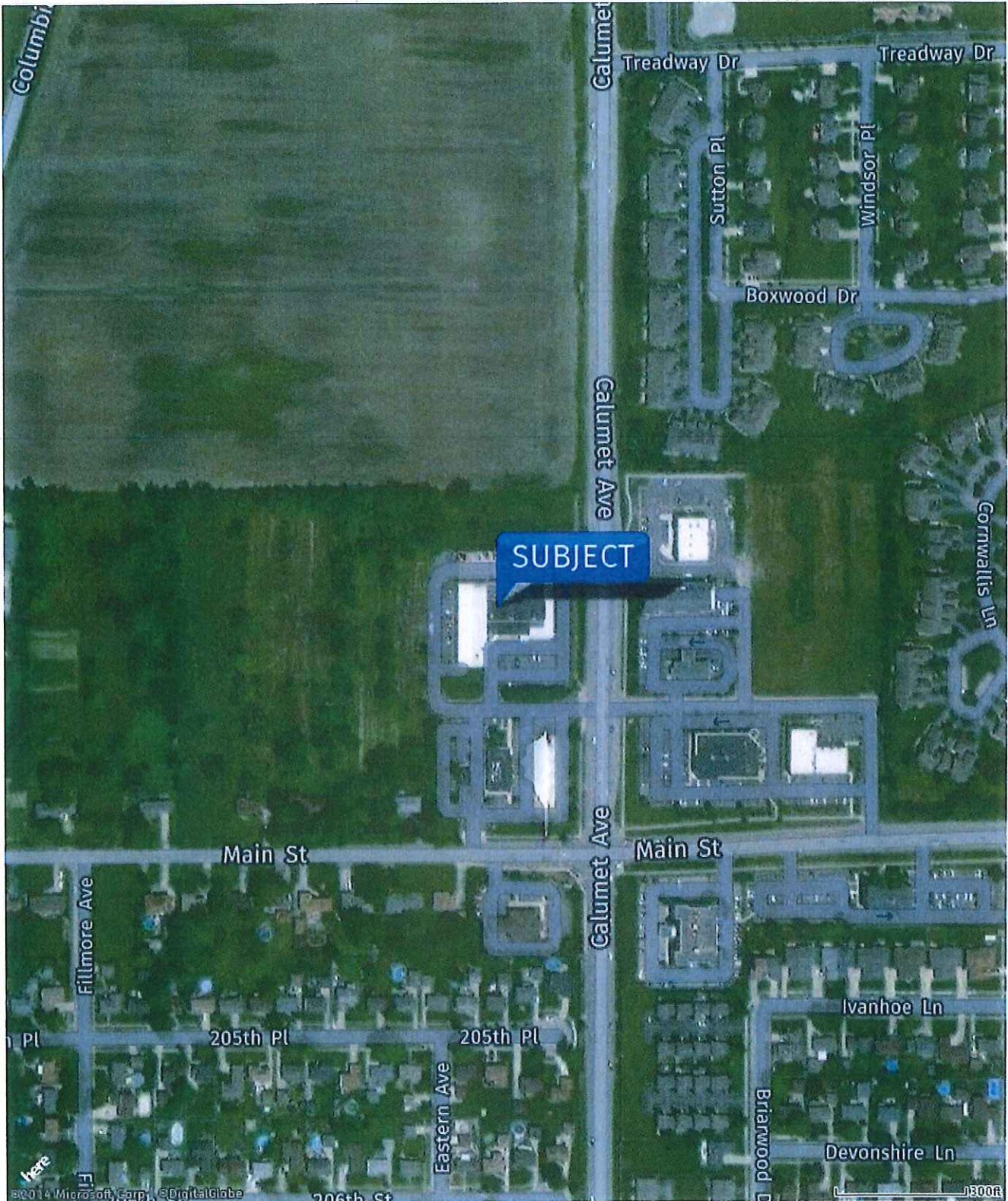
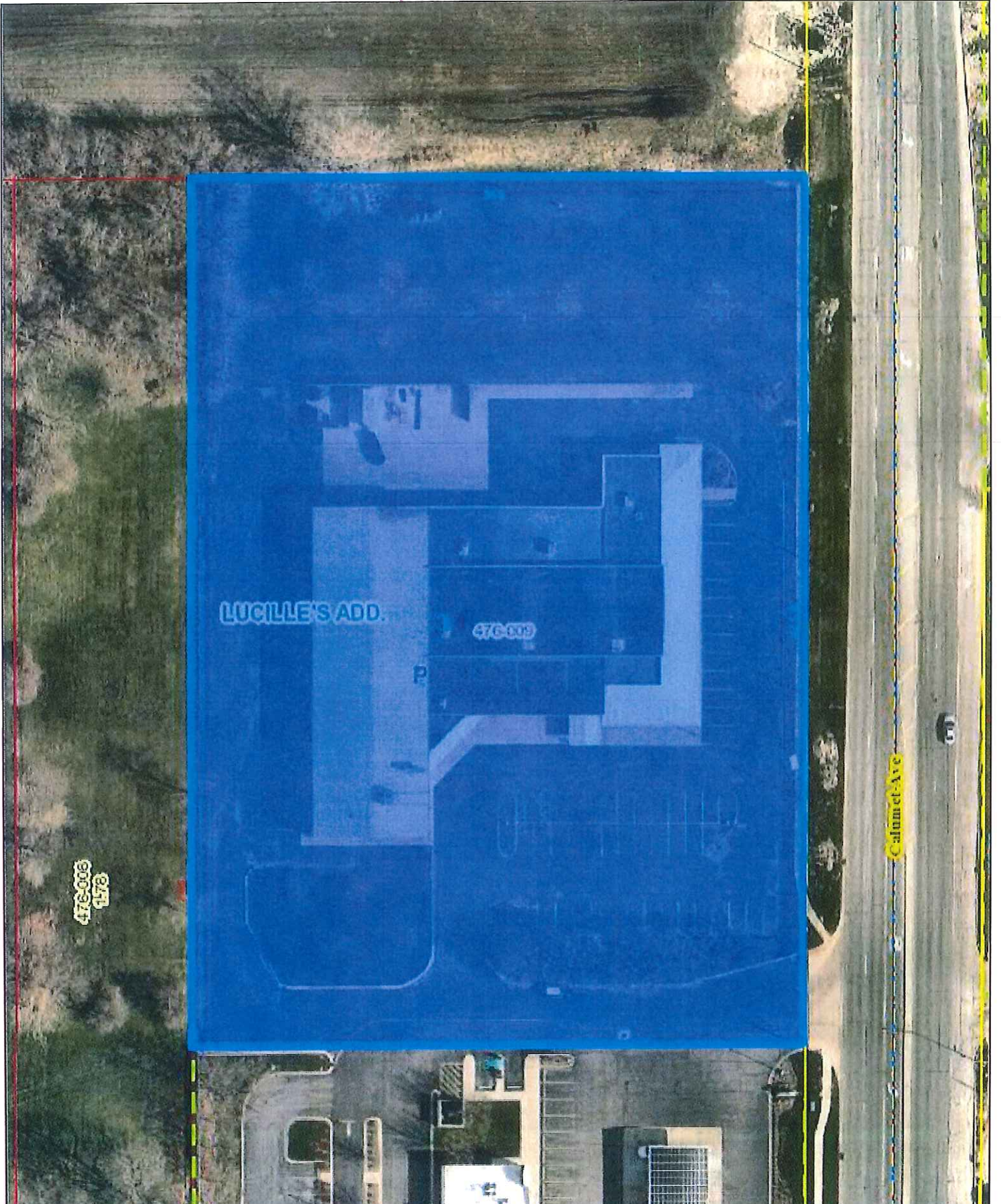


AERIAL PHOTOGRAPH





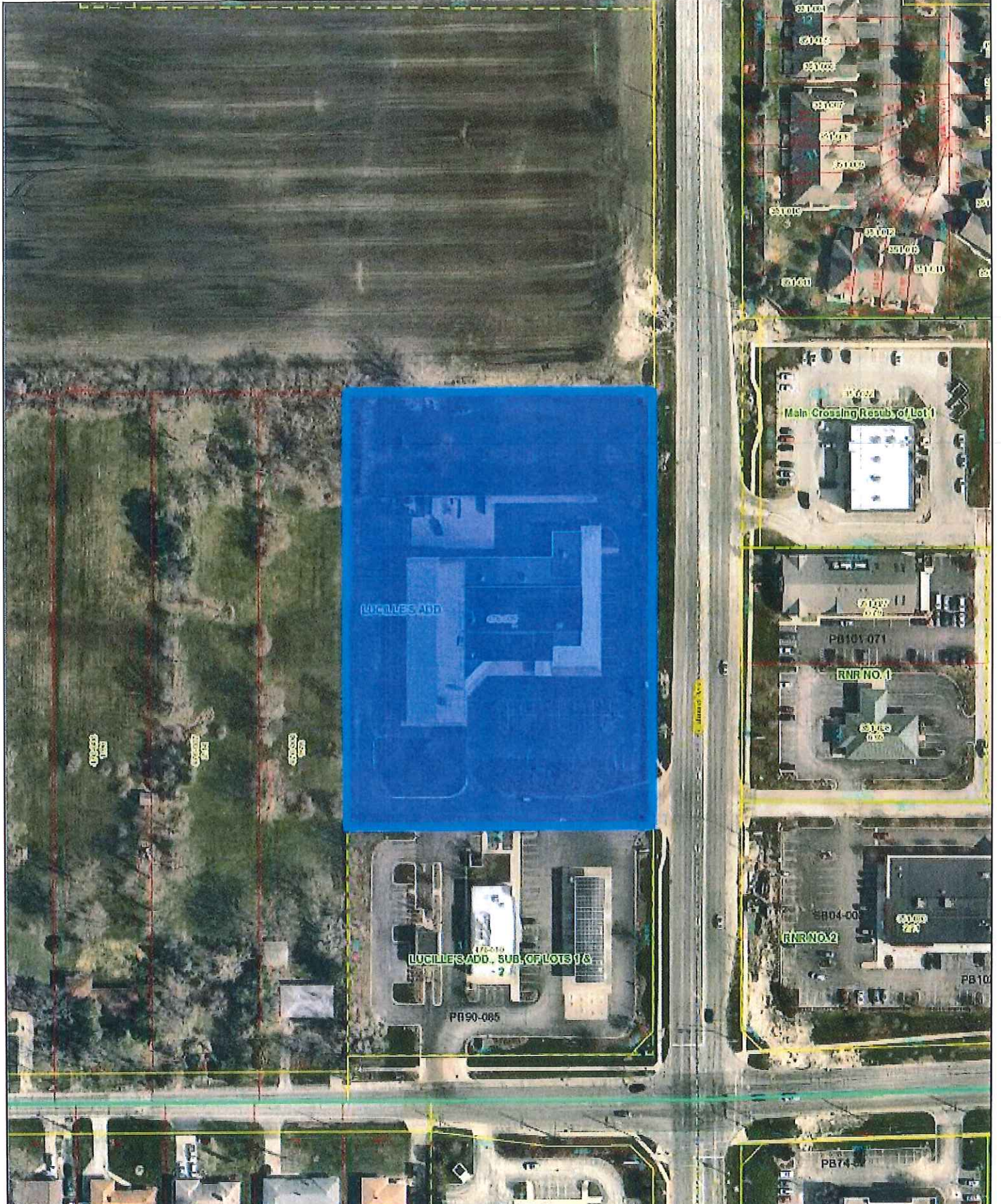
LUCILLE'S ADD.

47C-009

47C-008
1572

Calumet Ave

6



LUCILLE'S ADD

LUCILLE'S ADD, SUB. OF LOTS 1 & 2

PB90-085

Main Crossing (Recub. of Lot 1)

RNR NO. 1

RNR NO. 2

Hammock Ave

PB74-085

PB101-071

031003

031002

031001

031004
031003
031002
031001
031000

031009
031008
031007
031006
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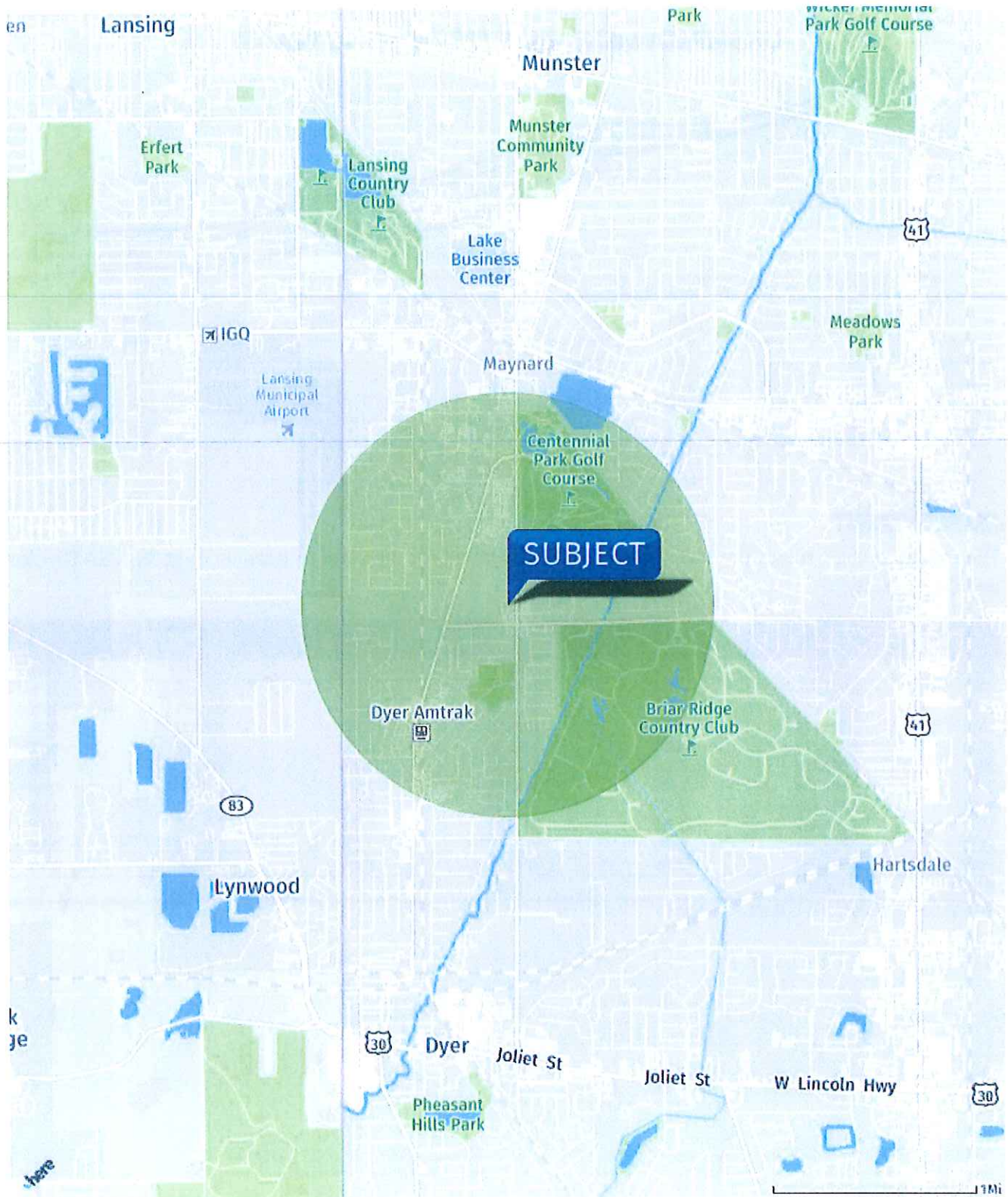
031009
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REGIONAL AREA MAP



LOCAL AREA MAP



SUBJECT PROPERTY PHOTOGRAPHS



LOCAL AREA ANALYSIS

LOCAL AREA ANALYSIS INTRODUCTION

The subject property is located in the Munster area of the Lake County submarket. The immediate area of the subject is characterized by industrial uses, with residential and commercial uses in the surrounding area.

DEMOGRAPHICS

The following information reflects the demographics for the subject's area.

LOCAL AREA DEMOGRAPHICS							
DESCRIPTION	1 MILE	3 MILES	5 MILES	DESCRIPTION	1 MILE	3 MILES	5 MILES
POPULATION TOTAL				HOUSEHOLDS			
2000 Census	6,825	59,963	180,413	2000 Census	2,447	23,139	68,755
2010 Census	7,254	66,280	188,142	2010 Census	2,730	26,366	71,522
2020 Estimate	7,032	65,536	184,985	2020 Estimate	2,718	26,570	71,215
2025 Projection	6,928	64,931	182,773	2025 Projection	2,696	26,440	70,596
Δ 2000-2010	6.29%	10.53%	4.28%	Δ 2000-2010	11.57%	13.95%	4.02%
Δ 2010-2020	(3.06%)	(1.12%)	(1.68%)	Δ 2010-2020	(0.44%)	0.77%	(0.43%)
Δ 2020-2025	(1.48%)	(0.92%)	(1.20%)	Δ 2020-2025	(0.81%)	(0.49%)	(0.87%)
Total Daytime Population	7,664			HOUSEHOLDS BY INCOME (2020 ESTIMATE)			
HOUSING UNITS				<\$15,000	5.2%	5.9%	7.0%
Total (2020 Estimate)	2,825	27,882	76,395	\$15,000 - \$24,999	5.6%	7.9%	8.7%
Owner Occupied	83.2%	80.0%	73.4%	\$25,000 - \$34,999	7.7%	8.8%	9.0%
Renter Occupied	13.1%	15.3%	19.8%	\$35,000 - \$49,999	7.4%	10.6%	12.1%
Vacant Housing Units	3.8%	4.7%	6.8%	\$50,000 - \$74,999	14.6%	15.9%	18.4%
Total (2025 Projection)	2,840	28,094	76,839	\$75,000 - \$99,999	16.8%	14.7%	15.0%
Owner Occupied	81.8%	79.0%	72.5%	\$100,000 - \$149,999	22.0%	21.0%	18.7%
Renter Occupied	13.1%	15.1%	19.4%	\$150,000 - \$199,999	9.4%	7.6%	6.1%
Vacant Housing Units	5.1%	5.9%	8.1%	\$200,000+	11.3%	7.4%	4.9%
AVERAGE HOUSEHOLD INCOME				AVERAGE HOUSEHOLD SIZE			
2020 Estimate	\$113,451	\$95,675	\$84,059	2020 Estimate	2.53	2.44	2.57
2025 Projection	\$121,962	\$103,297	\$91,021	2025 Projection	2.51	2.43	2.57
Δ 2020-2025	7.50%	7.97%	8.28%	Δ 2020-2025	(0.79%)	(0.41%)	0.00%
MEDIAN HOUSEHOLD INCOME				MEDIAN HOME VALUE			
2020 Estimate	\$87,248	\$75,966	\$65,744	2020 Estimate	\$207,380	\$205,919	\$175,750
2025 Projection	\$89,192	\$79,173	\$69,975	2025 Projection	\$223,608	\$226,533	\$193,574
Δ 2020-2025	2.23%	4.22%	6.44%	Δ 2020-2025	7.83%	10.01%	10.14%
PER CAPITA INCOME				AVERAGE HOME VALUE			
2020 Estimate	\$44,532	\$38,695	\$32,376	2020 Estimate	\$287,984	\$240,398	\$205,325
2025 Projection	\$48,167	\$41,960	\$35,172	2025 Projection	\$312,139	\$266,584	\$232,584
Δ 2020-2025	8.16%	8.44%	8.64%	Δ 2020-2025	8.39%	10.89%	13.28%

Source: Sites To Do Business Online

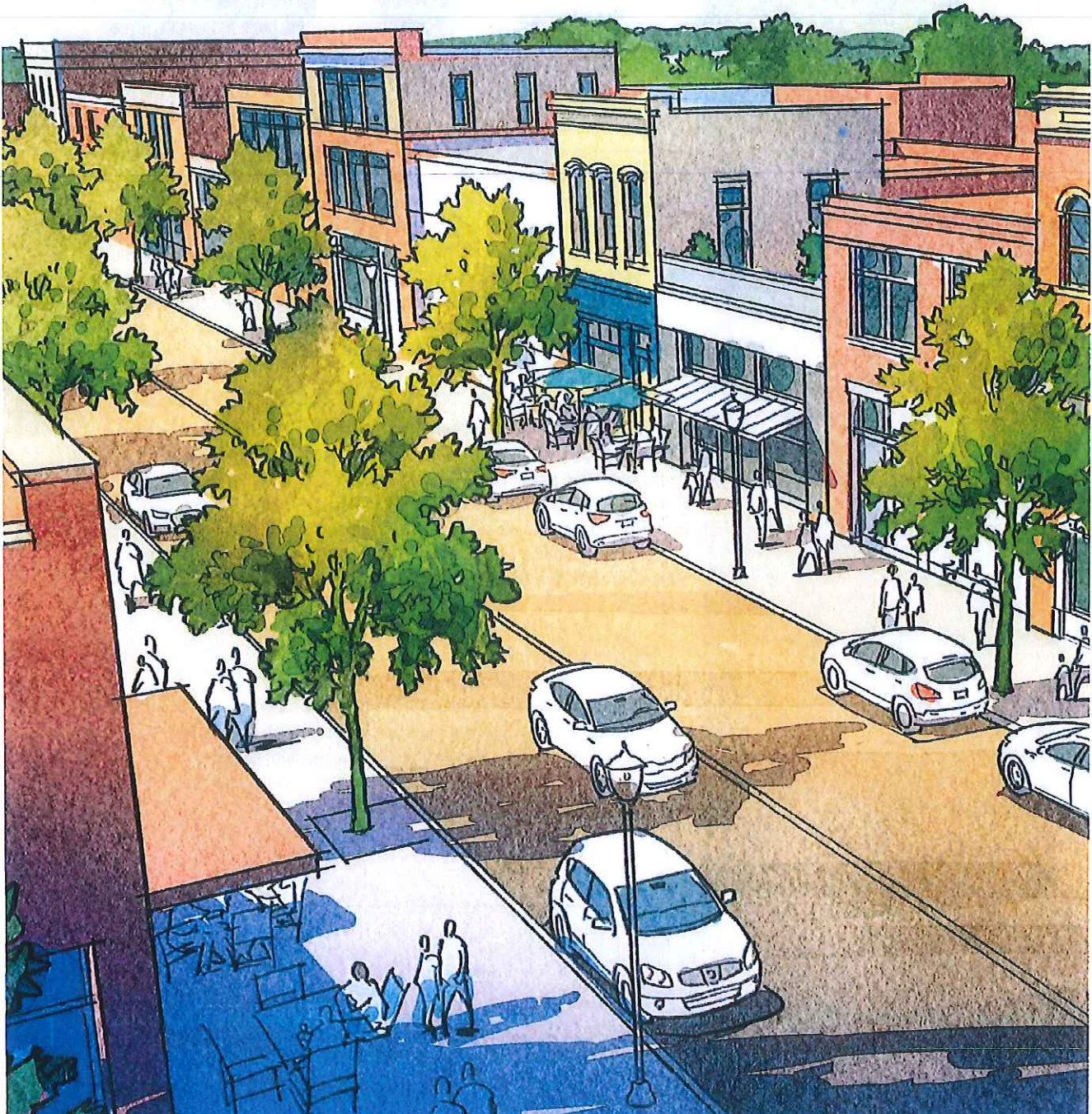
Population

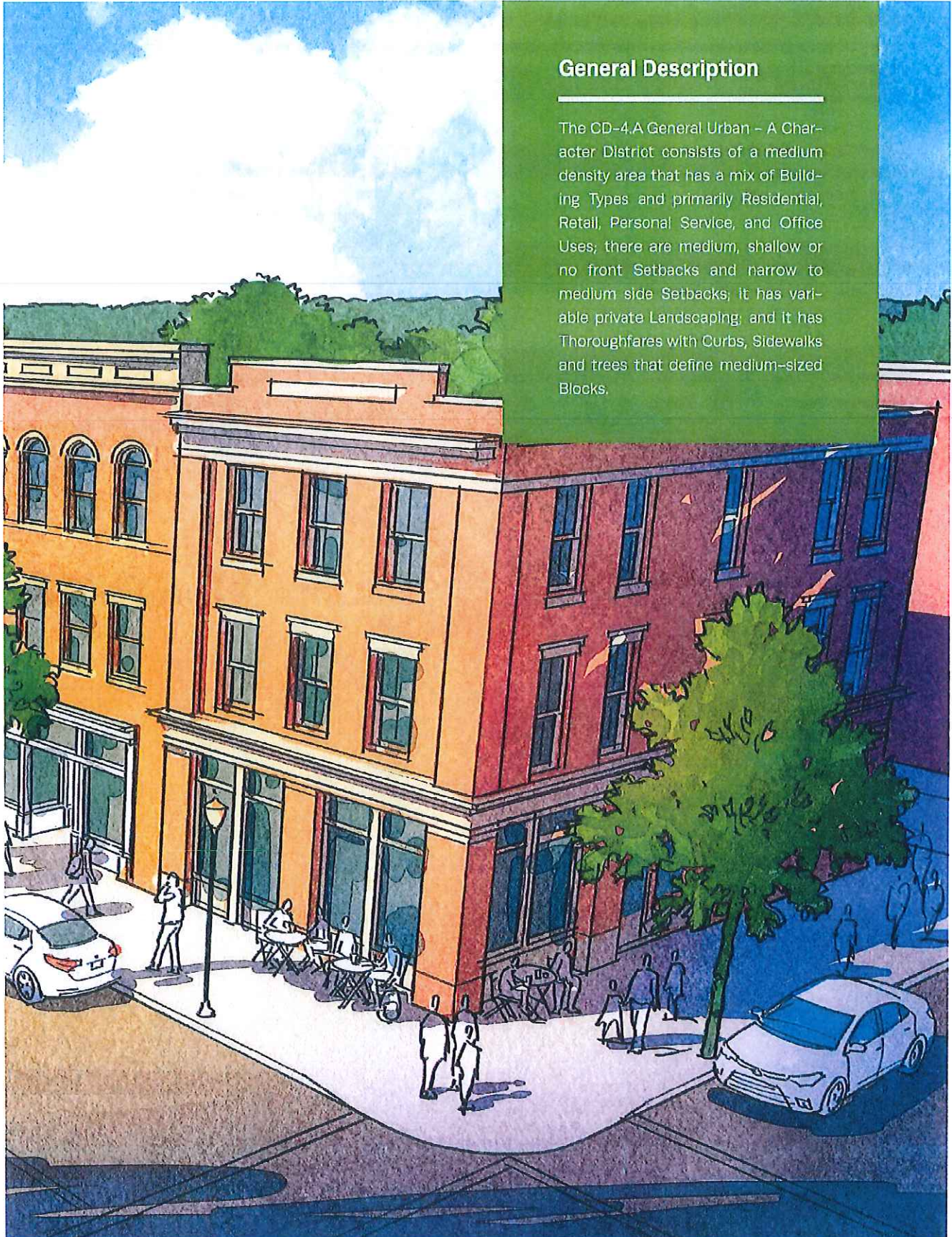
Esri (Environmental Systems Research Institute) estimates the current 2020 population of the neighborhood 3 mile radius of the subject property to be 65,536 representing a -1.12% change since 2010. The total trade area 5 mile radius of the subject is estimated to have a population of 184,985, which represents a -1.68% change since 2010.

Looking forward, the population of the neighborhood 3 mile radius is forecasted to change to 64,931 by the year 2025. The population within the total trade area 5 mile radius is forecasted to change to 182,773 over the next five years. Overall, total trade area 5 mile radius population is expected to change by -1.20% over the next five years.

CD-4.A

**TABLE 26-6.405.A-6 DISTRICT STANDARDS:
GENERAL URBAN - A CHARACTER DISTRICT**





General Description

The CD-4.A General Urban – A Character District consists of a medium density area that has a mix of Building Types and primarily Residential, Retail, Personal Service, and Office Uses; there are medium, shallow or no front Setbacks and narrow to medium side Setbacks; it has variable private Landscaping, and it has Thoroughfares with Curbs, Sidewalks and trees that define medium-sized Blocks.

DIVISION 4: BUILDING AND LOT PLANS & STANDARDS

CD-4.A

**TABLE 26-6.405.A-6 DISTRICT STANDARDS:
GENERAL URBAN A CHARACTER DISTRICT**

PRINCIPAL USE	CD-4.A
Motor Vehicle Retail Parts Sales	P
Open Air Market	P
Open Front or Open Lot Retail / Personal Service Establishment, excluding Restaurant outdoor dining & Open Air Market	CU
Pawnshop	CU
Performing Arts Studio / Music Conservatory	P
Pharmacy	P
Printing Services Retail Shop without Drive Through Service	P
Recreation Facility (Non-Civic)	P
Restaurant	P
Restaurant with Outdoor Dining	CU
Retail Membership Club	P
Retail / Personal Service / Craftsman Establishment with Drive-Through Service	CU
Retail / Personal Service / Craftsman Establishment without Drive-Through Service	P
Smoke, Tobacco, or CBD Shop	CU
Tailor or Seamstress Shop	P
Tasting Room	CU
Tattoo Studio	NP
Theater or Performing Arts Venue (non-Civic)	P
Ticket Office	P
Veterinary Office, Clinic, or Hospital, without Outside Boarding	P
Warehouse Retail	CU

PRINCIPAL USE	CD-4.A
Other Retail, Personal Service, or Craftsman Use Not Listed Under any Use Category	P
CIVIC USE CATEGORY	
Adult Day Care Facility (Civic)	P
Civic Building (Publicly Owned or Operated)	P
Civic Building (Privately Owned & Operated)	NP
Civic Space – Sports Field (Privately Owned & Operated)	CU
Civic Space – Sports Field (Publicly Owned or Operated)	P
Civic Space – Green, Square, Plaza (Privately Owned & Operated)	CU
Civic Space – Green, Square, or Plaza (Publicly Owned or Operated)	P
Civic Space – Park, Playground, or Community Garden (Privately Owned & Operated)	CU
Civic Space – Park, Playground, or Community Garden (Publicly Owned or Operated)	P
Community Center – not-for-profit	P
Conference / Convention / Exhibition Center	CU
Courthouse	CU
Entertainment Facility (Civic)	CU
Food Distribution Center (Civic)	P
Gallery (Civic)	P
Library	P
Museum	P
Parking Lot	NP
Parking Structure	NP

DIVISION 4

LEGEND	P	CU	NP	Per PUD Approval
The following notations are utilized in this table.	Permitted	Conditional Use	Not Permitted	Per PUD Approval

DIVISION 4: BUILDING AND LOT PLANS & STANDARDS

CD-4.A TABLE 26-6.405.A-6 DISTRICT STANDARDS:
GENERAL URBAN A CHARACTER DISTRICT

PRINCIPAL USE	CD-4.A
Performing Arts Venue	CU
Place of Assembly or Place of Worship	CU
Post Office	P
Public Transit	P
Recreation Facility (Civic)	P
Sports Venue	CU
Transit Shelter	P
Transit Station or Terminal	P
Other Civic Use Not Listed Under any Use Category	P
MOTOR VEHICLE - RELATED USE CATEGORY	
Gasoline Station	CU
Motor Vehicle Shop Maintenance / Repair / Service / Cleaning	CU
Motor Vehicle Sales, Rental, or Leasing, with or without Parts Sales	CU
Taxi Center or Ride-Share Center	CU
Tire Sales	CU
Other Motor Vehicle Use Not Listed Under any Use Category	NP
CIVIL SUPPORT USE CATEGORY	
Cemetery (Non-Commercial)	NP
Cemetery (Commercial)	NP
Fire / EMS Station	P
Funeral Services	CU

PRINCIPAL USE	CD-4.A
Police Station	CU
Public Works Yard	NP
RECREATION USE CATEGORY	
Adult Day Care Facility (non-Civic)	CU
Amusement Center with amusement devices	P
Athletic Field (Commercial), other than a Sports Field Civic Space	NP
Athletic Field (Non-Commercial), other than a Sports Field Civic Space	CU
Club-Private not -for-profit	P
Commercial Indoor Athletic Training Facility	P
Country Club	CU
Recreation Facility (non-Civic)	P
Shooting or Firing Range, with or without firearms sales	NP
Social (or Civic) Club, Lodge, or Organization	P
Other Recreation Use Not Listed in any Use Category	CU
INSTITUTIONAL USE CATEGORY	
Long Term Care Facility	CU
Hospital	CU
Rehabilitation Facility	CU
LIGHT INDUSTRIAL USE CATEGORY	
Brewery without tap room, bar or tasting room	NP
Building Systems / Construction Business	NP
Catering Service or Catering Events Establishment	CU

LEGEND	P	CU	NP	*
The following notations are utilized in this table.	Permitted	Conditional Use	Not Permitted	Per PUD Approval

DIVISION 4: BUILDING AND LOT PLANS & STANDARDS

CD-4.A TABLE 26-6.405.A-6 DISTRICT STANDARDS:
GENERAL URBAN A CHARACTER DISTRICT

PRINCIPAL USE	CD-4.A
RESIDENTIAL / DWELLING USE CATEGORY	
Assisted Living Apartment	NP
Attached Dwelling – Rowhouse	NP
Attached Dwelling – Multi-Family	NP
Independent Living Apartment	NP
Residence Portion of Live/Work, Mixed-Use, or Flex Building	P
Single-Family Detached Dwelling	NP
Two-Family Detached Dwelling or Duplex	NP
Other Residential Not Listed Under any Use Category	NP
LODGING USE CATEGORY	
Bed & Breakfast	P
Hostel/Hotel/Inn	CU
Motel	NP
Boardinghouse, Lodginghouse	NP
Tourist Home	P
Other Lodging Not Listed Under any Use Category	NP
OFFICE USE CATEGORY	
Business / Governmental / Non-Profit / Professional Office	P
Counseling Service	P
Crisis Counseling Center	P
Medical Lab / Dental Lab / Research Lab	P
Medical or Dental Office / Medical or Dental Clinic / Outpatient Clinic	P

PRINCIPAL USE	CD-4.A
Office Portion of Live/Work, Mixed-Use, or Flex Building	P
Photography Lab	P
Radio / Television / Recording Studio or Station without Communications Tower	P
Other Office Use Not Listed Under any Use Category	P
RETAIL/PERSONAL SERVICE USE CATEGORY	
Adult Bookstore / Adult Cabaret / Adult Entertainment	NP
Alcoholic Beverage Retail Sales	CU
Alcoholic Beverage – Serving Establishment other than Bar or Tavern	P
Animal (Small) Boarding/Kennel or Grooming without Outside Boarding	CU
Art or Photography Studio	P
Bar or Tavern	CU
Brewpub	P
Craftsman Establishment, with or without Retail Sales	P
Dry Cleaning / Laundry Pick Up without Drive-Through Service	P
Entertainment Facility (non-Civic)	P
Gallery – Private	P
Financial Services without Drive-Through Service	P
Garden Center	CU
Hair / Skin / Nail Care / Health Club or Day Spa	P
Laundromat	P

LEGEND	P	CU	NP	*
The following notations are utilized in this table.	Permitted	Conditional Use	Not Permitted	Per PUD Approval