

126TH & TORRENCE
REDEVELOPMENT PROJECT AREA
TAX INCREMENT ALLOCATION FINANCE PROGRAM

REDEVELOPMENT PLAN AND PROJECT

August, 1994

CITY OF CHICAGO

Richard M. Daley
Mayor

REDEVELOPMENT PLAN AND PROJECT FOR
126TH & TORRENCE REDEVELOPMENT PROJECT AREA
TAX INCREMENT FINANCING PROGRAM

TABLE OF CONTENTS

INTRODUCTION	1
REDEVELOPMENT PROJECT AREA AND LEGAL DESCRIPTION	4
REDEVELOPMENT PROJECT AREA GOALS AND OBJECTIVES	6
BLIGHTED AND CONSERVATION AREA CONDITIONS EXISTING IN THE REDEVELOPMENT PROJECT AREA	8
126TH & TORRENCE REDEVELOPMENT PLAN AND PROJECT	14
REDEVELOPMENT PROJECT AREA GOAL AND OBJECTIVES	14
REDEVELOPMENT PLAN	15
GENERAL LAND-USE PLAN	17
ESTIMATED REDEVELOPMENT PROJECT COSTS	17
SOURCES OF FUNDS TO PAY REDEVELOPMENT PROJECT COSTS	20
LACK OF GROWTH AND DEVELOPMENT THROUGH INVESTMENT BY PRIVATE ENTERPRISE	23
FINANCIAL IMPACT OF THE REDEVELOPMENT PROJECT	23
DEMAND ON TAXING DISTRICT SERVICES	24
PROGRAM TO ADDRESS FINANCIAL AND SERVICE IMPACTS	25
PROVISION FOR AMENDING ACTION PLAN	26
AFFIRMATIVE ACTION PLAN	27
LEGAL DESCRIPTION	28
ESTIMATED REDEVELOPMENT PROJECT COSTS	30

1992 EQUALIZED ASSESSED VALUATION 31

MAPS36

INTRODUCTION

The 126th & Torrence Redevelopment Project Area is located within the City of Chicago, Illinois. The Redevelopment Project Area encompasses approximately 312 acres of almost entirely vacant land. The Redevelopment Project Area is generally located between Torrence Avenue on the west, 122nd Street and the Calumet River on the north, Avenue "O" and the S.C. & S. Railroad as extended on the east and 130th Street on the south. The Redevelopment Project Area is located in the Far Southeast side of the City in an area of the City of Chicago that has good transportation access to nearby suburban communities and the State of Indiana. Major access to the Redevelopment Project Area is provided via Torrence Avenue at 126th Street. The Redevelopment Project Area is located within a five mile radius of a network of Interstate toll roads and highways serving the Great Lakes Region and other areas of the country. Public transportation is available via CTA surface buses along most arterial streets. The location and boundaries of the Redevelopment Project Area are shown on Map 1, Project Boundary.

The 126th & Torrence Redevelopment Project Area is located within an area consisting of industrial, service, retail and residential uses. The Redevelopment Project Area contains major areas which are under-utilized and vacant and a few residential uses. The Redevelopment Project Area is located in the Far Southeast side of the City of Chicago in the South Deering and Hegewisch neighborhoods. According to the 1990 census figures this area has a combined total population of 27,891, which is a decrease of 10% over the 1980 census. The residential make-up of this community is primarily single family residences and multi-family two-flats dating from the 1890's through the 1970's. The area to the east, north and west of the Redevelopment Project Area also contains industrial buildings of 40 to 70+ years in age. The industrial buildings reflect the once dominant land use of the area prior to the closure of several major steel companies and their related industries. Building types include loft-type warehouse buildings, older industrial facilities, rail yards, grain elevators, chemical plants, truck terminals, and other facilities. Large tracks of vacant land also exists throughout the Redevelopment Project Area.

In order to redevelop this area numerous and costly improvements will be necessary: including environmental remediation, site improvements, infrastructure, utilities, etc.

The purpose of the Redevelopment Plan is to create a mechanism to allow for the development of new industrial facilities on existing vacant and/or under-utilized land. The redevelopment of

this land is expected to encourage economic revitalization within the community and surrounding area.

Tax Increment Allocation Redevelopment Act.

An analysis of conditions within this area indicates that it is appropriate for designation as a redevelopment project area, utilizing the State of Illinois tax increment financing legislation. The area is characterized by conditions which warrant the designation as a "blighted area" within the definitions set forth in the Tax Increment Allocation Redevelopment Act (hereafter referred to as the "Act"). The Act is found in 65 ILCS 5/11-74.4-1 et seq., as amended.

The Act provides a means for municipalities, after the approval of a "Redevelopment Plan and Project" to redevelop blighted areas by pledging the increase in tax revenues generated by public and private redevelopment in order to pay for the up front public costs which are required to stimulate such private investment in new redevelopment and rehabilitation. Municipalities may issue obligations to be repaid from the stream of real property tax increments that occur within the tax increment financing district.

The property tax increment revenue is calculated by determining the difference between the initial equalized assessed value (the Certified EAV Base) for all real estate located within the district and the current year EAV. Any increase in EAV is then multiplied by the current tax rate, which determines the incremental real property tax.

The 126th & Torrence Redevelopment Area Project and Plan (hereafter referred to as the "Redevelopment Plan") has been formulated in accordance with the provisions of the Act. It is a guide to all proposed public and private action in the Redevelopment Project Area. In addition to describing the objectives of redevelopment, the Redevelopment Plan sets forth the overall program to be undertaken to accomplish these objectives. This program is the "Redevelopment Project".

This Redevelopment Plan also specifically describes the 126th & Torrence Tax Increment Redevelopment Project Area (hereafter referred to as the "Redevelopment Project Area"). This area meets the eligibility requirements of the Act. The Redevelopment Project Area boundaries are described in Section II of the Redevelopment Plan and shown in Map 1, Boundary Map.

After its approval of the Redevelopment Plan, the City Council then formally designates the Redevelopment Project Area.

The purpose of this Redevelopment Plan is to ensure that new development occurs:

1. On a coordinated rather than a piecemeal basis to ensure that the land-use, vehicular access, parking, service and urban design systems will meet modern-day principles and standards.
2. On a reasonable, comprehensive and integrated basis to ensure that blighting factors are eliminated.
3. Within a reasonable and defined time period.

Revitalization of the Redevelopment Project Area is a large and complex undertaking and presents challenges and opportunities commensurate to its scale. The success of this effort will depend to a large extent on the cooperation between the private sector and agencies of local government. The adoption of the Redevelopment Plan makes possible the implementation of a logical program to stimulate redevelopment in the Redevelopment Project Area, an area which cannot reasonably be anticipated to be developed without the adoption of this Redevelopment Plan. Public investments will create the appropriate environment to attract the investment required for the rebuilding of the area. But for the investment of seed funds by the City, the proposed developments would not be financially feasible and would not go forward.

Successful implementation of the Redevelopment Plan and Project requires that the City of Chicago take full advantage of the real estate tax increments attributed to the Redevelopment Project as provided in accordance with the Act. The Redevelopment Project Area would not be reasonably developed without the use of such incremental revenues.

REDEVELOPMENT PROJECT AREA GOALS AND OBJECTIVES

General Goals:

- * Improve the quality of life in Chicago by eliminating the influence of, as well as the manifestations of, both physical and economic blight in the Redevelopment Project Area.
- * Provide sound economic development in the Redevelopment Project Area.
- * Revitalize the Redevelopment Project Area to make it an important center contributing to the revitalization of the area.
- * Create an environment within the Redevelopment Project Area which will contribute to the health, safety, and general welfare of the City, and preserve or enhance the value of properties in the area.
- * Create suitable locations for industry.
- * Create job opportunities.
- * Create new industrial centers and the accompanying job opportunities.

Redevelopment Objectives:

- * Reduce or eliminate those conditions which qualify the Redevelopment Project Area as a Blighted Area. Section IV of this document, Blighted Area Conditions Existing in the Redevelopment Project Area, describes the blighting conditions.
- * Enhance the tax base of the City of Chicago and of the other taxing districts which extend into the Redevelopment Project Area by encouraging private investment in new commercial and industrial development.

- * Strengthen the economic well-being of the Redevelopment Project Area and the City by increasing business activity, taxable values, and job opportunities.
- * Encourage the assembly of land into parcels that are functionally adaptable with respect to shape and size for redevelopment needs and standards.
- * Provide needed incentives to encourage improvements for new development efforts.
- * Provide needed incentives to encourage a broad range of improvements in new industrial development and rehabilitation efforts.
- * Encourage the participation of minorities and women in the development of the Redevelopment Project Area.

Development and Design Objectives

- * Establish a pattern of land use activities arranged in compact, compatible groupings to increase efficiency of operation and economic relationships.
- * Encourage coordinated development of parcels and structures in order to achieve efficient building design.
- * Achieve development which is integrated both functionally and aesthetically with nearby existing development.
- * Ensure a safe and adequate circulation pattern, adequate ingress and egress and capacity in the Redevelopment Project Area.
- * Encourage a high-quality appearance of buildings, rights-of-way and open spaces, and encourage high standards of design.

BLIGHTED AND CONSERVATION AREA CONDITIONS EXISTING IN THE REDEVELOPMENT PROJECT AREA

Based upon surveys, inspections, research and analysis of the area by Louik/Schneider & Associates, Inc. the Redevelopment Project Area qualifies as a "blighted area" and the improved areas as a "conservation area" as defined by the Act. A separate report entitled Eligibility Study for a Proposed Redevelopment Project Area for Tax Increment Financing in the 126th & Torrence Study Area, dated July, 1994 describes in detail the surveys and analysis undertaken and the basis for the finding that the Redevelopment Project Area qualifies as a "blighted area" and a "conservation area" as defined by the Act. Summarized below are the findings of the Eligibility Study: The vacant area is characterized by the presence of three of the blighting factors as listed in the Act, impairing the sound growth of the taxing districts in this area of the City. Specifically:

- * Of the seven blighting factors set forth in the law for determining blight of vacant land, three are present in the Redevelopment Project Area and only one is necessary for a determination of blight.
- * The blighting factors which are present are reasonably distributed throughout the Redevelopment Area.
- * All areas within the Redevelopment Project Area show the presence of blighting factors.

Furthermore the improved areas are characterized by the factors for a "conservation area" as listed in the Act, impairing the sound growth of the taxing districts in this area of the City and is detrimental to the public safety, health, morals or welfare. Specifically:

- * Of the fourteen factors for a conservation area set forth in the law for improved land, ten are present, seven to a very major extent, in the Redevelopment Project Area and only three are necessary for a determination of a "conservation area".
- * The conservation factors which are present are reasonably distributed throughout the improved areas of the Redevelopment Project Area.
- * All improved areas within the Redevelopment Project Area show the presence of conservation factors.

Factors for Vacant Area

The following factors for a vacant area are present within the Redevelopment Project Area as far as a vacant area is concerned:

1. **A combination of 2 or more of the following factors: obsolete platting of the vacant land; diversity of ownership of such land; tax and special assessment delinquencies on such land; flooding on all or part of such vacant land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.**

The Study Area exhibits: a) obsolete platting; b) diversity of ownership; c) tax and special assessment delinquencies; and (d) does have flooding on portions of the vacant land.

2. **The area immediately prior to becoming vacant qualified as a blighted improved area.**

Prior to becoming vacant land, the Redevelopment Project Area had been utilized by LTV and Allied Signal and any predecessor companies. The Redevelopment Project Area prior to the demolition of the improvements in the late 1980's, exhibited the following factors: Age of structures, Dilapidation, Obsolescence, Deterioration, Presence of structures below minimum code standards, Excessive vacancies, Deleterious land-use or lay-out, Depreciation of physical maintenance and Lack of community planning on various portions of the Study Area.

3. **The area consists of an unused disposal site, containing earth, stone, building debris or similar material, which were removed from construction, demolition, excavation or dredge sites.**

Prior to becoming vacant, the Redevelopment Project Area was utilized by LTV for the following uses: LTV Waste Recycling Operation Plant, and LTV EAF-Dust Waste Pile site. These subsidiaries used substantial portions of the site for dumping flue dust, dumping of slag and waste water treatment all from LTV's steel manufacturing operations.

On the basis the vacant area approach, the entire Redevelopment Project Area if considered vacant is found to be eligible within the definition set forth in the legislation. Specifically:

- * Of the seven blighting factors set forth in the law for determining blight of vacant land, three are present in the Redevelopment Project Area and only one is necessary for a determination of blight.
- * The blighting factors which are present are reasonably distributed throughout the Redevelopment Area.
- * All areas within the Redevelopment Project Area show the presence of blighting factors.

Factors for Improved Area

The following factors for an improved area are present in the Redevelopment Project Area:

1. **Dilapidation**

Dilapidation is present in one block in Sub-Area 2 impacting one building.

2. **Obsolescence**

Obsolescence as a factor is present both of the blocks in Sub-Area 1 and in all three of the blocks in Sub-Area 2. Conditions contributing to this factor include obsolete buildings and obsolete platting.

3. **Deterioration**

Deterioration as a factor is present in both of the blocks in Sub-Area 1 and all three of the blocks in Sub-Area 2 of the Redevelopment Project Area. Conditions contributing to this factor include deteriorating structures, deteriorating off-street parking and site surface areas, and deteriorating street pavement, curbs, gutters and sidewalks.

4. **Abandonment**
Abandonment as a factor is found in one building in Sub-Area 2

5. **Excessive Vacancies**
Excessive vacancies as a factor is present to a major extent in both Area 1 and Area 2. All blocks in both Sub-Areas exhibit excessive vacancies. One of the three buildings in Sub-Area 2 is vacant.

6. **Lack of Ventilation, Light or Sanitary Facilities**
One building in Sub-Area 2 exhibits a lack of lighting and ventilation.

7. **Inadequate Utilities**
Inadequate utilities are present to a major extent in both Sub-Area 1 and Sub-Area 2 of the Redevelopment Project Area in that there is a lack of paved street, curbs, gutter, and sidewalks.

8. **Deleterious Land-Use or Layout**
Deleterious land-use or layout is present both Sub-Area 1 and Sub-Area 2 of the improved areas of the Redevelopment Project Area. Conditions contributing to this factor include parcels of irregular shape and limited size, many parcels lacking accessibility to streets and utilities, vacant and under-utilized land, and one dilapidated structure.

9. **Depreciation of Physical Maintenance**
Depreciation of physical maintenance is present in all blocks of both Sub-Area 1 and Sub-Area 2 of the Redevelopment Project Area. Conditions contributing to this factor include deferred maintenance and lack of maintenance of buildings, parking, and site improvements including streets, alleys, walks, curbs, gutters and utilities. Four of the six buildings in Sub-Area 1 and all three of the buildings in Sub-Area 2 exhibit this condition.

10. **Lack of Community Planning**

Lack of community planning is present in both Sub-Area 1 and Sub-Area 2 of the improved areas of the Redevelopment Project Area. Conditions contributing to this factor include parcels of inadequate size for contemporary development in accordance with current day needs and standards, and the lack of reasonable development controls for building uses, setbacks, off-street parking and loading and the limited access provided by the present street system in combination with the vacant inaccessible land areas. The area lacks an overall plan for coordinated development on a parcel by parcel basis.

The analysis above was based upon data assembled by the Louik/Schneider & Associates, Inc. The surveys, research and analysis conducted include:

1. Exterior surveys of the condition and use of the Redevelopment Project Area;
2. Field surveys of environmental conditions covering streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance;
3. Analysis of existing and previous uses and their relationships;
4. Comparison of current land use to current zoning ordinance and the current zoning maps;
5. Historical analysis of site uses and users;
6. Analysis of original and current platting and building size layout;
7. Analysis of tax delinquency; and
8. Review of previously prepared plans, studies and data.

Based upon the findings of the Eligibility Study for the 126th & Torrence Area, the Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this Redevelopment Plan. But for the investment of seed funds by the City, the proposed developments would not be financially feasible and would not go forward.

126TH & TORRENCE REDEVELOPMENT PLAN AND PROJECT

A. REDEVELOPMENT PROJECT AREA GOAL AND OBJECTIVES

The City proposes to realize its goals and objectives of redevelopment through public finance techniques, including but not limited to tax increment financing, and by undertaking some or all of the following actions:

1. Assemblage of Sites. To achieve the renewal of the Redevelopment Project Area, property identified in Map 3 Redevelopment Plan, attached hereto and made a part hereof, may be acquired by the City of Chicago and cleared of all improvements if any and either (a) sold or leased for private redevelopment, or (b) sold, leased or dedicated for construction of public improvements or facilities. The City may determine that to meet the renewal objectives of this Redevelopment Plan, other properties in the Redevelopment Project Area not scheduled for acquisition should be acquired or certain property currently listed for acquisition should not be acquired. Acquisition of land for public rights-of-way will also be necessary for the portions of said rights-of-way that the City does not own.

As a necessary part of the redevelopment process, the City may hold and secure property which it has acquired and place it in temporary uses until such property is scheduled for disposition and redevelopment. Such uses may include, but are not limited to, project office facilities, parking or other uses the City may deem appropriate.

2. Provision of Public Improvements and Facilities. Adequate public improvements and facilities will be provided to service the entire Redevelopment Project Area. Public improvements and facilities may include, but are not limited to:
 - a. Reconstruction of interior streets
 - b. Provision of utilities necessary to serve the redevelopment.
3. Provision for Soil and Site Improvements. Funds may be made available for improvements to properties for the purpose of making land suitable for development.

- a. Entering into a redevelopment agreement for necessary site improvements in the Redevelopment Project Area.
 - b. Environmental remediation necessary for redevelopment of the Redevelopment Project Area.
4. Redevelopment Agreements. Land assemblage may be conducted for (a) sale, lease, or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Terms of conveyance shall be incorporated in appropriate disposition agreements which may contain more specific controls than those stated in the Redevelopment Plan. Any requirements for site improvements and public improvements may also be included in the Redevelopment Agreements.

In the event that the City determines that construction of certain improvements is not financially feasible, the City may reduce the scope of the proposed improvements.

B. REDEVELOPMENT PLAN

The Redevelopment Plan proposes the development of new industrial facilities that take advantage of the Redevelopment Project Area's excellent location. The Redevelopment Plan proposes to stimulate or stabilize not only the Redevelopment Project Area but also the properties within the surrounding area. This plan proposes the following redevelopment improvements which are located within the approximately 302 acre 126th & Torrence Area (see Map 3):

The Redevelopment Plan proposes the redevelopment of the over 200 acres of presently vacant land for industrial purposes. The Redevelopment of this currently unused property will make needed industrial land available for development. The assemblage of some parcels of land may be required in order to make available suitable sites to accommodate modern industrial and warehousing structures, within a secure, functional, economic and attractive industrial park setting.

The development of an industrial park will allow for the attraction and the expansion of industrial facilities onto the currently vacant land. An important element in the redevelopment of this Redevelopment Project Area is the implementation of an industrial infrastructure plan. It is anticipated that infrastructure improvements will include the following: access streets and interior roadways; sidewalks, curbs and gutters; street lighting and security; water and sewers; and public utilities.

The Plan proposes a multi-phased approach which will take place over 10 to 15 years. Using this approach those projects that are ready to be implemented will proceed and create the methodology and financial support necessary. It is anticipated that the first steps in the redevelopment process would be the development of the large tracts of vacant property. It is anticipated that the redevelopment including: construction of modern industrial/warehousing buildings and related facilities, will create approximately 6,500 new jobs; approximately 3,500 in distribution/warehousing and another 3,000 industrial jobs. Additionally, 1,250 construction jobs will be created in the next 10 to 15 years.

The 126th & Torrence Redevelopment Project Area will require planning and programming of improvements. The redevelopment agreement will generally provide for the City to provide funding for activities permitted by the Illinois Tax Increment Allocation Redevelopment Act. The funds for said improvements will come directly from the incremental increase in tax revenues generated from the entire Redevelopment Project Area or the City's issuance of bonds to be repaid from the incremental increase in tax revenues to be generated from the entire Redevelopment Project Area. A developer or user will undertake the responsibility for the required soil and site improvements, a portion of which may be paid for from the issuance of bonds, and will further be required to build any agreed to improvements and necessary ancillary improvements required for the project.

The estimated redevelopment project costs are shown in Table 1. To the extent that municipal obligations have been issued to pay for such redevelopment project costs incurred prior to, but in anticipation of, the adoption of tax increment financing, the City shall be reimbursed for such redevelopment project costs. The total redevelopment project costs provide an upper limit on

expenditures (exclusive of capitalized interest, issuance costs, interest and other financing costs).

C. GENERAL LAND-USE PLAN

The Redevelopment Plan and the proposed projects described herein conform to the land uses and development policies for the City as a whole as currently provided by the requirements of the City of Chicago Zoning Ordinances.

The proposed land use institutes changes within the area bounded by Torrence Avenue on the west, 122nd Street and the Calumet River to the north, Avenue "O" and the S. C. & S. Railroad as extended on the east, and 130th Street on the south to industrial. As a result of the proposed plan a Highest and Best Use & Real Estate Impact Study was conducted of the Redevelopment Area. Based upon the factors stated in that Study, it was determined that the proposed industrial development is consistent with the definition of the highest and best use and meets the Chicago Zoning Ordinance.

D. ESTIMATED REDEVELOPMENT PROJECT COSTS

Redevelopment project costs mean the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Redevelopment Plan and Redevelopment Project pursuant to the State of Illinois Tax Increment Allocation Redevelopment Act. Such costs may include, without limitation, the following:

1. 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, marketing, financial, planning or other services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected;
2. 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, and the clearing and grading of land;

3. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings and fixtures;
4. Costs of the construction of public works or improvements;
5. Costs of job training and retraining projects;
6. 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 hereunder accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
7. All or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the redevelopment plan and project, to the extent the municipality by written agreement accepts and approves such costs;
8. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;
9. Payment in lieu of taxes as defined in the Act;
10. Costs of job training, 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 a redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality 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 and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code;
11. Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:

- a. such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - b. 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;
 - c. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (11) then the amount so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; and
 - d. the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total of (i) costs paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act.
12. Unless explicitly stated in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.

The estimated redevelopment project costs are shown in Table 1. To the extent that municipal obligations have been issued to pay for such redevelopment project costs incurred prior to, but in anticipation of, the adoption of tax increment financing, the City shall be reimbursed for such redevelopment project costs. The total redevelopment project costs provide an upper limit on expenditures (exclusive of capitalized interest, issuance costs, interest and other financing costs). Within this limit, adjustments may be made in line items without amendment to this Redevelopment Plan.

TABLE 1

ESTIMATED REDEVELOPMENT PROJECT COSTS

Program Action/Improvements

Land Acquisition	\$ 300,000
Demolition	\$ 100,000
Environmental Remediation	\$ 5,000,000
Site Preparation	\$15,000,000
Public Improvements	\$15,000,000
Planning, legal, studies, etc.	\$ 300,000
TOTAL PROJECT COST*	\$ 35,700,000

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

E. SOURCES OF FUNDS TO PAY REDEVELOPMENT PROJECT COSTS

Funds necessary to pay for redevelopment project costs and/or municipal obligations which have been issued or incurred to pay for such costs are to be derived principally from tax increment revenues and/or proceeds from municipal obligations which have as their revenue source tax increment revenue. To secure the issuance of these obligations, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers.

The tax increment revenue which will be used to fund tax increment obligations and eligible redevelopment project costs shall be the incremental real property tax revenues. Incremental real property tax revenue is attributable to the increase in the current equalized assessed value of each taxable lot, block, tract or parcel of real property in the Redevelopment Project Area over

and above the initial equalized assessed value of each such property in the Redevelopment Project Area. Other sources of funds which may be used to pay for redevelopment costs and obligations issued or incurred, the proceeds of which are used to pay for such costs, are land disposition proceeds, state and federal grants, investment income, and such other sources of funds and revenues as the municipality may from time to time deem appropriate such as municipal sales taxes, municipal amusement taxes, generated from the district. Without the use of such tax incremental revenues, the Redevelopment Project Area would not reasonably be developed. All incremental revenues utilized by the City of Chicago will be utilized exclusively for the development of the Redevelopment Project Area.

Issuance of Obligations

To finance redevelopment costs a municipality may issue obligations secured by the anticipated tax increment revenue generated within the tax increment financing ("TIF") redevelopment area. In addition, a municipality may pledge towards payment of such obligations any part or any combination of the following: (a) net revenues of all or part of any redevelopment project; (b) taxes levied and collected on any or all property in the municipality; (c) the full faith and credit of the municipality; (d) a mortgage on part or all of the redevelopment project; or (e) any other taxes or anticipated receipts that the municipality may lawfully pledge.

All obligations issued by the City pursuant to this Redevelopment Plan and the Act shall be retired within twenty-three (23) years from the adoption of the ordinance approving the Redevelopment Project Area. Also, the final maturity date of any such obligations which are issued may not be later than twenty (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 Redevelopment Plan. The amounts payable in any year as principal and interest on all obligations issued by the City pursuant to the Redevelopment Plan and the Act shall not exceed the amounts available, or projected to be available, from tax increment revenues and from such bond sinking funds or other sources of funds (including ad valorem taxes) as may be provided by ordinance. Obligations may be of a parity or senior/junior lien natures. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund, or optional redemptions.

Revenues shall be used for the scheduled and/or early retirement of obligations, and for reserves, bond sinking funds and redevelopment project costs, and, to the extent that real

property tax increment is not used for such purposes, shall be declared surplus and shall then become available for distribution annually to taxing districts in the Redevelopment Project Area in the manner provided by the Act.

Most Recent Equalized Assessed Valuation of Properties in the Redevelopment Project Area

The total 1992 equalized assessed valuation for the entire Redevelopment Project Area is \$3,684,948. This equalized assessed valuation is subject to final verification by Cook County. After verification, the County Clerk of Cook County, Illinois will certify the amount, and this amount will serve as the "Initial Equalized Assessed Valuation".

Anticipated Equalized Assessed Valuation

By the year 1998 when it is estimated that initial industrial development will be completed and fully assessed, the estimated equalized assessed valuation of real property within the Redevelopment Project Area is estimated at between \$15,000,000 and \$25,000,000. It is further anticipated that by the year 2002 when the additional industrial development is completed the estimated equalized assessed valuation of real property within the Redevelopment Project Area is estimated at between \$60,000,000 and \$80,000,000. These estimates are based on several key assumptions, including: 1) initial industrial development will be started in 1995 and completed in 1999; 2) the market value of the anticipated developments will increase following completion of the redevelopment activities described in the Redevelopment Project and Plan; 3) the most recent State Multiplier of 2.0897 as applied to 1992 assessed values will remain unchanged and 4) for the duration of the project the tax rate for the entire Redevelopment Project Area is assumed to be the same and will remain unchanged from the 1993 level. The basis for this determination is that when completed approximately 5,000,000 to 6,000,000 square feet of industrial and warehousing space and that today for larger industrial and warehousing facilities there is an average of between \$15.00 and \$30.00 in equalized assessed value.

F. LACK OF GROWTH AND DEVELOPMENT THROUGH INVESTMENT BY PRIVATE ENTERPRISE

As described in the Blighted Area Conditions Section of this Redevelopment Project and Plan Report, the Redevelopment Project Area as a whole is adversely impacted by the presence of numerous blighting factors, and these factors are reasonably distributed throughout the area. Although some rehabilitation has occurred on a limited and scattered basis, the Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise. No large scale projects have been initiated in over 20 years. The lack of private investment is evidenced by continued existence of blight, large tracts vacant land and the limited number of new development projects undertaken on a planned basis.

It is clear from the study of this area that private investment in revitalization and redevelopment has not occurred to overcome the blighting conditions that currently exist. The Redevelopment Project Area is not reasonably expected to be developed without the efforts and leadership of the City, including the adoption of this Redevelopment Project and Plan.

G. FINANCIAL IMPACT OF THE REDEVELOPMENT PROJECT

Without the adoption of this Redevelopment Project and Plan, and tax increment financing, the Redevelopment Project Area is not reasonably expected to be redeveloped by private enterprise. There is a real prospect that the blighted conditions will continue to exist and spread, and the whole area will become less attractive for the maintenance and improvement of existing buildings and sites. The possibility of the erosion of the assessed value of property which would result from the lack of a concerted effort by the City to stimulate revitalization and redevelopment could lead to a reduction of real estate tax revenue to all taxing districts.

Sections A, B, & C of this Redevelopment Project and Plan describe the comprehensive redevelopment program proposed to be undertaken by the City to create an environment in which private investment can occur. The redevelopment program will be staged with various developments taking place over a period of years. If the redevelopment project is successful, various new private projects will be undertaken that will assist in alleviating blighted conditions, creating new jobs and promoting development in the area.

The Redevelopment Project is expected to have short and long term financial impacts on the taxing districts affected by the Redevelopment Plan. During the period when tax increment financing is utilized, real estate tax increment revenues (from the increases in Equal Assessed Valuation [EAV] over and above the certified initial EAV established at the time of adoption of this Project and Plan) will be used to pay eligible redevelopment project costs for the Tax Increment Financing District. At the end of the TIF time period, 23 years, the real estate tax revenues will be distributed to all taxing districts levying taxes against property located in the Redevelopment Project Area.

H. DEMAND ON TAXING DISTRICT SERVICES

The following major taxing districts presently levy taxes on properties located within the Redevelopment Project Area: City of Chicago; Chicago Board of Education; Chicago School Finance Authority; Chicago Park District; Chicago Community College District; Metropolitan Water Reclamation District of Greater Chicago; County of Cook; and Cook County Forest Preserve District.

The proposed Redevelopment Plan involves the acquisition of some improved and vacant and under-utilized land, and the construction of new industrial facilities. Therefore, the financial burden of the redevelopment project on taxing districts is expected to be negligible.

While there will be increased demands for utility services, well within their present capacities, these will be strictly in the form of increase water and sewage treatment. Any necessary infrastructure will be paid from the Tax Increment Financing District or the developer. Therefore, no major investment from any taxing district affected by the Redevelopment Plan and Project are anticipated. Although no short term financial demands are expected from the adoption of this Redevelopment Plan and Project, it is expected that two major private investments will take place within a year of the adoption of this Redevelopment Plan and Project. In addition, it is anticipated that other private investment will be attracted and take place on vacant land in the area over the life of the Redevelopment Project. Since the specifics of such additional investment cannot be determined at this time, the long term financial impacts on the various taxing jurisdictions or increases in the demands for service resulting from such new development cannot be quantified at this time. However, because of the proposed zoning and proposed land use, any new development will be for industrial uses.

As a result of the development of the first two projects being for industrial uses, increased service demands are likely to be limited to utilities either provided by the City of Chicago or the Metropolitan Water Reclamation District of Greater Chicago.

I. PROGRAM TO ADDRESS FINANCIAL AND SERVICE IMPACTS

As described in detail in prior sections of this report, the complete scale and amount of development in the Redevelopment Area cannot be predicted with complete certainty at this time and the demand for services provided by those affected taxing districts cannot be quantified at this time.

As indicated in Section D, Estimated Redevelopment Project Costs of the Redevelopment Project and Plan, the City plans to provide public improvements and facilities to service the Redevelopment Project Area. Such improvements may mitigate some of the additional service and capital demands placed on taxing districts as a result of the implementation of this Redevelopment Project and Plan.

PROVISION FOR AMENDING ACTION PLAN

The 126th & Torrence Redevelopment Project Area Tax Increment Redevelopment Plan and Project may be amended pursuant to the provisions of the Act.

AFFIRMATIVE ACTION PLAN

The City is committed to and will affirmatively implement the following principles with respect to the 126th & Torrence Redevelopment Project Area.

- A. The assurance of equal opportunity in all personnel and employment actions with respect to the Plan and 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, handicapped status, national origin, creed, or ancestry.
- B. This commitment to affirmative action will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.

In order to implement these principles for this Plan and Project, 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 contracting for work on the Project shall be required to agree to the principles set forth in this section.

LEGAL DESCRIPTION

THAT PART OF SECTIONS 29 AND 30, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 30, 475.0 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4, 865 FEET; THENCE SOUTHEASTERLY, 471.98 FEET TO A POINT 883 FEET SOUTH OF SAID NORTH LINE OF NORTHEAST 1/4; THENCE EASTERLY, PARALLEL WITH SAID NORTH LINE, 1258.53 FEET TO A POINT 232.52 FEET WEST OF THE EAST LINE OF SAID FRACTIONAL NORTHEAST 1/4 OF SECTION 30; THENCE NORTH PARALLEL WITH SAID EAST LINE, 538.11 FEET; THENCE EASTERLY ALONG A LINE THAT IS AT RIGHT ANGLES TO SAID EAST LINE OF THE NORTHEAST 1/4, 182.49 FEET TO THE WEST RIGHT-OF-WAY LINE OF AVENUE "O"; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE OF AVENUE "O", TO THE NORTHWESTERLY LINE OF THE PENNA RAILROAD 60 FOOT RIGHT-OF-WAY IN SECTION 29; THENCE SOUTHWESTERLY ALONG SAID RAILROAD RIGHT-OF-WAY LINE, BEING A CURVE CONVEX WESTERLY WITH A RADIUS OF 5759.65 FEET, AN ARC DISTANCE OF 705.29 FEET TO A POINT OF TANGENT; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE, 2850.51 FEET; THENCE SOUTHWESTERLY ALONG A LINE DEFLECTING TO THE RIGHT FROM THE LAST COURSE, 15° 24' 00", 179.18 FEET; THENCE SOUTHWESTERLY ALONG A CURVE, CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 461.67 FEET, 219.84 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE WEST ALONG SAID SOUTH LINE, 367.13 FEET, MORE OR LESS, TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE COMMONWEALTH EDISON COMPANY PROPERTY, BEING A LINE 127 FEET NORTHEASTERLY AND PARALLEL WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE 100 FOOT WIDE PENNA RAILROAD PROPERTY (ALSO KNOWN AS CALUMET & WESTERN RAILROAD); THENCE NORTHWESTERLY ALONG SAID COMMONWEALTH EDISON COMPANY RIGHT-OF-WAY LINE TO THE WEST LINE OF BRANDON AVENUE; THENCE SOUTH ALONG SAID WEST LINE OF BRANDON AVENUE, 21.50 FEET, MORE OR LESS, TO A LINE 110 FEET NORTHEASTERLY AND PARALLEL WITH SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF THE PENNA RAILROAD; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE, 1207 FEET, MORE OR LESS, TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, ALSO BEING THE CENTER LINE OF CARONDOLET AVENUE; THENCE NORTH ALONG SAID CENTER LINE, 1413 FEET, MORE OR LESS, TO THE SOUTH LINE OF 126TH STREET; THENCE WEST ALONG SAID SOUTH LINE OF 126TH STREET, 1027.8 FEET, MORE OR LESS, TO WEST LINE OF ESCANABA AVENUE; THENCE SOUTH ALONG SAID WEST LINE OF ESCANABA AVENUE, 424 FEET, MORE OR LESS, TO THE NORTH RIGHT-OF-WAY LINE OF 127TH STREET; THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 958 FEET, MORE OR LESS, TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE PENNA RAILROAD; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE, 260 FEET, MORE OR LESS, TO THE SOUTH LINE OF LOT 24, EXTENDED EAST, IN BLOCK 4 OF FORD-HEGEWISCH 2ND ADDITION TO CHICAGO; THENCE WEST ALONG SAID LINE EXTENDED, 149 FEET TO THE SOUTHWEST CORNER OF SAID LOT 24; THENCE NORTH ALONG THE WEST LINE OF LOT 24, 75 FEET TO THE CENTER LINE, EXTENDED EAST,

OF AN EAST-WEST ALLEY IN BLOCK 1 OF RAY QUINN & CO., FORD CENTER SUBDIVISION; THENCE WEST ALONG SAID CENTER LINE EXTENDED, 729.32 FEET TO THE WEST LINE OF MARQUETTE AVENUE; THENCE SOUTH ALONG SAID WEST LINE, 92 FEET TO THE SOUTHEAST CORNER OF LOT 44 IN BLOCK 3 OF SAID FORD CENTER SUBDIVISION; THENCE WEST ALONG THE SOUTH LINES OF LOTS 44 & 13 IN BLOCK 3 OF SAID FORD CENTER SUB. AND LOT 8 IN BLOCK 4, 465.14 FEET TO THE CENTER LINE OF THE NORTH-SOUTH ALLEY IN BLOCK 4 OF MARY INGRAM'S SUBDIVISION; THENCE SOUTH ALONG SAID CENTER LINE OF ALLEY AND THE CENTER LINE OF BLOCK 5 IN MARY INGRAM'S SUBDIVISION, 1077 FEET, MORE OR LESS, TO THE CENTER LINE OF 128TH STREET; THENCE SOUTHERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE C&W RAILROAD, 1282 FEET, MORE OR LESS, TO THE NORTH LINE OF 130TH STREET. THENCE WEST, 146.23 FEET, MORE OR LESS, TO THE EAST LINE OF THE 33 FOOT RIGHT-OF-WAY LINE IN TORRENCE AVENUE; THENCE NORTH ALONG SAID EAST LINE, 2602 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 30, ALSO BEING THE CENTER LINE OF 126TH STREET; THENCE EAST ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4, 1959.1 FEET, MORE OR LESS, TO THE SOUTHEASTERLY MOST CORNER OF LANDS CONVEYED BY ALLIED CORPORATION TO TAJON WAREHOUSING CORPORATION, AND RUNNING THENCE ALONG THE LINE OF LANDS BETWEEN ALLIED CORPORATION AND TAJON WAREHOUSING NORTH 27° 09' 00" WEST, A DISTANCE OF 2,022.61 FEET TO A POINT IN THE SOUTHERLY LINE OF THE CALUMET RIVER AS ESTABLISHED BY DOCUMENT NUMBER 13058493; THENCE NORTH 54° 27' 06" EAST ALONG THE SOUTHERLY LINE OF THE CALUMET RIVER 350 FEET, MORE OR LESS, TO A POINT; THENCE STILL ALONG THE SOUTHERLY LINE OF THE CALUMET RIVER NORTH 78° 15' 25" EAST, A DISTANCE OF 381.72 FEET TO A DEFLECTION POINT; THENCE ALONG SAID SOUTHERLY LINE NORTH 61° 42' 36" EAST, A DISTANCE OF 100 FEET, MORE OR LESS, TO THE NORTHWESTERLY CORNER OF LANDS HERETOFORE CONVEYED BY ALLIED CORPORATION TO PVS CHEMICALS, INC. (ILLINOIS); AND RUNNING THENCE SOUTH 11° 56' 58" EAST, A DISTANCE OF 655.14 FEET TO A POINT; THENCE NORTH 90° EAST, A DISTANCE OF 447.76 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 30; THENCE NORTH ALONG SAID EAST LINE OF THE NORTHWEST 1/4, 838 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

CONTAINING 302.6 ACRES MORE OR LESS

TABLE 1

ESTIMATED REDEVELOPMENT PROJECT COSTS

Program Action/Improvements

Land Acquisition	\$ 300,000
Demolition	\$ 100,000
Environmental Remediation	\$ 5,000,000
Site Preparation	\$15,000,000
Public Improvements	\$15,000,000
Planning, legal, studies, etc.	\$ 300,000
TOTAL PROJECT COST*	\$ 35,700,000

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

TABLE 2

1992 EQUALIZED ASSESSED VALUATION

Perm Index #	1992 EAV
26-29-100-001	\$33,341
26-30-100-006	\$29,439
039	\$41,917
042	\$6,942
044	\$18,333
26-30-200-002	\$570,816
007	\$45,576
009	\$24,730
011	\$52,362
26-30-201-007	\$15,328
008	\$378,942
009	\$920,114
26-30-300-001	Railroad
005	Exempt
006	Exempt
007	\$13,779
008	\$7,631
009	\$7,541
025	Exempt
26-30-301-006	Exempt
007	Exempt
008	Exempt
011	Exempt
012	\$10,390
013	\$13,909
024	Exempt
025	Exempt
026	\$7,195

060	Exempt	
061	Exempt	
062	Exempt	
26-30-302-001	Exempt	
004		\$3,034
071	Exempt	
072	Exempt	
26-30-303-063	Exempt	
064	Exempt	
065	Exempt	
091	Exempt	
092	Exempt	
093	Exempt	
26-30-304-001		\$1,760
002	Exempt	
036		\$12,032
26-30-308-001	Railroad	
26-30-316-001	Railroad	
002	Railroad	
26-30-400-005		\$1,135
006		\$1,135
023		\$1,818
031		\$1,317
032		\$1,049
043		\$4,409
044		\$14,776
045		\$7,178
046		\$12,457
047		\$9,381
16-30-401-004		\$1,818
017		\$1,818
032		\$1,049
036		\$5,358

037	\$14,275
038	\$7,172
039	\$12,457
040	\$7,611
041	\$2,366
26-30-402-013	\$1,049
014	\$1,049
018	\$21,731
019	\$3,155
26-30-403-001	\$905
025	\$1,603
037	\$22,997
038	\$3,099
039	\$19,198
26-30-404-001	\$2,241
002	\$2,098
003	\$1,049
004	\$1,049
009	\$1,049
010	\$1,317
016	\$1,135
017	\$1,135
020	\$1,135
021	\$1,135
028	\$1,141
029	\$1,005
030	\$1,544
040	\$1,826
041	\$1,730
042	\$4,196
043	\$5,682
044	\$2,272
045	\$6,819
046	\$18,187
26-30-405-001	\$1,317
002	\$1,049

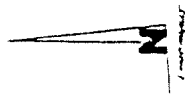
005	\$1,049
009	\$1,049
010	\$1,317
034	\$1,724
037	\$2,098
038	\$3,147
039	\$21,455
040	\$21,449
26-30-406-009	\$1,839
014	\$1,839
015	\$1,839
018	\$5,262
019	\$5,241
020	\$7,356
021	\$3,573
26-30-407-040	\$23,992
041	\$23,996
26-30-408-001	\$1,703
002	\$1,703
013	\$3,217
019	\$1,968
021	\$2,443
023	\$6,815
26-30-409-017	\$1,826
029	\$1,099
033	\$16,450
034	\$7,310
035	\$10,967
26-30-410-017	\$28,742
26-30-411-042	\$24,103
043	\$24,025
26-30-414-008	\$3,956

26-30-415-004	\$26,959
26-30-416-005	\$133,446
007	\$801,404
26-30-500-006	Railroad
26-30-501-001	Railroad
TOTAL EAV	\$3,684,948

MAPS

- Map 1** **Project Boundaries**
- Map 2** **Existing Land Use**
- Map 3** **Redevelopment Plan / Proposed Land-Use**

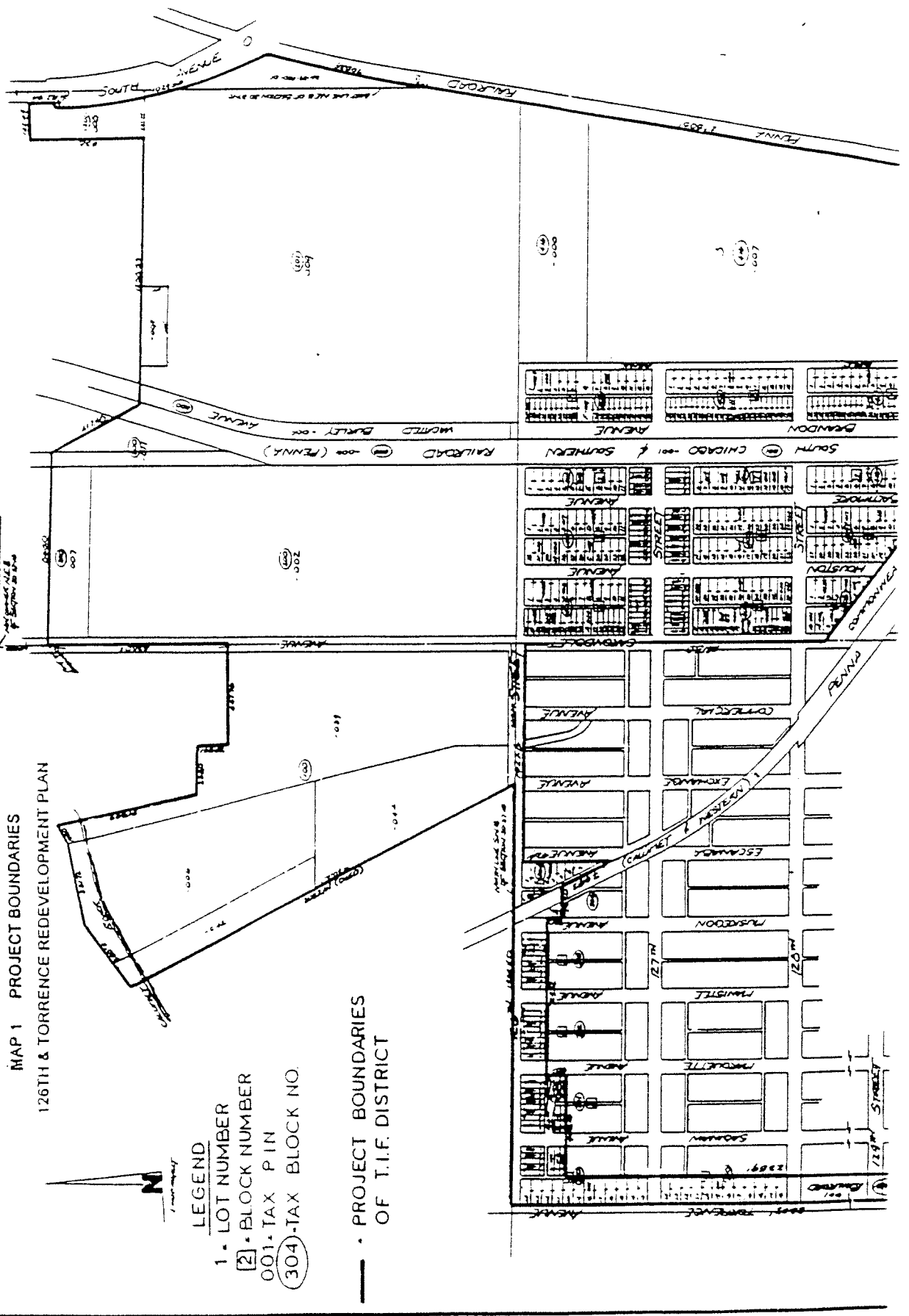
MAP 1 PROJECT BOUNDARIES
126TH & TORRENCE REDEVELOPMENT PLAN

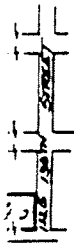


LEGEND

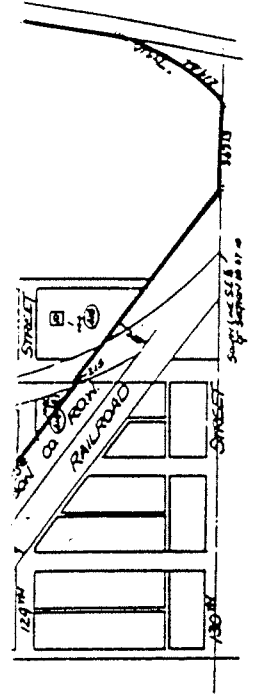
- 1. LOT NUMBER
- 2. BLOCK NUMBER
- 001. TAX PIN
- 304. TAX BLOCK NO.

— PROJECT BOUNDARIES
OF T.I.F. DISTRICT



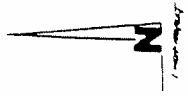


126TH & TORRENCE
 REDEVELOPMENT PROJECT AREA
 CITY OF CHICAGO
 JULY, 1994

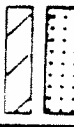





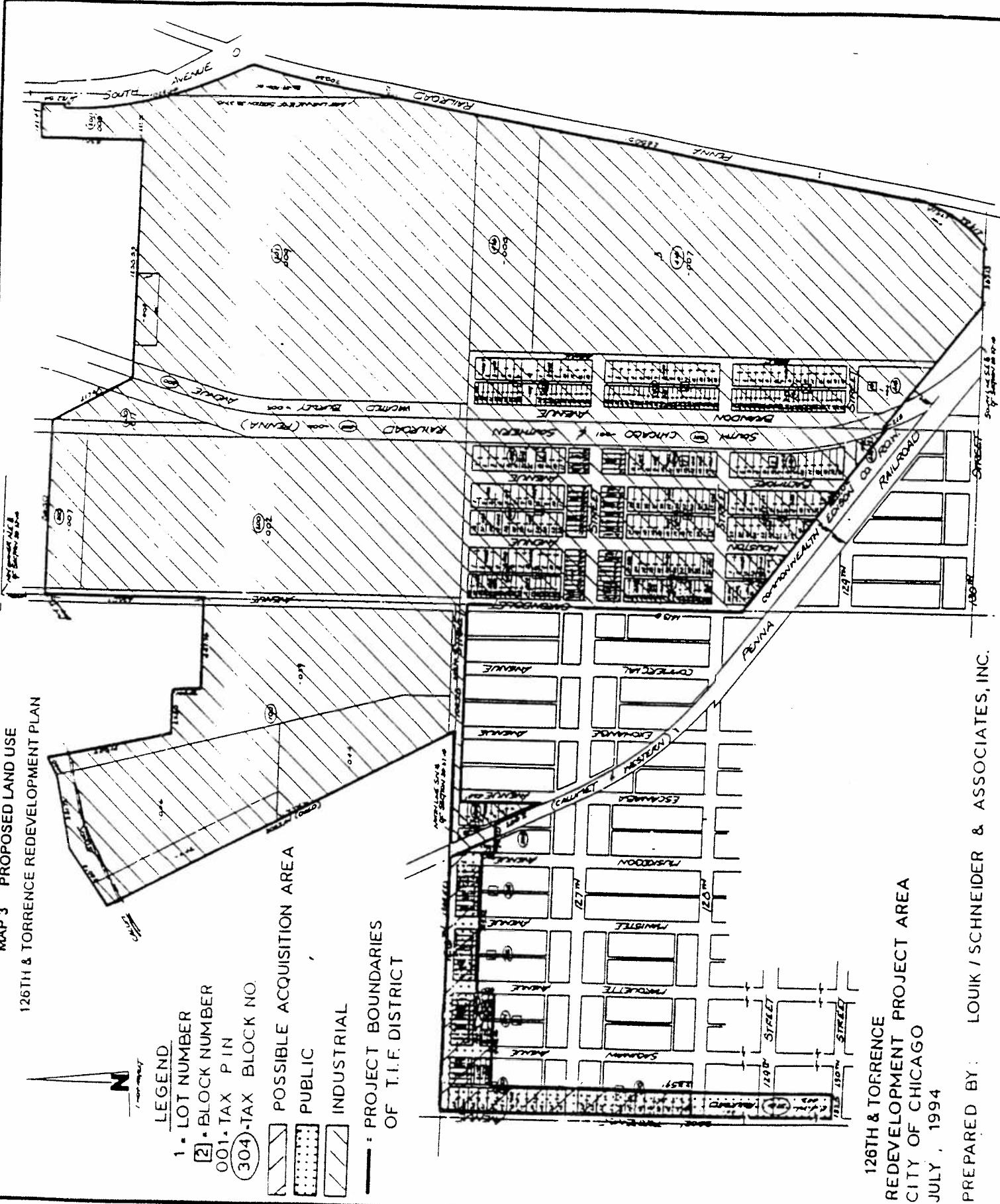
PREPARED BY: LOUIK / SCHNEIDER & ASSOCIATES, INC.

MAP 3 PROPOSED LAND USE
126TH & TORRENCE REDEVELOPMENT PLAN



- LEGEND**
- 1 - LOT NUMBER
 - 2 - BLOCK NUMBER
 - 001 - TAX PIN
 - 304 - TAX BLOCK NO.

-  POSSIBLE ACQUISITION AREA
-  PUBLIC
-  INDUSTRIAL
-  PROJECT BOUNDARIES OF T.I.F. DISTRICT



126TH & TORRENCE
REDEVELOPMENT PROJECT AREA
CITY OF CHICAGO
JULY, 1994


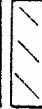
PREPARED BY: LOUIK / SCHNEIDER & ASSOCIATES, INC.

MAP 2 EXISTING LAND USE
126TH & TORRENCE REDEVELOPMENT PLAN

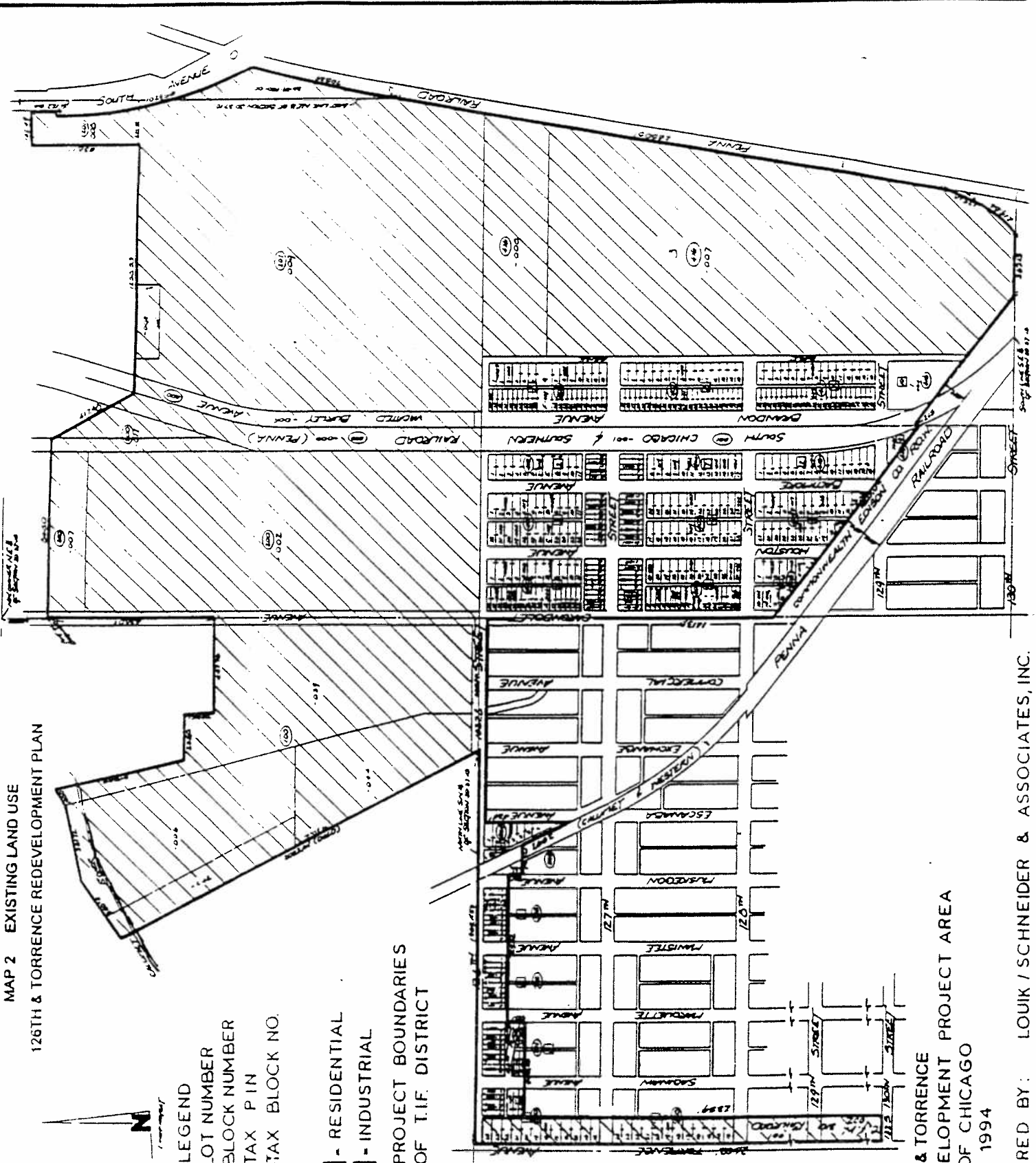


LEGEND

- 1 - LOT NUMBER
- 2 - BLOCK NUMBER
- 001 - TAX PIN
- 304 - TAX BLOCK NO.

-  - RESIDENTIAL
-  - INDUSTRIAL

— PROJECT BOUNDARIES
OF T.I.F. DISTRICT



126TH & TORRENCE
REDEVELOPMENT PROJECT AREA
CITY OF CHICAGO
JULY 1994

PREPARED BY: LOUIK / SCHNEIDER & ASSOCIATES, INC.

REDEVELOPMENT PROJECT AREA AND LEGAL DESCRIPTION

The 126th & Torrence Redevelopment Project Area is located approximately 15 miles southeast of Chicago's Central Business District. The Redevelopment Project Area contains approximately 302 acres. The Redevelopment Project Area is generally located between Torrence Avenue on the west, 122nd Street and the Calumet River on the north, Avenue "O" and the S.C. & S. Railroad as extended on the east, and 130th Street on the south.

The legal description of the 126th & Torrence Redevelopment Project Area is as follows:

THAT PART OF SECTIONS 29 AND 30, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 30, 475.0 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4, 865 FEET; THENCE SOUTHEASTERLY, 471.98 FEET TO A POINT 883 FEET SOUTH OF SAID NORTH LINE OF NORTHEAST 1/4; THENCE EASTERLY, PARALLEL WITH SAID NORTH LINE, 1258.53 FEET TO A POINT 232.52 FEET WEST OF THE EAST LINE OF SAID FRACTIONAL NORTHEAST 1/4 OF SECTION 30; THENCE NORTH PARALLEL WITH SAID EAST LINE, 538.11 FEET; THENCE EASTERLY ALONG A LINE THAT IS AT RIGHT ANGLES TO SAID EAST LINE OF THE NORTHEAST 1/4, 182.49 FEET TO THE WEST RIGHT-OF-WAY LINE OF AVENUE "O"; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE OF AVENUE "O", TO THE NORTHWESTERLY LINE OF THE PENNA RAILROAD 60 FOOT RIGHT-OF-WAY IN SECTION 29; THENCE SOUTHWESTERLY ALONG SAID RAILROAD RIGHT-OF-WAY LINE, BEING A CURVE CONVEX WESTERLY WITH A RADIUS OF 5759.65 FEET, AN ARC DISTANCE OF 705.29 FEET TO A POINT OF TANGENT; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE, 2850.51 FEET; THENCE SOUTHWESTERLY ALONG A LINE DEFLECTING TO THE RIGHT FROM THE LAST COURSE, 15° 24' 00", 179.18 FEET; THENCE SOUTHWESTERLY ALONG A CURVE, CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 461.67 FEET, 219.84 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE WEST ALONG SAID SOUTH LINE, 367.13 FEET, MORE OR LESS, TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE COMMONWEALTH EDISON COMPANY PROPERTY, BEING A LINE 127 FEET NORTHEASTERLY AND PARALLEL WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE 100 FOOT WIDE PENNA RAILROAD PROPERTY (ALSO KNOWN AS CALUMET & WESTERN RAILROAD); THENCE NORTHWESTERLY ALONG SAID COMMONWEALTH EDISON COMPANY RIGHT-OF-WAY LINE TO THE WEST LINE OF BRANDON AVENUE; THENCE SOUTH ALONG SAID WEST LINE OF BRANDON AVENUE, 21.50 FEET, MORE OR LESS, TO A LINE 110 FEET NORTHEASTERLY AND PARALLEL WITH SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF THE PENNA RAILROAD; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE, 1207 FEET, MORE OR LESS, TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, ALSO BEING THE CENTER LINE OF CARONDOLET AVENUE; THENCE NORTH ALONG SAID

CENTER LINE, 1413 FEET, MORE OR LESS, TO THE SOUTH LINE OF 126TH STREET; THENCE WEST ALONG SAID SOUTH LINE OF 126TH STREET, 1027.8 FEET, MORE OR LESS, TO WEST LINE OF ESCANABA AVENUE; THENCE SOUTH ALONG SAID WEST LINE OF ESCANABA AVENUE, 424 FEET, MORE OR LESS, TO THE NORTH RIGHT-OF-WAY LINE OF 127TH STREET; THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 958 FEET, MORE OR LESS, TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE PENNA RAILROAD; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE, 260 FEET, MORE OR LESS, TO THE SOUTH LINE OF LOT 24, EXTENDED EAST, IN BLOCK 4 OF FORD-HEGEWISCH 2ND ADDITION TO CHICAGO; THENCE WEST ALONG SAID LINE EXTENDED, 149 FEET TO THE SOUTHWEST CORNER OF SAID LOT 24; THENCE NORTH ALONG THE WEST LINE OF LOT 24, 75 FEET TO THE CENTER LINE, EXTENDED EAST, OF AN EAST-WEST ALLEY IN BLOCK 1 OF RAY QUINN & CO., FORD CENTER SUBDIVISION; THENCE WEST ALONG SAID CENTER LINE EXTENDED, 729.32 FEET TO THE WEST LINE OF MARQUETTE AVENUE; THENCE SOUTH ALONG SAID WEST LINE, 92 FEET TO THE SOUTHEAST CORNER OF LOT 44 IN BLOCK 3 OF SAID FORD CENTER SUBDIVISION; THENCE WEST ALONG THE SOUTH LINES OF LOTS 44 & 13 IN BLOCK 3 OF SAID FORD CENTER SUB. AND LOT 8 IN BLOCK 4, 465.14 FEET TO THE CENTER LINE OF THE NORTH-SOUTH ALLEY IN BLOCK 4 OF MARY INGRAM'S SUBDIVISION; THENCE SOUTH ALONG SAID CENTER LINE OF ALLEY AND THE CENTER LINE OF BLOCK 5 IN MARY INGRAM'S SUBDIVISION, 1077 FEET, MORE OR LESS, TO THE CENTER LINE OF 128TH STREET; THENCE SOUTHERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE C&W RAILROAD, 1282 FEET, MORE OR LESS, TO THE NORTH LINE OF 130TH STREET. THENCE WEST, 146.23 FEET, MORE OR LESS, TO THE EAST LINE OF THE 33 FOOT RIGHT-OF-WAY LINE IN TORRENCE AVENUE; THENCE NORTH ALONG SAID EAST LINE, 2602 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 30, ALSO BEING THE CENTER LINE OF 126TH STREET; THENCE EAST ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4, 1959.1 FEET, MORE OR LESS, TO THE SOUTHEASTERLY MOST CORNER OF LANDS CONVEYED BY ALLIED CORPORATION TO TAJON WAREHOUSING CORPORATION, AND RUNNING THENCE ALONG THE LINE OF LANDS BETWEEN ALLIED CORPORATION AND TAJON WAREHOUSING NORTH 27° 09' 00" WEST, A DISTANCE OF 2,022.61 FEET TO A POINT IN THE SOUTHERLY LINE OF THE CALUMET RIVER AS ESTABLISHED BY DOCUMENT NUMBER 13058493; THENCE NORTH 54° 27' 06" EAST ALONG THE SOUTHERLY LINE OF THE CALUMET RIVER 350 FEET, MORE OR LESS, TO A POINT; THENCE STILL ALONG THE SOUTHERLY LINE OF THE CALUMET RIVER NORTH 78° 15' 25" EAST, A DISTANCE OF 381.72 FEET TO A DEFLECTION POINT; THENCE ALONG SAID SOUTHERLY LINE NORTH 61° 42' 36" EAST, A DISTANCE OF 100 FEET, MORE OR LESS, TO THE NORTHWESTERLY CORNER OF LANDS HERETOFORE CONVEYED BY ALLIED CORPORATION TO PVS CHEMICALS, INC. (ILLINOIS); AND RUNNING THENCE SOUTH 11° 56' 58" EAST, A DISTANCE OF 655.14 FEET TO A POINT; THENCE NORTH 90° EAST, A DISTANCE OF 447.76 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 30; THENCE NORTH ALONG SAID EAST LINE OF THE NORTHWEST 1/4, 838 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

CONTAINING 302.6 ACRES MORE OR LESS