

## ORDINANCE

**WHEREAS**, Under ordinances adopted on February 5, 1998 and published in the *Journal of the Proceedings of the City Council of the City of Chicago* for such date (the "*Journal of Proceedings*") at pages 61070 - 61203, and under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4.1, et seq, as amended (the "Act"), the City Council (the "Corporate Authorities") of the City of Chicago (the "City"): (i) approved an ordinance approving a redevelopment plan and project (the "Redevelopment Plan") for a portion of the City known as the "North Branch (South) Redevelopment Project Area" (such ordinance being defined in this ordinance as the "Plan Ordinance", and such area as described in the Plan Ordinance being defined in this ordinance as the "Original Area"); (ii) approved an ordinance designating the Original Area as a "redevelopment project area" within the requirements of the Act (the "Designation Ordinance"); and, (iii) approved an ordinance adopting tax increment financing for the Original Area (the "TIF Adoption Ordinance") (the Plan Ordinance, the Designation Ordinance, and the TIF Adoption Ordinance are collectively defined in this ordinance as the "North Branch (South) TIF Ordinances"); and

**WHEREAS**, Pursuant to an ordinance adopted on July 25, 2018 and published in the *Journal of Proceedings* for such date at pages 81597 - 81600, under the provisions of the Act, the Corporate Authorities approved Amendment Number 1 to the Redevelopment Plan ("Amendment Number 1") conforming the estimated dates of completion of the redevelopment project and of the retirement of obligations issued to finance redevelopment project costs set forth in the Redevelopment Plan, to the provisions of Section 11-74.4-3(n)(3) of the Act; and

**WHEREAS**, It is desirable and in the best interest of the citizens of the City for the City to amend the Redevelopment Plan and to decrease the Original Area to exclude 183 parcels by adopting "Amendment Number 2 to the North Branch (South) Redevelopment Project Area Tax Increment Financing Program Redevelopment Project and Plan," which is attached as Exhibit A ("Amendment No. 2", with (i) the Redevelopment Plan, as amended by Amendment Number 2, defined in this ordinance as the "Amended Plan", and (ii) the Original Area, as amended by Amendment Number 2, defined in this ordinance as the "Amended Area"); and

**WHEREAS**, Section 5/11-74.4-5(c) of the Act provides that after a municipality has by ordinance approved a redevelopment plan and designated a redevelopment project area, it may amend the plan and redevelopment project area without further public hearing and related notices and procedures including the convening of a joint review board as set forth in the Act; provided that the municipality gives notice of any such changes by mail to each affected taxing district and registrant on the interested parties registry, and by publication in a newspaper of general circulation within the affected taxing district, which notice by mail and by publication shall each occur not later than ten (10) days following the adoption by ordinance of such changes, so long as the amendment does not: (1) add additional parcels of property to the redevelopment project area, (2) substantially affect the general land-uses in the redevelopment plan, (3) substantially change the nature of the redevelopment project, (4) increase the total estimated redevelopment project costs set out in the redevelopment plan by more than five percent (5%) after adjustment for inflation from the date the plan was adopted, (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan, or (6) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than ten (10); and

**WHEREAS**, Amendment Number 2 does not include any of the changes listed in items (1) through (6) stated in the previous recital, and, therefore, does not necessitate the holding of a public hearing, the convening of a joint review board or related notices and procedures; and

**WHEREAS**, The Corporate Authorities have reviewed Amendment Number 2 and any such other matters or studies as the Corporate Authorities have deemed necessary or appropriate to make the findings set forth herein, and are generally informed of the conditions existing in the Amended Area; now, therefore,

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

**SECTION 1.** The above recitals are incorporated herein and made a part hereof and are adopted as findings of the Corporate Authorities.

**SECTION 2.** Approval of Amendment Number 2 to the Plan. "Amendment No. 2 to the North Branch (South) Redevelopment Project Area Tax Increment Financing Program Redevelopment Project and Plan", a copy of which is attached hereto as Exhibit A and includes a legal description and map of the Amended Area, is hereby approved. The Amended Plan and the Amended Area are hereby approved.

**SECTION 3.** Finding. The Corporate Authorities hereby find that the estimated dates of completion of the redevelopment project described in the Amended Plan and of the retirement of obligations issued to finance redevelopment project costs set forth in the Amended Plan, conform to the provisions of Section 11-74.4-3(n)(3) of the Act.

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

**SECTION 5.** Superseder. All ordinances (including, without limitation, the Bryn Mawr/Broadway TIF Ordinances), resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflicts.

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

Exhibit A referred to in this ordinance reads as follows:

EXHIBIT A

**City of Chicago**

**North Branch (South) Redevelopment Project Area  
Tax Increment Finance Program**

**Redevelopment Plan and Project**

Adopted February 5, 1998

Amendment Number 1: July 25, 2018

Amendment Number 2: April, 2019

**City of Chicago  
Rahm Emanuel, Mayor**

**Department of Planning and Development  
David L. Reifman, Commissioner**

Prepared by  
Johnson Research Group, Inc.  
343 South Dearborn, #404  
Chicago, Illinois 60604

**CITY OF CHICAGO**

**North Branch (South) Redevelopment Project Area**  
Tax Increment Finance Program  
Redevelopment Plan and Project  
Amendment Number 2

Table of Contents

**Executive Summary** ..... 1

**Modifications Enacted by Amendment Number 2**.....3

    Cover Page .....3

    Section I: Introduction.....3

    Section II: Redevelopment Project Area and Legal Description .....4

    Section IV: Conservation Area Conditions Existing in the Redevelopment Project Area .....4

    Section V: North Branch (North) Redevelopment Plan and Project.....5

    Appendix .....6

**Attachments**

- Figure 1: Amended Project Area
- Amended Table 2 – 1996 Equalized Assessed Valuation
- Amended Exhibit 1 – Legal Description

**EXECUTIVE SUMMARY**

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

On February 5, 1998 the City Council adopted three ordinances approving the North Branch (South) Redevelopment Project Area Tax Increment Finance Program Redevelopment Plan and Project (the "Original Plan"), which includes the North Branch (South) Eligibility Study, designating the North Branch (South) Redevelopment Project Area (the "Original Project Area") as a redevelopment project area under the Act, and adopting Tax Increment Allocation Financing for the Original Project Area.

The Original Plan was revised by adoption of an ordinance on July 25, 2018 and entitled Amendment Number 1 to the North Branch (South) Redevelopment Project Area Tax Increment Finance Program Redevelopment Plan and Project (the "Amended Plan Number 1"). Changes in the Amended Plan Number 1 included language to conform the estimated dates of completion of the redevelopment project and of the retirement of obligations issued to finance redevelopment project costs set forth in the Original Plan, to the provisions of Section 11-74.4-3(n)(3).

Amended Plan Number 1 is being amended in 2019 and is referred to herein as "Amended Plan Number 2". Except as amended by this Amended Plan Number 2, the provisions of the Original Plan and Amended Plan Number 1 shall continue in full force and effect. Amended Plan Number 2 amends Amended Plan Number 1, through this document, to:

1. Remove 183 real estate tax parcels from the Original Project Area (the "Amended Project Area"). The area of land from the Original Project Area to be removed as part of the Amended Plan Number 2 is generally bounded by Cortland Avenue, the Chicago River, and Dickens Avenue on the north, Besley Court and Elston Avenue on the west, North Avenue on the south, and Clybourn Avenue on the east (the "Excluded Area").
2. Update the following components of the Original Plan to reflect the removal of the parcels including:
  - a. Description of the Original Project Area, as amended
  - b. Eligibility findings of the Original Plan
  - c. Table 2 – 1996 Equalized Assessed Valuation
  - d. Map of the Redevelopment Project Boundary
  - e. Boundary legal description

Section 11-74.5-5(c) of the Act provides that:

Changes which are not included in the following list may be made without further hearing, provided that the municipality give notice of any such changes by mail to each affected taxing district and registrant on the interested parties registry, provided for under Section 11-74.4-4.2 of the Act, and by publication in a newspaper of general circulation within the affected taxing

districts. Such notice by mail and by publication shall occur not later than ten (10) days following the adoption by ordinance of such changes.

1. Add additional parcels to a redevelopment project area; or
2. Substantially affect the general land uses proposed in the redevelopment plan; or
3. Substantially change the nature of the redevelopment project; or
4. Increase the total estimated redevelopment project cost set out in the redevelopment plan by more than five percent (5%) after an adjustment for inflation is taken into account; or
5. Add additional redevelopment project costs to the itemized list of redevelopment project costs as set forth in the redevelopment plan; or
6. Increase the number of low- or very low-income households to be displaced from the redevelopment project area, provided that the total displacements will not exceed ten (10) inhabited residential units.

Amended Plan Number 2 does not result in any of the changes in the above list.

Removing the aforementioned 183 parcels for purposes of incorporating 175 of them into a new TIF redevelopment project area will encourage redevelopment of these parcels beyond the goals and objectives of the Original Plan. Removal of these parcels from the Original Project Area does not alter the overall eligibility conclusions of the Original Plan. The required number of qualifying eligibility factors identified in the Original Plan are meaningfully present and reasonably distributed within the Amended Project Area.

To accomplish the removal of the Excluded Area from the Original Project Area, the changes detailed below are made to the Original Plan and follow the format of the Original Plan. **Figure 1. Amended Project Area Boundary Map** is included immediately after the detailed description of changes to the Original Plan.

**MODIFICATIONS ENACTED BY AMENDMENT NUMBER 2****Cover Page**

Under the date of the Original Plan, insert the following text:

Amendment Number 1: July 25, 2018

Amendment Number 2: April 2019

**Section I: INTRODUCTION**

The following is inserted after paragraph one:

The Original Project Area was established by the City of Chicago in 1998 and consisted of 424 parcels on 52 full and partial tax blocks and adjacent rights of way, with total land area of approximately 287.40 acres. In 2019, the City desires to amend the North Branch (South) Plan to exclude approximately 98.25 acres of land consisting of 175 of the original parcels (which, after post-1996 subdivisions, encompass 183 parcels as of tax year 2017) and adjacent rights of way (the "Excluded Area") in order to create Redevelopment Area boundaries that will encourage further development in the community. The Amended Project Area consists of 339 parcels on 35 tax blocks. Within this Amended North Branch (South) Tax Increment Finance Program Redevelopment Plan and Project ("Amended Plan Number 2"), all references to the "Redevelopment Project Area" shall be understood to mean the "Original Project Area". All references in this Amended Plan Number 2 to the "Amended Project Area" shall be understood to mean the area excluding the Excluded Area. All references to the "Original Project Area" shall be understood to mean the 287.40 acres originally designated in 1998. The Amended Project Area is illustrated in **Figure 1. Amended Project Area Boundary**.

The Department of Planning and Development finds that the Eligibility Study that is part of the Original Plan is not adversely affected by the removal of the 175 original parcels. Sufficient qualifying factors necessary for the approval of the Amended Plan Number 2 were found to be meaningfully present and reasonably distributed throughout the Amended Project Area. This document updates and replaces facts and figures describing the Original Project Area with facts and figures describing the Amended Project Area in 1998. Where it has not been possible to do so accurately, references to the Original Project Area remain.

Additionally, this Amended Plan Number 2 will not result in the displacement of any residents from any inhabited units. Therefore, a housing impact study need not be completed pursuant to Section 11-74.4-3(n)(5) of the Act.

In Section B., under the heading "Existing Land Use and Zoning Characteristics," the following sentence is added after the first bullet point which follows the first paragraph:

PD 475 (also known as CPD No. 475) is part of the Excluded Area, and thus not part of the Amended Project Area.

In Section C., under the heading "Tax Increment Allocation Redevelopment Act," the following is inserted after the fifth paragraph:

The Amended Project Area meets the eligibility requirements of the Act.

**Section II. REDEVELOPMENT PROJECT AREA AND LEGAL DESCRIPTION**

Any references to the North Branch (South) Redevelopment Project Area or Redevelopment Project Area in this Section of the Original Plan should be understood to refer to the Amended Project Area, except as noted.

The first paragraph is deleted in its entirety and replaced by the following:

The Amended Project Area is located on the north side of the City of Chicago, Illinois approximately two miles north of the City's Central Business District. The Amended Project Area contains approximately 189.15 acres. The Amended Project Area is generally bounded by the Chicago and North Western Railroad and Interstate 94/94 on the west, Cortland Avenue and North Avenue on the north, Fry Street and Cortez Street on the south; and the Chicago River, Kingsbury Street and Halsted Street on the east. The boundaries of the Amended Project Area are shown on Figure 1. Amended Project Area Boundary.

The legal description of the Amended Project Area is attached to this Amended Plan Number 2 as **Amended Exhibit 1**.

**Section IV. BLIGHTED AREA CONDITIONS EXISTING IN THE REDEVELOPMENT PROJECT AREA**

After the second paragraph, insert the following:

On the basis of this approach, the Amended Project Area is eligible to be designated as a blighted area within the requirements of the Act.

After the third paragraph, insert the following:

The Amended Project Area qualifies as a blighted area as defined by the Act. The majority of the Amended Project Area is characterized by the presence of nine (9) factors, of which six (6) are present to a major extent and three (3) factors to a minor extent, listed in the Act for a blighted area.

After the first paragraph in the **Summary of Eligibility Factors**, insert the following:

The Amended Project Area consists of 35 (full and partial) blocks and 339 parcels. The precise number and details of buildings cannot be determined for the Amended Project Area as building-by-building records from original 1997 fieldwork were not available. Block level conclusions were attainable based on the original factor maps, eligibility study chart data, and existing conditions of older buildings still standing in 2018.

Throughout the Amended Project Area 9 of the 14 blighted area eligibility criteria are present in varying degrees, with six factors present to a major extent and three factors present to a minor extent, as follows:

- Major extent:      Age (present in 25 of 35 blocks)
- Obsolescence (present in 29 of 35 blocks)
- Deterioration (present in 24 of 35 blocks)
- Excessive Land Coverage (present in 20 of 35 blocks)



Deleterious Land Use or Layout (present in 25 of 35 blocks)  
Depreciation of Physical Maintenance (present in 33 of 35 blocks)

Minor Extent: Dilapidation (present in 13 of 35 blocks)  
Excessive Vacancies (present in 16 of 35 blocks)  
Lack of Community Planning (present in 6 of 35 blocks)

In the section entitled "**Conclusion**": After the third bullet point, insert the following:

The conclusion is that the number, degree, and distribution of factors as documented in this report warrant the designation of the Amended Project Area as an improved blighted area as set forth in the Act. Specifically,

- Of the 14 blighted area eligibility criteria set forth in the Act, nine are present in the Amended Project Area, with six factors present to a major extent and three factors present to a minor extent; only five are necessary for designation as a blighted area.
- The eligibility factors that are present are reasonably distributed throughout the Amended Project Area.
- All areas within the Amended Project Area show the presence of blighted area eligibility factors.

The following sentence is inserted after the last paragraph of the "**Conclusion**" section:

Based upon the findings of the Eligibility Study, the Amended Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this Plan.

## **V. NORTH BRANCH (SOUTH) REDEVELOPMENT PLAN AND PROJECT**

Any references to the North Branch (South) Redevelopment Project Area or Redevelopment Project Area in this Section of the Original Plan should be understood to refer to the Amended Project Area, except as noted.

The first sentence of Section F., "Most Recent Equalized Assessed Valuation of Properties in the Redevelopment Project Area," is deleted and replaced by the following:

The total 1996 equalized assessed valuation for the Amended Project Area is \$27,606,885.

**Appendix**

In Table 2 - 1996 Equalized Assessed Valuation of the Original Plan is deleted and replaced in its entirety with Amended Table 2 - 1996 Equalized Assessed Valuation.

Exhibit 1 - Legal Description is deleted in its entirety and replaced with Amended Exhibit 1 - Legal Description.

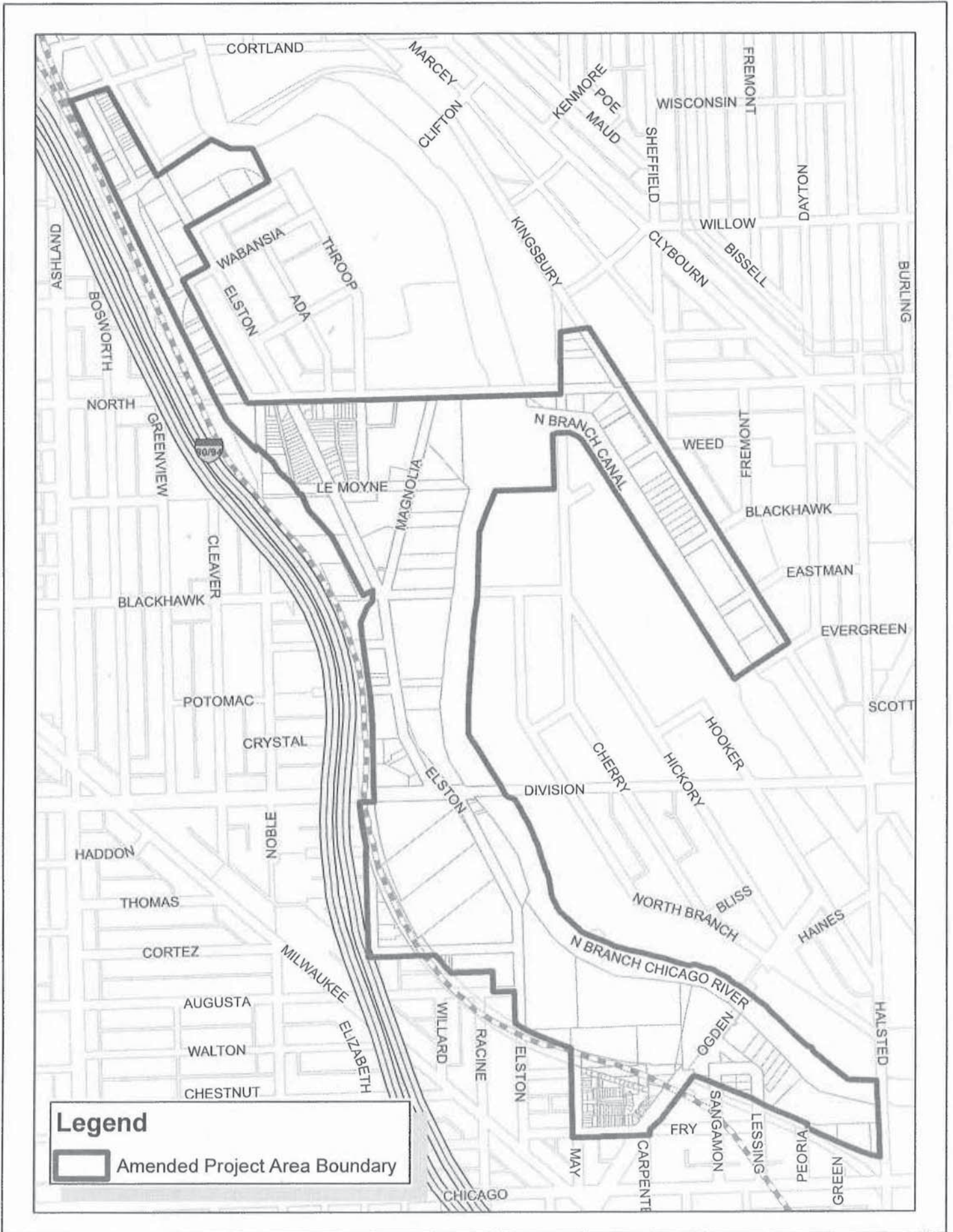


Figure 1. Amended Project Area Boundary Map  
 AMENDED NORTH BRANCH (SOUTH) TIF



Amended Table 2 -- 1996 Equalized Assessed Valuation  
 Amended North Branch (South) Project Area

Count	PIN	Initial Base EAV (1996)
1	14-32-300-003-0000	-
2	14-32-300-004-0000	896,439
3	14-32-300-005-0000	152,790
4	14-32-300-006-0000	60,912
5	14-32-301-001-0000	37,298
6	14-32-301-002-0000	19,434
7	14-32-301-003-0000	19,488
8	14-32-301-004-0000	19,135
9	14-32-301-005-0000	19,185
10	14-32-301-006-0000	26,847
11	14-32-301-007-0000	15,129
12	14-32-301-008-0000	43,357
13	14-32-301-009-0000	43,357
14	14-32-301-010-0000	42,216
15	14-32-301-011-0000	9,545
16	14-32-301-012-0000	4,828
17	14-32-301-013-0000	17,760
18	14-32-301-014-0000	17,760
19	14-32-301-015-0000	23,940
20	14-32-301-019-0000	151,432
21	14-32-301-020-0000	-
22	14-32-302-012-0000	164,234
23	14-32-302-014-0000	451,127
24	14-32-302-015-0000	287,429
25	14-32-302-016-1001	46,853
26	14-32-302-016-1002	386,888
27	14-32-307-027-0000	89,543
28	14-32-307-029-0000	-
29	14-32-307-030-0000	1,530
30	14-32-307-031-0000	-
31	14-32-308-002-0000	151,998
32	14-32-308-003-0000	331,142
33	14-32-308-004-0000	123,361
34	14-32-308-005-0000	60,725
35	14-32-314-024-0000	31,387
36	14-32-314-025-0000	25,534
37	14-32-314-026-0000	13,364
38	14-32-314-027-0000	93,666
39	14-32-314-028-0000	94,133
40	14-32-314-029-0000	24,043
41	14-32-314-032-0000	61,685
42	14-32-314-033-0000	28,777
43	14-32-315-019-0000	221,218
44	14-32-315-020-0000	255,620
45	14-32-404-020-0000	73,289
46	14-32-404-021-0000	1,323,078
47	14-32-404-022-0000	12,295
48	14-32-404-023-0000	66,135
49	17-05-102-004-0000	289,262
50	17-05-103-001-0000	34,262
51	17-05-103-002-0000	34,262
52	17-05-103-003-0000	2,982
53	17-05-103-004-0000	6,165
54	17-05-103-005-0000	6,522
55	17-05-103-006-0000	7,983
56	17-05-103-007-0000	3,933
57	17-05-103-008-0000	4,142
58	17-05-103-009-0000	4,349
59	17-05-103-010-0000	9,349
60	17-05-103-011-0000	9,945
61	17-05-103-024-0000	6,165
62	17-05-103-025-0000	6,502
63	17-05-103-026-0000	6,808
64	17-05-103-027-0000	17,603
65	17-05-103-028-0000	4,142
66	17-05-103-029-0000	4,308
67	17-05-103-030-0000	4,555
68	17-05-103-031-0000	4,805
69	17-05-103-032-0000	5,011

Amended Table 2 -- 1996 Equalized Assessed Valuation  
 Amended North Branch (South) Project Area

Count	PIN	Initial Base EAV (1996)
70	17-05-103-033-0000	12,996
71	17-05-103-034-0000	5,424
72	17-05-103-035-0000	17,163
73	17-05-103-036-0000	5,840
74	17-05-103-037-0000	6,046
75	17-05-103-038-0000	16,129
76	17-05-103-039-0000	102,438
77	17-05-103-040-0000	6,264
78	17-05-103-042-0000	8,555
79	17-05-103-043-0000	222,064
80	17-05-103-046-0000	-
81	17-05-103-047-0000	-
82	17-05-103-048-0000	4,711
83	17-05-103-049-0000	11,149
84	17-05-104-003-0000	25,726
85	17-05-104-004-0000	52,831
86	17-05-104-005-0000	81,317
87	17-05-104-006-0000	35,789
88	17-05-104-007-0000	9,373
89	17-05-104-008-0000	19,114
90	17-05-104-009-0000	47,124
91	17-05-104-010-0000	47,124
92	17-05-104-011-0000	47,127
93	17-05-104-012-0000	46,451
94	17-05-104-013-0000	53,941
95	17-05-104-014-0000	-
96	17-05-104-015-0000	-
97	17-05-104-016-0000	-
98	17-05-104-017-0000	29,648
99	17-05-104-018-0000	18,950
100	17-05-104-019-0000	29,162
101	17-05-104-023-0000	10,539
102	17-05-104-024-0000	10,020
103	17-05-104-025-0000	8,968
104	17-05-104-026-0000	4,891
105	17-05-104-027-0000	4,891
106	17-05-104-028-0000	4,891
107	17-05-104-029-0000	29,331
108	17-05-104-030-0000	32,512
109	17-05-104-031-0000	3,659
110	17-05-104-032-0000	48,065
111	17-05-104-033-0000	77,349
112	17-05-104-038-0000	23,905
113	17-05-104-039-0000	24,383
114	17-05-104-044-0000	103,385
115	17-05-104-045-0000	34,160
116	17-05-104-046-0000	53,902
117	17-05-104-047-0000	104,181
118	17-05-104-048-0000	70,320
119	17-05-104-049-0000	247,807
120	17-05-104-050-0000	137,657
121	17-05-105-001-0000	479,351
122	17-05-105-027-0000	470,467
123	17-05-105-028-0000	35,593
124	17-05-106-001-0000	-
125	17-05-106-002-0000	104,373
126	17-05-113-003-0000	4,848
127	17-05-113-007-0000	254,976
128	17-05-113-008-0000	324,380
129	17-05-113-009-0000	109,089
130	17-05-114-001-0000	79,989
131	17-05-114-002-0000	54,399
132	17-05-114-003-0000	102,821
133	17-05-114-004-0000	60,919
134	17-05-114-005-0000	80,641
135	17-05-119-019-0000	352,242
136	17-05-120-004-0000	387,988
137	17-05-120-005-0000	29,026
138	17-05-120-006-0000	25,700

Amended Table 2 -- 1996 Equalized Assessed Valuation  
 Amended North Branch (South) Project Area

Count	PIN	Initial Base EAV (1996)
139	17-05-121-003-0000	35,869
140	17-05-121-004-0000	319,969
141	17-05-121-006-0000	796,904
142	17-05-121-007-0000	-
143	17-05-121-008-0000	356,799
144	17-05-125-044-0000	227,856
145	17-05-125-045-0000	12,331
146	17-05-126-022-0000	110,584
147	17-05-126-023-0000	70,875
148	17-05-126-024-0000	86,313
149	17-05-126-025-0000	348,496
150	17-05-126-043-0000	195,125
151	17-05-126-044-0000	16,071
152	17-05-127-001-0000	114,752
153	17-05-127-002-0000	365,636
154	17-05-127-003-0000	-
155	17-05-200-001-0000	28,011
156	17-05-200-011-0000	8,387
157	17-05-206-002-0000	126,776
158	17-05-206-003-0000	145,055
159	17-05-206-004-0000	74,535
160	17-05-206-011-0000	8,958
161	17-05-206-012-0000	434,349
162	17-05-206-014-0000	29,773
163	17-05-212-001-0000	136,037
164	17-05-212-002-0000	46,793
165	17-05-212-003-0000	46,793
166	17-05-212-004-0000	46,793
167	17-05-212-005-0000	67,647
168	17-05-212-006-0000	53,117
169	17-05-212-007-0000	50,851
170	17-05-212-008-0000	50,851
171	17-05-212-009-0000	53,117
172	17-05-212-010-0000	78,584
173	17-05-216-001-0000	489,073
174	17-05-220-005-0000	1,274,142
175	17-05-220-006-0000	663,147
176	17-05-306-004-0000	-
177	17-05-306-006-0000	711,619
178	17-05-306-007-0000	742,627
179	17-05-306-008-0000	155,585
180	17-05-306-009-0000	60,489
181	17-05-306-010-0000	88,403
182	17-05-306-011-0000	-
183	17-05-306-012-0000	396,421
184	17-05-306-013-0000	-
185	17-05-306-014-0000	872,581
186	17-05-306-015-0000	70,068
187	17-05-306-016-0000	7,484
188	17-05-307-003-0000	97,922
189	17-05-307-005-0000	-
190	17-05-307-006-0000	4,267
191	17-05-307-007-0000	4,801
192	17-05-307-008-0000	198,999
193	17-05-313-016-0000	-
194	17-05-313-017-0000	3,892
195	17-05-313-055-0000	286,938
196	17-05-413-005-0000	35,832
197	17-05-413-014-0000	199,422
198	17-05-413-042-0000	-
199	17-05-413-046-0000	8,194
200	17-05-413-047-0000	7,312
201	17-05-413-048-0000	4,405
202	17-05-413-049-0000	2,912
203	17-05-413-050-0000	7,318
204	17-05-413-051-0000	7,315
205	17-05-413-052-0000	7,317
206	17-05-413-053-0000	7,317
207	17-05-413-054-0000	7,315

Amended Table 2 -- 1996 Equalized Assessed Valuation  
 Amended North Branch (South) Project Area

Count	PIN	Initial Base EAV (1996)
208	17-05-413-055-0000	7,319
209	17-05-413-056-0000	7,318
210	17-05-413-057-0000	7,316
211	17-05-413-058-0000	7,317
212	17-05-413-059-0000	8,575
213	17-05-413-060-0000	8,296
214	17-05-413-061-0000	7,288
215	17-05-413-062-0000	7,290
216	17-05-413-063-0000	7,327
217	17-05-413-064-0000	7,369
218	17-05-413-065-0000	8,291
219	17-05-413-066-0000	8,451
220	17-05-413-067-0000	7,511
221	17-05-413-068-0000	6,310
222	17-05-413-069-0000	7,472
223	17-05-413-070-0000	6,209
224	17-05-413-071-0000	7,321
225	17-05-413-072-0000	7,319
226	17-05-413-073-0000	7,317
227	17-05-413-074-0000	6,205
228	17-05-413-075-0000	6,207
229	17-05-413-076-0000	7,312
230	17-05-413-077-0000	7,401
231	17-05-413-078-0000	84
232	17-05-413-079-0000	10,251
233	17-05-413-080-0000	10,231
234	17-05-413-081-0000	10,229
235	17-05-413-082-0000	10,229
236	17-05-413-083-0000	-
237	17-05-413-084-0000	6,040
238	17-05-413-085-0000	4,376
239	17-05-413-086-0000	749
240	17-05-413-087-0000	6,606
241	17-05-413-088-0000	7,288
242	17-05-413-089-0000	6,178
243	17-05-413-090-0000	6,179
244	17-05-413-091-0000	7,287
245	17-05-413-092-0000	7,291
246	17-05-413-093-0000	7,287
247	17-05-413-094-0000	6,184
248	17-05-413-095-0000	7,438
249	17-05-413-096-0000	6,284
250	17-05-413-097-0000	95
251	17-05-413-098-0000	7,367
252	17-05-413-099-0000	138
253	17-05-413-100-0000	8,495
254	17-05-413-101-0000	8,307
255	17-05-413-102-0000	6,142
256	17-05-413-103-0000	43
257	17-05-413-104-0000	6,124
258	17-05-413-105-0000	7,292
259	17-05-413-106-0000	6,089
260	17-05-413-107-0000	6,089
261	17-05-413-108-0000	8,671
262	17-05-413-109-0000	3,318
263	17-05-413-110-0000	7,830
264	17-05-413-111-0000	8,933
265	17-05-413-112-0000	7,781
266	17-05-413-113-0000	7,544
267	17-05-413-114-0000	7,553
268	17-05-413-115-0000	5,832
269	17-05-413-116-0000	5,453
270	17-05-413-117-0000	5,101
271	17-05-413-118-0000	2,302
272	17-05-413-119-0000	2,346
273	17-05-413-120-0000	2,304
274	17-05-413-121-0000	2,301
275	17-05-413-122-0000	2,297
276	17-05-413-123-0000	2,293

Amended Table 2 -- 1996 Equalized Assessed Valuation  
 Amended North Branch (South) Project Area

Count	PIN	Initial Base EAV (1996)
277	17-05-413-124-0000	2,289
278	17-05-413-125-0000	2,451
279	17-05-413-126-0000	4,290
280	17-05-413-127-0000	2,902
281	17-05-413-128-0000	2,865
282	17-05-413-129-0000	4,369
283	17-05-413-130-0000	606
284	17-05-413-131-0000	5,431
285	17-05-413-132-0000	7,231
286	17-05-413-133-0000	6,038
287	17-05-413-134-0000	7,234
288	17-05-413-135-0000	3,591
289	17-05-413-136-0000	2,446
290	17-05-413-137-0000	1,488
291	17-05-413-138-0000	1,474
292	17-05-413-139-0000	4,275
293	17-05-413-140-0000	697
294	17-05-413-141-0000	677
295	17-05-413-142-0000	5,913
296	17-05-413-143-0000	-
297	17-05-413-144-0000	-
298	17-05-413-145-0000	-
299	17-05-413-146-0000	-
300	17-05-413-147-0000	2
301	17-05-413-148-0000	223,430
302	17-05-413-149-0000	12,535
303	17-05-413-150-0000	179,745
304	17-05-413-152-0000	122,172
305	17-05-413-153-0000	84,441
306	17-05-413-154-0000	92,784
307	17-05-413-155-0000	72,450
308	17-05-413-156-0000	1,303,527
309	17-05-413-157-0000	3,861
310	17-05-413-158-0000	485
311	17-05-419-017-0000	3,720
312	17-05-419-019-0000	10,959
313	17-05-421-001-0000	10,315
314	17-05-422-002-0000	370,951
315	17-05-422-003-0000	277,044
316	17-05-422-004-0000	34,569
317	17-05-422-005-0000	24,710
318	17-05-422-006-0000	1,472
319	17-05-422-007-0000	31,914
320	17-05-422-008-0000	30,774
321	17-05-422-009-0000	24,680
322	17-05-425-001-0000	285,447
323	17-05-425-003-0000	34,784
324	17-05-425-004-0000	17,810
325	17-05-425-005-0000	16,981
326	17-05-425-011-0000	20,876
327	17-05-425-012-0000	37,205
328	17-05-425-013-0000	20,192
329	17-05-425-014-0000	201,218
330	17-05-425-015-0000	36,329
331	17-05-425-017-0000	544,445
332	17-05-425-020-0000	132,916
333	17-05-425-021-0000	7,533
334	17-05-425-022-0000	368,169
335	17-05-425-023-0000	39,022
336	17-05-500-026-0000	-
337	17-05-500-027-0000	-
338	17-05-500-028-0000	-
339	17-05-501-008-0000	-
<b>Total</b>		<b>27,606,885</b>



**Amended Exhibit 1 - Legal Description**

**Amended North Branch (South) TIF**

THAT PART OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHICAGO, COOK COUNTY ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF HALSTED STREET WITH THE NORTHERLY SEAWALL OF THE NORTH BRANCH OF THE CHICAGO RIVER WHICH IS LOCATED IN THE EAST ½ OF THE SOUTHEAST ¼ OF SAID SECTION 5;

THENCE NORTHWESTERLY ALONG THE NORTHERLY SEAWALL OF THE NORTH BRANCH OF THE CHICAGO RIVER PASSING THROUGH THE WEST ½ OF THE SOUTHEAST ¼ OF SAID SECTION 5 AND INTERSECTING WITH A POINT BEING THE NORTHWEST CORNER OF LOT 4 IN BLOCK 50 IN ELSTON'S ADDITION TO CHICAGO IN THE WEST ½ OF THE NORTHEAST ¼ OF SAID SECTION 5;

THENCE EAST ALONG THE NORTH LINE OF LOT 4 ALSO BEING THE SOUTH LINE OF FORMER LOT 3 IN BLOCK 50 IN ELSTON'S ADDITION TO CHICAGO AFORESAID TO THE SOUTHEAST CORNER OF SAID LOT 3 ALSO BEING THE WEST DOCK LINE OF THE CHICAGO RIVER AS BUILT PER SURVEY FROM 1937;

THENCE NORTH AND EASTERLY ALONG THE WEST DOCK LINE OF THE CHICAGO RIVER AS BUILT PER SURVEY FROM 1937 TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE CENTER LINE OF CHERRY AVENUE;

THENCE EASTERLY AND SOUTHERLY ALONG THE WESTERLY SEAWALL OF THE NORTH BRANCH OF THE CANAL BASIN TO THE NORTHERLY LINE OF EVERGREEN AVENUE EXTENDED WESTERLY IN THE EAST ½ OF THE NORTHEAST ¼ OF SAID SECTION 5;

THENCE EASTERLY ALONG THE NORTHERLY LINE OF EVERGREEN AVENUE EXTENDED WESTERLY TO THE EASTERLY RIGHT OF WAY LINE OF KINGSBURY STREET;

THENCE NORTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF KINGSBURY STREET TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 4 IN BLOCK 1 IN THE SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 8 OF SHEFFIELD'S ADDITION TO CHICAGO

BEING A SUBDIVISION IN SECTIONS 29, 31, 32 AND 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;  
THENCE WESTERLY ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 4 IN BLOCK 1 IN THE SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 8 OF SHEFFIELD'S ADDITION TO CHICAGO AFORESAID TO THE EAST RIGHT OF WAY LINE OF THE CHICAGO AND PACIFIC RAILROAD (NOW THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD);

THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF SAID RAILROAD TO THE NORTH LINE OF LOT 1 IN BLOCK 1 IN THE SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 8 OF SHEFFIELD'S ADDITION TO CHICAGO AFORESAID;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 TO A POINT OF INTERSECTION WITH THE EAST LINE OF A 20 FOOT STRIP OF LAND CONVEYED TO THE CHICAGO AND PACIFIC RAILROAD BY DEED RECORDED NOV. 25, 1872 AS DOC. 70276, SAID EAST LINE OF THE 20 FOOT STRIP OF LAND BEING APPROXIMATELY 321.30 FEET WEST OF THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 1 IN THE SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 8 OF SHEFFIELD'S ADDITION TO CHICAGO AFORESAID;

THENCE SOUTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF A 20 FOOT STRIP OF LAND AFORESAID TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF NORTH AVENUE;

THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF NORTH AVENUE TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WESTERLY RIGHT OF WAY LINE OF BESLEY COURT;

THENCE NORTHWESTERLY ALONG THE SOUTHERLY EXTENSION AND THE WESTERLY RIGHT OF WAY LINE OF BESLEY COURT TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF WABANSIA AVENUE;

THENCE NORTHEASTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF WABANSIA AVENUE TO THE POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF ELSTON AVENUE;

THENCE NORTHWESTERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF ELSTON AVENUE TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTHERLY RIGHT OF WAY LINE OF WILLOW STREET;

THENCE EASTERLY ALONG THE WESTERLY EXTENSION AND THE NORTHERLY RIGHT OF WAY LINE OF WILLOW STREET TO THE SOUTHEAST CORNER OF LOT 14 IN BLOCK 17 IN SUBDIVISION OF BLOCKS 17, 18, 20, 21 (EXCEPT LOTS 1, 6 & 12 IN SAID BLOCK 21), 23, 28, 29, 30, 31, 32 (EXCEPT

LOTS 1, 2, 3, 6 & 7), 33, 38, 39, 40, 41 OF SHEFFIELD'S ADDITION TO CHICAGO AFORESAID;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF LOT 14 IN BLOCK 17 AFORESAID TO AN ANGLE POINT ON SAID EASTERLY LINE OF LOT 14;

THENCE CONTINUING NORTHERLY ALONG THE EASTERLY LINE TO THE NORTHEAST CORNER OF SAID LOT 14 IN BLOCK 17 ALSO BEING THE SOUTHWESTERLY LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER;

THENCE WESTERLY ALONG THE SOUTHWESTERLY LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER TO THE SOUTHEASTERLY CORNER OF LOT 5 IN BLOCK 17 IN SUBDIVISION OF BLOCKS 17, 18, 20, 21 (EXCEPT LOTS 1, 6 & 12 IN SAID BLOCK 21), 23, 28, 29, 30, 31, 32 (EXCEPT LOTS 1, 2, 3, 6 & 7), 33, 38, 39, 40, 41 OF SHEFFIELD'S ADDITION TO CHICAGO AFORESAID;

THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 5 AND ITS WESTERLY EXTENSION TO THE WESTERLY RIGHT OF WAY LINE OF ELSTON AVENUE;

THENCE NORTHWESTERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF ELSTON AVENUE TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF CORTLAND AVENUE;

THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF CORTLAND AVENUE TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY;

THENCE SOUTHERLY ALONG THE EASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY TO THE SOUTH LINE OF DIVISION STREET;

THENCE WEST ALONG THE SOUTH LINE OF DIVISION STREET TO THE WEST LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY;

THENCE SOUTHERLY ALONG THE WEST LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY TO ITS INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST RIGHT OF WAY LINE OF THROOP STREET;

THENCE SOUTH ALONG THE NORTHERLY EXTENSION AND THE WEST RIGHT OF WAY LINE OF THROOP STREET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF CORTEZ STREET;

THENCE EAST ALONG THE WESTERLY EXTENSION AND THE SOUTH RIGHT OF WAY LINE OF CORTEZ STREET TO THE EASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY;

THENCE SOUTHERLY ALONG THE EASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY TO THE SOUTH LINE OF A 22 FOOT WIDE PUBLIC ALLEY IN BLOCK 17 IN ELSTON'S ADDITION TO CHICAGO AFORESAID;

THENCE EAST ALONG THE SOUTH LINE OF SAID PUBLIC ALLEY IN BLOCK 17 IN ELSTON'S ADDITION TO CHICAGO TO A POINT OF INTERSECTION WITH THE WEST LINE OF A PUBLIC ALLEY LYING WEST OF ELSTON AVENUE;

THENCE SOUTH ALONG THE WEST LINE OF THE PUBLIC ALLEY LYING WEST OF ELSTON AVENUE TO THE CENTER LINE OF AUGUSTA BOULEVARD;

THENCE EAST ALONG THE CENTER LINE OF AUGUSTA BOULEVARD TO THE NORTHERLY EXTENSION OF THE WESTERLY RIGHT OF WAY LINE OF ELSTON AVENUE;

THENCE SOUTH ALONG THE NORTHERLY EXTENSION AND THE WEST RIGHT OF WAY LINE OF ELSTON AVENUE TO THE NORTHERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY;

THENCE EASTERLY ALONG THE NORTHERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY TO THE POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST RIGHT OF WAY LINE OF MAY STREET EXTENDED NORTH;

THENCE SOUTH ALONG THE NORTHERLY EXTENSION AND THE WEST RIGHT OF WAY LINE OF MAY STREET TO THE SOUTH RIGHT OF WAY LINE OF FRY STREET;

THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF FRY STREET TO THE EAST RIGHT OF WAY LINE OF CARPENTER STREET;

THENCE NORTH ALONG THE NORTHERLY EXTENSION OF THE EAST RIGHT OF WAY LINE OF CARPENTER STREET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF OGDEN AVENUE;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF OGDEN AVENUE TO THE NORTHERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY;

THENCE EASTERLY ALONG THE NORTHERLY LINE OF THE CHICAGO AND  
NORTHWESTERN RAILROAD RIGHT OF WAY TO THE WEST RIGHT OF WAY  
LINE OF HALSTED STREET;

THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF HALSTED  
STREET TO THE PLACE OF BEGINNING.