORTH KIMBALL AVENUE TO THE
478 NORTHWEST CORNER OF LOT 16 IN WINKELMAN'S SUBDIVISION OF BLOCKS 3 OF
479 E. SIMON'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED ON
480 FEBRUARY 15, 1899 AS DOCUMENT NO. 2785137, SAID POINT IS ALSO ON SOUTH
481 LINE OF A 16 FEET WIDE PUBLIC ALLEY; THENCE EASTWARD ALONG THE SOUTH
482 LINE OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE WEST LINE OF NORTH
483 SPAULDING AVENUE; THENCE EASTWARD ACROSS SAID NORTH SPAULDING
484 AVENUE TO THE NORTHWEST CORNER OF LOT 16 OF BLOCK 2 IN WINKELMAN'S
485 SUBDIVISION OF PART OF BLOCK 2 AND 11 OF E. SIMON'S S SUBDIVISION
486 ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 5, 1888 AS
487 DOCUMENT NO. 1000737, SAID POINT IS ALSO ON THE SOUTH LINE OF A 16 FEET
488 WIDE PUBLIC ALLEY, SOUTH OF WEST ARMITAGE AVENUE; THENCE EASTWARD
489 ALONG THE SOUTH LINE OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE WEST
490 LINE OF NORTH KEDZIE AVENUE; THENCE EASTWARD ACROSS SAID NORTH
491 KEDZIE AVENUE TO THE NORTHWEST CORNER OF LOT 16 OF BLOCK 1 IN NILS F.
492 OLSON'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED
493 JANUARY 14, 1887 AS DOCUMENT NUMBER 790005, SAID CORNER IS ALSO ON THE
494 SOUTH LINE OF A 14 FEET WIDE PUBLIC ALLEY, SOUTH OF WEST ARMITAGE
495 AVENUE; THENCE EASTWARD ALONG THE SOUTH LINE OF SAID 14 FEET WIDE
496 PUBLIC ALLEY TO THE NORTHEAST CORNER OF LOT 6 OF BLOCK 1 IN S.
497 DELAMATER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED ON
498 FEBRUARY 5, 1884 AS DOCUMENT NO. 523563; THENCE SOUTHWARD ALONG THE
499 EAST LINE OF SAID LOT 6 TO THE SOUTH LINE (EXTENDED WEST) OF A 16 FEET
500 WIDE PUBLIC ALLEY, SOUTH OF WEST ARMITAGE AVENUE; THENCE EASTWARD
501 ALONG SOUTH LINE OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE WEST LINE OF
502 NORTH WHIPPLE STREET; THENCE EASTWARD ACROSS NORTH WHIPPLE STREET
503 TO THE NORTHWEST CORNER OF LOT 42 OF BLOCK 1 IN ALVA TROWBRIDGE AND

504 OTHER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST
505 1, 1872 AS DOCUMENT NUMBER 51139; THENCE EASTWARD ALONG THE NORTH
506 LINE OF SAID LOT 42 OF BLOCK 1 TO THE NORTHEAST CORNER OF SAID LOT 42;
507 THENCE EASTWARD TO THE NORTHWEST CORNER OF LOT 7 OF BLOCK 1 IN SAID
508 ALVA TROWBRIDGE AND OTHER'S SUBDIVISION; THENCE EASTWARD ALONG
509 THE NORTH LINE OF SAID LOT 7 OF BLOCK 1 TO ITS NORTHEAST CORNER;
510 THENCE EASTWARD ACROSS NORTH HUMBOLDT BOULEVARD, ALONG THE
511 NORTH LINE, EXTENDED EAST, OF SAID LOT 7 TO THE EAST LINE OF SAID NORTH
512 HUMBOLDT BOULEVARD; THENCE NORTHWARD ALONG THE EAST LINE OF SAID
513 NORTH HUMBOLDT BOULEVARD TO THE SOUTH LINE OF LOT 24 OF BLOCK 4 IN
514 HANSBROUGH AND HESS SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST
515 QUARTER OF SAID SECTION 36; THENCE EASTWARD ALONG THE SOUTH LINE OF
516 SAID LOT 24 TO ITS SOUTHEAST CORNER; THENCE CONTINUING EASTWARD
517 ACROSS THE 14 FEET WIDE PUBLIC ALLEY TO THE SOUTHWEST CORNER OF LOT
518 1 OF BLOCK 4 IN SAID HANSBROUGH AND HESS SUBDIVISION; THENCE
519 EASTWARD ALONG THE SOUTH LINE OF SAID LOT 1 OF BLOCK 4 TO ITS
520 SOUTHEAST CORNER, SAID CORNER IS ALSO ON WEST LINE OF NORTH
521 RICHMOND STREET; THENCE SOUTHWARD ALONG THE WEST LINE OF SAID
522 NORTH RICHMOND STREET TO THE NORTH LINE (EXTENDED WEST) OF LOT 22 OF
523 BLOCK 3 IN SAID HANSBROUGH AND HESS SUBDIVISION; THENCE EASTWARD
524 ALONG SAID NORTH LINE EXTENDED WEST TO THE NORTHEAST CORNER OF
525 SAID LOT 22 OF BLOCK 3; THENCE CONTINUING EASTWARD ALONG SAID NORTH
526 LINE (EXTENDED EAST) TO THE EAST LINE OF A 14 FEET WIDE PUBLIC ALLEY,
527 WEST OF NORTH FRANCISCO AVENUE; THENCE NORTHWARD ALONG EAST LINE
528 OF SAID ALLEY TO THE NORTH LINE OF THE SOUTH HALF OF LOT 2 OF BLOCK 3
529 IN SAID HANSBROUGH AND HESS SUBDIVISION; THENCE EASTWARD ALONG THE
530 SAID NORTH LINE OF THE SOUTH HALF OF LOT 2 OF BLOCK 3 TO THE WEST LINE
531 OF NORTH FRANCISCO AVENUE; THENCE CONTINUING EAST ALONG SAID NORTH
532 LINE (EXTENDED EAST) OF THE SOUTH HALF OF LOT 2 TO THE WEST LINE OF A 14
533 FEET WIDE PUBLIC ALLEY, EAST OF NORTH FRANCISCO AVENUE; THENCE
534 SOUTHWARD ALONG WEST LINE OF SAID 14 FEET WIDE PUBLIC ALLEY TO THE
535 MOST NORTH LINE (EXTENDED WEST) OF LOT 3 OF BLOCK 2 IN SAID
536 HANSBROUGH AND HESS SUBDIVISION; THENCE EASTWARD ALONG THE SAID
537 MOST NORTH LINE, EXTENDED WEST, TO THE NORTHWEST CORNER OF SAID LOT
538 3 OF BLOCK 2; THENCE EASTWARD ALONG SAID MOST NORTH LINE, 25.05 FEET;
539 THENCE SOUTHWARD ALONG A LINE PARALLEL TO NORTH MOZART STREET, 4.5
540 FEET; THENCE EASTWARD ALONG NORTH LINE (EXTENDED EAST) OF SAID LOT 3
541 OF BLOCK 2 TO THE EAST LINE OF NORTH MOZART AVENUE; THENCE
542 NORTHWARD ALONG THE EAST LINE OF SAID NORTH MOZART STREET TO THE
543 SOUTHWEST CORNER OF LOT 24 OF BLOCK 1 IN SAID HANSBROUGH AND HESS
544 SUBDIVISION; THENCE EASTWARD ALONG THE SOUTH LINE OF SAID LOT 24 OF
545 BLOCK 1 TO THE WEST LINE OF A 14 FEET WIDE PUBLIC ALLEY, WEST OF NORTH
546 CALIFORNIA AVENUE, THENCE SOUTHWARD ALONG WEST LINE OF SAID 14 FEET
547 WIDE PUBLIC ALLEY TO THE NORTH LINE (EXTENDED WEST) OF THE SOUTH
548 HALF OF LOT 3 OF BLOCK 1 IN SAID HANSBROUGH AND HESS SUBDIVISION;
549 THENCE EASTWARD ALONG SAID NORTH LINE (EXTENDED WEST) OF THE SOUTH

550 HALF OF LOT 3 OF BLOCK 1 TO THE WEST LINE OF NORTH CALIFORNIA AVENUE;
551 THENCE EASTWARD ACROSS SAID NORTH CALIFORNIA AVENUE TO THE
552 NORTHWEST CORNER OF LOT 11 OF BLOCK 2 IN EDGAR M. SNOW AND
553 COMPANY'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED ON
554 MARCH 23, 1901 AS DOCUMENT NUMBER 3077922, SAID CORNER ALSO LIES ON
555 THE SOUTH LINE OF 16 FEET WIDE ALLEY, SOUTH OF WEST ARMITAGE AVENUE;
556 THENCE EASTWARD ALONG SOUTH LINE (EXTENDED EAST) OF SAID 16 FEET
557 WIDE PUBLIC ALLEY TO THE EAST LINE OF NORTH FAIRFIELD AVENUE; THENCE
558 NORTHWARD ALONG EAST LINE OF SAID NORTH FAIRFIELD AVENUE TO THE
559 SOUTH LINE OF WEST ARMITAGE AVENUE; THENCE EASTWARD ALONG SOUTH
560 LINE OF SAID WEST ARMITAGE AVENUE TO THE WEST LINE OF NORTH
561 WASHTENAW AVENUE; THENCE SOUTHWARD ALONG WEST LINE OF SAID
562 NORTH WASHTENAW AVENUE TO THE SOUTH LINE (EXTENDED WEST) OF A 16
563 FEET WIDE PUBLIC ALLEY SOUTH OF WEST ARMITAGE AVENUE; THENCE
564 EASTWARD ALONG SOUTH LINE OF SAID PUBLIC ALLEY TO THE WEST LINE OF
565 NORTH ROCKWELL STREET; THENCE SOUTHWARD ALONG WEST LINE OF SAID
566 NORTH ROCKWELL STREET TO THE SOUTH LINE OF WEST HOMER STREET;
567 THENCE EASTWARD ALONG THE SOUTH LINE (EXTENDED EAST) OF SAID WEST
568 HOMER STREET TO THE NORTHEAST CORNER OF LOT 7 IN SUBDIVISION OF LOT
569 11 TO 25 OF SUB-BLOCK 2 OF B. F. JACOBS SUBDIVISION; THENCE SOUTHWARD
570 ALONG EAST LINE, EXTENDED SOUTH, OF SAID LOT 7 TO THE SOUTH LINE OF A
571 16 FEET WIDE PUBLIC ALLEY, SOUTH OF WEST HOMER STREET; THENCE
572 EASTWARD ALONG SOUTH LINE OF SAID 16 FEET PUBLIC ALLEY TO THE
573 NORTHEAST CORNER OF LOT 41 IN B. F. JACOBS SUBDIVISION OF BLOCK 2 OF
574 JOHNSTON'S SUBDIVISION; THENCE SOUTHWARD ALONG EAST LINE OF SAID
575 LOT 41 TO THE NORTH LINE OF WEST CORTLAND STREET; THENCE EASTWARD
576 ALONG NORTH LINE OF SAID WEST CORTLAND STREET TO THE EAST LINE OF
577 THE WEST 72 FEET OF LOT 67 IN JOHNSTON'S SUBDIVISION OF BLOCK 1 OF
578 JOHNSTON'S SUBDIVISION IN EAST HALF OF THE SOUTHEAST QUARTER OF SAID
579 SECTION 36; THENCE NORTHWARD ALONG SAID EAST LINE OF THE WEST 72
580 FEET, EXTENDED NORTH, TO THE NORTH LINE OF 16 FEET WIDE PUBLIC ALLEY,
581 NORTH OF WEST CORTLAND STREET; THENCE WESTWARD ALONG NORTH LINE
582 OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE EAST LINE OF NORTH CAMPBELL
583 AVENUE; THENCE NORTHWARD ALONG EAST OF SAID NORTH CAMPBELL
584 AVENUE AND ACROSS WEST HOMER STREET TO THE NORTH LINE OF SAID WEST
585 HOMER STREET; THENCE WESTWARD ALONG NORTH LINE, EXTENDED EAST-
586 WEST, OF SAID WEST HOMER STREET TO A LINE 167 FEET WEST OF AND
587 PARALLEL WITH THE WEST LINE OF SAID NORTH CAMPBELL AVENUE; THENCE
588 NORTHWARD ALONG SAID PARALLEL LINE A DISTANCE OF 53 FEET; THENCE
589 EASTWARD ALONG A LINE 53 FEET NORTH OF AND PARALLEL WITH NORTH LINE
590 OF 66 FEET WIDE SAID WEST HOMER STREET, 167 FEET TO THE WEST LINE OF
591 SAID NORTH CAMPBELL AVENUE; THENCE NORTHWARD ALONG WEST LINE OF
592 SAID NORTH CAMPBELL AVENUE TO THE SOUTH LINE (EXTENDED WEST) OF LOT
593 16 IN JOHNSTON'S SUBDIVISION OF BLOCK 1 OF JOHNSTON'S SUBDIVISION
594 ACCORDING TO THE PLAT THEREOF RECORDED ON JULY 18, 1881 AS DOCUMENT
595 NO. 338117; THENCE EASTWARD ALONG SAID SOUTH LINE (EXTENDED WEST) TO

596 THE SOUTHWEST CORNER OF SAID LOT 16; THENCE EASTWARD ALONG THE
597 SOUTH LINES OF LOT 16, 15, 14, 13 AND 12 IN SAID JOHNSTON'S SUBDIVISION TO
598 THE SOUTHEAST CORNER OF SAID LOT 12; THENCE IN A NORTHEASTERLY
599 DIRECTION TO THE SOUTHEAST CORNER OF LOT 1 IN P. BANDOW'S
600 RESUBDIVISION OF LOTS 3, 4 AND THE NORTHWEST HALF OF LOT 5 IN BLOCK 1
601 OF JOHNSTON'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED
602 ON APRIL 16, 1885 AS DOCUMENT NO. 6168851, SAID CORNER ALSO LIES ON THE
603 NORTHEASTERLY LINE OF 10 FEET WIDE PUBLIC ALLEY; THENCE
604 SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE (EXTENDED
605 SOUTHEASTERLY) OF SAID 10 FEET WIDE PUBLIC ALLEY TO THE SOUTH LINE OF
606 AFORESAID WEST HOMER STREET; THENCE EASTWARD ALONG SOUTH LINE OF
607 SAID HOMER STREET TO THE WEST LINE OF NORTH WESTERN AVENUE AS
608 WIDENED, SAID POINT IS ALSO 50 FEET WEST OF THE EAST LINE OF THE EAST
609 HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE NORTHWARD
610 ALONG WEST LINE OF SAID NORTH WESTERN AVENUE TO THE NORTHEAST LINE
611 OF 66 FEET WIDE NORTH MILWAUKEE AVENUE; THENCE NORTHWESTERLY
612 ALONG NORTHEASTERLY LINE OF SAID NORTH MILWAUKEE AVENUE TO THE
613 SOUTH LINE OF WEST ARMITAGE AVENUE; THENCE EASTWARD ALONG SOUTH
614 LINE OF SAID WEST ARMITAGE AVENUE TO THE WEST LINE (EXTENDED SOUTH)
615 OF LOT 36 IN POWELL'S SUBDIVISION OF LOT 8 IN CIRCUIT COURT PARTITION,
616 ACCORDING TO THE PLAT THEREOF RECORDED ON SEPTEMBER 5, 1884 AS
617 DOCUMENT NO. 572044; THENCE NORTHWARD ACROSS WEST ARMITAGE
618 AVENUE TO THE SOUTHWEST CORNER OF SAID LOT 36; THENCE NORTHWARD
619 ALONG SAID WEST LINE OF SAID LOT 36 AND ALONG THE EAST LINE OF 14 FEET
620 WIDE PUBLIC ALLEY TO THE NORTH LINE (EXTENDED EAST) OF ANOTHER 14
621 FEET WIDE PUBLIC ALLEY, SOUTH OF WEST McLEAN AVENUE; THENCE
622 WESTWARD ALONG NORTH LINE (EXTENDED EAST AND WEST) OF SAID 14 FEET
623 WIDE PUBLIC ALLEY TO THE EAST LINE (EXTENDED SOUTH) OF ANOTHER 14
624 FEET WIDE PUBLIC ALLEY EAST OF NORTH CAMPBELL AVENUE; THENCE
625 NORTHWARD ALONG EAST LINE (EXTENDED SOUTH) OF SAID 14 FEET WIDE
626 PUBLIC ALLEY TO THE NORTH LINE (EXTENDED EAST) OF A 9 FEET WIDE PUBLIC
627 ALLEY, SOUTH OF WEST McLEAN AVENUE; THENCE WESTWARD ALONG NORTH
628 LINE (EXTENDED EAST) OF SAID 9 FEET WIDE PUBLIC ALLEY TO THE EAST LINE
629 OF NORTH CAMPBELL AVENUE; THENCE NORTHWARD ALONG THE EAST LINE OF
630 SAID NORTH CAMPBELL AVENUE TO THE SOUTH LINE (EXTENDED EAST) OF LOT
631 6 IN OWNER'S SUBDIVISION, ACCORDING TO THE PLAT RECORDED NOVEMBER
632 24, 1913 AS DOCUMENT NO. 5311027; THENCE WESTWARD ACROSS SAID NORTH
633 CAMPBELL AVENUE ALONG SOUTH LINE (EXTENDED EAST) OF SAID LOT 6 TO
634 THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTHWARD ALONG THE
635 WEST LINES OF LOTS 6, 5, 4 AND 3 IN SAID OWNER'S SUBDIVISION TO THE
636 NORTHWEST CORNER OF SAID LOT 3; THENCE NORTHEASTERLY ALONG THE
637 WESTERLY LINES OF LOTS 2 AND 1 IN SAID OWNER'S SUBDIVISION TO THE
638 NORTHWEST CORNER OF SAID LOT 1; THENCE NORTHWARD ALONG WEST LINE
639 OF LOT 104 IN V. WOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF
640 RECORDED MAY 10, 1877 AS DOCUMENT NO. 134226, TO THE NORTH LINE
641 (EXTENDED EAST) OF A 16 FEET WIDE PUBLIC ALLEY, SOUTH OF WEST

642 CHARLESTON STREET; THENCE WESTWARD ALONG NORTH LINE (EXTENDED
643 EAST) OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE SOUTHWEST CORNER OF
644 LOT 56 IN SAID V. WOOD'S SUBDIVISION; THENCE NORTHWARD ALONG WEST
645 LINE (EXTENDED NORTH) OF SAID LOT 56 TO THE NORTH LINE OF WEST
646 CHARLESTON STREET; THENCE WEST ALONG NORTH LINE OF SAID WEST
647 CHARLESTON STREET TO THE EAST LINE OF NORTH MAPLEWOOD AVENUE;
648 THENCE SOUTHWESTERLY ACROSS SAID NORTH MAPLEWOOD AVENUE TO THE
649 SOUTHWEST CORNER OF LOT 18 IN SAID V. WOOD'S SUBDIVISION; THENCE
650 WESTWARD ALONG SOUTH LINE OF SAID LOT 18 TO THE SOUTHWEST CORNER
651 OF SAID LOT 18; THENCE NORTHWARD ALONG WEST LINES OF LOTS 17, 16, 15, 14,
652 13 AND 12 IN SAID V. WOOD'S SUBDIVISION TO A LINE 7 FEET SOUTH OF AND
653 PARALLEL WITH THE SOUTH LINE (EXTENDED EAST) OF LOT 15 IN HERMAN
654 PAPSIEU'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED
655 DECEMBER 17, 1900 AS DOCUMENT NO. 3044716; THENCE WESTWARD ALONG
656 SAID PARALLEL LINE, 10 FEET; THENCE NORTHWARD, 7 FEET TO THE
657 SOUTHEAST CORNER OF SAID LOT 15; THENCE WESTWARD ALONG SOUTH LINE
658 OF SAID LOT 15 TO THE SOUTHWEST CORNER OF SAID LOT 15; THENCE
659 NORTHWARD ALONG THE LINES OF LOTS 15, 14, 13, 12 AND 11 IN SAID HERMAN
660 PAPSIEU'S SUBDIVISION TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE
661 CONTINUING NORTHWARD ALONG WEST LINE (EXTENDED NORTH) OF SAID LOT
662 11 TO THE SOUTHWEST CORNER OF LOT 10 IN SAID HERMAN PAPSIEU'S
663 SUBDIVISION; THENCE WESTWARD ALONG THE SOUTH LINE (EXTENDED WEST)
664 OF SAID LOT 10 TO THE SOUTHEAST CORNER OF LOT 13 IN JAMES M. ALLEN'S
665 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED APRIL 11, 1882 AS
666 DOCUMENT NO. 386837; THENCE WESTWARD ALONG SOUTH LINE OF SAID LOT 13
667 TO THE SOUTHWEST CORNER OF SAID LOT 13, SAID CORNER IS ALSO ON THE
668 EAST LINE OF NORTH ROCKWELL STREET; THENCE SOUTHWARD ALONG EAST
669 LINE OF SAID NORTH ROCKWELL STREET TO THE SOUTHWESTERLY LINE
670 (EXTENDED SOUTHEASTERLY) OF LOT 2 IN POWELL'S SUBDIVISION ACCORDING
671 TO THE PLAT THEREOF RECORDED ON PAGE 93 OF BOOK 6; THENCE
672 NORTHWESTERLY ACROSS SAID NORTH ROCKWELL STREET ALONG SAID
673 SOUTHWESTERLY LINE (EXTENDED SOUTHEASTERLY) OF SAID LOT 2 TO THE
674 MOST SOUTHERN CORNER OF SAID LOT 2; THENCE NORTHWESTERLY ALONG
675 THE SOUTHWESTERLY LINES (EXTENDED NORTHWESTERLY) OF LOTS 2 AND 1 IN
676 SAID POWELL'S SUBDIVISION TO THE SOUTH LINE OF LOT 11 IN GRAY'S
677 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED ON PAGE 55 OF
678 BOOK 85; THENCE WESTWARD ALONG SOUTH LINE OF SAID LOT 11 TO THE
679 SOUTHWEST CORNER OF SAID LOT 11, SAID CORNER LIES ON EAST LINE OF
680 NORTH TALMAN AVENUE; THENCE NORTHWARD ALONG EAST LINE OF SAID
681 NORTH TALMAN AVENUE TO THE SOUTHWESTERLY LINE (EXTENDED
682 SOUTHEASTERLY) OF LOT 32 OF BLOCK 4 IN C. E. WOOSLEY'S SUBDIVISION
683 ACCORDING TO THE PLAT THEREOF RECORDED ON MAY 23, 1881 ON PAGE 5 OF
684 BOOK 16; THENCE NORTHWESTERLY ALONG SOUTHWESTERLY LINE (EXTENDED
685 SOUTHEASTERLY) OF SAID LOT 32 OF BLOCK 4 TO THE MOST SOUTHERN CORNER
686 OF SAID LOT 32, SAID CORNER ALSO LIES ON NORTHEASTERLY LINE OF A 20
687 FEET WIDE PUBLIC ALLEY, NORTHEASTERLY OF NORTH MILWAUKEE AVENUE;

688 THENCE NORTHWESTERLY ALONG NORTHEASTERLY LINE OF SAID 20 FEET WIDE
689 PUBLIC ALLEY TO THE EAST LINE OF ANOTHER 14 FEET WIDE PUBLIC ALLEY,
690 WEST OF SAID NORTH TALMAN AVENUE; THENCE NORTHWARD ALONG EAST
691 LINE (EXTENDED NORTH) OF SAID 14 FEET WIDE PUBLIC ALLEY TO THE NORTH
692 LINE OF WEST LYNDALE STREET; THENCE WESTWARD ALONG NORTH LINE OF
693 SAID WEST LYNDALE STREET TO THE EAST LINE OF NORTH WASHTENAW
694 AVENUE; THENCE NORTHWARD ALONG EAST LINE OF SAID NORTH WASHTENAW
695 AVENUE TO THE NORTH LINE OF WEST BELDEN AVENUE; THENCE WESTWARD
696 ALONG NORTH LINE (EXTENDED WEST) OF SAID WEST BELDEN AVENUE TO A
697 BEND POINT WHICH LIES ON THE SOUTHEASTERLY LINE OF LOT 23 OF BLOCK 2
698 IN SNOWHOOK'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED
699 AUGUST 22, 1884 AS DOCUMENT NO. 569245; THENCE SOUTHWESTERLY ALONG
700 NORTHWESTERLY LINE OF SAID WEST BELDEN AVENUE, SAID LINE ALSO IS
701 SOUTHEASTERLY LINES OF LOTS 23 AND 24 OF BLOCK 2 IN SAID SNOWHOOK'S
702 SUBDIVISION, TO THE NORTHEASTERLY LINE OF NORTH MILWAUKEE AVENUE;
703 THENCE NORTHWESTERLY ALONG NORTHEASTERLY LINE, EXTENDED
704 NORTHWESTERLY, OF SAID NORTH MILWAUKEE AVENUE TO THE WEST LINE OF
705 NORTH CALIFORNIA AVENUE; THENCE NORTHWARD ALONG WEST LINE OF SAID
706 NORTH CALIFORNIA AVENUE TO THE NORTHEASTERLY LINE OF 16 FEET WIDE
707 PUBLIC ALLEY, NORTHEASTERLY OF NORTH MILWAUKEE AVENUE; THENCE
708 NORTHWESTERLY FOLLOWING ALONG NORTHEASTERLY, EAST,
709 NORTHEASTERLY, NORTH, NORTHEASTERLY AND EAST LINE OF SAID 16 FEET
710 WIDE PUBLIC ALLEY TO THE SOUTH LINE OF WEST FULLERTON AVENUE, SAID
711 POINT ALSO BEING THE NORTHWEST CORNER OF LOT 14 OF BLOCK 4 IN
712 SNOWHOOK'S SUBDIVISION; THENCE WESTWARD ALONG SOUTH LINE OF SAID
713 WEST FULLERTON AVENUE TO THE EAST LINE (EXTENDED SOUTH) OF NORTH
714 FRANCISCO AVENUE; THENCE NORTHWARD ACROSS SAID WEST FULLERTON
715 AVENUE ALONG EAST LINE (EXTENDED SOUTH) OF SAID NORTH FRANCISCO
716 AVENUE TO THE NORTH LINE OF A 16 FEET WIDE PUBLIC ALLEY, NORTH OF SAID
717 WEST FULLERTON AVENUE; THENCE WESTWARD ACROSS SAID NORTH
718 FRANCISCO AVENUE ALONG NORTH LINE (EXTENDED WEST) OF SAID 16 FEET
719 WIDE PUBLIC ALLEY TO THE SOUTHEAST CORNER OF LOT 27 OF BLOCK 7 IN
720 GEORGE A. SEAVERN'S SUBDIVISION ACCORDING TO THE PLAT THEREOF
721 RECORDED MAY 10, 1886 AS DOCUMENT NO. 716003; THENCE WESTWARD ALONG
722 SOUTH LINE OF SAID LOT 27 OF BLOCK 7 TO THE SOUTHWEST CORNER OF SAID
723 LOT 27 OF BLOCK 7, SAID CORNER ALSO LIES ON NORTHEASTERLY LINE OF A 16
724 FEET WIDE PUBLIC ALLEY, NORTHEASTERLY OF NORTH MILWAUKEE AVENUE;
725 THENCE NORTHWESTERLY ALONG NORTHEASTERLY LINE OF SAID 16 FEET WIDE
726 PUBLIC ALLEY TO THE SOUTHWEST CORNER OF LOT 11 OF SAID BLOCK 7;
727 THENCE CONTINUING NORTHWESTERLY TO THE MOST SOUTHERN CORNER OF
728 LOT 15 OF BLOCK 5 IN SAID GEORGE A. SEAVERN'S SUBDIVISION; THENCE
729 CONTINUING NORTHWESTERLY ALONG THE SOUTHWESTERLY LINES OF LOTS
730 15, 16, 17 AND 18 OF SAID BLOCK 5 TO A LINE 8 FEET SOUTH OF AND PARALLEL
731 WITH THE SOUTH LINE OF LOT 4 OF BLOCK 5 IN SAID GEORGE A. SEAVERN'S
732 SUBDIVISION; THENCE WESTWARD ALONG SAID PARALLEL LINE TO THE EAST
733 LINE OF LOT 1 IN RESUBDIVISION OF LOTS 5 AND 6 OF BLOCK 5 IN SAID GEORGE

734 A. SEAVERN'S SUBDIVISION; THENCE NORTHWARD ALONG EAST LINE OF SAID
735 LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE WESTWARD ALONG
736 NORTH LINE OF SAID LOT 1 TO THE EAST LINE OF NORTH SACRAMENTO
737 AVENUE; THENCE NORTHWARD ALONG EAST LINE OF SAID NORTH
738 SACRAMENTO AVENUE TO THE NORTHWEST CORNER OF LOT 1 OF BLOCK 5 IN
739 AFORESAID GEORGE A. SEAVERN'S SUBDIVISION; THENCE IN A
740 NORTHWESTERLY DIRECTION ACROSS SAID NORTH SACRAMENTO AVENUE TO
741 THE MOST SOUTHERN CORNER OF LOT 1 OF BLOCK 2 IN STOREY AND ALLEN'S
742 MILWAUKEE AVENUE ADDITION TO CHICAGO, ACCORDING TO THE PLAT
743 THEREOF RECORDED FEBRUARY 9, 1872 AS DOCUMENT NO. 12639; THENCE
744 NORTHWESTERLY ALONG SOUTHWESTERLY LINES OF LOTS 1 AND 3 OF SAID
745 BLOCK 2 TO THE MOST WESTERLY CORNER OF SAID LOT 3; THENCE
746 NORTHEASTERLY ALONG NORTHWESTERLY LINE (EXTENDED NORTHEASTERLY)
747 OF SAID LOT 3 OF BLOCK 2 TO THE NORTHEASTERLY LINE (EXTENDED
748 SOUTHEASTERLY) OF NORTH WILLETTS COURT; THENCE NORTHWESTERLY
749 ALONG NORTHEASTERLY LINE (EXTENDED SOUTHEASTERLY) OF SAID NORTH
750 WILLETTS COURT TO THE SOUTHEASTERLY LINE OF LOT 1 IN LOGAN SQUARE
751 ADDITION TO CHICAGO, ACCORDING TO THE PLAT THEREOF RECORDED
752 NOVEMBER 10, 1881 AS DOCUMENT NO. 358316; THENCE SOUTHWESTERLY
753 ALONG SOUTHEASTERLY LINES OF LOT 1 AND 2 IN SAID LOGAN SQUARE
754 ADDITION TO CHICAGO TO THE SOUTHEAST CORNER OF LOT 3 IN SAID LOGAN
755 SQUARE ADDITION TO CHICAGO; THENCE WESTWARD ALONG SOUTH LINE OF
756 SAID LOT 3 TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE
757 SOUTHWESTERLY ALONG SOUTHEASTERLY LINE OF LOT 4 IN SAID LOGAN
758 SQUARE ADDITION TO CHICAGO TO THE SOUTHWEST CORNER OF SAID LOT 4;
759 THENCE WESTWARD ALONG SOUTH LINES OF LOTS 5, 6, 7, 8, 9, 10 AND 11 TO THE
760 SOUTHWEST CORNER OF SAID LOT 11; THENCE NORTHWESTERLY ALONG
761 SOUTHWESTERLY LINES OF LOTS 12, 13 AND 14 IN SAID LOGAN SQUARE
762 ADDITION TO CHICAGO TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE
763 NORTHWARD ALONG WEST LINE (EXTENDED NORTH) OF SAID LOT 14 TO THE
764 NORTH LINE OF 250 FEET WIDE LOGAN BLVD.; THENCE WESTWARD ALONG
765 NORTH LINE OF SAID LOGAN BLVD. TO THE SOUTHWEST CORNER OF LOT 20 OF
766 BLOCK 4 IN SUBDIVISION OF BLOCKS 1, 2, 3 AND 4 IN LOT 1 IN COUNTY CLERK'S
767 DIVISION, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 12, 1894 AS
768 DOCUMENT NO. 2146603; THENCE NORTHWARD ALONG WEST LINE OF SAID LOT
769 20 TO THE SOUTHEAST CORNER OF LOT 21 OF SAID BLOCK 4; THENCE
770 WESTWARD ALONG SOUTH LINES OF LOTS 21, 22, 23 AND 24 OF SAID BLOCK 4 TO
771 THE SOUTHWEST CORNER OF SAID LOT 24 OF BLOCK 4; THENCE WESTWARD
772 ALONG PROLONGATION OF LAST DESCRIBED COURSE TO THE NORTHEASTERLY
773 LINE OF NORTH MILWAUKEE AVENUE; THENCE NORTHWESTERLY ALONG
774 NORTHEASTERLY LINE OF SAID NORTH MILWAUKEE AVENUE TO THE EAST LINE
775 OF NORTH KEDZIE AVENUE; THENCE NORTHWARD ALONG EAST LINE OF SAID
776 NORTH KEDZIE AVENUE TO THE NORTH LINE OF WEST SCHUBERT AVENUE;
777 THENCE CONTINUING IN A NORTHWESTERLY DIRECTION ACROSS SAID NORTH
778 KEDZIE AVENUE TO THE MOST SOUTHERN CORNER OF LOT 7 OF BLOCK 1 IN HITT
779 AND OTHERS SUBDIVISION OF 39 ACRES ON THE EAST SIDE OF THE EAST HALF

780 OF THE SOUTHEAST QUARTER OF SAID SECTION 26, SAID CORNER ALSO LIES ON
781 THE NORTHEASTERLY LINE OF NORTH EMMET STREET; THENCE
782 NORTHWESTERLY ALONG NORTHEASTERLY LINE (EXTENDED
783 NORTHWESTERLY) OF SAID NORTH EMMET STREET TO THE NORTHWESTERLY
784 LINE OF WEST SAWYER AVENUE; THENCE SOUTHWESTERLY ALONG
785 NORTHWESTERLY LINE OF SAID WEST SAWYER AVENUE TO THE
786 NORTHEASTERLY LINE OF 16 FEET WIDE PUBLIC ALLEY, NORTHEASTERLY OF
787 NORTH MILWAUKEE AVENUE; THENCE NORTHWESTERLY ALONG
788 NORTHEASTERLY LINE OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE MOST
789 WESTERN CORNER OF LOT 1 OF BLOCK 4 IN MILWAUKEE AND DIVERSEY
790 SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 29, 1924 AS
791 DOCUMENT NO., 8339078; THENCE NORTHEASTERLY ALONG NORTHWESTERLY
792 (EXTENDED NORTHEASTERLY) LINE OF SAID LOT 1 OF BLOCK 4 TO THE NORTH
793 LINE OF 66 FEET WIDE WEST DIVERSEY AVENUE; THENCE WESTWARD ALONG
794 NORTH LINE OF SAID WEST DIVERSEY AVENUE TO THE EAST LINE OF NORTH
795 CHRISTIANA AVENUE; THENCE NORTHWARD ALONG EAST LINE OF SAID NORTH
796 CHRISTIANA AVENUE TO THE SOUTH LINE (EXTENDED EAST) OF LOT 15 OF
797 BLOCK 4 IN HENRY WISNER'S SUBDIVISION OF LOTS 8 AND 9 OF BRAND'S
798 SUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION
799 26; THENCE WESTWARD ALONG SOUTH LINE (EXTENDED EAST) OF SAID LOT 15
800 OF BLOCK 4 TO THE SOUTHWEST CORNER OF SAID LOT 15, SAID CORNER ALSO
801 LIES ON NORTH LINE OF A 14 FEET WIDE PUBLIC ALLEY, NORTH OF SAID WEST
802 DIVERSEY AVENUE; THENCE CONTINUING WESTWARD ALONG PROLONGATION
803 OF LAST DESCRIBED COURSE TO A BEND POINT IN SAID 14 FEET WIDE ALLEY,
804 SAID BEND POINT IS ALSO SOUTHWEST CORNER OF LOT 31 OF BLOCK 4 IN SAID
805 HENRY WISNER'S SUBDIVISION; THENCE NORTHWESTERLY ALONG
806 SOUTHWESTERLY LINE OF SAID LOT 31 TO THE MOST WESTERLY CORNER OF
807 SAID LOT 31, SAID CORNER ALSO LIES ON THE SOUTHEASTERLY LINE OF NORTH
808 WOODWARD STREET; THENCE NORTHEASTERLY ALONG SOUTHEASTERLY LINE
809 OF SAID NORTH WOODWARD STREET TO THE SOUTHWESTERLY LINE
810 (EXTENDED SOUTHEASTERLY) OF LOT 42 IN STOREY AND ALLEN'S SUBDIVISION
811 OF LOT 10 IN BRAND'S SUBDIVISION IN THE EAST HALF OF NORTHEAST
812 QUARTER OF SAID SECTION 26; THENCE NORTHWESTERLY ALONG
813 SOUTHWESTERLY LINE (EXTENDED SOUTHEASTERLY) OF SAID LOT 42 TO THE
814 EAST LINE OF NORTH KIMBALL AVENUE; THENCE NORTHWARD ALONG EAST
815 LINE OF SAID NORTH KIMBALL AVENUE TO THE NORTHWESTERLY LINE OF
816 NORTH DAWSON AVENUE; THENCE SOUTHWESTERLY ALONG NORTHWESTERLY
817 LINE (EXTENDED SOUTHWESTERLY) OF SAID NORTH DAWSON AVENUE TO THE
818 NORTHEASTERLY LINE OF NORTH MILWAUKEE AVENUE; THENCE
819 NORTHWESTERLY ALONG NORTHEASTERLY LINE OF SAID NORTH MILWAUKEE
820 AVENUE TO THE SOUTHEASTERLY LINE OF NORTH ALLEN AVENUE; THENCE
821 NORTHEASTERLY ALONG SOUTHEASTERLY LINE OF SAID NORTH ALLEN
822 AVENUE TO THE NORTHEASTERLY LINE OF 16 FEET WIDE PUBLIC ALLEY,
823 NORTHEASTERLY OF NORTH MILWAUKEE AVENUE; THENCE NORTHWESTERLY
824 ALONG NORTHEASTERLY LINE OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE
825 MOST WESTERN CORNER OF LOT 60 OF BLOCK 2 IN ALBERT WISNER'S

826 SUBDIVISION OF LOTS 13 AND 14 IN BRAND'S SUBDIVISION IN THE WEST HALF
827 OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE IN
828 NORTHWESTERLY DIRECTION ACROSS NORTH ELBRIDGE AVENUE TO THE
829 SOUTHEAST CORNER OF LOT 26 OF BLOCK 4 IN SAID ALBERT WISNER'S
830 SUBDIVISION; THENCE WESTWARD ALONG SOUTH LINE OF SAID LOT 26 OF
831 BLOCK 4 TO THE SOUTHWEST CORNER OF SAID LOT 26; THENCE NORTHWARD
832 ALONG WEST LINES OF LOTS 26 AND 25 OF SAID BLOCK 4 TO THE MOST
833 NORTHERN CORNER OF SAID LOT 25; THENCE NORTHWESTERLY ALONG
834 SOUTHWESTERLY LINE OF LOT 24 IN SAID BLOCK 4 TO THE MOST WESTERN
835 CORNER OF SAID LOT 24; THENCE WESTWARD ALONG NORTH LINES OF LOTS 27,
836 28 AND 29 IN SAID BLOCK 4 TO THE NORTHWEST CORNER OF SAID LOT 29, SAID
837 CORNER ALSO LIES ON EAST LINE OF NORTH CENTRAL PARK AVENUE; THENCE
838 NORTHWARD ALONG EAST LINE OF SAID NORTH CENTRAL PARK AVENUE TO
839 THE SOUTH LINE (EXTENDED EAST) OF LOT 59 IN HEAFIELD SUBDIVISION OF LOT
840 1 IN DAVLIN, KELLY AND CARROLL'S SUBDIVISION IN THE EAST HALF OF THE
841 NORTHWEST QUARTER OF SAID SECTION 26; THENCE WESTWARD ALONG SOUTH
842 LINE (EXTENDED EAST) OF SAID LOT 59 TO THE SOUTHWEST CORNER OF SAID
843 LOT 59; THENCE NORTHWARD ALONG WEST LINE OF SAID LOT 59 TO THE
844 NORTHWEST CORNER OF SAID LOT 59; THENCE WESTWARD ALONG SOUTH LINE
845 (EXTENDED EAST) OF LOT 45 IN SAID HEAFIELD SUBDIVISION TO THE EAST LINE
846 OF NORTH MONTICELLO AVENUE; THENCE NORTHWARD ALONG EAST LINE OF
847 SAID NORTH MONTICELLO AVENUE TO THE SOUTHWESTERLY LINE (EXTENDED
848 SOUTHEASTERLY) OF LOT 33 IN HAENTZE AND WHEELER'S SUBDIVISION,
849 ACCORDING TO THE PLAT THEREOF RECORDED JULY 15, 1902 AS DOCUMENT NO.
850 3270736; THENCE NORTHWESTERLY ALONG SOUTHWESTERLY LINE (EXTENDED
851 SOUTHEASTERLY) OF SAID LOT 33 TO THE MOST SOUTHERN CORNER OF SAID
852 LOT 33, SAID CORNER ALSO LIES ON WEST LINE OF SAID NORTH MONTICELLO
853 AVENUE; THENCE SOUTHWARD ALONG WEST LINE OF SAID NORTH
854 MONTICELLO AVENUE TO THE NORTHEASTERLY LINE OF NORTH MILWAUKEE
855 AVENUE; THENCE NORTHWESTERLY ALONG NORTHEASTERLY LINE OF SAID
856 NORTH MILWAUKEE AVENUE TO THE SOUTHEASTERLY LINE OF NORTH
857 LAWNDALE AVENUE; THENCE NORTHEASTERLY ALONG SOUTHEASTERLY LINE
858 OF SAID NORTH LAWNDALE AVENUE TO THE EAST LINE (EXTENDED SOUTH) OF
859 SAID NORTH LAWNDALE AVENUE; THENCE NORTHWARD ALONG EAST LINE OF
860 SAID NORTH LAWNDALE AVENUE TO THE SOUTHWEST CORNER OF LOT 23 IN
861 HEAFIELD'S SUBDIVISION OF THE WEST 5 ACRES OF LOT 2 IN DAVLIN, KALLY
862 AND CARROLL'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED
863 MARCH 18, 1902 AS DOCUMENT NO. 3218672; THENCE IN A NORTHWESTERLY
864 DIRECTION ACROSS SAID NORTH LAWNDALE AVENUE TO THE MOST SOUTHERN
865 CORNER OF LOT 30 IN SAID HEAFIELD'S SUBDIVISION OF WEST 5 ACRES OF LOT 2
866 IN DAVLIN, KELLY AND CARROLL'S SUBDIVISION; THENCE CONTINUING
867 NORTHWESTERLY ALONG SOUTHWESTERLY LINE (EXTENDED
868 NORTHWESTERLY) OF SAID LOT 30 TO THE SOUTH LINE OF LOT 22 OF BLOCK 1 IN
869 HEINEMANN AND GROSS' SUBDIVISION OF PART OF LOT 3 IN DAVLIN, KELLY
870 AND CARROLL'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED
871 JULY 14, 1909 AS DOCUMENT NO. 4406409; THENCE WESTWARD ALONG SOUTH

872 LINE OF SAID LOT 22 OF BLOCK 1 TO THE EAST LINE OF NORTH RIDGEWAY
873 AVENUE; THENCE NORTHWARD ALONG EAST LINE OF SAID NORTH RIDGEWAY
874 AVENUE TO THE SOUTHWESTERLY LINE (EXTENDED SOUTHEASTERLY) OF LOT
875 27 OF BLOCK 2 IN SAID HEINEMANN AND GROSS' SUBDIVISION; THENCE
876 NORTHWESTERLY ALONG SOUTHWESTERLY LINE (EXTENDED SOUTHEASTERLY
877 AND NORTHWESTERLY) OF SAID LOT 27 OF BLOCK 2 TO THE SOUTH LINE OF LOT
878 17 OF SAID BLOCK 2; THENCE WESTWARD ALONG SOUTH LINE OF SAID LOT 17 OF
879 BLOCK 2 TO THE EAST LINE OF NORTH HAMLIN AVENUE; THENCE NORTHWARD
880 ALONG EAST LINE OF SAID NORTH HAMLIN AVENUE TO THE SOUTH LINE
881 (EXTENDED EAST) OF LOT 11 IN WM. J. SWEENEY'S SUBDIVISION OF LOT 6 IN
882 CIRCUIT COURT COMMON DIVISION IN WEST HALF OF THE SOUTHWEST
883 QUARTER OF SAID SECTION 23; THENCE WESTWARD ALONG SOUTH LINE
884 (EXTENDED EAST AND WEST) TO THE SOUTHWEST CORNER OF LOT 1 IN SAID
885 WM. J. SWEENEY'S SUBDIVISION; THENCE NORTHWESTERLY ALONG
886 SOUTHWESTERLY LINE (EXTENDED NORTHWESTERLY) OF SAID LOT 1 TO THE
887 EAST LINE OF NORTH AVERS AVENUE; THENCE WESTWARD ACROSS SAID
888 NORTH AVERS AVENUE ALONG A LINE PARALLEL WITH SOUTH LINE OF SAID
889 LOT 1 TO THE WEST LINE OF 66 FEET WIDE NORTH AVERS AVENUE; THENCE
890 NORTHWARD ALONG WEST LINE OF SAID NORTH AVERS AVENUE TO THE NORTH
891 LINE OF 16 FEET WIDE PUBLIC ALLEY, SOUTH OF WEST SCHOOL STREET; THENCE
892 WESTWARD ALONG NORTH LINE OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE
893 EAST LINE OF NORTH SPRINGFIELD AVENUE; THENCE SOUTHWARD ALONG EAST
894 LINE OF SAID NORTH SPRINGFIELD AVENUE TO THE NORTHEASTERLY LINE OF A
895 16 FEET WIDE PUBLIC ALLEY, NORTHEASTERLY OF NORTH MILWAUKEE
896 AVENUE; THENCE NORTHWESTERLY ALONG NORTHEASTERLY LINE (EXTENDED
897 NORTHWESTERLY) OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE
898 NORTHWESTERLY LINE (EXTENDED NORTHEASTERLY) OF SAID NORTH
899 SPRINGFIELD AVENUE; THENCE SOUTHWESTERLY ALONG NORTHWESTERLY
900 LINE (EXTENDED NORTHEASTERLY) OF SAID NORTH SPRINGFIELD AVENUE TO
901 THE NORTHEASTERLY LINE OF 66 FEET WIDE NORTH MILWAUKEE AVENUE;
902 THENCE NORTHWESTERLY ALONG NORTHEASTERLY LINE (EXTENDED
903 NORTHWESTERLY) OF SAID NORTH MILWAUKEE AVENUE TO THE NORTH LINE
904 OF SAID WEST SCHOOL STREET; THENCE WESTWARD ALONG NORTH LINE
905 (EXTENDED WEST) OF SAID WEST SCHOOL STREET TO THE WEST LINE OF NORTH
906 PULASKI ROAD; THENCE SOUTHWARD ALONG WEST LINE OF SAID NORTH
907 PULASKI ROAD TO THE NORTH LINE OF WEST MELROSE STREET; THENCE
908 WESTWARD ALONG NORTH LINE OF SAID WEST MELROSE STREET TO THE EAST
909 LINE (EXTENDED NORTH AND SOUTH) OF A 16 FEET WIDE PUBLIC ALLEY, WEST
910 OF NORTH PULASKI ROAD; THENCE SOUTHWARD ALONG EAST LINE (EXTENDED
911 NORTH AND SOUTH) OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE SOUTH LINE
912 OF 66 FEET WIDE WEST BELMONT AVENUE; THENCE EASTWARD ALONG SOUTH
913 LINE OF SAID WEST BELMONT AVENUE TO THE WEST LINE OF 66 FEET WIDE
914 NORTH PULASKI ROAD; THENCE SOUTHWARD ALONG WEST LINE OF SAID
915 NORTH PULASKI ROAD TO A LINE 133 FEET SOUTH OF AND PARALLEL WITH
916 SOUTH LINE OF SAID WEST BELMONT AVENUE; THENCE EASTWARD ALONG SAID
917 PARALLEL LINE ACROSS SAID NORTH PULASKI ROAD, 66 FEET TO THE POINT OF

918 BEGINNING, ALL AFORESAID LEGAL DESCRIPTION HEREBY WRITTEN ON THIS
 919 30th DAY OF NOVEMBER 1999, ALL IN COOK COUNTY, ILLINOIS.
 920

921 **PARCEL 2:**

922
 923 THAT PART OF SECTIONS 22, 23, 26 AND 27, TOWNSHIP 40 NORTH, RANGE 13, EAST
 924 OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHICAGO, COOK COUNTY,
 925 ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 926

927 COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF
 928 AFORESAID SECTION 26 (INTERSECTION OF THE CENTER LINES OF WEST
 929 BELMONT AVENUE AND NORTH PULASKI ROAD); THENCE SOUTHWARD ALONG
 930 THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 26, 166.00 FEET
 931 MORE OR LESS TO THE CENTER LINE OF A 16 FEET WIDE PUBLIC ALLEY,
 932 EXTENDED WEST (SOUTH OF WEST BELMONT AVENUE); THENCE EASTWARD
 933 ALONG SAID CENTER LINE OF VACATED ALLEY, 33 FEET TO THE EAST LINE OF
 934 SAID NORTH PULASKI ROAD FOR THE POINT OF BEGINNING;
 935

936 THENCE EASTWARD ALONG THE CENTER LINE OF SAID VACATED ALLEY TO THE
 937 WEST LINE OF NORTH SPRINGFIELD AVENUE; THENCE SOUTH ALONG THE SAID
 938 WEST LINE OF NORTH SPRINGFIELD AVENUE, 8.00 FEET TO THE NORTHEAST
 939 CORNER OF LOT 35 IN CHAS. SEEGER'S SUBDIVISION OF LOT 1 OF HAUSSEN AND
 940 SEEGER'S ADDITION ACCORDING TO THE PLAT THEREOF RECORDED MARCH 26,
 941 1912 AS DOCUMENT NUMBER 23771; THENCE EASTWARD ACROSS SAID NORTH
 942 SPRINGFIELD AVENUE TO THE NORTHWEST CORNER OF LOT 11 IN AFORESAID
 943 CHAS. SEEGER'S SUBDIVISION; THENCE SOUTHWARD ALONG THE EAST LINE OF
 944 SAID NORTH SPRINGFIELD AVENUE TO THE SOUTH LINE, EXTENDED EAST, OF
 945 LOT 34 IN SAID CHAS. SEEGER'S SUBDIVISION; THENCE WESTWARD ALONG
 946 SOUTH LINE, EXTENDED EAST, OF SAID LOT 34 TO THE SOUTHWEST CORNER OF
 947 SAID LOT 34; THENCE WESTWARD ACROSS 16 FEET WIDE PUBLIC ALLEY TO THE
 948 SOUTHEAST CORNER OF LOT 47 IN SAID CHAS. SEEGER'S SUBDIVISION; THENCE
 949 WESTWARD ALONG SOUTH LINE OF SAID LOT 47 TO THE EAST LINE OF NORTH
 950 HARDING AVENUE; THENCE SOUTHWARD ALONG THE EAST LINE OF SAID
 951 NORTH HARDING AVENUE TO THE SOUTH LINE, EXTENDED EAST, OF 16 FEET
 952 WIDE PUBLIC ALLEY, NORTH OF WEST BARRY AVENUE; THENCE WESTWARD
 953 ALONG THE SOUTH LINE, EXTENDED EAST, OF SAID 16 FEET WIDE PUBLIC ALLEY
 954 TO THE EAST LINE OF ANOTHER 16 FEET WIDE PUBLIC ALLEY, WEST OF SAID
 955 NORTH HARDING AVENUE; THENCE SOUTHWARD ALONG THE EAST LINE OF
 956 SAID PUBLIC ALLEY TO THE SOUTH LINE, EXTENDED EAST, OF ANOTHER 16 FEET
 957 WIDE PUBLIC ALLEY, NORTH OF WEST BARRY AVENUE; THENCE WESTWARD
 958 ALONG SOUTH LINE, EXTENDED EAST, OF SAID 16 FEET WIDE PUBLIC ALLEY TO
 959 THE EAST LINE OF NORTH PULASKI ROAD; THENCE SOUTHWARD ALONG EAST
 960 LINE OF SAID NORTH PULASKI ROAD TO THE SOUTH LINE OF SAID WEST BARRY
 961 AVENUE; THENCE WESTWARD ALONG SOUTH LINE, EXTENDED EAST, OF SAID
 962 WEST BARRY AVENUE TO THE EAST LINE OF 16 FEET WIDE PUBLIC ALLEY, WEST
 963 OF SAID NORTH PULASKI ROAD; THENCE NORTHWARD ACROSS SAID WEST

964 BARRY AVENUE TO THE SOUTHEAST CORNER OF LOT 4 IN COLLINS AND
965 GAUNTLETT'S 40th AVENUE AND NOBLE AVENUE ADDITION TO CHICAGO IN EAST
966 HALF OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE NORTHWARD
967 ALONG EAST LINE OF SAID LOT 4 TO ITS NORTHEAST CORNER; THENCE
968 WESTWARD ALONG NORTH LINE OF SAID COLLINS AND GAUNTLETT'S 40th
969 AVENUE AND NOBLE AVENUE ADDITION TO CHICAGO TO THE WEST LINE OF
970 NORTH KARLOV AVENUE; THENCE NORTHWARD ALONG WEST LINE OF SAID
971 NORTH KARLOV AVENUE TO THE SOUTH LINE OF 16 FEET WIDE PUBLIC ALLEY,
972 SOUTH OF WEST BELMONT AVENUE; THENCE WESTWARD ALONG SOUTH LINE
973 OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE EAST LINE OF NORTH TRIPP
974 AVENUE; THENCE NORTHWARD ALONG EAST LINE, EXTENDED NORTH, OF SAID
975 NORTH TRIPP AVENUE TO THE NORTH LINE OF WEST BELMONT AVENUE;
976 THENCE EASTWARD ALONG NORTH LINE OF SAID WEST BELMONT AVENUE TO
977 THE EAST LINE OF 16 FEET WIDE PUBLIC ALLEY, WEST OF NORTH PULASKI
978 ROAD; THENCE SOUTHWARD ALONG EAST LINE, EXTENDED SOUTH, OF SAID 16
979 FEET WIDE PUBLIC ALLEY TO THE SOUTH LINE OF SAID WEST BELMONT
980 AVENUE; THENCE EASTWARD ALONG SOUTH LINE OF SAID SOUTH LINE OF WEST
981 BELMONT AVENUE TO THE WEST LINE OF 66 FEET WIDE NORTH PULASKI ROAD;
982 THENCE SOUTHWARD ALONG WEST LINE OF SAID NORTH PULASKI ROAD TO A
983 LINE 133 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID WEST
984 BELMONT AVENUE; THENCE EASTWARD ACROSS NORTH PULASKI ROAD ALONG
985 SAID PARALLEL LINE A DISTANCE OF 66 FEET TO THE POINT OF BEGINNING, ALL
986 AFORESAID LEGAL DESCRIPTION HEREBY WRITTEN ON THIS 20th DAY OF
987 DECEMBER 2004, ALL IN COOK COUNTY, ILLINOIS

APPENDIX C: PROPERTIES PREVIOUSLY APPROVED FOR ACQUISITION IN UNDERLYING REDEVELOPMENT AREA PLAN

Parcels Authorized to be Acquired*			
13	35	234	032
13	35	234	033
13	35	236	021
13	35	236	022
13	35	236	023
13	35	236	024
13	35	236	025
13	35	402	001
13	35	402	002
13	35	402	003
13	35	402	004
13	36	125	007
13	36	125	008
13	36	125	009
13	36	125	010
13	36	125	011
13	36	125	017
13	36	125	018
13	36	300	009
13	36	300	010
13	36	300	011
13	36	300	026
13	36	300	027
13	36	302	001
13	36	302	002
13	36	305	001
13	36	305	002
13	36	307	001
13	36	307	002

* Parcels were authorized for acquisition previously under the Armitage/California-St. Louis Redevelopment Plan. These sites are depicted in Figure G of the Redevelopment Plan.

APPENDIX D: EQUALIZED ASSESSED VALUATION BY PARCEL

Part 1 - Original Project Area 1998 Equalized Assessed Valuation by Parcel

Parcel Number				1998 EAV
13	22	437	020	\$33,542
13	22	437	021	\$45,486
13	22	437	022	\$99,855
13	22	437	023	\$99,855
13	22	437	024	\$99,855
13	22	437	025	\$318,706
13	23	325	001	\$203,433
13	23	325	002	\$19,961
13	23	325	003	\$23,377
13	23	325	007	\$3,745
13	23	325	008	\$7,492
13	23	325	009	\$7,492
13	23	325	010	\$19,589
13	23	325	011	\$8,922
13	23	325	012	\$61,658
13	23	325	013	\$433,543
13	23	325	014	\$108,675
13	23	325	015	\$121,124
13	23	325	016	\$14,627
13	23	325	017	\$7,492
13	23	325	018	\$16,094
13	23	325	019	\$16,094
13	23	325	020	\$16,094
13	23	325	021	\$28,439
13	23	325	022	\$25,529
13	23	325	023	\$33,948
13	23	325	024	\$35,310
13	23	325	025	\$55,832
13	23	325	026	\$66,642
13	23	325	027	\$76,198
13	23	325	028	\$74,801
13	23	325	029	\$159,107
13	23	325	030	\$29,538
13	23	325	031	\$18,741
13	23	325	032	\$18,741
13	23	325	033	\$143,379
13	23	325	034	\$214,408
13	23	325	035	\$290,302
13	23	325	036	\$7,920
13	23	325	037	\$7,920
13	23	325	041	\$24,631
13	23	325	042	\$7,920
13	23	325	043	\$7,920
13	23	325	044	\$77,362
13	23	325	045	\$15,281
13	23	325	046	\$14,708
13	23	325	047	\$14,150
13	23	325	048	\$113,588

Parcel Number				1998 EAV
13	23	325	049	\$84,656
13	23	325	050	\$42,013
13	23	325	051	\$67,038
13	23	325	052	\$82,326
13	23	325	053	\$431,509
13	23	327	012	\$176,823
13	23	327	013	\$14,374
13	23	327	014	\$14,374
13	23	327	015	\$14,374
13	23	327	016	\$14,374
13	23	327	017	\$14,374
13	23	327	018	\$14,374
13	23	327	019	\$14,374
13	23	327	020	\$14,374
13	23	327	021	\$14,374
13	23	327	022	\$14,374
13	23	327	024	\$667,701
13	23	327	026	\$500,897
13	23	327	032	\$3,824
13	23	328	018	\$73,820
13	23	328	019	\$43,766
13	23	328	020	\$46,181
13	23	328	021	\$46,181
13	23	328	022	\$82,437
13	23	328	023	\$23,039
13	23	328	024	\$23,039
13	23	328	025	\$21,771
13	23	328	026	\$73,482
13	25	315	001	\$55,125
13	25	315	002	\$44,320
13	25	315	003	\$198,905
13	25	315	004	\$46,663
13	25	315	005	\$100,646
13	25	315	019	\$8,733
13	25	315	020	\$3,146
13	25	315	021	\$85,365
13	25	315	022	\$42,393
13	25	315	023	\$67,910
13	25	315	024	\$86,152
13	25	315	025	\$86,152
13	25	315	026	\$86,152
13	25	315	027	\$53,316
13	25	315	028	\$20,478
13	25	315	030	\$34,344
13	25	315	031	\$80,822
13	25	315	032	\$73,931
13	25	315	033	\$60,037
13	25	315	034	\$257,128

Parcel Number				1998 EAV
13	25	315	035	\$1,158
13	25	315	036	\$414,562
13	25	315	037	\$88,866
13	25	315	038	\$49,059
13	25	315	039	\$71,298
13	25	315	040	\$89,007
13	25	315	041	\$12,447
13	25	315	042	\$60,660
13	25	315	043	\$41,590
13	25	315	044	\$94,043
13	25	315	045	\$89,007
13	25	315	046	\$11,852
13	25	315	047	\$11,852
13	25	315	048	\$186,456
13	25	315	049	\$3,824
13	25	315	050	\$7,257
13	25	315	051	\$10,614
13	25	315	056	\$0
13	25	321	011	\$15,950
13	25	321	012	\$11,224
13	25	321	013	\$113,614
13	25	321	014	\$21,424
13	25	321	015	\$61,113
13	25	321	016	\$33,605
13	25	321	017	\$29,605
13	25	322	030	\$89,178
13	25	322	031	\$114,307
13	25	322	032	\$85,853
13	25	322	033	\$30,961
13	25	322	034	\$21,365
13	25	322	035	\$32,668
13	25	322	036	\$22,228
13	25	322	037	\$114,778
13	25	322	038	\$183,373
13	25	322	039	\$75,573
13	25	322	040	\$81,783
13	25	322	041	\$13,860
13	25	500	041	\$46,480
13	25	500	042	\$41,708
13	25	500	045	\$0
13	25	500	046	\$0
13	26	100	001	\$214,559
13	26	100	002	\$586,299
13	26	101	001	\$379,096
13	26	102	005	\$74,851
13	26	102	006	\$21,088
13	26	102	007	\$20,358
13	26	102	008	\$261,771

Parcel Number				1998 EAV
13	26	102	009	\$160,316
13	26	102	051	\$60,148
13	26	102	054	\$158,261
13	26	102	055	\$120,291
13	26	103	001	\$0
13	26	103	003	\$345,486
13	26	103	005	\$195,696
13	26	103	006	\$36,400
13	26	103	007	\$291,171
13	26	103	008	\$261,254
13	26	104	022	\$229,875
13	26	104	023	\$91,556
13	26	104	024	\$91,556
13	26	104	025	\$56,649
13	26	104	026	\$16,262
13	26	104	027	\$285,741
13	26	105	024	\$16,606
13	26	105	025	\$14,119
13	26	105	026	\$15,198
13	26	105	027	\$6,732
13	26	105	028	\$109,566
13	26	105	046	\$118,022
13	26	108	053	\$0
13	26	109	001	\$370,101
13	26	109	002	\$472,190
13	26	112	046	\$11,540
13	26	112	047	\$12,593
13	26	112	052	\$1,335,267
13	26	115	001	\$109,651
13	26	115	002	\$74,720
13	26	115	003	\$64,215
13	26	115	004	\$13,306
13	26	115	005	\$72,229
13	26	115	006	\$69,467
13	26	115	007	\$153,535
13	26	116	001	\$376,674
13	26	116	002	\$254,547
13	26	116	003	\$80,763
13	26	116	004	\$120,524
13	26	117	001	\$404,659
13	26	117	002	\$44,845
13	26	117	003	\$90,265
13	26	117	004	\$89,308
13	26	117	005	\$84,539
13	26	117	006	\$98,041
13	26	117	007	\$111,872
13	26	117	008	\$118,321
13	26	117	010	\$718,188

Parcel Number				1998 EAV
13	26	117	023	\$29,405
13	26	117	024	\$29,405
13	26	117	025	\$33,793
13	26	117	026	\$35,493
13	26	117	027	\$33,250
13	26	117	028	\$35,029
13	26	117	038	\$97,335
13	26	208	022	\$0
13	26	208	023	\$9,541
13	26	208	046	\$24,905
13	26	218	078	\$20,665
13	26	218	079	\$25,821
13	26	218	080	\$2,646
13	26	218	087	\$254,987
13	26	218	088	\$172,918
13	26	218	089	\$172,600
13	26	218	090	\$129,255
13	26	218	091	\$69,785
13	26	218	092	\$62,759
13	26	218	093	\$68,662
13	26	218	094	\$155,645
13	26	218	097	\$123,871
13	26	218	102	\$95,632
13	26	222	001	\$586,831
13	26	222	002	\$38,663
13	26	222	003	\$46,970
13	26	222	004	\$96,356
13	26	222	005	\$60,497
13	26	222	006	\$63,051
13	26	222	007	\$121,392
13	26	222	008	\$94,342
13	26	222	009	\$53,769
13	26	222	043	\$135,034
13	26	223	001	\$88,515
13	26	223	002	\$65,796
13	26	223	003	\$59,548
13	26	223	004	\$64,736
13	26	223	005	\$80,236
13	26	223	006	\$102,952
13	26	223	007	\$100,714
13	26	223	008	\$59,335
13	26	223	009	\$36,925
13	26	223	010	\$118,207
13	26	223	011	\$85,834
13	26	223	012	\$106,717
13	26	223	013	\$144,440
13	26	223	014	\$195,844
13	26	225	001	\$87,671
13	26	225	002	\$64,338

Parcel Number				1998 EAV
13	26	225	003	\$130,953
13	26	225	004	\$184,023
13	26	225	005	\$250,946
13	26	225	006	\$77,140
13	26	225	007	\$36,481
13	26	225	008	\$0
13	26	225	009	\$244,724
13	26	225	012	\$73,327
13	26	225	013	\$147,797
13	26	225	014	\$111,624
13	26	225	015	\$80,807
13	26	225	016	\$139,346
13	26	225	048	\$26,876
13	26	225	049	\$4,142
13	26	225	050	\$32,548
13	26	225	051	\$23,009
13	26	225	052	\$30,747
13	26	225	053	\$8,425
13	26	225	054	\$144,961
13	26	225	055	\$75,638
13	26	225	057	\$49,761
13	26	225	058	\$0
13	26	226	019	\$0
13	26	226	029	\$0
13	26	226	030	\$322,821
13	26	226	031	\$0
13	26	226	032	\$68,445
13	26	402	011	\$38,388
13	26	402	012	\$38,447
13	26	402	013	\$38,892
13	26	402	014	\$49,359
13	26	402	015	\$49,359
13	26	402	016	\$49,477
13	26	402	017	\$80,733
13	26	402	018	\$176,873
13	26	402	019	\$43,925
13	26	402	031	\$287,655
13	26	402	032	\$67,900
13	26	402	033	\$33,627
13	26	404	001	\$291,169
13	26	404	002	\$267,044
13	26	404	003	\$518,433
13	26	404	004	\$477,025
13	26	405	001	\$760,306
13	26	405	003	\$130,794
13	26	405	004	\$451,834
13	26	406	010	\$674,958

Parcel Number				1998 EAV
13	26	406	011	\$545,871
13	26	408	001	\$203,579
13	26	408	017	\$236,741
13	26	408	018	\$57,983
13	26	408	019	\$222,147
13	26	408	020	\$150,751
13	26	408	021	\$102,732
13	26	408	022	\$206,774
13	26	408	023	\$245,267
13	26	408	024	\$0
13	26	408	025	\$0
13	26	408	030	\$0
13	26	408	031	\$0
13	26	408	032	\$1,439
13	26	408	033	\$1,399
13	26	408	034	\$1,399
13	26	408	035	\$1,399
13	26	408	036	\$1,735
13	26	408	037	\$1,735
13	26	408	038	\$2,128
13	26	408	039	\$1,735
13	26	408	040	\$1,849
13	26	408	041	\$1,735
13	26	408	042	\$1,399
13	26	408	043	\$1,626
13	26	414	001	\$549,468
13	26	414	002	\$1,179,125
13	26	415	001	\$126,009
13	26	415	002	\$490,480
13	26	415	003	\$75,379
13	26	415	004	\$67,950
13	26	415	005	\$94,095
13	26	415	006	\$143,873
13	26	415	007	\$172,310
13	26	415	008	\$61,702
13	26	415	009	\$275,053
13	26	415	030	\$0
13	26	427	029	\$39,022
13	26	427	030	\$16,153
13	26	427	031	\$13,858
13	26	427	032	\$17,197
13	26	427	033	\$69,173
13	26	427	034	\$34,876
13	26	427	035	\$47,478
13	26	427	036	\$115,005
13	26	428	018	\$76,942
13	26	428	019	\$112,365
13	26	428	020	\$47,304
13	26	428	021	\$57,582

Parcel Number				1998 EAV
13	26	428	031	\$77,480
13	26	428	032	\$72,970
13	26	428	033	\$71,614
13	26	429	013	\$33,034
13	26	429	014	\$38,072
13	26	429	017	\$71,209
13	26	429	018	\$89,668
13	26	429	019	\$68,641
13	26	429	031	\$92,079
13	26	429	033	\$123,511
13	35	127	042	\$9,755
13	35	127	043	\$9,755
13	35	127	044	\$44,346
13	35	127	045	\$168,947
13	35	128	021	\$178,946
13	35	128	022	\$26,072
13	35	128	023	\$11,928
13	35	128	024	\$0
13	35	128	025	\$0
13	35	128	026	\$63,708
13	35	128	029	\$21,546
13	35	128	028	\$98,623
13	35	128	030	\$140,743
13	35	206	001	\$241,232
13	35	206	002	\$0
13	35	206	003	\$149,105
13	35	206	004	\$59,346
13	35	206	005	\$53,920
13	35	206	006	\$57,172
13	35	206	007	\$57,214
13	35	206	008	\$364,436
13	35	207	001	\$18,137
13	35	207	002	\$79,109
13	35	207	003	\$75,026
13	35	207	004	\$78,967
13	35	207	005	\$161,672
13	35	207	006	\$137,733
13	35	208	001	\$69,789
13	35	208	002	\$47,903
13	35	208	003	\$65,602
13	35	208	004	\$74,487
13	35	208	018	\$307,970
13	35	208	019	\$290,208
13	35	208	020	\$166,911
13	35	232	012	\$25,714
13	35	232	013	\$26,634
13	35	232	014	\$35,864

Parcel Number				1998 EAV
13	35	232	015	\$24,025
13	35	232	016	\$52,106
13	35	232	017	\$58,208
13	35	232	018	\$63,123
13	35	232	019	\$41,523
13	35	232	020	\$27,101
13	35	232	026	\$152,443
13	35	234	028	\$63,049
13	35	234	029	\$52,985
13	35	234	030	\$26,630
13	35	234	031	\$17,849
13	35	234	032	\$7,902
13	35	234	033	\$7,902
13	35	234	035	\$52,697
13	35	234	036	\$42,767
13	35	236	020	\$55,755
13	35	236	021	\$3,895
13	35	236	022	\$3,895
13	35	236	023	\$4,046
13	35	236	024	\$31,724
13	35	236	025	\$75,538
13	35	236	026	\$63,487
13	35	236	029	\$41,305
13	35	236	030	\$77,807
13	35	236	031	\$35,936
13	35	236	032	\$40,193
13	35	236	033	\$82,230
13	35	236	034	\$39,094
13	35	304	001	\$10,171
13	35	304	002	\$7,024
13	35	304	003	\$7,763
13	35	304	004	\$26,451
13	35	304	005	\$3,895
13	35	304	006	\$64,185
13	35	304	007	\$8,404
13	35	304	042	\$45,560
13	35	304	043	\$5,993
13	35	305	001	\$64,743
13	35	305	005	\$8,606
13	35	305	006	\$8,606
13	35	305	007	\$8,606
13	35	305	008	\$0
13	35	305	046	\$79,246
13	35	305	047	\$36,945
13	35	306	001	\$130,604
13	35	306	002	\$29,313
13	35	306	003	\$35,208
13	35	306	004	\$24,506
13	35	306	007	\$27,837

Parcel Number				1998 EAV
13	35	306	008	\$2,038
13	35	306	009	\$99,002
13	35	306	044	\$22,327
13	35	306	045	\$23,536
13	35	400	001	\$74,411
13	35	400	002	\$21,631
13	35	400	003	\$149,114
13	35	400	004	\$76,761
13	35	400	005	\$10,036
13	35	400	006	\$30,682
13	35	400	007	\$15,408
13	35	400	008	\$31,929
13	35	400	042	\$47,594
13	35	400	043	\$196,056
13	35	401	001	\$102,503
13	35	401	004	\$26,468
13	35	401	005	\$106,458
13	35	401	006	\$39,325
13	35	401	007	\$4,118
13	35	401	008	\$4,118
13	35	401	009	\$4,118
13	35	401	010	\$89,491
13	35	401	044	\$85,801
13	35	402	001	\$64,632
13	35	402	002	\$1,944
13	35	402	003	\$12,356
13	35	402	004	\$4,118
13	35	402	005	\$57,809
13	35	402	006	\$21,932
13	35	402	007	\$20,613
13	35	402	008	\$54,971
13	35	402	009	\$3,322
13	35	402	010	\$76,863
13	35	402	011	\$148,854
13	35	403	006	\$219,764
13	35	403	007	\$509,294
13	35	403	037	\$198,650
13	35	404	001	\$85,964
13	35	404	002	\$36,651
13	35	404	003	\$4,118
13	35	404	004	\$62,031
13	35	404	005	\$30,558
13	35	404	006	\$45,961
13	35	404	007	\$39,345
13	35	404	008	\$4,118
13	35	404	009	\$4,118
13	35	404	010	\$0
13	35	404	040	\$0

Parcel Number				1998 EAV
13	35	404	041	\$0
13	35	405	001	\$55,278
13	35	405	002	\$4,118
13	35	405	003	\$37,658
13	35	405	004	\$192,753
13	35	405	005	\$45,817
13	35	405	006	\$77,803
13	35	405	007	\$10,592
13	35	405	008	\$91,543
13	35	405	009	\$4,118
13	35	405	010	\$48,038
13	35	405	011	\$34,216
13	35	405	012	\$153,123
13	36	100	001	\$93,383
13	36	100	002	\$5,703
13	36	100	003	\$29,017
13	36	100	004	\$3,800
13	36	100	009	\$135,448
13	36	100	015	\$47,422
13	36	100	018	\$31,968
13	36	100	019	\$11,174
13	36	100	020	\$0
13	36	100	023	\$0
13	36	100	024	\$0
13	36	100	025	\$565,359
13	36	100	027	\$430,988
13	36	101	001	\$192,391
13	36	101	002	\$53,959
13	36	101	003	\$28,138
13	36	101	004	\$94,789
13	36	101	005	\$69,408
13	36	101	006	\$34,752
13	36	101	007	\$31,833
13	36	101	008	\$47,905
13	36	101	009	\$0
13	36	101	010	\$30,972
13	36	101	011	\$33,237
13	36	101	029	\$121,174
13	36	101	039	\$147,383
13	36	102	001	\$194,297
13	36	102	002	\$43,184
13	36	102	003	\$33,021
13	36	102	004	\$28,291
13	36	102	012	\$12,244
13	36	102	013	\$9,873
13	36	102	014	\$28,677
13	36	102	015	\$12,057
13	36	102	016	\$7,473

Parcel Number				1998 EAV
13	36	102	017	\$44,891
13	36	102	018	\$44,823
13	36	102	019	\$3,056
13	36	102	020	\$6,616
13	36	102	021	\$46,164
13	36	102	022	\$32,099
13	36	102	023	\$24,060
13	36	102	024	\$135,459
13	36	102	025	\$747,514
13	36	102	026	\$88,846
13	36	102	027	\$185,795
13	36	102	028	\$176,439
13	36	102	029	\$12,325
13	36	102	030	\$14,906
13	36	105	029	\$3,558
13	36	105	030	\$3,531
13	36	105	031	\$2,531
13	36	105	032	\$24,254
13	36	105	033	\$48,753
13	36	105	034	\$42,920
13	36	105	035	\$44,073
13	36	105	036	\$42,794
13	36	105	037	\$42,554
13	36	105	038	\$21,832
13	36	105	039	\$95,155
13	36	107	030	\$40,387
13	36	107	031	\$121,037
13	36	107	032	\$57,621
13	36	107	033	\$59,875
13	36	107	034	\$110,044
13	36	107	035	\$562
13	36	107	036	\$35,295
13	36	107	037	\$27,816
13	36	107	038	\$9,746
13	36	107	039	\$9,746
13	36	107	040	\$22,351
13	36	107	041	\$50,482
13	36	107	042	\$32,474
13	36	107	087	\$25,681
13	36	107	088	\$25,112
13	36	107	089	\$5,352
13	36	107	090	\$41,061
13	36	109	038	\$138,982
13	36	109	039	\$25,211
13	36	109	040	\$20,068
13	36	109	041	\$26,643
13	36	109	079	\$25,346
13	36	109	080	\$0

Parcel Number				1998 EAV
13	36	109	081	\$0
13	36	109	082	\$50,713
13	36	109	084	\$68,342
13	36	109	085	\$41,444
13	36	109	086	\$79,492
13	36	109	090	\$18,067
13	36	109	091	\$31,201
13	36	113	027	\$297,877
13	36	113	028	\$72,900
13	36	113	072	\$531,739
13	36	113	075	\$268,304
13	36	113	076	\$57,421
13	36	115	035	\$123,494
13	36	115	036	\$15,776
13	36	115	037	\$9,834
13	36	115	038	\$0
13	36	115	039	\$80,142
13	36	115	040	\$23,137
13	36	115	041	\$119,450
13	36	115	042	\$35,439
13	36	115	043	\$4,796
13	36	115	044	\$26,798
13	36	115	045	\$4,796
13	36	115	046	\$53,626
13	36	116	032	\$26,760
13	36	116	033	\$5,395
13	36	116	051	\$377,552
13	36	116	052	\$264,324
13	36	116	055	\$34,442
13	36	116	056	\$40,786
13	36	123	006	\$62,511
13	36	123	007	\$27,192
13	36	123	008	\$87,458
13	36	123	013	\$5,594
13	36	123	014	\$25,448
13	36	123	015	\$55,847
13	36	123	016	\$24,781
13	36	123	017	\$45,357
13	36	123	018	\$30,519
13	36	124	011	\$48,130
13	36	124	012	\$39,565
13	36	124	013	\$75,226
13	36	124	014	\$29,607
13	36	124	015	\$39,792
13	36	124	016	\$7,603
13	36	124	017	\$40,928
13	36	124	018	\$62,223
13	36	124	019	\$0
13	36	124	021	\$5,609

Parcel Number				1998 EAV
13	36	124	022	\$8,216
13	36	124	023	\$57,761
13	36	125	005	\$110,543
13	36	125	006	\$65,177
13	36	125	007	\$22,909
13	36	125	008	\$15,693
13	36	125	009	\$12,554
13	36	125	010	\$13,598
13	36	125	011	\$177,749
13	36	125	012	\$10,764
13	36	125	013	\$13,620
13	36	125	014	\$31,177
13	36	125	015	\$3,163
13	36	125	016	\$21,091
13	36	125	017	\$52,320
13	36	125	018	\$25,115
13	36	202	051	\$92,463
13	36	202	052	\$56,799
13	36	202	053	\$22,237
13	36	202	054	\$11,632
13	36	202	055	\$36,400
13	36	210	001	\$110,139
13	36	210	002	\$20,053
13	36	210	003	\$23,427
13	36	210	004	\$28,097
13	36	210	005	\$31,877
13	36	210	006	\$16,120
13	36	210	007	\$176,245
13	36	210	008	\$25,243
13	36	210	009	\$45,063
13	36	210	010	\$27,831
13	36	210	011	\$6,699
13	36	210	012	\$17,895
13	36	210	013	\$52,137
13	36	210	014	\$60,235
13	36	214	004	\$49,113
13	36	214	005	\$98,228
13	36	214	006	\$49,113
13	36	214	007	\$9,705
13	36	214	008	\$9,352
13	36	214	009	\$9,705
13	36	214	010	\$9,705
13	36	214	011	\$9,705
13	36	214	012	\$9,705
13	36	214	022	\$211,623
13	36	215	035	\$10,882
13	36	215	036	\$116,433
13	36	215	037	\$60,710

Parcel Number				1998 EAV
13	36	215	038	\$11,918
13	36	215	039	\$35,493
13	36	215	044	\$50,543
13	36	215	048	\$94,621
13	36	215	049	\$404,197
13	36	215	050	\$550,747
13	36	218	001	\$86,488
13	36	218	002	\$43,435
13	36	218	003	\$43,435
13	36	218	004	\$11,658
13	36	218	005	\$34,081
13	36	219	001	\$76,715
13	36	219	002	\$126,670
13	36	219	003	\$112,313
13	36	219	004	\$21,152
13	36	219	005	\$67,655
13	36	219	006	\$51,243
13	36	219	007	\$42,617
13	36	219	008	\$11,806
13	36	219	009	\$34,756
13	36	219	011	\$34,292
13	36	219	012	\$57,861
13	36	219	013	\$77,746
13	36	219	014	\$41,671
13	36	219	015	\$49,368
13	36	219	016	\$23,872
13	36	220	001	\$10,819
13	36	220	002	\$10,335
13	36	220	003	\$10,335
13	36	220	004	\$11,619
13	36	220	005	\$20,657
13	36	220	006	\$20,657
13	36	220	007	\$20,657
13	36	220	008	\$20,657
13	36	220	009	\$20,657
13	36	221	017	\$251,981
13	36	221	032	\$448,575
13	36	221	065	\$41,183
13	36	221	066	\$22,998
13	36	221	067	\$2,847
13	36	221	068	\$36,317
13	36	221	069	\$91,615
13	36	221	070	\$51,021
13	36	221	071	\$73,234
13	36	225	001	\$7,756
13	36	225	002	\$10,202
13	36	225	003	\$10,202
13	36	225	004	\$10,202
13	36	225	005	\$10,202

Parcel Number				1998 EAV
13	36	225	006	\$15,259
13	36	225	007	\$3,710
13	36	225	027	\$126,016
13	36	225	040	\$222,908
13	36	225	041	\$61,275
13	36	225	043	\$62,544
13	36	225	044	\$185,771
13	36	225	045	\$50,931
13	36	225	046	\$26,037
13	36	225	047	\$995,953
13	36	228	001	\$107,905
13	36	228	002	\$36,744
13	36	228	003	\$34,745
13	36	228	004	\$29,296
13	36	228	005	\$75,398
13	36	228	008	\$132,124
13	36	228	022	\$5,044
13	36	228	023	\$27,861
13	36	228	024	\$17,566
13	36	228	025	\$25,623
13	36	228	026	\$27,569
13	36	228	027	\$10,784
13	36	228	028	\$10,867
13	36	228	029	\$23,759
13	36	228	030	\$25,562
13	36	228	031	\$30,192
13	36	228	032	\$21,125
13	36	228	033	\$23,273
13	36	228	034	\$4,661
13	36	228	035	\$23,188
13	36	228	036	\$24,694
13	36	228	037	\$21,372
13	36	228	038	\$27,179
13	36	228	039	\$5,563
13	36	228	040	\$29,860
13	36	229	029	\$0
13	36	229	030	\$0
13	36	229	031	\$7,335
13	36	229	032	\$71,935
13	36	229	033	\$47,786
13	36	229	034	\$3,625
13	36	229	035	\$4,532
13	36	229	036	\$22,769
13	36	229	037	\$4,796
13	36	229	038	\$4,796
13	36	229	039	\$25,426
13	36	229	040	\$14,158
13	36	229	041	\$23,194

Parcel Number				1998 EAV
13	36	229	042	\$22,756
13	36	229	043	\$23,111
13	36	229	044	\$23,048
13	36	229	045	\$4,796
13	36	229	046	\$4,796
13	36	229	049	\$4,028
13	36	229	050	\$52,719
13	36	229	051	\$93,064
13	36	229	052	\$22,695
13	36	229	053	\$22,682
13	36	229	054	\$3,265
13	36	229	055	\$31,133
13	36	229	056	\$29,544
13	36	230	001	\$64,643
13	36	230	002	\$59,256
13	36	230	003	\$59,167
13	36	230	004	\$175,972
13	36	230	005	\$162,625
13	36	230	006	\$24,264
13	36	230	007	\$12,000
13	36	230	008	\$50,720
13	36	230	009	\$9,557
13	36	230	010	\$109,621
13	36	230	011	\$141,691
13	36	230	012	\$39,362
13	36	230	013	\$9,921
13	36	230	014	\$57,013
13	36	230	015	\$57,013
13	36	230	016	\$9,810
13	36	230	017	\$10,516
13	36	230	018	\$47,565
13	36	230	019	\$76,297
13	36	230	020	\$34,085
13	36	230	021	\$25,086
13	36	230	022	\$8,105
13	36	230	024	\$71,937
13	36	230	025	\$71,937
13	36	230	026	\$32,696
13	36	230	027	\$32,284
13	36	230	028	\$23,447
13	36	230	029	\$97,402
13	36	230	030	\$41,109
13	36	230	031	\$52,788
13	36	230	032	\$52,788
13	36	230	033	\$35,848
13	36	230	034	\$35,870
13	36	230	035	\$55,860
13	36	230	036	\$88,371
13	36	230	037	\$301,921

Parcel Number				1998 EAV
13	36	230	038	\$125,527
13	36	230	039	\$201,564
13	36	230	040	\$209,340
13	36	230	041	\$119,445
13	36	230	088	\$23,848
13	36	230	089	\$38,582
13	36	230	090	\$29,557
13	36	230	091	\$47,958
13	36	230	092	\$47,958
13	36	231	018	\$393,433
13	36	233	032	\$195,753
13	36	300	009	\$143,828
13	36	300	010	\$41,287
13	36	300	011	\$75,387
13	36	300	026	\$219,673
13	36	300	027	\$217,940
13	36	302	001	\$4,796
13	36	302	002	\$4,796
13	36	302	003	\$37,409
13	36	302	004	\$36,437
13	36	302	005	\$4,796
13	36	302	024	\$61,709
13	36	302	025	\$30,737
13	36	302	026	\$20,648
13	36	302	027	\$25,721
13	36	302	028	\$0
13	36	302	029	\$0
13	36	303	001	\$148,778
13	36	303	002	\$5,530
13	36	303	003	\$76,268
13	36	303	021	\$123,559
13	36	303	022	\$164,231
13	36	304	001	\$80,554
13	36	304	018	\$82,357
13	36	305	001	\$2,952
13	36	305	002	\$5,881
13	36	305	003	\$112,080
13	36	305	022	\$202,936
13	36	306	001	\$93,762
13	36	306	022	\$185,878
13	36	307	001	\$12,755
13	36	307	002	\$12,755
13	36	307	050	\$218,655
13	36	400	001	\$75,200
13	36	400	002	\$0
13	36	400	003	\$0
13	36	400	004	\$25,073
13	36	400	005	\$39,188

Parcel Number				1998 EAV
13	36	400	006	\$91,331
13	36	402	001	\$37,169
13	36	402	002	\$21,014
13	36	402	003	\$20,227
13	36	402	004	\$24,781
13	36	402	005	\$19,608
13	36	402	006	\$22,207
13	36	402	007	\$41,527
13	36	402	008	\$17,478
13	36	402	009	\$17,524
13	36	402	010	\$0
13	36	402	011	\$51,975
13	36	402	012	\$18,684
13	36	402	013	\$23,310
13	36	402	014	\$22,444
13	36	402	015	\$24,062
13	36	402	016	\$575
13	36	402	019	\$24,164
13	36	402	020	\$30,168
13	36	402	021	\$24,029
13	36	402	022	\$108,849
13	36	402	023	\$26,002
13	36	402	049	\$0
13	36	403	015	\$149,626
13	36	403	016	\$366,221
13	36	404	001	\$39,713
13	36	404	002	\$31,853
13	36	404	003	\$27,517
13	36	404	004	\$2,904
13	36	404	007	\$24,986
13	36	404	008	\$15,602
13	36	404	009	\$26,414
13	36	404	010	\$50,478
13	36	404	020	\$7,606
13	36	404	021	\$9,624
13	36	404	022	\$8,358
13	36	404	024	\$0
13	36	404	025	\$131,090
13	36	404	026	\$25,226
13	36	404	027	\$14,287
13	36	404	028	\$59,666
13	36	404	029	\$27,022
13	36	404	030	\$73,628
13	36	404	031	\$10,533
13	36	404	032	\$6,274
13	36	404	033	\$2,056
13	36	404	034	\$56,675
13	36	500	001	\$0
13	36	500	002	\$0

Parcel Number				1998 EAV
13	36	500	003	\$0
13	36	500	004	\$0
13	36	500	005	\$0
13	36	500	006	\$0
13	36	500	007	\$0
13	36	500	008	\$0
13	36	500	009	\$0
13	36	500	010	\$0
13	36	500	011	\$0
13	36	500	012	\$0
13	36	500	013	\$0
13	36	500	014	\$0
13	36	500	015	\$0
13	36	500	016	\$0
13	36	500	017	\$0
13	36	500	018	\$0
13	36	500	019	\$0
13	36	500	020	\$0
13	36	500	021	\$0
13	36	500	022	\$0
13	36	500	023	\$0
13	36	500	024	\$0
13	36	500	025	\$0
13	36	500	026	\$0
13	36	500	027	\$0
13	36	500	028	\$0
13	36	500	029	\$0
13	36	500	030	\$0
13	36	500	031	\$0
Total				\$72,137,399

APPENDIX D: EQUALIZED ASSESSED VALUATION BY PARCEL

Part 2 - Amendment Area

2003 Equalized Assessed Valuation by Parcel

Parcel Number	2003 EAV
13-25-314-001	\$202,833
13-25-314-002	\$140,538
13-25-314-003	\$68,262
13-25-314-004	\$101,742
13-25-314-011	\$0
13-25-314-012	\$73,285
13-25-314-018	\$154,965
13-25-314-019	\$208,940
13-25-314-020	\$139,353
13-25-314-021	\$169,662
13-25-314-022	\$162,467
13-25-314-023	\$81,232
13-25-314-024	\$292,364
13-25-314-025	\$291,747
13-25-314-026	\$85,279
13-25-314-027	\$0
13-25-314-030	\$108,728
13-25-314-031	\$0
13-25-314-032	\$0
13-25-314-033	\$0
13-25-314-034	\$217,363
13-25-314-035	\$0
13-25-314-036	\$29,067
13-25-314-037	\$0
13-25-314-038	\$118,700
13-25-314-052	\$294,802
13-25-314-053	\$0
13-25-500-010	\$0
13-26-100-012	\$32,029
13-26-100-013	\$25,287
13-26-100-014	\$25,287
13-26-100-015	\$11,797
13-26-100-026	\$187,599
13-26-101-002	\$32,167
13-26-101-003	\$25,223
13-26-101-012	\$33,355
13-26-101-013	\$26,285
13-26-214-082	\$364,493
13-26-214-083	\$78,728
13-26-214-084	\$80,111
13-26-214-085	\$422,483
13-26-214-086	\$208,456
13-26-214-087	\$74,739
13-26-214-088	\$62,577
13-26-214-089	\$65,932
13-26-214-090	\$49,196
13-26-214-091	\$340,768
13-26-215-095	\$111,663
13-26-215-096	\$618,512

Parcel Number	2003 EAV
13-26-215-097	\$364,542
13-26-215-098	\$268,300
13-26-215-104	\$100,370
13-26-215-105	\$259,878
13-27-204-001	\$117,947
13-27-204-002	\$63,106
13-27-204-003	\$54,236
13-27-204-004	\$53,146
13-27-204-005	\$81,289
13-27-204-006	\$7,379
13-27-204-021	\$322,086
13-27-204-056	\$74,006
13-27-204-058	\$981,627
13-27-204-059	\$448,345
13-27-205-003	\$0
13-27-205-004	\$348,364
13-27-207-018	\$0
13-27-207-023	\$1,471,755
13-27-207-024	\$513,006
13-27-207-025	\$0
13-35-128-015	\$0
13-35-231-014	\$76,748
13-35-231-015	\$79,629
13-35-231-016	\$55,670
13-35-231-017	\$58,093
13-35-231-018	\$125,241
13-35-231-019	\$68,769
13-35-231-020	\$59,574
13-35-231-021	\$109,919
13-35-231-022	\$101,169
13-35-231-023	\$56,610
13-35-231-024	\$25,415
13-35-231-025	\$50,834
13-35-231-026	\$73,312
13-36-103-001	\$257,054
13-36-103-002	\$88,727
13-36-103-003	\$85,291
13-36-103-004	\$103,749
13-36-103-005	\$34,081
13-36-103-006	\$34,656
13-36-103-007	\$52,539
13-36-103-008	\$45,322
13-36-103-009	\$45,450
13-36-103-010	\$218,398
13-36-103-011	\$151,145
13-36-103-012	\$47,263
13-36-103-013	\$52,059
13-36-103-014	\$43,051
13-36-103-015	\$46,623

Parcel Number	2003 EAV
13-36-103-016	\$167,881
13-36-103-017	\$258,279
13-36-103-018	\$45,285
13-36-103-019	\$85,549
13-36-103-020	\$59,212
13-36-103-021	\$42,685
13-36-407-010	\$10,326
13-36-407-011	\$105,784
13-36-407-012	\$89,328
13-36-407-013	\$49,454
13-36-407-034	\$56,479
13-36-407-035	\$56,479
13-36-407-036	\$56,479
13-36-407-037	\$55,301
13-36-407-038	\$56,479
13-36-407-039	\$31,038
13-36-407-040	\$421,622
13-36-408-028	\$0
13-36-408-050	\$10,326
Total	\$15,251,781

APPENDIX E

FULLERTON/MILWAUKEE REDEVELOPMENT PLAN AND PROJECT HOUSING IMPACT STUDY

AMENDMENT No. 1

December 30, 2004

TABLE OF CONTENTS

INTRODUCTION	E-1
PART I: RESIDENTIAL UNITS	E-2
Type and Number of Residential Units	E-2
Type and Number of Rooms in Residential Units	E-2
Inhabited Units	E-4
Demographics	E-4
PART II: RELOCATION PLANS	E-7
Residential Units Which May be Removed	E-7
Relocation Program	E-8
Availability of Replacement Housing	E-8
Type and Extent of Relocation Assistance	E-10

LIST OF STUDY EXHIBITS

Table E-1 Estimated Number of Rooms per Dwelling Unit	E-3
Table E-2 Estimated Number of Bedrooms per Dwelling Unit	E-3
Table E-3 Estimated Number of Units with Kitchen and Plumbing Facilities	E-4
Table E-4 Types of Dwelling Units	E-4
Table E-5 Estimated Number of Residents	E-5
Table E-6 Estimated Racial and Ethnic Composition of Residents	E-6
Table E-7 Residential Units Which May be Removed	E-7
Table E-8 Apartment Listings in the Fullerton/Milwaukee TIF Vicinity	E-8
Table E-9 Estimated Number of Households by Income Level	E-11
Table E-10 Estimated Number of Occupied Units by Number of Bedrooms	E-11

INTRODUCTION

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

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

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

The number and type of residential buildings in the Project Area potentially affected by the Redevelopment Plan were identified during the survey of building condition and land use conducted as part of the eligibility analysis for the Project Area. An estimate of the number of residential units within each such building, and whether such residential units were inhabited or uninhabited, was based on a number of analytical tools including, where appropriate, physical building surveys, Cook County tax assessment records, and United States Census data. As of November 24, 2004 the Project Area contained 1,577 residential units, of which 1,434 were inhabited and 143 were uninhabited.

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

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

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

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

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

PART I: RESIDENTIAL UNITS

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

Type and Number of Residential Units

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

Type and Number of Rooms in Residential Units

Tables E-1, E-2, and E-3, respectively, describe the distribution of the 1,577 residential units in the Project Area by number of rooms, by number of bedrooms, and by kitchen and plumbing facilities.

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

The number of conventional residential units in the Project Area (1,577) represents 7.4% of the total residential units within the thirty-five block groups. Therefore, that percentage has been consistently applied to estimate the distributions of rooms, number of bedrooms, and kitchen and plumbing facilities as presented in the tables below. For example, the number of one-room units in all thirty-five block groups is 1,691. Multiplying 7.4% by this total determines that there are 126 one-room units in the Project Area ($1,691 \times 0.074 = 125.52$).

Table E-1 shows the estimated number (rounded to the nearest whole number) of conventional residential units in the Project Area, by number of rooms. As defined by the Census Bureau, a room includes living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodger's rooms. Excluded are strip or Pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished

space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets.

Table E-1 Estimated Number of Rooms per Dwelling Unit

Number of Rooms	Number of Units within All Block Groups	Number of Units within Project Area
1	1,127	83
2	1,607	119
3	3,033	224
4	4,650	344
5	5,172	383
6	3,481	258
7	896	66
8	340	25
9 or more	940	70
Total	21,246	1,572

Source: 2000 Census, US Bureau of the Census

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

Table E-2 Estimated Number of Bedrooms per Dwelling Unit

Number of Bedrooms	Number of Units within All Block Groups	Number of Units within Project Area
0	1,691	125
1	5,076	376
2	8,032	594
3	4,918	364
4	976	72
5 or more	553	41
Total	21,246	1,572

Source: 2000 Census, US Bureau of the Census
Numbers may not add due to rounding

Table E-3 describes the estimated number of conventional residential units in the Project Area with kitchen facilities and with plumbing facilities. As defined by the Census Bureau, a unit has complete kitchen facilities when it has all of the following: (1) an installed sink with piped water, (2) a range, cook top and convection or microwave oven, or cookstove, and (3) a refrigerator. All kitchen facilities must be located in the structure. They need not be in the same room. Portable cooking equipment is not considered a range or cookstove. An ice box is not considered to be a refrigerator. As defined by the Census Bureau, complete plumbing facilities include hot and cold piped water, a flush toilet, and a bathtub or shower. All three facilities must be located inside the house, apartment, or mobile home, but not necessarily in the same room. Housing facilities are classified as lacking complete plumbing facilities when any of the three facilities are not present.

Table E-3 Estimated Number of Units with Kitchen and Plumbing Facilities

Facility	Number of Units within All Block Groups which have Facility	Number of Units within Project Area which have Facility	Percentage of Project Area Total
Kitchen	20,720	1,533	97.5 %
Plumbing	20,744	1,535	97.6 %

Source: 2000 Census, US Bureau of the Census

Inhabited Units

Field surveys were completed on a building-by-building basis by Teska Associates, Inc. to determine the total number of inhabited and uninhabited residential units within the Project Area. As required by the Act, this information was ascertained as of November 24, 2004, which is not less than 45 days before the date that the resolution required by subsection (a) of Section 11-74.4-5 of the Act is or will be passed.

The Project Area contains 1,577 residential units, including 1,434 inhabited units and 143 uninhabited units. All of these uninhabited units are contained in multifamily or mixed use buildings.

Table E-4 Types of Dwelling Units

Type of Unit	Inhabited	Vacant	Total
Single Family Home	27	0	27
Units in Multiple Family Buildings	504	33	537
Units in Mixed Use Buildings	903	110	1013
Total	1434	143	1577

Source: TAI Field Survey

Demographics

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

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

Table E-5 Estimated Number of Residents

Number of Bedrooms	Number of Units within Project Area (see Table B-2)	HUD Family Size Adjustment Rate (persons per unit)	Estimated Number of Persons within Project Area
0	125	1.0	125
1	376	1.5	564
2	594	3.0	1,782
3	364	4.5	1,638
4	72	6.0	432
5 or more	41	7.5	308
Total	1,572	n/a	4,849

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

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

Table E-6 Estimated Racial and Ethnic Composition of Residents

	2000 Census Percentage in All Block Groups	Estimated Number of Residents within Project Area
Race		
White Only	43.9%	2,129
Black or African American Only	5.6%	272
American Indian and Alaska Native Only	0.8%	39
Asian Only	1.8%	87
Native Hawaiian and Other Pacific Islander Only	0.1%	5
Other Single Race	41.6%	2,017
Two or More Races	6.3%	305
Total	100%	4,854
Ethnic Composition		
Hispanic or Latino (of any race)	67%	3,268

Source: 2000 Census, US Bureau of the Census
 Totals may not add due to rounding

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

Relocation Program

If during the life of the 23-year tax increment financing district, the City acquires property which includes residential units, the City's plans for relocation assistance for qualified residents in the proposed Project Area shall be consistent with the requirements set forth in Section 11-74.4-3(n)(7) of the Act. The terms and conditions of such assistance are described under "Type and Extent of Relocation Assistance" below. The City, as of the date of this report, has prepared no specific relocation plan because it is not the intent of the City to acquire any occupied residential units within the Project Area.

Availability of Replacement Housing

In accordance with Section 11-74.4-3(n)(7) of the Act, the City shall make a good faith effort to ensure that affordable replacement housing for any qualified displaced resident whose residence is removed is located in or near the Project Area.

To promote development of affordable housing, the Redevelopment Plan requires that developers who receive tax increment financing assistance for market-rate housing are to set aside at least 20 percent of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means the affordable for-sale units should be priced at a level that is affordable to households earning no more than 100 percent of the area median income (adjusted for family size), and affordable rental units should be affordable to households earning no more than 60 percent of the area median income (adjusted for family size).

Samples of the type, location, and cost of a sample of possible replacement housing units located in the Avondale, Logan Square, Bucktown, Roscoe Village, Palmer Square, and Humboldt Park community areas are listed in Table E-8. The information presented is based on classified advertisements from the Chicago Reader online newspaper listings (compiled from the October 29, 2004 issue). It is important to note, however, that Chicago has a rental cycle that turns over in greater volume on May 1 and October 1 of each year. The majority of the apartments in the City that turn over in any given year become available during the months prior to those dates. Therefore, housing ads placed at these times will likely reflect a wider variety of rental rates, unit sizes and locations.

Table E-8. Sample Replacement Housing

Housing type	Location	Rent
Studio apt	2011 N. Leavitt	\$625
Studio apt	2700 W. Logan	\$550
Studio apt	2959 N. Damen	\$550
One bedroom apt	2457 W. Logan	\$650
One bedroom apt	3530 W. Lyndale	\$595

One bedroom apt	3115 W. Diversey	\$650
One bedroom apt	1940 N. Drake	\$650
One bedroom apt	2252 N. Spaulding	\$650
One bedroom apt	2625 N. Spaulding	\$600
One bedroom apt	2637 N. Spaulding	\$610
One bedroom apt	2452 N. Spaulding	\$610
One bedroom apt	2220 N. Hamilton	\$595
One bedroom apt	2634 W. Armitage	\$575
One bedroom apt	3700 W. Fullerton	\$600
One bedroom apt	1659 N. Humboldt	\$630
One bedroom apt	2840 N. Whipple	\$625
One bedroom apt	4304 N. St. Louis	\$625
One bedroom apt	2335 W. Roscoe	\$625
One bedroom apt	2014 W. Melrose	\$650
One bedroom apt	4337 N. Richmond	\$625
One bedroom apt	2900 W. Belle Plaine	\$600
One bedroom apt	4101 W. Sacramento	\$650
One bedroom apt	4137 N. Kimball	\$600
Two bedroom apt	2252 N. Spaulding	\$750
Two bedroom apt	2011 N. California	\$650
Two bedroom apt	2036 N. Whipple	\$600
Two bedroom apt	2046 N. California	\$650
Two bedroom apt	2452 N. Spaulding	\$610
Two bedroom apt	2544 N. Springfield	\$650
Two bedroom apt	3602 W. Irving Park	\$850
Two bedroom apt	4137 N. Kimball	\$725

Source: Chicago Reader October 29, 2004 On-line edition

Type and Extent of Relocation Assistance

In the event that the implementation of the Redevelopment Plan results in the removal by the City of residential housing units in the Redevelopment Project Area occupied by low-income households or very low-income households, the occupants of such units shall be provided relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. The City shall make a good faith effort to ensure that affordable replacement housing for the aforementioned households is located in or near the Redevelopment Project Area.

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

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

First, the thirty-five block groups which contain residential units in the Project Area contain a total of 21,246 residential units, and the Project Area contains 1,577 residential units (7.4% of the block group total). Census data also indicates that there are 19,551 households in the thirty-five block groups. Therefore, we estimate that there are 1,447 households in the Project Area ($19,551 \times 0.074 = 1,447$).

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

Table E-9 Estimated Number of Households by Income Level

1989 Household Income	Number of Households within All Block Groups	Percent of Households	Estimated Number of Households within Project Area
up to \$14,999	4,249	21.7%	314
\$15,000 to \$34,999	6,203	31.7%	459
\$35,000 or more	9,099	46.5%	673
Total	19,551	100.0%	1,447

Source: 2000 Census, US Bureau of the Census

Second, the number of occupied units by household size is determined, based on the fact that in the Project Area, 1,434 of 1,577 residential units are occupied (90.9%). For example, if there are 376 one bedroom residential units in the Project Area, approximately 342 are occupied ($376 \times 0.909 = 342$)

Table E-10 Estimated Number of Occupied Units by Number of Bedrooms

Number of Bedrooms	Number of Units within Project Area (see Table E-5)	Estimated Number of Occupied Units within Project Area	HUD Family Size Adjustment Rate (persons per unit)
0	125	114	1.0
1	376	342	1.5
2	594	540	3.0
3	364	331	4.5
4	72	65	6.0
5 or more	41	37	7.5
Total	1,573	1,430	n/a

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

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

- The low-income limit is defined as "80% of the median family income for the area, subject to adjustments for areas with unusually high or low incomes or housing costs."
- The very low-income limit is defined as "50% of the median family income for the area, subject to specified adjustments for areas with unusually high or low incomes."
- The 30% of the area median income limit is "a new income targeting standard of the 1998 Act Amendments to the Housing Act of 1937; to avoid inconsistencies with other limits, it is defined as 60% of the four-person family very low-income limit, adjusted for family size."

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

- 456 occupied residential units (31.9%) have zero or one bedroom. This corresponds to a household size of 1 to 1.5 persons. For comparison to the HUD income thresholds, we assume a household size of 1 to 2 persons. For this household size:

To be considered:	A household of this size must have an annual income of not more than:
30% of the area median income	\$13,410 (for 1 person) to \$15,300 (for 2 persons)
very low-income (50% of median)	\$22,350 (for 1 person) to \$25,500 (for 2 persons)
low-income (80% of median)	\$35,760 (for 1 person) to \$40,800 (for 2 persons)

- 871 occupied residential units (60.9%) have two or three bedrooms. This corresponds to a household size of 3 to 4.5 persons. For comparison to the HUD income thresholds, we assume a household size of 3 to 5 persons. For this household size:

To be considered:	A household of this size must have an annual income of not more than:
30% of the area median income	\$17,250 (for 3 persons) to \$20,670 (for 5 persons)
very low-income (50% of median)	\$28,750 (for 3 persons) to \$34,450 (for 5 persons)
low-income (80% of median)	\$46,000 (for 3 persons) to \$55,120 (for 5 persons)

- 102 occupied residential units (7.1%) have four or more bedrooms. This corresponds to a household size of 6 to 7.5 persons. For comparison to the HUD income thresholds, we assume a household size of 6 to 8 persons. For this household size:

To be considered:	A household of this size must have an annual income of not more than:
30% of the area median income	\$22,200 (for 6 persons) to \$25,260 (for 8 persons)
very low-income (50% of median)	\$37,000 (for 6 persons) to \$42,100 (for 8 persons)
low-income (80% of median)	\$59,200 (for 6 persons) to \$67,360 (for 8 persons)

PART II: RELOCATION PLANS

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

Residential Units Which May be Removed

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

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

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

Table E-7 Residential Units Which May be Removed

PIN	Address	Number of Dwelling Units	Type of Building	Reason for Potential Removal	Proposed Future Land Use
13-35-236-025	3224 W. Armitage	1	mixed use	previously approved acquisition	Mixed Use
13-35-236-024	3226 W. Armitage	2	mixed use	previously approved acquisition	Mixed Use
13-36-300-010	3107 W. Armitage	1	mixed use	previously approved acquisition	Mixed Use

FULLERTON/MILWAUKEE
TAX INCREMENT FINANCING
REDEVELOPMENT PLAN AND PROJECT

AMENDMENT No. 1

City of Chicago, Illinois

October 26, 1999

Revision #2 December 21, 1999

December 30, 2004 Amendment

TABLE OF CONTENTS

INTRODUCTION	1
Project Area Description	1
Tax Increment Financing	3
The Redevelopment Plan	3
LEGAL DESCRIPTION	6
ELIGIBILITY OF THE PROPOSED TIF DISTRICT	7
REDEVELOPMENT GOALS, OBJECTIVES AND STRATEGIES	8
Goals	8
Objectives	8
Strategies	9
FUTURE LAND USE AND REDEVELOPMENT ACTIVITIES	10
Future Land Use	10
Redevelopment Activities	10
REDEVELOPMENT PROJECT	11
Purpose of the Redevelopment Plan	11
Eligible Redevelopment Project Costs	11
Property Assembly	14
Property Disposition	15
Rehabilitation of Existing Public or Private Structures	15
Public Improvements	15
Capital Costs of Taxing Districts	16
Relocation	16
Job Training	17
Developer Interest Costs	17
Estimated Project Costs	17
Sources of Funds	18
Nature and Term of Obligations to be Issued	19
Equalized Assessed Valuation	20
FINDINGS OF NEED FOR TAX INCREMENT FINANCING	21
Project Area Not Subject to Growth	21
Equalized Assessed Values that Fail to Keep Pace with the City as a Whole	21
FINANCIAL IMPACT OF REDEVELOPMENT	23
Demand on Taxing District Services	23
OTHER ELEMENTS OF THE REDEVELOPMENT PLAN	26
Conformance with Land Uses Approved by the Planning Commission of the City	26
Date of Completion	26
Implementation Schedule	26
Provision for Amending the Redevelopment Plan	26
Affirmative Action and Fair Employment Practices	26

Affordable Housing	27
Environmental Standards	27
Equalized Assessed Values that Fail to Keep Pace with the City as a Whole	27
Housing Impact	28

LIST OF PLAN EXHIBITS

Table P-1 Existing Land Use by Block	2
Table P-2 Estimated Redevelopment Project Costs	17
Table P-3 Building Permit Activity, January 1994 to June 1999	22
Figure A Project Area Boundaries	29
Figure B Existing Land Use	30
Figure C Public Facilities in the Project Area	31
Figure D Future Land Use	32
Figure E Previously Approved Land Acquisition Overview	33
Figure F Previously Approved Land Acquisition By Block & PIN	34
Figure G Properties Previously Approved for Acquisition in Underlying Redevelopment Area Plan ..	35

APPENDIX A: ELIGIBILITY STUDY

APPENDIX B: LEGAL DESCRIPTION

APPENDIX C: PROPERTIES PREVIOUSLY APPROVED FOR ACQUISITION IN UNDERLYING REDEVELOPMENT AREA PLAN

APPENDIX D: EQUALIZED ASSESSED VALUATION BY PARCEL

Part 1 - Original Project Area 1998 EQUALIZED ASSESSED VALUATION BY PARCEL

Part 2 - Amendment Area 2003 EQUALIZED ASSESSED VALUATION BY PARCEL

APPENDIX E: HOUSING IMPACT STUDY

I INTRODUCTION

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

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

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

The Redevelopment Plan summarizes the analyses and findings of the consultants' work, which, unless otherwise noted, is the responsibility of TAI. The City is entitled to rely on the findings and conclusions of this Redevelopment Plan in designating the Project Area as a redevelopment project area under the "Act". TAI has prepared this Redevelopment Plan and the related eligibility study with the understanding that the City would rely on: (a) the findings and conclusions of the Redevelopment Plan and the related eligibility study in proceeding with the designation of the Project Area and the adoption and implementation of the Redevelopment Plan; and (b) the fact that TAI has obtained the necessary information so that the Redevelopment Plan and the related eligibility study will comply with the Act.

Project Area Description

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

The boundaries of the Project Area have been established to carefully include those properties that will gain an immediate and substantial benefit from the proposed redevelopment project improvements and Redevelopment Plan. The Project Area consists of approximately 257 acres within 101 legal blocks or portions thereof. The Project Area is zoned predominantly for business and commercial uses. The four commercial corridors included in this Project Area, along Milwaukee Avenue, Fullerton Avenue, Belmont Avenue and Armitage Avenue, represent the retail and business support areas for residential neighborhoods which surround and fall between the corridors. The commercial businesses, particularly the retail businesses, within these corridors reflect the diversity of the neighborhood populations which they serve.

Land use in the Project Area is extremely diverse, reflecting the organic growth of the area over time (see Figure B and Table P-1). Most blocks are characterized by a mix of uses, including combinations of retail, office, light industry, and residential uses. Residential uses occur both in single- and multi-family buildings, as well as in apartments above commercial uses. Other blocks contain only commercial or institutional uses. Three schools are included in the Project Area: Darwin School (3116 W. Belden), Funston School (2010 N. Central Park), and Chase School (2021 N. Point) (see Figure C). There are no Chicago Park District parks in the Project Area.

Table P-1 Existing Land Use by Block

Predominant Land Use of Block	Acres	Percent
Commercial	37	15%
Mixed Use	101	39%
Institutional	10	4%
Vacant/Parking	6	2%
Right of way	103	40%
Total	257	100%

The Project Area is characterized by excellent accessibility. The Kennedy Expressway is approximately one half mile to the east of the Project Area, and numerous major arterial streets traverse the area, including Belmont Avenue, Diversey Avenue, Fullerton Avenue, and Armitage Avenue in an east-west direction, and Kimball Avenue, California Avenue, and Western Avenue in the north-south direction. Numerous bus lines run through the Project Area, including #77, #76, #74, and #73 along the major east-west arterial streets, and #82, #52, and #49 along the north-south streets. The Blue Line of the CTA's elevated train system also serves the Project Area, including stops at Western and Milwaukee, at California and Milwaukee, and at Logan Square.

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

Tax Increment Financing

Tax increment financing is permitted in Illinois under the Act. Only areas which meet certain specifications outlined in the Act are eligible to use this financing mechanism. This document has been prepared in accordance with the provisions of the Act and can be used as a guide for public and private development in the Project Area. In addition to describing the redevelopment objectives, the Redevelopment Plan sets forth the overall program to be undertaken to achieve these objectives.

The Act permits municipalities to use tax increment financing to improve eligible "blighted" or "conservation" areas in accordance with an adopted redevelopment plan over a period not to exceed 23 years. The municipal cost of certain public improvements and programs can be paid with the revenues generated by increased equalized assessed values of private taxable real estate within a designated project area ("incremental property taxes"). The key to this financing tool is that it allows for the public to make capital investments that are repaid by property taxes from private development investment induced by those public capital investments. Incremental property taxes are taken from the increase in equalized assessed valuation (principally from new private development) generated within the designated project area during the limited term of the redevelopment project. Thus, the project can pay for itself without the need for additional taxes to be levied city-wide, outside the boundaries of the particular project area.

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

Public and private reinvestment is possible only if Tax Increment Financing ("TIF") is used as authorized by the Act. The revenue generated by the development activity will play a major and decisive role in encouraging private development. Through this Redevelopment Plan, the City will serve as a catalyst for assembling the assets and energies of the private sector in a unified, cooperative public-private redevelopment effort. Implementation of the Redevelopment Plan and Redevelopment Project (as defined below) will benefit the City, its residents, and all taxing districts in the form of improved economic well-being and the improvement of the community living, working, and learning environment.

The Redevelopment Plan

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

The Redevelopment Plan has been formulated in accordance with the provisions of the Act and is intended to guide improvements and activities within the Project Area in order to stimulate private investment in the Project Area. The goal of the City, through implementation of this Redevelopment Plan, is that the entire Project Area be revitalized through a coordinated public and private enterprise effort of reinvestment, rehabilitation, and redevelopment of uses compatible with a strong, stable neighborhood, and that such revitalization occurs:

- On a coordinated, rather than piecemeal basis, to ensure that land use, access and circulation, parking, public services and urban design are functionally integrated and meet present-day principles and standards; and

- On a reasonable, comprehensive, and integrated basis to ensure that the factors leading to blight are eliminated; and
- Within a reasonable and defined time period so that the Project Area may contribute productively to the economic vitality of the City.

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

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

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

Successful implementation of this Redevelopment Plan requires that the City utilize incremental property taxes and other resources in accordance with the Act to stimulate the comprehensive and coordinated development of the Project Area. Only through the utilization of TIF will the Project Area develop on a comprehensive and coordinated basis, thereby eliminating the existing and threatened conditions which may lead to blight and which have precluded development of the Project Area by the private sector.

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

- A strengthening of the economic vitality of the community, arising from new residential and non-residential development.
- An increase in construction and long-term employment opportunities for residents of the Project Area and the City.
- The replacement of unsightly uses, blight, and vacated properties with viable, high-quality developments.
- The elimination of numerous physical impediments within the Project Area on a coordinated and timely basis so as to minimize costs and promote comprehensive, area-wide redevelopment.
- The construction of public improvements which may include new road surfaces, utilities, sewers, water lines, sidewalks, street lights, landscaping, etc., intended to make the Project Area more attractive to investment.
- The provision of job training services to community members which make the Project Area more attractive to investors and employers.

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

II LEGAL DESCRIPTION

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

III ELIGIBILITY OF THE PROPOSED TIF DISTRICT

Original Project Area Eligibility

During July and August, 1999, a study was undertaken, consistent with the Act and related procedural guidelines, to determine the eligibility of the proposed TIF district. The results of the study indicated that the Original Project Area met the Act's requirements for a "conservation area," and is was eligible to be designated by the City Council of the City as a "Tax Increment Financing Redevelopment Project Area." The detailed findings of this study are described in Appendix A of this report.

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

1. Age
2. Deterioration of buildings and surface improvements
3. Depreciation of physical maintenance
4. Obsolescence
5. Presence of structures below minimum code standards
6. Excessive vacancies
7. Lack of community planning

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

Amendment Area Eligibility

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

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

1. Age
2. Deterioration of buildings and surface improvements
3. Obsolescence
4. Excessive vacancies
5. Lack of community planning
6. Decline of the Amendment Area equalized assessed value at a rate greater than experienced by the remainder of the City for at least three of the last five years

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

IV REDEVELOPMENT GOALS, OBJECTIVES AND STRATEGIES

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

Goals

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

- Reduction or elimination of those conditions which qualify the Project Area as a conservation area.
- Provision of sound economic development in the Project Area.
- Contribution to the economic well being of the City.
- Creation of strong public and private partnerships to capitalize upon and coordinate all available resources and assets.
- Encouragement of land uses which strengthen the function and appeal of the Project Area for a wide range of activities, including commercial, residential, public, and institutional uses.
- Improvement of the quality of life in the City by reducing incidences of both physical and economic deterioration and obsolescence within the Project Area.
- Improvement of existing utilities and roadways to enhance the potential for development and accessibility of redevelopment sites.
- Employment of residents living in and around the Project Area in jobs in the Project Area.
- Creation of an environment within the Project Area that will contribute to the health, safety, and general welfare of the City, that will maintain or enhance the value of properties in and adjacent to the Project Area, and that will stimulate private investment in new construction, expansion, and rehabilitation.
- Creation of additional affordable housing units, as consistent with City policies.

Objectives

- Assemble and prepare sites which are conducive to modern development.
- Encourage the use and maintenance of the commercial corridors so as to contribute to the vitality of the adjacent uses.
- Upgrade infrastructure throughout the Project Area.
- Establish a distinctive and cohesive visual identity for each of the historically distinguishable community areas within the Project Area.
- Ensure high quality and harmonious architectural and landscape design throughout the Project Area.

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

Strategies

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

- Rehabilitate, where appropriate, existing commercial, residential, public, and mixed use structures.
- Install streetscape elements, such as lighting and street furniture, to enhance the appearance and image of the area.
- Assemble and prepare property necessary to attract new investment.
- Undertake appropriate environmental remediation measures on rehabilitation or redevelopment sites, according to customary procedures.
- Establish job readiness and job training programs to provide residents within and surrounding the Project Area with the skills necessary to secure jobs in the Project Area and in adjacent project areas.
- Secure commitments from employers within the Project Area and adjacent project areas to interview graduates of the Project Area's job readiness and job training programs.
- Promote non-residential uses that support the needs of the community.
- Repair and replace the infrastructure where needed, including, but not limited to: roads, sidewalks, public utilities, and other public infrastructure.
- Study existing and future traffic conditions on arterial streets; and, improve traffic flow, safety and convenience through traffic roadway and intersection improvements, traffic lighting improvements, and traffic calming strategies.

V FUTURE LAND USE AND REDEVELOPMENT ACTIVITIES

Future Land Use

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

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

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

Redevelopment Activities

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

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

In addition, public improvements will increase the functionality, appearance, and viability of the Project Area as a strong commercial corridor. Recommended public improvements in the Project Area primarily include streetscape elements along Milwaukee, Fullerton, Belmont, and Armitage Avenues such as street trees, lighting, street paving, and street furniture. Streetscape elements should respect and celebrate the ethnic diversity and individual character of each of the commercial corridors that make up the Project Area. In addition, special gateway treatments would be appropriate at locations that maximize the impact and recognition of important corridor entrances. Traffic signalization improvements may be undertaken at those same intersections.

VI REDEVELOPMENT PROJECT

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

Purpose of the Redevelopment Plan

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

Further, the Act states that for such areas, "It is hereby found and declared that in order to promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas. The eradication of blighted areas and treatment and improvement of conservation areas and industrial park conservation areas by redevelopment projects is hereby declared to be essential to the public interest" (65 ILCS 5/11-74.4-2(b), as amended).

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

Eligible Redevelopment Project Costs

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

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

Redevelopment project costs include the sum total of all reasonable or necessary costs incurred, estimated to be incurred, or incidental to this Plan pursuant to the Act. Such costs may include, without limitation, the following:

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

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

- b) The cost of marketing sites within the Project Area to prospective businesses, developers, and investors;
- c) Property assembly costs including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation and site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
- d) Costs of rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
- e) Costs of the construction of public works or improvements subject to the limitations in Section 11-74.4-3(q)(4) of the Act;
- f) Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the Project Area, and as long as such proposals feature a community-based training program which ensures maximum reasonable opportunities for residents of the Logan Square and Avondale Community Areas with particular attention to the needs of those residents who have previously experienced inadequate employment opportunities and development of job-related skills including residents of public and other subsidized housing and people with disabilities;
- g) Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued there under including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued, and for a period not exceeding 36 months following completion and including reasonable reserves related thereto;
- h) To the extent the City by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan.
- i) Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by Federal or state law or by Section 74.4-3(n)(7) of the Act (see "Relocation" section);
- j) Payment in lieu of taxes as defined in the Act;
- k) Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs; (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education

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

- l) Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - 1. such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - 2. such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - 3. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - 4. the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total:
 - (i) cost paid or incurred by the redeveloper for such redevelopment project;
 - (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act;
 - 5. for the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, the percentage of 75 percent shall be substituted for 30 percent in subparagraphs 2 and 4 above.
- m) Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;
- n) An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
- o) Instead of the eligible costs provided for in (l) 2, 4 and 5 above, the City may pay up to 50% of the cost of construction, renovation, and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for this benefit under the Act.
- p) The cost of daycare services for children of employees from low-income families working for businesses located within the Project Area and all or portion of the cost of operation of day care centers established by Project Area businesses to serve employees from low-income families working in businesses located in the Project Area. For the purposes of this paragraph, "low-income families" means families whose

annual income does not exceed 80% of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development.

If a special service area has been established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 et seq., then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the redevelopment project area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

Property Assembly

To meet the goals and objectives of this Redevelopment Plan, the City previously sought authority to acquire and assemble property throughout the Project Area. Land assemblage by the City may be by purchase, exchange, donation, lease, eminent domain or through the Tax Reactivation Program or other programs and may be for the purpose of (a) sale, lease or conveyance to private developers, or (b) sales, lease, conveyance or dedication for the construction of public improvements or facilities. Furthermore, the City may require written redevelopment agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

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

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

In connection with the City exercising its power to acquire real property, including the exercise of the power of eminent domain, under the Act in implementing the Redevelopment Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Redevelopment Plan.

The Armitage/California - St. Louis Redevelopment Plan established boundaries for the Armitage/California - St. Louis Redevelopment Area (also known as the Central West Redevelopment Area.) That Redevelopment Area consists of properties facing Armitage between N. St. Louis Avenue and N. Point Street, along the west side of California Avenue from W. Armitage to W. Dickens, and along the east side of California from Armitage to Milwaukee. Figure G illustrates those properties identified for acquisition within the previously adopted underlying Armitage/California - St. Louis Redevelopment Area boundaries. Appendix C lists those parcels, by parcel number, which are shown in Figure G and fall within the Project Area.

The Armitage/California - St. Louis Redevelopment Area and subsequent amendments established City authority to acquire and assemble property. Such acquisition and assembly under that authority is consistent with this TIF Redevelopment Plan. Nothing in this Redevelopment Plan shall be deemed to limit or adversely affect the authority of the City under the Armitage/California - St. Louis Redevelopment Area

to acquire and assemble property. Accordingly, incremental property taxes from the Project Area may be used to fund the acquisition and assembly of property by the City under the authority of the Armitage/California - St. Louis Redevelopment Plan within the Fullerton/Milwaukee Project Area.

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

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

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

Property Disposition

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

Rehabilitation of Existing Public or Private Structures

The City of Chicago may provide assistance to encourage rehabilitation of existing public or private structures which will remove conditions which contribute to the decline of the character and value of the district. Appropriate assistance may include, but is not limited to:

- Financial support to private property owners for the restoration and enhancement of existing structures within the Project Area.
- Improvements to the facade or rehabilitation of public or private buildings.

Public Improvements

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

- Vacation, removal, resurfacing, widening, reconstruction, construction, and other improvements to streets, alleys, pedestrian ways, and pathways;
- Installation of traffic improvements, viaduct improvements, street lighting and other safety and accessibility improvements;

- Development of parks, playgrounds, plazas, and places for public leisure and recreation;
- Construction of public off-street parking facilities;
- Installation, reconstruction, improvement or burial of public or private utilities;
- Construction of public buildings;
- Beautification, lighting and signage of public properties;
- Maintenance of rights-of-way in privately owned properties;
- Demolition of obsolete or hazardous structures;
- Improvements to publicly owned land or buildings to be sold or leased.

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

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

Capital Costs of Taxing Districts

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

Relocation

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

As used in the above paragraph "low-income households", "very low-income households" and "affordable housing" shall have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 65/3. As of the date of this Plan, these statutory terms are defined as follows: (i) "low-income household" means a single person, family or unrelated persons living together whose adjusted income is more than 50 percent but less than 80 percent of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development ("HUD") for purposes of Section 8 of the United States Housing Act of 1937; (ii) "very low-income household" means a single person, family or unrelated persons living together whose adjusted income is not more than 50 percent of the median income of the area of residence, adjusted for family size, as so determined by HUD; and (iii) "affordable housing" means

residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the maximum allowable income for such households, as applicable.

Job Training

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

Developer Interest Costs

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

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

Estimated Project Costs

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

Table P-2 Estimated Redevelopment Project Costs

ELIGIBLE EXPENSE	ESTIMATED COST
Analysis, Administration, Studies, Surveys, Legal, Marketing, etc	\$1,500,000
Property Assembly including Acquisition, Site Prep and Demolition, Environmental Remediation	\$10,000,000
Rehabilitation of Existing Buildings, Fixtures, and Leasehold Improvements, Affordable Housing Construction and Rehabilitation cost	\$18,200,000
Public Works and Improvements, including streets and utilities, parks and open space, public facilities (schools & other public facilities) ^{(1) (2)}	\$16,000,000
Job Training, Retraining, Welfare-to-Work ⁽³⁾	\$2,000,000
Relocation Costs	\$1,600,000
Interest Subsidy (Developer Interest Costs)	\$2,000,000
Day Care	\$1,200,000
Total Redevelopment Costs^{(3) (4) (5)}	\$52,500,000⁽⁶⁾

Notes:

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

2. Public improvements may also include capital costs of taxing districts. Specifically, public improvements as identified in the Redevelopment Plan and as allowable under the Act may be made to property and facilities owned or operated by the City or other public entities. As provided in the Act, to the extent the City by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan.
3. The total Estimated Redevelopment Project Costs provides an upper limit on expenditures and adjustments may be made in line items without amendment to this Redevelopment Plan.
4. Total Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs.
5. The amount of the Total Redevelopment Project Costs that can be incurred in the Project Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the Project Area only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the Project Area, but will not be reduced by the amount of redevelopment project costs incurred in the Project Area which are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated from the Project Area only by a public right-of-way.
6. Increases in estimated Total Redevelopment Project Costs of more than five percent, after adjustment for inflation from the date of the Plan adoption, are subject to the Plan amendment procedures as provided under the Act.

Sources of Funds

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

Funds necessary to pay for Redevelopment Project Costs and secure municipal obligations issued for such costs are to be derived primarily from Incremental Property Taxes. Other sources of funds which may be used to pay for Redevelopment Project Costs or secure municipal obligations are land disposition proceeds, federal, state, county, or local grants, investment income, private financing and other legally permissible funds the City may deem appropriate. The City may incur redevelopment project costs which are paid for from funds of the City other than incremental taxes, and the City may then be reimbursed from such costs from incremental taxes. Also, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers. Additionally, the City may utilize revenues, other than State sales tax increment revenues, received under the Act from one redevelopment project area for eligible costs in another redevelopment project area that is either contiguous to, or is separated only by a public right-of-way from, the redevelopment project area from which the revenues are received.

The Project Area may be contiguous to, or separated only by a public right-of-way from, other redevelopment project areas created under the Act. The City may utilize net incremental property taxes received from the Project Area to pay eligible Redevelopment Project Costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas or other project areas separated only by a public right-of-way, and vice versa. The amount of revenue from the Project Area, made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible redevelopment project costs within the Project Area, shall not at any time exceed the total Redevelopment Project Costs described in this Redevelopment Plan.

The Project Area may become contiguous to, or be separated only by a public right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law, 65 ILCS 5/11-74.6-1, et seq., as amended. If the City finds that the goals, objectives and financial success of such contiguous redevelopment project areas or those separated only by a public right-of-way are interdependent with those of the Project Area, the City may determine that it is in the best interests of the City and in furtherance of the purposes of the Redevelopment Plan that net revenues from the Project Area be made available to support any such redevelopment project areas, and vice versa. The City therefore proposes to utilize net incremental revenues received from the Project Area to pay eligible redevelopment project costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the Project Area and such areas. The amount of revenue from the Project Area so made available, when added to all amounts used to pay eligible redevelopment project costs within the Project Area or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Table P-2 of this Redevelopment Plan.

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

Nature and Term of Obligations to be Issued

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

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

In addition to paying Redevelopment Project Costs, Incremental Property Taxes may be used for the scheduled retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves and bond sinking funds. To the extent that Incremental Property Taxes are not needed for these purposes, and are not otherwise required, pledged, earmarked or otherwise designated for the payment of Redevelopment Project Costs, any excess Incremental Property Taxes shall then become available for distribution annually to taxing districts having jurisdiction over the Project Area in the manner provided by the Act.

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

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

- Net revenues of all or part of any redevelopment project;
- Taxes levied and collected on any or all property in the City;
- The full faith and credit of the City;
- A mortgage on part or all of a redevelopment project;
- Any other taxes or anticipated receipts that the City may lawfully pledge.

Equalized Assessed Valuation

The purpose of identifying the most recent equalized assessed valuation ("EAV") of the Project Area is to provide an estimate of the initial EAV, which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Project Area. The most recent (1998) equalized assessed valuation (EAV) of all the taxable parcels in the Original Project Area is approximately \$72,137,399. This total EAV amount, by PIN, is summarized in Appendix D, Part 1. This EAV is based on 1998 EAV figures collected by TAI and is subject to verification by the County Clerk. After verification, the final figure shall be certified by the County Clerk of Cook County, Illinois. This certified amount shall become the Certified Initial EAV from which all incremental property taxes in the Project Area will be calculated by the County.

The most recent (2003) EAV of the Amendment Area is \$15,251,781. This total EAV amount for the Amendment Area, by PIN, is summarized in Appendix D, Part 2. The Amendment Area EAV is based on 2003 EAV figures collected by TAI and is subject to verification by the County Clerk. After verification, the final figure shall be certified by the County Clerk of Cook County, Illinois and shall become the Certified Initial EAV for the Amendment Area from which incremental property taxes for the Amendment Area will be calculated.

Upon completion of anticipated private development of the Project Area, it is anticipated that the equalized assessed valuation will be approximately \$215 million. The calculation assumes that assessments appreciate at a rate of 3% per year. Other new projects, rehabilitation of existing buildings, and appreciation of real estate values may result in substantial additional increases in equalized assessed valuation.

VII FINDINGS OF NEED FOR TAX INCREMENT FINANCING

Pursuant to the Act, TAI makes the following findings:

Project Area Not Subject to Growth

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

Amendment Area Not Subject to Growth

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

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

Equalized Assessed Values that Fail to Keep Pace with the City as a Whole

Between 1993 and 1998 the Equalized Assessed Valuation of the Original Project Area increased from \$60,247,550 to \$72,137,399, an increase of 19.7%. This increase results from improvements to a limited number (approximately 5%, as described below) of properties in the Project Area, and inflation. By contrast, over the same time period, the Equalized Assessed Value of the City as a whole increased from \$30,952,341,898 to \$37,218,840,213, which represents an increase of 20.2%. The Original Project Area has been subject to a lower rate of investment and appreciation than the City as a whole, indicating a relative lack of investment directed toward the properties in the Original Project Area.

Over the period from 1999 to 2003, the adjusted Equalized Assessed Value of the City of Chicago, not including the Amendment Area, increased from \$35,351,184,689 to \$53,160,112,980, or 56.6%. By contrast, the Equalized Assessed Value of those properties in the Amendment Area increased from 10,778,991 to \$15,251,781, or 43.3%, during the same time period. Thus the level of investment and property appreciation within the Amendment Area is lower than the City as a whole.

Presence of Blighting Factors

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

Lack of Building Permit Activity Representing Substantial Investment

During the period from January 1994 to June 1999, 292 building permits were issued in the Project Area at a total value of \$11,057,565. Four of these permits (at a value of \$3,687,000) were issued to schools in the Project Area and do not represent private investment. However, even the remaining 288 permits (\$7,370,565) do not represent a sign of economic well-being through private investment. Much of the building permit activity in the Project Area is intended to address basic maintenance and

code violations. As elaborated upon in the Eligibility Study, the Project Area has been subject to an excessive amount of code violations over the past five years, and much of the building permit activity addresses City building code requirements.

Specifically, as depicted in Table P-3, during the period from January 1994 to June 1999, only 55 permits (19%) were issued for the erection of new buildings or additions, or for substantial interior renovations. These permits, which represent significant private investment, were issued to only 51 properties in the Project Area (5.4% of the 946 parcels in the Project Area). The vast majority of the remaining permits were for general maintenance or in response to building code violations.

Table P-3 Building Permit Activity, January 1994 to June 1999

Type of Permit	Number of Permits	Number as a Percent of Non-School Permits	Number as a Percent of Total Permits	Value of Permits	Value as a Percent of Non-School Permits	Value as a Percent of Total Permits
Demolition	18	6.3%	6.2%	\$184,099	2.5%	1.7%
Addition/ new construction/ renovation	55	19.1%	18.8%	\$4,553,844	61.8%	41.2%
Repair/code violations	215	74.7%	73.6%	\$2,632,622	35.7%	23.8%
Subtotal	288	100.0%	98.6%	\$7,370,565	100.0%	66.7%
Schools	4		1.4%	\$3,684,000		33.3%
Total	292		100.0%	\$11,057,565		100.0%

As Table P-3 illustrates, one third of the value of all building permit activity in the Project Area was for permits issued to schools, meaning that this third does not represent private investment. Of the remainder, more than 60% of the value of building permits occurred on a limited number of properties (51 properties, or 5.4% of the total number of parcels in the Project Area). The increase in value to properties arising from new construction, additions, or substantial renovations was isolated on a small number of properties and is not uniformly distributed throughout the Project Area.

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

VIII FINANCIAL IMPACT OF REDEVELOPMENT

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

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

The Act requires an assessment of any financial impact of the Project Area on, or any increased demand for services from, any taxing district affected by the Plan and a description of any program to address such financial impacts or increased demand. The City intends to monitor development in the Project Area and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development.

Demand on Taxing District Services

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

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

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

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

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

Board of Education of the City of Chicago and Associated Agencies. General responsibilities of the Board of Education include the provision, maintenance and operations of educational facilities and the provision of educational services for kindergarten through twelfth grade.

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

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

The replacement of vacant and underutilized property with non-residential or residential development may cause increased demand for services and/or capital improvements to be provided by Cook County, the Metropolitan Water Reclamation District of Greater Chicago, the City of Chicago, the Board of Education of the City of Chicago, Chicago Community College District #508, and the Chicago Park District. The estimated nature of these increased demands for services on these taxing districts, and the activities to address increased demand, are described below.

Cook County. The replacement of vacant and underutilized property with non-residential or residential development may cause increased demand for the services and programs provided by the County. Because many new residents in the Project Area are likely to relocate from other portions of the County, the increase in demand is not anticipated to be significant. A portion of Redevelopment Project Costs may be allocated to assist in the provision of such increased services, as provided in the Act and in this Redevelopment Plan.

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

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

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

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

Chicago Park District. The replacement of underutilized properties with non-residential and residential development may increase the population within the Project Area, so that demand for recreational services and programs provided by the Park District may increase. Although this increase is not

expected to be significant, the City will work with the Chicago Park District to address any increase that does arise.

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

IX OTHER ELEMENTS OF THE REDEVELOPMENT PLAN

Conformance with Land Uses Approved by the Planning Commission of the City

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

Date of Completion

The Redevelopment Project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the City Treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving this Project Area is adopted (by December 31, 2024).

Implementation Schedule

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

Provision for Amending the Redevelopment Plan

The Redevelopment Plan may be amended pursuant to provisions of the Act.

Affirmative Action and Fair Employment Practices

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

1. The assurance of equal opportunity in all personnel and employment actions , with respect to the Redevelopment Project, including, but not limited to: hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, or housing status.
2. Redevelopers will meet City of Chicago's standards for participation of Minority Business Enterprises and Woman Business Enterprises and the City Resident Construction Worker Employment Requirement as required in redevelopment agreements.
3. This commitment to affirmative action and nondiscrimination will ensure that all member of the protected groups are sought out to compete for all job openings and promotional opportunities.
4. Redevelopers will meet City standards for any applicable prevailing wage rate as ascertained by the Illinois Department of Labor to all project employees.

In order to implement these principles, the City shall require and promote equal employment practices and affirmative action on the part of itself and its contractors and vendors. In particular, parties engaged by the City shall be required to agree to the principles set forth in this section.

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

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

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

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

Affordable Housing

The City requires that developers who receive TIF assistance for market rate housing set aside 20% of the units to meet affordability criteria established by the City's Department of Housing or any successor agency. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 100% of the area median income, and affordable rental units should be affordable to persons earning no more than 60% of the area median income.

Environmental Standards

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

Intergovernmental Agreements and Redevelopment Agreements

The City may enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, rehabilitate, renovate or restore private or public improvements on one or several parcels (collectively referred to as "Redevelopment Projects").

Housing Impact

As set forth in the Act, if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur, the municipality must prepare a housing impact study and incorporate the study in the redevelopment project plan.

The Project Area contains 1,434 inhabited residential units. The Plan provides for the development or redevelopment of several portions of the Project Area that may contain occupied residential units. As a result, it is possible that by implementation of this Plan, the displacement of residents from 10 or more inhabited residential units could occur.

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

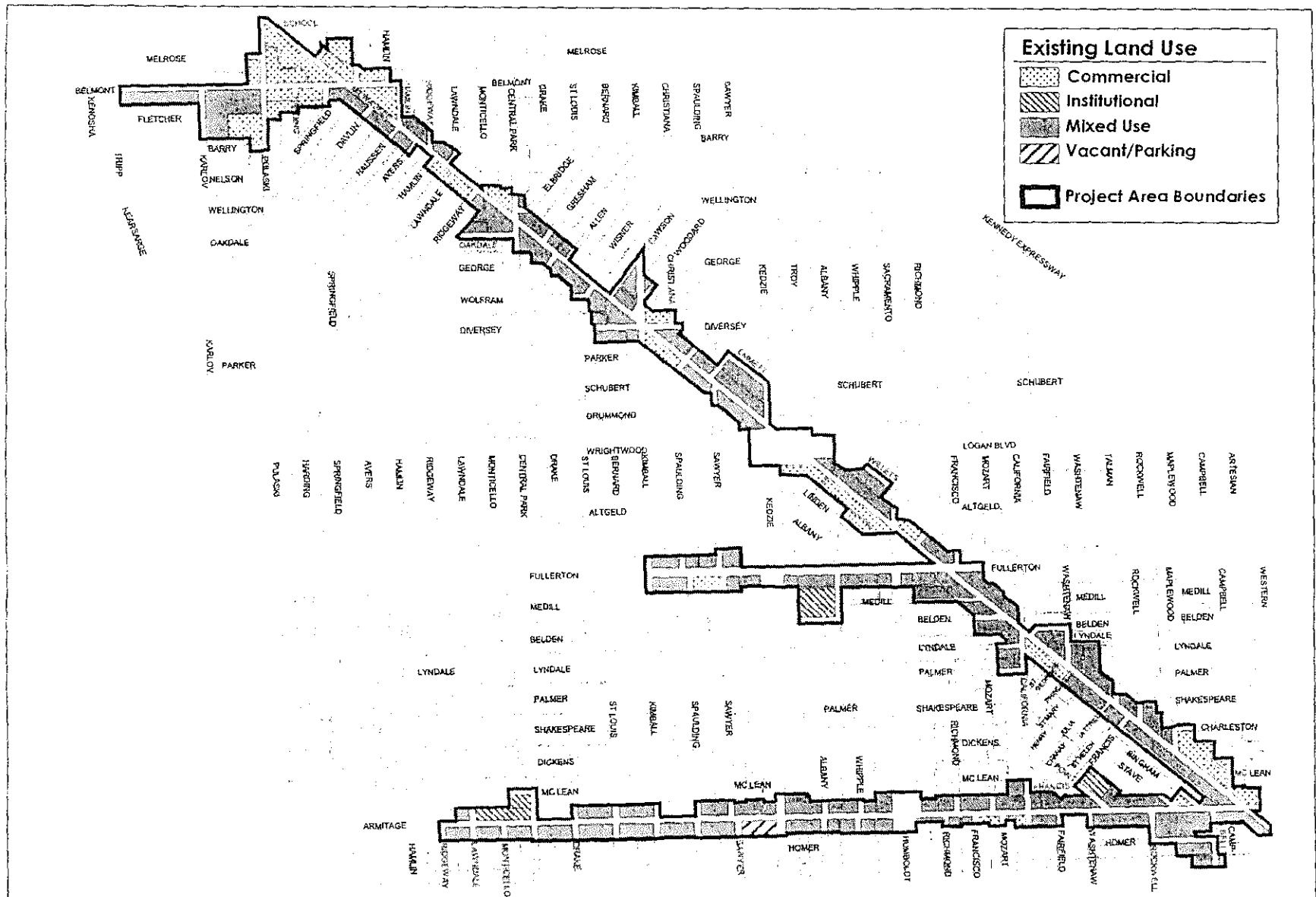
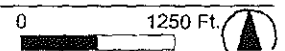


Figure B: Existing Land Use By Block

Fullerton/Milwaukee Redevelopment Plan
 City of Chicago, Illinois

December 30, 2004



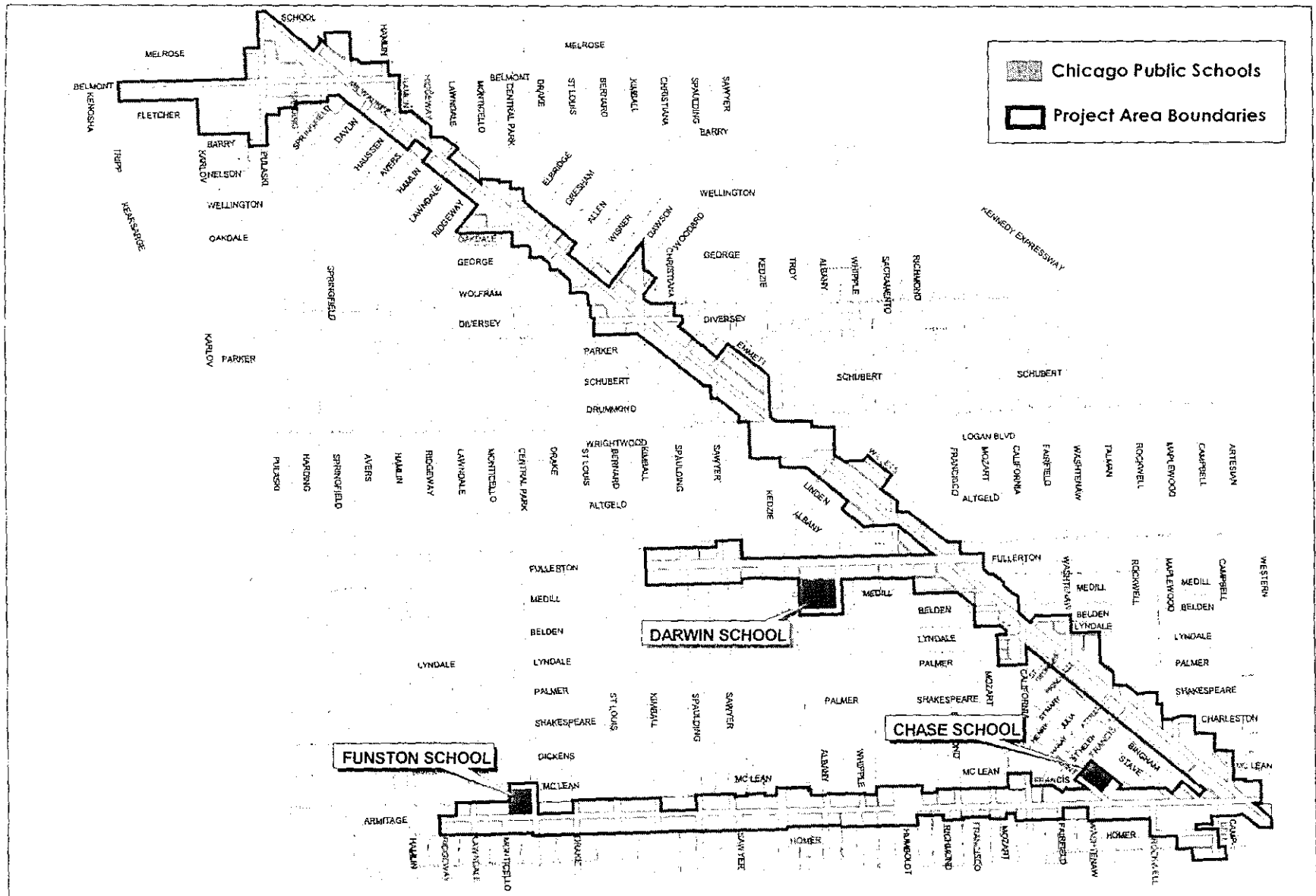
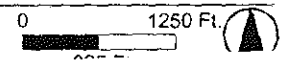


Figure C: Public Facilities in the Project Area

Fullerton/Milwaukee Redevelopment Plan
 City of Chicago, Illinois

December 30, 2004



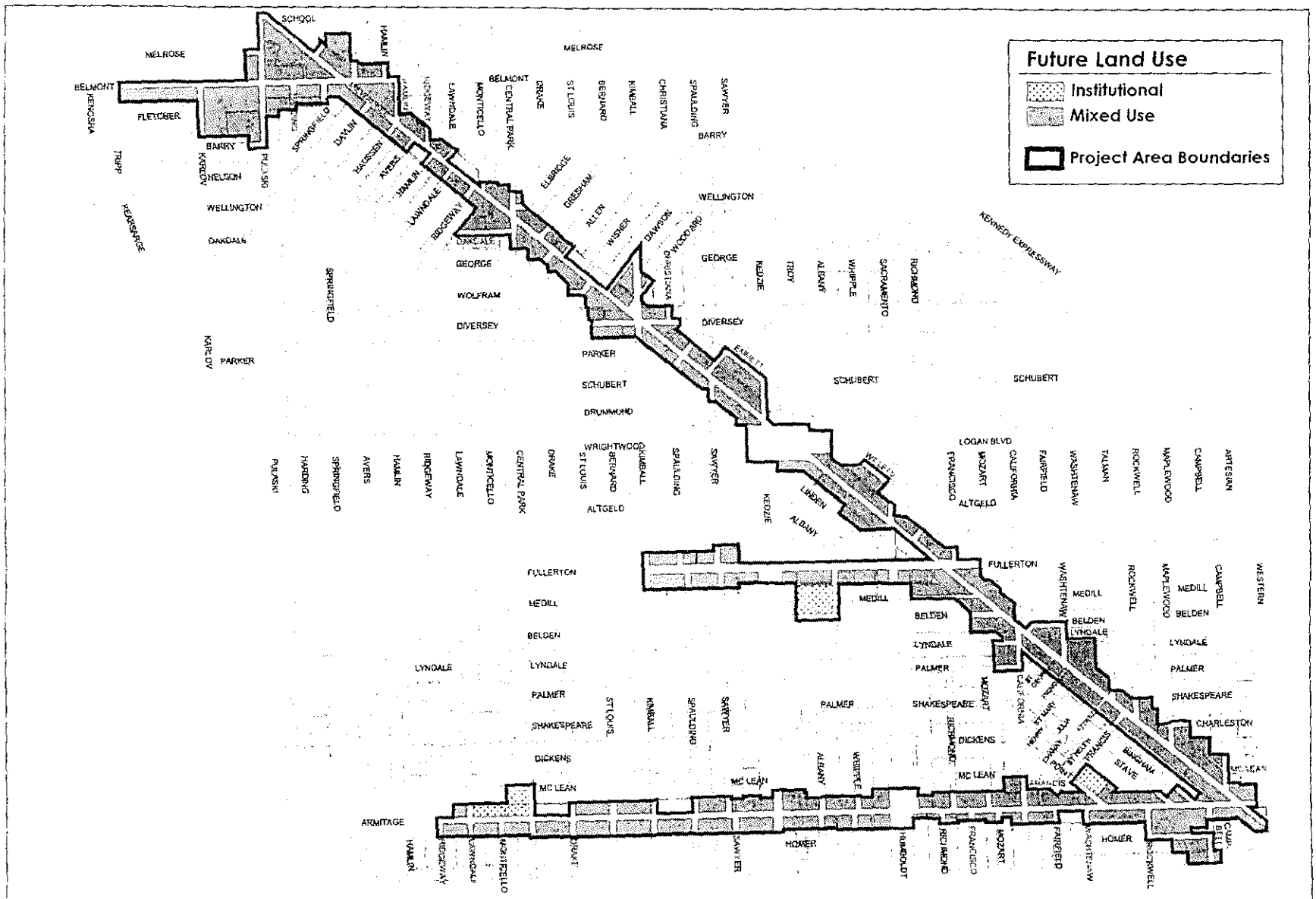
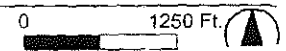


Figure D: Future Land Use by Block

Fullerton/Milwaukee Redevelopment Plan
 City of Chicago, Illinois

December 30, 2004



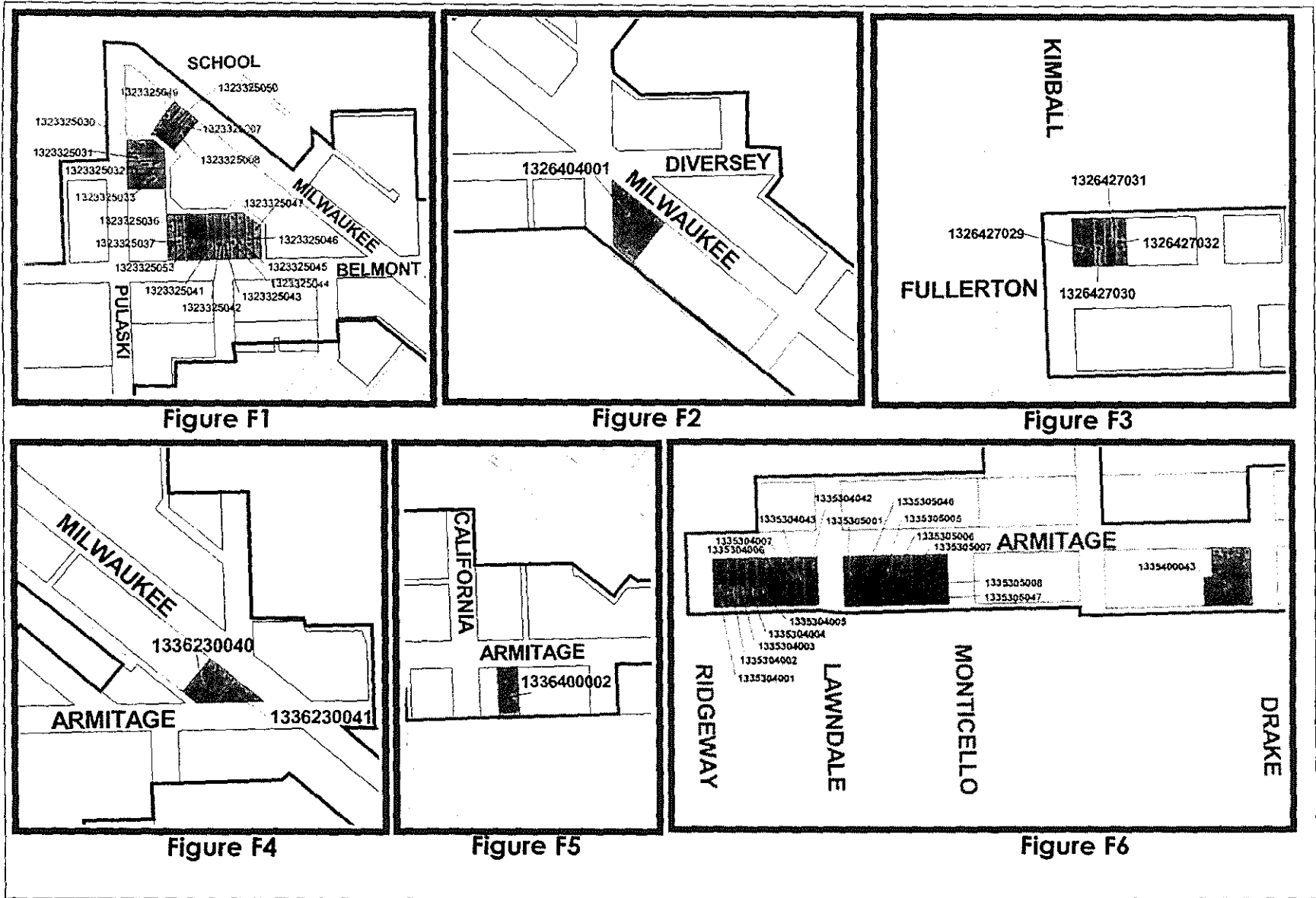
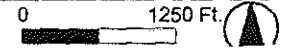


Figure F: Previously Approved Land Acquisition by Block & PIN

Fullerton/Milwaukee Redevelopment Plan
 City of Chicago, Illinois

December 30, 2004

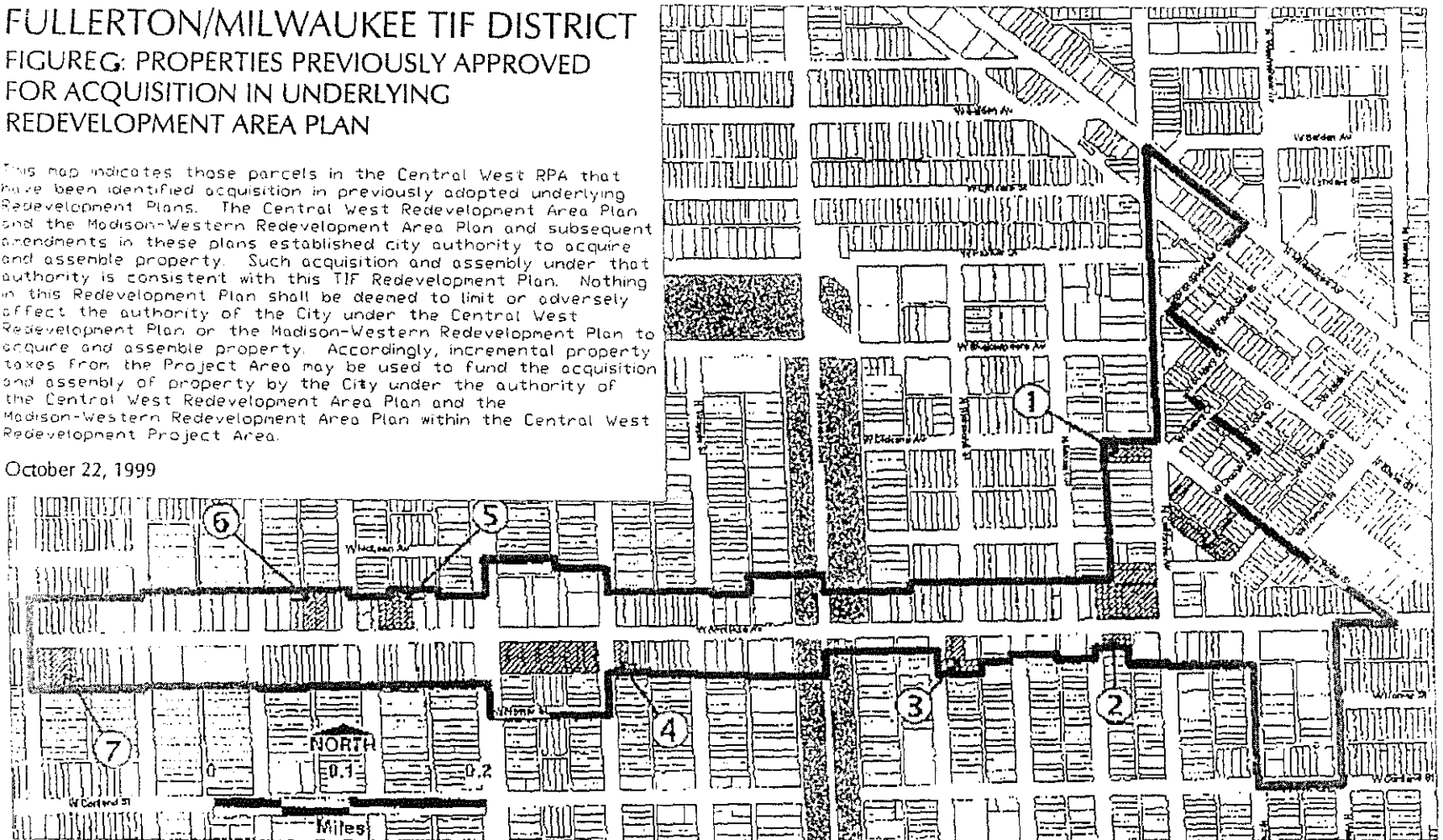


FULLERTON/MILWAUKEE TIF DISTRICT

FIGURE G: PROPERTIES PREVIOUSLY APPROVED FOR ACQUISITION IN UNDERLYING REDEVELOPMENT AREA PLAN

This map indicates those parcels in the Central West RPA that have been identified for acquisition in previously adopted underlying Redevelopment Plans. The Central West Redevelopment Area Plan and the Madison-Western Redevelopment Area Plan and subsequent amendments in these plans established city authority to acquire and assemble property. Such acquisition and assembly under that authority is consistent with this TIF Redevelopment Plan. Nothing in this Redevelopment Plan shall be deemed to limit or adversely affect the authority of the City under the Central West Redevelopment Plan or the Madison-Western Redevelopment Plan to acquire and assemble property. Accordingly, incremental property taxes from the Project Area may be used to fund the acquisition and assembly of property by the City under the authority of the Central West Redevelopment Area Plan and the Madison-Western Redevelopment Area Plan within the Central West Redevelopment Project Area.

October 22, 1999



APPENDIX A

FULLERTON/MILWAUKEE REDEVELOPMENT PLAN AND PROJECT ELIGIBILITY STUDY

AMENDMENT No. 1

October 25, 1999

December 30, 2004 Amendment

TABLE OF CONTENTS

Introduction	A-1
Description of the Original Project Area	A-2
Original Eligibility Findings	A-2
Age of Buildings	A-2
Dilapidation	A-3
Deterioration	A-3
Depreciation of Physical Maintenance	A-4
Obsolescence	A-4
Illegal Use of Individual Structures	A-5
Presence of Structures Below Minimum Code Standards	A-6
Overcrowding of Structures and Community Facilities	A-6
Lack of Ventilation, Light, or Sanitary Facilities	A-6
Inadequate Utilities	A-7
Excessive Land Coverage	A-7
Deleterious Land Use or Layout	A-8
Lack of Community Planning	A-8
Conclusion	A-8
Amendment Area Eligibility Findings	A-9

LIST OF ELIGIBILITY STUDY EXHIBITS

Figure A-1	Original Project Area Boundaries	A-17
Figure A-2	Original Project Area Blocks Exhibiting Age Characteristics	A-18
Figure A-3	Original Project Area Blocks Exhibiting Deterioration Characteristics	A-19
Figure A-4	Original Project Area Blocks with Depreciation of Physical Maintenance	A-20
Figure A-5	Original Project Area Blocks with Obsolescence Characteristics	A-21
Figure A-6	Original Project Area Blocks with Presence of Structures Below Minimum Code Standards	A-22
Figure A-7	Original Project Area Blocks Exhibiting Excessive Vacancies	A-23
Figure A-8	Amendment Area Boundaries	A-24
Figure A-9	Amendment Blocks Exhibiting Age Characteristics	A-25
Figure A-10	Amendment Blocks with Obsolescence Characteristics	A-26
Figure A-11	Amendment Blocks Exhibiting Deterioration Characteristics	A-27
Figure A-12	Amendment Blocks Exhibiting Excessive Vacancies	A-28

Introduction

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

"...an area designated by the municipality, which is not less in the aggregate than 1 ½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area, or a blighted area or a conservation area, or a combination of both blighted areas and conservation areas" (65 ILCS 5/11-74.4-3(p)).

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

"...any improved area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of a combination of three or more of the following factors: dilapidation; obsolescence; deterioration, illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light, or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; lack of community planning; is detrimental to the public safety, health, morals, or welfare and such an area may become a blighted area."

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

This report summarizes the analyses and findings of the consultants' work, which is the responsibility of TAI. TAI has prepared this report with the understanding that the City would rely on: (i) the findings and conclusions of this report in proceeding with the designation of the Study Area as a Redevelopment Project Area under the Act; and (ii) the fact that TAI has obtained the necessary information to conclude that the Study Area can be designated as a Redevelopment Project Area in compliance with the Act.

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

Description of the Original Project Area

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

The boundaries of the Original Project Area have been carefully established to include those properties that will gain an immediate and substantial benefit from the Redevelopment Plan. The Original Project Area contains 755 buildings and 946 parcels, and consists of approximately 226 acres within 91 legal blocks or portions thereof. Figure 1 delineates the precise boundaries of the Original Project Area.

Original Eligibility Findings

TAI, in association with Mann Gin Dubin and Frazier, conducted a field survey of the subject properties in July and August, 1999. Based on an inspection of the improvements and grounds, field notes were taken which recorded the condition of the parcel. Photographs further document the observed conditions. Additional research was conducted at the Cook County Treasurer's Office and the City Building Department.

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

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

Age of Buildings

The characteristic of age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures and exposure to the elements over a period of many years. As a rule, older buildings or improvements typically exhibit more problems than buildings constructed in later years because of longer periods of active usage (wear and tear) and the impact of time, temperature and moisture. Additionally, older buildings tend not to be well suited for modern-day uses because of contemporary space and development standards.

Based on the observed style and construction methods of the buildings within the Project Area, 638 of 755 buildings (85%) are more than 35 years old. Age is also widely distributed throughout the area. At least one building characterized by age can be found on 84 of 91 blocks (92%), and at least half the buildings are characterized by age on 77 blocks (85%). Figure 2 illustrates the 84 of 91 blocks on which at least 15% of the buildings are more than 35 years of age. As required, more than 50% of the structures within the Project Area are more than 35 years of age. Age is therefore a major contributing factor in the designation of the Project Area as a conservation area.

Dilapidation

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

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

Deterioration

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

Deterioration of Buildings

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

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

Deterioration of Surface Improvements

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

Deteriorated surface improvements can be identified on 13 of 946 parcels (14%). Thirteen of 91 blocks (14%) show some deteriorated surface improvements. The most significant instances are the improvements associated with the elevated CTA Blue Line, particularly viaducts. Similar to the effect caused by deteriorated buildings, the high visibility of these deteriorated improvements is especially damaging to the ability of the Project Area to attract new investment. Figure 3 illustrates the 8 blocks on which at least 15% of the parcels display deteriorated surface improvements.

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

Depreciation of Physical Maintenance

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

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

Obsolescence

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

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

Functional Obsolescence

Structures are typically built for specific uses or purposes and their design, location, height and space arrangement are each intended for a specific occupancy at a given time. Buildings are obsolete when they contain characteristics or deficiencies which limit the re-use and marketability of such buildings. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor or out-dated design or layout, improper orientation of building on site, etc., which detracts from the overall usefulness or desirability of a property. Obsolescence in such buildings is typically difficult and expensive to correct.

Obsolete Site Improvements

Site improvements, including sewer and 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.

Obsolete Platting

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

The Project Area shows a significant degree of all three types of obsolescence. Sixty-six of 946 parcels (7%) contain at least one form of obsolescence. This factor is also distributed throughout the Project Area. Nearly one third of the 91 blocks in the Project Area (25 blocks, or 28%) contain a property characterized by one or more varieties of obsolescence. Because obsolescence makes re-use of a building or property difficult or costly, the motivation to invest is diminished by the presence of this factor. Therefore, obsolescence is a minor factor in the designation of the Project Area. Figure 5 identifies the 19 blocks on which at least 15% of parcels contain some form of obsolescence.

Illegal Use of Individual Structures

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

- Illegal home occupations;
- Conduct of any illegal vice activities such as gambling, drug manufacture or dealing, prostitution, sale and/or consumption of alcohol by minors;
- Uses not in conformance with local zoning codes and not previously grandfathered in as legal nonconforming uses;
- Uses in violation of national, state or local environmental and occupational safety and health regulations;
- Uses involving manufacture, sale, storage or use of dangerous explosives and firearms.

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

Presence of Structures Below Minimum Code Standards

Structures below minimum code standards include all structures which do not meet the standards of zoning, subdivision, building, housing, property maintenance, fire, or other governmental codes applicable to the property. The principal purposes of such codes are to require buildings to be constructed in such a way as to sustain safety of loads expected from this type of occupancy, to be safe for occupancy against fire and similar hazards, and/or establish minimum standards essential for safe and sanitary habitation. Structures below minimum code are characterized by defects or deficiencies which presume to threaten health and safety.

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

Excessive Vacancies

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

Out of 755 buildings in the Project Area, 75 (10%) are partially or entirely vacant. Vacancies occur on over half of the 91 blocks in the Project Area (on 47 blocks). The widespread occurrence of vacancies indicates that a substantial portion of the Project Area is underutilized, and the appearance of vacancies exerts a drain upon the vitality of the community. Vacancies therefore make a minor contribution toward the designation of the Project Area as a conservation area. Figure 7 illustrates the 23 blocks (25%) on which 15% or more of the parcels contain a vacant or partially vacant building.

Overcrowding of Structures and Community Facilities

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

Lack of Ventilation, Light, or Sanitary Facilities

Many older structures fail to provide adequate ventilation, light or sanitary facilities as required by local building or housing codes. This is also a characteristic often found in illegal or improper building conversions. The criterion used for determining the presence of this factor can be found in local codes and ordinances, or in locally adopted national codes such as the Uniform Building Code, Building Officials Code of America (BOCA), and the Model Housing Code of the American Public Health

Association (APHA). Lack of ventilation, light, or sanitary facilities is presumed to adversely affect the health and building occupants, e.g., residents, employees, or visitors.

Typical requirements for ventilation, light, and sanitary facilities include:

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

Only 4 properties were identified in the Project Area that were obviously inadequately lit or ventilated. As a result, this factor does not significantly contribute to the eligibility of the Project Area as a whole.

Inadequate Utilities

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

While the condition of inadequate utilities has not been documented as part of the surveys and analyses undertaken within the Project Area, existing utilities may need to be relocated or upgraded to adequately serve new development. Inadequate utilities is not a major factor in the designation of the Project Area.

Excessive Land Coverage

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

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

Deleterious Land Use or Layout

Deleterious 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.

Thirty-one parcels (3%) are characterized by deleterious land use or layout. This layout poses circulation and safety hazards in the immediate vicinity. However, because this problem occurs on only a limited number of parcels, deleterious land use and layout is not a major factor in the designation of the Project Area.

Lack of Community Planning

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

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

Conclusion

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

1. Age
2. Deterioration of buildings and surface improvements
3. Depreciation of physical maintenance
4. Obsolescence
5. Presence of structures below minimum code standards
6. Excessive vacancies
7. Lack of community planning

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

conservation area. All of these characteristics point to the need for designation of the Project Area as a conservation area, to be followed by public intervention in order that redevelopment might occur.

Description of the Amendment Area

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

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

Amendment Area Eligibility Findings

TAI conducted a field survey of the subject properties in October 2004. Based on an inspection of the improvements and grounds, field notes were taken which recorded the condition of the parcel. Photographs further document the observed conditions. Additional research was conducted at the Cook County Treasurer's Office and the City Building Department.

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

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

Age of Buildings

The characteristic of age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures and exposure to the elements over a period of many years. As a rule, older buildings or improvements typically exhibit more problems than buildings constructed in later years because of longer periods of active usage (wear and tear) and the impact of time,

temperature and moisture. Additionally, older buildings tend not to be well suited for modern-day uses because of contemporary space and development standards.

Based on the observed style and construction methods of the buildings within the Amendment Area and information provided by the Cook County Assessor's Office, 74 of 81 buildings (91%) are more than 35 years old. Age is also widely distributed throughout the area. At least one building characterized by age can be found on 8 of the 13 Amendment Area blocks (62%), and at least half the buildings are characterized by age on those 8 blocks. Figure 9 illustrates the 8 of 13 Amendment Area blocks on which at least 50% of the buildings are more than 35 years of age. As required, more than 50% of the structures within the Amendment Area are more than 35 years of age. Age is therefore a major contributing factor in the designation of the Project Area as a conservation area.

Dilapidation

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

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

Obsolescence

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

Functional Obsolescence

Structures are typically built for specific uses or purposes with design, location, height and space arrangement are each intended for a specific occupancy at a given time. Buildings are obsolete when they contain characteristics or deficiencies which limit the re-use and marketability of such buildings. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor or out-dated design or layout, improper orientation of building on site, etc., which detracts from the overall usefulness or desirability of a property. Obsolescence in such buildings is typically difficult and expensive to correct.

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.

Obsolete Platting

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

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

Deterioration

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

Deterioration of Buildings

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

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

Deterioration of Site Improvements

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

Deteriorated surface improvements can be identified on 56 of 117 parcels (48%). Twelve of 13 blocks (92%) show some deteriorated surface improvements. Figure 11 illustrates the 12 blocks on which at least 15% of the parcels display deteriorated surface improvements.

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

Presence of Structures Below Minimum Code Standards

Structures below minimum code standards include all structures that do not meet the standards of zoning, subdivision, building, housing, property maintenance, fire, or other governmental codes applicable to the property. The principal purposes of such codes are to require buildings to be constructed in such a way as to sustain safety of loads expected from this type of occupancy, to be safe for occupancy against fire and similar hazards, and/or establish minimum standards essential for safe and sanitary habitation. Structures below minimum code are characterized by defects or deficiencies which presume to threaten health and safety.

The exterior field survey conducted by TAI did not identify any buildings below code. Given the lack of this characteristic throughout the Project Area, this factor does not contribute to the status of the Amendment Area as a conservation area.

Illegal Use of Individual Structures

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

- Illegal home occupations;
- Conduct of any illegal vice activities such as gambling, drug manufacture or dealing, prostitution, sale and/or consumption of alcohol by minors;
- Uses not in conformance with local zoning codes and not previously grandfathered in as legal nonconforming uses;
- Uses in violation of national, state or local environmental and occupational safety and health regulations;
- Uses involving manufacture, sale, storage or use of dangerous explosives and firearms.

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

Excessive Vacancies

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

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

Lack of Ventilation, Light, or Sanitary Facilities

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

Typical requirements for ventilation, light, and sanitary facilities include:

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

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

Inadequate Utilities

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

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

Excessive Land Coverage and Overcrowding of Structures and Community Facilities

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

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

Deleterious Land Use or Layout

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

Only 4 of the 117 Amendment Area parcels (3%) are characterized by deleterious land use or layout. These layout poses circulation and safety hazards in the immediate vicinity. However, because this problem occurs on only a limited number of parcels, deleterious land use and layout is not a major factor in the designation of the Amendment Area.

Lack of Community Planning

This may be a significant factor if the Amendment Area developed prior to or without the benefit or guidance of a community plan. This means that no community plan existed or it was considered inadequate, and/or was virtually ignored during the development of the area. This finding may be

amplified by evidence which shows the deleterious results of the lack of community planning, including cross-referencing other factors cited in the blight finding. This may include, but is not limited to, adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, and parcels of inadequate size or shape to meet contemporary development standards.

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

Environmental Remediation Cost Impeding Development

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

Decline or Minimal Marginal Increase in the Equalized Assessed Value

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

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

Year	2003	2002	2001	2000	1999	1998
Total Equalized Assessed Value of the Amendment Area	\$15,251,781	\$12,694,851	\$11,870,751	\$11,422,809	\$10,778,991	\$10,636,643
Percent Change in Amendment Area EAV from prior year	20.14 %	6.94 %	3.92 %	5.97 %	1.34 %	
EAV of the City of Chicago excluding Amendment Area	\$53,160,112,980	\$45,325,068,537	\$41,976,988,278	\$40,475,703,473	\$35,351,184,689	\$33,936,727,106
Percent change in City EAV from prior year	17.29%	7.98 %	3.71 %	14.50 %	4.17 %	
Growth less than City?	No	Yes	No	Yes	Yes	

Source: Cook County Assessor's Office November 2004

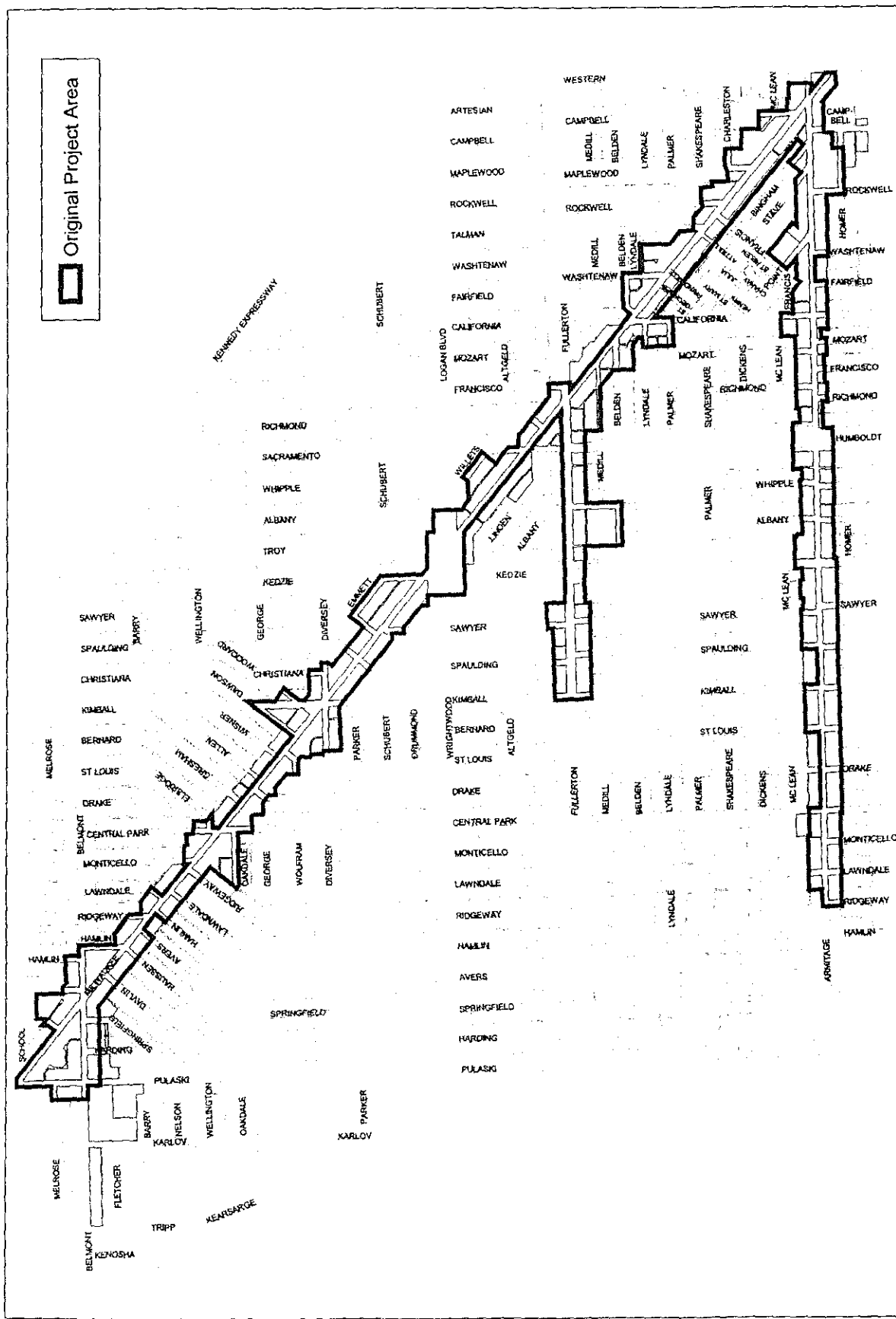
Table A-1 represents the most recent data available from the Cook County Assessor's Office as of November 2004. Based on information provided obtained from Cook County regarding the growth rate of equalized assessed value for the whole City over the last 5 years, the percent change in the EAV for the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

Conclusion

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

1. Age
2. Obsolescence
3. Deterioration of buildings and surface improvements
4. Excessive vacancies
5. Lack of community planning
6. Decline of the Amendment Area equalized assessed value at a rate greater than experienced by the remainder of the City for at least three of the last five years

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



December 30, 2004

Figure A-1: Original Project Area Boundaries
 Fullerton/Milwaukee Redevelopment Plan
 City of Chicago, Illinois

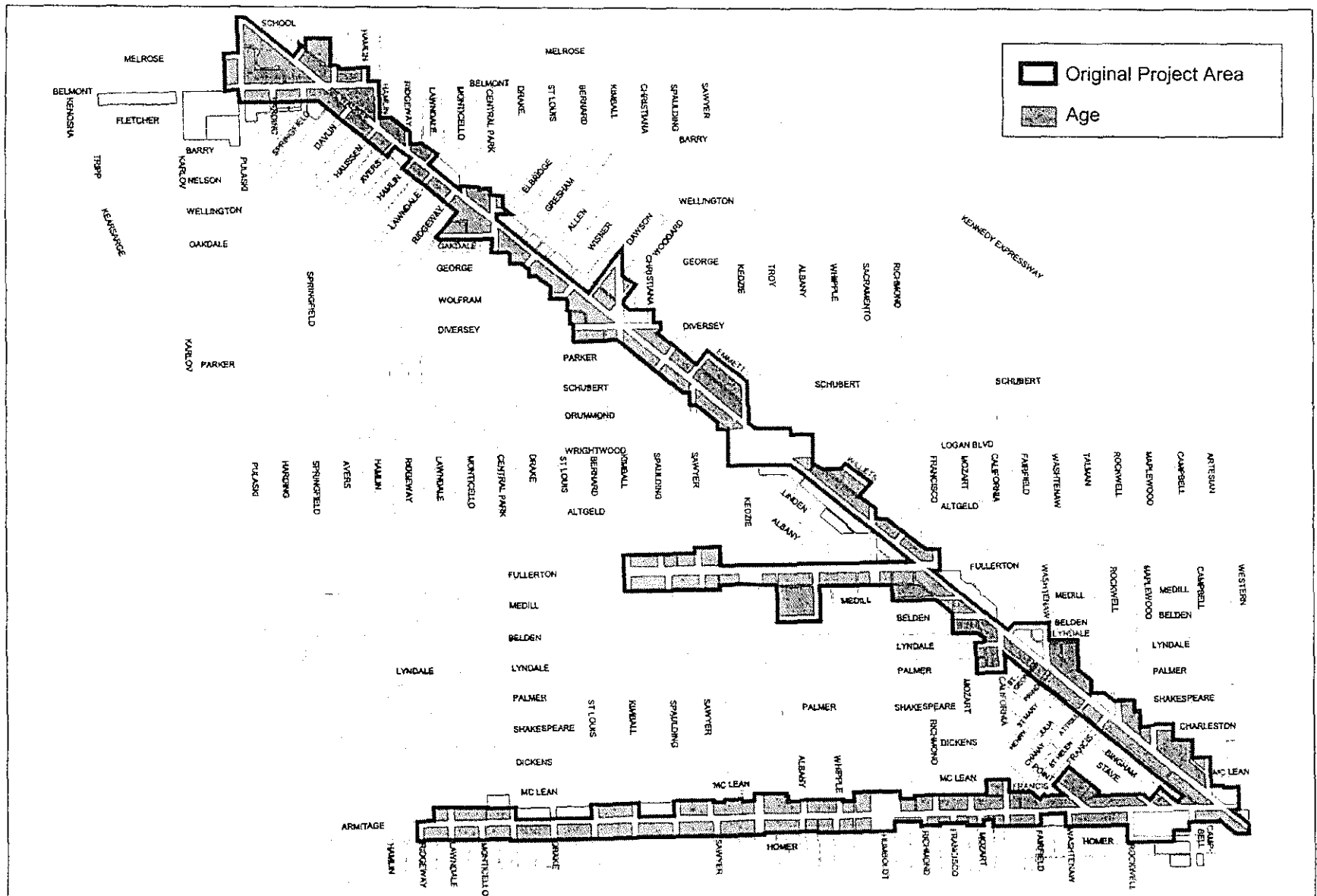
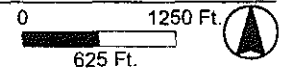


Figure A-2: Original Project Area Blocks Exhibiting Age Characteristics

Fullerton/Milwaukee Redevelopment Plan
 City of Chicago, Illinois

December 30, 2004



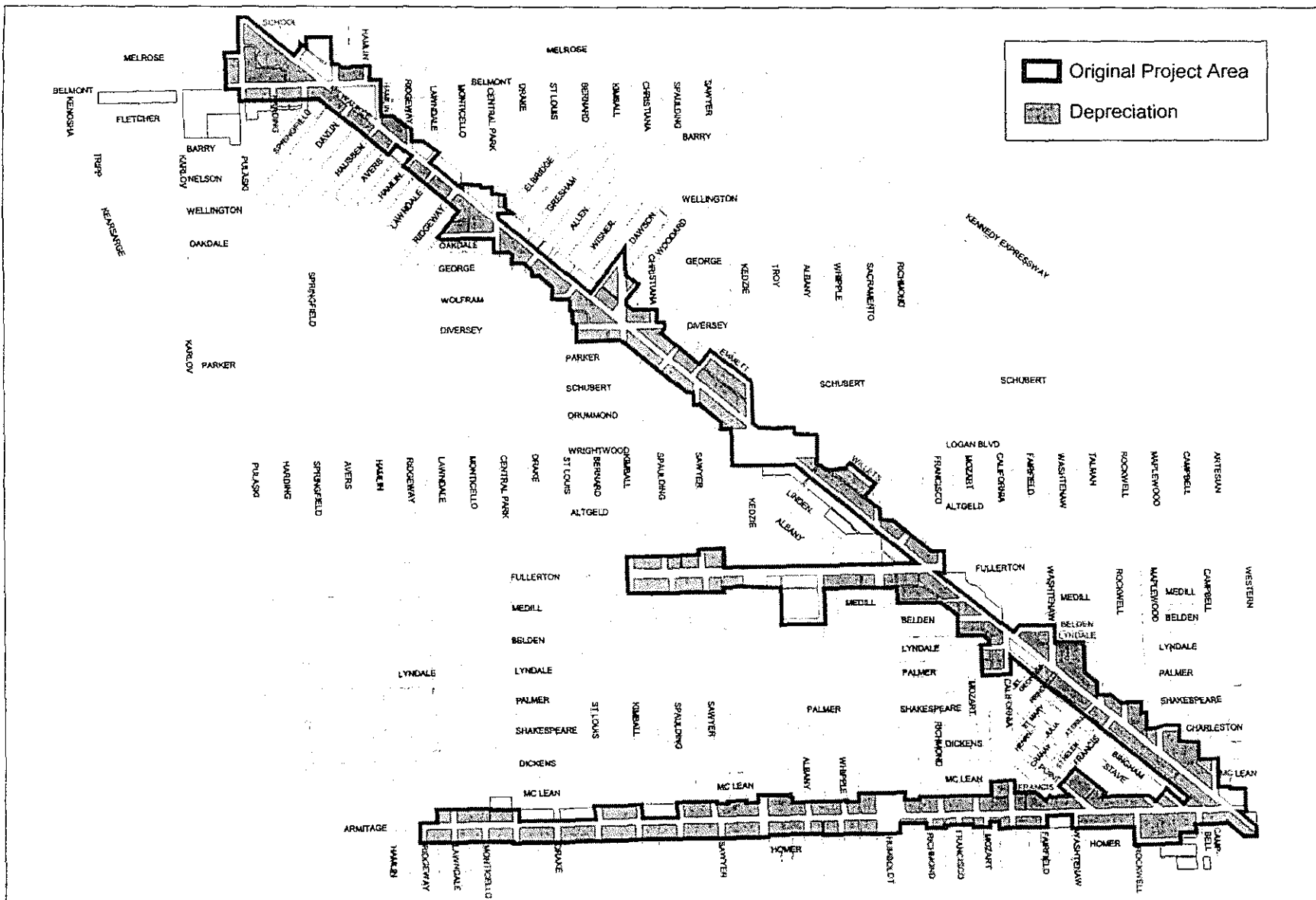
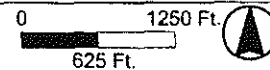


Figure A-4: Original Project Area Blocks with Depreciation of Physical Maintenance

Fullerton/Milwaukee Redevelopment Plan
 City of Chicago, Illinois

December 30, 2004



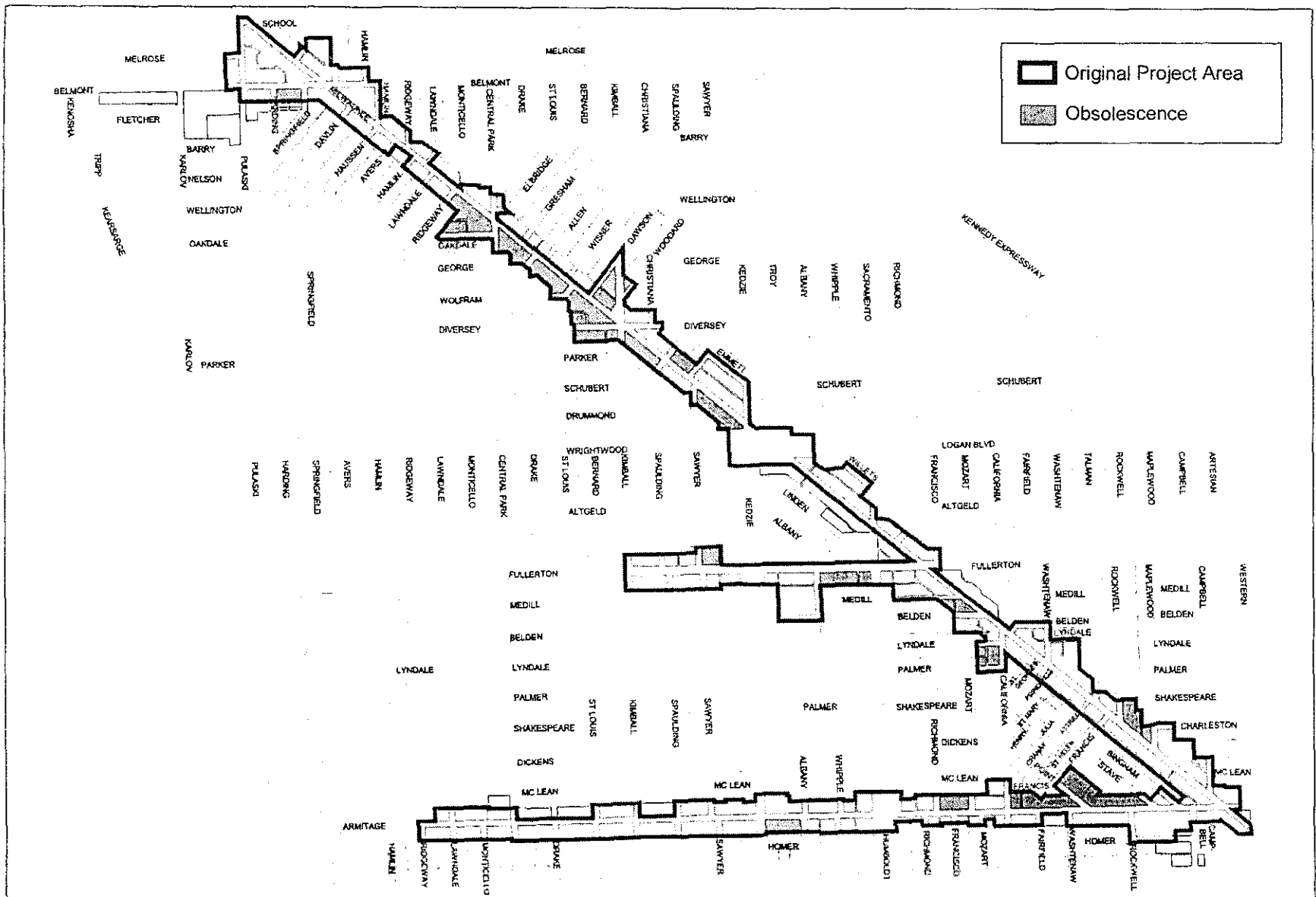
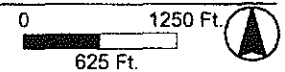


Figure A-5: Original Project Area Blocks with Obsolescence Characteristics

Fullerton/Milwaukee Redevelopment Plan
 City of Chicago, Illinois

December 30, 2004



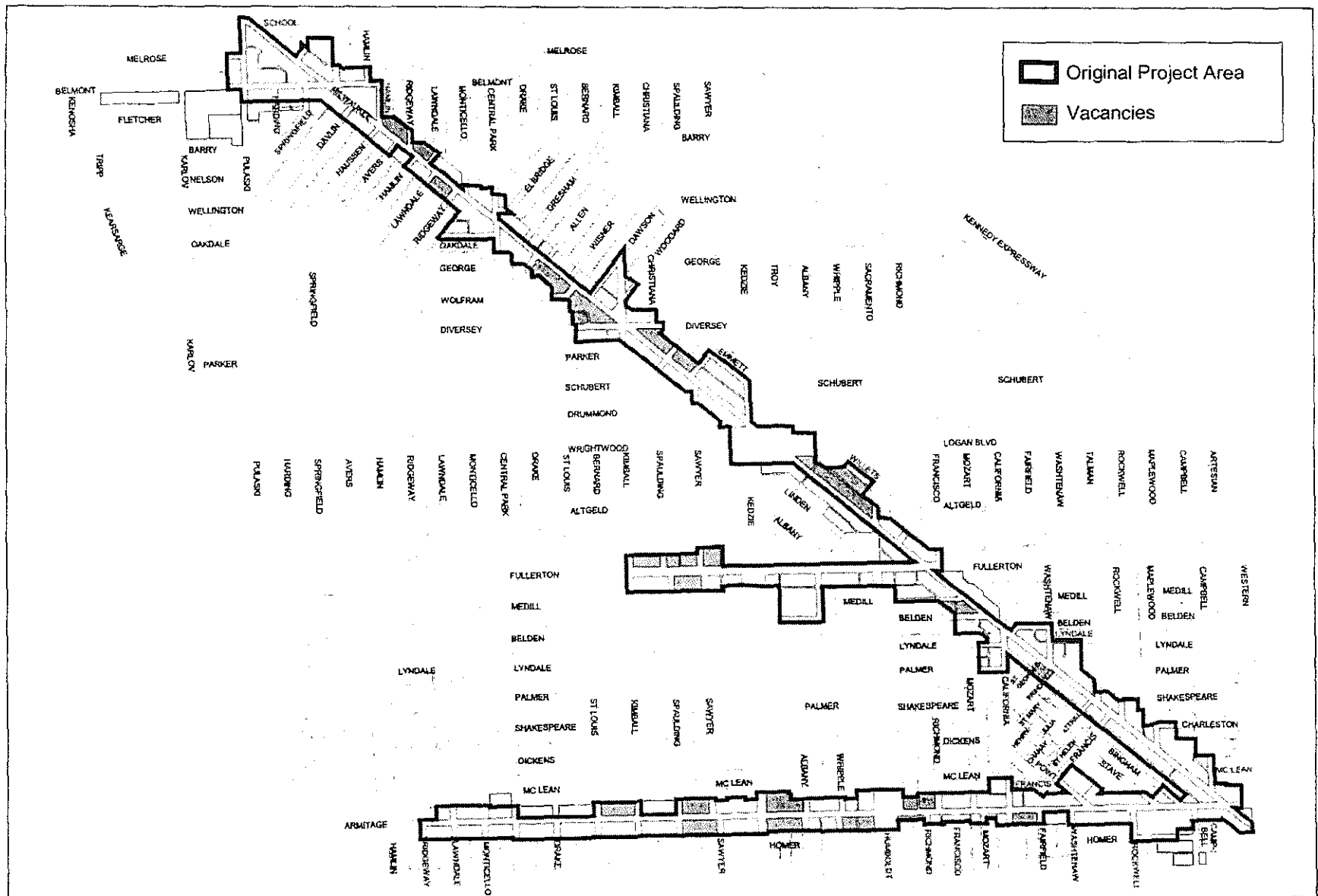


Figure A-7: Original Project Area Blocks Exhibiting Excessive Vacancies

Fullerton/Milwaukee Redevelopment Plan
 City of Chicago, Illinois

December 30, 2004

0 1250 Ft.
 625 Ft.

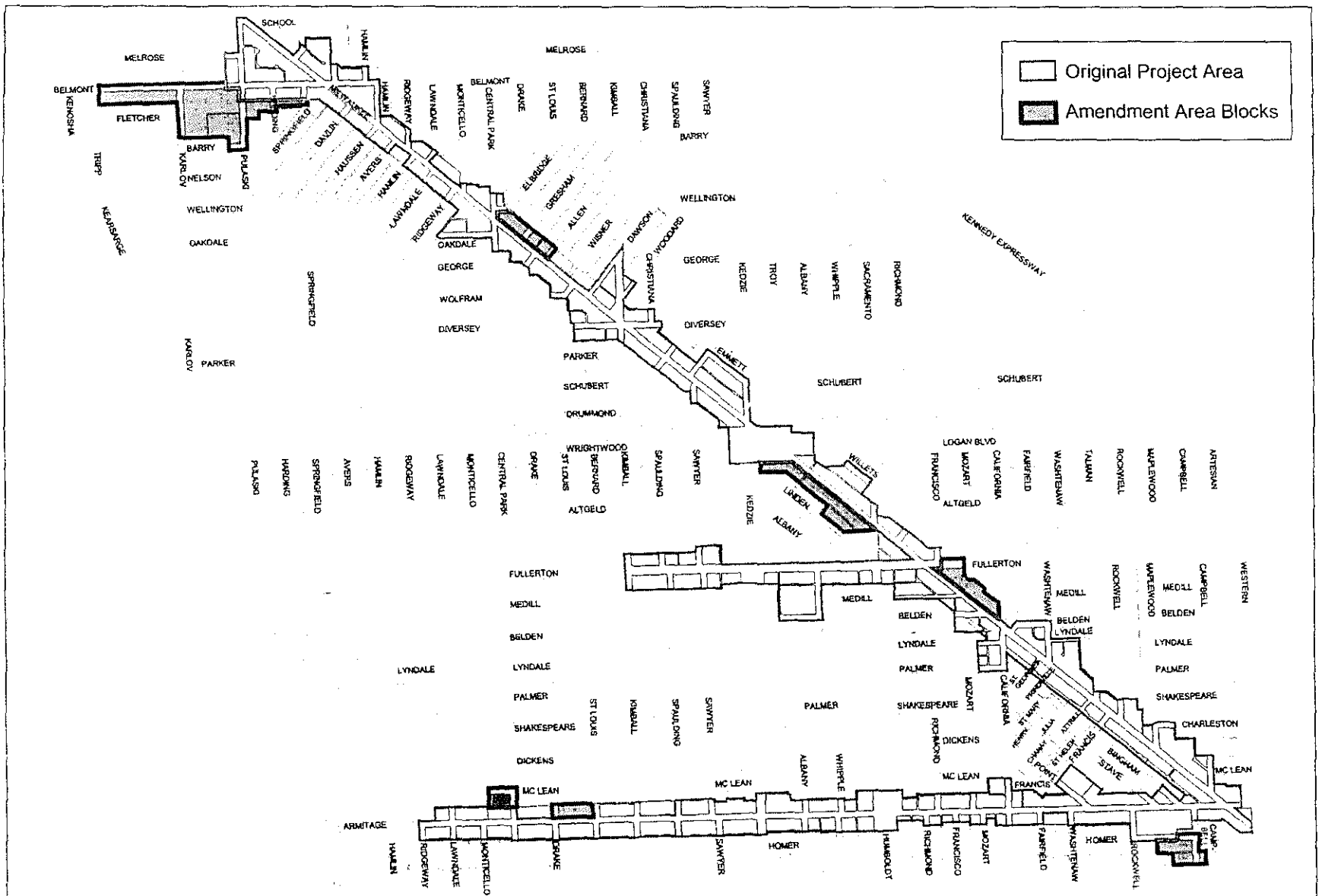
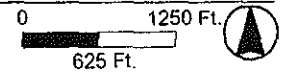


Figure A-8: Amendment Area Boundaries

Fullerton/Milwaukee Redevelopment Plan
 City of Chicago, Illinois

December 30, 2004



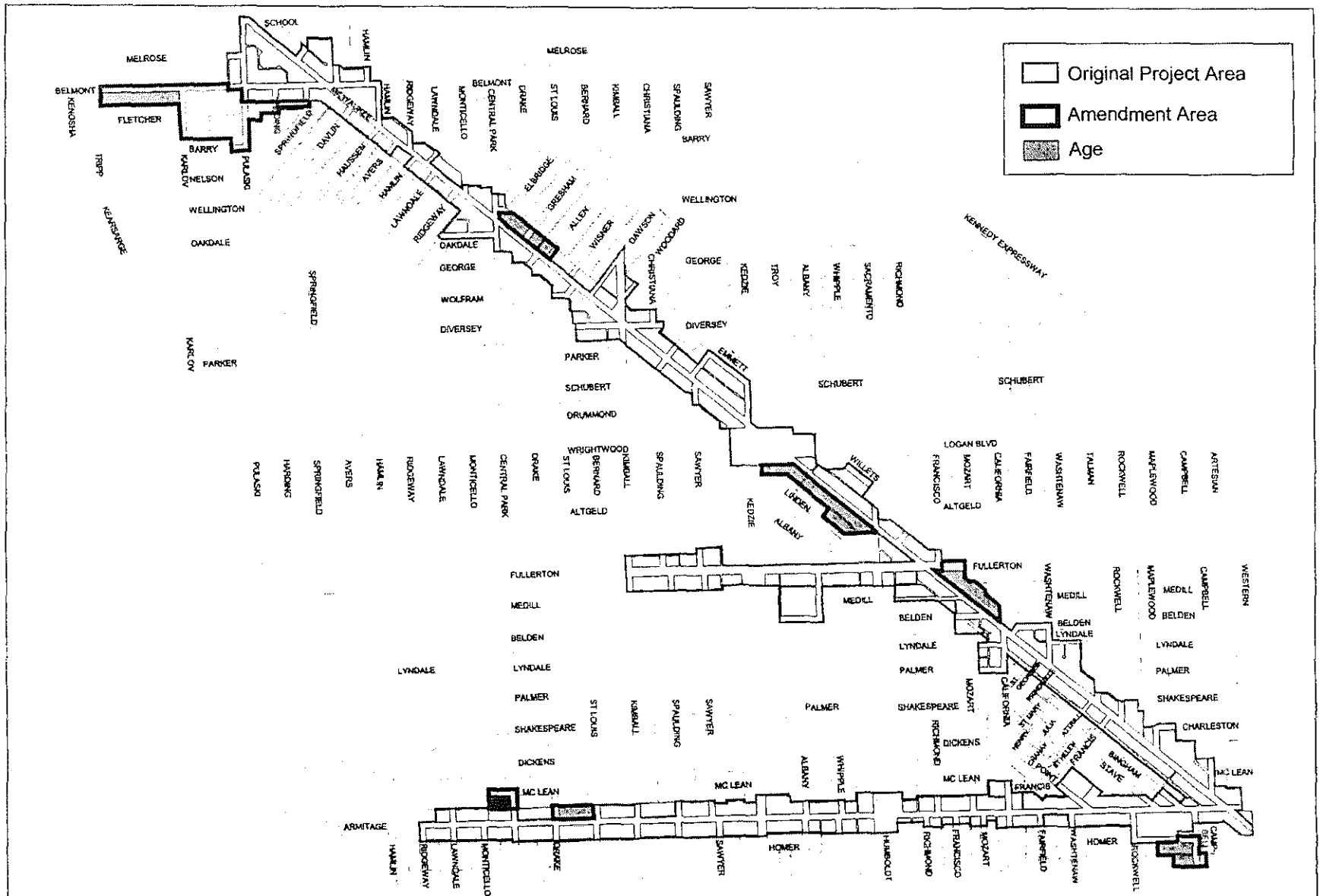
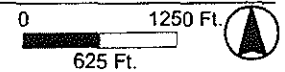


Figure A-9: Amendment Blocks Exhibiting Age Characteristics

Fullerton/Milwaukee Redevelopment Plan
 City of Chicago, Illinois

December 30, 2004



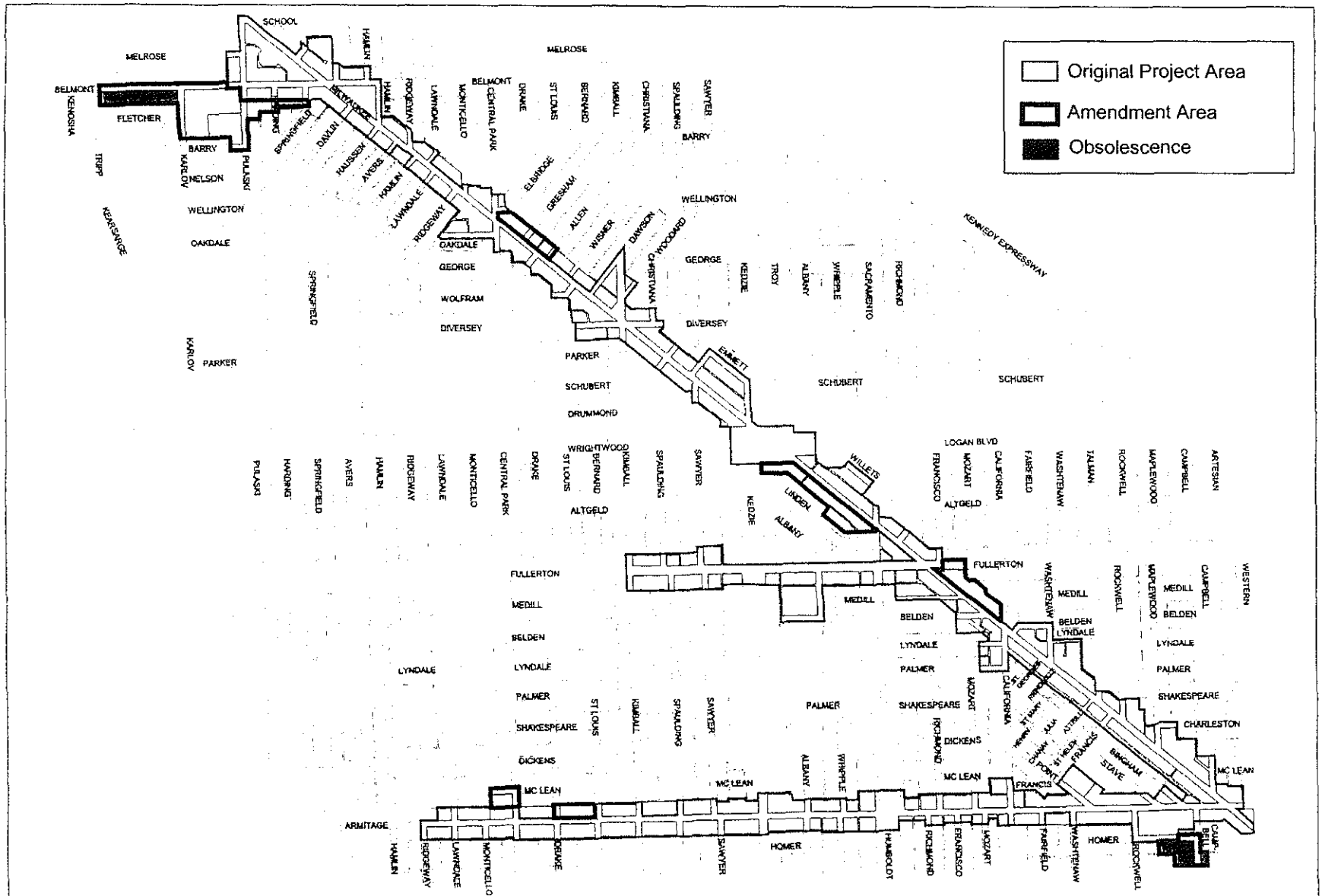
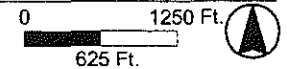


Figure A-10: Amendment Blocks with Obsolescence Characteristics

Fullerton/Milwaukee Redevelopment Plan
 City of Chicago, Illinois

December 30, 2004



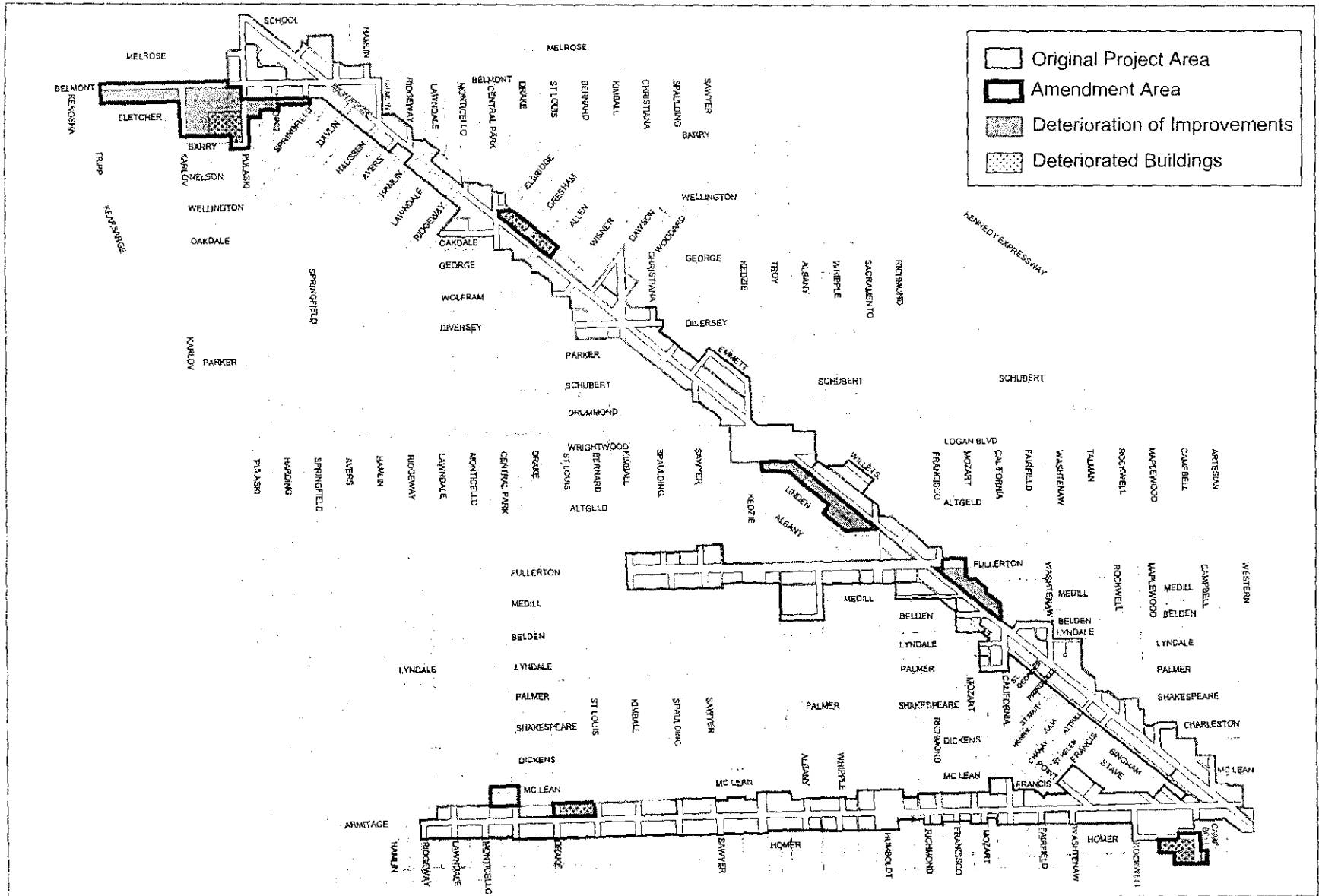
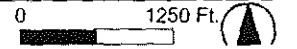


Figure A-11: Amendment Blocks Exhibiting Deterioration Characteristics

December 30, 2004

Fullerton/Milwaukee Redevelopment Plan
City of Chicago, Illinois



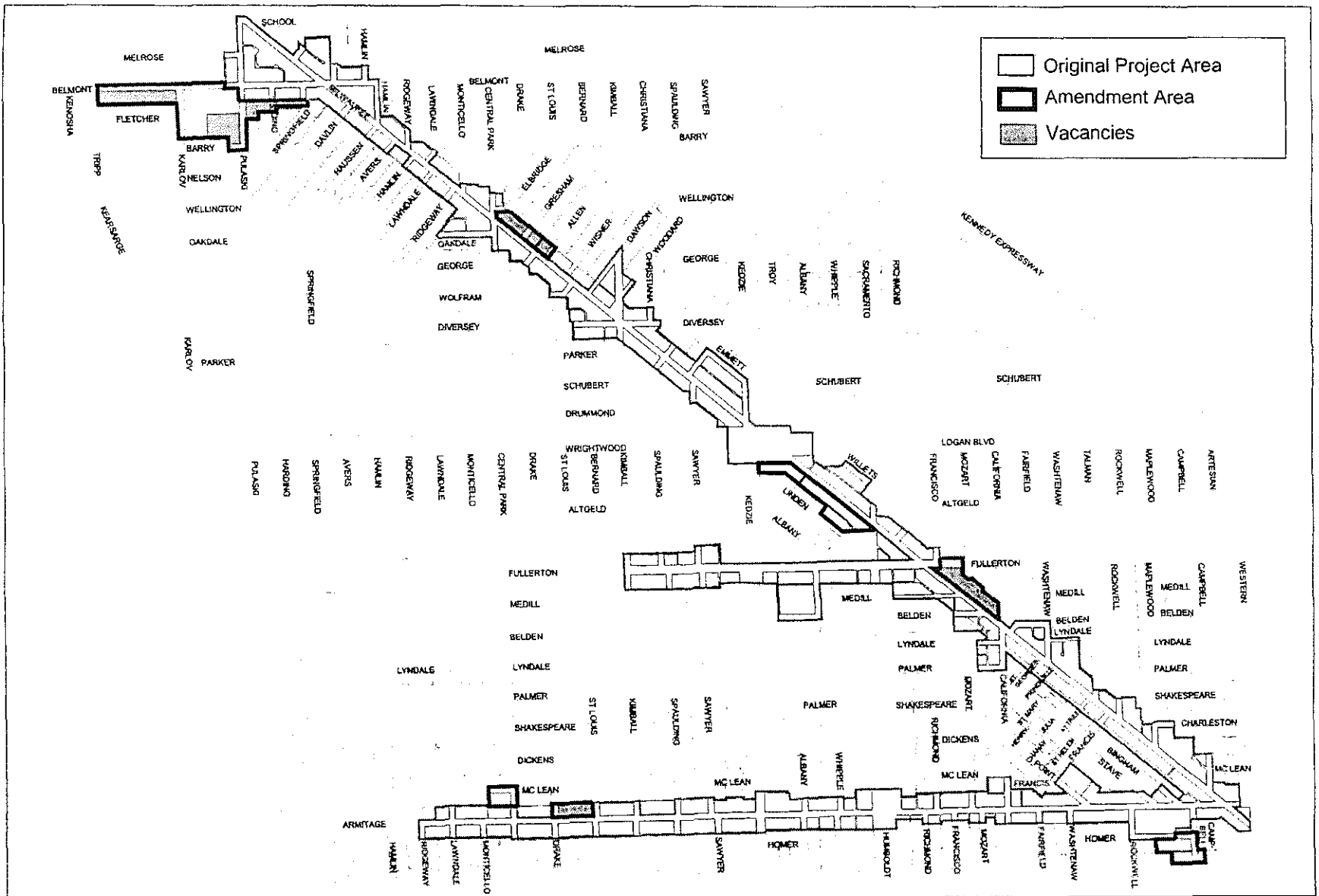
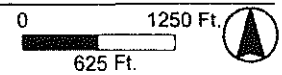


Figure A-12: Amendment Blocks Exhibiting Excessive Vacancies

Fullerton/Milwaukee Redevelopment Plan
 City of Chicago, Illinois

December 30, 2004



APPENDIX B: LEGAL DESCRIPTION

1
2
3
4
5
6

LEGAL DESCRIPTION FOR FULLERTON/MILWAUKEE TIF DISTRICT

7
8
9
10

PARCEL 1

11
12
13
14
15
16
17
18
19

THAT PART OF SECTIONS 22, 23, 25, 26, 27, 35 AND 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF AFORESAID SECTION 26 (INTERSECTION OF THE CENTER LINES OF WEST BELMONT AVENUE AND NORTH PULASKI ROAD); THENCE SOUTHWARD ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 26, 166.00 FEET MORE OR LESS TO THE CENTER LINE OF A 16 FEET WIDE PUBLIC ALLEY, EXTENDED WEST (SOUTH OF WEST BELMONT AVENUE); THENCE EASTWARD ALONG SAID CENTER LINE OF VACATED ALLEY, 33 FEET TO THE EAST LINE OF SAID NORTH PULASKI ROAD FOR THE POINT OF BEGINNING;

THENCE EASTWARD ALONG THE CENTER LINE OF SAID VACATED ALLEY TO THE WEST LINE OF NORTH SPRINGFIELD AVENUE; THENCE SOUTH ALONG THE SAID WEST LINE OF NORTH SPRINGFIELD AVENUE, 8.00 FEET TO THE NORTHEAST CORNER OF LOT 35 IN CHAS. SEEGER'S SUBDIVISION OF LOT 1 OF HAUSSEN AND SEEGER'S ADDITION ACCORDING TO THE PLAT THEREOF RECORDED MARCH 26, 1912 AS DOCUMENT NUMBER 23771; THENCE EASTWARD ACROSS SAID NORTH SPRINGFIELD AVENUE TO THE NORTHWEST CORNER OF LOT 11 IN AFORESAID CHAS. SEEGER'S SUBDIVISION; THENCE EASTWARD, 126.1 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF A 16 FEET WIDE PUBLIC ALLEY TO THE NORTHWESTERLY LINE OF NORTH AVERS AVENUE; THENCE NORTHEASTERLY LONG THE NORTHWESTERLY LINE OF SAID NORTH AVERS AVENUE TO THE SOUTHWESTERLY LINE OF NORTH MILWAUKEE AVENUE; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID NORTH MILWAUKEE AVENUE TO THE NORTHWESTERLY LINE OF NORTH HAMLIN AVENUE; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID NORTH HAMLIN AVENUE TO THE SOUTHWESTERLY LINE OF A 16 FEET WIDE AFORESAID PUBLIC ALLEY (SOUTHWESTERLY OF NORTH MILWAUKEE AVENUE); THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF A 16 FEET WIDE PUBLIC ALLEY TO THE NORTHWESTERLY LINE OF ANOTHER 16 FEET WIDE PUBLIC ALLEY; (SOUTHEASTERLY OF NORTH RIDGEWAY AVENUE), SAID POINT ALSO BEING THE MOST EASTERLY CORNER OF LOT 10 IN JOHN B. DAWSON'S SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY

44 LINE OF 16 FEET WIDE PUBLIC ALLEY TO THE SOUTHWESTERLY LINE OF WEST
45 OAKDALE AVENUE, SAID POINT ALSO BEING THE MOST EASTERLY CORNER OF
46 LOT 22 OF AFORESAID JOHN B. DAWSON'S SUBDIVISION; THENCE
47 SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID WEST OAKDALE
48 AVENUE TO THE NORTHEAST CORNER OF LOT 57 IN AFORESAID JOHN B.
49 DAWSON'S SUBDIVISION; THENCE EASTWARD ALONG SOUTH LINE OF SAID
50 WEST OAKDALE AVENUE TO THE WEST LINE OF NORTH CENTRAL PARK
51 AVENUE; THENCE SOUTHWARD ALONG THE WEST LINE OF SAID NORTH
52 CENTRAL PARK AVENUE TO THE SOUTH LINE (EXTENDED WEST) OF A 16 FEET
53 PUBLIC ALLEY SOUTH OF NORTH MILWAUKEE AVENUE; THENCE EASTWARD
54 ACROSS SAID NORTH CENTRAL PARK AVENUE, ALONG THE SAID EXTENDED
55 LINE TO THE NORTHWEST CORNER OF LOT 47 OF BLOCK 1 IN WM. E.
56 HATTERMAN'S MILWAUKEE AVENUE SUBDIVISION IN THE WEST HALF OF THE
57 NORTHEAST QUARTER OF SAID SECTION 26; THENCE EASTWARD ALONG THE
58 NORTH LINE OF SAID LOT 47, 103.65 FEET TO THE NORTHEAST CORNER OF SAID
59 LOT 47; THENCE SOUTHEASTERLY ALONG NORTHEASTERLY LINE OF SAID LOT
60 47, 27.1 FEET TO A BEND POINT IN THE EAST LINE OF SAID LOT 47; THENCE
61 SOUTHWARD ALONG THE EAST LINES OF LOTS 43, 44, 45, 46 AND 47 IN BLOCK 1
62 OF SAID WM. E. HATTERMAN'S MILWAUKEE AVENUE SUBDIVISION TO THE
63 NORTH LINE OF LOT 17, EXTENDED WEST IN AFORESAID BLOCK 1; THENCE
64 EASTWARD ALONG THE SAID NORTH LINE OF LOT 17 OF BLOCK 1, 120.8 FEET;
65 THENCE SOUTHEASTERLY ALONG NORTHEASTERLY LINE OF AFORESAID LOT 17,
66 19.2 FEET MORE OR LESS TO THE WEST LINE OF NORTH DRAKE AVENUE; THENCE
67 CONTINUING SOUTHEASTERLY ALONG THE PROLONGATION OF LAST
68 DESCRIBED COURSE, ACROSS SAID NORTH DRAKE AVENUE TO THE EAST LINE
69 OF SAID NORTH DRAKE AVENUE; THENCE SOUTHWARD ALONG EAST LINE OF
70 SAID NORTH DRAKE AVENUE TO THE NORTHWEST CORNER OF LOT 28 OF BLOCK
71 2 IN SAID WM. E. HATTERMAN'S MILWAUKEE AVENUE SUBDIVISION; THENCE
72 EASTWARD ALONG SAID NORTH LINE OF LOT 28, 76.1 FEET; THENCE
73 SOUTHEASTERLY ALONG NORTHEASTERLY LINES OF LOTS 27 AND 28 OF SAID
74 BLOCK 2 TO THE SOUTHEAST CORNER OF SAID LOT 27; THENCE CONTINUING
75 SOUTHEASTERLY ALONG THE PROLONGATION OF LAST DESCRIBED COURSE,
76 SAID PROLONGATION ALSO BEING THE NORTHEASTERLY LINES OF LOTS 19 AND
77 20 OF SAID BLOCK 2 TO THE NORTHEAST CORNER OF SAID LOT 19 OF BLOCK 2;
78 THENCE SOUTHWARD ALONG EAST LINE OF SAID LOT 19, EXTENDED SOUTH TO
79 THE SOUTH LINE OF WEST WOLFRAM STREET; THENCE EASTWARD ALONG SAID
80 SOUTH LINE OF WEST WOLFRAM STREET TO THE SOUTHWESTERLY LINE OF A 16
81 FEET WIDE PUBLIC ALLEY (SOUTHWESTERLY OF NORTH MILWAUKEE AVENUE);
82 THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF 16 FEET WIDE
83 PUBLIC ALLEY TO THE WEST LINE OF SAID PUBLIC ALLEY; THENCE SOUTHWARD
84 ALONG WEST LINE OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE SOUTH LINE OF
85 ANOTHER 16 FEET WIDE PUBLIC ALLEY, NORTH OF WEST DIVERSEY AVENUE;
86 THENCE EASTWARD ALONG THE SOUTH LINE OF SAID 16 FEET WIDE PUBLIC
87 ALLEY TO THE NORTHEAST CORNER OF LOT 27 IN BLOCK 3 IN AFORESAID WM. E.
88 HATTERMAN'S MILWAUKEE AVENUE SUBDIVISION; THENCE SOUTHWARD
89 ALONG THE EAST LINE (EXTENDED SOUTH) OF SAID LOT 27 IN BLOCK 3 TO THE

90 SOUTH LINE OF WEST DIVERSEY AVENUE; THENCE EASTWARD ALONG THE
91 SOUTH LINE OF SAID WEST DIVERSEY AVENUE TO THE WEST LINE OF A 14 FEET
92 WIDE PUBLIC ALLEY (EAST OF NORTH ST. LOUIS AVENUE) IN THE EAST HALF OF
93 THE WEST HALF OF THE SOUTHEAST QUARTER OF AFOREMENTIONED SECTION
94 26; THENCE SOUTHWARD ALONG THE WEST LINE OF SAID 14 FEET PUBLIC ALLEY
95 TO THE NORTH LINE, EXTENDED WEST, OF LOT 36 OF BLOCK 1 OF STORY'S
96 MILWAUKEE AVENUE SUBDIVISION OF THE NORTHEAST 15 ACRES OF THE WEST
97 HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE EASTWARD
98 ALONG NORTH LINES OF LOTS 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47 AND 48 OF
99 BLOCK 1 OF SAID STORY'S MILWAUKEE AVENUE SUBDIVISION TO THE EAST
100 LINE OF ANOTHER 14 FEET WIDE PUBLIC ALLEY WEST OF NORTH KIMBALL
101 AVENUE; THENCE NORTHWARD ALONG EAST LINE OF SAID 14 FEET WIDE
102 PUBLIC ALLEY TO THE NORTHWEST CORNER OF LOT 6 OF SAID BLOCK 1 OF
103 STORY'S MILWAUKEE AVENUE SUBDIVISION; THENCE EASTWARD ALONG
104 NORTH LINE OF SAID LOT 6 TO THE WEST LINE OF NORTH KIMBALL AVENUE,
105 SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 6 OF BLOCK 1 IN
106 STORY'S MILWAUKEE AVENUE SUBDIVISION; THENCE SOUTHWARD ALONG
107 WEST LINE OF SAID NORTH KIMBALL AVENUE TO THE NORTHEASTERLY LINE OF
108 LOT 17, EXTENDED NORTHWESTERLY, IN MILWAUKEE AND DIVERSEY
109 SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 29, 1924 AS
110 DOCUMENT NUMBER 8339078; THENCE SOUTHEASTERLY ALONG SAID
111 EXTENDED NORTHEASTERLY LINE OF LOT 17 TO THE MOST NORTHERN CORNER
112 OF SAID LOT 17, SAID NORTHEASTERLY LINE OF LOT 17 IS ALSO BEING THE
113 SOUTHWESTERLY LINE OF A 16 FEET WIDE PUBLIC ALLEY; THENCE
114 SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID 16 FEET WIDE
115 PUBLIC ALLEY, EXTENDED SOUTHEASTERLY, TO THE NORTHEAST CORNER OF
116 LOT 39 IN GARRETT'S THIRD LOGAN SQUARE SUBDIVISION OF PART OF LOT 2 IN
117 GARRETT'S SUBDIVISION; THENCE EASTERLY ACROSS NORTH SPAULDING
118 AVENUE TO THE SOUTHWESTERLY CORNER OF LOT 2 IN GARRETT'S
119 SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID
120 SECTION 26; THENCE SOUTHEASTERLY ALONG SOUTHWESTERLY LINE OF SAID
121 LOT 2 TO THE NORTH LINE OF LOT 1 IN GARRETT'S SUBDIVISION OF LOT 1 AND
122 THE NORTH 20 FEET OF LOT 2 IN HITT AND OTHER'S SUBDIVISION, SAID POINT IS
123 120.40 FEET EAST OF NORTHWEST CORNER OF SAID LOT 1; THENCE EASTWARD
124 ALONG THE NORTH LINE OF SAID LOT 1 TO THE WEST LINE OF NORTH SAWYER
125 AVENUE; THENCE SOUTHWARD ALONG WEST LINE OF SAID NORTH SAWYER
126 AVENUE TO THE SOUTH LINE OF THE NORTH 5 FEET OF LOT 5 IN AFORESAID
127 GARRETT'S SUBDIVISION OF LOT 1 AND THE NORTH 20 FEET OF LOT 2 IN HITT
128 AND OTHER'S SUBDIVISION; THENCE EASTWARD ACROSS SAID NORTH SAWYER
129 AVENUE TO THE MOST NORTHERN CORNER OF LOT 23 IN HITT AND OTHER'S
130 SUBDIVISION OF 39 ACRES ON THE EAST SIDE OF EAST HALF OF THE SOUTHEAST
131 QUARTER OF SAID SECTION 26; THENCE SOUTHEASTERLY ALONG THE
132 SOUTHWESTERLY LINE OF A 16 FEET WIDE ALLEY SOUTHWESTERLY OF NORTH
133 MILWAUKEE AVENUE, TO THE EAST LINE OF LOT 4 IN THE RESUBDIVISION OF
134 LOT 28 TO 30 OF BLOCK 3 IN HITT AND OTHER'S SUBDIVISION; THENCE
135 SOUTHWARD ALONG THE EAST LINE OF SAID LOT 4, EXTENDED SOUTH, TO THE

136 NORTH LINE OF LOT 1 IN HIMES AND FRANK'S RESUBDIVISION OF LOT 31 AND 32
137 OF BLOCK 3 IN HITT AND OTHER'S SUBDIVISION: THENCE EASTWARD ALONG
138 THE NORTH LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 1;
139 THENCE SOUTHWARD ALONG EAST LINES OF LOTS 1, 2, 3, 4, 5 AND 6 IN
140 AFORESAID HIMES AND FRANK'S RESUBDIVISION TO THE SOUTHEAST CORNER
141 OF SAID LOT 6; THENCE CONTINUING SOUTHWARD ACROSS WEST WRIGHTWOOD
142 AVENUE TO THE NORTHEAST CORNER OF LOT 1 IN KITTNER'S SUBDIVISION OF
143 THE NORTH HALF OF LOT 1 OF BLOCK 6 IN HITT AND OTHER'S SUBDIVISION:
144 THENCE SOUTHWARD ALONG THE EAST LINES OF LOTS 1, 2 AND 3 IN SAID
145 KITTNER'S SUBDIVISION TO THE SOUTHEAST CORNER OF SAID LOT 3 OF
146 KITTNER'S SUBDIVISION; THENCE CONTINUING SOUTHWARD ALONG EAST
147 LINES OF LOTS 1, 2 AND 3 IN THE SUBDIVISION OF THE SOUTH HALF OF LOT 1 OF
148 BLOCK 6 IN HITT AND OTHER'S SUBDIVISION TO THE SOUTH LINE OF THE NORTH
149 5 FEET OF SAID LOT 3; THENCE EASTWARD ALONG THE SAID SOUTH LINE OF
150 NORTH 5 FEET, (EXTENDED EAST), OF SAID LOT 3 TO THE WEST LINE OF NORTH
151 KEDZIE AVENUE, SAID POINT BEING 125 FEET WEST OF THE EAST LINE OF THE
152 SOUTHEAST QUARTER OF SAID SECTION 26; THENCE EASTWARD ACROSS THE
153 250 FEET WIDE SAID NORTH KEDZIE AVENUE TO THE NORTHWEST CORNER OF
154 LOT 13 OF BLOCK 2 IN SUBDIVISION OF LOTS 4 AND 6 IN COUNTY CLERK'S
155 DIVISION ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1885 AS
156 DOCUMENT NUMBER 637899; THENCE SOUTH ALONG THE EAST LINE OF NORTH
157 KEDZIE AVENUE TO THE SOUTH LINE OF A PUBLIC ALLEY, NORTH OF WEST
158 LINDEN PLACE; THENCE EASTWARD ALONG THE SOUTH LINE OF SAID PUBLIC
159 ALLEY TO A BEND POINT; THENCE CONTINUING SOUTHEASTERLY ALONG AND
160 BY FOLLOWING THE SOUTHWESTERLY LINE OF SAID PUBLIC ALLEY TO THE
161 MOST EASTERLY CORNER OF LOT 38 OF BLOCK 1 IN SAID SUBDIVISION OF LOTS 4
162 AND 6 IN COUNTY CLERK'S DIVISION; THENCE SOUTHWESTERLY ALONG
163 SOUTHEASTERLY LINE OF SAID LOT 38 TO THE NORTHEASTERLY LINE OF NORTH
164 LINDEN PLACE; THENCE SOUTHEASTERLY ALONG NORTHEASTERLY LINE OF
165 SAID NORTH LINDEN PLACE TO THE MOST SOUTHERN CORNER OF LOT 50 OF
166 BLOCK 1 IN SAID SUBDIVISION OF LOTS 4 AND 6 IN COUNTY CLERK'S DIVISION;
167 THENCE NORTHEASTERLY ALONG SOUTHEASTERLY LINE OF SAID LOT 50 TO
168 THE NORTH LINE OF WEST LINDEN PLACE; THENCE EASTWARD ALONG THE
169 NORTH LINE OF SAID WEST LINDEN PLACE TO THE WEST LINE OF NORTH
170 SACRAMENTO AVENUE; THENCE NORTH ALONG THE WEST LINE OF SAID NORTH
171 SACRAMENTO AVENUE TO THE SOUTHWESTERLY LINE OF NORTH MILWAUKEE
172 AVENUE; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE,
173 EXTENDED SOUTHEASTERLY, OF SAID NORTH MILWAUKEE AVENUE TO THE
174 NORTH LINE OF WEST FULLERTON AVENUE SAID POINT ALSO BEING THE MOST
175 EASTERN CORNER OF LOT 17 IN THE SUBDIVISION OF BLOCK 6 IN GEORGE A.
176 SEAVERN'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED JULY
177 23, 1889AS DOCUMENT NUMBER 1132552; THENCE WESTWARD ALONG THE
178 NORTH LINE OF SAID WEST FULLERTON AVENUE TO THE EAST LINE OF NORTH
179 SACRAMENTO AVENUE; THENCE CONTINUING WESTWARD ACROSS SAID NORTH
180 SACRAMENTO AVENUE TO THE SOUTHEAST CORNER OF LOT 37 OF BLOCK 2 IN
181 INGHAM'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED MARCH

182 19, 1873 AS DOCUMENT NUMBER 88703; THENCE CONTINUING WESTWARD ALONG
183 THE NORTH LINE OF WEST FULLERTON AVENUE TO THE MOST SOUTHERN
184 CORNER OF LOT 1 IN CARRIE B. GILBERT'S SUBDIVISION ACCORDING TO THE
185 PLAT THEREOF RECORDED APRIL 4, 1906 AS DOCUMENT NUMBER 3841277;
186 THENCE WESTWARD ACROSS NORTH ALBANY AVENUE TO THE SOUTHEAST
187 CORNER OF LOT 40 OF BLOCK 5 IN THE SUBDIVISION OF LOTS 4 AND 6 IN
188 COUNTY CLERK'S DIVISION, RECORDED JULY 7, 1885 AS DOCUMENT NUMBER
189 637899, SAID POINT ALSO BEING ON THE NORTH LINE OF WEST FULLERTON
190 AVENUE; THENCE WESTWARD ALONG THE NORTH LINE OF SAID WEST
191 FULLERTON AVENUE TO THE SOUTHWEST CORNER OF LOT 24 OF BLOCK 5 IN
192 AFORESAID SUBDIVISION OF LOTS 4 AND 6 IN COUNTY CLERK'S DIVISION;
193 THENCE WESTWARD ACROSS SAID NORTH KEDZIE AVENUE TO THE SOUTHEAST
194 CORNER OF LOT 23 OF BLOCK 7 IN HITT AND OTHER'S SUBDIVISION OF 39 ACRES
195 ON THE EAST SIDE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID
196 SECTION 26; THENCE WESTWARD ALONG THE SOUTH LINE OF SAID LOT 23 TO
197 THE SOUTHWEST CORNER OF SAID LOT 23, SAID SOUTHWEST CORNER IS ALSO
198 ON EAST LINE OF 20 FEET WIDE PUBLIC ALLEY, WEST OF NORTH KEDZIE
199 AVENUE; THENCE NORTHWARD ALONG THE EAST LINE OF SAID 20 FEET WIDE
200 PUBLIC ALLEY TO THE NORTH LINE, (EXTENDED EAST), OF ANOTHER 16 FEET
201 WIDE PUBLIC ALLEY NORTH OF WEST FULLERTON AVENUE; THENCE
202 WESTWARD ALONG THE NORTH LINE EXTENDED WEST, OF SAID 16 FEET WIDE
203 PUBLIC ALLEY TO THE WEST LINE OF NORTH SAWYER AVENUE; THENCE
204 SOUTHWARD ALONG THE WEST LINE OF SAID NORTH SAWYER AVENUE TO THE
205 SOUTHEAST CORNER OF LOT 2 IN J. FUERMAN'S SUBDIVISION OF LOTS 16 TO 22
206 OF BLOCK 8 IN HITT AND OTHER'S SUBDIVISION; THENCE WESTWARD ALONG
207 THE SOUTH LINE OF SAID LOT 2, 111.5 FEET TO A BEND POINT IN SOUTH LINE OF
208 SAID LOT 2; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID
209 LOT 2 TO THE SOUTHEAST CORNER OF LOT 1 IN AFORESAID J. FUERMAN'S
210 SUBDIVISION; THENCE WESTWARD ALONG THE SOUTH LINE OF SAID LOT 1,
211 EXTENDED WEST TO THE WEST LINE OF 16 FEET WIDE PUBLIC ALLEY, WEST OF
212 NORTH SAWYER AVENUE; THENCE SOUTHWARD ALONG THE WEST LINE OF SAID
213 16 FEET WIDE PUBLIC ALLEY TO THE SOUTHEAST CORNER OF LOT 137 IN
214 DEZENG'S LOGAN SQUARE SUBDIVISION OF LOT 3 IN GARRETT'S SUBDIVISION;
215 THENCE WESTWARD ALONG THE SOUTH LINE OF SAID LOT 137 TO THE
216 SOUTHWEST CORNER OF SAID LOT 137; THENCE WESTWARD ACROSS NORTH
217 SPAULDING AVENUE TO THE SOUTHEAST CORNER OF LOT 66 IN AFORESAID
218 DEZENG'S LOGAN SQUARE SUBDIVISION; THENCE WESTWARD ALONG THE
219 SOUTH LINE OF SAID LOT 66 TO THE SOUTHWEST CORNER OF SAID LOT 66;
220 THENCE CONTINUING WESTWARD ACROSS THE 16 FEET WIDE PUBLIC ALLEY,
221 WEST OF NORTH SPAULDING AVENUE TO THE SOUTHEAST CORNER OF LOT 53 IN
222 AFORESAID DEZENG'S LOGAN SQUARE SUBDIVISION; THENCE CONTINUING
223 WESTWARD ALONG THE SOUTH LINE OF SAID LOT (EXTENDED WEST) TO THE
224 WEST LINE OF NORTH KIMBALL AVENUE; THENCE SOUTHWARD ALONG WEST
225 LINE OF SAID NORTH KIMBALL AVENUE TO THE NORTH LINE OF WEST
226 FULLERTON AVENUE; THENCE CONTINUING SOUTHWARD ACROSS WEST
227 FULLERTON AVENUE TO THE NORTHEAST CORNER OF LOT 1 OF BLOCK 1 IN

228 ALLPORT'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED ON
229 PAGE 185 IN BOOK 7; THENCE SOUTHWARD ALONG THE WEST LINE OF SAID
230 NORTH KIMBALL AVENUE TO THE SOUTH LINE, (EXTENDED WEST), OF A 16 FEET
231 WIDE PUBLIC ALLEY, (SOUTH OF WEST FULLERTON AVENUE AND ON EAST SIDE
232 OF SAID NORTH KIMBALL AVENUE); THENCE EASTWARD ALONG SOUTH LINE
233 (EXTENDED EAST AND WEST) OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE EAST
234 LINE OF ANOTHER 16 FEET WIDE PUBLIC ALLEY, WEST OF NORTH KEDZIE
235 AVENUE; THENCE NORTHWARD ALONG SAID EAST LINE OF 16 FEET WIDE
236 PUBLIC ALLEY TO THE NORTHWEST CORNER OF LOT 3 OF BLOCK 1 IN C. N.
237 SHIPMAN, W. A. BILL AND N. A. MERRILL'S SUBDIVISION OF THE EAST HALF OF
238 THE NORTHEAST QUARTER OF SAID SECTION 35; THENCE EASTWARD ALONG
239 THE NORTH LINE OF SAID LOT 3 TO THE NORTHEAST CORNER OF SAID LOT 3;
240 THENCE CONTINUING EASTWARD ACROSS NORTH KEDZIE AVENUE TO THE
241 NORTHWEST CORNER OF LOT 6 OF BLOCK 1 IN BLANCHARD'S SUBDIVISION OF
242 THAT PART OF THE NORTH 22 RODS OF THE NORTHWEST QUARTER OF SAID
243 SECTION 36; THENCE EASTWARD ALONG THE NORTH LINE OF SAID LOT 6 TO THE
244 WEST LINE OF A 16 FEET WIDE PUBLIC ALLEY EAST OF SAID NORTH KEDZIE
245 AVENUE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 6;
246 THENCE SOUTHWARD ALONG THE WEST LINE, (EXTENDED SOUTH), OF SAID 16
247 FEET WIDE PUBLIC ALLEY TO THE SOUTH LINE OF WEST BELDEN AVENUE;
248 THENCE EASTWARD ALONG THE SOUTH LINE OF SAID WEST BELDEN AVENUE
249 TO THE EAST LINE, EXTENDED SOUTH, OF NORTH ALBANY AVENUE; THENCE
250 NORTHWARD ALONG SAID (EXTENDED SOUTH) EAST LINE OF NORTH ALBANY
251 AVENUE TO THE SOUTH LINE OF A 16 FEET WIDE PUBLIC ALLEY, SOUTH OF WEST
252 FULLERTON AVENUE; THENCE EASTWARD ALONG THE SOUTH LINE OF SAID 16
253 FEET WIDE PUBLIC ALLEY TO THE EAST LINE OF ANOTHER 16 FEET WIDE PUBLIC
254 ALLEY WEST OF NORTH SACRAMENTO AVENUE; THENCE NORTHWARD ALONG
255 THE EAST LINE OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE NORTH LINE OF
256 THE SOUTH 11.00 FEET OF LOT 6 IN BLOCK 2 IN AFORESAID BLANCHARD'S
257 SUBDIVISION; THENCE EASTWARD ALONG SAID NORTH LINE OF THE SOUTH
258 11.00 FEET OF LOT 6 TO THE EAST LINE OF SAID LOT 6; THENCE CONTINUING
259 EASTWARD ACROSS SAID NORTH SACRAMENTO AVENUE TO THE NORTHWEST
260 CORNER OF LOT 7 IN BLOCK 3 IN THE SUBDIVISION OF LOTS 13 AND 14 IN JOHN
261 MCGOVERN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED
262 AUGUST 24, 1872 AS DOCUMENT NUMBER 51791; THENCE EASTWARD ALONG THE
263 NORTH LINE OF SAID LOT 7 IN BLOCK 3 TO THE NORTHEAST CORNER OF SAID
264 LOT 7 IN BLOCK 3, SAID POINT IS ALSO ON WEST LINE OF 16 FEET WIDE PUBLIC
265 ALLEY, EAST OF NORTH SACRAMENTO AVENUE; THENCE SOUTHWARD ALONG
266 THE WEST LINE OF SAID 16 FEET WIDE PUBLIC ALLEY, EXTENDED SOUTH, TO
267 THE SOUTH LINE OF WEST MEDILL AVENUE; THENCE EASTWARD ALONG THE
268 SOUTH LINE OF SAID WEST MEDILL AVENUE TO THE SOUTHWESTERLY RIGHT OF
269 WAY LINE OF CHICAGO TRANSIT AUTHORITY RAILROAD, SOUTHWESTERLY OF
270 NORTH MILWAUKEE AVENUE; THENCE SOUTHEASTERLY ALONG THE
271 SOUTHWESTERLY RIGHT OF WAY LINE OF SAID CHICAGO TRANSIT AUTHORITY
272 RAILROAD TO THE NORTH LINE OF WEST BELDEN AVENUE; THENCE
273 SOUTHWARD ACROSS SAID WEST BELDEN AVENUE TO THE NORTHWEST

274 CORNER OF LOT 5 IN M. MOORE'S SUBDIVISION OF LOT 19 IN JOHN MCGOVERN'S
275 SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 22, 1886
276 AS DOCUMENT NUMBER 765587; THENCE SOUTHWARD ALONG THE WEST LINE
277 OF SAID LOT 5 TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE EASTWARD
278 ALONG THE SOUTH LINES OF LOTS 5, 4, 3, 2 AND 1 IN AFORESAID M. MOORE'S
279 SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 1 IN SAID M. MOORE'S
280 SUBDIVISION; THENCE SOUTHWARD ALONG THE EAST LINE (EXTENDED SOUTH)
281 OF SAID LOT 1 IN M. MOORE'S SUBDIVISION TO THE NORTH LINE OF LOT 28 OF
282 BLOCK 1 IN J. JOHNSTON JR.'S SUBDIVISION ACCORDING TO THE PLAT THEREOF
283 RECORDED NOVEMBER 28, 1881 AS DOCUMENT NUMBER 361265; THENCE
284 EASTWARD ALONG THE NORTH LINES OF LOTS 28, 29 30, 31, 32, 33 AND 34 OF
285 BLOCK 1 IN SAID J. JOHNSTON JR.'S SUBDIVISION TO THE SOUTHWESTERLY
286 RIGHT OF WAY LINE OF AFORESAID CHICAGO TRANSIT AUTHORITY RAILROAD;
287 THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE
288 OF SAID CHICAGO TRANSIT AUTHORITY RAILROAD TO THE NORTH LINE OF
289 WEST LYNDALE STREET; THENCE WESTWARD ALONG THE NORTH LINE OF SAID
290 WEST LYNDALE STREET TO THE EAST LINE (EXTENDED NORTH) OF THE WEST
291 0.11 FEET OF LOT 33 OF BLOCK 2 IN AFORESAID J. JOHNSTON JR.'S SUBDIVISION;
292 THENCE SOUTHWARD ALONG THE EAST LINE OF THE WEST 0.11 FEET OF SAID
293 LOT 33 OF BLOCK 2 TO THE NORTH LINE OF 16 FEET WIDE PUBLIC ALLEY, SOUTH
294 OF WEST LYNDALE STREET; THENCE CONTINUING SOUTHWARD ACROSS SAID 16
295 FEET WIDE PUBLIC ALLEY TO THE NORTHEAST CORNER OF LOT 50 OF BLOCK 2
296 IN AFORESAID J. JOHNSTON JR.'S SUBDIVISION; THENCE SOUTHWARD ALONG
297 THE EAST LINE (EXTENDED SOUTH) OF SAID LOT 50 OF BLOCK 2 TO THE SOUTH
298 LINE OF WEST PALMER STREET; THENCE EASTWARD ALONG THE SOUTH LINE
299 (EXTENDED EAST) OF SAID WEST PALMER STREET TO THE EAST LINE OF 66 FEET
300 WIDE NORTH CALIFORNIA AVENUE; THENCE NORTHWARD ALONG THE EAST
301 LINE OF SAID NORTH CALIFORNIA AVENUE TO THE SOUTHWESTERLY RIGHT OF
302 WAY LINE OF CHICAGO TRANSIT AUTHORITY RAILROAD, SOUTHWESTERLY OF
303 NORTH MILWAUKEE AVENUE; THENCE SOUTHEASTERLY BY FOLLOWING THE
304 SOUTHWESTERLY RIGHT OF WAY LINE OF SAID CHICAGO TRANSIT AUTHORITY
305 RAILROAD TO THE SOUTHEASTERLY LINE OF LOT 138 IN WHITE AND COLE'S
306 RESUBDIVISION OF BLOCK 1 OF S. STAVE'S SUBDIVISION RECORDED IN BOOK 173
307 PAGE 18; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID
308 LOT 138 TO THE NORTHEASTERLY LINE OF NORTH BINGHAM STREET, SAID POINT
309 IS ALSO THE MOST SOUTHERN CORNER OF SAID LOT 138; THENCE
310 NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID NORTH BINGHAM
311 STREET TO THE MOST SOUTHERN CORNER OF LOT 107 IN SAID WHITE AND
312 COLE'S RESUBDIVISION; THENCE SOUTHWESTERLY ACROSS SAID NORTH
313 BINGHAM STREET TO THE MOST EASTERN CORNER OF LOT 106 IN SAID WHITE
314 AND COLE'S RESUBDIVISION; THENCE CONTINUING SOUTHWESTERLY ALONG
315 THE SOUTHEASTERLY LINE OF SAID LOT 106 TO THE NORTHEASTERLY LINE OF
316 NORTH STAVE STREET, SAID POINT IS ALSO THE MOST SOUTHERN CORNER OF
317 SAID LOT 106; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF
318 SAID NORTH STAVE STREET TO THE SOUTH LINE (EXTENDED EAST) OF A 16 FEET
319 WIDE PUBLIC ALLEY, NORTH OF WEST ARMITAGE AVENUE; THENCE WESTWARD

320 ALONG THE SOUTH LINE (EXTENDED EAST) OF SAID PUBLIC ALLEY ACROSS SAID
321 NORTH STAVE STREET TO THE SOUTHEASTERLY LINE OF LOT 12 IN GRAY AND A
322 DAM'S SUBDIVISION OF LOTS 1 TO 9 AND 28 TO 30 OF BLOCK 4 IN S. STAVE'S
323 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 5, 1881 AS
324 DOCUMENT NUMBER 342922; THENCE NORTHEASTERLY ALONG THE
325 SOUTHEASTERLY LINE OF SAID LOT 12 TO THE MOST EASTERN CORNER OF SAID
326 LOT 12; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID
327 LOT 12 TO THE MOST NORTHERN CORNER OF SAID LOT 12, SAID CORNER IS ALSO
328 THE MOST EASTERN CORNER OF LOT 27 OF BLOCK 4 IN S. STAVE'S SUBDIVISION
329 ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 85 PAGE 19; THENCE
330 CONTINUING NORTHWESTERLY ALONG THE NORTHEASTERLY LINES OF LOTS 27,
331 26, 25, 24, 23, 22, 21, 20 AND 19 OF BLOCK 4 IN SAID S. STAVE'S SUBDIVISION TO
332 THE SOUTHEASTERLY LINE OF WEST FRANCES PLACE, SAID POINT ALSO BEING
333 THE MOST NORTHERN CORNER OF SAID LOT 19; THENCE SOUTHWESTERLY
334 ALONG THE SOUTHEASTERLY LINE (EXTENDED SOUTHWESTERLY) OF SAID
335 WEST FRANCES PLACE TO THE SOUTHWESTERLY LINE OF NORTH POINT STREET;
336 THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF NORTH POINT
337 STREET TO THE MOST EASTERN CORNER OF LOT 20 OF BLOCK 7 IN AFORESAID
338 ATTRILL'S SUBDIVISION, SAID POINT IS ALSO BEING ON THE NORTH LINE OF
339 PUBLIC ALLEY, NORTH OF WEST ARMITAGE AVENUE; THENCE WESTWARD
340 ALONG THE NORTH LINE OF SAID PUBLIC ALLEY TO THE MOST SOUTHERLY
341 CORNER OF LOT 24 OF BLOCK 7 IN AFORESAID ATTRILL'S SUBDIVISION; THENCE
342 NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 24 OF BLOCK
343 7 TO THE MOST WESTERN CORNER OF SAID LOT 24, SAID CORNER IS ALSO BEING
344 ON THE SOUTHEASTERLY LINE OF LOT 35 OF BLOCK 5 IN AFOREMENTIONED W.
345 O. COLE'S SUBDIVISION; THENCE SOUTHWESTERLY ALONG THE
346 SOUTHEASTERLY LINES OF LOTS 35, 34, AND 33 TO THE MOST SOUTHERN
347 CORNER OF SAID LOT 33 OF BLOCK 5; THENCE NORTHWESTERLY ALONG THE
348 SOUTHWESTERLY LINE (EXTENDED NORTHWESTERLY ACROSS WEST FRANCES
349 PLACE) TO THE NORTH LINE OF SAID WEST FRANCES PLACE; THENCE
350 WESTWARD ALONG THE SOUTH LINE OF SAID WEST FRANCES PLACE TO THE
351 EAST LINE OF NORTH CALIFORNIA AVENUE; THENCE NORTHWARD ALONG THE
352 EAST LINE OF SAID NORTH CALIFORNIA AVENUE TO THE SOUTH LINE
353 (EXTENDED EAST) OF WEST MCLEAN AVENUE; THENCE WESTWARD ALONG THE
354 SOUTH LINE OF SAID WEST MCLEAN AVENUE TO THE WEST LINE OF A 13 FEET
355 WIDE PUBLIC ALLEY (EAST OF NORTH MOZART STREET); THENCE SOUTHWARD
356 ALONG THE WEST LINE OF SAID PUBLIC ALLEY 150 FEET TO THE NORTH LINE OF
357 ANOTHER PUBLIC ALLEY; THENCE WESTWARD ALONG NORTH LINE OF SAID
358 PUBLIC ALLEY TO THE EAST LINE OF NORTH MOZART STREET; THENCE
359 WESTWARD ACROSS SAID NORTH MOZART STREET TO THE SOUTHEAST CORNER
360 OF LOT 1 OF BLOCK 11 IN HOEPS AND KERFF'S RESUBDIVISION OF BLOCKS 8 AND
361 11 IN THE TOWN OF SCHLESWIG, ACCORDING TO THE PLAT THEREOF RECORDED
362 JULY 25, 1890 AS DOCUMENT NUMBER 1307724, SAID CORNER IS ALSO BEING ON
363 THE NORTH LINE OF A 17 FEET WIDE PUBLIC ALLEY, NORTH OF WEST ARMITAGE
364 AVENUE; THENCE WESTWARD ALONG THE NORTH LINE OF SAID 17 FEET WIDE
365 PUBLIC ALLEY TO THE WEST LINE OF ANOTHER 16 FEET WIDE PUBLIC ALLEY,

366 EAST OF NORTH HUMBOLDT BOULEVARD; THENCE SOUTHWARD ALONG THE
367 WEST LINE OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE NORTH LINE OF
368 ANOTHER 16 FEET WIDE PUBLIC ALLEY, NORTH OF WEST ARMITAGE AVENUE;
369 THENCE WESTWARD ALONG THE NORTH LINE OF SAID 16 FEET WIDE PUBLIC
370 ALLEY TO THE SOUTHWEST CORNER OF LOT 31 IN PARKWAY ADDITION, A
371 RESUBDIVISION OF LOTS 5 TO 10 INCLUSIVE IN EACH OF BLOCKS 4, 9 AND 10 IN
372 THE TOWN OF SCHLESWIG AND THE VACATED ALLEYS AND ONE HALF OF
373 STREET ADJACENT TO SAID LOTS ETC. IN THE EAST HALF OF THE NORTHWEST
374 QUARTER OF SAID SECTION 36; THENCE NORTHWARD ALONG THE WEST LINE OF
375 LOTS 31, 30 AND 29 IN AFORESAID PARKWAY ADDITION TO THE NORTHWEST
376 CORNER OF SAID LOT 29 IN SAID PARKWAY ADDITION; THENCE WESTWARD
377 ACROSS SAID NORTH HUMBOLDT BOULEVARD TO A POINT OF INTERSECTION OF
378 WEST LINE OF SAID NORTH HUMBOLDT BOULEVARD WITH THE SOUTH LINE OF
379 THE NORTH HALF OF LOT 40 IN PALMER PLACE ADDITION, A SUBDIVISION OF
380 PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID
381 SECTION 36; THENCE WESTWARD ALONG THE SAID SOUTH LINE, EXTENDED
382 WEST, OF THE NORTH HALF OF LOT 40 TO THE WEST LINE OF 16 FEET WIDE
383 PUBLIC ALLEY, EAST OF NORTH WHIPPLE STREET; THENCE SOUTHWARD ALONG
384 THE WEST LINE OF SAID PUBLIC ALLEY TO THE SOUTHEAST CORNER OF LOT 54
385 IN AFORESAID PALMER PLACE ADDITION; THENCE WESTWARD ALONG THE
386 SOUTH LINE OF SAID LOT 54 TO THE SOUTHWEST CORNER OF SAID LOT 54;
387 THENCE NORTHWARD ALONG THE WEST LINE OF SAID LOT 54 TO THE NORTH
388 LINE, EXTENDED EAST, OF A 16 FEET WIDE PUBLIC ALLEY, NORTH OF WEST
389 ARMITAGE AVENUE; THENCE WESTWARD ALONG SAID NORTH LINE, EXTENDED
390 EAST AND WEST, OF 16 FEET WIDE PUBLIC ALLEY TO THE WEST LINE OF NORTH
391 ALBANY AVENUE; THENCE SOUTHWARD ALONG THE WEST LINE OF SAID NORTH
392 ALBANY AVENUE TO THE CENTER LINE OF VACATED ALLEY, NORTH OF WEST
393 ARMITAGE AVENUE, ACCODING TO THE PLAT OF VACATION THEREOF
394 RECORDED AS DOCUMENT NUMBER 20127605; THENCE WESTWARD ALONG
395 CENTER LINE OF SAID VACATED ALLEY TO A LINE 129.667 FEET WEST OF AND
396 PARALLEL WITH WEST LINE OF SAID NORTH ALBANY AVENUE; THENCE
397 NORTHWARD ALONG SAID PARALLEL LINE TO THE SOUTH LINE OF LOT 16 OF
398 BLOCK 3 IN CLARKSON'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER
399 OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE WESTWARD ALONG
400 THE SOUTH LINE OF SAID LOT 16, EXTENDED WEST, TO THE CENTER LINE OF A 16
401 FEET WIDE VACATED ALLEY, EAST OF NORTH KEDZIE AVENUE; THENCE
402 NORTHWARD ALONG CENTER LINE, EXTENDED NORTH, OF SAID VACATED
403 ALLEY TO THE SOUTH LINE, EXTENDED EAST, OF LOT 19 IN THE PLAT OF THE
404 WEST 10 ACRES OF THE WEST 30 ACRES OF THE SOUTH 91.7 ACRES OF THE
405 NORTHWEST QUARTER OF SAID SECTION 36; THENCE WESTWARD ALONG SAID
406 SOUTH LINE, EXTENDED EAST, OF LOT 19 TO THE SOUTHWEST CORNER OF SAID
407 LOT 19; THENCE CONTINUING WESTWARD ACROSS NORTH KEDZIE AVENUE TO
408 THE NORTHEAST CORNER OF LOT 4 OF BLOCK 1 IN OVITT'S RESUBDIVISION OF
409 BLOCK 12 OF SHIPMAN, BILL AND MERRILL'S SUBDIVISION IN THE EAST HALF OF
410 THE NORTHEAST QUARTER OF SAID SECTION 35; THENCE SOUTHWARD ALONG
411 THE EAST LINE OF LOTS 4, 5, AND 6 OF SAID BLOCK 1 TO THE SOUTHEAST

412 CORNER OF SAID LOT 6; THENCE WESTWARD ALONG THE SOUTH LINE OF SAID
413 LOT 6 TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTHWARD
414 ALONG THE WEST LINE OF SAID LOT 6 TO THE NORTH LINE, EXTENDED EAST, OF
415 A 14 FEET WIDE PUBLIC ALLEY, NORTH OF WEST ARMITAGE AVENUE; THENCE
416 WESTWARD ALONG THE NORTH LINE, EXTENDED EAST AND WEST, OF SAID 14
417 FEET WIDE PUBLIC ALLEY TO THE WEST LINE OF ANOTHER 14 FEET WIDE PUBLIC
418 ALLEY, EAST OF NORTH SAWYER AVENUE; THENCE SOUTHWARD ALONG THE
419 SAID WEST LINE OF 14 FEET WIDE PUBLIC ALLEY TO THE NORTH LINE OF
420 ANOTHER 14 FEET WIDE PUBLIC ALLEY, NORTH OF WEST ARMITAGE AVENUE;
421 THENCE WESTWARD ALONG THE NORTH LINE OF SAID 14 FEET WIDE PUBLIC
422 ALLEY TO THE EAST LINE OF NORTH SAWYER AVENUE; THENCE NORTHWARD
423 ALONG THE EAST LINE OF SAID NORTH SAWYER AVENUE TO THE NORTH LINE,
424 EXTENDED EAST, OF A 16 FEET WIDE PUBLIC ALLEY NORTH OF WEST ARMITAGE
425 AVENUE; THENCE WESTWARD ALONG THE NORTH LINE (EXTENDED EAST) OF
426 SAID 16 FEET WIDE PUBLIC ALLEY TO THE WEST LINE OF NORTH SPAULDING
427 AVENUE; THENCE SOUTHWARD ALONG THE WEST LINE OF SAID NORTH
428 SPAULDING AVENUE TO THE NORTH LINE OF WEST ARMITAGE AVENUE; THENCE
429 WESTWARD ALONG THE NORTH LINE OF SAID WEST ARMITAGE AVENUE TO THE
430 EAST LINE OF NORTH KIMBALL AVENUE; THENCE NORTHWARD ALONG THE
431 EAST LINE OF SAID NORTH KIMBALL AVENUE TO THE NORTH LINE OF A 16 FEET
432 WIDE PUBLIC ALLEY, NORTH OF SAID ARMITAGE AVENUE; THENCE WESTWARD
433 ALONG THE NORTH LINE (EXTENDED WEST) OF SAID PUBLIC ALLEY TO THE
434 WEST LINE OF NORTH KIMBALL AVENUE; THENCE SOUTH ALONG WEST LINE OF
435 SAID NORTH KIMBALL AVENUE TO THE NORTH LINE OF 16 FEET WIDE PUBLIC
436 ALLEY, NORTH OF WEST ARMITAGE AVENUE; THENCE WESTWARD ALONG THE
437 NORTH LINE OF SAID 16 FEET WIDE ALLEY TO THE EAST LINE OF NORTH ST.
438 LOUIS AVENUE; THENCE WESTWARD ACROSS NORTH ST. LOUIS AVENUE TO THE
439 SOUTHEAST CORNER OF LOT 61 IN THE SUBDIVISION OF THE SOUTH QUARTER
440 OF THE WEST ONE THIRD OF THE NORTHEAST QUARTER OF SAID SECTION 35,
441 SAID POINT ALSO IS ON NORTH LINE OF A 16 FEET WIDE PUBLIC ALLEY, NORTH
442 OF WEST ARMITAGE AVENUE; THENCE WESTWARD ALONG THE NORTH LINE
443 (EXTENDED WEST) OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE WEST LINE OF
444 NORTH DRAKE AVENUE; THENCE SOUTHWARD ALONG THE WEST LINE OF SAID
445 NORTH DRAKE AVENUE TO THE NORTH LINE OF WEST ARMITAGE AVENUE;
446 THENCE WESTWARD ALONG THE NORTH LINE OF SAID WEST ARMITAGE
447 AVENUE TO THE EAST LINE OF NORTH CENTRAL PARK AVENUE; THENCE
448 NORTHWARD ALONG THE EAST LINE OF SAID NORTH CENTRAL PARK AVENUE
449 TO THE NORTH LINE OF WEST McLEAN AVENUE; THENCE WESTWARD ALONG
450 THE NORTH LINE OF SAID WEST McLEAN AVENUE TO THE WEST LINE
451 (EXTENDED NORTH) OF THE EAST 9 FEET OF LOT 58 OF BLOCK 8 IN JACKSON'S
452 SUBDIVISION OF BLOCK 7 AND 8 OF HAMBLETON SUBDIVISION IN THE EAST
453 HALF OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE SOUTHWARD
454 ALONG THE SAID WEST LINE (EXTENDED NORTH) OF THE SAID EAST 9 FEET TO
455 THE NORTH LINE OF A 16 FEET WIDE VACATED PUBLIC ALLEY, NORTH OF SAID
456 WEST ARMITAGE AVENUE; THENCE WESTWARD ALONG THE NORTH LINE OF
457 SAID PUBLIC ALLEY TO THE EAST LINE, EXTENDED NORTH, OF LOT 90 OF BLOCK

458 7 IN SAID JACKSON'S SUBDIVISION; THENCE SOUTHWARD ALONG THE EAST OF
459 SAID LOT 90 TO THE NORTH LINE OF WEST ARMITAGE AVENUE; THENCE
460 WESTWARD ALONG THE NORTH LINE OF SAID WEST ARMITAGE AVENUE TO THE
461 WEST LINE (EXTENDED NORTH) OF NORTH RIDGEWAY AVENUE; THENCE
462 SOUTHWARD ACROSS WEST ARMITAGE AVENUE ALONG THE WEST LINE OF SAID
463 NORTH RIDGEWAY AVENUE, EXTENDED NORTH, TO THE SOUTH LINE OF A 16
464 FEET WIDE PUBLIC ALLEY, SOUTH OF SAID WEST ARMITAGE AVENUE, THENCE
465 EASTWARD ALONG SAID SOUTH LINE, EXTENDED EAST, TO THE WEST LINE OF
466 NORTH LAWNDALE AVENUE; THENCE EASTWARD ACROSS SAID NORTH
467 LAWNDALE AVENUE TO THE NORTHWEST CORNER OF LOT 12 OF BLOCK 2 IN S.
468 DELAMATER'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED
469 AUGUST 1, 1885 AS DOCUMENT NO. 643538, SAID POINT IS ALSO ON THE SOUTH
470 LINE OF A 16 FEET WIDE PUBLIC ALLEY; THENCE EASTWARD ALONG THE SOUTH
471 LINE OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE WEST LINE OF NORTH
472 CENTRAL PARK AVENUE; THENCE SOUTHWARD ALONG THE WEST LINE OF SAID
473 NORTH CENTRAL PARK AVENUE TO THE SOUTH LINE, EXTENDED WEST, OF A 16
474 FEET WIDE PUBLIC ALLEY, SOUTH OF WEST ARMITAGE AVENUE; THENCE
475 CONTINUING EASTWARD ALONG THE SOUTH LINE, EXTENDED WEST, OF SAID 16
476 FEET WIDE PUBLIC ALLEY TO THE WEST LINE OF NORTH KIMBALL AVENUE;
477 THENCE EASTWARD ACROSS SAID NORTH KIMBALL AVENUE TO THE
478 NORTHWEST CORNER OF LOT 16 IN WINKELMAN'S SUBDIVISION OF BLOCKS 3 OF
479 E. SIMON'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED ON
480 FEBRUARY 15, 1899 AS DOCUMENT NO. 2785137, SAID POINT IS ALSO ON SOUTH
481 LINE OF A 16 FEET WIDE PUBLIC ALLEY; THENCE EASTWARD ALONG THE SOUTH
482 LINE OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE WEST LINE OF NORTH
483 SPAULDING AVENUE; THENCE EASTWARD ACROSS SAID NORTH SPAULDING
484 AVENUE TO THE NORTHWEST CORNER OF LOT 16 OF BLOCK 2 IN WINKELMAN'S
485 SUBDIVISION OF PART OF BLOCK 2 AND 11 OF E. SIMON'S S SUBDIVISION
486 ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 5, 1888 AS
487 DOCUMENT NO. 1000737, SAID POINT IS ALSO ON THE SOUTH LINE OF A 16 FEET
488 WIDE PUBLIC ALLEY, SOUTH OF WEST ARMITAGE AVENUE; THENCE EASTWARD
489 ALONG THE SOUTH LINE OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE WEST
490 LINE OF NORTH KEDZIE AVENUE; THENCE EASTWARD ACROSS SAID NORTH
491 KEDZIE AVENUE TO THE NORTHWEST CORNER OF LOT 16 OF BLOCK 1 IN NILS F.
492 OLSON'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED
493 JANUARY 14, 1887 AS DOCUMENT NUMBER 790005, SAID CORNER IS ALSO ON THE
494 SOUTH LINE OF A 14 FEET WIDE PUBLIC ALLEY, SOUTH OF WEST ARMITAGE
495 AVENUE; THENCE EASTWARD ALONG THE SOUTH LINE OF SAID 14 FEET WIDE
496 PUBLIC ALLEY TO THE NORTHEAST CORNER OF LOT 6 OF BLOCK 1 IN S.
497 DELAMATER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED ON
498 FEBRUARY 5, 1884 AS DOCUMENT NO. 523563; THENCE SOUTHWARD ALONG THE
499 EAST LINE OF SAID LOT 6 TO THE SOUTH LINE (EXTENDED WEST) OF A 16 FEET
500 WIDE PUBLIC ALLEY, SOUTH OF WEST ARMITAGE AVENUE; THENCE EASTWARD
501 ALONG SOUTH LINE OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE WEST LINE OF
502 NORTH WHIPPLE STREET; THENCE EASTWARD ACROSS NORTH WHIPPLE STREET
503 TO THE NORTHWEST CORNER OF LOT 42 OF BLOCK 1 IN ALVA TROWBRIDGE AND

504 OTHER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST
505 1, 1872 AS DOCUMENT NUMBER 51139; THENCE EASTWARD ALONG THE NORTH
506 LINE OF SAID LOT 42 OF BLOCK 1 TO THE NORTHEAST CORNER OF SAID LOT 42;
507 THENCE EASTWARD TO THE NORTHWEST CORNER OF LOT 7 OF BLOCK 1 IN SAID
508 ALVA TROWBRIDGE AND OTHER'S SUBDIVISION; THENCE EASTWARD ALONG
509 THE NORTH LINE OF SAID LOT 7 OF BLOCK 1 TO ITS NORTHEAST CORNER;
510 THENCE EASTWARD ACROSS NORTH HUMBOLDT BOULEVARD, ALONG THE
511 NORTH LINE, EXTENDED EAST, OF SAID LOT 7 TO THE EAST LINE OF SAID NORTH
512 HUMBOLDT BOULEVARD; THENCE NORTHWARD ALONG THE EAST LINE OF SAID
513 NORTH HUMBOLDT BOULEVARD TO THE SOUTH LINE OF LOT 24 OF BLOCK 4 IN
514 HANSBROUGH AND HESS SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST
515 QUARTER OF SAID SECTION 36; THENCE EASTWARD ALONG THE SOUTH LINE OF
516 SAID LOT 24 TO ITS SOUTHEAST CORNER; THENCE CONTINUING EASTWARD
517 ACROSS THE 14 FEET WIDE PUBLIC ALLEY TO THE SOUTHWEST CORNER OF LOT
518 1 OF BLOCK 4 IN SAID HANSBROUGH AND HESS SUBDIVISION; THENCE
519 EASTWARD ALONG THE SOUTH LINE OF SAID LOT 1 OF BLOCK 4 TO ITS
520 SOUTHEAST CORNER, SAID CORNER IS ALSO ON WEST LINE OF NORTH
521 RICHMOND STREET; THENCE SOUTHWARD ALONG THE WEST LINE OF SAID
522 NORTH RICHMOND STREET TO THE NORTH LINE (EXTENDED WEST) OF LOT 22 OF
523 BLOCK 3 IN SAID HANSBROUGH AND HESS SUBDIVISION; THENCE EASTWARD
524 ALONG SAID NORTH LINE EXTENDED WEST TO THE NORTHEAST CORNER OF
525 SAID LOT 22 OF BLOCK 3; THENCE CONTINUING EASTWARD ALONG SAID NORTH
526 LINE (EXTENDED EAST) TO THE EAST LINE OF A 14 FEET WIDE PUBLIC ALLEY,
527 WEST OF NORTH FRANCISCO AVENUE; THENCE NORTHWARD ALONG EAST LINE
528 OF SAID ALLEY TO THE NORTH LINE OF THE SOUTH HALF OF LOT 2 OF BLOCK 3
529 IN SAID HANSBROUGH AND HESS SUBDIVISION; THENCE EASTWARD ALONG THE
530 SAID NORTH LINE OF THE SOUTH HALF OF LOT 2 OF BLOCK 3 TO THE WEST LINE
531 OF NORTH FRANCISCO AVENUE; THENCE CONTINUING EAST ALONG SAID NORTH
532 LINE (EXTENDED EAST) OF THE SOUTH HALF OF LOT 2 TO THE WEST LINE OF A 14
533 FEET WIDE PUBLIC ALLEY, EAST OF NORTH FRANCISCO AVENUE; THENCE
534 SOUTHWARD ALONG WEST LINE OF SAID 14 FEET WIDE PUBLIC ALLEY TO THE
535 MOST NORTH LINE (EXTENDED WEST) OF LOT 3 OF BLOCK 2 IN SAID
536 HANSBROUGH AND HESS SUBDIVISION; THENCE EASTWARD ALONG THE SAID
537 MOST NORTH LINE, EXTENDED WEST, TO THE NORTHWEST CORNER OF SAID LOT
538 3 OF BLOCK 2; THENCE EASTWARD ALONG SAID MOST NORTH LINE, 25.05 FEET;
539 THENCE SOUTHWARD ALONG A LINE PARALLEL TO NORTH MOZART STREET, 4.5
540 FEET; THENCE EASTWARD ALONG NORTH LINE (EXTENDED EAST) OF SAID LOT 3
541 OF BLOCK 2 TO THE EAST LINE OF NORTH MOZART AVENUE; THENCE
542 NORTHWARD ALONG THE EAST LINE OF SAID NORTH MOZART STREET TO THE
543 SOUTHWEST CORNER OF LOT 24 OF BLOCK 1 IN SAID HANSBROUGH AND HESS
544 SUBDIVISION; THENCE EASTWARD ALONG THE SOUTH LINE OF SAID LOT 24 OF
545 BLOCK 1 TO THE WEST LINE OF A 14 FEET WIDE PUBLIC ALLEY, WEST OF NORTH
546 CALIFORNIA AVENUE, THENCE SOUTHWARD ALONG WEST LINE OF SAID 14 FEET
547 WIDE PUBLIC ALLEY TO THE NORTH LINE (EXTENDED WEST) OF THE SOUTH
548 HALF OF LOT 3 OF BLOCK 1 IN SAID HANSBROUGH AND HESS SUBDIVISION;
549 THENCE EASTWARD ALONG SAID NORTH LINE (EXTENDED WEST) OF THE SOUTH

550 HALF OF LOT 3 OF BLOCK 1 TO THE WEST LINE OF NORTH CALIFORNIA AVENUE;
551 THENCE EASTWARD ACROSS SAID NORTH CALIFORNIA AVENUE TO THE
552 NORTHWEST CORNER OF LOT 11 OF BLOCK 2 IN EDGAR M. SNOW AND
553 COMPANY'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED ON
554 MARCH 23, 1901 AS DOCUMENT NUMBER 3077922, SAID CORNER ALSO LIES ON
555 THE SOUTH LINE OF 16 FEET WIDE ALLEY, SOUTH OF WEST ARMITAGE AVENUE;
556 THENCE EASTWARD ALONG SOUTH LINE (EXTENDED EAST) OF SAID 16 FEET
557 WIDE PUBLIC ALLEY TO THE EAST LINE OF NORTH FAIRFIELD AVENUE; THENCE
558 NORTHWARD ALONG EAST LINE OF SAID NORTH FAIRFIELD AVENUE TO THE
559 SOUTH LINE OF WEST ARMITAGE AVENUE; THENCE EASTWARD ALONG SOUTH
560 LINE OF SAID WEST ARMITAGE AVENUE TO THE WEST LINE OF NORTH
561 WASHTENAW AVENUE; THENCE SOUTHWARD ALONG WEST LINE OF SAID
562 NORTH WASHTENAW AVENUE TO THE SOUTH LINE (EXTENDED WEST) OF A 16
563 FEET WIDE PUBLIC ALLEY SOUTH OF WEST ARMITAGE AVENUE; THENCE
564 EASTWARD ALONG SOUTH LINE OF SAID PUBLIC ALLEY TO THE WEST LINE OF
565 NORTH ROCKWELL STREET; THENCE SOUTHWARD ALONG WEST LINE OF SAID
566 NORTH ROCKWELL STREET TO THE SOUTH LINE OF WEST HOMER STREET;
567 THENCE EASTWARD ALONG THE SOUTH LINE (EXTENDED EAST) OF SAID WEST
568 HOMER STREET TO THE NORTHEAST CORNER OF LOT 7 IN SUBDIVISION OF LOT
569 11 TO 25 OF SUB-BLOCK 2 OF B. F. JACOBS SUBDIVISION; THENCE SOUTHWARD
570 ALONG EAST LINE, EXTENDED SOUTH, OF SAID LOT 7 TO THE SOUTH LINE OF A
571 16 FEET WIDE PUBLIC ALLEY, SOUTH OF WEST HOMER STREET; THENCE
572 EASTWARD ALONG SOUTH LINE OF SAID 16 FEET PUBLIC ALLEY TO THE
573 NORTHEAST CORNER OF LOT 41 IN B. F. JACOBS SUBDIVISION OF BLOCK 2 OF
574 JOHNSTON'S SUBDIVISION; THENCE SOUTHWARD ALONG EAST LINE OF SAID
575 LOT 41 TO THE NORTH LINE OF WEST CORTLAND STREET; THENCE EASTWARD
576 ALONG NORTH LINE OF SAID WEST CORTLAND STREET TO THE EAST LINE OF
577 THE WEST 72 FEET OF LOT 67 IN JOHNSTON'S SUBDIVISION OF BLOCK 1 OF
578 JOHNSTON'S SUBDIVISION IN EAST HALF OF THE SOUTHEAST QUARTER OF SAID
579 SECTION 36; THENCE NORTHWARD ALONG SAID EAST LINE OF THE WEST 72
580 FEET, EXTENDED NORTH, TO THE NORTH LINE OF 16 FEET WIDE PUBLIC ALLEY,
581 NORTH OF WEST CORTLAND STREET; THENCE WESTWARD ALONG NORTH LINE
582 OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE EAST LINE OF NORTH CAMPBELL
583 AVENUE; THENCE NORTHWARD ALONG EAST OF SAID NORTH CAMPBELL
584 AVENUE AND ACROSS WEST HOMER STREET TO THE NORTH LINE OF SAID WEST
585 HOMER STREET; THENCE WESTWARD ALONG NORTH LINE, EXTENDED EAST-
586 WEST, OF SAID WEST HOMER STREET TO A LINE 167 FEET WEST OF AND
587 PARALLEL WITH THE WEST LINE OF SAID NORTH CAMPBELL AVENUE; THENCE
588 NORTHWARD ALONG SAID PARALLEL LINE A DISTANCE OF 53 FEET; THENCE
589 EASTWARD ALONG A LINE 53 FEET NORTH OF AND PARALLEL WITH NORTH LINE
590 OF 66 FEET WIDE SAID WEST HOMER STREET, 167 FEET TO THE WEST LINE OF
591 SAID NORTH CAMPBELL AVENUE; THENCE NORTHWARD ALONG WEST LINE OF
592 SAID NORTH CAMPBELL AVENUE TO THE SOUTH LINE (EXTENDED WEST) OF LOT
593 16 IN JOHNSTON'S SUBDIVISION OF BLOCK 1 OF JOHNSTON'S SUBDIVISION
594 ACCORDING TO THE PLAT THEREOF RECORDED ON JULY 18, 1881 AS DOCUMENT
595 NO. 338117; THENCE EASTWARD ALONG SAID SOUTH LINE (EXTENDED WEST) TO

596 THE SOUTHWEST CORNER OF SAID LOT 16; THENCE EASTWARD ALONG THE
597 SOUTH LINES OF LOT 16, 15, 14, 13 AND 12 IN SAID JOHNSTON'S SUBDIVISION TO
598 THE SOUTHEAST CORNER OF SAID LOT 12; THENCE IN A NORTHEASTERLY
599 DIRECTION TO THE SOUTHEAST CORNER OF LOT 1 IN P. BANDOW'S
600 RESUBDIVISION OF LOTS 3, 4 AND THE NORTHWEST HALF OF LOT 5 IN BLOCK 1
601 OF JOHNSTON'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED
602 ON APRIL 16, 1885 AS DOCUMENT NO. 6168851, SAID CORNER ALSO LIES ON THE
603 NORTHEASTERLY LINE OF 10 FEET WIDE PUBLIC ALLEY; THENCE
604 SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE (EXTENDED
605 SOUTHEASTERLY) OF SAID 10 FEET WIDE PUBLIC ALLEY TO THE SOUTH LINE OF
606 AFORESAID WEST HOMER STREET; THENCE EASTWARD ALONG SOUTH LINE OF
607 SAID HOMER STREET TO THE WEST LINE OF NORTH WESTERN AVENUE AS
608 WIDENED, SAID POINT IS ALSO 50 FEET WEST OF THE EAST LINE OF THE EAST
609 HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE NORTHWARD
610 ALONG WEST LINE OF SAID NORTH WESTERN AVENUE TO THE NORTHEAST LINE
611 OF 66 FEET WIDE NORTH MILWAUKEE AVENUE; THENCE NORTHWESTERLY
612 ALONG NORTHEASTERLY LINE OF SAID NORTH MILWAUKEE AVENUE TO THE
613 SOUTH LINE OF WEST ARMITAGE AVENUE; THENCE EASTWARD ALONG SOUTH
614 LINE OF SAID WEST ARMITAGE AVENUE TO THE WEST LINE (EXTENDED SOUTH)
615 OF LOT 36 IN POWELL'S SUBDIVISION OF LOT 8 IN CIRCUIT COURT PARTITION,
616 ACCORDING TO THE PLAT THEREOF RECORDED ON SEPTEMBER 5, 1884 AS
617 DOCUMENT NO. 572044; THENCE NORTHWARD ACROSS WEST ARMITAGE
618 AVENUE TO THE SOUTHWEST CORNER OF SAID LOT 36; THENCE NORTHWARD
619 ALONG SAID WEST LINE OF SAID LOT 36 AND ALONG THE EAST LINE OF 14 FEET
620 WIDE PUBLIC ALLEY TO THE NORTH LINE (EXTENDED EAST) OF ANOTHER 14
621 FEET WIDE PUBLIC ALLEY, SOUTH OF WEST McLEAN AVENUE; THENCE
622 WESTWARD ALONG NORTH LINE (EXTENDED EAST AND WEST) OF SAID 14 FEET
623 WIDE PUBLIC ALLEY TO THE EAST LINE (EXTENDED SOUTH) OF ANOTHER 14
624 FEET WIDE PUBLIC ALLEY EAST OF NORTH CAMPBELL AVENUE; THENCE
625 NORTHWARD ALONG EAST LINE (EXTENDED SOUTH) OF SAID 14 FEET WIDE
626 PUBLIC ALLEY TO THE NORTH LINE (EXTENDED EAST) OF A 9 FEET WIDE PUBLIC
627 ALLEY, SOUTH OF WEST McLEAN AVENUE; THENCE WESTWARD ALONG NORTH
628 LINE (EXTENDED EAST) OF SAID 9 FEET WIDE PUBLIC ALLEY TO THE EAST LINE
629 OF NORTH CAMPBELL AVENUE; THENCE NORTHWARD ALONG THE EAST LINE OF
630 SAID NORTH CAMPBELL AVENUE TO THE SOUTH LINE (EXTENDED EAST) OF LOT
631 6 IN OWNER'S SUBDIVISION, ACCORDING TO THE PLAT RECORDED NOVEMBER
632 24, 1913 AS DOCUMENT NO. 5311027; THENCE WESTWARD ACROSS SAID NORTH
633 CAMPBELL AVENUE ALONG SOUTH LINE (EXTENDED EAST) OF SAID LOT 6 TO
634 THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTHWARD ALONG THE
635 WEST LINES OF LOTS 6, 5, 4 AND 3 IN SAID OWNER'S SUBDIVISION TO THE
636 NORTHWEST CORNER OF SAID LOT 3; THENCE NORTHEASTERLY ALONG THE
637 WESTERLY LINES OF LOTS 2 AND 1 IN SAID OWNER'S SUBDIVISION TO THE
638 NORTHWEST CORNER OF SAID LOT 1; THENCE NORTHWARD ALONG WEST LINE
639 OF LOT 104 IN V. WOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF
640 RECORDED MAY 10, 1877 AS DOCUMENT NO. 134226, TO THE NORTH LINE
641 (EXTENDED EAST) OF A 16 FEET WIDE PUBLIC ALLEY, SOUTH OF WEST

642 CHARLESTON STREET; THENCE WESTWARD ALONG NORTH LINE (EXTENDED
643 EAST) OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE SOUTHWEST CORNER OF
644 LOT 56 IN SAID V. WOOD'S SUBDIVISION; THENCE NORTHWARD ALONG WEST
645 LINE (EXTENDED NORTH) OF SAID LOT 56 TO THE NORTH LINE OF WEST
646 CHARLESTON STREET; THENCE WEST ALONG NORTH LINE OF SAID WEST
647 CHARLESTON STREET TO THE EAST LINE OF NORTH MAPLEWOOD AVENUE;
648 THENCE SOUTHWESTERLY ACROSS SAID NORTH MAPLEWOOD AVENUE TO THE
649 SOUTHWEST CORNER OF LOT 18 IN SAID V. WOOD'S SUBDIVISION; THENCE
650 WESTWARD ALONG SOUTH LINE OF SAID LOT 18 TO THE SOUTHWEST CORNER
651 OF SAID LOT 18; THENCE NORTHWARD ALONG WEST LINES OF LOTS 17, 16, 15, 14,
652 13 AND 12 IN SAID V. WOOD'S SUBDIVISION TO A LINE 7 FEET SOUTH OF AND
653 PARALLEL WITH THE SOUTH LINE (EXTENDED EAST) OF LOT 15 IN HERMAN
654 PAPSIIEN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED
655 DECEMBER 17, 1900 AS DOCUMENT NO. 3044716; THENCE WESTWARD ALONG
656 SAID PARALLEL LINE, 10 FEET; THENCE NORTHWARD, 7 FEET TO THE
657 SOUTHEAST CORNER OF SAID LOT 15; THENCE WESTWARD ALONG SOUTH LINE
658 OF SAID LOT 15 TO THE SOUTHWEST CORNER OF SAID LOT 15; THENCE
659 NORTHWARD ALONG THE LINES OF LOTS 15, 14, 13, 12 AND 11 IN SAID HERMAN
660 PAPSIIEN'S SUBDIVISION TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE
661 CONTINUING NORTHWARD ALONG WEST LINE (EXTENDED NORTH) OF SAID LOT
662 11 TO THE SOUTHWEST CORNER OF LOT 10 IN SAID HERMAN PAPSIIEN'S
663 SUBDIVISION; THENCE WESTWARD ALONG THE SOUTH LINE (EXTENDED WEST)
664 OF SAID LOT 10 TO THE SOUTHEAST CORNER OF LOT 13 IN JAMES M. ALLEN'S
665 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED APRIL 11, 1882 AS
666 DOCUMENT NO. 386837; THENCE WESTWARD ALONG SOUTH LINE OF SAID LOT 13
667 TO THE SOUTHWEST CORNER OF SAID LOT 13, SAID CORNER IS ALSO ON THE
668 EAST LINE OF NORTH ROCKWELL STREET; THENCE SOUTHWARD ALONG EAST
669 LINE OF SAID NORTH ROCKWELL STREET TO THE SOUTHWESTERLY LINE
670 (EXTENDED SOUTHEASTERLY) OF LOT 2 IN POWELL'S SUBDIVISION ACCORDING
671 TO THE PLAT THEREOF RECORDED ON PAGE 93 OF BOOK 6; THENCE
672 NORTHWESTERLY ACROSS SAID NORTH ROCKWELL STREET ALONG SAID
673 SOUTHWESTERLY LINE (EXTENDED SOUTHEASTERLY) OF SAID LOT 2 TO THE
674 MOST SOUTHERN CORNER OF SAID LOT 2; THENCE NORTHWESTERLY ALONG
675 THE SOUTHWESTERLY LINES (EXTENDED NORTHWESTERLY) OF LOTS 2 AND 1 IN
676 SAID POWELL'S SUBDIVISION TO THE SOUTH LINE OF LOT 11 IN GRAY'S
677 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED ON PAGE 55 OF
678 BOOK 85; THENCE WESTWARD ALONG SOUTH LINE OF SAID LOT 11 TO THE
679 SOUTHWEST CORNER OF SAID LOT 11, SAID CORNER LIES ON EAST LINE OF
680 NORTH TALMAN AVENUE; THENCE NORTHWARD ALONG EAST LINE OF SAID
681 NORTH TALMAN AVENUE TO THE SOUTHWESTERLY LINE (EXTENDED
682 SOUTHEASTERLY) OF LOT 32 OF BLOCK 4 IN C. E. WOOSLEY'S SUBDIVISION
683 ACCORDING TO THE PLAT THEREOF RECORDED ON MAY 23, 1881 ON PAGE 5 OF
684 BOOK 16; THENCE NORTHWESTERLY ALONG SOUTHWESTERLY LINE (EXTENDED
685 SOUTHEASTERLY) OF SAID LOT 32 OF BLOCK 4 TO THE MOST SOUTHERN CORNER
686 OF SAID LOT 32, SAID CORNER ALSO LIES ON NORTHEASTERLY LINE OF A 20
687 FEET WIDE PUBLIC ALLEY, NORTHEASTERLY OF NORTH MILWAUKEE AVENUE;

688 THENCE NORTHWESTERLY ALONG NORTHEASTERLY LINE OF SAID 20 FEET WIDE
689 PUBLIC ALLEY TO THE EAST LINE OF ANOTHER 14 FEET WIDE PUBLIC ALLEY,
690 WEST OF SAID NORTH TALMAN AVENUE; THENCE NORTHWARD ALONG EAST
691 LINE (EXTENDED NORTH) OF SAID 14 FEET WIDE PUBLIC ALLEY TO THE NORTH
692 LINE OF WEST LYNDALE STREET; THENCE WESTWARD ALONG NORTH LINE OF
693 SAID WEST LYNDALE STREET TO THE EAST LINE OF NORTH WASHTENAW
694 AVENUE; THENCE NORTHWARD ALONG EAST LINE OF SAID NORTH WASHTENAW
695 AVENUE TO THE NORTH LINE OF WEST BELDEN AVENUE; THENCE WESTWARD
696 ALONG NORTH LINE (EXTENDED WEST) OF SAID WEST BELDEN AVENUE TO A
697 BEND POINT WHICH LIES ON THE SOUTHEASTERLY LINE OF LOT 23 OF BLOCK 2
698 IN SNOWHOOK'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED
699 AUGUST 22, 1884 AS DOCUMENT NO. 569245; THENCE SOUTHWESTERLY ALONG
700 NORTHWESTERLY LINE OF SAID WEST BELDEN AVENUE. SAID LINE ALSO IS
701 SOUTHEASTERLY LINES OF LOTS 23 AND 24 OF BLOCK 2 IN SAID SNOWHOOK'S
702 SUBDIVISION, TO THE NORTHEASTERLY LINE OF NORTH MILWAUKEE AVENUE;
703 THENCE NORTHWESTERLY ALONG NORTHEASTERLY LINE, EXTENDED
704 NORTHWESTERLY, OF SAID NORTH MILWAUKEE AVENUE TO THE WEST LINE OF
705 NORTH CALIFORNIA AVENUE; THENCE NORTHWARD ALONG WEST LINE OF SAID
706 NORTH CALIFORNIA AVENUE TO THE NORTHEASTERLY LINE OF 16 FEET WIDE
707 PUBLIC ALLEY, NORTHEASTERLY OF NORTH MILWAUKEE AVENUE; THENCE
708 NORTHWESTERLY FOLLOWING ALONG NORTHEASTERLY, EAST,
709 NORTHEASTERLY, NORTH, NORTHEASTERLY AND EAST LINE OF SAID 16 FEET
710 WIDE PUBLIC ALLEY TO THE SOUTH LINE OF WEST FULLERTON AVENUE, SAID
711 POINT ALSO BEING THE NORTHWEST CORNER OF LOT 14 OF BLOCK 4 IN
712 SNOWHOOK'S SUBDIVISION; THENCE WESTWARD ALONG SOUTH LINE OF SAID
713 WEST FULLERTON AVENUE TO THE EAST LINE (EXTENDED SOUTH) OF NORTH
714 FRANCISCO AVENUE; THENCE NORTHWARD ACROSS SAID WEST FULLERTON
715 AVENUE ALONG EAST LINE (EXTENDED SOUTH) OF SAID NORTH FRANCISCO
716 AVENUE TO THE NORTH LINE OF A 16 FEET WIDE PUBLIC ALLEY, NORTH OF SAID
717 WEST FULLERTON AVENUE; THENCE WESTWARD ACROSS SAID NORTH
718 FRANCISCO AVENUE ALONG NORTH LINE (EXTENDED WEST) OF SAID 16 FEET
719 WIDE PUBLIC ALLEY TO THE SOUTHEAST CORNER OF LOT 27 OF BLOCK 7 IN
720 GEORGE A. SEAVERN'S SUBDIVISION ACCORDING TO THE PLAT THEREOF
721 RECORDED MAY 10, 1886 AS DOCUMENT NO. 716003; THENCE WESTWARD ALONG
722 SOUTH LINE OF SAID LOT 27 OF BLOCK 7 TO THE SOUTHWEST CORNER OF SAID
723 LOT 27 OF BLOCK 7, SAID CORNER ALSO LIES ON NORTHEASTERLY LINE OF A 16
724 FEET WIDE PUBLIC ALLEY, NORTHEASTERLY OF NORTH MILWAUKEE AVENUE;
725 THENCE NORTHWESTERLY ALONG NORTHEASTERLY LINE OF SAID 16 FEET WIDE
726 PUBLIC ALLEY TO THE SOUTHWEST CORNER OF LOT 11 OF SAID BLOCK 7;
727 THENCE CONTINUING NORTHWESTERLY TO THE MOST SOUTHERN CORNER OF
728 LOT 15 OF BLOCK 5 IN SAID GEORGE A. SEAVERN'S SUBDIVISION; THENCE
729 CONTINUING NORTHWESTERLY ALONG THE SOUTHWESTERLY LINES OF LOTS
730 15, 16, 17 AND 18 OF SAID BLOCK 5 TO A LINE 8 FEET SOUTH OF AND PARALLEL
731 WITH THE SOUTH LINE OF LOT 4 OF BLOCK 5 IN SAID GEORGE A. SEAVERN'S
732 SUBDIVISION; THENCE WESTWARD ALONG SAID PARALLEL LINE TO THE EAST
733 LINE OF LOT 1 IN RESUBDIVISION OF LOTS 5 AND 6 OF BLOCK 5 IN SAID GEORGE

734 A. SEAVERN'S SUBDIVISION; THENCE NORTHWARD ALONG EAST LINE OF SAID
 735 LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE WESTWARD ALONG
 736 NORTH LINE OF SAID LOT 1 TO THE EAST LINE OF NORTH SACRAMENTO
 737 AVENUE; THENCE NORTHWARD ALONG EAST LINE OF SAID NORTH
 738 SACRAMENTO AVENUE TO THE NORTHWEST CORNER OF LOT 1 OF BLOCK 5 IN
 739 AFORESAID GEORGE A. SEAVERN'S SUBDIVISION; THENCE IN A
 740 NORTHWESTERLY DIRECTION ACROSS SAID NORTH SACRAMENTO AVENUE TO
 741 THE MOST SOUTHERN CORNER OF LOT 1 OF BLOCK 2 IN STOREY AND ALLEN'S
 742 MILWAUKEE AVENUE ADDITION TO CHICAGO, ACCORDING TO THE PLAT
 743 THEREOF RECORDED FEBRUARY 9, 1872 AS DOCUMENT NO. 12639; THENCE
 744 NORTHWESTERLY ALONG SOUTHWESTERLY LINES OF LOTS 1 AND 3 OF SAID
 745 BLOCK 2 TO THE MOST WESTERLY CORNER OF SAID LOT 3; THENCE
 746 NORTHEASTERLY ALONG NORTHWESTERLY LINE (EXTENDED NORTHEASTERLY)
 747 OF SAID LOT 3 OF BLOCK 2 TO THE NORTHEASTERLY LINE (EXTENDED
 748 SOUTHEASTERLY) OF NORTH WILLETTS COURT; THENCE NORTHWESTERLY
 749 ALONG NORTHEASTERLY LINE (EXTENDED SOUTHEASTERLY) OF SAID NORTH
 750 WILLETTS COURT TO THE SOUTHEASTERLY LINE OF LOT 1 IN LOGAN SQUARE
 751 ADDITION TO CHICAGO, ACCORDING TO THE PLAT THEREOF RECORDED
 752 NOVEMBER 10, 1881 AS DOCUMENT NO. 358316; THENCE SOUTHWESTERLY
 753 ALONG SOUTHEASTERLY LINES OF LOT 1 AND 2 IN SAID LOGAN SQUARE
 754 ADDITION TO CHICAGO TO THE SOUTHEAST CORNER OF LOT 3 IN SAID LOGAN
 755 SQUARE ADDITION TO CHICAGO; THENCE WESTWARD ALONG SOUTH LINE OF
 756 SAID LOT 3 TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE
 757 SOUTHWESTERLY ALONG SOUTHEASTERLY LINE OF LOT 4 IN SAID LOGAN
 758 SQUARE ADDITION TO CHICAGO TO THE SOUTHWEST CORNER OF SAID LOT 4;
 759 THENCE WESTWARD ALONG SOUTH LINES OF LOTS 5, 6, 7, 8, 9, 10 AND 11 TO THE
 760 SOUTHWEST CORNER OF SAID LOT 11; THENCE NORTHWESTERLY ALONG
 761 SOUTHWESTERLY LINES OF LOTS 12, 13 AND 14 IN SAID LOGAN SQUARE
 762 ADDITION TO CHICAGO TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE
 763 NORTHWARD ALONG WEST LINE (EXTENDED NORTH) OF SAID LOT 14 TO THE
 764 NORTH LINE OF 250 FEET WIDE LOGAN BLVD.; THENCE WESTWARD ALONG
 765 NORTH LINE OF SAID LOGAN BLVD. TO THE SOUTHWEST CORNER OF LOT 20 OF
 766 BLOCK 4 IN SUBDIVISION OF BLOCKS 1, 2, 3 AND 4 IN LOT 1 IN COUNTY CLERK'S
 767 DIVISION, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 12, 1894 AS
 768 DOCUMENT NO. 2146603; THENCE NORTHWARD ALONG WEST LINE OF SAID LOT
 769 20 TO THE SOUTHEAST CORNER OF LOT 21 OF SAID BLOCK 4; THENCE
 770 WESTWARD ALONG SOUTH LINES OF LOTS 21, 22, 23 AND 24 OF SAID BLOCK 4 TO
 771 THE SOUTHWEST CORNER OF SAID LOT 24 OF BLOCK 4; THENCE WESTWARD
 772 ALONG PROLONGATION OF LAST DESCRIBED COURSE TO THE NORTHEASTERLY
 773 LINE OF NORTH MILWAUKEE AVENUE; THENCE NORTHWESTERLY ALONG
 774 NORTHEASTERLY LINE OF SAID NORTH MILWAUKEE AVENUE TO THE EAST LINE
 775 OF NORTH KEDZIE AVENUE; THENCE NORTHWARD ALONG EAST LINE OF SAID
 776 NORTH KEDZIE AVENUE TO THE NORTH LINE OF WEST SCHUBERT AVENUE;
 777 THENCE CONTINUING IN A NORTHWESTERLY DIRECTION ACROSS SAID NORTH
 778 KEDZIE AVENUE TO THE MOST SOUTHERN CORNER OF LOT 7 OF BLOCK 1 IN HITT
 779 AND OTHERS SUBDIVISION OF 39 ACRES ON THE EAST SIDE OF THE EAST HALF

780 OF THE SOUTHEAST QUARTER OF SAID SECTION 26, SAID CORNER ALSO LIES ON
781 THE NORTHEASTERLY LINE OF NORTH EMMET STREET; THENCE
782 NORTHWESTERLY ALONG NORTHEASTERLY LINE (EXTENDED
783 NORTHWESTERLY) OF SAID NORTH EMMET STREET TO THE NORTHWESTERLY
784 LINE OF WEST SAWYER AVENUE; THENCE SOUTHWESTERLY ALONG
785 NORTHWESTERLY LINE OF SAID WEST SAWYER AVENUE TO THE
786 NORTHEASTERLY LINE OF 16 FEET WIDE PUBLIC ALLEY, NORTHEASTERLY OF
787 NORTH MILWAUKEE AVENUE; THENCE NORTHWESTERLY ALONG
788 NORTHEASTERLY LINE OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE MOST
789 WESTERN CORNER OF LOT 1 OF BLOCK 4 IN MILWAUKEE AND DIVERSEY
790 SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 29, 1924 AS
791 DOCUMENT NO., 8339078; THENCE NORTHEASTERLY ALONG NORTHWESTERLY
792 (EXTENDED NORTHEASTERLY) LINE OF SAID LOT 1 OF BLOCK 4 TO THE NORTH
793 LINE OF 66 FEET WIDE WEST DIVERSEY AVENUE; THENCE WESTWARD ALONG
794 NORTH LINE OF SAID WEST DIVERSEY AVENUE TO THE EAST LINE OF NORTH
795 CHRISTIANA AVENUE; THENCE NORTHWARD ALONG EAST LINE OF SAID NORTH
796 CHRISTIANA AVENUE TO THE SOUTH LINE (EXTENDED EAST) OF LOT 15 OF
797 BLOCK 4 IN HENRY WISNER'S SUBDIVISION OF LOTS 8 AND 9 OF BRAND'S
798 SUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION
799 26; THENCE WESTWARD ALONG SOUTH LINE (EXTENDED EAST) OF SAID LOT 15
800 OF BLOCK 4 TO THE SOUTHWEST CORNER OF SAID LOT 15, SAID CORNER ALSO
801 LIES ON NORTH LINE OF A 14 FEET WIDE PUBLIC ALLEY, NORTH OF SAID WEST
802 DIVERSEY AVENUE; THENCE CONTINUING WESTWARD ALONG PROLONGATION
803 OF LAST DESCRIBED COURSE TO A BEND POINT IN SAID 14 FEET WIDE ALLEY,
804 SAID BEND POINT IS ALSO SOUTHWEST CORNER OF LOT 31 OF BLOCK 4 IN SAID
805 HENRY WISNER'S SUBDIVISION; THENCE NORTHWESTERLY ALONG
806 SOUTHWESTERLY LINE OF SAID LOT 31 TO THE MOST WESTERLY CORNER OF
807 SAID LOT 31, SAID CORNER ALSO LIES ON THE SOUTHEASTERLY LINE OF NORTH
808 WOODWARD STREET; THENCE NORTHEASTERLY ALONG SOUTHEASTERLY LINE
809 OF SAID NORTH WOODWARD STREET TO THE SOUTHWESTERLY LINE
810 (EXTENDED SOUTHEASTERLY) OF LOT 42 IN STOREY AND ALLEN'S SUBDIVISION
811 OF LOT 10 IN BRAND'S SUBDIVISION IN THE EAST HALF OF NORTHEAST
812 QUARTER OF SAID SECTION 26; THENCE NORTHWESTERLY ALONG
813 SOUTHWESTERLY LINE (EXTENDED SOUTHEASTERLY) OF SAID LOT 42 TO THE
814 EAST LINE OF NORTH KIMBALL AVENUE; THENCE NORTHWARD ALONG EAST
815 LINE OF SAID NORTH KIMBALL AVENUE TO THE NORTHWESTERLY LINE OF
816 NORTH DAWSON AVENUE; THENCE SOUTHWESTERLY ALONG NORTHWESTERLY
817 LINE (EXTENDED SOUTHWESTERLY) OF SAID NORTH DAWSON AVENUE TO THE
818 NORTHEASTERLY LINE OF NORTH MILWAUKEE AVENUE; THENCE
819 NORTHWESTERLY ALONG NORTHEASTERLY LINE OF SAID NORTH MILWAUKEE
820 AVENUE TO THE SOUTHEASTERLY LINE OF NORTH ALLEN AVENUE; THENCE
821 NORTHEASTERLY ALONG SOUTHEASTERLY LINE OF SAID NORTH ALLEN
822 AVENUE TO THE NORTHEASTERLY LINE OF 16 FEET WIDE PUBLIC ALLEY,
823 NORTHEASTERLY OF NORTH MILWAUKEE AVENUE; THENCE NORTHWESTERLY
824 ALONG NORTHEASTERLY LINE OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE
825 MOST WESTERN CORNER OF LOT 60 OF BLOCK 2 IN ALBERT WISNER'S

826 SUBDIVISION OF LOTS 13 AND 14 IN BRAND'S SUBDIVISION IN THE WEST HALF
 827 OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE IN
 828 NORTHWESTERLY DIRECTION ACROSS NORTH ELBRIDGE AVENUE TO THE
 829 SOUTHEAST CORNER OF LOT 26 OF BLOCK 4 IN SAID ALBERT WISNER'S
 830 SUBDIVISION; THENCE WESTWARD ALONG SOUTH LINE OF SAID LOT 26 OF
 831 BLOCK 4 TO THE SOUTHWEST CORNER OF SAID LOT 26; THENCE NORTHWARD
 832 ALONG WEST LINES OF LOTS 26 AND 25 OF SAID BLOCK 4 TO THE MOST
 833 NORTHERN CORNER OF SAID LOT 25; THENCE NORTHWESTERLY ALONG
 834 SOUTHWESTERLY LINE OF LOT 24 IN SAID BLOCK 4 TO THE MOST WESTERN
 835 CORNER OF SAID LOT 24; THENCE WESTWARD ALONG NORTH LINES OF LOTS 27,
 836 28 AND 29 IN SAID BLOCK 4 TO THE NORTHWEST CORNER OF SAID LOT 29, SAID
 837 CORNER ALSO LIES ON EAST LINE OF NORTH CENTRAL PARK AVENUE; THENCE
 838 NORTHWARD ALONG EAST LINE OF SAID NORTH CENTRAL PARK AVENUE TO
 839 THE SOUTH LINE (EXTENDED EAST) OF LOT 59 IN HEAFIELD SUBDIVISION OF LOT
 840 1 IN DAVLIN, KELLY AND CARROLL'S SUBDIVISION IN THE EAST HALF OF THE
 841 NORTHWEST QUARTER OF SAID SECTION 26; THENCE WESTWARD ALONG SOUTH
 842 LINE (EXTENDED EAST) OF SAID LOT 59 TO THE SOUTHWEST CORNER OF SAID
 843 LOT 59; THENCE NORTHWARD ALONG WEST LINE OF SAID LOT 59 TO THE
 844 NORTHWEST CORNER OF SAID LOT 59; THENCE WESTWARD ALONG SOUTH LINE
 845 (EXTENDED EAST) OF LOT 45 IN SAID HEAFIELD SUBDIVISION TO THE EAST LINE
 846 OF NORTH MONTICELLO AVENUE; THENCE NORTHWARD ALONG EAST LINE OF
 847 SAID NORTH MONTICELLO AVENUE TO THE SOUTHWESTERLY LINE (EXTENDED
 848 SOUTHEASTERLY) OF LOT 33 IN HAENTZE AND WHEELER'S SUBDIVISION,
 849 ACCORDING TO THE PLAT THEREOF RECORDED JULY 15, 1902 AS DOCUMENT NO.
 850 3270736; THENCE NORTHWESTERLY ALONG SOUTHWESTERLY LINE (EXTENDED
 851 SOUTHEASTERLY) OF SAID LOT 33 TO THE MOST SOUTHERN CORNER OF SAID
 852 LOT 33, SAID CORNER ALSO LIES ON WEST LINE OF SAID NORTH MONTICELLO
 853 AVENUE; THENCE SOUTHWARD ALONG WEST LINE OF SAID NORTH
 854 MONTICELLO AVENUE TO THE NORTHEASTERLY LINE OF NORTH MILWAUKEE
 855 AVENUE; THENCE NORTHWESTERLY ALONG NORTHEASTERLY LINE OF SAID
 856 NORTH MILWAUKEE AVENUE TO THE SOUTHEASTERLY LINE OF NORTH
 857 LAWNSDALE AVENUE; THENCE NORTHEASTERLY ALONG SOUTHEASTERLY LINE
 858 OF SAID NORTH LAWNSDALE AVENUE TO THE EAST LINE (EXTENDED SOUTH) OF
 859 SAID NORTH LAWNSDALE AVENUE; THENCE NORTHWARD ALONG EAST LINE OF
 860 SAID NORTH LAWNSDALE AVENUE TO THE SOUTHWEST CORNER OF LOT 23 IN
 861 HEAFIELD'S SUBDIVISION OF THE WEST 5 ACRES OF LOT 2 IN DAVLIN, KELLY
 862 AND CARROLL'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED
 863 MARCH 18, 1902 AS DOCUMENT NO. 3218672; THENCE IN A NORTHWESTERLY
 864 DIRECTION ACROSS SAID NORTH LAWNSDALE AVENUE TO THE MOST SOUTHERN
 865 CORNER OF LOT 30 IN SAID HEAFIELD'S SUBDIVISION OF WEST 5 ACRES OF LOT 2
 866 IN DAVLIN, KELLY AND CARROLL'S SUBDIVISION; THENCE CONTINUING
 867 NORTHWESTERLY ALONG SOUTHWESTERLY LINE (EXTENDED
 868 NORTHWESTERLY) OF SAID LOT 30 TO THE SOUTH LINE OF LOT 22 OF BLOCK 1 IN
 869 HEINEMANN AND GROSS' SUBDIVISION OF PART OF LOT 3 IN DAVLIN, KELLY
 870 AND CARROLL'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED
 871 JULY 14, 1909 AS DOCUMENT NO. 4406409; THENCE WESTWARD ALONG SOUTH

872 LINE OF SAID LOT 22 OF BLOCK 1 TO THE EAST LINE OF NORTH RIDGEWAY
873 AVENUE; THENCE NORTHWARD ALONG EAST LINE OF SAID NORTH RIDGEWAY
874 AVENUE TO THE SOUTHWESTERLY LINE (EXTENDED SOUTHEASTERLY) OF LOT
875 27 OF BLOCK 2 IN SAID HEINEMANN AND GROSS' SUBDIVISION; THENCE
876 NORTHWESTERLY ALONG SOUTHWESTERLY LINE (EXTENDED SOUTHEASTERLY
877 AND NORTHWESTERLY) OF SAID LOT 27 OF BLOCK 2 TO THE SOUTH LINE OF LOT
878 17 OF SAID BLOCK 2; THENCE WESTWARD ALONG SOUTH LINE OF SAID LOT 17 OF
879 BLOCK 2 TO THE EAST LINE OF NORTH HAMLIN AVENUE; THENCE NORTHWARD
880 ALONG EAST LINE OF SAID NORTH HAMLIN AVENUE TO THE SOUTH LINE
881 (EXTENDED EAST) OF LOT 11 IN WM. J. SWEENEY'S SUBDIVISION OF LOT 6 IN
882 CIRCUIT COURT COMMON DIVISION IN WEST HALF OF THE SOUTHWEST
883 QUARTER OF SAID SECTION 23; THENCE WESTWARD ALONG SOUTH LINE
884 (EXTENDED EAST AND WEST) TO THE SOUTHWEST CORNER OF LOT 1 IN SAID
885 WM. J. SWEENEY'S SUBDIVISION; THENCE NORTHWESTERLY ALONG
886 SOUTHWESTERLY LINE (EXTENDED NORTHWESTERLY) OF SAID LOT 1 TO THE
887 EAST LINE OF NORTH AVERS AVENUE; THENCE WESTWARD ACROSS SAID
888 NORTH AVERS AVENUE ALONG A LINE PARALLEL WITH SOUTH LINE OF SAID
889 LOT 1 TO THE WEST LINE OF 66 FEET WIDE NORTH AVERS AVENUE; THENCE
890 NORTHWARD ALONG WEST LINE OF SAID NORTH AVERS AVENUE TO THE NORTH
891 LINE OF 16 FEET WIDE PUBLIC ALLEY, SOUTH OF WEST SCHOOL STREET; THENCE
892 WESTWARD ALONG NORTH LINE OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE
893 EAST LINE OF NORTH SPRINGFIELD AVENUE; THENCE SOUTHWARD ALONG EAST
894 LINE OF SAID NORTH SPRINGFIELD AVENUE TO THE NORTHEASTERLY LINE OF A
895 16 FEET WIDE PUBLIC ALLEY, NORTHEASTERLY OF NORTH MILWAUKEE
896 AVENUE; THENCE NORTHWESTERLY ALONG NORTHEASTERLY LINE (EXTENDED
897 NORTHWESTERLY) OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE
898 NORTHWESTERLY LINE (EXTENDED NORTHEASTERLY) OF SAID NORTH
899 SPRINGFIELD AVENUE; THENCE SOUTHWESTERLY ALONG NORTHWESTERLY
900 LINE (EXTENDED NORTHEASTERLY) OF SAID NORTH SPRINGFIELD AVENUE TO
901 THE NORTHEASTERLY LINE OF 66 FEET WIDE NORTH MILWAUKEE AVENUE;
902 THENCE NORTHWESTERLY ALONG NORTHEASTERLY LINE (EXTENDED
903 NORTHWESTERLY) OF SAID NORTH MILWAUKEE AVENUE TO THE NORTH LINE
904 OF SAID WEST SCHOOL STREET; THENCE WESTWARD ALONG NORTH LINE
905 (EXTENDED WEST) OF SAID WEST SCHOOL STREET TO THE WEST LINE OF NORTH
906 PULASKI ROAD; THENCE SOUTHWARD ALONG WEST LINE OF SAID NORTH
907 PULASKI ROAD TO THE NORTH LINE OF WEST MELROSE STREET; THENCE
908 WESTWARD ALONG NORTH LINE OF SAID WEST MELROSE STREET TO THE EAST
909 LINE (EXTENDED NORTH AND SOUTH) OF A 16 FEET WIDE PUBLIC ALLEY, WEST
910 OF NORTH PULASKI ROAD; THENCE SOUTHWARD ALONG EAST LINE (EXTENDED
911 NORTH AND SOUTH) OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE SOUTH LINE
912 OF 66 FEET WIDE WEST BELMONT AVENUE; THENCE EASTWARD ALONG SOUTH
913 LINE OF SAID WEST BELMONT AVENUE TO THE WEST LINE OF 66 FEET WIDE
914 NORTH PULASKI ROAD; THENCE SOUTHWARD ALONG WEST LINE OF SAID
915 NORTH PULASKI ROAD TO A LINE 133 FEET SOUTH OF AND PARALLEL WITH
916 SOUTH LINE OF SAID WEST BELMONT AVENUE; THENCE EASTWARD ALONG SAID
917 PARALLEL LINE ACROSS SAID NORTH PULASKI ROAD, 66 FEET TO THE POINT OF

918 BEGINNING, ALL AFORESAID LEGAL DESCRIPTION HEREBY WRITTEN ON THIS
919 30th DAY OF NOVEMBER 1999, ALL IN COOK COUNTY, ILLINOIS.

920

921 **PARCEL 2:**

922

923 THAT PART OF SECTIONS 22, 23, 26 AND 27, TOWNSHIP 40 NORTH, RANGE 13, EAST
924 OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHICAGO, COOK COUNTY,
925 ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

926

927 COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF
928 AFORESAID SECTION 26 (INTERSECTION OF THE CENTER LINES OF WEST
929 BELMONT AVENUE AND NORTH PULASKI ROAD); THENCE SOUTHWARD ALONG
930 THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 26, 166.00 FEET
931 MORE OR LESS TO THE CENTER LINE OF A 16 FEET WIDE PUBLIC ALLEY,
932 EXTENDED WEST (SOUTH OF WEST BELMONT AVENUE); THENCE EASTWARD
933 ALONG SAID CENTER LINE OF VACATED ALLEY, 33 FEET TO THE EAST LINE OF
934 SAID NORTH PULASKI ROAD FOR THE POINT OF BEGINNING;

935

936 THENCE EASTWARD ALONG THE CENTER LINE OF SAID VACATED ALLEY TO THE
937 WEST LINE OF NORTH SPRINGFIELD AVENUE; THENCE SOUTH ALONG THE SAID
938 WEST LINE OF NORTH SPRINGFIELD AVENUE, 8.00 FEET TO THE NORTHEAST
939 CORNER OF LOT 35 IN CHAS. SEEGER'S SUBDIVISION OF LOT 1 OF HAUSSEN AND
940 SEEGER'S ADDITION ACCORDING TO THE PLAT THEREOF RECORDED MARCH 26,
941 1912 AS DOCUMENT NUMBER 23771; THENCE EASTWARD ACROSS SAID NORTH
942 SPRINGFIELD AVENUE TO THE NORTHWEST CORNER OF LOT 11 IN AFORESAID
943 CHAS. SEEGER'S SUBDIVISION; THENCE SOUTHWARD ALONG THE EAST LINE OF
944 SAID NORTH SPRINGFIELD AVENUE TO THE SOUTH LINE, EXTENDED EAST, OF
945 LOT 34 IN SAID CHAS. SEEGER'S SUBDIVISION; THENCE WESTWARD ALONG
946 SOUTH LINE, EXTENDED EAST, OF SAID LOT 34 TO THE SOUTHWEST CORNER OF
947 SAID LOT 34; THENCE WESTWARD ACROSS 16 FEET WIDE PUBLIC ALLEY TO THE
948 SOUTHEAST CORNER OF LOT 47 IN SAID CHAS. SEEGER'S SUBDIVISION; THENCE
949 WESTWARD ALONG SOUTH LINE OF SAID LOT 47 TO THE EAST LINE OF NORTH
950 HARDING AVENUE; THENCE SOUTHWARD ALONG THE EAST LINE OF SAID
951 NORTH HARDING AVENUE TO THE SOUTH LINE, EXTENDED EAST, OF 16 FEET
952 WIDE PUBLIC ALLEY, NORTH OF WEST BARRY AVENUE; THENCE WESTWARD
953 ALONG THE SOUTH LINE, EXTENDED EAST, OF SAID 16 FEET WIDE PUBLIC ALLEY
954 TO THE EAST LINE OF ANOTHER 16 FEET WIDE PUBLIC ALLEY, WEST OF SAID
955 NORTH HARDING AVENUE; THENCE SOUTHWARD ALONG THE EAST LINE OF
956 SAID PUBLIC ALLEY TO THE SOUTH LINE, EXTENDED EAST, OF ANOTHER 16 FEET
957 WIDE PUBLIC ALLEY, NORTH OF WEST BARRY AVENUE; THENCE WESTWARD
958 ALONG SOUTH LINE, EXTENDED EAST, OF SAID 16 FEET WIDE PUBLIC ALLEY TO
959 THE EAST LINE OF NORTH PULASKI ROAD; THENCE SOUTHWARD ALONG EAST
960 LINE OF SAID NORTH PULASKI ROAD TO THE SOUTH LINE OF SAID WEST BARRY
961 AVENUE; THENCE WESTWARD ALONG SOUTH LINE, EXTENDED EAST, OF SAID
962 WEST BARRY AVENUE TO THE EAST LINE OF 16 FEET WIDE PUBLIC ALLEY, WEST
963 OF SAID NORTH PULASKI ROAD; THENCE NORTHWARD ACROSS SAID WEST

964 BARRY AVENUE TO THE SOUTHEAST CORNER OF LOT 4 IN COLLINS AND
965 GAUNTLETT'S 40th AVENUE AND NOBLE AVENUE ADDITION TO CHICAGO IN EAST
966 HALF OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE NORTHWARD
967 ALONG EAST LINE OF SAID LOT 4 TO ITS NORTHEAST CORNER; THENCE
968 WESTWARD ALONG NORTH LINE OF SAID COLLINS AND GAUNTLETT'S 40th
969 AVENUE AND NOBLE AVENUE ADDITION TO CHICAGO TO THE WEST LINE OF
970 NORTH KARLOV AVENUE; THENCE NORTHWARD ALONG WEST LINE OF SAID
971 NORTH KARLOV AVENUE TO THE SOUTH LINE OF 16 FEET WIDE PUBLIC ALLEY,
972 SOUTH OF WEST BELMONT AVENUE; THENCE WESTWARD ALONG SOUTH LINE
973 OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE EAST LINE OF NORTH TRIPP
974 AVENUE; THENCE NORTHWARD ALONG EAST LINE, EXTENDED NORTH, OF SAID
975 NORTH TRIPP AVENUE TO THE NORTH LINE OF WEST BELMONT AVENUE;
976 THENCE EASTWARD ALONG NORTH LINE OF SAID WEST BELMONT AVENUE TO
977 THE EAST LINE OF 16 FEET WIDE PUBLIC ALLEY, WEST OF NORTH PULASKI
978 ROAD; THENCE SOUTHWARD ALONG EAST LINE, EXTENDED SOUTH, OF SAID 16
979 FEET WIDE PUBLIC ALLEY TO THE SOUTH LINE OF SAID WEST BELMONT
980 AVENUE; THENCE EASTWARD ALONG SOUTH LINE OF SAID SOUTH LINE OF WEST
981 BELMONT AVENUE TO THE WEST LINE OF 66 FEET WIDE NORTH PULASKI ROAD;
982 THENCE SOUTHWARD ALONG WEST LINE OF SAID NORTH PULASKI ROAD TO A
983 LINE 133 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID WEST
984 BELMONT AVENUE; THENCE EASTWARD ACROSS NORTH PULASKI ROAD ALONG
985 SAID PARALLEL LINE A DISTANCE OF 66 FEET TO THE POINT OF BEGINNING, ALL
986 AFORESAID LEGAL DESCRIPTION HEREBY WRITTEN ON THIS 20th DAY OF
987 DECEMBER 2004, ALL IN COOK COUNTY, ILLINOIS

APPENDIX C: PROPERTIES PREVIOUSLY APPROVED FOR ACQUISITION IN UNDERLYING REDEVELOPMENT AREA PLAN

Parcels Authorized to be Acquired*			
13	35	234	032
13	35	234	033
13	35	236	021
13	35	236	022
13	35	236	023
13	35	236	024
13	35	236	025
13	35	402	001
13	35	402	002
13	35	402	003
13	35	402	004
13	36	125	007
13	36	125	008
13	36	125	009
13	36	125	010
13	36	125	011
13	36	125	017
13	36	125	018
13	36	300	009
13	36	300	010
13	36	300	011
13	36	300	026
13	36	300	027
13	36	302	001
13	36	302	002
13	36	305	001
13	36	305	002
13	36	307	001
13	36	307	002

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

APPENDIX D: EQUALIZED ASSESSED VALUATION BY PARCEL

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

Parcel Number				1998 EAV
13	22	437	020	\$33,542
13	22	437	021	\$45,486
13	22	437	022	\$99,855
13	22	437	023	\$99,855
13	22	437	024	\$99,855
13	22	437	025	\$318,706
13	23	325	001	\$203,433
13	23	325	002	\$19,961
13	23	325	003	\$23,377
13	23	325	007	\$3,745
13	23	325	008	\$7,492
13	23	325	009	\$7,492
13	23	325	010	\$19,589
13	23	325	011	\$8,922
13	23	325	012	\$61,658
13	23	325	013	\$433,543
13	23	325	014	\$108,675
13	23	325	015	\$121,124
13	23	325	016	\$14,627
13	23	325	017	\$7,492
13	23	325	018	\$16,094
13	23	325	019	\$16,094
13	23	325	020	\$16,094
13	23	325	021	\$28,439
13	23	325	022	\$25,529
13	23	325	023	\$33,948
13	23	325	024	\$35,310
13	23	325	025	\$55,832
13	23	325	026	\$66,642
13	23	325	027	\$76,198
13	23	325	028	\$74,801
13	23	325	029	\$159,107
13	23	325	030	\$29,538
13	23	325	031	\$18,741
13	23	325	032	\$18,741
13	23	325	033	\$143,379
13	23	325	034	\$214,408
13	23	325	035	\$290,302
13	23	325	036	\$7,920
13	23	325	037	\$7,920
13	23	325	041	\$24,631
13	23	325	042	\$7,920
13	23	325	043	\$7,920
13	23	325	044	\$77,362
13	23	325	045	\$15,281
13	23	325	046	\$14,708
13	23	325	047	\$14,150
13	23	325	048	\$113,588

Parcel Number				1998 EAV
13	23	325	049	\$84,656
13	23	325	050	\$42,013
13	23	325	051	\$67,038
13	23	325	052	\$82,326
13	23	325	053	\$431,509
13	23	327	012	\$176,823
13	23	327	013	\$14,374
13	23	327	014	\$14,374
13	23	327	015	\$14,374
13	23	327	016	\$14,374
13	23	327	017	\$14,374
13	23	327	018	\$14,374
13	23	327	019	\$14,374
13	23	327	020	\$14,374
13	23	327	021	\$14,374
13	23	327	022	\$14,374
13	23	327	024	\$667,701
13	23	327	026	\$500,897
13	23	327	032	\$3,824
13	23	328	018	\$73,820
13	23	328	019	\$43,766
13	23	328	020	\$46,181
13	23	328	021	\$46,181
13	23	328	022	\$82,437
13	23	328	023	\$23,039
13	23	328	024	\$23,039
13	23	328	025	\$21,771
13	23	328	026	\$73,482
13	25	315	001	\$55,125
13	25	315	002	\$44,320
13	25	315	003	\$198,905
13	25	315	004	\$46,663
13	25	315	005	\$100,646
13	25	315	019	\$8,733
13	25	315	020	\$3,146
13	25	315	021	\$85,365
13	25	315	022	\$42,393
13	25	315	023	\$67,910
13	25	315	024	\$86,152
13	25	315	025	\$86,152
13	25	315	026	\$86,152
13	25	315	027	\$53,316
13	25	315	028	\$20,478
13	25	315	030	\$34,344
13	25	315	031	\$80,822
13	25	315	032	\$73,931
13	25	315	033	\$60,037
13	25	315	034	\$257,128

Parcel Number				1998 EAV
13	25	315	035	\$1,158
13	25	315	036	\$414,562
13	25	315	037	\$88,866
13	25	315	038	\$49,059
13	25	315	039	\$71,298
13	25	315	040	\$89,007
13	25	315	041	\$12,447
13	25	315	042	\$60,660
13	25	315	043	\$41,590
13	25	315	044	\$94,043
13	25	315	045	\$89,007
13	25	315	046	\$11,852
13	25	315	047	\$11,852
13	25	315	048	\$186,456
13	25	315	049	\$3,824
13	25	315	050	\$7,257
13	25	315	051	\$10,614
13	25	315	056	\$0
13	25	321	011	\$15,950
13	25	321	012	\$11,224
13	25	321	013	\$113,614
13	25	321	014	\$21,424
13	25	321	015	\$61,113
13	25	321	016	\$33,605
13	25	321	017	\$29,605
13	25	322	030	\$89,178
13	25	322	031	\$114,307
13	25	322	032	\$85,853
13	25	322	033	\$30,961
13	25	322	034	\$21,365
13	25	322	035	\$32,668
13	25	322	036	\$22,228
13	25	322	037	\$114,778
13	25	322	038	\$183,373
13	25	322	039	\$75,573
13	25	322	040	\$81,783
13	25	322	041	\$13,860
13	25	500	041	\$46,480
13	25	500	042	\$41,708
13	25	500	045	\$0
13	25	500	046	\$0
13	26	100	001	\$214,559
13	26	100	002	\$586,299
13	26	101	001	\$379,096
13	26	102	005	\$74,851
13	26	102	006	\$21,088
13	26	102	007	\$20,358
13	26	102	008	\$261,771

Parcel Number				1998 EAV
13	26	102	009	\$160,316
13	26	102	051	\$60,148
13	26	102	054	\$158,261
13	26	102	055	\$120,291
13	26	103	001	\$0
13	26	103	003	\$345,486
13	26	103	005	\$195,696
13	26	103	006	\$36,400
13	26	103	007	\$291,171
13	26	103	008	\$261,254
13	26	104	022	\$229,875
13	26	104	023	\$91,556
13	26	104	024	\$91,556
13	26	104	025	\$56,649
13	26	104	026	\$16,262
13	26	104	027	\$285,741
13	26	105	024	\$16,606
13	26	105	025	\$14,119
13	26	105	026	\$15,198
13	26	105	027	\$6,732
13	26	105	028	\$109,566
13	26	105	046	\$118,022
13	26	108	053	\$0
13	26	109	001	\$370,101
13	26	109	002	\$472,190
13	26	112	046	\$11,540
13	26	112	047	\$12,593
13	26	112	052	\$1,335,267
13	26	115	001	\$109,651
13	26	115	002	\$74,720
13	26	115	003	\$64,215
13	26	115	004	\$13,306
13	26	115	005	\$72,229
13	26	115	006	\$69,467
13	26	115	007	\$153,535
13	26	116	001	\$376,674
13	26	116	002	\$254,547
13	26	116	003	\$80,763
13	26	116	004	\$120,524
13	26	117	001	\$404,659
13	26	117	002	\$44,845
13	26	117	003	\$90,265
13	26	117	004	\$89,308
13	26	117	005	\$84,539
13	26	117	006	\$98,041
13	26	117	007	\$111,872
13	26	117	008	\$118,321
13	26	117	010	\$718,188

Parcel Number				1998 EAV
13	26	117	023	\$29,405
13	26	117	024	\$29,405
13	26	117	025	\$33,793
13	26	117	026	\$35,493
13	26	117	027	\$33,250
13	26	117	028	\$35,029
13	26	117	038	\$97,335
13	26	208	022	\$0
13	26	208	023	\$9,541
13	26	208	046	\$24,905
13	26	218	078	\$20,665
13	26	218	079	\$25,821
13	26	218	080	\$2,646
13	26	218	087	\$254,987
13	26	218	088	\$172,918
13	26	218	089	\$172,600
13	26	218	090	\$129,255
13	26	218	091	\$69,785
13	26	218	092	\$62,759
13	26	218	093	\$68,662
13	26	218	094	\$155,645
13	26	218	097	\$123,871
13	26	218	102	\$95,632
13	26	222	001	\$586,831
13	26	222	002	\$38,663
13	26	222	003	\$46,970
13	26	222	004	\$96,356
13	26	222	005	\$60,497
13	26	222	006	\$63,051
13	26	222	007	\$121,392
13	26	222	008	\$94,342
13	26	222	009	\$53,769
13	26	222	043	\$135,034
13	26	223	001	\$88,515
13	26	223	002	\$65,796
13	26	223	003	\$59,548
13	26	223	004	\$64,736
13	26	223	005	\$80,236
13	26	223	006	\$102,952
13	26	223	007	\$100,714
13	26	223	008	\$59,335
13	26	223	009	\$36,925
13	26	223	010	\$118,207
13	26	223	011	\$85,834
13	26	223	012	\$106,717
13	26	223	013	\$144,440
13	26	223	014	\$195,844
13	26	225	001	\$87,671
13	26	225	002	\$64,338

Parcel Number				1998 EAV
13	26	225	003	\$130,953
13	26	225	004	\$184,023
13	26	225	005	\$250,946
13	26	225	006	\$77,140
13	26	225	007	\$36,481
13	26	225	008	\$0
13	26	225	009	\$244,724
13	26	225	012	\$73,327
13	26	225	013	\$147,797
13	26	225	014	\$111,624
13	26	225	015	\$80,807
13	26	225	016	\$139,346
13	26	225	048	\$26,876
13	26	225	049	\$4,142
13	26	225	050	\$32,548
13	26	225	051	\$23,009
13	26	225	052	\$30,747
13	26	225	053	\$8,425
13	26	225	054	\$144,961
13	26	225	055	\$75,638
13	26	225	057	\$49,761
13	26	225	058	\$0
13	26	226	019	\$0
13	26	226	029	\$0
13	26	226	030	\$322,821
13	26	226	031	\$0
13	26	226	032	\$68,445
13	26	402	011	\$38,388
13	26	402	012	\$38,447
13	26	402	013	\$38,892
13	26	402	014	\$49,359
13	26	402	015	\$49,359
13	26	402	016	\$49,477
13	26	402	017	\$80,733
13	26	402	018	\$176,873
13	26	402	019	\$43,925
13	26	402	031	\$287,655
13	26	402	032	\$67,900
13	26	402	033	\$33,627
13	26	404	001	\$291,169
13	26	404	002	\$267,044
13	26	404	003	\$518,433
13	26	404	004	\$477,025
13	26	405	001	\$760,306
13	26	405	003	\$130,794
13	26	405	004	\$451,834
13	26	406	010	\$674,958

Parcel Number				1998 EAV
13	26	406	011	\$545,871
13	26	408	001	\$203,579
13	26	408	017	\$236,741
13	26	408	018	\$57,983
13	26	408	019	\$222,147
13	26	408	020	\$150,751
13	26	408	021	\$102,732
13	26	408	022	\$206,774
13	26	408	023	\$245,267
13	26	408	024	\$0
13	26	408	025	\$0
13	26	408	030	\$0
13	26	408	031	\$0
13	26	408	032	\$1,439
13	26	408	033	\$1,399
13	26	408	034	\$1,399
13	26	408	035	\$1,399
13	26	408	036	\$1,735
13	26	408	037	\$1,735
13	26	408	038	\$2,128
13	26	408	039	\$1,735
13	26	408	040	\$1,849
13	26	408	041	\$1,735
13	26	408	042	\$1,399
13	26	408	043	\$1,626
13	26	414	001	\$549,468
13	26	414	002	\$1,179,125
13	26	415	001	\$126,009
13	26	415	002	\$490,480
13	26	415	003	\$75,379
13	26	415	004	\$67,950
13	26	415	005	\$94,095
13	26	415	006	\$143,873
13	26	415	007	\$172,310
13	26	415	008	\$61,702
13	26	415	009	\$275,053
13	26	415	030	\$0
13	26	427	029	\$39,022
13	26	427	030	\$16,153
13	26	427	031	\$13,858
13	26	427	032	\$17,197
13	26	427	033	\$69,173
13	26	427	034	\$34,876
13	26	427	035	\$47,478
13	26	427	036	\$115,005
13	26	428	018	\$76,942
13	26	428	019	\$112,365
13	26	428	020	\$47,304
13	26	428	021	\$57,582

Parcel Number				1998 EAV
13	26	428	031	\$77,480
13	26	428	032	\$72,970
13	26	428	033	\$71,614
13	26	429	013	\$33,034
13	26	429	014	\$38,072
13	26	429	017	\$71,209
13	26	429	018	\$89,668
13	26	429	019	\$68,641
13	26	429	031	\$92,079
13	26	429	033	\$123,511
13	35	127	042	\$9,755
13	35	127	043	\$9,755
13	35	127	044	\$44,346
13	35	127	045	\$168,947
13	35	128	021	\$178,946
13	35	128	022	\$26,072
13	35	128	023	\$11,928
13	35	128	024	\$0
13	35	128	025	\$0
13	35	128	026	\$63,708
13	35	128	029	\$21,546
13	35	128	028	\$98,623
13	35	128	030	\$140,743
13	35	206	001	\$241,232
13	35	206	002	\$0
13	35	206	003	\$149,105
13	35	206	004	\$59,346
13	35	206	005	\$53,920
13	35	206	006	\$57,172
13	35	206	007	\$57,214
13	35	206	008	\$364,436
13	35	207	001	\$18,137
13	35	207	002	\$79,109
13	35	207	003	\$75,026
13	35	207	004	\$78,967
13	35	207	005	\$161,672
13	35	207	006	\$137,733
13	35	208	001	\$69,789
13	35	208	002	\$47,903
13	35	208	003	\$65,602
13	35	208	004	\$74,487
13	35	208	018	\$307,970
13	35	208	019	\$290,208
13	35	208	020	\$166,911
13	35	232	012	\$25,714
13	35	232	013	\$26,634
13	35	232	014	\$35,864

Parcel Number				1998 EAV
13	35	232	015	\$24,025
13	35	232	016	\$52,106
13	35	232	017	\$58,208
13	35	232	018	\$63,123
13	35	232	019	\$41,523
13	35	232	020	\$27,101
13	35	232	026	\$152,443
13	35	234	028	\$63,049
13	35	234	029	\$52,985
13	35	234	030	\$26,630
13	35	234	031	\$17,849
13	35	234	032	\$7,902
13	35	234	033	\$7,902
13	35	234	035	\$52,697
13	35	234	036	\$42,767
13	35	236	020	\$55,755
13	35	236	021	\$3,895
13	35	236	022	\$3,895
13	35	236	023	\$4,046
13	35	236	024	\$31,724
13	35	236	025	\$75,538
13	35	236	026	\$63,487
13	35	236	029	\$41,305
13	35	236	030	\$77,807
13	35	236	031	\$35,936
13	35	236	032	\$40,193
13	35	236	033	\$82,230
13	35	236	034	\$39,094
13	35	304	001	\$10,171
13	35	304	002	\$7,024
13	35	304	003	\$7,763
13	35	304	004	\$26,451
13	35	304	005	\$3,895
13	35	304	006	\$64,185
13	35	304	007	\$8,404
13	35	304	042	\$45,560
13	35	304	043	\$5,993
13	35	305	001	\$64,743
13	35	305	005	\$8,606
13	35	305	006	\$8,606
13	35	305	007	\$8,606
13	35	305	008	\$0
13	35	305	046	\$79,246
13	35	305	047	\$36,945
13	35	306	001	\$130,604
13	35	306	002	\$29,313
13	35	306	003	\$35,208
13	35	306	004	\$24,506
13	35	306	007	\$27,837

Parcel Number				1998 EAV
13	35	306	008	\$2,038
13	35	306	009	\$99,002
13	35	306	044	\$22,327
13	35	306	045	\$23,536
13	35	400	001	\$74,411
13	35	400	002	\$21,631
13	35	400	003	\$149,114
13	35	400	004	\$76,761
13	35	400	005	\$10,036
13	35	400	006	\$30,682
13	35	400	007	\$15,408
13	35	400	008	\$31,929
13	35	400	042	\$47,594
13	35	400	043	\$196,056
13	35	401	001	\$102,503
13	35	401	004	\$26,468
13	35	401	005	\$106,458
13	35	401	006	\$39,325
13	35	401	007	\$4,118
13	35	401	008	\$4,118
13	35	401	009	\$4,118
13	35	401	010	\$89,491
13	35	401	044	\$85,801
13	35	402	001	\$64,632
13	35	402	002	\$1,944
13	35	402	003	\$12,356
13	35	402	004	\$4,118
13	35	402	005	\$57,809
13	35	402	006	\$21,932
13	35	402	007	\$20,613
13	35	402	008	\$54,971
13	35	402	009	\$3,322
13	35	402	010	\$76,863
13	35	402	011	\$148,854
13	35	403	006	\$219,764
13	35	403	007	\$509,294
13	35	403	037	\$198,650
13	35	404	001	\$85,964
13	35	404	002	\$36,651
13	35	404	003	\$4,118
13	35	404	004	\$62,031
13	35	404	005	\$30,558
13	35	404	006	\$45,961
13	35	404	007	\$39,345
13	35	404	008	\$4,118
13	35	404	009	\$4,118
13	35	404	010	\$0
13	35	404	040	\$0

Parcel Number				1998 EAV
13	35	404	041	\$0
13	35	405	001	\$55,278
13	35	405	002	\$4,118
13	35	405	003	\$37,658
13	35	405	004	\$192,753
13	35	405	005	\$45,817
13	35	405	006	\$77,803
13	35	405	007	\$10,592
13	35	405	008	\$91,543
13	35	405	009	\$4,118
13	35	405	010	\$48,038
13	35	405	011	\$34,216
13	35	405	012	\$153,123
13	36	100	001	\$93,383
13	36	100	002	\$5,703
13	36	100	003	\$29,017
13	36	100	004	\$3,800
13	36	100	009	\$135,448
13	36	100	015	\$47,422
13	36	100	018	\$31,968
13	36	100	019	\$11,174
13	36	100	020	\$0
13	36	100	023	\$0
13	36	100	024	\$0
13	36	100	025	\$565,359
13	36	100	027	\$430,988
13	36	101	001	\$192,391
13	36	101	002	\$53,959
13	36	101	003	\$28,138
13	36	101	004	\$94,789
13	36	101	005	\$69,408
13	36	101	006	\$34,752
13	36	101	007	\$31,833
13	36	101	008	\$47,905
13	36	101	009	\$0
13	36	101	010	\$30,972
13	36	101	011	\$33,237
13	36	101	029	\$121,174
13	36	101	039	\$147,383
13	36	102	001	\$194,297
13	36	102	002	\$43,184
13	36	102	003	\$33,021
13	36	102	004	\$28,291
13	36	102	012	\$12,244
13	36	102	013	\$9,873
13	36	102	014	\$28,677
13	36	102	015	\$12,057
13	36	102	016	\$7,473

Parcel Number				1998 EAV
13	36	102	017	\$44,891
13	36	102	018	\$44,823
13	36	102	019	\$3,056
13	36	102	020	\$6,616
13	36	102	021	\$46,164
13	36	102	022	\$32,099
13	36	102	023	\$24,060
13	36	102	024	\$135,459
13	36	102	025	\$747,514
13	36	102	026	\$88,846
13	36	102	027	\$185,795
13	36	102	028	\$176,439
13	36	102	029	\$12,325
13	36	102	030	\$14,906
13	36	105	029	\$3,558
13	36	105	030	\$3,531
13	36	105	031	\$2,531
13	36	105	032	\$24,254
13	36	105	033	\$48,753
13	36	105	034	\$42,920
13	36	105	035	\$44,073
13	36	105	036	\$42,794
13	36	105	037	\$42,554
13	36	105	038	\$21,832
13	36	105	039	\$95,155
13	36	107	030	\$40,387
13	36	107	031	\$121,037
13	36	107	032	\$57,621
13	36	107	033	\$59,875
13	36	107	034	\$110,044
13	36	107	035	\$562
13	36	107	036	\$35,295
13	36	107	037	\$27,816
13	36	107	038	\$9,746
13	36	107	039	\$9,746
13	36	107	040	\$22,351
13	36	107	041	\$50,482
13	36	107	042	\$32,474
13	36	107	087	\$25,681
13	36	107	088	\$25,112
13	36	107	089	\$5,352
13	36	107	090	\$41,061
13	36	109	038	\$138,982
13	36	109	039	\$25,211
13	36	109	040	\$20,068
13	36	109	041	\$26,643
13	36	109	079	\$25,346
13	36	109	080	\$0

Parcel Number				1998 EAV
13	36	109	081	\$0
13	36	109	082	\$50,713
13	36	109	084	\$68,342
13	36	109	085	\$41,444
13	36	109	086	\$79,492
13	36	109	090	\$18,067
13	36	109	091	\$31,201
13	36	113	027	\$297,877
13	36	113	028	\$72,900
13	36	113	072	\$531,739
13	36	113	075	\$268,304
13	36	113	076	\$57,421
13	36	115	035	\$123,494
13	36	115	036	\$15,776
13	36	115	037	\$9,834
13	36	115	038	\$0
13	36	115	039	\$80,142
13	36	115	040	\$23,137
13	36	115	041	\$119,450
13	36	115	042	\$35,439
13	36	115	043	\$4,796
13	36	115	044	\$26,798
13	36	115	045	\$4,796
13	36	115	046	\$53,626
13	36	116	032	\$26,760
13	36	116	033	\$5,395
13	36	116	051	\$377,552
13	36	116	052	\$264,324
13	36	116	055	\$34,442
13	36	116	056	\$40,786
13	36	123	006	\$62,511
13	36	123	007	\$27,192
13	36	123	008	\$87,458
13	36	123	013	\$5,594
13	36	123	014	\$25,448
13	36	123	015	\$55,847
13	36	123	016	\$24,781
13	36	123	017	\$45,357
13	36	123	018	\$30,519
13	36	124	011	\$48,130
13	36	124	012	\$39,565
13	36	124	013	\$75,226
13	36	124	014	\$29,607
13	36	124	015	\$39,792
13	36	124	016	\$7,603
13	36	124	017	\$40,928
13	36	124	018	\$62,223
13	36	124	019	\$0
13	36	124	021	\$5,609

Parcel Number				1998 EAV
13	36	124	022	\$8,216
13	36	124	023	\$57,761
13	36	125	005	\$110,543
13	36	125	006	\$65,177
13	36	125	007	\$22,909
13	36	125	008	\$15,693
13	36	125	009	\$12,554
13	36	125	010	\$13,598
13	36	125	011	\$177,749
13	36	125	012	\$10,764
13	36	125	013	\$13,620
13	36	125	014	\$31,177
13	36	125	015	\$3,163
13	36	125	016	\$21,091
13	36	125	017	\$52,320
13	36	125	018	\$25,115
13	36	202	051	\$92,463
13	36	202	052	\$56,799
13	36	202	053	\$22,237
13	36	202	054	\$11,632
13	36	202	055	\$36,400
13	36	210	001	\$110,139
13	36	210	002	\$20,053
13	36	210	003	\$23,427
13	36	210	004	\$28,097
13	36	210	005	\$31,877
13	36	210	006	\$16,120
13	36	210	007	\$176,245
13	36	210	008	\$25,243
13	36	210	009	\$45,063
13	36	210	010	\$27,831
13	36	210	011	\$6,699
13	36	210	012	\$17,895
13	36	210	013	\$52,137
13	36	210	014	\$60,235
13	36	214	004	\$49,113
13	36	214	005	\$98,228
13	36	214	006	\$49,113
13	36	214	007	\$9,705
13	36	214	008	\$9,352
13	36	214	009	\$9,705
13	36	214	010	\$9,705
13	36	214	011	\$9,705
13	36	214	012	\$9,705
13	36	214	022	\$211,623
13	36	215	035	\$10,882
13	36	215	036	\$116,433
13	36	215	037	\$60,710

Parcel Number				1998 EAV
13	36	215	038	\$11,918
13	36	215	039	\$35,493
13	36	215	044	\$50,543
13	36	215	048	\$94,621
13	36	215	049	\$404,197
13	36	215	050	\$550,747
13	36	218	001	\$86,488
13	36	218	002	\$43,435
13	36	218	003	\$43,435
13	36	218	004	\$11,658
13	36	218	005	\$34,081
13	36	219	001	\$76,715
13	36	219	002	\$126,670
13	36	219	003	\$112,313
13	36	219	004	\$21,152
13	36	219	005	\$67,655
13	36	219	006	\$51,243
13	36	219	007	\$42,617
13	36	219	008	\$11,806
13	36	219	009	\$34,756
13	36	219	011	\$34,292
13	36	219	012	\$57,861
13	36	219	013	\$77,746
13	36	219	014	\$41,671
13	36	219	015	\$49,368
13	36	219	016	\$23,872
13	36	220	001	\$10,819
13	36	220	002	\$10,335
13	36	220	003	\$10,335
13	36	220	004	\$11,619
13	36	220	005	\$20,657
13	36	220	006	\$20,657
13	36	220	007	\$20,657
13	36	220	008	\$20,657
13	36	220	009	\$20,657
13	36	221	017	\$251,981
13	36	221	032	\$448,575
13	36	221	065	\$41,183
13	36	221	066	\$22,998
13	36	221	067	\$2,847
13	36	221	068	\$36,317
13	36	221	069	\$91,615
13	36	221	070	\$51,021
13	36	221	071	\$73,234
13	36	225	001	\$7,756
13	36	225	002	\$10,202
13	36	225	003	\$10,202
13	36	225	004	\$10,202
13	36	225	005	\$10,202

Parcel Number				1998 EAV
13	36	225	006	\$15,259
13	36	225	007	\$3,710
13	36	225	027	\$126,016
13	36	225	040	\$222,908
13	36	225	041	\$61,275
13	36	225	043	\$62,544
13	36	225	044	\$185,771
13	36	225	045	\$50,931
13	36	225	046	\$26,037
13	36	225	047	\$995,953
13	36	228	001	\$107,905
13	36	228	002	\$36,744
13	36	228	003	\$34,745
13	36	228	004	\$29,296
13	36	228	005	\$75,398
13	36	228	008	\$132,124
13	36	228	022	\$5,044
13	36	228	023	\$27,861
13	36	228	024	\$17,566
13	36	228	025	\$25,623
13	36	228	026	\$27,569
13	36	228	027	\$10,784
13	36	228	028	\$10,867
13	36	228	029	\$23,759
13	36	228	030	\$25,562
13	36	228	031	\$30,192
13	36	228	032	\$21,125
13	36	228	033	\$23,273
13	36	228	034	\$4,661
13	36	228	035	\$23,188
13	36	228	036	\$24,694
13	36	228	037	\$21,372
13	36	228	038	\$27,179
13	36	228	039	\$5,563
13	36	228	040	\$29,860
13	36	229	029	\$0
13	36	229	030	\$0
13	36	229	031	\$7,335
13	36	229	032	\$71,935
13	36	229	033	\$47,786
13	36	229	034	\$3,625
13	36	229	035	\$4,532
13	36	229	036	\$22,769
13	36	229	037	\$4,796
13	36	229	038	\$4,796
13	36	229	039	\$25,426
13	36	229	040	\$14,158
13	36	229	041	\$23,194

Parcel Number				1998 EAV
13	36	229	042	\$22,756
13	36	229	043	\$23,111
13	36	229	044	\$23,048
13	36	229	045	\$4,796
13	36	229	046	\$4,796
13	36	229	049	\$4,028
13	36	229	050	\$52,719
13	36	229	051	\$93,064
13	36	229	052	\$22,695
13	36	229	053	\$22,682
13	36	229	054	\$3,265
13	36	229	055	\$31,133
13	36	229	056	\$29,544
13	36	230	001	\$64,643
13	36	230	002	\$59,256
13	36	230	003	\$59,167
13	36	230	004	\$175,972
13	36	230	005	\$162,625
13	36	230	006	\$24,264
13	36	230	007	\$12,000
13	36	230	008	\$50,720
13	36	230	009	\$9,557
13	36	230	010	\$109,621
13	36	230	011	\$141,691
13	36	230	012	\$39,362
13	36	230	013	\$9,921
13	36	230	014	\$57,013
13	36	230	015	\$57,013
13	36	230	016	\$9,810
13	36	230	017	\$10,516
13	36	230	018	\$47,565
13	36	230	019	\$76,297
13	36	230	020	\$34,085
13	36	230	021	\$25,086
13	36	230	022	\$8,105
13	36	230	024	\$71,937
13	36	230	025	\$71,937
13	36	230	026	\$32,696
13	36	230	027	\$32,284
13	36	230	028	\$23,447
13	36	230	029	\$97,402
13	36	230	030	\$41,109
13	36	230	031	\$52,788
13	36	230	032	\$52,788
13	36	230	033	\$35,848
13	36	230	034	\$35,870
13	36	230	035	\$55,860
13	36	230	036	\$88,371
13	36	230	037	\$301,921

Parcel Number				1998 EAV
13	36	230	038	\$125,527
13	36	230	039	\$201,564
13	36	230	040	\$209,340
13	36	230	041	\$119,445
13	36	230	088	\$23,848
13	36	230	089	\$38,582
13	36	230	090	\$29,557
13	36	230	091	\$47,958
13	36	230	092	\$47,958
13	36	231	018	\$393,433
13	36	233	032	\$195,753
13	36	300	009	\$143,828
13	36	300	010	\$41,287
13	36	300	011	\$75,387
13	36	300	026	\$219,673
13	36	300	027	\$217,940
13	36	302	001	\$4,796
13	36	302	002	\$4,796
13	36	302	003	\$37,409
13	36	302	004	\$36,437
13	36	302	005	\$4,796
13	36	302	024	\$61,709
13	36	302	025	\$30,737
13	36	302	026	\$20,648
13	36	302	027	\$25,721
13	36	302	028	\$0
13	36	302	029	\$0
13	36	303	001	\$148,778
13	36	303	002	\$5,530
13	36	303	003	\$76,268
13	36	303	021	\$123,559
13	36	303	022	\$164,231
13	36	304	001	\$80,554
13	36	304	018	\$82,357
13	36	305	001	\$2,952
13	36	305	002	\$5,881
13	36	305	003	\$112,080
13	36	305	022	\$202,936
13	36	306	001	\$93,762
13	36	306	022	\$185,878
13	36	307	001	\$12,755
13	36	307	002	\$12,755
13	36	307	050	\$218,655
13	36	400	001	\$75,200
13	36	400	002	\$0
13	36	400	003	\$0
13	36	400	004	\$25,073
13	36	400	005	\$39,188

Parcel Number				1998 EAV
13	36	400	006	\$91,331
13	36	402	001	\$37,169
13	36	402	002	\$21,014
13	36	402	003	\$20,227
13	36	402	004	\$24,781
13	36	402	005	\$19,608
13	36	402	006	\$22,207
13	36	402	007	\$41,527
13	36	402	008	\$17,478
13	36	402	009	\$17,524
13	36	402	010	\$0
13	36	402	011	\$51,975
13	36	402	012	\$18,684
13	36	402	013	\$23,310
13	36	402	014	\$22,444
13	36	402	015	\$24,062
13	36	402	016	\$575
13	36	402	019	\$24,164
13	36	402	020	\$30,168
13	36	402	021	\$24,029
13	36	402	022	\$108,849
13	36	402	023	\$26,002
13	36	402	049	\$0
13	36	403	015	\$149,626
13	36	403	016	\$366,221
13	36	404	001	\$39,713
13	36	404	002	\$31,853
13	36	404	003	\$27,517
13	36	404	004	\$2,904
13	36	404	007	\$24,986
13	36	404	008	\$15,602
13	36	404	009	\$26,414
13	36	404	010	\$50,478
13	36	404	020	\$7,606
13	36	404	021	\$9,624
13	36	404	022	\$8,358
13	36	404	024	\$0
13	36	404	025	\$131,090
13	36	404	026	\$25,226
13	36	404	027	\$14,287
13	36	404	028	\$59,666
13	36	404	029	\$27,022
13	36	404	030	\$73,628
13	36	404	031	\$10,533
13	36	404	032	\$6,274
13	36	404	033	\$2,056
13	36	404	034	\$56,675
13	36	500	001	\$0
13	36	500	002	\$0

Parcel Number				1998 EAV
13	36	500	003	\$0
13	36	500	004	\$0
13	36	500	005	\$0
13	36	500	006	\$0
13	36	500	007	\$0
13	36	500	008	\$0
13	36	500	009	\$0
13	36	500	010	\$0
13	36	500	011	\$0
13	36	500	012	\$0
13	36	500	013	\$0
13	36	500	014	\$0
13	36	500	015	\$0
13	36	500	016	\$0
13	36	500	017	\$0
13	36	500	018	\$0
13	36	500	019	\$0
13	36	500	020	\$0
13	36	500	021	\$0
13	36	500	022	\$0
13	36	500	023	\$0
13	36	500	024	\$0
13	36	500	025	\$0
13	36	500	026	\$0
13	36	500	027	\$0
13	36	500	028	\$0
13	36	500	029	\$0
13	36	500	030	\$0
13	36	500	031	\$0
Total				\$72,137,399

APPENDIX D: EQUALIZED ASSESSED VALUATION BY PARCEL

Part 2 - Amendment Area

2003 Equalized Assessed Valuation by Parcel

Parcel Number	2003 EAV
13-25-314-001	\$202,833
13-25-314-002	\$140,538
13-25-314-003	\$68,262
13-25-314-004	\$101,742
13-25-314-011	\$0
13-25-314-012	\$73,285
13-25-314-018	\$154,965
13-25-314-019	\$208,940
13-25-314-020	\$139,353
13-25-314-021	\$169,662
13-25-314-022	\$162,467
13-25-314-023	\$81,232
13-25-314-024	\$292,364
13-25-314-025	\$291,747
13-25-314-026	\$85,279
13-25-314-027	\$0
13-25-314-030	\$108,728
13-25-314-031	\$0
13-25-314-032	\$0
13-25-314-033	\$0
13-25-314-034	\$217,363
13-25-314-035	\$0
13-25-314-036	\$29,067
13-25-314-037	\$0
13-25-314-038	\$118,700
13-25-314-052	\$294,802
13-25-314-053	\$0
13-25-500-010	\$0
13-26-100-012	\$32,029
13-26-100-013	\$25,287
13-26-100-014	\$25,287
13-26-100-015	\$11,797
13-26-100-026	\$187,599
13-26-101-002	\$32,167
13-26-101-003	\$25,223
13-26-101-012	\$33,355
13-26-101-013	\$26,285
13-26-214-082	\$364,493
13-26-214-083	\$78,728
13-26-214-084	\$80,111
13-26-214-085	\$422,483
13-26-214-086	\$208,456
13-26-214-087	\$74,739
13-26-214-088	\$62,577
13-26-214-089	\$65,932
13-26-214-090	\$49,196
13-26-214-091	\$340,768
13-26-215-095	\$111,663
13-26-215-096	\$618,512

Parcel Number	2003 EAV
13-26-215-097	\$364,542
13-26-215-098	\$268,300
13-26-215-104	\$100,370
13-26-215-105	\$259,878
13-27-204-001	\$117,947
13-27-204-002	\$63,106
13-27-204-003	\$54,236
13-27-204-004	\$53,146
13-27-204-005	\$81,289
13-27-204-006	\$7,379
13-27-204-021	\$322,086
13-27-204-056	\$74,006
13-27-204-058	\$981,627
13-27-204-059	\$448,345
13-27-205-003	\$0
13-27-205-004	\$348,364
13-27-207-018	\$0
13-27-207-023	\$1,471,755
13-27-207-024	\$513,006
13-27-207-025	\$0
13-35-128-015	\$0
13-35-231-014	\$76,748
13-35-231-015	\$79,629
13-35-231-016	\$55,670
13-35-231-017	\$58,093
13-35-231-018	\$125,241
13-35-231-019	\$68,769
13-35-231-020	\$59,574
13-35-231-021	\$109,919
13-35-231-022	\$101,169
13-35-231-023	\$56,610
13-35-231-024	\$25,415
13-35-231-025	\$50,834
13-35-231-026	\$73,312
13-36-103-001	\$257,054
13-36-103-002	\$88,727
13-36-103-003	\$85,291
13-36-103-004	\$103,749
13-36-103-005	\$34,081
13-36-103-006	\$34,656
13-36-103-007	\$52,539
13-36-103-008	\$45,322
13-36-103-009	\$45,450
13-36-103-010	\$218,398
13-36-103-011	\$151,145
13-36-103-012	\$47,263
13-36-103-013	\$52,059
13-36-103-014	\$43,051
13-36-103-015	\$46,623

Parcel Number	2003 EAV
13-36-103-016	\$167,881
13-36-103-017	\$258,279
13-36-103-018	\$45,285
13-36-103-019	\$85,549
13-36-103-020	\$59,212
13-36-103-021	\$42,685
13-36-407-010	\$10,326
13-36-407-011	\$105,784
13-36-407-012	\$89,328
13-36-407-013	\$49,454
13-36-407-034	\$56,479
13-36-407-035	\$56,479
13-36-407-036	\$56,479
13-36-407-037	\$55,301
13-36-407-038	\$56,479
13-36-407-039	\$31,038
13-36-407-040	\$421,622
13-36-408-028	\$0
13-36-408-050	\$10,326
Total	\$15,251,781

APPENDIX E

FULLERTON/MILWAUKEE
REDEVELOPMENT PLAN
AND PROJECT
HOUSING IMPACT STUDY

AMENDMENT No. 1

December 30, 2004

TABLE OF CONTENTS

INTRODUCTION	E-1
PART I: RESIDENTIAL UNITS	E-2
Type and Number of Residential Units	E-2
Type and Number of Rooms in Residential Units	E-2
Inhabited Units	E-4
Demographics	E-4
PART II: RELOCATION PLANS	E-7
Residential Units Which May be Removed	E-7
Relocation Program	E-8
Availability of Replacement Housing	E-8
Type and Extent of Relocation Assistance	E-10

LIST OF STUDY EXHIBITS

Table E-1 Estimated Number of Rooms per Dwelling Unit	E-3
Table E-2 Estimated Number of Bedrooms per Dwelling Unit	E-3
Table E-3 Estimated Number of Units with Kitchen and Plumbing Facilities	E-4
Table E-4 Types of Dwelling Units	E-4
Table E-5 Estimated Number of Residents	E-5
Table E-6 Estimated Racial and Ethnic Composition of Residents	E-6
Table E-7 Residential Units Which May be Removed	E-7
Table E-8 Apartment Listings in the Fullerton/Milwaukee TIF Vicinity	E-8
Table E-9 Estimated Number of Households by Income Level	E-11
Table E-10 Estimated Number of Occupied Units by Number of Bedrooms	E-11

INTRODUCTION

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

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

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

The number and type of residential buildings in the Project Area potentially affected by the Redevelopment Plan were identified during the survey of building condition and land use conducted as part of the eligibility analysis for the Project Area. An estimate of the number of residential units within each such building, and whether such residential units were inhabited or uninhabited, was based on a number of analytical tools including, where appropriate, physical building surveys, Cook County tax assessment records, and United States Census data. As of November 24, 2004 the Project Area contained 1,577 residential units, of which 1,434 were inhabited and 143 were uninhabited.

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

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

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

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

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

PART I: RESIDENTIAL UNITS

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

Type and Number of Residential Units

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

Type and Number of Rooms in Residential Units

Tables E-1, E-2, and E-3, respectively, describe the distribution of the 1,577 residential units in the Project Area by number of rooms, by number of bedrooms, and by kitchen and plumbing facilities.

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

The number of conventional residential units in the Project Area (1,577) represents 7.4% of the total residential units within the thirty-five block groups. Therefore, that percentage has been consistently applied to estimate the distributions of rooms, number of bedrooms, and kitchen and plumbing facilities as presented in the tables below. For example, the number of one-room units in all thirty-five block groups is 1,691. Multiplying 7.4% by this total determines that there are 126 one-room units in the Project Area ($1,691 \times 0.074 = 125.52$).

Table E-1 shows the estimated number (rounded to the nearest whole number) of conventional residential units in the Project Area, by number of rooms. As defined by the Census Bureau, a room includes living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodger's rooms. Excluded are strip or Pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished

space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets.

Table E-1 Estimated Number of Rooms per Dwelling Unit

Number of Rooms	Number of Units within All Block Groups	Number of Units within Project Area
1	1,127	83
2	1,607	119
3	3,033	224
4	4,650	344
5	5,172	383
6	3,481	258
7	896	66
8	340	25
9 or more	940	70
Total	21,246	1,572

Source: 2000 Census, US Bureau of the Census

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

Table E-2 Estimated Number of Bedrooms per Dwelling Unit

Number of Bedrooms	Number of Units within All Block Groups	Number of Units within Project Area
0	1,691	125
1	5,076	376
2	8,032	594
3	4,918	364
4	976	72
5 or more	553	41
Total	21,246	1,572

*Source: 2000 Census, US Bureau of the Census
Numbers may not add due to rounding*

Table E-3 describes the estimated number of conventional residential units in the Project Area with kitchen facilities and with plumbing facilities. As defined by the Census Bureau, a unit has complete kitchen facilities when it has all of the following: (1) an installed sink with piped water, (2) a range, cook top and convection or microwave oven, or cookstove, and (3) a refrigerator. All kitchen facilities must be located in the structure. They need not be in the same room. Portable cooking equipment is not considered a range or cookstove. An ice box is not considered to be a refrigerator. As defined by the Census Bureau, complete plumbing facilities include hot and cold piped water, a flush toilet, and a bathtub or shower. All three facilities must be located inside the house, apartment, or mobile home, but not necessarily in the same room. Housing facilities are classified as lacking complete plumbing facilities when any of the three facilities are not present.

Table E-3 Estimated Number of Units with Kitchen and Plumbing Facilities

Facility	Number of Units within All Block Groups which have Facility	Number of Units within Project Area which have Facility	Percentage of Project Area Total
Kitchen	20,720	1,533	97.5 %
Plumbing	20,744	1,535	97.6 %

Source: 2000 Census, US Bureau of the Census

Inhabited Units

Field surveys were completed on a building-by-building basis by Teska Associates, Inc. to determine the total number of inhabited and uninhabited residential units within the Project Area. As required by the Act, this information was ascertained as of November 24, 2004, which is not less than 45 days before the date that the resolution required by subsection (a) of Section 11-74.4-5 of the Act is or will be passed.

The Project Area contains 1,577 residential units, including 1,434 inhabited units and 143 uninhabited units. All of these uninhabited units are contained in multifamily or mixed use buildings.

Table E-4 Types of Dwelling Units

Type of Unit	Inhabited	Vacant	Total
Single Family Home	27	0	27
Units in Multiple Family Buildings	504	33	537
Units in Mixed Use Buildings	903	110	1013
Total	1434	143	1577

Source: TAI Field Survey

Demographics

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

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

Table E-5 Estimated Number of Residents

Number of Bedrooms	Number of Units within Project Area (see Table B-2)	HUD Family Size Adjustment Rate (persons per unit)	Estimated Number of Persons within Project Area
0	125	1.0	125
1	376	1.5	564
2	594	3.0	1,782
3	364	4.5	1,638
4	72	6.0	432
5 or more	41	7.5	308
Total	1,572	n/a	4,849

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

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

Table E-6 Estimated Racial and Ethnic Composition of Residents

	2000 Census Percentage in All Block Groups	Estimated Number of Residents within Project Area
Race		
White Only	43.9%	2,129
Black or African American Only	5.6%	272
American Indian and Alaska Native Only	0.8%	39
Asian Only	1.8%	87
Native Hawaiian and Other Pacific Islander Only	0.1%	5
Other Single Race	41.6%	2,017
Two or More Races	6.3%	305
Total	100%	4,854
Ethnic Composition		
Hispanic or Latino (of any race)	67%	3,268

Source: 2000 Census, US Bureau of the Census
Totals may not add due to rounding

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

Relocation Program

If during the life of the 23-year tax increment financing district, the City acquires property which includes residential units, the City's plans for relocation assistance for qualified residents in the proposed Project Area shall be consistent with the requirements set forth in Section 11-74.4-3(n)(7) of the Act. The terms and conditions of such assistance are described under "Type and Extent of Relocation Assistance" below. The City, as of the date of this report, has prepared no specific relocation plan because it is not the intent of the City to acquire any occupied residential units within the Project Area.

Availability of Replacement Housing

In accordance with Section 11-74.4-3(n)(7) of the Act, the City shall make a good faith effort to ensure that affordable replacement housing for any qualified displaced resident whose residence is removed is located in or near the Project Area.

To promote development of affordable housing, the Redevelopment Plan requires that developers who receive tax increment financing assistance for market-rate housing are to set aside at least 20 percent of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means the affordable for-sale units should be priced at a level that is affordable to households earning no more than 100 percent of the area median income (adjusted for family size), and affordable rental units should be affordable to households earning no more than 60 percent of the area median income (adjusted for family size).

Samples of the type, location, and cost of a sample of possible replacement housing units located in the Avondale, Logan Square, Bucktown, Roscoe Village, Palmer Square, and Humboldt Park community areas are listed in Table E-8. The information presented is based on classified advertisements from the Chicago Reader online newspaper listings (compiled from the October 29, 2004 issue). It is important to note, however, that Chicago has a rental cycle that turns over in greater volume on May 1 and October 1 of each year. The majority of the apartments in the City that turn over in any given year become available during the months prior to those dates. Therefore, housing ads placed at these times will likely reflect a wider variety of rental rates, unit sizes and locations.

Table E-8. Sample Replacement Housing

Housing type	Location	Rent
Studio apt	2011 N. Leavitt	\$625
Studio apt	2700 W. Logan	\$550
Studio apt	2959 N. Damen	\$550
One bedroom apt	2457 W. Logan	\$650
One bedroom apt	3530 W. Lyndale	\$595

One bedroom apt	3115 W. Diversey	\$650
One bedroom apt	1940 N. Drake	\$650
One bedroom apt	2252 N. Spaulding	\$650
One bedroom apt	2625 N. Spaulding	\$600
One bedroom apt	2637 N. Spaulding	\$610
One bedroom apt	2452 N. Spaulding	\$610
One bedroom apt	2220 N. Hamilton	\$595
One bedroom apt	2634 W. Armitage	\$575
One bedroom apt	3700 W. Fullerton	\$600
One bedroom apt	1659 N. Humboldt	\$630
One bedroom apt	2840 N. Whipple	\$625
One bedroom apt	4304 N. St. Louis	\$625
One bedroom apt	2335 W. Roscoe	\$625
One bedroom apt	2014 W. Melrose	\$650
One bedroom apt	4337 N. Richmond	\$625
One bedroom apt	2900 W. Belle Plaine	\$600
One bedroom apt	4101 W. Sacramento	\$650
One bedroom apt	4137 N. Kimball	\$600
Two bedroom apt	2252 N. Spaulding	\$750
Two bedroom apt	2011 N. California	\$650
Two bedroom apt	2036 N. Whipple	\$600
Two bedroom apt	2046 N. California	\$650
Two bedroom apt	2452 N. Spaulding	\$610
Two bedroom apt	2544 N. Springfield	\$650
Two bedroom apt	3602 W. Irving Park	\$850
Two bedroom apt	4137 N. Kimball	\$725

Source: Chicago Reader October 29, 2004 On-line edition

Type and Extent of Relocation Assistance

In the event that the implementation of the Redevelopment Plan results in the removal by the City of residential housing units in the Redevelopment Project Area occupied by low-income households or very low-income households, the occupants of such units shall be provided relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. The City shall make a good faith effort to ensure that affordable replacement housing for the aforementioned households is located in or near the Redevelopment Project Area.

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

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

First, the thirty-five block groups which contain residential units in the Project Area contain a total of 21,246 residential units, and the Project Area contains 1,577 residential units (7.4% of the block group total). Census data also indicates that there are 19,551 households in the thirty-five block groups. Therefore, we estimate that there are 1,447 households in the Project Area ($19,551 \times 0.074 = 1,447$).

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

Table E-9 Estimated Number of Households by Income Level

1989 Household Income	Number of Households within All Block Groups	Percent of Households	Estimated Number of Households within Project Area
up to \$14,999	4,249	21.7%	314
\$15,000 to \$34,999	6,203	31.7%	459
\$35,000 or more	9,099	46.5%	673
Total	19,551	100.0%	1,447

Source: 2000 Census, US Bureau of the Census

Second, the number of occupied units by household size is determined, based on the fact that in the Project Area, 1,434 of 1,577 residential units are occupied (90.9%). For example, if there are 376 one bedroom residential units in the Project Area, approximately 342 are occupied ($376 \times 0.909 = 342$)

Table E-10 Estimated Number of Occupied Units by Number of Bedrooms

Number of Bedrooms	Number of Units within Project Area (see Table E-5)	Estimated Number of Occupied Units within Project Area	HUD Family Size Adjustment Rate (persons per unit)
0	125	114	1.0
1	376	342	1.5
2	594	540	3.0
3	364	331	4.5
4	72	65	6.0
5 or more	41	37	7.5
Total	1,573	1,430	n/a

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

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

- The low-income limit is defined as "80% of the median family income for the area, subject to adjustments for areas with unusually high or low incomes or housing costs."
- The very low-income limit is defined as "50% of the median family income for the area, subject to specified adjustments for areas with unusually high or low incomes."
- The 30% of the area median income limit is "a new income targeting standard of the 1998 Act Amendments to the Housing Act of 1937; to avoid inconsistencies with other limits, it is defined as 60% of the four-person family very low-income limit, adjusted for family size."

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

- 456 occupied residential units (31.9%) have zero or one bedroom. This corresponds to a household size of 1 to 1.5 persons. For comparison to the HUD income thresholds, we assume a household size of 1 to 2 persons. For this household size:

To be considered:	A household of this size must have an annual income of not more than:
30% of the area median income	\$13,410 (for 1 person) to \$15,300 (for 2 persons)
very low-income (50% of median)	\$22,350 (for 1 person) to \$25,500 (for 2 persons)
low-income (80% of median)	\$35,760 (for 1 person) to \$40,800 (for 2 persons)

- 871 occupied residential units (60.9%) have two or three bedrooms. This corresponds to a household size of 3 to 4.5 persons. For comparison to the HUD income thresholds, we assume a household size of 3 to 5 persons. For this household size:

To be considered:	A household of this size must have an annual income of not more than:
30% of the area median income	\$17,250 (for 3 persons) to \$20,670 (for 5 persons)
very low-income (50% of median)	\$28,750 (for 3 persons) to \$34,450 (for 5 persons)
low-income (80% of median)	\$46,000 (for 3 persons) to \$55,120 (for 5 persons)

- 102 occupied residential units (7.1%) have four or more bedrooms. This corresponds to a household size of 6 to 7.5 persons. For comparison to the HUD income thresholds, we assume a household size of 6 to 8 persons. For this household size:

To be considered:	A household of this size must have an annual income of not more than:
30% of the area median income	\$22,200 (for 6 persons) to \$25,260 (for 8 persons)
very low-income (50% of median)	\$37,000 (for 6 persons) to \$42,100 (for 8 persons)
low-income (80% of median)	\$59,200 (for 6 persons) to \$67,360 (for 8 persons)

PART II: RELOCATION PLANS

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

Residential Units Which May be Removed

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

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

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

Table E-7 Residential Units Which May be Removed

PIN	Address	Number of Dwelling Units	Type of Building	Reason for Potential Removal	Proposed Future Land Use
13-35-236-025	3224 W. Armitage	1	mixed use	previously approved acquisition	Mixed Use
13-35-236-024	3226 W. Armitage	2	mixed use	previously approved acquisition	Mixed Use
13-36-300-010	3107 W. Armitage	1	mixed use	previously approved acquisition	Mixed Use

FULLERTON/MILWAUKEE
TAX INCREMENT FINANCING
REDEVELOPMENT PLAN AND PROJECT

City of Chicago, Illinois

October 26, 1999
Revision #2 December 21, 1999

TABLE OF CONTENTS

INTRODUCTION	1
Project Area Description	1
Tax Increment Financing	2
The Redevelopment Plan	3
LEGAL DESCRIPTION	5
ELIGIBILITY OF THE PROPOSED TIF DISTRICT	6
REDEVELOPMENT GOALS, OBJECTIVES AND STRATEGIES	7
Goals	7
Objectives	7
Strategies	8
FUTURE LAND USE AND REDEVELOPMENT ACTIVITIES	9
Future Land Use	9
Redevelopment Activities	9
REDEVELOPMENT PROJECT	10
Purpose of the Redevelopment Plan	10
Eligible Redevelopment Project Costs	10
Property Assembly	12
Property Disposition	14
Rehabilitation of Existing Public or Private Structures	14
Public Improvements	14
Capital Costs of Taxing Districts	15
Relocation	15
Job Training	15
Developer Interest Costs	15
Estimated Project Costs	15
Sources of Funds	17
Nature and Term of Obligations to be Issued	17
Equalized Assessed Valuation	18
FINDINGS OF NEED FOR TAX INCREMENT FINANCING	19
Project Area Not Subject to Growth	19
Equalized Assessed Values that Fail to Keep Pace with the City as a Whole	19
FINANCIAL IMPACT OF REDEVELOPMENT	21
Demand on Taxing District Services	21
OTHER ELEMENTS OF THE REDEVELOPMENT PLAN	24
Conformance with Land Uses Approved by the Planning Commission of the City ...	24
Date of Completion	24
Implementation Schedule	24
Provision for Amending the Redevelopment Plan	24
Affirmative Action and Fair Employment Practices	24
Affordable Housing	25
Housing Impact	25

LIST OF PLAN EXHIBITS

Table P-1 Existing Land Use by Block	2
Table P-2 Acquisition Parcels by Parcel Number	12
Table P-3 Estimated Redevelopment Project Costs	16
Table P-4 Building Permit Activity, January 1994 to June 1999	20
Figure A Project Area Boundaries	28
Figure B Existing Land Use	30
Figure C Public Facilities in the Project Area	31
Figure D Future Land Use	32
Figure E Acquisition	33
Figure F Properties Previously Approved for Acquisition in Underlying Redevelopment Area Plan ...	34

APPENDIX A: ELIGIBILITY STUDY

TABLE OF CONTENTS

Introduction A-1

Description of the Project Area A-1

Eligibility Findings A-2

 Age of Buildings A-2

 Dilapidation A-3

 Deterioration A-3

 Depreciation of Physical Maintenance A-4

 Obsolescence A-4

 Illegal Use of Individual Structures A-5

 Presence of Structures Below Minimum Code Standards A-6

 Overcrowding of Structures and Community Facilities A-6

 Lack of Ventilation, Light, or Sanitary Facilities A-6

 Inadequate Utilities A-7

 Excessive Land Coverage A-7

 Deleterious Land Use or Layout A-8

 Lack of Community Planning A-8

Conclusion A-8

LIST OF ELIGIBILITY STUDY EXHIBITS

Figure 1 Project Area Boundaries A-10

Figure 2 Age A-11

Figure 3 Deterioration of Buildings and Surface Improvements A-12

Figure 4 Depreciation of Physical Maintenance A-13

Figure 5 Obsolescence A-14

Figure 6 Presence of Structures Below Minimum Code Standards A-15

Figure 7 Excessive Vacancies A-16

APPENDIX B: LEGAL DESCRIPTION

APPENDIX C: PROPERTIES PREVIOUSLY APPROVED FOR ACQUISITION IN UNDERLYING REDEVELOPMENT AREA PLAN

APPENDIX D: 1998 EQUALIZED ASSESSED VALUATION BY PARCEL

I INTRODUCTION

This report documents the Tax Increment Redevelopment Plan and Project (the "Redevelopment Plan") for the Fullerton/Milwaukee Redevelopment Project Area ("the Project Area"). The Redevelopment Plan has been prepared for the use of the City of Chicago (the "City") by Teska Associates, Inc. The proposed Redevelopment Plan seeks to respond to a number of problems and needs within the Project Area, and is indicative of a strong commitment and desire on the part of the City to improve and revitalize the Project Area. This document is intended to provide a framework for improvements within the Project Area over the next 23 years. The goal of the Redevelopment Plan is to encourage the redevelopment of existing obsolete and blighted buildings for uses which will contribute to the economic strength and vitality of the surrounding community.

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

TAI has prepared this Redevelopment Plan and the related eligibility study with the understanding that the City would rely on: (a) the findings and conclusions of the Redevelopment Plan and the related eligibility study in proceeding with the designation of the Project Area and the adoption and implementation of the Redevelopment Plan; and (b) the fact that TAI has obtained the necessary information so that the Redevelopment Plan and the related eligibility study will comply with the Act.

Project Area Description

The Project Area is located approximately 5 miles northwest of the central business district of Chicago. The Project Area encompasses portions of three major corridors: West Armitage Avenue from North Ridgeway Avenue to North Milwaukee Avenue, West Fullerton Avenue from North Kimball Avenue to North Francisco Avenue, and Milwaukee Avenue from West Armitage Avenue to West School Avenue (see [Figure A](#)).

The boundaries of the Project Area have been established to carefully include those properties that will gain an immediate and substantial benefit from the proposed redevelopment project improvements and Redevelopment Plan. The Project Area consists of approximately 226 acres within 91 legal blocks or portions thereof. The Project Area is zoned predominantly for business and commercial uses. The three commercial corridors included in this Project Area, along Milwaukee Avenue, Fullerton Avenue and Armitage Avenue, represent the retail and business support areas for residential neighborhoods which surround and fall between the corridors. The commercial businesses, particularly the retail businesses, within these corridors reflect the diversity of the neighborhood populations which they serve.

Land use in the Project Area is extremely diverse, reflecting the organic growth of the area over time (see [Figure B](#) and [Table P-1](#)). Most blocks are characterized by a mix of uses, including combinations of retail, office, light industry, and residential uses. Residential uses occur both in single- and multi-family buildings,

as well as in apartments above commercial uses. Other blocks contain only commercial or institutional uses. Three schools are included in the Project Area: Darwin School (3116 W. Belden), Funston School (2010 N. Central Park), and Chase School (2021 N. Point) (see Figure C). There are no Chicago Park District parks in the Project Area.

Table P-1 Existing Land Use by Block

Predominant Land Use of Block	Acres	Percent
Commercial	29	13%
Mixed Use	92	41%
Institutional	9	4%
Vacant/Parking	1	0%
Right of way	95	42%
Total	226	100%

The Project Area is characterized by excellent accessibility. The Kennedy Expressway is approximately one half mile to the east of the Project Area, and numerous major arterial streets traverse the area, including Belmont, Diversey, Fullerton, and Armitage in an east-west direction, and Kimball, California, and Western in the north-south direction. Numerous bus lines run through the Project Area, including #77, #76, #74, and #73 along the major east-west arterial streets, and #82, #52, and #49 along the north-south streets. The Blue Line of the CTA's elevated train system also serves the Project Area, including stops at Western and Milwaukee, at California and Milwaukee, and at Logan Square.

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

Tax Increment Financing

Tax increment financing is permitted in Illinois under the Act. Only areas which meet certain specifications outlined in the Act are eligible to use this financing mechanism. This document has been prepared in accordance with the provisions of the Act and can be used as a guide for public and private development in the Project Area. In addition to describing the redevelopment objectives, the Redevelopment Plan sets forth the overall program to be undertaken to achieve these objectives.

The Act permits municipalities to use tax increment financing to improve eligible "blighted" or "conservation" areas in accordance with an adopted redevelopment plan over a period not to exceed 23 years. The municipal cost of certain public improvements and programs can be paid with the revenues generated by increased equalized assessed values of private taxable real estate within a designated project area ("incremental property taxes"). The key to this financing tool is that it allows for the public to make capital investments that are repaid by property taxes from private development investment induced by those

public capital investments. Incremental property taxes are taken from the increase in equalized assessed valuation (principally from new private development) generated within the designated project area during the limited term of the redevelopment project. Thus, the project can pay for itself without the need for additional taxes to be levied city-wide, outside the boundaries of the particular project area.

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

Public and private reinvestment is possible only if Tax Increment Financing ("TIF") is used as authorized by the Act. The revenue generated by the development activity will play a major and decisive role in encouraging private development. Through this Redevelopment Plan, the City will serve as a catalyst for assembling the assets and energies of the private sector in a unified, cooperative public-private redevelopment effort. Implementation of the Redevelopment Plan and Redevelopment Project (as defined below) will benefit the City, its residents, and all taxing districts in the form of improved economic well-being and the improvement of the community living, working, and learning environment.

The Redevelopment Plan

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

The Redevelopment Plan has been formulated in accordance with the provisions of the Act and is intended to guide improvements and activities within the Project Area in order to stimulate private investment in the Project Area. The goal of the City, through implementation of this Redevelopment Plan, is that the entire Project Area be revitalized through a coordinated public and private enterprise effort of reinvestment, rehabilitation, and redevelopment of uses compatible with a strong, stable neighborhood, and that such revitalization occurs:

- On a coordinated, rather than piecemeal basis, to ensure that land use, access and circulation, parking, public services and urban design are functionally integrated and meet present-day principles and standards; and
- On a reasonable, comprehensive, and integrated basis to ensure that the factors leading to blight are eliminated; and
- Within a reasonable and defined time period so that the Project Area may contribute productively to the economic vitality of the City.

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

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

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

Successful implementation of this Redevelopment Plan requires that the City utilize incremental property taxes and other resources in accordance with the Act to stimulate the comprehensive and coordinated development of the Project Area. Only through the utilization of TIF will the Project Area develop on a comprehensive and coordinated basis, thereby eliminating the existing and threatened conditions which may lead to blight and which have precluded development of the Project Area by the private sector.

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

- A strengthening of the economic vitality of the community, arising from new residential and non-residential development.
- An increase in construction and long-term employment opportunities for residents of the Project Area and the City.
- The replacement of unsightly uses, blight, and vacated properties with viable, high-quality developments.
- The elimination of numerous physical impediments within the Project Area on a coordinated and timely basis so as to minimize costs and promote comprehensive, area-wide redevelopment.
- The construction of public improvements which may include new road surfaces, utilities, sewers, water lines, sidewalks, street lights, landscaping, etc., intended to make the Project Area more attractive to investment.
- The provision of job training services to community members which make the Project Area more attractive to investors and employers.
- The creation of opportunities for women and minority businesses to share in the redevelopment of the Project Area.

II LEGAL DESCRIPTION

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

III ELIGIBILITY OF THE PROPOSED TIF DISTRICT

During July and August, 1999, a study was undertaken, consistent with the Act and related procedural guidelines, to determine the eligibility of the proposed TIF district. The results of the study indicate that the Project Area meets the Act's requirements for a "conservation area," and is eligible to be designated by the City Council of the City as a "Tax Increment Financing Redevelopment Project Area." The detailed findings of this study are described in the Appendix of this report.

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

1. Age
2. Deterioration of buildings and surface improvements
3. Depreciation of physical maintenance
4. Obsolescence
5. Presence of structures below minimum code standards
6. Excessive vacancies
7. Lack of community planning

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

IV REDEVELOPMENT GOALS, OBJECTIVES AND STRATEGIES

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

Goals

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

- Reduction or elimination of those conditions which qualify the Project Area as a conservation area.
- Provision of sound economic development in the Project Area.
- Contribution to the economic well being of the City.
- Creation of strong public and private partnerships to capitalize upon and coordinate all available resources and assets.
- Encouragement of land uses which strengthen the function and appeal of the Project Area for a wide range of activities, including commercial, residential, public, and institutional uses.
- Improvement of the quality of life in the City by reducing incidences of both physical and economic deterioration and obsolescence within the Project Area.
- Improvement of existing utilities and roadways to enhance the potential for development and accessibility of redevelopment sites.
- Employment of residents living in and around the Project Area in jobs in the Project Area.
- Creation of an environment within the Project Area that will contribute to the health, safety, and general welfare of the City, that will maintain or enhance the value of properties in and adjacent to the Project Area, and that will stimulate private investment in new construction, expansion, and rehabilitation.

Objectives

- Assemble and prepare sites which are conducive to modern development.
- Encourage the use and maintenance of the commercial corridors so as to contribute to the vitality of the adjacent uses.
- Upgrade infrastructure throughout the Project Area.
- Establish a distinctive and cohesive visual identity for each of the historically distinguishable community areas within the Project Area.
- Ensure high quality and harmonious architectural and landscape design throughout the Project Area.

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

Strategies

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

- Rehabilitate, where appropriate, existing commercial, residential, and mixed use structures.
- Install streetscape elements, such as lighting and street furniture, to enhance the appearance and image of the area.
- Assemble and prepare property necessary to attract new investment.
- Undertake appropriate environmental remediation measures on rehabilitation or redevelopment sites, according to customary procedures.
- Establish job readiness and job training programs to provide residents within and surrounding the Project Area with the skills necessary to secure jobs in the Project Area and in adjacent project areas.
- Secure commitments from employers within the Project Area and adjacent project areas to interview graduates of the Project Area's job readiness and job training programs.
- Promote non-residential uses that support the needs of the community.
- Repair and replace the infrastructure where needed, including, but not limited to: roads, sidewalks, public utilities, and other public infrastructure.
- Study existing and future traffic conditions on arterial streets; and, improve traffic flow, safety and convenience through traffic roadway and intersection improvements, traffic lighting improvements, and traffic calming strategies.

V FUTURE LAND USE AND REDEVELOPMENT ACTIVITIES

Future Land Use

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

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

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

Redevelopment Activities

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

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

In addition, public improvements will increase the functionality, appearance, and viability of the Project Area as a strong commercial corridor. Recommended public improvements in the Project Area primarily include streetscape elements along Milwaukee, Fullerton, and Armitage Avenues such as street trees, lighting, street paving, and street furniture. Streetscape elements should respect and celebrate the ethnic diversity and individual character of each of the commercial corridors that make up the Project Area. In addition, special gateway treatments would be appropriate at locations that maximize the impact and recognition of important corridor entrances. Traffic signalization improvements may be undertaken at those same intersections.

VI REDEVELOPMENT PROJECT

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

Purpose of the Redevelopment Plan

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

Further, the Act states that for such areas, "It is hereby found and declared that in order to promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas. The eradication of blighted areas and treatment and improvement of conservation areas and industrial park conservation areas by redevelopment projects is hereby declared to be essential to the public interest" (65 ILCS 5/11-74.4-2(b), as amended).

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

Eligible Redevelopment Project Costs

The City may incur, or reimburse a private developer or redeveloper for incurring, redevelopment project costs. Redevelopment project costs include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to the Redevelopment Plan and Redevelopment Project. Some of the costs listed below will become eligible costs under the Act pursuant to an amendment to the Act which will become effective November 1, 1999. Such costs may include, without limitation, the following:

- Costs of studies, surveys, development of plans, and specifications, implementation and administration of the Redevelopment Plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services;
- The cost of marketing sites within the Project Area to prospective businesses, developers, and investors;
- Property assembly costs including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation and site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;

- Costs of rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
- Costs of the construction of public works or improvements;
- Costs of job training and retraining projects, including the cost of “welfare to work” programs implemented by businesses located within the Project Area, and costs of advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, as provided in the Act;
- Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued under the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued, and not exceeding 36 months thereafter and including reasonable reserves related thereto;
- To the extent the City by written agreement accepts and approves the same, all or a portion of a taxing district’s capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan.
- An elementary, secondary, or unit school district’s increased costs attributable to assisted housing units will be reimbursed as provided in the Act.
- Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by Federal or state law;
- Payment in lieu of taxes;
- Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project, as provided by the Act;
- Up to 50% of the cost of construction, renovation, and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for this benefit under the Act.
- Up to 75% of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.
- The cost of daycare services for children of employees from low-income families working for businesses located within the Project Area and all or portion of the cost of operation of day care centers established by Project Area businesses to serve employees from low-income families working in businesses located in the Project Area. For the purposes of this paragraph, “low-income families” means families whose

annual income does not exceed 80% of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development.

Property Assembly

To meet the goals and objectives of this Redevelopment Plan, the City may acquire and assemble property throughout the Project Area. Land assemblage by the City may be by purchase, exchange, donation, lease, eminent domain or through the Tax Reactivation Program and may be for the purpose of (a) sale, lease or conveyance to private developers, or (b) sales, lease, conveyance or dedication for the construction of public improvements or facilities. Furthermore, the City may require written redevelopment agreements with developers before acquiring any properties. In connection with the City exercising its power to acquire real property not currently on the Acquisition Map (Figure E), including the exercise of the power of eminent domain, under the Act in implementing the Redevelopment Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Redevelopment Plan.

Figure E, Acquisition, and Table P-2 indicate the parcels authorized to be acquired for site assembly and preparation for redevelopment in the Project Area.

Table P-2 Acquisition Parcels by Parcel Number

Parcels Authorized to be Acquired			
13	23	325	007
13	23	325	008
13	23	325	030
13	23	325	031
13	23	325	032
13	23	325	033
13	23	325	036
13	23	325	037
13	23	325	041
13	23	325	042
13	23	325	043
13	23	325	044
13	23	325	045
13	23	325	046
13	23	325	047
13	23	325	049
13	23	325	050
13	23	325	053
13	26	404	001
13	26	427	029
13	26	427	030
13	26	427	031
13	26	427	032

Parcels Authorized to be Acquired			
13	35	304	001
13	35	304	002
13	35	304	003
13	35	304	004
13	35	304	005
13	35	304	006
13	35	304	007
13	35	304	042
13	35	304	043
13	35	305	001
13	35	305	005
13	35	305	006
13	35	305	007
13	35	305	008
13	35	305	046
13	35	305	047
13	35	400	043
13	36	230	040
13	36	230	041
13	36	400	002

The Armitage/California - St. Louis Redevelopment Plan established boundaries for the Armitage/California - St. Louis Redevelopment Area. That Redevelopment Area consists of properties facing Armitage between N. St. Louis Avenue and N. Point Street, along the west side of California Avenue from W. Armitage to W. Dickens, and along the east side of California from Armitage to Milwaukee. Figure F illustrates those properties identified for acquisition within the previously adopted underlying Armitage/California - St. Louis Redevelopment Area boundaries. Appendix C lists those parcels, by parcel number, which are shown in Figure F and fall within the Project Area.

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

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

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

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

Property Disposition

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

Rehabilitation of Existing Public or Private Structures

The City of Chicago may provide assistance to encourage rehabilitation of existing public or private structures which will remove conditions which contribute to the decline of the character and value of the district. Appropriate assistance may include, but is not limited to:

- Financial support to private property owners for the restoration and enhancement of existing structures within the Project Area.
- Improvements to the facade or rehabilitation of public or private buildings.

Public Improvements

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

- Vacation, removal, resurfacing, widening, reconstruction, construction, and other improvements to streets, alleys, pedestrian ways, and pathways;
- Installation of traffic improvements, viaduct improvements, street lighting and other safety and accessibility improvements;
- Development of parks, playgrounds, plazas, and places for public leisure and recreation;
- Construction of public off-street parking facilities;
- Installation, reconstruction, improvement or burial of public or private utilities;
- Construction of public buildings;
- Beautification, lighting and signage of public properties;
- Maintenance of rights-of-way in privately owned properties;

- Demolition of obsolete or hazardous structures;
- Improvements to publicly owned land or buildings to be sold or leased.

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

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

Capital Costs of Taxing Districts

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

Relocation

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

Job Training

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

Developer Interest Costs

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

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

Estimated Project Costs

Table P-3 outlines the estimated costs of the Redevelopment Project.

Table P-3 Estimated Redevelopment Project Costs

Estimated Redevelopment Project Costs	
Professional Services: studies, surveys, plans & specifications, administrative costs relating to redevelopment plan and projects: architectural, engineering, legal, financial, planning or other services; and the cost of marketing sites to prospective businesses, developers, and investors ⁽¹⁾	\$1,200,000
Property Assembly: land acquisition, demolition, site preparation, and disposition ⁽¹⁾	\$7,500,000
Rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements ⁽¹⁾	\$13,000,000
Public works or improvements: streetscape and traffic lighting improvements ^{(1) (2)}	\$12,000,000
Job Training, Retraining, Welfare-to-Work ⁽¹⁾	\$1,500,000
Relocation	\$1,300,000
Developer Interest Costs ⁽¹⁾	\$1,500,000
Eligible New Construction ⁽¹⁾	\$1,000,000
Day Care ⁽¹⁾	\$1,000,000
Total Redevelopment Costs ^{(1) (3) (4)}	\$40,000,000

Notes:

1. Certain costs included in the line items listed above will become eligible costs as of November 1, 1999, pursuant to an amendment to the Act.
2. Public improvements may also include capital costs of taxing districts. Specifically, public improvements as identified in the Redevelopment Plan and as allowable under the Act may be made to property and facilities owned or operated by the City or other public entities. As provided in the Act, to the extent the City by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan.
3. The total Estimated Redevelopment Project Costs provides an upper limit on expenditures and adjustments may be made in line items without amendment to this Redevelopment Plan.
4. Total Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Project Costs. Total Project Costs are inclusive of redevelopment project costs in contiguous project areas or those separated by only a public right-of-way that are permitted under the Act to be paid from incremental property taxes generated in the Project Area, but do not include redevelopment project costs incurred in the Project Area which are paid from incremental property taxes generated in contiguous project areas or those separated only by a public right-of-way. The amount of revenue from the Project Area made available to support such contiguous project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area, shall not at any time exceed the total Redevelopment Project Costs described in the Redevelopment Plan.

Sources of Funds

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

Funds necessary to pay Redevelopment Project Costs may be derived from a number of authorized sources. The principal source of anticipated revenues is real property tax increments generated by new private development. There may be other local sources of revenue, including land disposition proceeds that the City determines are appropriate to allocate to the payment of Redevelopment Project Costs. The City may explore the availability of funds from state and Federal programs to assist in financing the project costs. The municipality may incur redevelopment project costs which are paid from funds of the municipality other than incremental taxes, and the municipality may be then reimbursed for such costs from incremental taxes.

The Project Area may, in the future, be contiguous to, or separated only by a public right-of-way from, other redevelopment project areas created under the Act. The City may utilize net incremental property taxes received from the Project Area to pay eligible Redevelopment Project Costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas or other project areas separated only by a public right-of-way, and vice versa. The amount of revenue from the Project Area, made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible redevelopment project costs within the Project Area, shall not at any time exceed the total Redevelopment Project Costs described in this Redevelopment Plan.

The Project Area may become contiguous to, or be separated only by a public right-of-way from, project areas created under the Industrial Jobs Recovery Law, 65 ILCS 5/11-74.6-1, et seq., as amended. If the City finds that the goals, objectives and financial success of such contiguous redevelopment project areas or those separated only by a public right-of-way are interdependent with those of the Project Area, the City may determine that it is in the best interests of the City and in furtherance of the purposes of the Redevelopment Plan that net revenues from the Project Area be made available to support any such redevelopment project areas, and vice versa. The City therefore proposes to utilize net incremental revenues received from the Project Area to pay eligible redevelopment project costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the Project Area and such areas. The amount of revenue from the Project Area so made available, when added to all amounts used to pay eligible redevelopment project costs within the Project Area or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Table P-3 of this Redevelopment Plan.

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

Nature and Term of Obligations to be Issued

Under the Act, the City may issue tax increment revenue obligation bonds and other obligations secured by incremental property taxes generated in the Project Area pursuant to the Act for a term not to exceed twenty years. All such obligations shall be retired no later than December 31 of the year in which the

payment to the City Treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving this Project Area is adopted (by December 31, 2024).

All obligations may be secured after issuance by projected and actual tax increment revenues and by such debt service reserves and sinking funds as may be provided by ordinance. Revenues not required for the retirement of obligations (providing for reserves and sinking funds) and Redevelopment Project Costs may be declared surplus and become available for distribution to the taxing districts in the Project Area in the manner provided by the Act.

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

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

- Net revenues of all or part of any redevelopment project;
- Taxes levied and collected on any or all property in the City;
- The full faith and credit of the City;
- A mortgage on part or all of a redevelopment project;
- Any other taxes or anticipated receipts that the City may lawfully pledge.

Equalized Assessed Valuation

The purpose of identifying the most recent equalized assessed valuation (“EAV”) of the Project Area is to provide an estimate of the initial EAV, which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Project Area. The most recent (1998) equalized assessed valuation (EAV) of the Project Area is \$72,137,399 (see [Appendix D](#)). This EAV is based on 1998 EAV figures collected by Teska Associates, Inc. and is subject to verification by the County Clerk. After verification, the final figure shall be certified by the County Clerk of Cook County, Illinois. This certified amount shall become the Certified Initial EAV from which all incremental property taxes in the Project Area will be calculated by the County.

Upon completion of anticipated private development of the Project Area, it is anticipated that the equalized assessed valuation will be approximately \$152 million. The calculation assumes that assessments appreciate at a rate of 2% per year. The projection represents a 111% increase in the total equalized assessed valuation. Other new projects, rehabilitation of existing buildings, and appreciation of real estate values may result in substantial additional increases in equalized assessed valuation.

VII FINDINGS OF NEED FOR TAX INCREMENT FINANCING

Pursuant to the Act, TAI makes the following findings:

Project Area Not Subject to Growth

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

Equalized Assessed Values that Fail to Keep Pace with the City as a Whole

Between 1993 and 1998 the Equalized Assessed Valuation of the Project Area increased from \$60,247,550 to \$72,137,399, an increase of 19.7%. This increase results from improvements to a limited number (approximately 5%, as described below) of properties in the Project Area, and inflation. By contrast, over the same time period, the Equalized Assessed Value of the City as a whole increased from \$30,952,341,898 to \$37,218,840,213, which represents an increase of 20.2%. The Project Area has been subject to a lower rate of investment and appreciation than the City as a whole, indicating a relative lack of investment directed toward the properties in the Project Area.

Presence of Blighting Factors

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

Lack of Building Permit Activity Representing Substantial Investment

During the period from January 1994 to June 1999, 292 building permits were issued in the Project Area at a total value of \$11,057,565. Four of these permits (at a value of \$3,687,000) were issued to schools in the Project Area and do not represent private investment. However, even the remaining 288 permits (\$7,370,565) do not represent a sign of economic well-being through private investment. Much of the building permit activity in the Project Area is intended to address basic maintenance and code violations. As elaborated upon in the Eligibility Study, the Project Area has been subject to an excessive amount of code violations over the past five years, and much of the building permit activity addresses City building code requirements.

Specifically, as depicted in Table P-4, during the period from January 1994 to June 1999, only 55 permits (19%) were issued for the erection of new buildings or additions, or for substantial interior renovations. These permits, which represent significant private investment, were issued to only 51 properties in the Project Area (5.4% of the 946 parcels in the Project Area). The vast majority of the remaining permits were for general maintenance or in response to building code violations.

Table P-4 Building Permit Activity, January 1994 to June 1999

Type of Permit	Number of Permits	Number as a Percent of Non-School Permits	Number as a Percent of Total Permits	Value of Permits	Value as a Percent of Non-School Permits	Value as a Percent of Total Permits
Demolition	18	6.3%	6.2%	\$184,099	2.5%	1.7%
Addition/ new construction/ renovation	55	19.1%	18.8%	\$4,553,844	61.8%	41.2%
Repair/code violations	215	74.7%	73.6%	\$2,632,622	35.7%	23.8%
Subtotal	288	100.0%	98.6%	\$7,370,565	100.0%	66.7%
Schools	4		1.4%	\$3,684,000		33.3%
Total	292		100.0%	\$11,057,565		100.0%

As Table P-4 illustrates, one third of the value of all building permit activity in the Project Area was for permits issued to schools, meaning that this third does not represent private investment. Of the remainder, more than 60% of the value of building permits occurred on a limited number of properties (51 properties, or 5.4% of the total number of parcels in the Project Area). The increase in value to properties arising from new construction, additions, or substantial renovations was isolated on a small number of properties and is not uniformly distributed throughout the Project Area.

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

VIII FINANCIAL IMPACT OF REDEVELOPMENT

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

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

Demand on Taxing District Services

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

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

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

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

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

Board of Education of the City of Chicago and Associated Agencies. General responsibilities of the Board of Education include the provision, maintenance and operations of educational facilities and the provision of educational services for kindergarten through twelfth grade.

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

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

The replacement of vacant and underutilized property with non-residential or residential development may cause increased demand for services and/or capital improvements to be provided by Cook County, the Metropolitan Water Reclamation District of Greater Chicago, the City of Chicago, the Board of Education of the City of Chicago, Chicago Community College District #508, and the Chicago Park District. The estimated nature of these increased demands for services on these taxing districts, and the activities to address increased demand, are described below.

Cook County. The replacement of vacant and underutilized property with non-residential or residential development may cause increased demand for the services and programs provided by the County. Because many new residents in the Project Area are likely to relocate from other portions of the County, the increase in demand is not anticipated to be significant. A portion of Redevelopment Project Costs may be allocated to assist in the provision of such increased services, as provided in the Act and in this Redevelopment Plan.

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

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

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

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

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

This proposed program to address increased demand for services or capital improvements provided by some or all of the impacted taxing districts is contingent upon: (i) the Redevelopment Project occurring as anticipated in the Redevelopment Plan, (ii) the Redevelopment Project resulting in demand for services sufficient to warrant the allocation of Redevelopment Project Costs, and (iii) the generation of sufficient

incremental property taxes to pay for the Redevelopment Project Costs listed above. In the event that the Redevelopment Project fails to materialize, or involves a different scale of development than that currently anticipated, the City may revise this proposed program to address increased demand, to the extent permitted by the Act, without amending this Redevelopment Plan.

IX OTHER ELEMENTS OF THE REDEVELOPMENT PLAN

Conformance with Land Uses Approved by the Planning Commission of the City

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

Date of Completion

The Redevelopment Project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the City Treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving this Project Area is adopted (by December 31, 2024).

Implementation Schedule

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

Provision for Amending the Redevelopment Plan

The Redevelopment Plan may be amended pursuant to provisions of the Act.

Affirmative Action and Fair Employment Practices

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

1. The assurance of equal opportunity in all personnel and employment actions, including, but not limited to: hiring, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age, handicapped status, national origin, creed or ancestry.
2. Redevelopers will meet City of Chicago standards for participation of Minority Business Enterprises and Woman Business Enterprises, the City Resident Construction Worker Employment Requirement, and the prevailing wage requirements as required in redevelopment agreements.
3. This commitment to affirmative action will ensure that all member of the protected groups are sought out to compete for job openings and promotional opportunities.

In order to implement these principles, the City shall require and promote equal employment practices and affirmative action on the part of itself and its contractors and vendors. In particular, parties engaged by the City shall be required to agree to the principles set forth in this section.

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

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

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

The City shall have the right, in its sole discretion, to exempt certain small business, building owners, and developers from items 1, 2, and 3 above.

Affordable Housing

The City requires that developers who receive TIF assistance for market rate housing set aside 20% of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 120% of the area median income, and affordable rental units should be affordable to persons earning no more than 80% of the area median income.

Housing Impact

The Project Area contains 27 single-family buildings, 105 multi-family buildings, and 193 mixed-use buildings with upper story residential for a total of 1,292 residential units. 1,254 of the 1,292 residential units in the Project Area are inhabited. Because the Project Area includes a significant number of residential units, information is provided regarding this Plan's potential impact on housing.

Included in the Plan are the following maps: (1) *Acquisition* (Figure E), and (2) *Properties Previously Approved for Acquisition in Underlying Redevelopment Area Plan* (Figure F). Some of these maps indicate parcels of real property on which there are buildings containing residential units that could be removed if the Plan is implemented in this regard, and that to the extent those units are inhabited, the residents thereof might be displaced. The Redevelopment Plan also includes information on the condition of buildings within the Project Area. Some of the residential buildings exhibit a combination of characteristics such as dilapidation or deterioration, excessive vacancies, and obsolescence which might result in a building's removal and the displacement of residents, during the time that this Redevelopment Plan is in place.

The number and type of residential buildings in the Project Area potentially affected by the Redevelopment Plan were identified during the building condition and land use survey conducted as part of the eligibility analysis for the Project Area. A good faith estimate and determination of the number of residential units within each such building whether such residential units were inhabited and whether the inhabitants were low-income or very low-income households were based on a number of research and analytical tools including, where appropriate, physical building surveys, data received from building owners and managers and data bases maintained by the City's Department of Planning and Development, Cook County tax assessment records or census data.

Any buildings containing residential units that may be removed and any displacement of residents of inhabited units projected in this Redevelopment Plan are expressly intended to be within the contemplation of the comprehensive program intended or sought to be implemented pursuant to this Redevelopment Plan. To the extent that any such removal or displacement will affect households of low-income and very low-income persons, there shall be provided affordable housing and relocation assistance not less than that which would be provided under the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. Affordable housing may either be existing or newly constructed housing and the City shall make a good faith effort to ensure that the affordable housing is located in or near the Project Area. For the purposes hereof, "low-income households", "very low-income households", and "affordable housing" shall have the meanings set forth in the Illinois Affordable Housing Act.

Regarding the *Acquisition* map, the properties identified contain 9 residential units. Of this number, 1 is estimated to be occupied by residents classified as low-income, and 4 are estimated to be occupied by residents classified as very low-income.

The map of *Properties Previously Approved for Acquisition in Underlying Redevelopment Area Plan* indicates those properties in the Project Area that have been identified for acquisition in a previously adopted underlying redevelopment plan. The *Armitage/California - St. Louis Redevelopment Area* ("Underlying Redevelopment Area Plan") and any subsequent amendments established City authority to acquire and assemble property. Such acquisition and assembly under that authority is consistent with this Redevelopment Plan. Nothing in this Redevelopment Plan shall be deemed to limit or adversely affect the authority of the City under the Underlying Redevelopment Project Area Plan to acquire and assemble property. Accordingly, incremental property taxes from the Project Area may be used to fund the acquisition and assembly of property by the City under the authority of the Underlying Redevelopment Project Area Plan within the Project Area.

There are 17 residential units listed on the *Properties Previously Approved for Acquisition in Underlying Redevelopment Area Plan* which might be removed under the Underlying Redevelopment Project Area Redevelopment Plan, but funded by incremental property taxes from the Project Area. Of this number, 4 are estimated to be occupied by residents classified as low-income, and 11 are estimated to be occupied by residents classified as very low-income.

In addition to the various maps discussed previously, the building condition survey revealed that 21 residential buildings exhibit a combination of characteristics such as dilapidation, or deterioration, functional and economic obsolescence, and excessive vacancies. These conditions, if left unchecked, may result in the removal of buildings and the displacement of residents. Based on the building conditions survey, it is possible that 115 residential units could be removed. Such units may be located anywhere within the Project Area, but will be limited to a total of 115 to be removed without amendment of this Redevelopment

Plan in accordance with the requirements of the Act. Of this number, 21 are estimated to be occupied by residents classified as low-income, and 52 are estimated to be occupied by residents classified as very low-income.

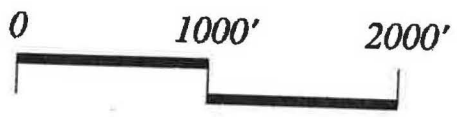
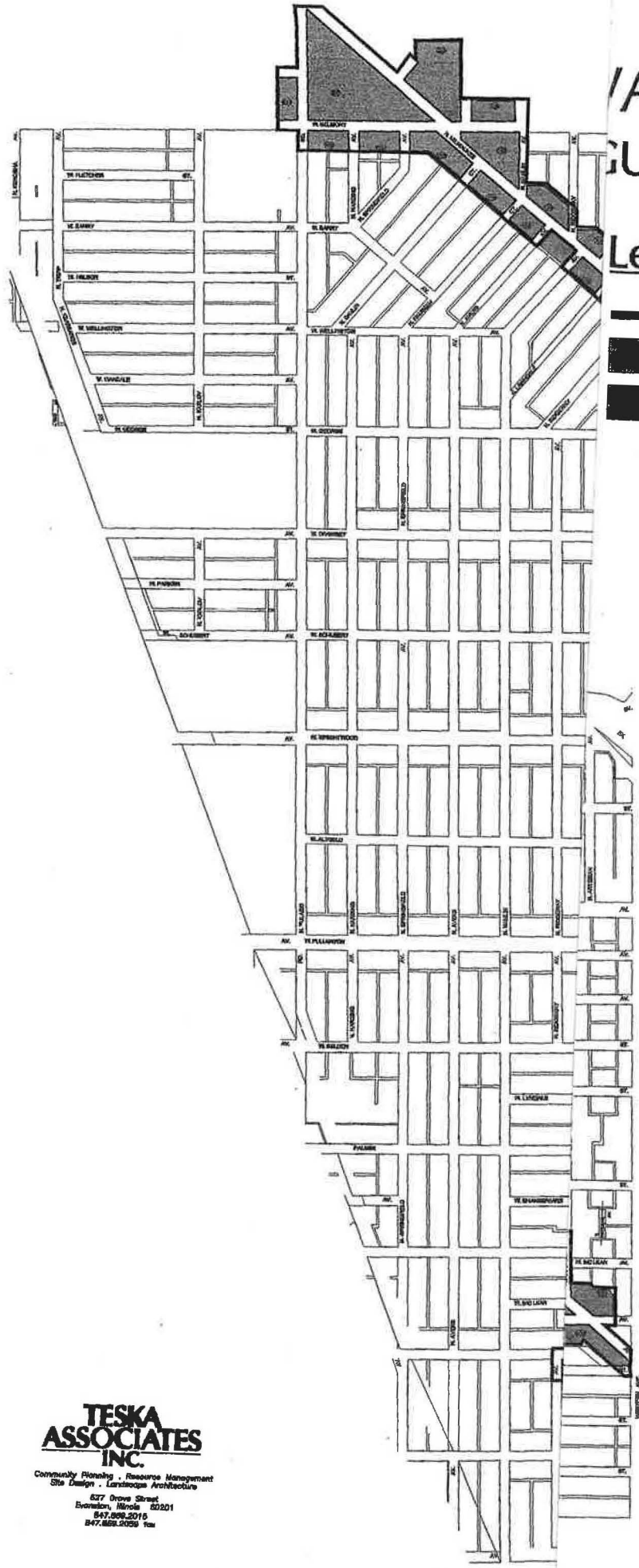
Appendix D, *1998 Equalized Assessed Valuation by Parcel Number*, contains references to reflect the parcels containing buildings and units of residential housing that are impacted by the discussion presented in the previous paragraphs. Those properties in Appendix D which are marked by an asterisk were found to conform to the analysis of properties where residents could potentially be displaced as described in this section of the Plan.

WAUKEE TIF DISTRICT

FIGURE D: FUTURE LAND USE

Legend

-  Project Area Boundary
-  Corridor Mixed Use
-  Public Institutional

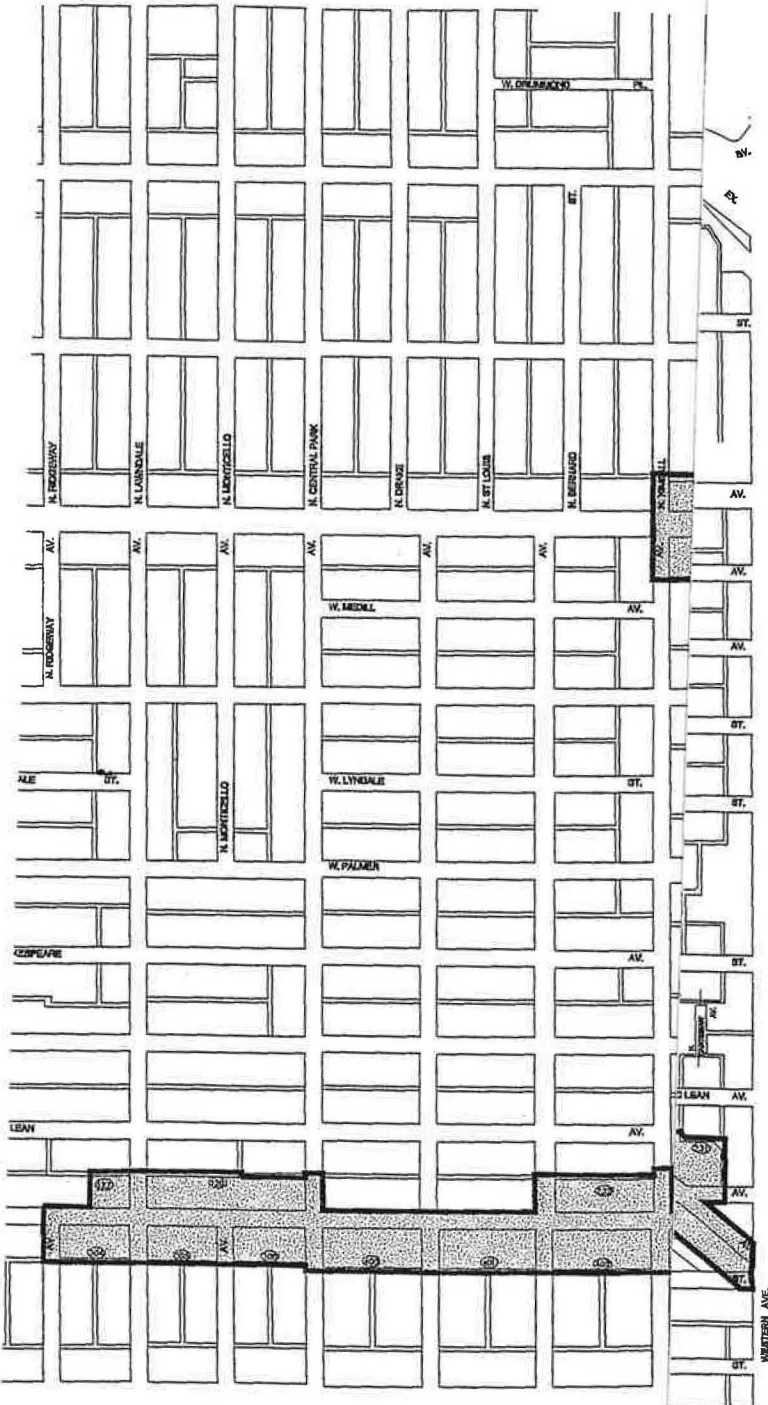


October 21, 1999

TESKA ASSOCIATES INC.
 Community Planning • Resource Management
 Site Design • Landscape Architecture
 637 Drive Street
 Excelsior, Minnesota 55301
 847.868.2015
 847.868.2029 Fax

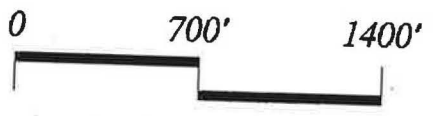
UKEE TIF DISTRICT JECT AREA BOUNDARIES

t Area Boundary



**TESKA
ASSOCIATES
INC.**

Community Planning • Resource Management
Site Design • Landscape Architecture
627 Grove Street
Evanston, Illinois 60201
847.889.2318
847.889.2059 fax



October 21, 1999

APPENDIX A

FULLERTON/MILWAUKEE REDEVELOPMENT PLAN AND PROJECT ELIGIBILITY STUDY

October 25, 1999

Introduction

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

"..an area designated by the municipality, which is not less in the aggregate than 1 ½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area, or a blighted area or a conservation area, or a combination of both blighted areas and conservation areas" (65 ILCS 5/11-74.4-3(p)).

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

"...any improved area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of a combination of three or more of the following factors: dilapidation; obsolescence; deterioration, illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light, or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; lack of community planning; is detrimental to the public safety, health, morals, or welfare and such an area may become a blighted area."

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

Teska Associates, Inc. has prepared this report with the understanding that the City would rely on: (i) the findings and conclusions of this report in proceeding with the designation of the Project Area as a Project Area under the Act; and (ii) the fact Teska Associates, Inc. has obtained the necessary information to conclude that the Project Area can be designated as a Project Area as defined by the Act.

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

Description of the Project Area

The Project Area is located approximately 5 miles northwest of the central business district of Chicago. The Project Area encompasses portions of three major corridors: West Armitage Avenue from North Ridgeway

Avenue to North Milwaukee Avenue, West Fullerton Avenue from North Kimball Avenue to North Francisco Avenue, and Milwaukee Avenue from West Armitage Avenue to West School Avenue.

The boundaries of the Project Area have been carefully established to include those properties that will gain an immediate and substantial benefit from the Redevelopment Plan. The Project Area contains 755 buildings and 946 parcels, and consists of approximately 226 acres within 91 legal blocks or portions thereof. [Figure 1](#) delineates the precise boundaries of the Project Area.

Eligibility Findings

TAI, in association with Mann Gin Dubin and Frazier, conducted a field survey of the subject properties in July and August, 1999. Based on an inspection of the improvements and grounds, field notes were taken which recorded the condition of the parcel. Photographs further document the observed conditions. Additional research was conducted at the Cook County Treasurer's Office and the City Building Department.

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

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

Age of Buildings

The characteristic of age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures and exposure to the elements over a period of many years. As a rule, older buildings or improvements typically exhibit more problems than buildings constructed in later years because of longer periods of active usage (wear and tear) and the impact of time, temperature and moisture. Additionally, older buildings tend not to be well suited for modern-day uses because of contemporary space and development standards.

Based on the observed style and construction methods of the buildings within the Project Area, 638 of 755 buildings (85%) are more than 35 years old. Age is also widely distributed throughout the area. At least one building characterized by age can be found on 84 of 91 blocks (92%), and at least half the buildings are characterized by age on 77 blocks (85%). [Figure 2](#) illustrates the 84 of 91 blocks on which at least 15% of the buildings are more than 35 years of age. [As required, more](#)

than 50% of the structures within the Project Area are more than 35 years of age. Age is therefore a major contributing factor in the designation of the Project Area as a conservation area.

Dilapidation

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

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

Deterioration

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

Deterioration of Buildings

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

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

Deterioration of Surface Improvements

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

Deteriorated surface improvements can be identified on 13 of 946 parcels (14%). Thirteen of 91 blocks (14%) show some deteriorated surface improvements. The most significant instances are the improvements associated with the elevated CTA Blue Line, particularly viaducts. Similar to the

effect caused by deteriorated buildings, the high visibility of these deteriorated improvements is especially damaging to the ability of the Project Area to attract new investment. Figure 3 illustrates the 8 blocks on which at least 15% of the parcels display deteriorated surface improvements.

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

Depreciation of Physical Maintenance

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

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

Obsolescence

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

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

Functional Obsolescence

Structures are typically built for specific uses or purposes and their design, location, height and space arrangement are each intended for a specific occupancy at a given time. Buildings are obsolete when they contain characteristics or deficiencies which limit the re-use and marketability of such buildings. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor or out-dated design or layout, improper orientation of building on site, etc., which detracts from the overall usefulness or desirability of a property. Obsolescence in such buildings is typically difficult and expensive to correct.

Obsolete Site Improvements

Site improvements, including sewer and 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.

Obsolete Platting

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

The Project Area shows a significant degree of all three types of obsolescence. Sixty-six of 946 parcels (7%) contain at least one form of obsolescence. This factor is also distributed throughout the Project Area. Nearly one third of the 91 blocks in the Project Area (25 blocks, or 28%) contain a property characterized by one or more varieties of obsolescence. Because obsolescence makes re-use of a building or property difficult or costly, the motivation to invest is diminished by the presence of this factor. Therefore, obsolescence is a minor factor in the designation of the Project Area. Figure 5 identifies the 19 blocks on which at least 15% of parcels contain some form of obsolescence.

Illegal Use of Individual Structures

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

- Illegal home occupations;
- Conduct of any illegal vice activities such as gambling, drug manufacture or dealing, prostitution, sale and/or consumption of alcohol by minors;
- Uses not in conformance with local zoning codes and not previously grandfathered in as legal nonconforming uses;
- Uses in violation of national, state or local environmental and occupational safety and health regulations;
- Uses involving manufacture, sale, storage or use of dangerous explosives and firearms.

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

Presence of Structures Below Minimum Code Standards

Structures below minimum code standards include all structures which do not meet the standards of zoning, subdivision, building, housing, property maintenance, fire, or other governmental codes applicable to the property. The principal purposes of such codes are to require buildings to be constructed in such a way as to sustain safety of loads expected from this type of occupancy, to be safe for occupancy against fire and similar hazards, and/or establish minimum standards essential for safe and sanitary habitation. Structures below minimum code are characterized by defects or deficiencies which presume to threaten health and safety.

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

Excessive Vacancies

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

Out of 755 buildings in the Project Area, 75 (10%) are partially or entirely vacant. Vacancies occur on over half of the 91 blocks in the Project Area (on 47 blocks). The widespread occurrence of vacancies indicates that a substantial portion of the Project Area is underutilized, and the appearance of vacancies exerts a drain upon the vitality of the community. Vacancies therefore make a minor contribution toward the designation of the Project Area as a conservation area. Figure 7 illustrates the 23 blocks (25%) on which 15% or more of the parcels contain a vacant or partially vacant building.

Overcrowding of Structures and Community Facilities

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

Lack of Ventilation, Light, or Sanitary Facilities

Many older structures fail to provide adequate ventilation, light or sanitary facilities as required by local building or housing codes. This is also a characteristic often found in illegal or improper building conversions. The criterion used for determining the presence of this factor can be found in local codes and ordinances, or in locally adopted national codes such as the Uniform Building Code, Building

Officials Code of America (BOCA), and the Model Housing Code of the American Public Health Association (APHA). Lack of ventilation, light, or sanitary facilities is presumed to adversely affect the health and building occupants, e.g., residents, employees, or visitors.

Typical requirements for ventilation, light, and sanitary facilities include:

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

Only 4 properties were identified in the Project Area that were obviously inadequately lit or ventilated. As a result, this factor does not significantly contribute to the eligibility of the Project Area as a whole.

Inadequate Utilities

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

While the condition of inadequate utilities has not been documented as part of the surveys and analyses undertaken within the Project Area, existing utilities may need to be relocated or upgraded to adequately serve new development. Inadequate utilities is not a major factor in the designation of the Project Area.

Excessive Land Coverage

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

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

Deleterious Land Use or Layout

Deleterious 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.

Thirty-one parcels (3%) are characterized by deleterious land use or layout. These layout poses circulation and safety hazards in the immediate vicinity. However, because this problem occurs on only a limited number of parcels, deleterious land use and layout is not a major factor in the designation of the Project Area.

Lack of Community Planning

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

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

Conclusion

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

1. Age
2. Deterioration of buildings and surface improvements
3. Depreciation of physical maintenance
4. Obsolescence
5. Presence of structures below minimum code standards
6. Excessive vacancies
7. Lack of community planning

Each of these factors is present to a significant degree and distributed throughout the Project Area. Further, these factors act in combination with one another, reinforcing the negative affects of the other factors. For example, a property owner may be less likely to invest in maintenance for an obsolete building, which may leads to deterioration, which further inhibits investment. In turn, investment in neighboring properties is inhibited in this environment of decay. Therefore, while not every block exhibits every factor, the

combination of the factors throughout the Project Area has significant impact. Due to the negative effect on the public safety and welfare caused by these factors, the Project Area is declared eligible as a conservation area. All of these characteristics point to the need for designation of the Project Area as a conservation area, to be followed by public intervention in order that redevelopment might occur.

APPENDIX B: LEGAL DESCRIPTION

1
2
3
4
5
6
7
8
9
10

LEGAL DESCRIPTION FOR FULLERTON/MILWAUKEE TIF DISTRICT

11 THAT PART OF SECTIONS 22, 23, 25, 26, 27, 35 AND 36, TOWNSHIP 40 NORTH,
12 RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHICAGO,
13 COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
14

15 COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF
16 AFORESAID SECTION 26 (INTERSECTION OF THE CENTER LINES OF WEST
17 BELMONT AVENUE AND NORTH PULASKI ROAD); THENCE SOUTHWARD ALONG
18 THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 26, 166.00 FEET
19 MORE OR LESS TO THE CENTER LINE OF A 16 FEET WIDE PUBLIC ALLEY,
20 EXTENDED WEST (SOUTH OF WEST BELMONT AVENUE); THENCE EASTWARD
21 ALONG SAID CENTER LINE OF VACATED ALLEY, 33 FEET TO THE EAST LINE OF
22 SAID NORTH PULASKI ROAD FOR THE POINT OF BEGINNING;
23

24 THENCE EASTWARD ALONG THE CENTER LINE OF SAID VACATED ALLEY TO THE
25 WEST LINE OF NORTH SPRINGFIELD AVENUE; THENCE SOUTH ALONG THE SAID
26 WEST LINE OF NORTH SPRINGFIELD AVENUE, 8.00 FEET TO THE NORTHEAST
27 CORNER OF LOT 35 IN CHAS. SEEGER'S SUBDIVISION OF LOT 1 OF HAUSSEN AND
28 SEEGER'S ADDITION ACCORDING TO THE PLAT THEREOF RECORDED MARCH 26,
29 1912 AS DOCUMENT NUMBER 23771; THENCE EASTWARD ACROSS SAID NORTH
30 SPRINGFIELD AVENUE TO THE NORTHWEST CORNER OF LOT 11 IN AFORESAID
31 CHAS. SEEGER'S SUBDIVISION; THENCE EASTWARD, 126.1 FEET MORE OR LESS
32 TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE SOUTHEASTERLY ALONG
33 THE SOUTHWESTERLY LINE OF A 16 FEET WIDE PUBLIC ALLEY TO THE
34 NORTHWESTERLY LINE OF NORTH AVERS AVENUE; THENCE NORTHEASTERLY
35 LONG THE NORTHWESTERLY LINE OF SAID NORTH AVERS AVENUE TO THE
36 SOUTHWESTERLY LINE OF NORTH MILWAUKEE AVENUE; THENCE
37 SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID NORTH
38 MILWAUKEE AVENUE TO THE NORTHWESTERLY LINE OF NORTH HAMLIN
39 AVENUE; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF
40 SAID NORTH HAMLIN AVENUE TO THE SOUTHWESTERLY LINE OF A 16 FEET

41 WIDE AFORESAID PUBLIC ALLEY (SOUTHWESTERLY OF NORTH MILWAUKEE
42 AVENUE); THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE
43 (EXTENDED SOUTHEASTERLY) OF SAID PUBLIC ALLEY TO THE NORTHWESTERLY
44 LINE OF ANOTHER 16 FEET WIDE PUBLIC ALLEY; (SOUTHEASTERLY OF NORTH
45 RIDGEWAY AVENUE); SAID POINT ALSO BEING THE MOST EASTERLY CORNER OF
46 LOT 10 IN JOHN B. DAWSON'S SUBDIVISION IN THE EAST HALF OF THE
47 NORTHWEST QUARTER OF SAID SECTION 26; THENCE SOUTHWESTERLY ALONG
48 SAID NORTHWESTERLY LINE OF 16 FEET WIDE PUBLIC ALLEY TO THE
49 SOUTHWESTERLY LINE OF WEST OAKDALE AVENUE, SAID POINT ALSO BEING
50 THE MOST EASTERLY CORNER OF LOT 22 OF AFORESAID JOHN B. DAWSON'S
51 SUBDIVISION; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF
52 SAID WEST OAKDALE AVENUE TO THE NORTHEAST CORNER OF LOT 57 IN
53 AFORESAID JOHN B. DAWSON'S SUBDIVISION; THENCE EASTWARD ALONG
54 SOUTH LINE OF SAID WEST OAKDALE AVENUE TO THE WEST LINE OF NORTH
55 CENTRAL PARK AVENUE; THENCE SOUTHWARD ALONG THE WEST LINE OF SAID
56 NORTH CENTRAL PARK AVENUE TO THE SOUTH LINE (EXTENDED WEST) OF A 16
57 FEET PUBLIC ALLEY SOUTH OF NORTH MILWAUKEE AVENUE; THENCE
58 EASTWARD ACROSS SAID NORTH CENTRAL PARK AVENUE, ALONG THE SAID
59 EXTENDED LINE TO THE NORTHWEST CORNER OF LOT 47 OF BLOCK 1 IN WM. E.
60 HATTERMAN'S MILWAUKEE AVENUE SUBDIVISION IN THE WEST HALF OF THE
61 NORTHEAST QUARTER OF SAID SECTION 26; THENCE EASTWARD ALONG THE
62 NORTH LINE OF SAID LOT 47, 103.65 FEET TO THE NORTHEAST CORNER OF SAID
63 LOT 47; THENCE SOUTHEASTERLY ALONG NORTHEASTERLY LINE OF SAID LOT
64 47, 27.1 FEET TO A BEND POINT IN THE EAST LINE OF SAID LOT 47; THENCE
65 SOUTHWARD ALONG THE EAST LINES OF LOTS 43, 44, 45, 46 AND 47 IN BLOCK 1
66 OF SAID WM. E. HATTERMAN'S MILWAUKEE AVENUE SUBDIVISION TO THE
67 NORTH LINE OF LOT 17, EXTENDED WEST IN AFORESAID BLOCK 1; THENCE
68 EASTWARD ALONG THE SAID NORTH LINE OF LOT 17 OF BLOCK 1, 120.8 FEET;
69 THENCE SOUTHEASTERLY ALONG NORTHEASTERLY LINE OF AFORESAID LOT 17,
70 19.2 FEET MORE OR LESS TO THE WEST LINE OF NORTH DRAKE AVENUE; THENCE
71 CONTINUING SOUTHEASTERLY ALONG THE PROLONGATION OF LAST
72 DESCRIBED COURSE, ACROSS SAID NORTH DRAKE AVENUE TO THE EAST LINE
73 OF SAID NORTH DRAKE AVENUE; THENCE SOUTHWARD ALONG EAST LINE OF
74 SAID NORTH DRAKE AVENUE TO THE NORTHWEST CORNER OF LOT 28 OF BLOCK
75 2 IN SAID WM. E. HATTERMAN'S MILWAUKEE AVENUE SUBDIVISION; THENCE
76 EASTWARD ALONG SAID NORTH LINE OF LOT 28, 76.1 FEET; THENCE
77 SOUTHEASTERLY ALONG NORTHEASTERLY LINES OF LOTS 27 AND 28 OF SAID
78 BLOCK 2 TO THE SOUTHEAST CORNER OF SAID LOT 27; THENCE CONTINUING
79 SOUTHEASTERLY ALONG THE PROLONGATION OF LAST DESCRIBED COURSE,
80 SAID PROLONGATION ALSO BEING THE NORTHEASTERLY LINES OF LOTS 19 AND
81 20 OF SAID BLOCK 2 TO THE NORTHEAST CORNER OF SAID LOT 19 OF BLOCK 2;
82 THENCE SOUTHWARD ALONG EAST LINE OF SAID LOT 19, EXTENDED SOUTH TO
83 THE SOUTH LINE OF WEST WOLFRAM STREET; THENCE EASTWARD ALONG SAID
84 SOUTH LINE OF WEST WOLFRAM STREET TO THE SOUTHWESTERLY LINE OF A 16
85 FEET WIDE PUBLIC ALLEY (SOUTHWESTERLY OF NORTH MILWAUKEE AVENUE);
86 THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF 16 FEET WIDE

87 PUBLIC ALLEY TO THE WEST LINE OF SAID PUBLIC ALLEY; THENCE SOUTHWARD
88 ALONG WEST LINE OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE SOUTH LINE OF
89 ANOTHER 16 FEET WIDE PUBLIC ALLEY, NORTH OF WEST DIVERSEY AVENUE;
90 THENCE EASTWARD ALONG THE SOUTH LINE OF SAID 16 FEET WIDE PUBLIC
91 ALLEY TO THE NORTHEAST CORNER OF LOT 27 IN BLOCK 3 IN AFORESAID WM. E.
92 HATTERMAN'S MILWAUKEE AVENUE SUBDIVISION; THENCE SOUTHWARD
93 ALONG THE EAST LINE (EXTENDED SOUTH) OF SAID LOT 27 IN BLOCK 3 TO THE
94 SOUTH LINE OF WEST DIVERSEY AVENUE; THENCE EASTWARD ALONG THE
95 SOUTH LINE OF SAID WEST DIVERSEY AVENUE TO THE WEST LINE OF A 14 FEET
96 WIDE PUBLIC ALLEY (EAST OF NORTH ST. LOUIS AVENUE) IN THE EAST HALF OF
97 THE WEST HALF OF THE SOUTHEAST QUARTER OF AFOREMENTIONED SECTION
98 26; THENCE SOUTHWARD ALONG THE WEST LINE OF SAID 14 FEET PUBLIC ALLEY
99 TO THE NORTH LINE, EXTENDED WEST, OF LOT 36 OF BLOCK 1 OF STORY'S
100 MILWAUKEE AVENUE SUBDIVISION OF THE NORTHEAST 15 ACRES OF THE WEST
101 HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE EASTWARD
102 ALONG NORTH LINES OF LOTS 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47 AND 48 OF
103 BLOCK 1 OF SAID STORY'S MILWAUKEE AVENUE SUBDIVISION TO THE EAST
104 LINE OF ANOTHER 14 FEET WIDE PUBLIC ALLEY WEST OF NORTH KIMBALL
105 AVENUE; THENCE NORTHWARD ALONG EAST LINE OF SAID 14 FEET WIDE
106 PUBLIC ALLEY TO THE NORTHWEST CORNER OF LOT 6 OF SAID BLOCK 1 OF
107 STORY'S MILWAUKEE AVENUE SUBDIVISION; THENCE EASTWARD ALONG
108 NORTH LINE OF SAID LOT 6 TO THE WEST LINE OF NORTH KIMBALL AVENUE,
109 SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 6 OF BLOCK 1 IN
110 STORY'S MILWAUKEE AVENUE SUBDIVISION; THENCE SOUTHWARD ALONG
111 WEST LINE OF SAID NORTH KIMBALL AVENUE TO THE NORTHEASTERLY LINE OF
112 LOT 17, EXTENDED NORTHWESTERLY, IN MILWAUKEE AND DIVERSEY
113 SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 29, 1924 AS
114 DOCUMENT NUMBER 8339078; THENCE SOUTHEASTERLY ALONG SAID
115 EXTENDED NORTHEASTERLY LINE OF LOT 17 TO THE MOST NORTHERN CORNER
116 OF SAID LOT 17, SAID NORTHEASTERLY LINE OF LOT 17 IS ALSO BEING THE
117 SOUTHWESTERLY LINE OF A 16 FEET WIDE PUBLIC ALLEY; THENCE
118 SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID 16 FEET WIDE
119 PUBLIC ALLEY, EXTENDED SOUTHEASTERLY, TO THE NORTHEAST CORNER OF
120 LOT 39 IN GARRETT'S THIRD LOGAN SQUARE SUBDIVISION OF PART OF LOT 2 IN
121 GARRETT'S SUBDIVISION; THENCE EASTERLY ACROSS NORTH SPAULDING
122 AVENUE TO THE SOUTHWESTERLY CORNER OF LOT 2 IN GARRETT'S
123 SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID
124 SECTION 26; THENCE SOUTHEASTERLY ALONG SOUTHWESTERLY LINE OF SAID
125 LOT 2 TO THE NORTH LINE OF LOT 1 IN GARRETT'S SUBDIVISION OF LOT 1 AND
126 THE NORTH 20 FEET OF LOT 2 IN HITT AND OTHER'S SUBDIVISION, SAID POINT IS
127 120.40 FEET EAST OF NORTHWEST CORNER OF SAID LOT 1; THENCE EASTWARD
128 ALONG THE NORTH LINE OF SAID LOT 1 TO THE WEST LINE OF NORTH SAWYER
129 AVENUE; THENCE SOUTHWARD ALONG WEST LINE OF SAID NORTH SAWYER
130 AVENUE TO THE SOUTH LINE OF THE NORTH 5 FEET OF LOT 5 IN AFORESAID
131 GARRETT'S SUBDIVISION OF LOT 1 AND THE NORTH 20 FEET OF LOT 2 IN HITT
132 AND OTHER'S SUBDIVISION; THENCE EASTWARD ACROSS SAID NORTH SAWYER

133 AVENUE TO THE MOST NORTHERN CORNER OF LOT 23 IN HITT AND OTHER'S
134 SUBDIVISION OF 39 ACRES ON THE EAST SIDE OF EAST HALF OF THE SOUTHEAST
135 QUARTER OF SAID SECTION 26; THENCE SOUTHEASTERLY ALONG THE
136 SOUTHWESTERLY LINE OF A 16 FEET WIDE ALLEY SOUTHWESTERLY OF NORTH
137 MILWAUKEE AVENUE, TO THE EAST LINE OF LOT 4 IN THE RESUBDIVISION OF
138 LOT 28 TO 30 OF BLOCK 3 IN HITT AND OTHER'S SUBDIVISION; THENCE
139 SOUTHWARD ALONG THE EAST LINE OF SAID LOT 4, EXTENDED SOUTH, TO THE
140 NORTH LINE OF LOT 1 IN HIMES AND FRANK'S RESUBDIVISION OF LOT 31 AND 32
141 OF BLOCK 3 IN HITT AND OTHER'S SUBDIVISION; THENCE EASTWARD ALONG
142 THE NORTH LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 1;
143 THENCE SOUTHWARD ALONG EAST LINES OF LOTS 1, 2, 3, 4, 5 AND 6 IN
144 AFORESAID HIMES AND FRANK'S RESUBDIVISION TO THE SOUTHEAST CORNER
145 OF SAID LOT 6; THENCE CONTINUING SOUTHWARD ACROSS WEST WRIGHTWOOD
146 AVENUE TO THE NORTHEAST CORNER OF LOT 1 IN KITTNER'S SUBDIVISION OF
147 THE NORTH HALF OF LOT 1 OF BLOCK 6 IN HITT AND OTHER'S SUBDIVISION;
148 THENCE SOUTHWARD ALONG THE EAST LINES OF LOTS 1, 2 AND 3 IN SAID
149 KITTNER'S SUBDIVISION TO THE SOUTHEAST CORNER OF SAID LOT 3 OF
150 KITTNER'S SUBDIVISION; THENCE CONTINUING SOUTHWARD ALONG EAST
151 LINES OF LOTS 1, 2 AND 3 IN THE SUBDIVISION OF THE SOUTH HALF OF LOT 1 OF
152 BLOCK 6 IN HITT AND OTHER'S SUBDIVISION TO THE SOUTH LINE OF THE NORTH
153 5 FEET OF SAID LOT 3; THENCE EASTWARD ALONG THE SAID SOUTH LINE OF
154 NORTH 5 FEET, (EXTENDED EAST), OF SAID LOT 3 TO THE WEST LINE OF NORTH
155 KEDZIE AVENUE, SAID POINT BEING 125 FEET WEST OF THE EAST LINE OF THE
156 SOUTHEAST QUARTER OF SAID SECTION 26; THENCE EASTWARD ACROSS THE
157 250 FEET WIDE SAID NORTH KEDZIE AVENUE TO THE NORTHWEST CORNER OF
158 LOT 13 OF BLOCK 2 IN SUBDIVISION OF LOTS 4 AND 6 IN COUNTY CLERK'S
159 DIVISION ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1885 AS
160 DOCUMENT NUMBER 637899; THENCE EASTWARD ALONG THE NORTH LINES OF
161 LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 AND 13 OF SAID BLOCK 2 TO THE
162 SOUTHWESTERLY LINE OF NORTH MILWAUKEE AVENUE; THENCE
163 SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID NORTH
164 MILWAUKEE AVENUE, TO THE NORTH LINE OF WEST FULLERTON AVENUE, SAID
165 POINT ALSO BEING THE MOST EASTERN CORNER OF LOT 17 IN THE SUBDIVISION
166 OF BLOCK 6 IN GEORGE A. SEAVERN'S SUBDIVISION ACCORDING TO THE PLAT
167 THEREOF RECORDED JULY 23, 1889 AS DOCUMENT NUMBER 1132552; THENCE
168 WESTWARD ALONG THE NORTH LINE OF SAID WEST FULLERTON AVENUE TO
169 THE EAST LINE OF NORTH SACRAMENTO AVENUE; THENCE CONTINUING
170 WESTWARD ACROSS SAID NORTH SACRAMENTO AVENUE TO THE SOUTHEAST
171 CORNER OF LOT 37 OF BLOCK 2 IN INGHAM'S SUBDIVISION ACCORDING TO THE
172 PLAT THEREOF RECORDED MARCH 19, 1873 AS DOCUMENT NUMBER 88703;
173 THENCE CONTINUING WESTWARD ALONG THE NORTH LINE OF WEST
174 FULLERTON AVENUE TO THE MOST SOUTHERN CORNER OF LOT 1 IN CARRIE B.
175 GILBERT'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED APRIL 4,
176 1906 AS DOCUMENT NUMBER 3841277; THENCE WESTWARD ACROSS NORTH
177 ALBANY AVENUE TO THE SOUTHEAST CORNER OF LOT 40 OF BLOCK 5 IN THE
178 SUBDIVISION OF LOTS 4 AND 6 IN COUNTY CLERK'S DIVISION, RECORDED JULY 7,

179 1885 AS DOCUMENT NUMBER 637899, SAID POINT ALSO BEING ON THE NORTH
180 LINE OF WEST FULLERTON AVENUE; THENCE WESTWARD ALONG THE NORTH
181 LINE OF SAID WEST FULLERTON AVENUE TO THE SOUTHWEST CORNER OF LOT
182 24 OF BLOCK 5 IN AFORESAID SUBDIVISION OF LOTS 4 AND 6 IN COUNTY
183 CLERK'S DIVISION; THENCE WESTWARD ACROSS SAID NORTH KEDZIE AVENUE
184 TO THE SOUTHEAST CORNER OF LOT 23 OF BLOCK 7 IN HITT AND OTHER'S
185 SUBDIVISION OF 39 ACRES ON THE EAST SIDE OF THE EAST HALF OF THE
186 SOUTHEAST QUARTER OF SAID SECTION 26; THENCE WESTWARD ALONG THE
187 SOUTH LINE OF SAID LOT 23 TO THE SOUTHWEST CORNER OF SAID LOT 23, SAID
188 SOUTHWEST CORNER IS ALSO ON EAST LINE OF 20 FEET WIDE PUBLIC ALLEY,
189 WEST OF NORTH KEDZIE AVENUE; THENCE NORTHWARD ALONG THE EAST LINE
190 OF SAID 20 FEET WIDE PUBLIC ALLEY TO THE NORTH LINE, (EXTENDED EAST), OF
191 ANOTHER 16 FEET WIDE PUBLIC ALLEY NORTH OF WEST FULLERTON AVENUE;
192 THENCE WESTWARD ALONG THE NORTH LINE EXTENDED WEST, OF SAID 16 FEET
193 WIDE PUBLIC ALLEY TO THE WEST LINE OF NORTH SAWYER AVENUE; THENCE
194 SOUTHWARD ALONG THE WEST LINE OF SAID NORTH SAWYER AVENUE TO THE
195 SOUTHEAST CORNER OF LOT 2 IN J. FUERMAN'S SUBDIVISION OF LOTS 16 TO 22
196 OF BLOCK 8 IN HITT AND OTHER'S SUBDIVISION; THENCE WESTWARD ALONG
197 THE SOUTH LINE OF SAID LOT 2, 111.5 FEET TO A BEND POINT IN SOUTH LINE OF
198 SAID LOT 2; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID
199 LOT 2 TO THE SOUTHEAST CORNER OF LOT 1 IN AFORESAID J. FUERMAN'S
200 SUBDIVISION; THENCE WESTWARD ALONG THE SOUTH LINE OF SAID LOT 1,
201 EXTENDED WEST TO THE WEST LINE OF 16 FEET WIDE PUBLIC ALLEY, WEST OF
202 NORTH SAWYER AVENUE; THENCE SOUTHWARD ALONG THE WEST LINE OF SAID
203 16 FEET WIDE PUBLIC ALLEY TO THE SOUTHEAST CORNER OF LOT 137 IN
204 DEZENG'S LOGAN SQUARE SUBDIVISION OF LOT 3 IN GARRETT'S SUBDIVISION;
205 THENCE WESTWARD ALONG THE SOUTH LINE OF SAID LOT 137 TO THE
206 SOUTHWEST CORNER OF SAID LOT 137; THENCE WESTWARD ACROSS NORTH
207 SPAULDING AVENUE TO THE SOUTHEAST CORNER OF LOT 66 IN AFORESAID
208 DEZENG'S LOGAN SQUARE SUBDIVISION; THENCE WESTWARD ALONG THE
209 SOUTH LINE OF SAID LOT 66 TO THE SOUTHWEST CORNER OF SAID LOT 66;
210 THENCE CONTINUING WESTWARD ACROSS THE 16 FEET WIDE PUBLIC ALLEY,
211 WEST OF NORTH SPAULDING AVENUE TO THE SOUTHEAST CORNER OF LOT 53 IN
212 AFORESAID DEZENG'S LOGAN SQUARE SUBDIVISION; THENCE CONTINUING
213 WESTWARD ALONG THE SOUTH LINE OF SAID LOT (EXTENDED WEST) TO THE
214 WEST LINE OF NORTH KIMBALL AVENUE; THENCE SOUTHWARD ALONG WEST
215 LINE OF SAID NORTH KIMBALL AVENUE TO THE NORTH LINE OF WEST
216 FULLERTON AVENUE; THENCE CONTINUING SOUTHWARD ACROSS WEST
217 FULLERTON AVENUE TO THE NORTHEAST CORNER OF LOT 1 OF BLOCK 1 IN
218 ALLPORT'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED ON
219 PAGE 185 IN BOOK 7; THENCE SOUTHWARD ALONG THE WEST LINE OF SAID
220 NORTH KIMBALL AVENUE TO THE SOUTH LINE, (EXTENDED WEST), OF A 16 FEET
221 WIDE PUBLIC ALLEY, (SOUTH OF WEST FULLERTON AVENUE AND ON EAST SIDE
222 OF SAID NORTH KIMBALL AVENUE); THENCE EASTWARD ALONG SOUTH LINE
223 (EXTENDED EAST AND WEST) OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE EAST
224 LINE OF ANOTHER 16 FEET WIDE PUBLIC ALLEY, WEST OF NORTH KEDZIE

225 AVENUE; THENCE NORTHWARD ALONG SAID EAST LINE OF 16 FEET WIDE
226 PUBLIC ALLEY TO THE NORTHWEST CORNER OF LOT 3 OF BLOCK 1 IN C. N.
227 SHIPMAN, W. A. BILL AND N. A. MERRILL'S SUBDIVISION OF THE EAST HALF OF
228 THE NORTHEAST QUARTER OF SAID SECTION 35; THENCE EASTWARD ALONG
229 THE NORTH LINE OF SAID LOT 3 TO THE NORTHEAST CORNER OF SAID LOT 3;
230 THENCE CONTINUING EASTWARD ACROSS NORTH KEDZIE AVENUE TO THE
231 NORTHWEST CORNER OF LOT 6 OF BLOCK 1 IN BLANCHARD'S SUBDIVISION OF
232 THAT PART OF THE NORTH 22 RODS OF THE NORTHWEST QUARTER OF SAID
233 SECTION 36; THENCE EASTWARD ALONG THE NORTH LINE OF SAID LOT 6 TO THE
234 WEST LINE OF A 16 FEET WIDE PUBLIC ALLEY EAST OF SAID NORTH KEDZIE
235 AVENUE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 6;
236 THENCE SOUTHWARD ALONG THE WEST LINE, (EXTENDED SOUTH), OF SAID 16
237 FEET WIDE PUBLIC ALLEY TO THE SOUTH LINE OF WEST BELDEN AVENUE;
238 THENCE EASTWARD ALONG THE SOUTH LINE OF SAID WEST BELDEN AVENUE
239 TO THE EAST LINE, EXTENDED SOUTH, OF NORTH ALBANY AVENUE; THENCE
240 NORTHWARD ALONG SAID (EXTENDED SOUTH) EAST LINE OF NORTH ALBANY
241 AVENUE TO THE SOUTH LINE OF A 16 FEET WIDE PUBLIC ALLEY, SOUTH OF WEST
242 FULLERTON AVENUE; THENCE EASTWARD ALONG THE SOUTH LINE OF SAID 16
243 FEET WIDE PUBLIC ALLEY TO THE EAST LINE OF ANOTHER 16 FEET WIDE PUBLIC
244 ALLEY WEST OF NORTH SACRAMENTO AVENUE; THENCE NORTHWARD ALONG
245 THE EAST LINE OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE NORTH LINE OF
246 THE SOUTH 11.00 FEET OF LOT 6 IN BLOCK 2 IN AFORESAID BLANCHARD'S
247 SUBDIVISION; THENCE EASTWARD ALONG SAID NORTH LINE OF THE SOUTH
248 11.00 FEET OF LOT 6 TO THE EAST LINE OF SAID LOT 6; THENCE CONTINUING
249 EASTWARD ACROSS SAID NORTH SACRAMENTO AVENUE TO THE NORTHWEST
250 CORNER OF LOT 7 IN BLOCK 3 IN THE SUBDIVISION OF LOTS 13 AND 14 IN JOHN
251 MCGOVERN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED
252 AUGUST 24, 1872 AS DOCUMENT NUMBER 51791; THENCE EASTWARD ALONG THE
253 NORTH LINE OF SAID LOT 7 IN BLOCK 3 TO THE NORTHEAST CORNER OF SAID
254 LOT 7 IN BLOCK 3, SAID POINT IS ALSO ON WEST LINE OF 16 FEET WIDE PUBLIC
255 ALLEY, EAST OF NORTH SACRAMENTO AVENUE; THENCE SOUTHWARD ALONG
256 THE WEST LINE OF SAID 16 FEET WIDE PUBLIC ALLEY, EXTENDED SOUTH, TO
257 THE SOUTH LINE OF WEST MEDILL AVENUE; THENCE EASTWARD ALONG THE
258 SOUTH LINE OF SAID WEST MEDILL AVENUE TO THE SOUTHWESTERLY RIGHT OF
259 WAY LINE OF CHICAGO TRANSIT AUTHORITY RAILROAD, SOUTHWESTERLY OF
260 NORTH MILWAUKEE AVENUE; THENCE SOUTHEASTERLY ALONG THE
261 SOUTHWESTERLY RIGHT OF WAY LINE OF SAID CHICAGO TRANSIT AUTHORITY
262 RAILROAD TO THE NORTH LINE OF WEST BELDEN AVENUE; THENCE
263 SOUTHWARD ACROSS SAID WEST BELDEN AVENUE TO THE NORTHWEST
264 CORNER OF LOT 5 IN M. MOORE'S SUBDIVISION OF LOT 19 IN JOHN MCGOVERN'S
265 SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 22, 1886
266 AS DOCUMENT NUMBER 765587; THENCE SOUTHWARD ALONG THE WEST LINE
267 OF SAID LOT 5 TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE EASTWARD
268 ALONG THE SOUTH LINES OF LOTS 5, 4, 3, 2 AND 1 IN AFORESAID M. MOORE'S
269 SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 1 IN SAID M. MOORE'S
270 SUBDIVISION; THENCE SOUTHWARD ALONG THE EAST LINE (EXTENDED SOUTH)

271 OF SAID LOT 1 IN M. MOORE'S SUBDIVISION TO THE NORTH LINE OF LOT 28 OF
272 BLOCK 1 IN J. JOHNSTON JR.'S SUBDIVISION ACCORDING TO THE PLAT THEREOF
273 RECORDED NOVEMBER 28, 1881 AS DOCUMENT NUMBER 361265; THENCE
274 EASTWARD ALONG THE NORTH LINES OF LOTS 28, 29 30, 31, 32, 33 AND 34 OF
275 BLOCK 1 IN SAID J. JOHNSTON JR.'S SUBDIVISION TO THE SOUTHWESTERLY
276 RIGHT OF WAY LINE OF AFORESAID CHICAGO TRANSIT AUTHORITY RAILROAD;
277 THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE
278 OF SAID CHICAGO TRANSIT AUTHORITY RAILROAD TO THE NORTH LINE OF
279 WEST LYNDALE STREET; THENCE WESTWARD ALONG THE NORTH LINE OF SAID
280 WEST LYNDALE STREET TO THE EAST LINE (EXTENDED NORTH) OF THE WEST
281 0.11 FEET OF LOT 33 OF BLOCK 2 IN AFORESAID J. JOHNSTON JR.'S SUBDIVISION;
282 THENCE SOUTHWARD ALONG THE EAST LINE OF THE WEST 0.11 FEET OF SAID
283 LOT 33 OF BLOCK 2 TO THE NORTH LINE OF 16 FEET WIDE PUBLIC ALLEY, SOUTH
284 OF WEST LYNDALE STREET; THENCE CONTINUING SOUTHWARD ACROSS SAID 16
285 FEET WIDE PUBLIC ALLEY TO THE NORTHEAST CORNER OF LOT 50 OF BLOCK 2
286 IN AFORESAID J. JOHNSTON JR.'S SUBDIVISION; THENCE SOUTHWARD ALONG
287 THE EAST LINE (EXTENDED SOUTH) OF SAID LOT 50 OF BLOCK 2 TO THE SOUTH
288 LINE OF WEST PALMER STREET; THENCE EASTWARD ALONG THE SOUTH LINE
289 (EXTENDED EAST) OF SAID WEST PALMER STREET TO THE EAST LINE OF 66 FEET
290 WIDE NORTH CALIFORNIA AVENUE; THENCE NORTHWARD ALONG THE EAST
291 LINE OF SAID NORTH CALIFORNIA AVENUE TO THE SOUTHWESTERLY RIGHT OF
292 WAY LINE OF CHICAGO TRANSIT AUTHORITY RAILROAD, SOUTHWESTERLY OF
293 NORTH MILWAUKEE AVENUE; THENCE SOUTHEASTERLY BY FOLLOWING THE
294 SOUTHWESTERLY RIGHT OF WAY LINE OF SAID CHICAGO TRANSIT AUTHORITY
295 RAILROAD TO THE SOUTHEASTERLY LINE OF LOT 138 IN WHITE AND COLE'S
296 RESUBDIVISION OF BLOCK 1 OF S. STAVE'S SUBDIVISION RECORDED IN BOOK 173
297 PAGE 18; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID
298 LOT 138 TO THE NORTHEASTERLY LINE OF NORTH BINGHAM STREET, SAID POINT
299 IS ALSO THE MOST SOUTHERN CORNER OF SAID LOT 138; THENCE
300 NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID NORTH BINGHAM
301 STREET TO THE MOST SOUTHERN CORNER OF LOT 107 IN SAID WHITE AND
302 COLE'S RESUBDIVISION; THENCE SOUTHWESTERLY ACROSS SAID NORTH
303 BINGHAM STREET TO THE MOST EASTERN CORNER OF LOT 106 IN SAID WHITE
304 AND COLE'S RESUBDIVISION; THENCE CONTINUING SOUTHWESTERLY ALONG
305 THE SOUTHEASTERLY LINE OF SAID LOT 106 TO THE NORTHEASTERLY LINE OF
306 NORTH STAVE STREET, SAID POINT IS ALSO THE MOST SOUTHERN CORNER OF
307 SAID LOT 106; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF
308 SAID NORTH STAVE STREET TO THE SOUTH LINE (EXTENDED EAST) OF A 16 FEET
309 WIDE PUBLIC ALLEY, NORTH OF WEST ARMITAGE AVENUE; THENCE WESTWARD
310 ALONG THE SOUTH LINE (EXTENDED EAST) OF SAID PUBLIC ALLEY ACROSS SAID
311 NORTH STAVE STREET TO THE SOUTHEASTERLY LINE OF LOT 12 IN GRAY AND A
312 DAM'S SUBDIVISION OF LOTS 1 TO 9 AND 28 TO 30 OF BLOCK 4 IN S. STAVE'S
313 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 5, 1881 AS
314 DOCUMENT NUMBER 342922; THENCE NORTHEASTERLY ALONG THE
315 SOUTHEASTERLY LINE OF SAID LOT 12 TO THE MOST EASTERN CORNER OF SAID
316 LOT 12; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID

317 LOT 12 TO THE MOST NORTHERN CORNER OF SAID LOT 12, SAID CORNER IS ALSO
318 THE MOST EASTERN CORNER OF LOT 27 OF BLOCK 4 IN S. STAVE'S SUBDIVISION
319 ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 85 PAGE 19; THENCE
320 CONTINUING NORTHWESTERLY ALONG THE NORTHEASTERLY LINES OF LOTS 27,
321 26, 25, 24, 23, 22, 21, 20 AND 19 OF BLOCK 4 IN SAID S. STAVE'S SUBDIVISION TO
322 THE SOUTHEASTERLY LINE OF WEST FRANCES PLACE, SAID POINT ALSO BEING
323 THE MOST NORTHERN CORNER OF SAID LOT 19; THENCE SOUTHWESTERLY
324 ALONG THE SOUTHEASTERLY LINE (EXTENDED SOUTHWESTERLY) OF SAID
325 WEST FRANCES PLACE TO THE SOUTHWESTERLY LINE OF NORTH POINT STREET;
326 THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF NORTH POINT
327 STREET TO THE MOST EASTERN CORNER OF LOT 20 OF BLOCK 7 IN AFORESAID
328 ATTRILL'S SUBDIVISION, SAID POINT IS ALSO BEING ON THE NORTH LINE OF
329 PUBLIC ALLEY, NORTH OF WEST ARMITAGE AVENUE; THENCE WESTWARD
330 ALONG THE NORTH LINE OF SAID PUBLIC ALLEY TO THE MOST SOUTHERLY
331 CORNER OF LOT 24 OF BLOCK 7 IN AFORESAID ATTRILL'S SUBDIVISION; THENCE
332 NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 24 OF BLOCK
333 7 TO THE MOST WESTERN CORNER OF SAID LOT 24, SAID CORNER IS ALSO BEING
334 ON THE SOUTHEASTERLY LINE OF LOT 35 OF BLOCK 5 IN AFOREMENTIONED W.
335 O. COLE'S SUBDIVISION; THENCE SOUTHWESTERLY ALONG THE
336 SOUTHEASTERLY LINES OF LOTS 35, 34, AND 33 TO THE MOST SOUTHERN
337 CORNER OF SAID LOT 33 OF BLOCK 5; THENCE NORTHWESTERLY ALONG THE
338 SOUTHWESTERLY LINE (EXTENDED NORTHWESTERLY ACROSS WEST FRANCES
339 PLACE) TO THE NORTH LINE OF SAID WEST FRANCES PLACE; THENCE
340 WESTWARD ALONG THE SOUTH LINE OF SAID WEST FRANCES PLACE TO THE
341 EAST LINE OF NORTH CALIFORNIA AVENUE; THENCE NORTHWARD ALONG THE
342 EAST LINE OF SAID NORTH CALIFORNIA AVENUE TO THE SOUTH LINE
343 (EXTENDED EAST) OF WEST MCLEAN AVENUE; THENCE WESTWARD ALONG THE
344 SOUTH LINE OF SAID WEST MCLEAN AVENUE TO THE WEST LINE OF A 13 FEET
345 WIDE PUBLIC ALLEY (EAST OF NORTH MOZART STREET); THENCE SOUTHWARD
346 ALONG THE WEST LINE OF SAID PUBLIC ALLEY 150 FEET TO THE NORTH LINE OF
347 ANOTHER PUBLIC ALLEY; THENCE WESTWARD ALONG NORTH LINE OF SAID
348 PUBLIC ALLEY TO THE EAST LINE OF NORTH MOZART STREET; THENCE
349 WESTWARD ACROSS SAID NORTH MOZART STREET TO THE SOUTHEAST CORNER
350 OF LOT 1 OF BLOCK 11 IN HOEPS AND KERFF'S RESUBDIVISION OF BLOCKS 8 AND
351 11 IN THE TOWN OF SCHLESWIG, ACCORDING TO THE PLAT THEREOF RECORDED
352 JULY 25, 1890 AS DOCUMENT NUMBER 1307724, SAID CORNER IS ALSO BEING ON
353 THE NORTH LINE OF A 17 FEET WIDE PUBLIC ALLEY, NORTH OF WEST ARMITAGE
354 AVENUE; THENCE WESTWARD ALONG THE NORTH LINE OF SAID 17 FEET WIDE
355 PUBLIC ALLEY TO THE WEST LINE OF ANOTHER 16 FEET WIDE PUBLIC ALLEY,
356 EAST OF NORTH HUMBOLDT BOULEVARD; THENCE SOUTHWARD ALONG THE
357 WEST LINE OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE NORTH LINE OF
358 ANOTHER 16 FEET WIDE PUBLIC ALLEY, NORTH OF WEST ARMITAGE AVENUE;
359 THENCE WESTWARD ALONG THE NORTH LINE OF SAID 16 FEET WIDE PUBLIC
360 ALLEY TO THE SOUTHWEST CORNER OF LOT 31 IN PARKWAY ADDITION, A
361 RESUBDIVISION OF LOTS 5 TO 10 INCLUSIVE IN EACH OF BLOCKS 4, 9 AND 10 IN
362 THE TOWN OF SCHLESWIG AND THE VACATED ALLEYS AND ONE HALF OF

363 STREET ADJACENT TO SAID LOTS ETC. IN THE EAST HALF OF THE NORTHWEST
364 QUARTER OF SAID SECTION 36; THENCE NORTHWARD ALONG THE WEST LINE OF
365 LOTS 31, 30 AND 29 IN AFORESAID PARKWAY ADDITION TO THE NORTHWEST
366 CORNER OF SAID LOT 29 IN SAID PARKWAY ADDITION; THENCE WESTWARD
367 ACROSS SAID NORTH HUMBOLDT BOULEVARD TO A POINT OF INTERSECTION OF
368 WEST LINE OF SAID NORTH HUMBOLDT BOULEVARD WITH THE SOUTH LINE OF
369 THE NORTH HALF OF LOT 40 IN PALMER PLACE ADDITION, A SUBDIVISION OF
370 PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID
371 SECTION 36; THENCE WESTWARD ALONG THE SAID SOUTH LINE, EXTENDED
372 WEST, OF THE NORTH HALF OF LOT 40 TO THE WEST LINE OF 16 FEET WIDE
373 PUBLIC ALLEY, EAST OF NORTH WHIPPLE STREET; THENCE SOUTHWARD ALONG
374 THE WEST LINE OF SAID PUBLIC ALLEY TO THE SOUTHEAST CORNER OF LOT 54
375 IN AFORESAID PALMER PLACE ADDITION; THENCE WESTWARD ALONG THE
376 SOUTH LINE OF SAID LOT 54 TO THE SOUTHWEST CORNER OF SAID LOT 54;
377 THENCE NORTHWARD ALONG THE WEST LINE OF SAID LOT 54 TO THE NORTH
378 LINE, EXTENDED EAST, OF A 16 FEET WIDE PUBLIC ALLEY, NORTH OF WEST
379 ARMITAGE AVENUE; THENCE WESTWARD ALONG SAID NORTH LINE, EXTENDED
380 EAST AND WEST, OF 16 FEET WIDE PUBLIC ALLEY TO THE WEST LINE OF NORTH
381 ALBANY AVENUE; THENCE SOUTHWARD ALONG THE WEST LINE OF SAID NORTH
382 ALBANY AVENUE TO THE CENTER LINE OF VACATED ALLEY, NORTH OF WEST
383 ARMITAGE AVENUE, ACCODING TO THE PLAT OF VACATION THEREOF
384 RECORDED AS DOCUMENT NUMBER 20127605; THENCE WESTWARD ALONG
385 CENTER LINE OF SAID VACATED ALLEY TO A LINE 129.667 FEET WEST OF AND
386 PARALLEL WITH WEST LINE OF SAID NORTH ALBANY AVENUE; THENCE
387 NORTHWARD ALONG SAID PARALLEL LINE TO THE SOUTH LINE OF LOT 16 OF
388 BLOCK 3 IN CLARKSON'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER
389 OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE WESTWARD ALONG
390 THE SOUTH LINE OF SAID LOT 16, EXTENDED WEST, TO THE CENTER LINE OF A 16
391 FEET WIDE VACATED ALLEY, EAST OF NORTH KEDZIE AVENUE; THENCE
392 NORTHWARD ALONG CENTER LINE, EXTENDED NORTH, OF SAID VACATED
393 ALLEY TO THE SOUTH LINE, EXTENDED EAST, OF LOT 19 IN THE PLAT OF THE
394 WEST 10 ACRES OF THE WEST 30 ACRES OF THE SOUTH 91.7 ACRES OF THE
395 NORTHWEST QUARTER OF SAID SECTION 36; THENCE WESTWARD ALONG SAID
396 SOUTH LINE, EXTENDED EAST, OF LOT 19 TO THE SOUTHWEST CORNER OF SAID
397 LOT 19; THENCE CONTINUING WESTWARD ACROSS NORTH KEDZIE AVENUE TO
398 THE NORTHEAST CORNER OF LOT 4 OF BLOCK 1 IN OVITT'S RESUBDIVISION OF
399 BLOCK 12 OF SHIPMAN, BILL AND MERRILL'S SUBDIVISION IN THE EAST HALF OF
400 THE NORTHEAST QUARTER OF SAID SECTION 35; THENCE SOUTHWARD ALONG
401 THE EAST LINE OF LOTS 4, 5, AND 6 OF SAID BLOCK 1 TO THE SOUTHEAST
402 CORNER OF SAID LOT 6; THENCE WESTWARD ALONG THE SOUTH LINE OF SAID
403 LOT 6 TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTHWARD
404 ALONG THE WEST LINE OF SAID LOT 6 TO THE NORTH LINE, EXTENDED EAST, OF
405 A 14 FEET WIDE PUBLIC ALLEY, NORTH OF WEST ARMITAGE AVENUE; THENCE
406 WESTWARD ALONG THE NORTH LINE, EXTENDED EAST AND WEST, OF SAID 14
407 FEET WIDE PUBLIC ALLEY TO THE WEST LINE OF ANOTHER 14 FEET WIDE PUBLIC
408 ALLEY, EAST OF NORTH SAWYER AVENUE; THENCE SOUTHWARD ALONG THE

409 SAID WEST LINE OF 14 FEET WIDE PUBLIC ALLEY TO THE NORTH LINE OF
410 ANOTHER 14 FEET WIDE PUBLIC ALLEY, NORTH OF WEST ARMITAGE AVENUE;
411 THENCE WESTWARD ALONG THE NORTH LINE OF SAID 14 FEET WIDE PUBLIC
412 ALLEY TO THE EAST LINE OF NORTH SAWYER AVENUE; THENCE NORTHWARD
413 ALONG THE EAST LINE OF SAID NORTH SAWYER AVENUE TO THE NORTH LINE,
414 EXTENDED EAST, OF A 16 FEET WIDE PUBLIC ALLEY NORTH OF WEST ARMITAGE
415 AVENUE; THENCE WESTWARD ALONG THE NORTH LINE (EXTENDED EAST) OF
416 SAID 16 FEET WIDE PUBLIC ALLEY TO THE WEST LINE OF NORTH SPAULDING
417 AVENUE; THENCE SOUTHWARD ALONG THE WEST LINE OF SAID NORTH
418 SPAULDING AVENUE TO THE NORTH LINE OF WEST ARMITAGE AVENUE; THENCE
419 WESTWARD ALONG THE NORTH LINE OF SAID WEST ARMITAGE AVENUE TO THE
420 EAST LINE OF NORTH KIMBALL AVENUE; THENCE NORTHWARD ALONG THE
421 EAST LINE OF SAID NORTH KIMBALL AVENUE TO THE NORTH LINE OF A 16 FEET
422 WIDE PUBLIC ALLEY, NORTH OF SAID WEST ARMITAGE AVENUE; THENCE
423 WESTWARD ALONG THE NORTH LINE (EXTENDED WEST) OF SAID PUBLIC ALLEY
424 TO THE WEST LINE OF NORTH KIMBALL AVENUE; THENCE SOUTH ALONG WEST
425 LINE OF SAID NORTH KIMBALL AVENUE TO THE NORTH LINE OF 16 FEET WIDE
426 PUBLIC ALLEY, NORTH OF WEST ARMITAGE AVENUE; THENCE WESTWARD
427 ALONG THE NORTH LINE OF SAID 16 FEET WIDE ALLEY TO THE EAST LINE OF
428 NORTH ST. LOUIS AVENUE; THENCE WESTWARD ACROSS NORTH ST. LOUIS
429 AVENUE TO THE SOUTHEAST CORNER OF LOT 61 IN THE SUBDIVISION OF THE
430 SOUTH QUARTER OF THE WEST ONE THIRD OF THE NORTHEAST QUARTER OF
431 SAID SECTION 35, SAID POINT ALSO IS ON NORTH LINE OF A 16 FEET WIDE
432 PUBLIC ALLEY, NORTH OF WEST ARMITAGE AVENUE; THENCE SOUTHWARD
433 ALONG THE WEST LINE OF SAID ST. LOUIS AVENUE TO THE NORTH LINE OF
434 WEST ARMITAGE AVENUE; THENCE WESTWARD ALONG THE NORTH LINE OF
435 SAID WEST ARMITAGE AVENUE TO THE EAST LINE OF NORTH CENTRAL PARK
436 AVENUE; THENCE NORTHWARD ALONG THE EAST LINE OF SAID NORTH
437 CENTRAL PARK AVENUE TO THE NORTH LINE OF A 16 FEET WIDE PUBLIC ALLEY,
438 NORTH OF WEST ARMITAGE AVENUE;. THENCE WESTWARD ALONG THE NORTH
439 LINE (EXTENDED WEST) OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE WEST LINE
440 OF NORTH CENTRAL PARK AVENUE; THENCE SOUTHWARD ALONG THE WEST
441 LINE OF SAID NORTH CENTRAL PARK AVENUE TO THE SOUTH LINE OF A 16 FEET
442 WIDE VACATED ALLEY, NORTH OF WEST ARMITAGE AVENUE; THENCE
443 WESTWARD ALONG THE SOUTH LINE OF SAID VACATED ALLEY TO THE WEST
444 LINE (EXTENDED SOUTH) OF THE EAST 9 FEET OF LOT 58 OF BLOCK 8 IN
445 JACKSON'S SUBDIVISION OF BLOCK 7 AND 8 OF HAMBLETON SUBDIVISION IN
446 THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE
447 NORTHWARD ALONG THE SAID WEST LINE (EXTENDED SOUTH) OF THE SAID
448 EAST 9 FEET TO THE NORTH LINE OF AFORESAID 16 FEET WIDE PUBLIC ALLEY,
449 NORTH OF SAID WEST ARMITAGE AVENUE; THENCE WESTWARD ALONG THE
450 NORTH LINE OF SAID PUBLIC ALLEY TO THE EAST LINE, EXTENDED NORTH, OF
451 LOT 90 OF BLOCK 7 IN SAID JACKSON'S SUBDIVISION; THENCE SOUTHWARD
452 ALONG THE EAST OF SAID LOT 90 TO THE NORTH LINE OF WEST ARMITAGE
453 AVENUE; THENCE WESTWARD ALONG THE NORTH LINE OF SAID WEST
454 ARMITAGE AVENUE TO THE WEST LINE (EXTENDED NORTH) OF NORTH

455 RIDGEWAY AVENUE; THENCE SOUTHWARD ACROSS WEST ARMITAGE AVENUE
456 ALONG THE WEST LINE OF SAID NORTH RIDGEWAY AVENUE, EXTENDED NORTH,
457 TO THE SOUTH LINE OF A 16 FEET WIDE PUBLIC ALLEY, SOUTH OF SAID WEST
458 ARMITAGE AVENUE, THENCE EASTWARD ALONG SAID SOUTH LINE, EXTENDED
459 EAST, TO THE WEST LINE OF NORTH LAWNSDALE AVENUE; THENCE EASTWARD
460 ACROSS SAID NORTH LAWNSDALE AVENUE TO THE NORTHWEST CORNER OF LOT
461 12 OF BLOCK 2 IN S. DELAMATER'S SUBDIVISION ACCORDING TO THE PLAT
462 THEREOF RECORDED AUGUST 1, 1885 AS DOCUMENT NO. 643538, SAID POINT IS
463 ALSO ON THE SOUTH LINE OF A 16 FEET WIDE PUBLIC ALLEY; THENCE
464 EASTWARD ALONG THE SOUTH LINE OF SAID 16 FEET WIDE PUBLIC ALLEY TO
465 THE WEST LINE OF NORTH CENTRAL PARK AVENUE; THENCE SOUTHWARD
466 ALONG THE WEST LINE OF SAID NORTH CENTRAL PARK AVENUE TO THE SOUTH
467 LINE, EXTENDED WEST, OF A 16 FEET WIDE PUBLIC ALLEY, SOUTH OF WEST
468 ARMITAGE AVENUE; THENCE CONTINUING EASTWARD ALONG THE SOUTH LINE,
469 EXTENDED WEST, OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE WEST LINE OF
470 NORTH KIMBALL AVENUE; THENCE EASTWARD ACROSS SAID NORTH KIMBALL
471 AVENUE TO THE NORTHWEST CORNER OF LOT 16 IN WINKELMAN'S SUBDIVISION
472 OF BLOCKS 3 OF E. SIMON'S SUBDIVISION ACCORDING TO THE PLAT THEREOF
473 RECORDED ON FEBRUARY 15, 1899 AS DOCUMENT NO. 2785137, SAID POINT IS
474 ALSO ON SOUTH LINE OF A 16 FEET WIDE PUBLIC ALLEY; THENCE EASTWARD
475 ALONG THE SOUTH LINE OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE WEST
476 LINE OF NORTH SPAULDING AVENUE; THENCE EASTWARD ACROSS SAID NORTH
477 SPAULDING AVENUE TO THE NORTHWEST CORNER OF LOT 16 OF BLOCK 2 IN
478 WINKELMAN'S SUBDIVISION OF PART OF BLOCK 2 AND 11 OF E. SIMON'S S
479 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 5, 1888
480 AS DOCUMENT NO. 1000737, SAID POINT IS ALSO ON THE SOUTH LINE OF A 16
481 FEET WIDE PUBLIC ALLEY, SOUTH OF WEST ARMITAGE AVENUE; THENCE
482 EASTWARD ALONG THE SOUTH LINE OF SAID 16 FEET WIDE PUBLIC ALLEY TO
483 THE WEST LINE OF NORTH KEDZIE AVENUE; THENCE EASTWARD ACROSS SAID
484 NORTH KEDZIE AVENUE TO THE NORTHWEST CORNER OF LOT 16 OF BLOCK 1 IN
485 NILS F. OLSON'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED
486 JANUARY 14, 1887 AS DOCUMENT NUMBER 790005, SAID CORNER IS ALSO ON THE
487 SOUTH LINE OF A 14 FEET WIDE PUBLIC ALLEY, SOUTH OF WEST ARMITAGE
488 AVENUE; THENCE EASTWARD ALONG THE SOUTH LINE OF SAID 14 FEET WIDE
489 PUBLIC ALLEY TO THE NORTHEAST CORNER OF LOT 6 OF BLOCK 1 IN S.
490 DELAMATER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED ON
491 FEBRUARY 5, 1884 AS DOCUMENT NO. 523563; THENCE SOUTHWARD ALONG THE
492 EAST LINE OF SAID LOT 6 TO THE SOUTH LINE (EXTENDED WEST) OF A 16 FEET
493 WIDE PUBLIC ALLEY, SOUTH OF WEST ARMITAGE AVENUE; THENCE EASTWARD
494 ALONG SOUTH LINE OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE WEST LINE OF
495 NORTH WHIPPLE STREET; THENCE EASTWARD ACROSS NORTH WHIPPLE STREET
496 TO THE NORTHWEST CORNER OF LOT 42 OF BLOCK 1 IN ALVA TROWBRIDGE AND
497 OTHER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST
498 1, 1872 AS DOCUMENT NUMBER 51139; THENCE EASTWARD ALONG THE NORTH
499 LINE OF SAID LOT 42 OF BLOCK 1 TO THE NORTHEAST CORNER OF SAID LOT 42;
500 THENCE EASTWARD TO THE NORTHWEST CORNER OF LOT 7 OF BLOCK 1 IN SAID

501 ALVA TROWBRIDGE AND OTHER'S SUBDIVISION; THENCE EASTWARD ALONG
502 THE NORTH LINE OF SAID LOT 7 OF BLOCK 1 TO ITS NORTHEAST CORNER;
503 THENCE EASTWARD ACROSS NORTH HUMBOLDT BOULEVARD, ALONG THE
504 NORTH LINE, EXTENDED EAST, OF SAID LOT 7 TO THE EAST LINE OF SAID NORTH
505 HUMBOLDT BOULEVARD; THENCE NORTHWARD ALONG THE EAST LINE OF SAID
506 NORTH HUMBOLDT BOULEVARD TO THE SOUTH LINE OF LOT 24 OF BLOCK 4 IN
507 HANSBROUGH AND HESS SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST
508 QUARTER OF SAID SECTION 36; THENCE EASTWARD ALONG THE SOUTH LINE OF
509 SAID LOT 24 TO ITS SOUTHEAST CORNER; THENCE CONTINUING EASTWARD
510 ACROSS THE 14 FEET WIDE PUBLIC ALLEY TO THE SOUTHWEST CORNER OF LOT
511 1 OF BLOCK 4 IN SAID HANSBROUGH AND HESS SUBDIVISION; THENCE
512 EASTWARD ALONG THE SOUTH LINE OF SAID LOT 1 OF BLOCK 4 TO ITS
513 SOUTHEAST CORNER, SAID CORNER IS ALSO ON WEST LINE OF NORTH
514 RICHMOND STREET; THENCE SOUTHWARD ALONG THE WEST LINE OF SAID
515 NORTH RICHMOND STREET TO THE NORTH LINE (EXTENDED WEST) OF LOT 22 OF
516 BLOCK 3 IN SAID HANSBROUGH AND HESS SUBDIVISION; THENCE EASTWARD
517 ALONG SAID NORTH LINE EXTENDED WEST TO THE NORTHEAST CORNER OF
518 SAID LOT 22 OF BLOCK 3; THENCE CONTINUING EASTWARD ALONG SAID NORTH
519 LINE (EXTENDED EAST) TO THE EAST LINE OF A 14 FEET WIDE PUBLIC ALLEY,
520 WEST OF NORTH FRANCISCO AVENUE; THENCE NORTHWARD ALONG EAST LINE
521 OF SAID ALLEY TO THE NORTH LINE OF THE SOUTH HALF OF LOT 2 OF BLOCK 3
522 IN SAID HANSBROUGH AND HESS SUBDIVISION; THENCE EASTWARD ALONG THE
523 SAID NORTH LINE OF THE SOUTH HALF OF LOT 2 OF BLOCK 3 TO THE WEST LINE
524 OF NORTH FRANCISCO AVENUE; THENCE CONTINUING EAST ALONG SAID NORTH
525 LINE (EXTENDED EAST) OF THE SOUTH HALF OF LOT 2 TO THE WEST LINE OF A 14
526 FEET WIDE PUBLIC ALLEY, EAST OF NORTH FRANCISCO AVENUE; THENCE
527 SOUTHWARD ALONG WEST LINE OF SAID 14 FEET WIDE PUBLIC ALLEY TO THE
528 MOST NORTH LINE (EXTENDED WEST) OF LOT 3 OF BLOCK 2 IN SAID
529 HANSBROUGH AND HESS SUBDIVISION; THENCE EASTWARD ALONG THE SAID
530 MOST NORTH LINE, EXTENDED WEST, TO THE NORTHWEST CORNER OF SAID LOT
531 3 OF BLOCK 2; THENCE EASTWARD ALONG SAID MOST NORTH LINE, 25.05 FEET;
532 THENCE SOUTHWARD ALONG A LINE PARALLEL TO NORTH MOZART STREET, 4.5
533 FEET; THENCE EASTWARD ALONG NORTH LINE (EXTENDED EAST) OF SAID LOT 3
534 OF BLOCK 2 TO THE EAST LINE OF NORTH MOZART AVENUE; THENCE
535 NORTHWARD ALONG THE EAST LINE OF SAID NORTH MOZART STREET TO THE
536 SOUTHWEST CORNER OF LOT 24 OF BLOCK 1 IN SAID HANSBROUGH AND HESS
537 SUBDIVISION; THENCE EASTWARD ALONG THE SOUTH LINE OF SAID LOT 24 OF
538 BLOCK 1 TO THE WEST LINE OF A 14 FEET WIDE PUBLIC ALLEY, WEST OF NORTH
539 CALIFORNIA AVENUE, THENCE SOUTHWARD ALONG WEST LINE OF SAID 14 FEET
540 WIDE PUBLIC ALLEY TO THE NORTH LINE (EXTENDED WEST) OF THE SOUTH
541 HALF OF LOT 3 OF BLOCK 1 IN SAID HANSBROUGH AND HESS SUBDIVISION;
542 THENCE EASTWARD ALONG SAID NORTH LINE (EXTENDED WEST) OF THE SOUTH
543 HALF OF LOT 3 OF BLOCK 1 TO THE WEST LINE OF NORTH CALIFORNIA AVENUE;
544 THENCE EASTWARD ACROSS SAID NORTH CALIFORNIA AVENUE TO THE
545 NORTHWEST CORNER OF LOT 11 OF BLOCK 2 IN EDGAR M. SNOW AND
546 COMPANY'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED ON

547 MARCH 23, 1901 AS DOCUMENT NUMBER 3077922, SAID CORNER ALSO LIES ON
548 THE SOUTH LINE OF 16 FEET WIDE ALLEY, SOUTH OF WEST ARMITAGE AVENUE;
549 THENCE EASTWARD ALONG SOUTH LINE (EXTENDED EAST) OF SAID 16 FEET
550 WIDE PUBLIC ALLEY TO THE EAST LINE OF NORTH FAIRFIELD AVENUE; THENCE
551 NORTHWARD ALONG EAST LINE OF SAID NORTH FAIRFIELD AVENUE TO THE
552 SOUTH LINE OF WEST ARMITAGE AVENUE; THENCE EASTWARD ALONG SOUTH
553 LINE OF SAID WEST ARMITAGE AVENUE TO THE WEST LINE OF NORTH
554 WASHTENAW AVENUE; THENCE SOUTHWARD ALONG WEST LINE OF SAID
555 NORTH WASHTENAW AVENUE TO THE SOUTH LINE (EXTENDED WEST) OF A 16
556 FEET WIDE PUBLIC ALLEY SOUTH OF WEST ARMITAGE AVENUE; THENCE
557 EASTWARD ALONG SOUTH LINE OF SAID PUBLIC ALLEY TO THE WEST LINE OF
558 NORTH ROCKWELL STREET; THENCE SOUTHWARD ALONG WEST LINE OF SAID
559 NORTH ROCKWELL STREET TO THE SOUTH LINE OF WEST HOMER STREET;
560 THENCE EASTWARD ALONG THE SOUTH LINE (EXTENDED EAST) OF SAID WEST
561 HOMER STREET TO A LINE 167 FEET WEST OF AND PARALLEL WITH THE WEST
562 LINE OF NORTH CAMPBELL AVENUE; THENCE NORTHWARD ALONG SAID
563 PARALLEL LINE, 119 FEET; THENCE EASTWARD ALONG A LINE 53 FEET NORTH OF
564 AND PARALLEL WITH NORTH LINE OF 66 FEET WIDE SAID WEST HOMER STREET,
565 167 FEET TO THE WEST LINE OF SAID NORTH CAMPBELL AVENUE; THENCE
566 NORTHWARD ALONG WEST LINE OF SAID NORTH CAMPBELL AVENUE TO THE
567 SOUTH LINE (EXTENDED WEST) OF LOT 16 IN JOHNSTON'S SUBDIVISION OF
568 BLOCK 1 OF JOHNSTON'S SUBDIVISION ACCORDING TO THE PLAT THEREOF
569 RECORDED ON JULY 18, 1881 AS DOCUMENT NO. 338117; THENCE EASTWARD
570 ALONG SAID SOUTH LINE (EXTENDED WEST) TO THE SOUTHWEST CORNER OF
571 SAID LOT 16; THENCE EASTWARD ALONG THE SOUTH LINES OF LOT 16, 15, 14, 13
572 AND 12 IN SAID JOHNSTON'S SUBDIVISION TO THE SOUTHEAST CORNER OF SAID
573 LOT 12; THENCE IN A NORTHEASTERLY DIRECTION TO THE SOUTHEAST CORNER
574 OF LOT 1 IN P. BANDOW'S RESUBDIVISION OF LOTS 3, 4 AND THE NORTHWEST
575 HALF OF LOT 5 IN BLOCK 1 OF JOHNSTON'S SUBDIVISION, ACCORDING TO THE
576 PLAT THEREOF RECORDED ON APRIL 16, 1885 AS DOCUMENT NO. 6168851, SAID
577 CORNER ALSO LIES ON THE NORTHEASTERLY LINE OF 10 FEET WIDE PUBLIC
578 ALLEY; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE
579 (EXTENDED SOUTHEASTERLY) OF SAID 10 FEET WIDE PUBLIC ALLEY TO THE
580 SOUTH LINE OF AFORESAID WEST HOMER STREET; THENCE EASTWARD ALONG
581 SOUTH LINE OF SAID HOMER STREET TO THE WEST LINE OF NORTH WESTERN
582 AVENUE AS WIDENED, SAID POINT IS ALSO 50 FEET WEST OF THE EAST LINE OF
583 THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE
584 NORTHWARD ALONG WEST LINE OF SAID NORTH WESTERN AVENUE TO THE
585 NORTHEAST LINE OF 66 FEET WIDE NORTH MILWAUKEE AVENUE; THENCE
586 NORTHWESTERLY ALONG NORTHEASTERLY LINE OF SAID NORTH MILWAUKEE
587 AVENUE TO THE SOUTH LINE OF WEST ARMITAGE AVENUE; THENCE EASTWARD
588 ALONG SOUTH LINE OF SAID WEST ARMITAGE AVENUE TO THE WEST LINE
589 (EXTENDED SOUTH) OF LOT 36 IN POWELL'S SUBDIVISION OF LOT 8 IN CIRCUIT
590 COURT PARTITION, ACCORDING TO THE PLAT THEREOF RECORDED ON
591 SEPTEMBER 5, 1884 AS DOCUMENT NO. 572044; THENCE NORTHWARD ACROSS
592 WEST ARMITAGE AVENUE TO THE SOUTHWEST CORNER OF SAID LOT 36;

593 THENCE NORTHWARD ALONG SAID WEST LINE OF SAID LOT 36 AND ALONG THE
594 EAST LINE OF 14 FEET WIDE PUBLIC ALLEY TO THE NORTH LINE (EXTENDED
595 EAST) OF ANOTHER 14 FEET WIDE PUBLIC ALLEY, SOUTH OF WEST McLEAN
596 AVENUE; THENCE WESTWARD ALONG NORTH LINE (EXTENDED EAST AND WEST)
597 OF SAID 14 FEET WIDE PUBLIC ALLEY TO THE EAST LINE (EXTENDED SOUTH) OF
598 ANOTHER 14 FEET WIDE PUBLIC ALLEY EAST OF NORTH CAMPBELL AVENUE;
599 THENCE NORTHWARD ALONG EAST LINE (EXTENDED SOUTH) OF SAID 14 FEET
600 WIDE PUBLIC ALLEY TO THE NORTH LINE (EXTENDED EAST) OF A 9 FEET WIDE
601 PUBLIC ALLEY, SOUTH OF WEST McLEAN AVENUE; THENCE WESTWARD ALONG
602 NORTH LINE (EXTENDED EAST) OF SAID 9 FEET WIDE PUBLIC ALLEY TO THE
603 EAST LINE OF NORTH CAMPBELL AVENUE; THENCE NORTHWARD ALONG THE
604 EAST LINE OF SAID NORTH CAMPBELL AVENUE TO THE SOUTH LINE (EXTENDED
605 EAST) OF LOT 6 IN OWNER'S SUBDIVISION, ACCORDING TO THE PLAT RECORDED
606 NOVEMBER 24, 1913 AS DOCUMENT NO. 5311027; THENCE WESTWARD ACROSS
607 SAID NORTH CAMPBELL AVENUE ALONG SOUTH LINE (EXTENDED EAST) OF SAID
608 LOT 6 TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTHWARD
609 ALONG THE WEST LINES OF LOTS 6, 5, 4 AND 3 IN SAID OWNER'S SUBDIVISION TO
610 THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTHEASTERLY ALONG THE
611 WESTERLY LINES OF LOTS 2 AND 1 IN SAID OWNER'S SUBDIVISION TO THE
612 NORTHWEST CORNER OF SAID LOT 1; THENCE NORTHWARD ALONG WEST LINE
613 OF LOT 104 IN V. WOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF
614 RECORDED MAY 10, 1877 AS DOCUMENT NO. 134226, TO THE NORTH LINE
615 (EXTENDED EAST) OF A 16 FEET WIDE PUBLIC ALLEY, SOUTH OF WEST
616 CHARLESTON STREET; THENCE WESTWARD ALONG NORTH LINE (EXTENDED
617 EAST) OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE SOUTHWEST CORNER OF
618 LOT 56 IN SAID V. WOOD'S SUBDIVISION; THENCE NORTHWARD ALONG WEST
619 LINE (EXTENDED NORTH) OF SAID LOT 56 TO THE NORTH LINE OF WEST
620 CHARLESTON STREET; THENCE WEST ALONG NORTH LINE OF SAID WEST
621 CHARLESTON STREET TO THE EAST LINE OF NORTH MAPLEWOOD AVENUE;
622 THENCE SOUTHWESTERLY ACROSS SAID NORTH MAPLEWOOD AVENUE TO THE
623 SOUTHWEST CORNER OF LOT 18 IN SAID V. WOOD'S SUBDIVISION; THENCE
624 WESTWARD ALONG SOUTH LINE OF SAID LOT 18 TO THE SOUTHWEST CORNER
625 OF SAID LOT 18; THENCE NORTHWARD ALONG WEST LINES OF LOTS 17, 16, 15, 14,
626 13 AND 12 IN SAID V. WOOD'S SUBDIVISION TO A LINE 7 FEET SOUTH OF AND
627 PARALLEL WITH THE SOUTH LINE (EXTENDED EAST) OF LOT 15 IN HERMAN
628 PAPIEN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED
629 DECEMBER 17, 1900 AS DOCUMENT NO. 3044716; THENCE WESTWARD ALONG
630 SAID PARALLEL LINE, 10 FEET; THENCE NORTHWARD, 7 FEET TO THE
631 SOUTHEAST CORNER OF SAID LOT 15; THENCE WESTWARD ALONG SOUTH LINE
632 OF SAID LOT 15 TO THE SOUTHWEST CORNER OF SAID LOT 15; THENCE
633 NORTHWARD ALONG THE LINES OF LOTS 15, 14, 13, 12 AND 11 IN SAID HERMAN
634 PAPIEN'S SUBDIVISION TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE
635 CONTINUING NORTHWARD ALONG WEST LINE (EXTENDED NORTH) OF SAID LOT
636 11 TO THE SOUTHWEST CORNER OF LOT 10 IN SAID HERMAN PAPIEN'S
637 SUBDIVISION; THENCE WESTWARD ALONG THE SOUTH LINE (EXTENDED WEST)
638 OF SAID LOT 10 TO THE SOUTHEAST CORNER OF LOT 13 IN JAMES M. ALLEN'S

639 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED APRIL 11, 1882 AS
640 DOCUMENT NO. 386837; THENCE WESTWARD ALONG SOUTH LINE OF SAID LOT 13
641 TO THE SOUTHWEST CORNER OF SAID LOT 13, SAID CORNER IS ALSO ON THE
642 EAST LINE OF NORTH ROCKWELL STREET; THENCE SOUTHWARD ALONG EAST
643 LINE OF SAID NORTH ROCKWELL STREET TO THE SOUTHWESTERLY LINE
644 (EXTENDED SOUTHEASTERLY) OF LOT 2 IN POWELL'S SUBDIVISION ACCORDING
645 TO THE PLAT THEREOF RECORDED ON PAGE 93 OF BOOK 6; THENCE
646 NORTHWESTERLY ACROSS SAID NORTH ROCKWELL STREET ALONG SAID
647 SOUTHWESTERLY LINE (EXTENDED SOUTHEASTERLY) OF SAID LOT 2 TO THE
648 MOST SOUTHERN CORNER OF SAID LOT 2; THENCE NORTHWESTERLY ALONG
649 THE SOUTHWESTERLY LINES (EXTENDED NORTHWESTERLY) OF LOTS 2 AND 1 IN
650 SAID POWELL'S SUBDIVISION TO THE SOUTH LINE OF LOT 11 IN GRAY'S
651 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED ON PAGE 55 OF
652 BOOK 85; THENCE WESTWARD ALONG SOUTH LINE OF SAID LOT 11 TO THE
653 SOUTHWEST CORNER OF SAID LOT 11, SAID CORNER LIES ON EAST LINE OF
654 NORTH TALMAN AVENUE; THENCE NORTHWARD ALONG EAST LINE OF SAID
655 NORTH TALMAN AVENUE TO THE SOUTHWESTERLY LINE (EXTENDED
656 SOUTHEASTERLY) OF LOT 32 OF BLOCK 4 IN C. E. WOOSLEY'S SUBDIVISION
657 ACCORDING TO THE PLAT THEREOF RECORDED ON MAY 23, 1881 ON PAGE 5 OF
658 BOOK 16; THENCE NORTHWESTERLY ALONG SOUTHWESTERLY LINE (EXTENDED
659 SOUTHEASTERLY) OF SAID LOT 32 OF BLOCK 4 TO THE MOST SOUTHERN CORNER
660 OF SAID LOT 32, SAID CORNER ALSO LIES ON NORTHEASTERLY LINE OF A 20
661 FEET WIDE PUBLIC ALLEY, NORTHEASTERLY OF NORTH MILWAUKEE AVENUE;
662 THENCE NORTHWESTERLY ALONG NORTHEASTERLY LINE OF SAID 20 FEET WIDE
663 PUBLIC ALLEY TO THE EAST LINE OF ANOTHER 14 FEET WIDE PUBLIC ALLEY,
664 WEST OF SAID NORTH TALMAN AVENUE; THENCE NORTHWARD ALONG EAST
665 LINE (EXTENDED NORTH) OF SAID 14 FEET WIDE PUBLIC ALLEY TO THE NORTH
666 LINE OF WEST LYNDALE STREET; THENCE WESTWARD ALONG NORTH LINE OF
667 SAID WEST LYNDALE STREET TO THE EAST LINE OF NORTH WASHTENAW
668 AVENUE; THENCE NORTHWARD ALONG EAST LINE OF SAID NORTH WASHTENAW
669 AVENUE TO THE NORTH LINE OF WEST BELDEN AVENUE; THENCE WESTWARD
670 ALONG NORTH LINE (EXTENDED WEST) OF SAID WEST BELDEN AVENUE TO A
671 BEND POINT WHICH LIES ON THE SOUTHEASTERLY LINE OF LOT 23 OF BLOCK 2
672 IN SNOWHOOK'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED
673 AUGUST 22, 1884 AS DOCUMENT NO. 569245; THENCE SOUTHWESTERLY ALONG
674 NORTHWESTERLY LINE OF SAID WEST BELDEN AVENUE, SAID LINE ALSO IS
675 SOUTHEASTERLY LINES OF LOTS 23 AND 24 OF BLOCK 2 IN SAID SNOWHOOK'S
676 SUBDIVISION, TO THE NORTHEASTERLY LINE OF NORTH MILWAUKEE AVENUE;
677 THENCE NORTHWESTERLY ALONG NORTHEASTERLY LINE OF SAID NORTH
678 MILWAUKEE AVENUE TO THE SOUTH LINE OF 100 FEET WIDE WEST FULLERTON
679 AVENUE; THENCE EASTWARD ALONG SOUTH LINE OF SAID WEST FULLERTON
680 AVENUE TO THE EAST LINE (EXTENDED SOUTH) OF NORTH FRANCISCO AVENUE;
681 THENCE NORTHWARD ACROSS SAID WEST FULLERTON AVENUE ALONG EAST
682 LINE (EXTENDED SOUTH) OF SAID NORTH FRANCISCO AVENUE TO THE NORTH
683 LINE OF A 16 FEET WIDE PUBLIC ALLEY, NORTH OF SAID WEST FULLERTON
684 AVENUE; THENCE WESTWARD ACROSS SAID NORTH FRANCISCO AVENUE ALONG

685 NORTH LINE (EXTENDED WEST) OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE
686 SOUTHEAST CORNER OF LOT 27 OF BLOCK 7 IN GEORGE A. SEAVERN'S
687 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED MAY 10, 1886 AS
688 DOCUMENT NO. 716003; THENCE WESTWARD ALONG SOUTH LINE OF SAID LOT 27
689 OF BLOCK 7 TO THE SOUTHWEST CORNER OF SAID LOT 27 OF BLOCK 7, SAID
690 CORNER ALSO LIES ON NORTHEASTERLY LINE OF A 16 FEET WIDE PUBLIC
691 ALLEY, NORTHEASTERLY OF NORTH MILWAUKEE AVENUE; THENCE
692 NORTHWESTERLY ALONG NORTHEASTERLY LINE OF SAID 16 FEET WIDE PUBLIC
693 ALLEY TO THE SOUTHWEST CORNER OF LOT 11 OF SAID BLOCK 7; THENCE
694 CONTINUING NORTHWESTERLY TO THE MOST SOUTHERN CORNER OF LOT 15 OF
695 BLOCK 5 IN SAID GEORGE A. SEAVERN'S SUBDIVISION; THENCE CONTINUING
696 NORTHWESTERLY ALONG THE SOUTHWESTERLY LINES OF LOTS 15, 16, 17 AND 18
697 OF SAID BLOCK 5 TO A LINE 8 FEET SOUTH OF AND PARALLEL WITH THE SOUTH
698 LINE OF LOT 4 OF BLOCK 5 IN SAID GEORGE A. SEAVERN'S SUBDIVISION; THENCE
699 WESTWARD ALONG SAID PARALLEL LINE TO THE EAST LINE OF LOT 1 IN
700 RESUBDIVISION OF LOTS 5 AND 6 OF BLOCK 5 IN SAID GEORGE A. SEAVERN'S
701 SUBDIVISION; THENCE NORTHWARD ALONG EAST LINE OF SAID LOT 1 TO THE
702 NORTHEAST CORNER OF SAID LOT 1; THENCE WESTWARD ALONG NORTH LINE
703 OF SAID LOT 1 TO THE EAST LINE OF NORTH SACRAMENTO AVENUE; THENCE
704 NORTHWARD ALONG EAST LINE OF SAID NORTH SACRAMENTO AVENUE TO THE
705 NORTHWEST CORNER OF LOT 1 OF BLOCK 5 IN AFORESAID GEORGE A.
706 SEAVERN'S SUBDIVISION; THENCE IN A NORTHWESTERLY DIRECTION ACROSS
707 SAID NORTH SACRAMENTO AVENUE TO THE MOST SOUTHERN CORNER OF LOT 1
708 OF BLOCK 2 IN STOREY AND ALLEN'S MILWAUKEE AVENUE ADDITION TO
709 CHICAGO, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 9, 1872 AS
710 DOCUMENT NO. 12639; THENCE NORTHWESTERLY ALONG SOUTHWESTERLY
711 LINES OF LOTS 1 AND 3 OF SAID BLOCK 2 TO THE MOST WESTERLY CORNER OF
712 SAID LOT 3; THENCE NORTHEASTERLY ALONG NORTHWESTERLY LINE
713 (EXTENDED NORTHEASTERLY) OF SAID LOT 3 OF BLOCK 2 TO THE
714 NORTHEASTERLY LINE (EXTENDED SOUTHEASTERLY) OF NORTH WILLETTS
715 COURT; THENCE NORTHWESTERLY ALONG NORTHEASTERLY LINE (EXTENDED
716 SOUTHEASTERLY) OF SAID NORTH WILLETTS COURT TO THE SOUTHEASTERLY
717 LINE OF LOT 1 IN LOGAN SQUARE ADDITION TO CHICAGO, ACCORDING TO THE
718 PLAT THEREOF RECORDED NOVEMBER 10, 1881 AS DOCUMENT NO. 358316;
719 THENCE SOUTHWESTERLY ALONG SOUTHEASTERLY LINES OF LOT 1 AND 2 IN
720 SAID LOGAN SQUARE ADDITION TO CHICAGO TO THE SOUTHEAST CORNER OF
721 LOT 3 IN SAID LOGAN SQUARE ADDITION TO CHICAGO; THENCE WESTWARD
722 ALONG SOUTH LINE OF SAID LOT 3 TO THE SOUTHWEST CORNER OF SAID LOT 3;
723 THENCE SOUTHWESTERLY ALONG SOUTHEASTERLY LINE OF LOT 4 IN SAID
724 LOGAN SQUARE ADDITION TO CHICAGO TO THE SOUTHWEST CORNER OF SAID
725 LOT 4; THENCE WESTWARD ALONG SOUTH LINES OF LOTS 5, 6, 7, 8, 9, 10 AND 11
726 TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE NORTHWESTERLY ALONG
727 SOUTHWESTERLY LINES OF LOTS 12, 13 AND 14 IN SAID LOGAN SQUARE
728 ADDITION TO CHICAGO TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE
729 NORTHWARD ALONG WEST LINE (EXTENDED NORTH) OF SAID LOT 14 TO THE
730 NORTH LINE OF 250 FEET WIDE LOGAN BLVD.; THENCE WESTWARD ALONG

731 NORTH LINE OF SAID LOGAN BLVD. TO THE SOUTHWEST CORNER OF LOT 20 OF
732 BLOCK 4 IN SUBDIVISION OF BLOCKS 1, 2, 3 AND 4 IN LOT 1 IN COUNTY CLERK'S
733 DIVISION, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 12, 1894 AS
734 DOCUMENT NO. 2146603; THENCE NORTHWARD ALONG WEST LINE OF SAID LOT
735 20 TO THE SOUTHEAST CORNER OF LOT 21 OF SAID BLOCK 4; THENCE
736 WESTWARD ALONG SOUTH LINES OF LOTS 21, 22, 23 AND 24 OF SAID BLOCK 4 TO
737 THE SOUTHWEST CORNER OF SAID LOT 24 OF BLOCK 4; THENCE WESTWARD
738 ALONG PROLONGATION OF LAST DESCRIBED COURSE TO THE NORTHEASTERLY
739 LINE OF NORTH MILWAUKEE AVENUE; THENCE NORTHWESTERLY ALONG
740 NORTHEASTERLY LINE OF SAID NORTH MILWAUKEE AVENUE TO THE EAST LINE
741 OF NORTH KEDZIE AVENUE; THENCE NORTHWARD ALONG EAST LINE OF SAID
742 NORTH KEDZIE AVENUE TO THE NORTH LINE OF WEST SCHUBERT AVENUE;
743 THENCE CONTINUING IN A NORTHWESTERLY DIRECTION ACROSS SAID NORTH
744 KEDZIE AVENUE TO THE MOST SOUTHERN CORNER OF LOT 7 OF BLOCK 1 IN HITT
745 AND OTHERS SUBDIVISION OF 39 ACRES ON THE EAST SIDE OF THE EAST HALF
746 OF THE SOUTHEAST QUARTER OF SAID SECTION 26, SAID CORNER ALSO LIES ON
747 THE NORTHEASTERLY LINE OF NORTH EMMET STREET; THENCE
748 NORTHWESTERLY ALONG NORTHEASTERLY LINE (EXTENDED
749 NORTHWESTERLY) OF SAID NORTH EMMET STREET TO THE NORTHWESTERLY
750 LINE OF WEST SAWYER AVENUE; THENCE SOUTHWESTERLY ALONG
751 NORTHWESTERLY LINE OF SAID WEST SAWYER AVENUE TO THE
752 NORTHEASTERLY LINE OF 16 FEET WIDE PUBLIC ALLEY, NORTHEASTERLY OF
753 NORTH MILWAUKEE AVENUE; THENCE NORTHWESTERLY ALONG
754 NORTHEASTERLY LINE OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE MOST
755 WESTERN CORNER OF LOT 1 OF BLOCK 4 IN MILWAUKEE AND DIVERSEY
756 SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 29, 1924 AS
757 DOCUMENT NO., 8339078; THENCE NORTHEASTERLY ALONG NORTHWESTERLY
758 (EXTENDED NORTHEASTERLY) LINE OF SAID LOT 1 OF BLOCK 4 TO THE NORTH
759 LINE OF 66 FEET WIDE WEST DIVERSEY AVENUE; THENCE WESTWARD ALONG
760 NORTH LINE OF SAID WEST DIVERSEY AVENUE TO THE EAST LINE OF NORTH
761 CHRISTIANA AVENUE; THENCE NORTHWARD ALONG EAST LINE OF SAID NORTH
762 CHRISTIANA AVENUE TO THE SOUTH LINE (EXTENDED EAST) OF LOT 15 OF
763 BLOCK 4 IN HENRY WISNER'S SUBDIVISION OF LOTS 8 AND 9 OF BRAND'S
764 SUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION
765 26; THENCE WESTWARD ALONG SOUTH LINE (EXTENDED EAST) OF SAID LOT 15
766 OF BLOCK 4 TO THE SOUTHWEST CORNER OF SAID LOT 15, SAID CORNER ALSO
767 LIES ON NORTH LINE OF A 14 FEET WIDE PUBLIC ALLEY, NORTH OF SAID WEST
768 DIVERSEY AVENUE; THENCE CONTINUING WESTWARD ALONG PROLONGATION
769 OF LAST DESCRIBED COURSE TO A BEND POINT IN SAID 14 FEET WIDE ALLEY,
770 SAID BEND POINT IS ALSO SOUTHWEST CORNER OF LOT 31 OF BLOCK 4 IN SAID
771 HENRY WISNER'S SUBDIVISION; THENCE NORTHWESTERLY ALONG
772 SOUTHWESTERLY LINE OF SAID LOT 31 TO THE MOST WESTERLY CORNER OF
773 SAID LOT 31, SAID CORNER ALSO LIES ON THE SOUTHEASTERLY LINE OF NORTH
774 WOODWARD STREET; THENCE NORTHEASTERLY ALONG SOUTHEASTERLY LINE
775 OF SAID NORTH WOODWARD STREET TO THE SOUTHWESTERLY LINE
776 (EXTENDED SOUTHEASTERLY) OF LOT 42 IN STOREY AND ALLEN'S SUBDIVISION

777 OF LOT 10 IN BRAND'S SUBDIVISION IN THE EAST HALF OF NORTHEAST
778 QUARTER OF SAID SECTION 26; THENCE NORTHWESTERLY ALONG
779 SOUTHWESTERLY LINE (EXTENDED SOUTHEASTERLY) OF SAID LOT 42 TO THE
780 EAST LINE OF NORTH KIMBALL AVENUE; THENCE NORTHWARD ALONG EAST
781 LINE OF SAID NORTH KIMBALL AVENUE TO THE NORTHWESTERLY LINE OF
782 NORTH DAWSON AVENUE; THENCE SOUTHWESTERLY ALONG NORTHWESTERLY
783 LINE (EXTENDED SOUTHWESTERLY) OF SAID NORTH DAWSON AVENUE TO THE
784 NORTHEASTERLY LINE OF NORTH MILWAUKEE AVENUE; THENCE
785 NORTHWESTERLY ALONG NORTHEASTERLY LINE OF SAID NORTH MILWAUKEE
786 AVENUE TO THE EAST LINE OF NORTH CENTRAL PARK AVENUE; THENCE
787 NORTHWARD ALONG EAST LINE OF SAID NORTH CENTRAL PARK AVENUE TO
788 THE SOUTH LINE OF NORTH ELBRIDGE AVENUE; THENCE EASTWARD ALONG
789 SOUTH LINE (EXTENDED EAST) OF SAID NORTH ELBRIDGE AVENUE TO THE
790 SOUTHWESTERLY LINE OF LOT 60 OF BLOCK 2 IN ALBERT WISNER'S
791 SUBDIVISION OF LOTS 13 AND 14 IN BRAND'S SUBDIVISION IN THE WEST HALF
792 OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE NORTHWESTERLY
793 ALONG SOUTHWESTERLY LINE OF SAID LOT 60 OF BLOCK 2 TO THE MOST
794 WESTERN CORNER OF SAID LOT 60 OF BLOCK 2; THENCE IN NORTHWESTERLY
795 DIRECTION ACROSS SAID NORTH ELBRIDGE AVENUE TO THE SOUTHEAST
796 CORNER OF LOT 26 OF BLOCK 4 IN SAID ALBERT WISNER'S SUBDIVISION;
797 THENCE WESTWARD ALONG SOUTH LINE OF SAID LOT 26 OF BLOCK 4 TO THE
798 SOUTHWEST CORNER OF SAID LOT 26; THENCE NORTHWARD ALONG WEST LINES
799 OF LOTS 26 AND 25 OF SAID BLOCK 4 TO THE MOST NORTHERN CORNER OF SAID
800 LOT 25; THENCE NORTHWESTERLY ALONG SOUTHWESTERLY LINE OF LOT 24 IN
801 SAID BLOCK 4 TO THE MOST WESTERN CORNER OF SAID LOT 24; THENCE
802 WESTWARD ALONG NORTH LINES OF LOTS 27, 28 AND 29 IN SAID BLOCK 4 TO
803 THE NORTHWEST CORNER OF SAID LOT 29, SAID CORNER ALSO LIES ON EAST
804 LINE OF NORTH CENTRAL PARK AVENUE; THENCE NORTHWARD ALONG EAST
805 LINE OF SAID NORTH CENTRAL PARK AVENUE TO THE SOUTH LINE (EXTENDED
806 EAST) OF LOT 59 IN HEAFIELD SUBDIVISION OF LOT 1 IN DAVLIN, KELLY AND
807 CARROLL'S SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF
808 SAID SECTION 26; THENCE WESTWARD ALONG SOUTH LINE (EXTENDED EAST) OF
809 SAID LOT 59 TO THE SOUTHWEST CORNER OF SAID LOT 59; THENCE NORTHWARD
810 ALONG WEST LINE OF SAID LOT 59 TO THE NORTHWEST CORNER OF SAID LOT 59;
811 THENCE WESTWARD ALONG SOUTH LINE (EXTENDED EAST) OF LOT 45 IN SAID
812 HEAFIELD SUBDIVISION TO THE EAST LINE OF NORTH MONTICELLO AVENUE;
813 THENCE NORTHWARD ALONG EAST LINE OF SAID NORTH MONTICELLO AVENUE
814 TO THE SOUTHWESTERLY LINE (EXTENDED SOUTHEASTERLY) OF LOT 33 IN
815 HAENTZE AND WHEELER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF
816 RECORDED JULY 15, 1902 AS DOCUMENT NO. 3270736; THENCE NORTHWESTERLY
817 ALONG SOUTHWESTERLY LINE (EXTENDED SOUTHEASTERLY) OF SAID LOT 33
818 TO THE MOST SOUTHERN CORNER OF SAID LOT 33, SAID CORNER ALSO LIES ON
819 WEST LINE OF SAID NORTH MONTICELLO AVENUE; THENCE SOUTHWARD
820 ALONG WEST LINE OF SAID NORTH MONTICELLO AVENUE TO THE
821 NORTHEASTERLY LINE OF NORTH MILWAUKEE AVENUE; THENCE
822 NORTHWESTERLY ALONG NORTHEASTERLY LINE OF SAID NORTH MILWAUKEE

823 AVENUE TO THE SOUTHEASTERLY LINE OF NORTH LAWNSDALE AVENUE;
824 THENCE NORTHEASTERLY ALONG SOUTHEASTERLY LINE OF SAID NORTH
825 LAWNSDALE AVENUE TO THE EAST LINE (EXTENDED SOUTH) OF SAID NORTH
826 LAWNSDALE AVENUE; THENCE NORTHWARD ALONG EAST LINE OF SAID NORTH
827 LAWNSDALE AVENUE TO THE SOUTHWEST CORNER OF LOT 23 IN HEAFIELD'S
828 SUBDIVISION OF THE WEST 5 ACRES OF LOT 2 IN DAVLIN, KALLY AND
829 CARROLL'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED
830 MARCH 18, 1902 AS DOCUMENT NO. 3218672; THENCE IN A NORTHWESTERLY
831 DIRECTION ACROSS SAID NORTH LAWNSDALE AVENUE TO THE MOST SOUTHERN
832 CORNER OF LOT 30 IN SAID HEAFIELD'S SUBDIVISION OF WEST 5 ACRES OF LOT 2
833 IN DAVLIN, KELLY AND CARROLL'S SUBDIVISION; THENCE CONTINUING
834 NORTHWESTERLY ALONG SOUTHWESTERLY LINE (EXTENDED
835 NORTHWESTERLY) OF SAID LOT 30 TO THE SOUTH LINE OF LOT 22 OF BLOCK 1 IN
836 HEINEMANN AND GROSS' SUBDIVISION OF PART OF LOT 3 IN DAVLIN, KELLY
837 AND CARROLL'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED
838 JULY 14, 1909 AS DOCUMENT NO. 4406409; THENCE WESTWARD ALONG SOUTH
839 LINE OF SAID LOT 22 OF BLOCK 1 TO THE EAST LINE OF NORTH RIDGEWAY
840 AVENUE; THENCE NORTHWARD ALONG EAST LINE OF SAID NORTH RIDGEWAY
841 AVENUE TO THE SOUTHWESTERLY LINE (EXTENDED SOUTHEASTERLY) OF LOT
842 27 OF BLOCK 2 IN SAID HEINEMANN AND GROSS' SUBDIVISION; THENCE
843 NORTHWESTERLY ALONG SOUTHWESTERLY LINE (EXTENDED SOUTHEASTERLY
844 AND NORTHWESTERLY) OF SAID LOT 27 OF BLOCK 2 TO THE SOUTH LINE OF LOT
845 17 OF SAID BLOCK 2; THENCE WESTWARD ALONG SOUTH LINE OF SAID LOT 17 OF
846 BLOCK 2 TO THE EAST LINE OF NORTH HAMLIN AVENUE; THENCE NORTHWARD
847 ALONG EAST LINE OF SAID NORTH HAMLIN AVENUE TO THE SOUTH LINE
848 (EXTENDED EAST) OF LOT 11 IN WM. J. SWEENEY'S SUBDIVISION OF LOT 6 IN
849 CIRCUIT COURT COMMON DIVISION IN WEST HALF OF THE SOUTHWEST
850 QUARTER OF SAID SECTION 23; THENCE WESTWARD ALONG SOUTH LINE
851 (EXTENDED EAST AND WEST) TO THE SOUTHWEST CORNER OF LOT 1 IN SAID
852 WM. J. SWEENEY'S SUBDIVISION; THENCE NORTHWESTERLY ALONG
853 SOUTHWESTERLY LINE (EXTENDED NORTHWESTERLY) OF SAID LOT 1 TO THE
854 EAST LINE OF NORTH AVERS AVENUE; THENCE WESTWARD ACROSS SAID
855 NORTH AVERS AVENUE ALONG A LINE PARALLEL WITH SOUTH LINE OF SAID
856 LOT 1 TO THE WEST LINE OF 66 FEET WIDE NORTH AVERS AVENUE; THENCE
857 NORTHWARD ALONG WEST LINE OF SAID NORTH AVERS AVENUE TO THE NORTH
858 LINE OF 16 FEET WIDE PUBLIC ALLEY, SOUTH OF WEST SCHOOL STREET; THENCE
859 WESTWARD ALONG NORTH LINE OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE
860 EAST LINE OF NORTH SPRINGFIELD AVENUE; THENCE SOUTHWARD ALONG EAST
861 LINE OF SAID NORTH SPRINGFIELD AVENUE TO THE NORTHEASTERLY LINE OF A
862 16 FEET WIDE PUBLIC ALLEY, NORTHEASTERLY OF NORTH MILWAUKEE
863 AVENUE; THENCE NORTHWESTERLY ALONG NORTHEASTERLY LINE (EXTENDED
864 NORTHWESTERLY) OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE
865 NORTHWESTERLY LINE (EXTENDED NORTHEASTERLY) OF SAID NORTH
866 SPRINGFIELD AVENUE; THENCE SOUTHWESTERLY ALONG NORTHWESTERLY
867 LINE (EXTENDED NORTHEASTERLY) OF SAID NORTH SPRINGFIELD AVENUE TO
868 THE NORTHEASTERLY LINE OF 66 FEET WIDE NORTH MILWAUKEE AVENUE;

869 THENCE NORTHWESTERLY ALONG NORTHEASTERLY LINE (EXTENDED
870 NORTHWESTERLY) OF SAID NORTH MILWAUKEE AVENUE TO THE NORTH LINE
871 OF SAID WEST SCHOOL STREET; THENCE WESTWARD ALONG NORTH LINE
872 (EXTENDED WEST) OF SAID WEST SCHOOL STREET TO THE WEST LINE OF NORTH
873 PULASKI ROAD; THENCE SOUTHWARD ALONG WEST LINE OF SAID NORTH
874 PULASKI ROAD TO THE NORTH LINE OF WEST MELROSE STREET; THENCE
875 WESTWARD ALONG NORTH LINE OF SAID WEST MELROSE STREET TO THE EAST
876 LINE (EXTENDED NORTH AND SOUTH) OF A 16 FEET WIDE PUBLIC ALLEY, WEST
877 OF NORTH PULASKI ROAD; THENCE SOUTHWARD ALONG EAST LINE (EXTENDED
878 NORTH AND SOUTH) OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE SOUTH LINE
879 OF 66 FEET WIDE WEST BELMONT AVENUE; THENCE EASTWARD ALONG SOUTH
880 LINE OF SAID WEST BELMONT AVENUE TO THE WEST LINE OF 66 FEET WIDE
881 NORTH PULASKI ROAD; THENCE SOUTHWARD ALONG WEST LINE OF SAID
882 NORTH PULASKI ROAD TO A LINE 133 FEET SOUTH OF AND PARALLEL WITH
883 SOUTH LINE OF SAID WEST BELMONT AVENUE; THENCE EASTWARD ALONG SAID
884 PARALLEL LINE ACROSS SAID NORTH PULASKI ROAD, 66 FEET TO THE POINT OF
885 BEGINNING, ALL AFORESAID LEGAL DESCRIPTION HEREBY WRITTEN ON THIS
886 30th DAY OF NOVEMBER 1999, ALL IN COOK COUNTY, ILLINOIS.

APPENDIX C: PROPERTIES PREVIOUSLY APPROVED FOR ACQUISITION IN UNDERLYING REDEVELOPMENT AREA PLAN

Parcels Authorized to be Acquired			
13	35	234	032
13	35	234	033
13	35	236	021
13	35	236	022
13	35	236	023
13	35	236	024
13	35	236	025
13	35	402	001
13	35	402	002
13	35	402	003
13	35	402	004
13	36	125	007
13	36	125	008
13	36	125	009
13	36	125	010
13	36	125	011
13	36	125	017
13	36	125	018
13	36	300	009
13	36	300	010
13	36	300	011
13	36	300	026
13	36	300	027
13	36	302	001
13	36	302	002
13	36	305	001
13	36	305	002
13	36	307	001
13	36	307	002

APPENDIX D: 1998 EQUALIZED ASSESSED VALUATION BY PARCEL

Parcel Number				1998 EAV
13	22	437	020	\$33,542
13	22	437	021	\$45,486
13	22	437	022	\$99,855
13	22	437	023	\$99,855
13	22	437	024	\$99,855
13	22	437	025	\$318,706
13	23	325	001	\$203,433
13	23	325	002	\$19,961
13	23	325	003	\$23,377
13	23	325	007	\$3,745
13	23	325	008	\$7,492
13	23	325	009	\$7,492
13	23	325	010	\$19,589
13	23	325	011	\$8,922
13	23	325	012	\$61,658
13	23	325	013	\$433,543
13	23	325	014	\$108,675
13	23	325	015	\$121,124
13	23	325	016	\$14,627
13	23	325	017	\$7,492
13	23	325	018	\$16,094
13	23	325	019	\$16,094
13	23	325	020	\$16,094
13	23	325	021	\$28,439
13	23	325	022	\$25,529
13	23	325	023	\$33,948
13	23	325	024	\$35,310
13	23	325	025	\$55,832
13	23	325	026	\$66,642
13	23	325	027	\$76,198
13	23	325	028	\$74,801
13	23	325	029	\$159,107
13	23	325	030	\$29,538
13	23	325	031	\$18,741
13	23	325	032	\$18,741
13	23	325	033	\$143,379
13	23	325	034	\$214,408
13	23	325	035	\$290,302
13	23	325	036	\$7,920
13	23	325	037	\$7,920
13	23	325	041	\$24,631
13	23	325	042	\$7,920
13	23	325	043	\$7,920
13	23	325	044	\$77,362
13	23	325	045	\$15,281
13	23	325	046	\$14,708
13	23	325	047	\$14,150
13	23	325	048	\$113,588
13	23	325	049	\$84,656
13	23	325	050	\$42,013

13	23	325	051	\$67,038
13	23	325	052	\$82,326
13	23	325	053	\$431,509
13	23	327	012	\$176,823
13	23	327	013	\$14,374
13	23	327	014	\$14,374
13	23	327	015	\$14,374
13	23	327	016	\$14,374
13	23	327	017	\$14,374
13	23	327	018	\$14,374
13	23	327	019	\$14,374
13	23	327	020	\$14,374
13	23	327	021	\$14,374
13	23	327	022	\$14,374
13	23	327	024	\$667,701
13	23	327	026	\$500,897
13	23	327	032	\$3,824
13	23	328	018	\$73,820
13	23	328	019	\$43,766
13	23	328	020	\$46,181
13	23	328	021	\$46,181
13	23	328	022	\$82,437
13	23	328	023	\$23,039
13	23	328	024	\$23,039
13	23	328	025	\$21,771
13	23	328	026	\$73,482
13	25	315	001	\$55,125
13	25	315	002 *	\$44,320
13	25	315	003	\$198,905
13	25	315	004	\$46,663
13	25	315	005	\$100,646
13	25	315	019	\$8,733
13	25	315	020	\$3,146
13	25	315	021	\$85,365
13	25	315	022	\$42,393
13	25	315	023	\$67,910
13	25	315	024	\$86,152
13	25	315	025	\$86,152
13	25	315	026	\$86,152
13	25	315	027	\$53,316
13	25	315	028	\$20,478
13	25	315	030	\$34,344
13	25	315	031	\$80,822
13	25	315	032	\$73,931
13	25	315	033	\$60,037
13	25	315	034	\$257,128
13	25	315	035	\$1,158
13	25	315	036	\$414,562
13	25	315	037	\$88,866
13	25	315	038	\$49,059

Parcel Number				1998 EAV
13	25	315	039	\$71,298
13	25	315	040	\$89,007
13	25	315	041	\$12,447
13	25	315	042	\$60,660
13	25	315	043	\$41,590
13	25	315	044	\$94,043
13	25	315	045	\$89,007
13	25	315	046	\$11,852
13	25	315	047	\$11,852
13	25	315	048	\$186,456
13	25	315	049	\$3,824
13	25	315	050	\$7,257
13	25	315	051	\$10,614
13	25	315	056	\$0
13	25	321	011	\$15,950
13	25	321	012	\$11,224
13	25	321	013	\$113,614
13	25	321	014	\$21,424
13	25	321	015	\$61,113
13	25	321	016	\$33,605
13	25	321	017	\$29,605
13	25	322	030	\$89,178
13	25	322	031	\$114,307
13	25	322	032	\$85,853
13	25	322	033	\$30,961
13	25	322	034	\$21,365
13	25	322	035	\$32,668
13	25	322	036	\$22,228
13	25	322	037	\$114,778
13	25	322	038	\$183,373
13	25	322	039	\$75,573
13	25	322	040	\$81,783
13	25	322	041	\$13,860
13	25	500	041	\$46,480
13	25	500	042	\$41,708
13	25	500	045	\$0
13	25	500	046	\$0
13	26	100	001	\$214,559
13	26	100	002	\$586,299
13	26	101	001	\$379,096
13	26	102	005	\$74,851
13	26	102	006	\$21,088
13	26	102	007	\$20,358
13	26	102	008	\$261,771
13	26	102	009	\$160,316
13	26	102	051	\$60,148
13	26	102	054	\$158,261
13	26	102	055	\$120,291
13	26	103	001	\$0
13	26	103	003	\$345,486

13	26	103	005	\$195,696
13	26	103	006	\$36,400
13	26	103	007	\$291,171
13	26	103	008	\$261,254
13	26	104	022 *	\$229,875
13	26	104	023	\$91,556
13	26	104	024	\$91,556
13	26	104	025	\$56,649
13	26	104	026	\$16,262
13	26	104	027	\$285,741
13	26	105	024	\$16,606
13	26	105	025	\$14,119
13	26	105	026	\$15,198
13	26	105	027	\$6,732
13	26	105	028	\$109,566
13	26	105	046	\$118,022
13	26	108	053	\$0
13	26	109	001	\$370,101
13	26	109	002	\$472,190
13	26	112	046	\$11,540
13	26	112	047	\$12,593
13	26	112	052	\$1,335,267
13	26	115	001	\$109,651
13	26	115	002	\$74,720
13	26	115	003	\$64,215
13	26	115	004	\$13,306
13	26	115	005	\$72,229
13	26	115	006	\$69,467
13	26	115	007	\$153,535
13	26	116	001 *	\$376,674
13	26	116	002	\$254,547
13	26	116	003	\$80,763
13	26	116	004	\$120,524
13	26	117	001	\$404,659
13	26	117	002	\$44,845
13	26	117	003	\$90,265
13	26	117	004 *	\$89,308
13	26	117	005	\$84,539
13	26	117	006	\$98,041
13	26	117	007	\$111,872
13	26	117	008	\$118,321
13	26	117	010	\$718,188
13	26	117	023	\$29,405
13	26	117	024	\$29,405
13	26	117	025	\$33,793
13	26	117	026	\$35,493
13	26	117	027	\$33,250
13	26	117	028	\$35,029
13	26	117	038	\$97,335
13	26	208	022	\$0

Parcel Number				1998 EAV
13	26	208	023	\$9,541
13	26	208	046	\$24,905
13	26	218	078	\$20,665
13	26	218	079	\$25,821
13	26	218	080	\$2,646
13	26	218	087	\$254,987
13	26	218	088	\$172,918
13	26	218	089	\$172,600
13	26	218	090	\$129,255
13	26	218	091	\$69,785
13	26	218	092	\$62,759
13	26	218	093	\$68,662
13	26	218	094 *	\$155,645
13	26	218	097	\$123,871
13	26	218	102	\$95,632
13	26	222	001	\$586,831
13	26	222	002	\$38,663
13	26	222	003	\$46,970
13	26	222	004	\$96,356
13	26	222	005	\$60,497
13	26	222	006	\$63,051
13	26	222	007	\$121,392
13	26	222	008	\$94,342
13	26	222	009	\$53,769
13	26	222	043	\$135,034
13	26	223	001 *	\$88,515
13	26	223	002	\$65,796
13	26	223	003	\$59,548
13	26	223	004	\$64,736
13	26	223	005	\$80,236
13	26	223	006	\$102,952
13	26	223	007	\$100,714
13	26	223	008	\$59,335
13	26	223	009	\$36,925
13	26	223	010	\$118,207
13	26	223	011	\$85,834
13	26	223	012	\$106,717
13	26	223	013	\$144,440
13	26	223	014	\$195,844
13	26	225	001	\$87,671
13	26	225	002	\$64,338
13	26	225	003	\$130,953
13	26	225	004	\$184,023
13	26	225	005	\$250,946
13	26	225	006	\$77,140
13	26	225	007	\$36,481
13	26	225	008	\$0
13	26	225	009	\$244,724
13	26	225	012	\$73,327
13	26	225	013	\$147,797

13	26	225	014	\$111,624
13	26	225	015	\$80,807
13	26	225	016	\$139,346
13	26	225	048	\$26,876
13	26	225	049	\$4,142
13	26	225	050	\$32,548
13	26	225	051	\$23,009
13	26	225	052	\$30,747
13	26	225	053	\$8,425
13	26	225	054	\$144,961
13	26	225	055	\$75,638
13	26	225	057	\$49,761
13	26	225	058	\$0
13	26	226	019	\$0
13	26	226	029	\$0
13	26	226	030	\$322,821
13	26	226	031	\$0
13	26	226	032	\$68,445
13	26	402	011	\$38,388
13	26	402	012	\$38,447
13	26	402	013	\$38,892
13	26	402	014	\$49,359
13	26	402	015	\$49,359
13	26	402	016	\$49,477
13	26	402	017	\$80,733
13	26	402	018	\$176,873
13	26	402	019	\$43,925
13	26	402	031	\$287,655
13	26	402	032	\$67,900
13	26	402	033	\$33,627
13	26	404	001	\$291,169
13	26	404	002	\$267,044
13	26	404	003	\$518,433
13	26	404	004	\$477,025
13	26	405	001 *	\$760,306
13	26	405	003	\$130,794
13	26	405	004	\$451,834
13	26	406	010	\$674,958
13	26	406	011	\$545,871
13	26	408	001	\$203,579
13	26	408	017	\$236,741
13	26	408	018	\$57,983
13	26	408	019	\$222,147
13	26	408	020	\$150,751
13	26	408	021	\$102,732
13	26	408	022	\$206,774
13	26	408	023	\$245,267
13	26	408	024	\$0
13	26	408	025	\$0

Parcel Number				1998 EAV
13	26	408	030	\$0
13	26	408	031	\$0
13	26	408	032	\$1,439
13	26	408	033	\$1,399
13	26	408	034	\$1,399
13	26	408	035	\$1,399
13	26	408	036	\$1,735
13	26	408	037	\$1,735
13	26	408	038	\$2,128
13	26	408	039	\$1,735
13	26	408	040	\$1,849
13	26	408	041	\$1,735
13	26	408	042	\$1,399
13	26	408	043	\$1,626
13	26	414	001	\$549,468
13	26	414	002	\$1,179,125
13	26	415	001 *	\$126,009
13	26	415	002	\$490,480
13	26	415	003	\$75,379
13	26	415	004	\$67,950
13	26	415	005	\$94,095
13	26	415	006	\$143,873
13	26	415	007	\$172,310
13	26	415	008	\$61,702
13	26	415	009	\$275,053
13	26	415	030	\$0
13	26	427	029	\$39,022
13	26	427	030	\$16,153
13	26	427	031	\$13,858
13	26	427	032	\$17,197
13	26	427	033	\$69,173
13	26	427	034	\$34,876
13	26	427	035	\$47,478
13	26	427	036	\$115,005
13	26	428	018	\$76,942
13	26	428	019	\$112,365
13	26	428	020	\$47,304
13	26	428	021	\$57,582
13	26	428	031	\$77,480
13	26	428	032	\$72,970
13	26	428	033	\$71,614
13	26	429	013	\$33,034
13	26	429	014	\$38,072
13	26	429	017 *	\$71,209
13	26	429	018	\$89,668
13	26	429	019	\$68,641
13	26	429	031	\$92,079
13	26	429	033	\$123,511
13	35	127	042	\$9,755
13	35	127	043	\$9,755

13	35	127	044	\$44,346
13	35	127	045	\$168,947
13	35	128	021	\$178,946
13	35	128	022	\$26,072
13	35	128	023	\$11,928
13	35	128	024	\$0
13	35	128	025	\$0
13	35	128	026	\$63,708
13	35	128	029	\$21,546
13	35	128	028	\$98,623
13	35	128	030	\$140,743
13	35	206	001	\$241,232
13	35	206	002	\$0
13	35	206	003	\$149,105
13	35	206	004	\$59,346
13	35	206	005	\$53,920
13	35	206	006	\$57,172
13	35	206	007	\$57,214
13	35	206	008	\$364,436
13	35	207	001	\$18,137
13	35	207	002	\$79,109
13	35	207	003	\$75,026
13	35	207	004 *	\$78,967
13	35	207	005	\$161,672
13	35	207	006	\$137,733
13	35	208	001	\$69,789
13	35	208	002	\$47,903
13	35	208	003	\$65,602
13	35	208	004	\$74,487
13	35	208	018	\$307,970
13	35	208	019	\$290,208
13	35	208	020	\$166,911
13	35	232	012	\$25,714
13	35	232	013 *	\$26,634
13	35	232	014	\$35,864
13	35	232	015	\$24,025
13	35	232	016	\$52,106
13	35	232	017	\$58,208
13	35	232	018	\$63,123
13	35	232	019	\$41,523
13	35	232	020	\$27,101
13	35	232	026	\$152,443
13	35	234	028	\$63,049
13	35	234	029	\$52,985
13	35	234	030	\$26,630
13	35	234	031	\$17,849
13	35	234	032	\$7,902
13	35	234	033	\$7,902
13	35	234	035	\$52,697
13	35	234	036	\$42,767

Parcel Number				1998 EAV
13	35	236	020	\$55,755
13	35	236	021	\$3,895
13	35	236	022	\$3,895
13	35	236	023	\$4,046
13	35	236	024 *	\$31,724
13	35	236	025	\$75,538
13	35	236	026	\$63,487
13	35	236	029	\$41,305
13	35	236	030	\$77,807
13	35	236	031	\$35,936
13	35	236	032	\$40,193
13	35	236	033	\$82,230
13	35	236	034	\$39,094
13	35	304	001	\$10,171
13	35	304	002	\$7,024
13	35	304	003	\$7,763
13	35	304	004 *	\$26,451
13	35	304	005	\$3,895
13	35	304	006	\$64,185
13	35	304	007	\$8,404
13	35	304	042	\$45,560
13	35	304	043	\$5,993
13	35	305	001 *	\$64,743
13	35	305	005	\$8,606
13	35	305	006	\$8,606
13	35	305	007 *	\$8,606
13	35	305	008	\$0
13	35	305	046	\$79,246
13	35	305	047	\$36,945
13	35	306	001	\$130,604
13	35	306	002	\$29,313
13	35	306	003	\$35,208
13	35	306	004	\$24,506
13	35	306	007	\$27,837
13	35	306	008	\$2,038
13	35	306	009	\$99,002
13	35	306	044	\$22,327
13	35	306	045	\$23,536
13	35	400	001	\$74,411
13	35	400	002	\$21,631
13	35	400	003	\$149,114
13	35	400	004	\$76,761
13	35	400	005	\$10,036
13	35	400	006	\$30,682
13	35	400	007	\$15,408
13	35	400	008	\$31,929
13	35	400	042	\$47,594
13	35	400	043	\$196,056
13	35	401	001	\$102,503
13	35	401	004	\$26,468

13	35	401	005	\$106,458
13	35	401	006	\$39,325
13	35	401	007	\$4,118
13	35	401	008	\$4,118
13	35	401	009	\$4,118
13	35	401	010	\$89,491
13	35	401	044	\$85,801
13	35	402	001	\$64,632
13	35	402	002	\$1,944
13	35	402	003	\$12,356
13	35	402	004 *	\$4,118
13	35	402	005	\$57,809
13	35	402	006	\$21,932
13	35	402	007	\$20,613
13	35	402	008	\$54,971
13	35	402	009	\$3,322
13	35	402	010	\$76,863
13	35	402	011 *	\$148,854
13	35	403	006	\$219,764
13	35	403	007	\$509,294
13	35	403	037	\$198,650
13	35	404	001	\$85,964
13	35	404	002	\$36,651
13	35	404	003	\$4,118
13	35	404	004	\$62,031
13	35	404	005	\$30,558
13	35	404	006	\$45,961
13	35	404	007	\$39,345
13	35	404	008	\$4,118
13	35	404	009	\$4,118
13	35	404	010	\$0
13	35	404	040	\$0
13	35	404	041	\$0
13	35	405	001	\$55,278
13	35	405	002	\$4,118
13	35	405	003	\$37,658
13	35	405	004	\$192,753
13	35	405	005	\$45,817
13	35	405	006	\$77,803
13	35	405	007	\$10,592
13	35	405	008	\$91,543
13	35	405	009	\$4,118
13	35	405	010	\$48,038
13	35	405	011	\$34,216
13	35	405	012	\$153,123
13	36	100	001	\$93,383
13	36	100	002	\$5,703
13	36	100	003	\$29,017
13	36	100	004	\$3,800
13	36	100	009	\$135,448

Parcel Number				1998 EAV
13	36	100	015	\$47,422
13	36	100	018	\$31,968
13	36	100	019	\$11,174
13	36	100	020	\$0
13	36	100	023	\$0
13	36	100	024	\$0
13	36	100	025	\$565,359
13	36	100	027	\$430,988
13	36	101	001	\$192,391
13	36	101	002 *	\$53,959
13	36	101	003	\$28,138
13	36	101	004	\$94,789
13	36	101	005	\$69,408
13	36	101	006	\$34,752
13	36	101	007	\$31,833
13	36	101	008	\$47,905
13	36	101	009 *	\$0
13	36	101	010	\$30,972
13	36	101	011	\$33,237
13	36	101	029	\$121,174
13	36	101	039	\$147,383
13	36	102	001	\$194,297
13	36	102	002	\$43,184
13	36	102	003	\$33,021
13	36	102	004	\$28,291
13	36	102	012	\$12,244
13	36	102	013	\$9,873
13	36	102	014	\$28,677
13	36	102	015	\$12,057
13	36	102	016	\$7,473
13	36	102	017	\$44,891
13	36	102	018	\$44,823
13	36	102	019	\$3,056
13	36	102	020	\$6,616
13	36	102	021	\$46,164
13	36	102	022	\$32,099
13	36	102	023	\$24,060
13	36	102	024	\$135,459
13	36	102	025	\$747,514
13	36	102	026	\$88,846
13	36	102	027	\$185,795
13	36	102	028	\$176,439
13	36	102	029	\$12,325
13	36	102	030	\$14,906
13	36	105	029	\$3,558
13	36	105	030	\$3,531
13	36	105	031	\$2,531
13	36	105	032	\$24,254
13	36	105	033 *	\$48,753
13	36	105	034 *	\$42,920

13	36	105	035	\$44,073
13	36	105	036 *	\$42,794
13	36	105	037	\$42,554
13	36	105	038	\$21,832
13	36	105	039	\$95,155
13	36	107	030	\$40,387
13	36	107	031	\$121,037
13	36	107	032	\$57,621
13	36	107	033	\$59,875
13	36	107	034	\$110,044
13	36	107	035	\$562
13	36	107	036	\$35,295
13	36	107	037	\$27,816
13	36	107	038	\$9,746
13	36	107	039	\$9,746
13	36	107	040	\$22,351
13	36	107	041	\$50,482
13	36	107	042	\$32,474
13	36	107	087	\$25,681
13	36	107	088	\$25,112
13	36	107	089	\$5,352
13	36	107	090	\$41,061
13	36	109	038	\$138,982
13	36	109	039	\$25,211
13	36	109	040	\$20,068
13	36	109	041	\$26,643
13	36	109	079	\$25,346
13	36	109	080	\$0
13	36	109	081	\$0
13	36	109	082	\$50,713
13	36	109	084	\$68,342
13	36	109	085	\$41,444
13	36	109	086	\$79,492
13	36	109	090	\$18,067
13	36	109	091	\$31,201
13	36	113	027	\$297,877
13	36	113	028	\$72,900
13	36	113	072	\$531,739
13	36	113	075	\$268,304
13	36	113	076	\$57,421
13	36	115	035	\$123,494
13	36	115	036	\$15,776
13	36	115	037	\$9,834
13	36	115	038	\$0
13	36	115	039	\$80,142
13	36	115	040	\$23,137
13	36	115	041	\$119,450
13	36	115	042	\$35,439
13	36	115	043	\$4,796
13	36	115	044	\$26,798

Parcel Number				1998 EAV
13	36	115	045	\$4,796
13	36	115	046	\$53,626
13	36	116	032	\$26,760
13	36	116	033	\$5,395
13	36	116	051	\$377,552
13	36	116	052	\$264,324
13	36	116	055	\$34,442
13	36	116	056	\$40,786
13	36	123	006	\$62,511
13	36	123	007	\$27,192
13	36	123	008	\$87,458
13	36	123	013	\$5,594
13	36	123	014	\$25,448
13	36	123	015	\$55,847
13	36	123	016	\$24,781
13	36	123	017	\$45,357
13	36	123	018	\$30,519
13	36	124	011 *	\$48,130
13	36	124	012	\$39,565
13	36	124	013	\$75,226
13	36	124	014	\$29,607
13	36	124	015	\$39,792
13	36	124	016	\$7,603
13	36	124	017	\$40,928
13	36	124	018	\$62,223
13	36	124	019	\$0
13	36	124	021	\$5,609
13	36	124	022	\$8,216
13	36	124	023	\$57,761
13	36	125	005	\$110,543
13	36	125	006	\$65,177
13	36	125	007 *	\$22,909
13	36	125	008	\$15,693
13	36	125	009	\$12,554
13	36	125	010	\$13,598
13	36	125	011	\$177,749
13	36	125	012	\$10,764
13	36	125	013	\$13,620
13	36	125	014	\$31,177
13	36	125	015	\$3,163
13	36	125	016	\$21,091
13	36	125	017	\$52,320
13	36	125	018	\$25,115
13	36	202	051	\$92,463
13	36	202	052	\$56,799
13	36	202	053	\$22,237
13	36	202	054	\$11,632
13	36	202	055	\$36,400
13	36	210	001	\$110,139
13	36	210	002	\$20,053

13	36	210	003	\$23,427
13	36	210	004	\$28,097
13	36	210	005	\$31,877
13	36	210	006	\$16,120
13	36	210	007	\$176,245
13	36	210	008	\$25,243
13	36	210	009	\$45,063
13	36	210	010	\$27,831
13	36	210	011	\$6,699
13	36	210	012	\$17,895
13	36	210	013	\$52,137
13	36	210	014	\$60,235
13	36	214	004	\$49,113
13	36	214	005	\$98,228
13	36	214	006	\$49,113
13	36	214	007	\$9,705
13	36	214	008	\$9,352
13	36	214	009	\$9,705
13	36	214	010	\$9,705
13	36	214	011	\$9,705
13	36	214	012	\$9,705
13	36	214	022	\$211,623
13	36	215	035	\$10,882
13	36	215	036	\$116,433
13	36	215	037	\$60,710
13	36	215	038	\$11,918
13	36	215	039	\$35,493
13	36	215	044	\$50,543
13	36	215	048	\$94,621
13	36	215	049	\$404,197
13	36	215	050	\$550,747
13	36	218	001	\$86,488
13	36	218	002	\$43,435
13	36	218	003	\$43,435
13	36	218	004	\$11,658
13	36	218	005	\$34,081
13	36	219	001	\$76,715
13	36	219	002	\$126,670
13	36	219	003	\$112,313
13	36	219	004	\$21,152
13	36	219	005	\$67,655
13	36	219	006	\$51,243
13	36	219	007	\$42,617
13	36	219	008	\$11,806
13	36	219	009	\$34,756
13	36	219	011	\$34,292
13	36	219	012	\$57,861
13	36	219	013	\$77,746
13	36	219	014	\$41,671
13	36	219	015	\$49,368

Parcel Number				1998 EAV
13	36	219	016	\$23,872
13	36	220	001	\$10,819
13	36	220	002	\$10,335
13	36	220	003	\$10,335
13	36	220	004	\$11,619
13	36	220	005	\$20,657
13	36	220	006	\$20,657
13	36	220	007	\$20,657
13	36	220	008	\$20,657
13	36	220	009	\$20,657
13	36	221	017	\$251,981
13	36	221	032	\$448,575
13	36	221	065	\$41,183
13	36	221	066	\$22,998
13	36	221	067	\$2,847
13	36	221	068	\$36,317
13	36	221	069	\$91,615
13	36	221	070	\$51,021
13	36	221	071	\$73,234
13	36	225	001	\$7,756
13	36	225	002	\$10,202
13	36	225	003	\$10,202
13	36	225	004	\$10,202
13	36	225	005	\$10,202
13	36	225	006	\$15,259
13	36	225	007	\$3,710
13	36	225	027	\$126,016
13	36	225	040	\$222,908
13	36	225	041	\$61,275
13	36	225	043	\$62,544
13	36	225	044	\$185,771
13	36	225	045	\$50,931
13	36	225	046	\$26,037
13	36	225	047	\$995,953
13	36	228	001	\$107,905
13	36	228	002	\$36,744
13	36	228	003	\$34,745
13	36	228	004	\$29,296
13	36	228	005	\$75,398
13	36	228	008	\$132,124
13	36	228	022	\$5,044
13	36	228	023	\$27,861
13	36	228	024	\$17,566
13	36	228	025	\$25,623
13	36	228	026	\$27,569
13	36	228	027	\$10,784
13	36	228	028	\$10,867
13	36	228	029 *	\$23,759
13	36	228	030 *	\$25,562
13	36	228	031	\$30,192

13	36	228	032	\$21,125
13	36	228	033	\$23,273
13	36	228	034	\$4,661
13	36	228	035	\$23,188
13	36	228	036 *	\$24,694
13	36	228	037	\$21,372
13	36	228	038	\$27,179
13	36	228	039	\$5,563
13	36	228	040	\$29,860
13	36	229	029	\$0
13	36	229	030	\$0
13	36	229	031	\$7,335
13	36	229	032	\$71,935
13	36	229	033	\$47,786
13	36	229	034	\$3,625
13	36	229	035	\$4,532
13	36	229	036	\$22,769
13	36	229	037	\$4,796
13	36	229	038	\$4,796
13	36	229	039	\$25,426
13	36	229	040	\$14,158
13	36	229	041	\$23,194
13	36	229	042	\$22,756
13	36	229	043	\$23,111
13	36	229	044	\$23,048
13	36	229	045	\$4,796
13	36	229	046	\$4,796
13	36	229	049	\$4,028
13	36	229	050	\$52,719
13	36	229	051	\$93,064
13	36	229	052	\$22,695
13	36	229	053	\$22,682
13	36	229	054	\$3,265
13	36	229	055	\$31,133
13	36	229	056	\$29,544
13	36	230	001	\$64,643
13	36	230	002	\$59,256
13	36	230	003	\$59,167
13	36	230	004	\$175,972
13	36	230	005	\$162,625
13	36	230	006	\$24,264
13	36	230	007	\$12,000
13	36	230	008	\$50,720
13	36	230	009	\$9,557
13	36	230	010	\$109,621
13	36	230	011	\$141,691
13	36	230	012	\$39,362
13	36	230	013	\$9,921
13	36	230	014	\$57,013
13	36	230	015	\$57,013

Parcel Number				1998 EAV
13	36	230	016	\$9,810
13	36	230	017	\$10,516
13	36	230	018	\$47,565
13	36	230	019	\$76,297
13	36	230	020	\$34,085
13	36	230	021	\$25,086
13	36	230	022	\$8,105
13	36	230	024	\$71,937
13	36	230	025	\$71,937
13	36	230	026	\$32,696
13	36	230	027	\$32,284
13	36	230	028	\$23,447
13	36	230	029	\$97,402
13	36	230	030	\$41,109
13	36	230	031	\$52,788
13	36	230	032	\$52,788
13	36	230	033	\$35,848
13	36	230	034	\$35,870
13	36	230	035	\$55,860
13	36	230	036	\$88,371
13	36	230	037	\$301,921
13	36	230	038	\$125,527
13	36	230	039	\$201,564
13	36	230	040	\$209,340
13	36	230	041 *	\$119,445
13	36	230	088	\$23,848
13	36	230	089	\$38,582
13	36	230	090	\$29,557
13	36	230	091	\$47,958
13	36	230	092	\$47,958
13	36	231	018	\$393,433
13	36	233	032	\$195,753
13	36	300	009	\$143,828
13	36	300	010 *	\$41,287
13	36	300	011 *	\$75,387
13	36	300	026	\$219,673
13	36	300	027	\$217,940
13	36	302	001	\$4,796
13	36	302	002	\$4,796
13	36	302	003	\$37,409
13	36	302	004	\$36,437
13	36	302	005	\$4,796
13	36	302	024	\$61,709
13	36	302	025	\$30,737
13	36	302	026	\$20,648
13	36	302	027	\$25,721
13	36	302	028	\$0
13	36	302	029	\$0
13	36	303	001	\$148,778
13	36	303	002	\$5,530

13	36	303	003	\$76,268
13	36	303	021	\$123,559
13	36	303	022	\$164,231
13	36	304	001	\$80,554
13	36	304	018	\$82,357
13	36	305	001	\$2,952
13	36	305	002	\$5,881
13	36	305	003	\$112,080
13	36	305	022	\$202,936
13	36	306	001	\$93,762
13	36	306	022	\$185,878
13	36	307	001	\$12,755
13	36	307	002	\$12,755
13	36	307	050	\$218,655
13	36	400	001	\$75,200
13	36	400	002	\$0
13	36	400	003	\$0
13	36	400	004	\$25,073
13	36	400	005	\$39,188
13	36	400	006	\$91,331
13	36	402	001	\$37,169
13	36	402	002	\$21,014
13	36	402	003	\$20,227
13	36	402	004	\$24,781
13	36	402	005	\$19,608
13	36	402	006	\$22,207
13	36	402	007	\$41,527
13	36	402	008	\$17,478
13	36	402	009	\$17,524
13	36	402	010	\$0
13	36	402	011	\$51,975
13	36	402	012	\$18,684
13	36	402	013	\$23,310
13	36	402	014	\$22,444
13	36	402	015	\$24,062
13	36	402	016	\$575
13	36	402	019	\$24,164
13	36	402	020	\$30,168
13	36	402	021	\$24,029
13	36	402	022	\$108,849
13	36	402	023	\$26,002
13	36	402	049	\$0
13	36	403	015	\$149,626
13	36	403	016	\$366,221
13	36	404	001	\$39,713
13	36	404	002	\$31,853
13	36	404	003	\$27,517
13	36	404	004	\$2,904
13	36	404	007	\$24,986
13	36	404	008	\$15,602

Parcel Number				1998 EAV
13	36	404	009	\$26,414
13	36	404	010	\$50,478
13	36	404	020	\$7,606
13	36	404	021	\$9,624
13	36	404	022	\$8,358
13	36	404	024	\$0
13	36	404	025	\$131,090
13	36	404	026	\$25,226
13	36	404	027	\$14,287
13	36	404	028	\$59,666
13	36	404	029	\$27,022
13	36	404	030	\$73,628
13	36	404	031	\$10,533
13	36	404	032	\$6,274
13	36	404	033	\$2,056
13	36	404	034	\$56,675
13	36	500	001	\$0
13	36	500	002	\$0
13	36	500	003	\$0
13	36	500	004	\$0
13	36	500	005	\$0
13	36	500	006	\$0
13	36	500	007	\$0
13	36	500	008	\$0
13	36	500	009	\$0
13	36	500	010	\$0
13	36	500	011	\$0
13	36	500	012	\$0
13	36	500	013	\$0
13	36	500	014	\$0
13	36	500	015	\$0
13	36	500	016	\$0
13	36	500	017	\$0
13	36	500	018	\$0
13	36	500	019	\$0
13	36	500	020	\$0
13	36	500	021	\$0
13	36	500	022	\$0
13	36	500	023	\$0
13	36	500	024	\$0
13	36	500	025	\$0
13	36	500	026	\$0
13	36	500	027	\$0
13	36	500	028	\$0
13	36	500	029	\$0
13	36	500	030	\$0
13	36	500	031	\$0
Total				\$72,137,399