

**ADDISON SOUTH TIF
REDEVELOPMENT PLAN AND PROJECT**

**Prepared for:
The City of Chicago**

**By:
Camiros, Ltd.**

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This plan is subject to review and may be revised after comment and public hearing.

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1. INTRODUCTION

This document presents a Tax Increment Redevelopment Plan and Project (the "Plan") under the requirements of the *Tax Increment Allocation Redevelopment Act* (65 ILCS 5/11-74.4-1 et seq.) (2004 State Bar Edition), as amended (the "Act") for the Addison South TIF Redevelopment Area located in the City of Chicago, Illinois (the "Project Area"). The Project Area is irregular in shape but encompasses certain properties in the area generally bounded by West Belmont Avenue, North Clybourn Avenue, North Leavitt Street, the Chicago River, Logan Boulevard, the Kennedy Expressway, North Campbell Avenue, North Elston Avenue and North Washtenaw Avenue.

More specifically, boundaries are the alley south of West Belmont Avenue, West Belmont Avenue and the 19th District Belmont Station/Area 3 Police Headquarters on the north; the alley northeast of North Clybourn Avenue, North Oakley Avenue, West Barry Avenue, the alley east of North Oakley Avenue, West Nelson Street, North Oakley Avenue, West Wellington Avenue, North Leavitt Street, West Oakdale Avenue, Lathrop Homes and the Chicago River to the east of the Chicago River and the Chicago River, North Oakley Avenue, West Diversey Parkway and North Western Avenue to the west of the Chicago River on the east; Logan Boulevard, North Western Avenue, the alley west of North Western Avenue, the alley south of West Diversey Avenue and the alley extended between North Western Avenue and North Maplewood Avenue, North Maplewood Avenue and industrial property immediately north of the Kennedy Expressway between North Maplewood Avenue and North Campbell Avenue on the south; and the Kennedy Expressway between North Campbell Avenue and North Talman Avenue, the alley north of West Diversey Avenue, North Campbell Avenue, North Elston Avenue, North Washtenaw Avenue, West Barry Avenue, the alley east of North Washtenaw Avenue and North Campbell Avenue on the west. The Project Area boundaries are delineated on *Figure 1: Redevelopment Project Area Boundary Map* in *Appendix A* and legally described in *Appendix B*.

The Project Area contains 585 tax parcels and is approximately 163 acres in size, including rights-of-way. Approximately 56 acres of land are dedicated to streets, alleys, other public rights-of-way and the Chicago River, leaving 107 acres of net land area. The Project Area consists almost entirely of improved property.

The land use pattern is predominately industrial with a mix of commercial, industrial and residential uses along both sides of the Chicago River. A total of 440 buildings were identified in the Project Area, of which 422 or 96% are 35 years of age or older.

This Plan responds to problem conditions within the Project Area and reflects a commitment by the City of Chicago (the "City") to improve and revitalize the Project Area. As described in this Plan, the Project Area has potential for new industrial, commercial, residential and mixed use development. Certain public investments related to infrastructure and streetscape improvements are needed to prevent the Project Area from becoming blighted and enhance the Project Area as

an industrial district and residential community with supportive commercial, public and institutional facilities.

The Plan summarizes the analyses and findings of Camiros, Ltd. and its subconsultants (collectively the “Consultants”) which, unless otherwise noted, are the responsibility of the Consultants. The City is entitled to rely on the findings and conclusions of this Plan in designating the Project Area as a redevelopment project area under the Act. The Consultants have prepared this Plan and the related eligibility study with the understanding that the City would rely on: 1) the findings and conclusions of the Plan and the related eligibility study in proceeding with the designation of the Project Area and the adoption and implementation of the Plan, and 2) the fact that the Consultants have obtained the necessary information to conclude that the Plan and the related eligibility study are in compliance with the Act.

The Plan presents certain conditions, research and analysis undertaken to document the eligibility of the Project Area for designation as an improved conservation area tax increment financing (“TIF”) district. The need for public intervention, goals and objectives, land use policies and other policy materials are presented in the Plan. The results of a study documenting the eligibility of the Project Area as a conservation area are presented in *Appendix C: Eligibility Study* (the “Study”).

Tax Increment Financing

In adopting the Act, the Illinois State Legislature found at Section 5/11-74.4-2(a) that:

... there exist in many municipalities within this State blighted, conservation and industrial park conservation areas, as defined herein; that the conservation areas are rapidly deteriorating and declining and may soon become blighted areas if their decline is not checked...;

and also found at Section 5/11-74.4-2(b) that:

... in order to promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken... The eradication of blighted areas and treatment and improvement of conservation areas and industrial park conservation areas by redevelopment projects is hereby declared to be essential to the public interest.

In order to use the tax increment financing technique, a municipality must first establish that the proposed redevelopment project area meets the statutory criteria for designation as a “blighted area,” or a “conservation area.” A redevelopment plan must then be prepared which describes the development or redevelopment program intended to be undertaken to reduce or eliminate those conditions which qualified the redevelopment project area as a “blighted area” or “conservation area,” or combination thereof, and thereby enhance the tax bases of the taxing districts which extend into the redevelopment project area. The statutory requirements are set out at 65 ILCS 5/11-74.4-3, et seq.

The Act provides that, in order to be adopted, the Plan must meet the following conditions under 5/11-74.4-3(n):

(1) the redevelopment project area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the redevelopment plan; (2) the redevelopment plan and project conform to the comprehensive plan for the development of the municipality as a whole, or, for municipalities with a population of 100,000 or more, regardless of when the redevelopment plan and project was adopted, the redevelopment plan and project either: (i) conforms to the strategic economic development or redevelopment plan issued by the designated planning authority of the municipality, or (ii) includes land uses that have been approved by the planning commission of the municipality; (3) the redevelopment plan establishes the estimated dates of completion of the redevelopment project and retirement of obligations issued to finance redevelopment project costs (which dates shall not be later than December 31 of the year in which the payment to the municipal treasurer as provided in Section 8 (b) of the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the redevelopment project area is adopted); (4) in the case of an industrial park conservation area, also that the municipality is a labor surplus municipality and that the implementation of the redevelopment plan will reduce unemployment, create new jobs and by the provision of new facilities enhance the tax base of the taxing districts that extend into the redevelopment project area; and (5) if any incremental revenues are being utilized under Section 8 (a) (1) or 8 (a) (2) of this Act in redevelopment project areas approved by ordinance after January 1, 1986 the municipality finds (a) that the redevelopment project area would not reasonably be developed without the use of such incremental revenues, and (b) that such incremental revenues will be exclusively utilized for the development of the redevelopment project area.

Redevelopment projects are defined as any public or private development projects undertaken in furtherance of the objectives of the redevelopment plan in accordance with the Act. The Act provides a means for municipalities, after the approval of a redevelopment plan and project, to redevelop blighted, conservation, or industrial park conservation areas and to finance eligible "redevelopment project costs" with incremental property tax revenues. "Incremental Property Tax" or "Incremental Property Taxes" are derived from the increase in the current equalized assessed value ("EAV") of real property within the redevelopment project area over and above the "Certified Initial EAV" of such real property. Any increase in EAV is then multiplied by the current tax rate to arrive at the Incremental Property Taxes. A decline in current EAV does not result in a negative Incremental Property Tax.

To finance redevelopment project costs, a municipality may issue obligations secured by Incremental Property Taxes to be generated within the redevelopment project 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.

Tax increment financing does not generate tax revenues. This financing mechanism allows the municipality to capture, for a certain number of years, the new tax revenues produced by the enhanced valuation of properties resulting from the municipality's redevelopment program, improvements and activities, various redevelopment projects, and the reassessment of properties. This revenue is then reinvested in the area through rehabilitation, developer subsidies, public improvements and other eligible redevelopment activities. Under tax increment financing, all taxing districts continue to receive property taxes levied on the initial valuation of properties within the redevelopment project area. Additionally, taxing districts can receive distributions of excess Incremental Property Taxes when annual Incremental Property Taxes received exceed principal and interest obligations for that year and redevelopment project costs necessary to implement the redevelopment plan have been paid and such excess Incremental Property Taxes are not otherwise required, pledged or otherwise designated for other redevelopment projects. Taxing districts also benefit from the increased property tax base after redevelopment project costs and obligations are paid.

The City authorized an evaluation to determine whether a portion of the City to be known as the Addison South TIF Redevelopment Project Area qualifies for designation as a redevelopment project area under the provisions contained in the Act. If the Project Area so qualified, the City requested the preparation of a redevelopment plan for the Project Area in accordance with the requirements of the Act.

Addison South TIF Redevelopment Project Area Overview

The Project Area is approximately 163 acres in size and includes 585 contiguous parcels and public rights-of-way. The Project Area contains improved property with the tax parcels located on 36 tax blocks.

In order to be designated as a conservation area, 50% or more of the buildings within the Project Area must be 35 years of age or older. The Project Area contains 440 buildings, 422 of which were built in 1971 or earlier, representing 96% of all buildings.

The Project Area is characterized by:

- Dilapidation;
- Obsolescence;
- Deterioration;
- Presence of structures below minimum code standards;
- Excessive vacancies;
- Excessive land coverage and overcrowding of structures and community facilities;
- Deleterious land use or layout;
- Lack of community planning; and
- Lagging or declining equalized assessed valuation (EAV)

As a result of these conditions, the Project Area is in need of revitalization, rehabilitation and redevelopment. In recognition of the unrealized potential of the Project Area, the City is taking action to facilitate its revitalization. The Project Area, as a whole, has not been subject to growth and development by private enterprise, especially with respect to industrial and commercial uses

for which most of the land in the Project Area is zoned, and would not reasonably be anticipated to be redeveloped without adoption of the Plan.

The purpose of the Plan is to create a mechanism to allow for the revitalization and enhancement of existing commercial and industrial property, the redevelopment of obsolete uses and the improvement of the area's physical environment and infrastructure. The redevelopment of the Project Area is expected to encourage economic revitalization within the community and the surrounding area.

The *Eligibility Study*, attached as *Appendix C*, concludes that property in the Project Area is experiencing deterioration and disinvestment. The analysis of conditions within the Project Area indicates that it is appropriate for designation as a conservation area under the Act. The Plan has been formulated in compliance with the provisions of the Act. This document is a guide to all proposed public and private actions in the Project Area.

2. PROJECT AREA DESCRIPTION

The Project Area is adjacent to the Western Avenue South TIF and the Addison Corridor North TIF districts as shown in *Figure 2: Adjacent TIF Districts in Appendix A*. The Project Area includes only contiguous parcels and qualifies for designation as a conservation area under the Act. The proposed Project Area includes only that area that is anticipated to substantially benefit by the proposed redevelopment project improvements.

Community Context

The Project Area includes portions of the North Center, Avondale and Logan Square Community Areas. The Project Area includes land on both sides of the Chicago River between Belmont and Logan Boulevard, and between the Kennedy Expressway and Leavitt Street. The CHA's Lathrop Homes is located immediately to the east of the Project Area. The North Center portion of the Project Area is located east of the North Branch of the Chicago River. The portion of the Project Area north of West Diversey Avenue and west of the Chicago River is part of the Avondale Community Area. The balance of the Project Area is located in the Logan Square Community Area. The residential portions of the Project Area generally developed following the 1871 Chicago Fire.

As shown in *Figure 3: Industrial Corridors in Appendix A*, a significant portion of the Project Area falls within the Addison Industrial Corridor. Industrial uses have been concentrated along the North Branch of the Chicago River for more than a century, beginning with a series of clay pits along Belmont Avenue. A variety of heavy industrial uses and food processing plants later moved to the sites along the Chicago River. Today, the industrial land use mix found in the Project Area includes moving and storage companies, food and beverage distribution facilities, small manufacturers and commercial service establishments.

Current Land Use and Zoning

The majority of land in the Project Area is zoned for manufacturing use. Commercial and industrial uses continue to dominate the existing land use pattern. However, because of strong residential demand in and around the Project Area, the land use pattern on the edges is starting to shift toward a more residential land use pattern.

The distribution of the various types of land use in the Project Area is represented in *Figure 4: Existing Land Use*, found in *Appendix A*. Current zoning generally reflects the pattern of existing land use in the Project Area and is reflected in *Figure 5: Existing Zoning in Appendix A*.

Transportation Characteristics

The Project Area lies between the North Elston Avenue and North Clybourn Avenue corridors with North Western Avenue running through the center of the Project Area. The Chicago River divides the Project Area diagonally and disrupts the typical Chicago street grid pattern. West Belmont Avenue and West Diversey Avenue are the only east-west streets that cross the Chicago River.

The Kennedy Expressway is located immediately west of the Project Area and forms a portion of the Project Area boundary. The Kennedy Expressway can be easily accessed via Diversey and Logan Boulevard.

Four CTA bus routes serve the Project Area. One of these is an express route that operates on a Monday through Friday schedule.

- 49 Western – operates at all times between 79th Street and Berwyn Avenue
- X49 Western Express – operates weekdays with limited stops, generally every half hour, between approximately 6:00 am and 7:00 pm
- 76 Diversey – operates between Harlem Avenue and Sheridan Road
- 77 Belmont – operates between Cumberland and Halsted. Service between Halsted and Central operates at all times.

Community Facilities and Historic Resources

Figure 6: Public Facilities in Appendix A highlights the public facilities located in the Project Area. The most significant of these is the 19th District Belmont Station and Area 3 Police Headquarters facility located at Belmont and Western. There is also a Department of Streets and Sanitation facility located along the Chicago River on North Rockwell Street just south of West Belmont Avenue.

There are no parks or public schools located within the Project Area. Lane Tech High School and DeVry University Academy are located to the north of the Project Area. George Schneider Elementary School is located on North Hoyne Avenue, approximately one block east of North Clybourn Avenue. The largest park in the immediate vicinity of the Project Area is Hamlin Park that occupies the block bounded by West Barry Avenue, North Hoyne Avenue, North Damen Avenue and West Wellington Avenue. There is also a small park that serve Lathrop Homes immediately east of the Project Area.

There are two buildings within the Project Area that were documented in the Chicago Landmarks Historic Resources Survey (CHRS). A residential building at 2233 West Wellington Avenue is coded OR and identified as possessing potentially significant architectural or historical features. A manufacturing building, historically known as the Chicago Printed String Company Building and located at the intersection of West Logan Boulevard and North Elston Avenue is also rated as OR and has a roof tank water tank. It is being preserved as part of a planned development for the site. In addition, the former Cooper Lamp factory at 2533-2537 West Diversey Avenue is in the process of being nominated to the National Register of Historic

Places and is being considered for Chicago Landmark designation. The Cooper Lamp building is a visual landmark along the Kennedy Expressway and a significant surviving industrial building that is representative of the industrial heritage of Chicago's Northwest Side.

3. ELIGIBILITY OF THE PROJECT AREA FOR DESIGNATION AS A REDEVELOPMENT PROJECT AREA

The Project Area on the whole has not been subject to significant growth and development through investment by private enterprise that is consistent with current zoning and established land use policies. Based on the conditions present, the Project Area is not likely to be comprehensively or effectively developed without the adoption of the Plan. Between June and September 2006, studies were undertaken to establish whether the proposed Project Area is eligible for designation as a “blighted area” or “conservation area” in accordance with the requirements of the Act. This analysis concluded that the Project Area qualifies for designation as a redevelopment project area in accordance with the definitions contained in the Act.

In order to be designated as a conservation area, 50% or more of the buildings within the Project Area must be 35 years of age or older. The vast majority of buildings are more than 35 years of age, with 96% having been built in 1971 or before. Once the age requirement has been met, the presence of three of the 13 conditions stated in the Act is required for designation of improved property as a conservation area. These conditions must be meaningfully present and reasonably distributed within the Project Area. Of the 13 conditions cited in the Act for improved property, five conditions are present within the Project Area to a major extent. Each of these conditions is reasonably distributed within the Project Area. The following conditions have been used to establish eligibility for designation as a conservation area:

- Obsolescence
- Deterioration
- Excessive land coverage and overcrowding of structures and community facilities
- Lack of community planning
- Lagging or declining equalized assessed value

Four additional conditions are present to a more limited extent within the Project Area. These are:

- Dilapidation
- Structures below minimum code standards
- Excessive vacancies
- Deleterious land use or layout

These conditions were not used to establish eligibility of the Project Area for designation as a conservation area, but help to illustrate the need for public intervention to prevent the Project Area from becoming blighted. For more details on the basis for eligibility, refer to *Appendix C: Eligibility Study*.

Need for Public Intervention

The analysis of conditions within the Project Area included an evaluation of construction activity between 2000 and 2004. *Table 1: Building Permit Activity* summarizes private construction activity within the Redevelopment Project Area by year and project type.

Table 1:
BUILDING PERMIT ACTIVITY (2000-2004)

| | 2000 | 2001 | 2002 | 2003 | 2004 | Total |
|----------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|
| Construction Value | | | | | | |
| New Construction | \$1,013,400 | \$107,799 | \$739,990 | \$1,534,686 | \$6,005,000 | \$9,400,875 |
| Rehab/Repairs | \$16,100 | \$650,000 | \$1,624,880 | \$1,623,500 | \$59,900 | \$3,974,380 |
| Additions | \$0 | \$70,500 | \$65,000 | \$200,000 | \$0 | \$335,500 |
| Demolition | \$4,000 | \$1,272,985 | \$109,000 | \$0 | \$163,000 | \$1,548,985 |
| Total | \$1,033,500 | \$2,101,284 | \$2,538,870 | \$3,358,186 | \$6,227,900 | \$15,259,740 |
| # of Permits Issued | | | | | | |
| New Construction | 4 | 3 | 7 | 5 | 3 | 22 |
| Rehab/Repairs | 4 | 2 | 8 | 9 | 6 | 29 |
| Additions | 0 | 2 | 1 | 1 | 0 | 4 |
| Demolition | 1 | 4 | 3 | 0 | 1 | 9 |
| Total | 9 | 11 | 19 | 15 | 10 | 64 |

Source: City of Chicago, Department of Buildings, Chicago Area Housing

During this five-year period, a total of 64 building permits were issued for property within the Project Area. In analyzing the building permit activity, it should be recognized that a certain level of activity occurs merely to address basic maintenance needs, which appears to account for around 26% of the construction activity. Demolition represented approximately 10% of permit value and \$1,548,985 in spending.

New construction accounted for approximately \$9.4 million in spending, which represents 61.6% of total construction spending in the Project Area between 2000 and 2004. Of this new construction, \$2.5 million was spent on just three residential projects consisting of four- and eight-flat buildings. This represents an average permit value of \$566,000. Far more permits for non-residential projects were issued, with 17 permits being issued with an average value of \$453,000. These figures suggest that new, high-value housing is the predominant construction category in the Project Area. Evidence of the need for public intervention to stabilize the Project Area as an employment center is reflected by the lack of industrial investment in the Project Area.

Given the number of buildings in the Project Area that are economically or functionally obsolete, a significantly higher level of investment and redevelopment in the Project Area is needed to prevent the Project Area's decline as an industrial center. Clearly, the lack of development is not being resolved through private-sector investment, and a continuation of this minimal level of private investment may exacerbate deterioration and other blighting conditions within the Project Area including obsolescence, deterioration and deleterious land use and layout. There is little incentive for industrial developers to initiate new projects in the Project Area or make major investments without public financial assistance including the use of tax increment financing.

4. REDEVELOPMENT PLAN GOALS AND OBJECTIVES

The proposed Plan is consistent with City plans for the Project Area. The land uses conform to those approved by the Chicago Planning Commission and to recent City-sponsored plans for the area. The following goals and objectives are provided to guide development in the Project Area.

General Goals

- Provide for the orderly transition from obsolete uses to economically sustainable land development patterns.
- Create an attractive environment that encourages new industrial and commercial development and increases the tax base of the Project Area.
- Encourage redevelopment on parcels that are underutilized and vacant.
- Reduce or eliminate deleterious conditions within the Project Area.
- Improve public facilities and amenities.
- Increase the supply of affordable housing (for-sale and rental).

Redevelopment Objectives

- Encourage private investment, especially improvements to industrial and commercial property within the Project Area.
- Upgrade the industrial infrastructure to better meet the needs of current and future employers.
- Direct development activities to appropriate locations within the Project Area in accordance with the land use plan and general land use strategies.
- Encourage rezoning of obsolete zoning classifications to facilitate development of underutilized property for uses that have demonstrated market support and that are consistent with the City's industrial development policies.
- Encourage new residential construction only in appropriate locations and rehabilitation of deteriorated residential buildings where practical and consistent with City land use policy.
- Encourage the preservation and reuse of historic buildings when possible, including those documented in the Chicago Historic Resources Survey.

Design Objectives

- Create an attractive setting that can attract new industrial users to the Project Area.
- Enhance the appearance of arterial streets within the Project Area through streetscape improvements.
- Encourage development of appropriately scaled commercial, residential and mixed use buildings.

- Encourage increased use of public transit through pedestrian-friendly design, while also improving vehicular movement and ensuring that parking is adequate to meet current and future development needs.

5. REDEVELOPMENT PLAN

The City proposes to achieve the Plan's goals through the use of public financing techniques, including tax increment financing, and by undertaking some or all of the following actions:

Property Assembly and Site Preparation

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

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

Intergovernmental and Redevelopment Agreements

The City may enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, rehabilitate, renovate or restore private or public improvements on one or several parcels (collectively referred to as "Redevelopment Projects"). Such redevelopment agreements may be needed to: support the rehabilitation or construction of allowable private improvements, in accordance with the Plan; incur costs or reimburse developers for other eligible redevelopment project costs as provided in the Act in implementing the Plan; and provide public improvements and facilities which may include, but are not limited to utilities, street closures, transit improvements, streetscape enhancements, signalization, parking and surface right-of-way improvements.

Terms of redevelopment as part of this redevelopment project may be incorporated in appropriate redevelopment agreements. For example, the City may agree to reimburse a developer for incurring certain eligible redevelopment project costs under the Act. Such agreements may contain specific development controls as allowed by the Act.

Affordable Housing

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

Job Training

To the extent allowable under the Act, job training costs may be directed toward training activities designed to enhance the competitive advantages of the Project Area and to attract additional employers to the Project Area. Working with employers and local community organizations, job training and job readiness programs may be provided that meet employers' hiring needs, as allowed under the Act. A job readiness/training program is a component of the Plan. The City expects to encourage hiring from the community that maximizes job opportunities for Chicago residents.

Relocation

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

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

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

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

Analysis, Professional Services and Administrative Activities

The City may undertake or engage professional consultants, engineers, architects, attorneys, and others to conduct various analyses, studies, administrative or legal services to establish, implement and manage the Plan.

Provision of Public Improvements and Facilities

Adequate public improvements and facilities may be provided to service the Project Area. Public improvements and facilities may include, but are not limited to, street closures to facilitate assembly of development sites, upgrading streets, signalization improvements, provision of streetscape amenities, parking improvements and utility improvements.

Financing Costs Pursuant to the Act

Interest on any obligations issued under the Act accruing during the estimated period of construction of the redevelopment project and other financing costs may be paid from the incremental tax revenues pursuant to the provisions of the Act.

Interest Costs Pursuant to the Act

Pursuant to the Act, the City may allocate a portion of the incremental tax revenues to pay or reimburse developers for interest costs incurred in connection with redevelopment activities in order to enhance the redevelopment potential of the Project Area.

6. REDEVELOPMENT PROJECT DESCRIPTION

The Plan seeks to encourage improving the viability of existing industrial and commercial uses. The Plan recognizes that new investment in industrial, commercial and mixed-use property is needed to improve and revitalize the Project Area. Residential infill development on underutilized property will be discouraged within the portions of the Addison Industrial Corridor that are included in the Project Area.

In certain cases, attracting new private investment may require the redevelopment of existing properties. Infrastructure improvements will stress projects that will serve and benefit the Project Area and surrounding development. A comprehensive program of aesthetic enhancements may include streetscape improvements, facade renovations and compatible new development in keeping with current development standards. The components will create the quality environment required to sustain the revitalization of the Project Area.

Based on this assessment, the goals of the redevelopment projects to be undertaken in the Project Area are to: 1) rehabilitate and expand industrial uses within the Project Area; 2) redevelop outdated and obsolete residential and commercial properties into more appropriate commercial and mixed use development that will conform to current zoning and development standards; and 3) encourage appropriate infill development on vacant and underutilized land. The major physical improvement elements anticipated as a result of implementing the proposed Plan are outlined below.

Industrial Rehabilitation and Expansion

Much of the Project Area lies within the Addison Industrial Corridor. Most of the current industrial buildings are well over 35 years of age and are in need of substantial rehabilitation or replacement to allow them to be adapted to modern manufacturing, distribution and other employment-based uses. Additional employee parking is also needed, which could be accommodated through the redevelopment of marginal and incompatible uses.

Residential and Commercial Mixed-Use Development

There are limited opportunities for the redevelopment of obsolete residential and commercial properties along arterial streets within the Project Area for new mixed use developments. Such development sites create opportunities to expand the supply of affordable housing and provide commercial spaces that meet the requirements of contemporary retailers.

Public Improvements

Improvements to public infrastructure and facilities are needed to complement and attract private sector investment. Infrastructure improvements may include:

- Improvement of streetscape conditions to support redevelopment;
- Replatting and assembly of smaller lots to provide appropriate development sites;
- Improvement of other public facilities that meet the needs of the community; and
- Utility improvements to serve the Project Area.

7. GENERAL LAND USE PLAN AND MAP

Figure 7: General Land Use Plan, in Appendix A, identifies land uses expected to result from implementation of the Plan. The land use categories planned for the Project Area are: 1) industrial mixed use, and 2) commercial, industrial, residential and institutional mixed use. The General Land Use Plan allows for a prudent level of flexibility in land use policy to respond to future market forces. This is accomplished through the two mixed use land use categories. The General Land Use Plan is intended to provide a guide for future land use improvements and developments within the Project Area.

The land uses proposed for the Project Area are consistent with the redevelopment goals of this Plan and existing zoning. The General Land Use Plan is intended to serve as a broad guide for land use and redevelopment policy. The Plan is general in nature to allow adequate flexibility to respond to shifts in the market and private investment. A more specific discussion of the proposed uses within the Project Area is outlined below.

Industrial Mixed Use

Most of the land in the Project Area is currently zoned for manufacturing and industrial use. This land use category is intended to promote appropriately scaled industrial infill development on available vacant land and rehabilitation and reinvestment in existing industrial property within the Addison Industrial Corridor. Retention of viable industrial uses, especially those that provide jobs for residents of the Project Area is contemplated within the scope of this land use designation. This land use category does not contemplate the elimination of legal non-conforming residential units.

Commercial, Industrial, Residential and Institutional Mixed Use

This land use category includes a full range of residential, commercial, industrial, public and institutional uses. Institutional uses may include churches, schools and public facilities such as police, fire and library facilities, consistent with underlying zoning. This land use category encompasses the broad range of zoning districts found within the Project Area.

These land use strategies are intended to direct development toward the most appropriate land use pattern for the various portions of the Project Area and enhance the overall development of the Project Area in accordance with the goals and objectives of the Plan. Locations of specific uses, or public infrastructure improvements, may vary from the General Land Use Plan as a result of more detailed planning and site design activities. Such variations are permitted without amendment to the Plan as long as they are consistent with the Plan's goals and objectives and the land uses and zoning approved by the Chicago Plan Commission.

8. REDEVELOPMENT PLAN FINANCING

Tax increment financing is an economic development tool designed to facilitate the redevelopment of blighted areas and to arrest decline in areas that may become blighted without public intervention. It is expected that tax increment financing will be an important means, although not necessarily the only means, of financing improvements and providing development incentives in the Project Area throughout its 23 year life.

Tax increment financing can only be used when private investment would not reasonably be expected to occur without public assistance. The Act sets forth the range of public assistance that may be provided.

It is anticipated that expenditures for redevelopment project costs will be carefully staged in a reasonable and proportional basis to coincide with expenditures for redevelopment by private developers and the projected availability of tax increment revenues.

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

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

Eligible Project Costs

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

1. Professional services including: costs of studies and surveys, development of plans and specifications, implementation and administration of the Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluded lobbying expenses), provided however, that no

charges for professional services may be based on a percentage of the tax increment collected and the terms of such contracts do not extend beyond a period of three years. Redevelopment project costs may not include general overhead or administrative costs of the City that would still have been incurred if the City had not designated a redevelopment project area or approved a redevelopment plan.

2. The cost of marketing sites within the Project Area to prospective businesses, developers and investors.
3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land.
4. Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the cost of replacing an existing public building, if pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.
5. Costs of the construction of public works or improvements, subject to the limitations in Section 11-74.4-3 (q) (4) of the Act.
6. Costs of job training and retraining projects including the cost of “welfare-to-work” programs implemented by businesses located within the Project Area and such proposals featuring a community-based training program which ensures maximum reasonable employment opportunities for residents of the Project Area with particular attention to the needs of those residents who have previously experienced inadequate opportunities and development of job-related skills, including residents of public and other subsidized housing and people with disabilities.
7. 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 thereunder, including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months thereafter and including reasonable reserves related thereto.
8. To the extent the City by written agreement accepts and approves the same, all, or a portion, of a taxing district’s capital costs resulting from the redevelopment project necessarily incurred, or to be incurred, in furtherance of the objectives of the Plan.
9. Relocation costs, to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by state or federal law or in accordance with the requirements Section 74.4-3(n)(7) of the Act.
10. Payment in lieu of taxes, as defined in the Act.

11. Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts provided that such costs: (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the Project Area; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, which agreement describes the program to be undertaken including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, 105 ILCS 5/10-22.20a and 5/10-23.3a.
12. Interest costs incurred by a developer 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% of the annual interest costs incurred by the developer 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 provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - (d) the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total: (i) cost paid or incurred by the developer for such redevelopment project, plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act; and
 - (e) up to 75 percent of the interest cost described in subsections (b) and (d) above incurred by a developer for the financing of rehabilitated or new housing units for low-income households and very low income households, as defined in Section 3 of the Illinois Affordable Housing Act.
13. An elementary, secondary or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided for in the Act.
14. Instead of the eligible costs provided for in 12(b), 12(d) and 12(e) above, the City may pay up to 50% of the cost of construction, renovation and/or rehabilitation of all low-income and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low-income and very low-

income households, only the low-income and very low-income households shall be eligible for benefits under the Act.

15. The cost of day care services for children of employees from low-income families working for businesses located within the Project Area and all or a portion of the cost of operation of day care centers established by Project Area businesses to serve employees from low-income families working in businesses located in the Project Area. For the purposes of this paragraph, “low-income families” means families whose annual income does not exceed 80% of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development (HUD).

Unless explicitly provided in the Act, the cost of constructing new privately-owned buildings is not an eligible redevelopment project cost.

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

Estimated Project Costs

A range of activities and improvements may be required to implement the Plan. The proposed eligible activities and their estimated costs over the life of the Project Area are briefly described below and also shown in *Table 2: Estimated Redevelopment Project Costs*.

1. Professional services including planning, legal, surveys, real estate marketing costs, fees and other related development costs. This budget element provides for studies and survey costs for planning and implementation of the project, including planning and legal fees, architectural and engineering, development site marketing, and financial and special service costs. *(Estimated cost: \$250,000)*
2. Property assembly costs, including acquisition of land and other property, real or personal, or rights or interests therein, and other appropriate and eligible costs needed to prepare the property for redevelopment. These costs may include the reimbursement of acquisition costs incurred by private developers. Land acquisition may include acquisition of both improved and vacant property in order to create development sites, accommodate public rights-of-way or to provide other public facilities needed to achieve the goals and objectives of the Plan. Property assembly costs also include: demolition of existing improvements, including clearance of blighted properties or clearance required to prepare sites for new development, site preparation, including grading, and other appropriate and eligible site activities needed to facilitate new construction, and environmental remediation costs associated with property assembly which are required to render the property suitable for redevelopment. *(Estimated cost: \$25,000,000)*
3. Rehabilitation, reconstruction, repair or remodeling of existing public or private buildings and fixtures. *(Estimated cost: \$25,000,000)*

4. Construction of public works and improvements, including streets and utilities, parks and open space, and public facilities such as schools and other public facilities. These improvements are intended to improve access within the Project Area, stimulate private investment and address other identified public improvement needs, and may include all or a portion of a taxing district's eligible costs, including increased costs of the Chicago Public Schools attributable to assisted housing units within the Project Area in accordance with the requirements of the Act. *(Estimated cost: \$60,000,000)*
5. Relocation costs, as judged by the City to be appropriate or required to further implementation of the Plan. *(Estimated cost: \$250,000)*
6. Costs of job training and retraining projects, advanced vocational education, welfare-to-work, or career education, as provided for in the Act. *(Estimated cost: \$4,000,000)*
7. Provision of day care services as provided in the Act. *(Estimated cost: \$500,000)*
8. Interest subsidy or other financing costs associated with redevelopment projects, pursuant to the provisions of the Act. *(Estimated cost: \$10,000,000)*

The estimated gross eligible project cost over the life of the Project Area is \$125 million. All project cost estimates are in 2006 dollars. Any bonds issued to finance portions of the redevelopment project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with issuance of such obligations, as well as to provide for capitalized interest and reasonably required reserves. The total project cost figure excludes any costs for the issuance of bonds. Adjustments to estimated line items, which are upper estimates for these costs, are expected and may be made without amendment to the Plan.

**Table 2:
ESTIMATED REDEVELOPMENT PROJECT COSTS**

| Eligible Expense | Estimated Cost |
|--|-----------------------|
| Analysis, Administration, Studies, Surveys, Legal, Marketing, etc. | \$ <u>250,000</u> |
| Property Assembly including Acquisition, Site Prep and Demolition, Environmental Remediation | \$ <u>25,000,000</u> |
| Rehabilitation of Existing Buildings, Fixtures and Leasehold Improvements, Affordable Housing Construction and Rehabilitation Cost | \$ <u>25,000,000</u> |
| Public Works and Improvements, including streets and utilities, parks and open space, public facilities (schools & other public facilities) ^[1] | \$ <u>60,000,000</u> |
| Relocation Costs | \$ <u>250,000</u> |
| Job Training, Retraining, Welfare-to-Work | \$ <u>4,000,000</u> |
| Day Care Services | \$ <u>500,000</u> |
| Interest Subsidy | \$ <u>10,000,000</u> |

TOTAL REDEVELOPMENT COSTS^{[2][3]} **\$ 125,000,000** ^[4] Additional funding from other sources such as federal, state, county, or local grant funds may be utilized to supplement the City's ability to finance Redevelopment Project Costs identified above.¹

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

²Total Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs.

³The amount of the Total Redevelopment Project Costs that can be incurred in the Project Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the Project Area only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the Project Area, but will not be reduced by the amount of redevelopment project costs incurred in the Project Area which are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated from the Project Area only by a public right-of-way.

⁴Increases in estimated Total Redevelopment Project Costs of more than five percent, after adjustment for inflation from the date of the Plan adoption, are subject to the Plan amendment procedures as provided under the Act.

Sources of Funds

Funds necessary to pay for Redevelopment Project Costs and secure municipal obligations issued for such costs are to be derived principally from Incremental Property Taxes. 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 Project Area over and above the initial equalized assessed value of each such property in the Project Area.

Other sources of funds which may be used to pay for Redevelopment Project Costs or secure municipal obligations are land disposition proceeds, state and federal grants, investment income, private financing and other legally permissible funds as the City may deem appropriate. The City may incur Redevelopment Project Costs (costs for line items listed on *Table 2: Estimated Redevelopment Project Costs*) which are paid for from funds of the City other than incremental taxes, and the City may then be reimbursed for such costs from incremental taxes. Also, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers.

Additionally, the City may utilize revenues, other than State sales tax increment revenues, received under the Act from one redevelopment project area for eligible costs in another redevelopment project area that is either contiguous to, or is separated only by a public right-of-way from, the redevelopment project area from which the revenues are received.

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

The Project Area may become contiguous to, or be separated only by a public right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.61-1 et seq.). If the City finds that the goals, objectives and financial success of such contiguous redevelopment project areas, or those separated only by a public right-of-way, are interdependent with those of the Project Area, the City may determine that it is in the best interests of the City, and in furtherance of the purposes of the Plan, that net revenues from the Project Area be made available to support any such redevelopment project areas and vice versa. The City therefore proposes to utilize net incremental revenues received from the Project Area to pay eligible redevelopment project costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the Project Area and such areas. The amount of revenue from the Project Area made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area, or other areas described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in *Table 2: Estimated Redevelopment Project Costs*.

Development of the Project Area would not be reasonably expected to occur without the use of the incremental revenues provided by the Act. Redevelopment project costs include those eligible project costs stated in the Act. Tax increment financing or other public sources will be used only to the extent needed to secure commitments for private redevelopment activity or meet identified public improvement needs.

Issuance of Obligations

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

The redevelopment project shall be completed, and all obligations issued to finance redevelopment costs and implement the Plan shall be retired not later than December 31 of the year in which the payment to the City Treasurer, as provided by the Act, is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the Project Area is adopted (i.e. assuming City Council approval of the Project Area and Plan in 2007, by 2031). The final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issuance. One or more series of obligations may be sold at one or more times in order to implement the Plan. The City may also issue obligations to a developer as reimbursement for project costs incurred by the developer on behalf of the City. Obligations may be issued on a parity or subordinated basis.

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

Most Recent Equalized Assessed Valuation

The purpose of identifying the most recent equalized assessed valuation (“EAV”) of the Project Area is to provide an estimate of the initial EAV, which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Project Area. The 2005 EAV of all taxable parcels in the Project Area is approximately \$70,991,208. This total EAV amount by PIN is summarized in *Appendix D: Initial Equalized Assessed Value (EAV) of Property within the Addison South TIF Redevelopment Project Area*. The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Project Area will be calculated by Cook County.

The Plan has utilized EAV values for the 2005 tax year. If the 2006 EAV shall become available prior to the date of the adoption of the Plan by the City Council, the City may update the Plan by replacing the 2005 EAV with the 2006 EAV.

Anticipated Equalized Assessed Valuation

Once the redevelopment project has been completed and the property is fully assessed, the EAV of real property within the Project Area is estimated at approximately \$215.6 million. This estimate has been calculated assuming that the Project Area will be developed in accordance with *Figure 7: General Land Use Plan* presented in *Appendix A*.

The estimated EAV assumes that the assessed value of property within the Project Area will increase substantially as a result of new development and public improvements. Calculation of the estimated EAV is based on several assumptions, including: 1) redevelopment of the Project Area will occur in a timely manner and 2) an annual rate of inflation of 2.5%.

Financial Impact on Taxing Districts

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

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

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

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

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

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

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

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

Chicago School Finance Authority. The Authority was created in 1980 to exercise oversight and control over the financial affairs of the Board of Education of the City of Chicago.

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

The proposed revitalization of the Project Area may increase in demand on public services and facilities as the new households are added as a result of new residential development. The required level of these public services will depend upon the uses that are ultimately included within the Project Area. Although the specific nature and timing of the private investment expected to be attracted to the Project Area cannot be precisely quantified at this time, a general assessment of financial impact can be made based upon the level of development and timing anticipated by the proposed Plan.

For the taxing districts levying taxes on property within the Project Area, increased service demands are expected to be negligible because they are already serving the Project Area. Upon completion of the Plan, all taxing districts are expected to share the benefits of a substantially improved tax base. When completed, developments in the Project Area will generate property tax revenues for all taxing districts. Other revenues may also accrue to the City in the form of sales tax, business fees and licenses, and utility user fees.

It is expected that most of the increases in demand for the services and programs of the aforementioned taxing districts, associated with the Project Area, can be adequately addressed by the existing services and programs maintained by these taxing districts. However, a portion of the \$60 million that has been allocated for public works and improvements within the Project Budget may be used to address potential demands associated with implementing the Plan.

Real estate tax revenues resulting from increases in the EAV, over and above the Certified Initial EAV established with the adoption of the Plan, will be used to pay eligible redevelopment costs in the Project Area. Following termination of the Project Area, the real estate tax revenues, attributable to the increase in the EAV over the certified initial EAV, will be distributed to all taxing districts levying taxes against property located in the Project Area. Successful implementation of the Plan is expected to result in new development and private investment on a scale sufficient to overcome blighted conditions and substantially improve the long-term economic value of the Project Area.

Completion of the Redevelopment Project and Retirement of Obligations to Finance Redevelopment Project Costs

The Plan will be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31st of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Plan is adopted (assuming adoption in 2007, by December 31, 2031).

9. HOUSING IMPACT STUDY

A Housing Impact Study has been conducted for the Project Area to determine the potential impact of redevelopment on Project Area residents. As set forth in the Act, if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and the City is unable to certify that no displacement of residents will occur, the municipality must prepare a housing impact study and incorporate the study in the redevelopment project plan. This Housing Impact Study, which is part of the Addison South TIF Redevelopment Plan, fulfills this requirement. It is also integral to the formulation of the goals, objectives, and policies of the Plan.

The Project Area contains 551 inhabited residential units. The Plan provides for the development or redevelopment of several portions of the Project Area that may contain occupied residential units. As a result, it is possible that by implementation of this Plan, the displacement of residents from 10 or more inhabited residential units could occur.

Because the focus of this Plan is on the conservation of the existing industrial and commercial district, demolition of occupied residential units is not contemplated. While there are no current plans to displace any residential units over the 23-year life of the TIF, displacement of ten or more inhabited residential units may occur. Therefore, a housing impact study is required. This Housing Impact Study, which is part of the Addison South TIF Redevelopment Plan, fulfills this requirement. The results of the housing impact study section described below presents certain factual information required by the Act.

This Housing Impact Study is organized into two parts. *Part I – Housing Survey* describes the housing survey conducted within the Project Area to determine existing housing characteristics. *Part II – Potential Housing Impact* describes the potential impact of the Plan. Specific elements of the Housing Impact Study include:

Part I - Housing Survey

- i. Type of residential unit, either single-family or multi-family.
- ii. The number and type of rooms within the units, if that information is available.
- iii. Whether the units are inhabited or uninhabited, as determined not less than 45 days before the date that the ordinance or resolution required by subsection (a) of Section 11-74.4-5 of the Act is passed.
- iv. Data as to the racial and ethnic composition of the residents in the inhabited residential units, which shall be deemed to be fully satisfied if based on data from the most recent federal census.

Part II - Potential Housing Impact

- i. The number and location of those units that will be or may be removed.
- ii. The municipality's plans for relocation assistance for those residents in the proposed redevelopment project area whose residences are to be removed.
- iii. The availability of replacement housing for those residents whose residences are to be removed, and the identification of the type, location, and cost of the replacement housing.
- iv. The type and extent of relocation assistance to be provided.

PART I - HOUSING SURVEY

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

Number and Type of Residential Units

The number and type of residential units within the Project Area were identified during the building condition and land use survey conducted as part of the eligibility analysis for the Project Area. This survey, completed on September 15, 2006, revealed that the Project Area contains 261 residential or mixed-use residential buildings containing a total of 586 units. The number of residential units by building type is outlined in *Table 3: Number and Type of Residential Units*.

Table 3:

NUMBER AND TYPE OF RESIDENTIAL UNITS

| Building Type | Total Number of Buildings | Total Number of Units |
|-------------------------------|---------------------------|-----------------------|
| Single-Family | 97 | 97 |
| Multi-Family | 154 | 475 |
| Mixed-Use (Residential Above) | 9 | 14 |
| Total | 260 | 586 |

Source: ERS Enterprises, Camiros, Ltd.

Number and Type of Rooms in Residential Units

The distribution of the 586 residential units within the Project Area by number of rooms and by number of bedrooms is identified in tables within this section. The methodology to determine this information is described below.

Methodology

In order to describe the distribution of residential units by number and type of rooms within the Project Area, the Consultants analyzed 2000 United States Census data by Block Group for those Block Groups encompassed by the Project Area. A Block Group, as defined by the U.S. Census, is a combination of census blocks (a census block is the smallest entity for which the Census Bureau collects and tabulates 100% data). The Block Group is the lowest level of geography for which the Census Bureau tabulates sample, or long-form, data. In this study, the Consultants have relied on 2000 federal census sample data because it is the best available information

regarding the housing units within the Project Area. The Block Group data available for the Project Area are based on a sampling of residential units. (As the Block Group geographies encompass a greater area beyond the Project Area, numbers will be higher than the actual count.) Based on this data, a proportional projection was made of the distribution of units by the number of rooms and the number of bedrooms in each unit. The results of this survey are outlined in Table 4: Units by Number of Rooms, and in Table 5: Units by Number of Bedrooms.

Table 4:
Units by Number of Rooms ¹

| Number of Rooms | Percentage (2000) | Current Estimated Units in the Project Area |
|-----------------|-------------------|---|
| 1 Room | 3% | 18 |
| 2 Rooms | 6% | 35 |
| 3 Rooms | 11% | 64 |
| 4 Rooms | 28% | 164 |
| 5 Rooms | 22% | 129 |
| 6 Rooms | 14% | 82 |
| 7+ Rooms | 16% | 94 |
| Total | 100% | 586 |

Source: U.S. Census Bureau

¹ As defined by the Census Bureau, for each unit, rooms include living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodger's rooms. Excluded are strip or Pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets.

Table 5:
Units By Number of Bedrooms ²

| Number of Bedrooms | Percentage (2000) | Current Estimated Units in the Project Area |
|--------------------|-------------------|---|
| Studio | 4% | 23 |
| 1 Bedroom | 20% | 117 |
| 2 Bedrooms | 46% | 271 |
| 3 Bedrooms | 20% | 117 |
| 4 Bedrooms | 5% | 29 |
| 5+ Bedrooms | 5% | 29 |
| Total | 100% | 586 |

Source: U.S. Census Bureau

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

Number of Inhabited Units

A survey of inhabited dwelling units within the Project Area was conducted by Ernest R. Sawyer Enterprises (ERS) and completed on September 15, 2006. This survey identified 586 residential units, of which 35 were identified as vacant. Therefore, there are approximately 551 total inhabited units within the Project Area. As required by the Act, this information was ascertained as of September 15, 2006, which is a date not less than 45 days prior to the date that the resolution required by subsection (a) of Section 11-74.4-5 of the Act is or will be passed (the resolution setting the public hearing and Joint Review Board meeting dates).

Race and Ethnicity of Residents

The racial and ethnic composition of the residents within the Project Area is identified in *Table 6: Race and Ethnicity Characteristics*, within this section. The methodology to determine this information is described below.

Methodology

As required by the Act, the racial and ethnic composition of the residents in the inhabited residential units was determined. Population estimates were made based on data from the 2000 United States Census. The Consultants analyzed this data by Census Tract for those Census Tracts encompassed by the Project Area. The Census Tract is the lowest level of geography for which race and ethnicity characteristics have been released from the 2000 Census. Therefore, the Consultants have relied on Census Tract data because it is the best available information regarding the residents of the Project Area.

The total population for the Project Area was estimated by multiplying the number of households within the Project Area (551) by the average household size (2.05). Based on the estimated total population, a proportional projection was made of the race and ethnicity characteristics of the residents. According to these projections, there are an estimated 1,130 residents living within the Project Area. The race and ethnic composition of these residents is indicated in *Table 6: Race and Ethnicity Characteristics*.

**Table 6:
RACE AND ETHNICITY CHARACTERISTICS**

| Race | Percentage (2000) | Estimated Residents |
|--|----------------------|---------------------|
| White | 27% | 305 |
| Black or African American | 24% | 271 |
| American Indian and Alaska Native | 1% | 11 |
| Asian | 1% | 11 |
| Native Hawaiian and Other Pacific Islander | 0% | 0 |
| Some Other Race | 47% | 532 |
| Total | 100% | 1,130 |

| Hispanic Origin | Percentage (2000) | Estimated Residents |
|-----------------|----------------------|---------------------|
| Hispanic | 43% | 486 |
| Non-Hispanic | 57% | 644 |
| Total | 100% | 1,130 |

Source: U.S. Census Bureau

PART II - POTENTIAL HOUSING IMPACT

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

Number and Location of Units That May Be Removed

The primary objectives of the Plan are to reduce deleterious conditions within the Project Area and upgrade public and private infrastructure to stimulate private investment in the area. Although the Plan does not specifically propose redevelopment of current residential uses, some displacement of residential units may occur in the process of redeveloping obsolete buildings that contain a residential component and may also occur through private market development activity.

There is a possibility that over the 23-year life of the Project Area, some inhabited residential units may be removed as a result of implementing the Plan. In order to meet the statutory requirement of defining the number and location of inhabited residential units that may be removed, a methodology was established that would provide a rough, yet reasonable, estimate. This methodology is described below.

Methodology

The methodology used to fulfill the statutory requirements of defining the number and location of inhabited residential units that may be removed involves three steps.

1. Step one counts all inhabited residential units previously identified on any underlying acquisition maps. Because there are no underlying redevelopment areas or land

acquisition maps, the number of inhabited residential units that may be removed due to previously identified acquisition is zero.

2. Step two counts the number of inhabited residential units contained on parcels that are dilapidated as defined by the Act. From the survey conducted by ERS Enterprises, Inc., one building classified as dilapidated was identified. This building is vacant and contains no inhabited housing units. Therefore, the number of inhabited residential units that may be removed because they are located in dilapidated buildings is zero.
3. Step three counts the number of inhabited residential units that exist where the future land use indicated by the Plan will not include residential uses. After reviewing the Land Use Plan for the Project Area, we determined that one residential building containing a total of three inhabited residential units would be impacted by changes to the existing land use. Therefore, the number of inhabited residential units that may be removed due to future land use change is three. However, it should be noted that even though the industrial mixed use land use category does not include residential uses, the elimination of legal non-conforming uses is not anticipated.

Figure 8: Location of Occupied Residential Units that May be Removed in Appendix A identifies the location of the building with the inhabited residential units, representing the sum of Steps 1, 2 and 3, that could potentially be removed during the 23-year life of the Addison South TIF Redevelopment Project Area.

Replacement Housing

In accordance with Section 11-74.4-3 (n)(7) of the Act, the City shall make a good faith effort to ensure that affordable replacement housing for any qualified displaced resident whose residence is removed is located in or near the Project Area. To promote the development of affordable housing, the Plan requires developers receiving tax increment financing assistance for market-rate housing to set aside at least 20% of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means affordable rental units should be affordable to households earning no more than 80% of the area median income (adjusted for family size). If, during the 23-year life of the Addison South TIF Redevelopment Project Area, the acquisition plans change, the City shall make every effort to ensure that appropriate replacement housing will be found in either the Project Area or the surrounding Community Areas.

The location, type and cost of a sample of possible replacement housing units located within the surrounding Community Areas were determined through classified advertisements from the Chicago Sun-Times, Chicago Tribune and from Internet listings on Apartments.com and HomeStore.com during September 2006. It is important to note that Chicago has a rental cycle where apartments turn over at a greater rate on May 1 and October 1 of each year. These times generally reflect a wider variety of rental rates, unit sizes and locations than those available at other times throughout the year. The location, type and cost of these units are listed in *Table 7: Survey of Available Housing Units*.

**Table 7:
SURVEY OF AVAILABLE HOUSING UNITS**

| | Location | # of Bedrooms | Rental Price | Amenities | Section 8 Accepted | Community Area |
|----|-------------------|---------------|---------------|--------------------------|--------------------|----------------|
| 1 | 1936 N. Clark | 1 | \$1,110-1,350 | | No | Lincoln Park |
| 2 | 1936 N. Clark | 2 | \$1,350-1,530 | | No | Lincoln Park |
| 3 | 455 W. Wellington | 1 | \$950-1,050 | On site laundry | No | Lakeview |
| 4 | 500 W. Belmont | 1 | \$935-1,050 | Air conditioning | No | Lakeview |
| 5 | 596 W. Hawthorn | Studio | \$675-745 | Updated appliances/baths | No | Lakeview |
| 6 | 441 W. Barry | 1 | \$950-1,050 | Recently updated | No | Lakeview |
| 7 | 441 W. Oakdale | 1 | \$1,050-1,200 | | No | Lakeview |
| 8 | 533 W. Barry | 2 | \$1,300-1,400 | | No | Lakeview |
| 9 | 533 W. Barry | 3 | \$1,600-1,700 | | No | Lakeview |
| 10 | 638 W. Addison | 1 | \$1,075 | | No | Lakeview |

Source: Chicago Sun-Times, Chicago Tribune, Apartments.com and HomeStore.com

It is assumed that displacement, if any, is caused by private redevelopment occurring outside the recommendations of this Plan. Furthermore, any displacement would occur incrementally over the 23-year life of the Plan as individual development projects occur.

Relocation Assistance

Although the removal or displacement of housing units is not a goal of the Plan, it is possible that a small number of units may be removed in the process of implementing the Plan. If the removal or displacement of low-income, very low-income or very, very low-income households is required, such residents will be provided with affordable housing and with relocation assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. Affordable housing may be either existing or newly constructed housing. The City shall make a good faith effort to ensure that affordable replacement housing for the aforementioned households is located in or near the Project Area.

As used in the above paragraph, "low-income households," "very low-income households," "very, very low-income households" and "affordable housing" have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 65/3. As of the date of this Plan, these statutory terms have the following meanings:

- a. "low-income households" means a single-person, family or unrelated persons living together whose adjusted income is more than 50 percent but less than 80 percent of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development (HUD) for purposes of Section 8 of the United States Housing Act of 1937;

- b. "very low-income households" means a single-person, family or unrelated persons living together whose adjusted income is not more than 50 percent of the median income of the area of residence, adjusted for family size, as so determined by HUD;
- c. "very, very low-income households" means a single-person, family or unrelated persons living together whose adjusted income is not more than 30 percent of the median income of the area of residence, adjusted for family size, as so determined by HUD; and
- d. "affordable housing" means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the maximum allowable income for such households, as applicable.

In order to estimate the number of moderate-, low-, very low- and very, very low-income households in the Project Area, the Consultants used data available from the 2000 United States Census. The Consultants have relied on this data because it is the best available information regarding the income characteristics of the Project Area.

It is estimated that 18% of the households within the Project Area may be classified as very, very low-income; 13% may be classified as very low-income; 19% may be classified as low-income; and 23% may be classified as moderate-income. The remaining 27% have incomes above moderate income levels. Applying these percentages to the 551 inhabited residential units (equivalent to households) identified during the survey completed by the Consultants, it is estimated that 99 households within the Project Area may be classified as very, very low-income; 72 households may be classified as very low-income; 104 households may be classified as low-income; and 127 households may be classified as moderate-income. This information is summarized in *Table 8: Household Income*.

**Table 8:
HOUSEHOLD INCOME**

| Income Category | Annual Income Range (2004 estimate) | Percentage of Households | Number of Households |
|-----------------------|--|-----------------------------|-------------------------|
| Very, Very Low-Income | \$0 - \$17,647 | 18% | 99 |
| Very Low- Income | \$17,648 - \$29,412 | 13% | 72 |
| Low-Income | \$29,413 - \$47,060 | 19% | 104 |
| Moderate-Income | \$47,061 - \$70,590 | 23% | 127 |
| Above Moderate-Income | \$70,591 or more | 27% | 149 |
| Total | | 100% | 551 |

Source: 2000 U.S. Census

As described above, the estimates of the total number of moderate-, low-, very low- and very, very low-income households within the Project Area collectively represent 73% percent of the total inhabited units, and the number of households in the low-income categories collectively represent 50% of the total inhabited units. Therefore, replacement housing for any displaced households over the course of the 23-year life of the Addison South TIF Redevelopment Project

Area should be affordable at these income levels. It should be noted that these income levels are likely to change over the 23-year life of the Project Area as both median income and income levels within the Project Area change.

10. PROVISIONS FOR AMENDING THE PLAN

The Plan may be amended as provided under the provisions of the Act.

11. CITY OF CHICAGO COMMITMENT TO FAIR EMPLOYMENT PRACTICES AND AFFIRMATIVE ACTION

The City is committed to and will affirmatively implement the following principles in redevelopment agreements with respect to the Plan. The City may implement various neighborhood grant programs imposing these or different requirements.

1. The assurance of equal opportunity in all personnel and employment actions, with respect to the Redevelopment Project including, but not limited to: hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, sex, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income or housing status.
2. Redevelopers must meet City's standards for participation of 24% Minority Business Enterprises and 4% Woman Business Enterprises and the City Resident Construction Worker Employment Requirement as required in redevelopment agreements.
3. This commitment to affirmative action and nondiscrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
4. Redevelopers will meet City standards for any applicable prevailing wage rate as ascertained by the Illinois Department of Labor to all project employees.

In order to implement these principles, the City shall require and promote equal employment practices and affirmative action on the part of itself and its contractors and vendors. In particular, parties engaged by the City shall be required to agree to the principles set forth in this section. The City shall have the right in its sole discretion to exempt certain small businesses, residential property owners and developers from the above.

APPENDIX A
ADDISON SOUTH TIF REDEVELOPMENT PROJECT AREA
FIGURES 1-8

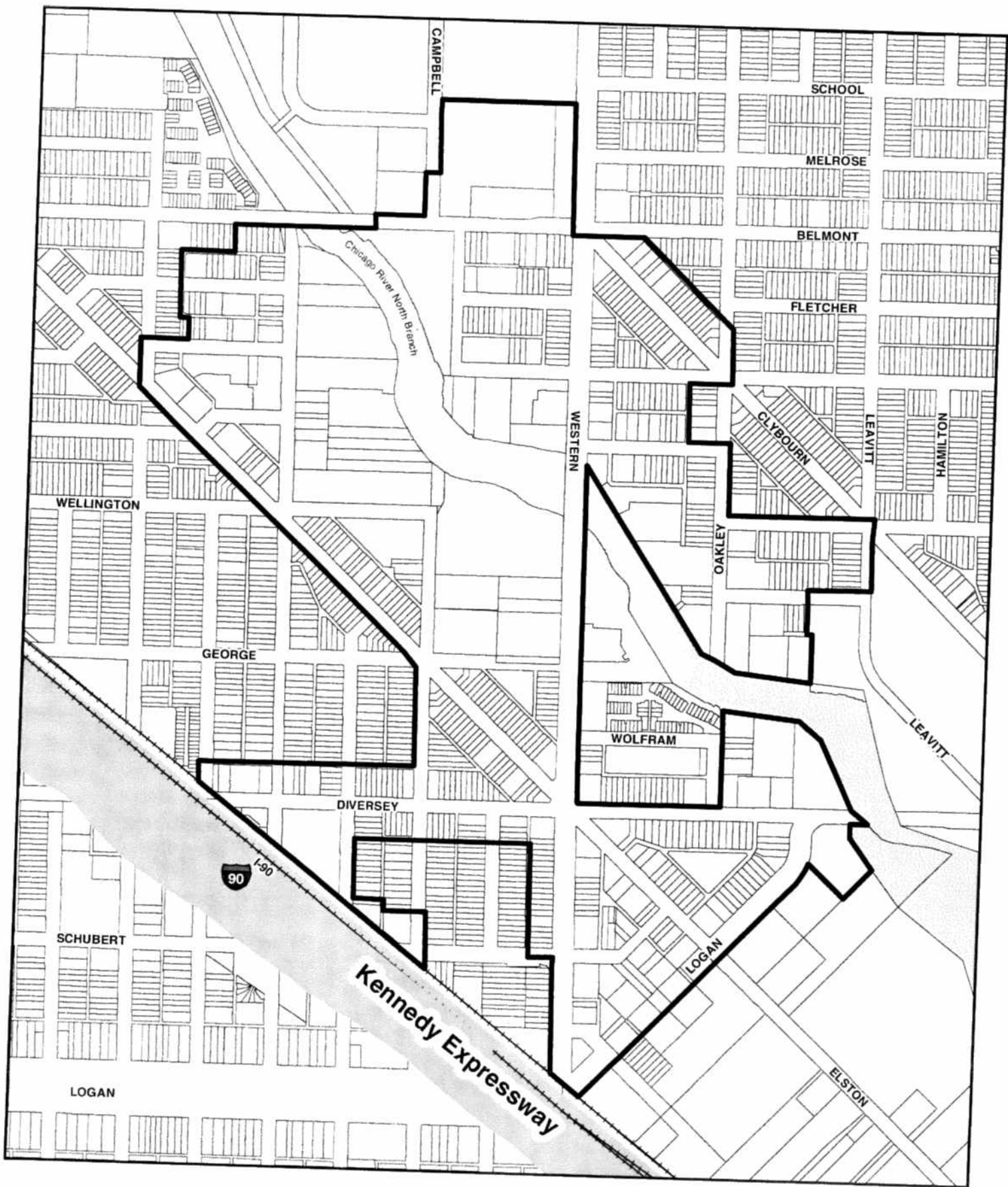
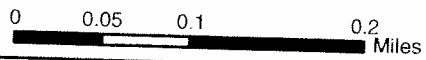


FIGURE 1: PROJECT AREA BOUNDARY

ADDISON SOUTH TIF
 CITY OF CHICAGO, ILLINOIS
 A-2



CAMIROS
 NOVEMBER 2006

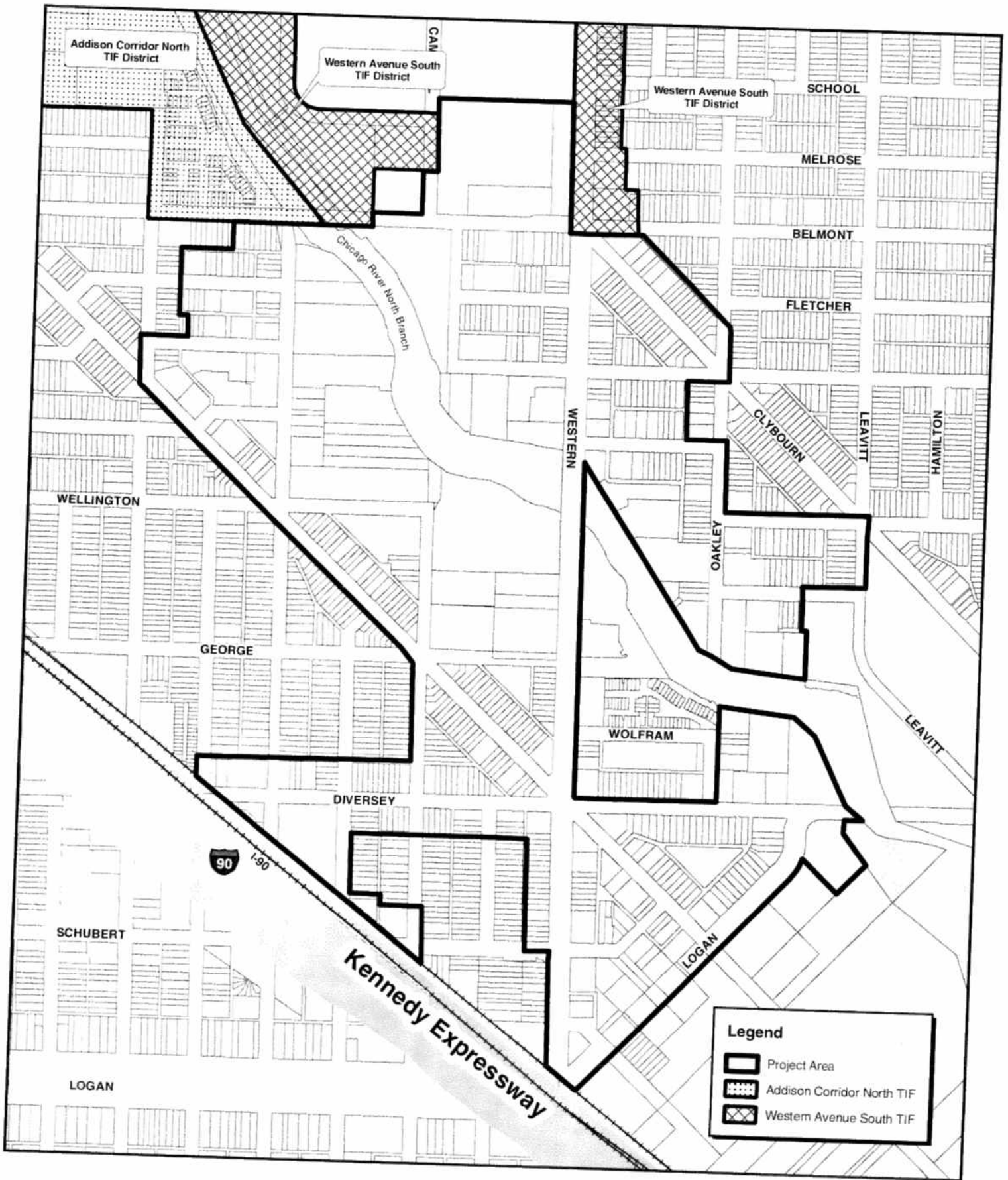
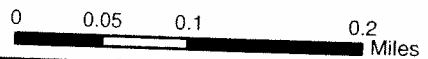


FIGURE 2: ADJACENT TIF DISTRICTS

ADDISON SOUTH TIF
CITY OF CHICAGO, ILLINOIS
A-3



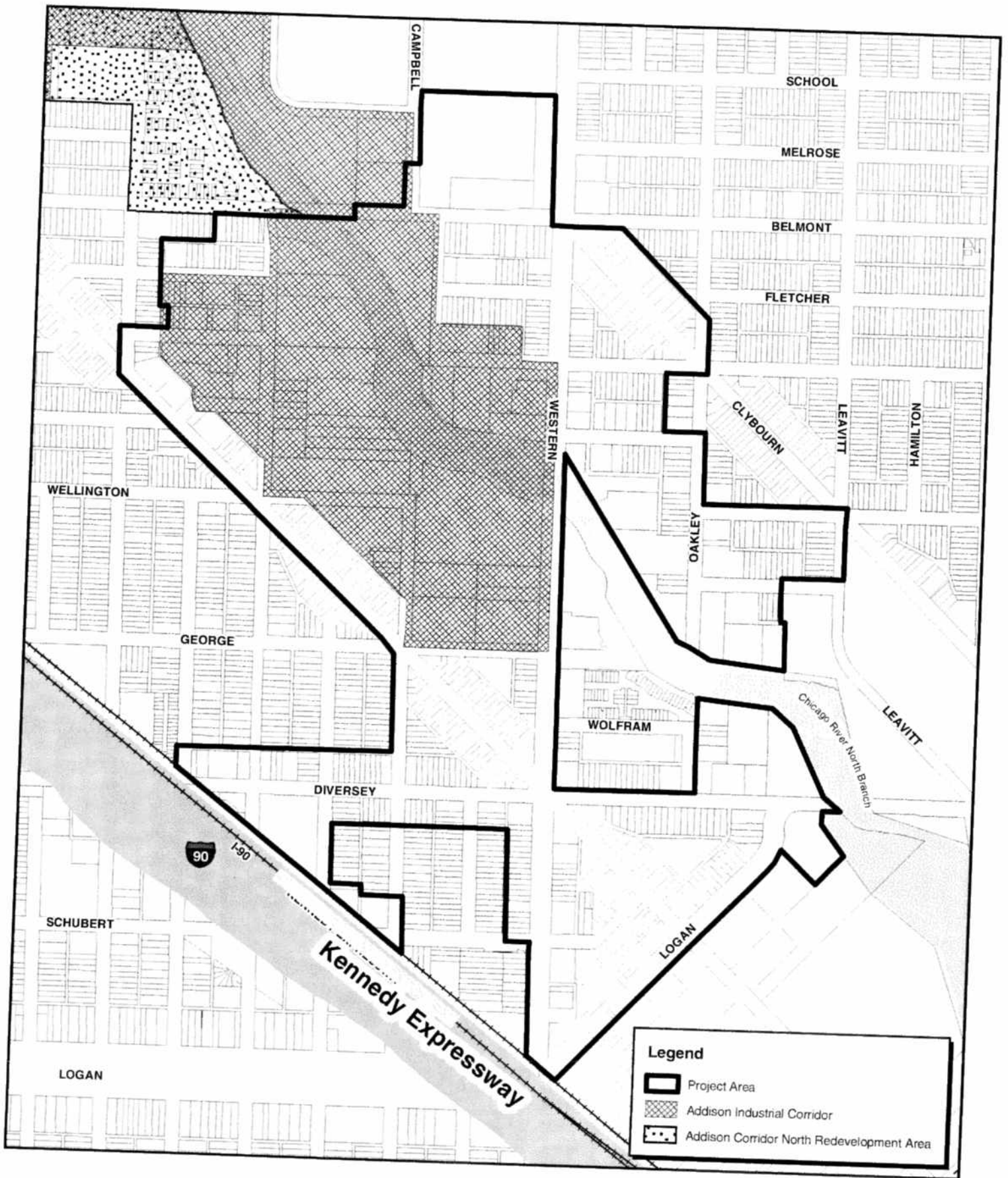
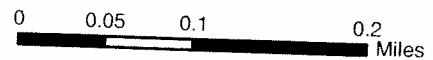


FIGURE 3: INDUSTRIAL CORRIDORS

ADDISON SOUTH TIF
 CITY OF CHICAGO, ILLINOIS
 A-4



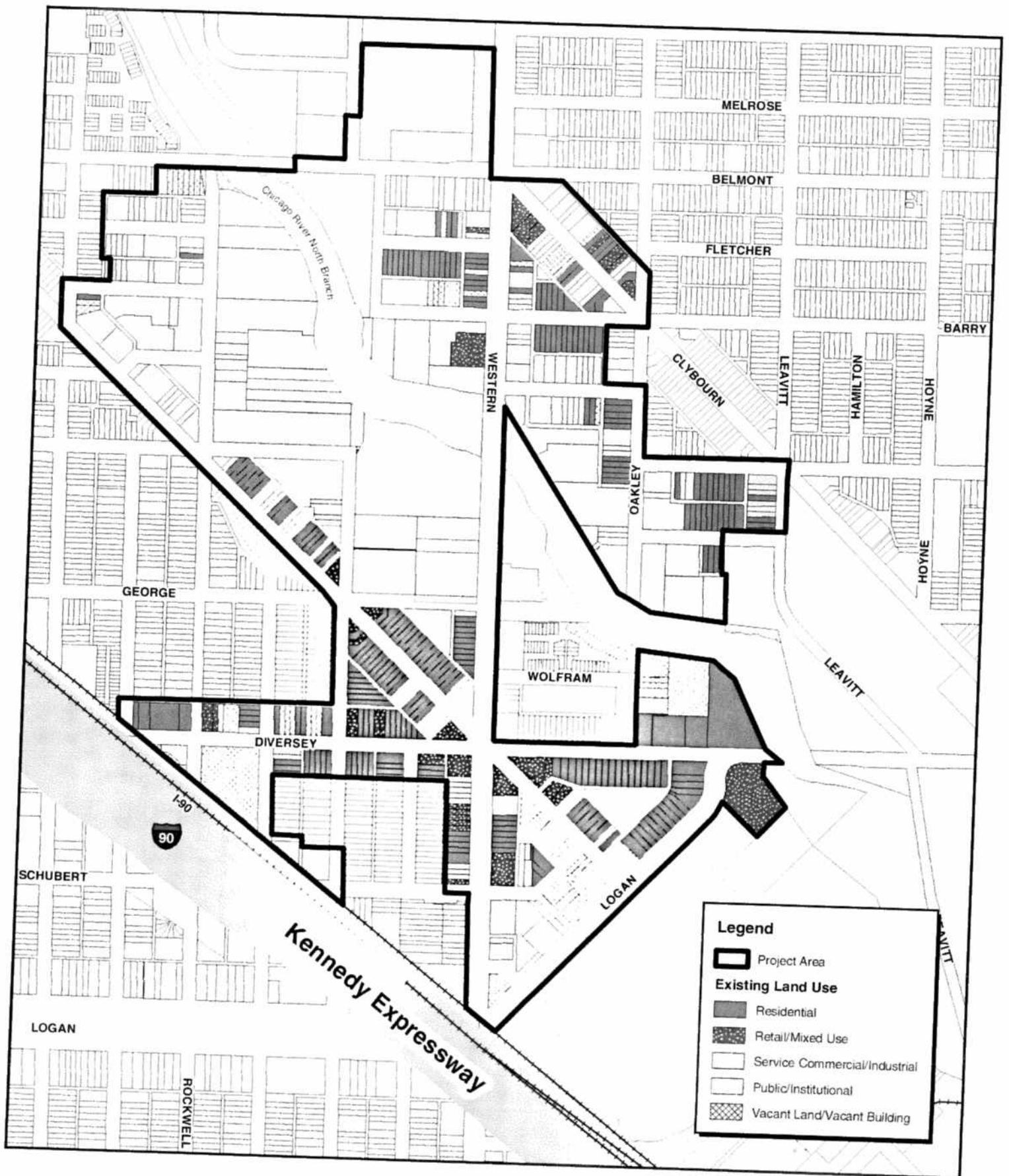


FIGURE 4: EXISTING LAND USE

ADDISON SOUTH TIF
 CITY OF CHICAGO, ILLINOIS
 A-5

0 0.05 0.1 0.2 Miles

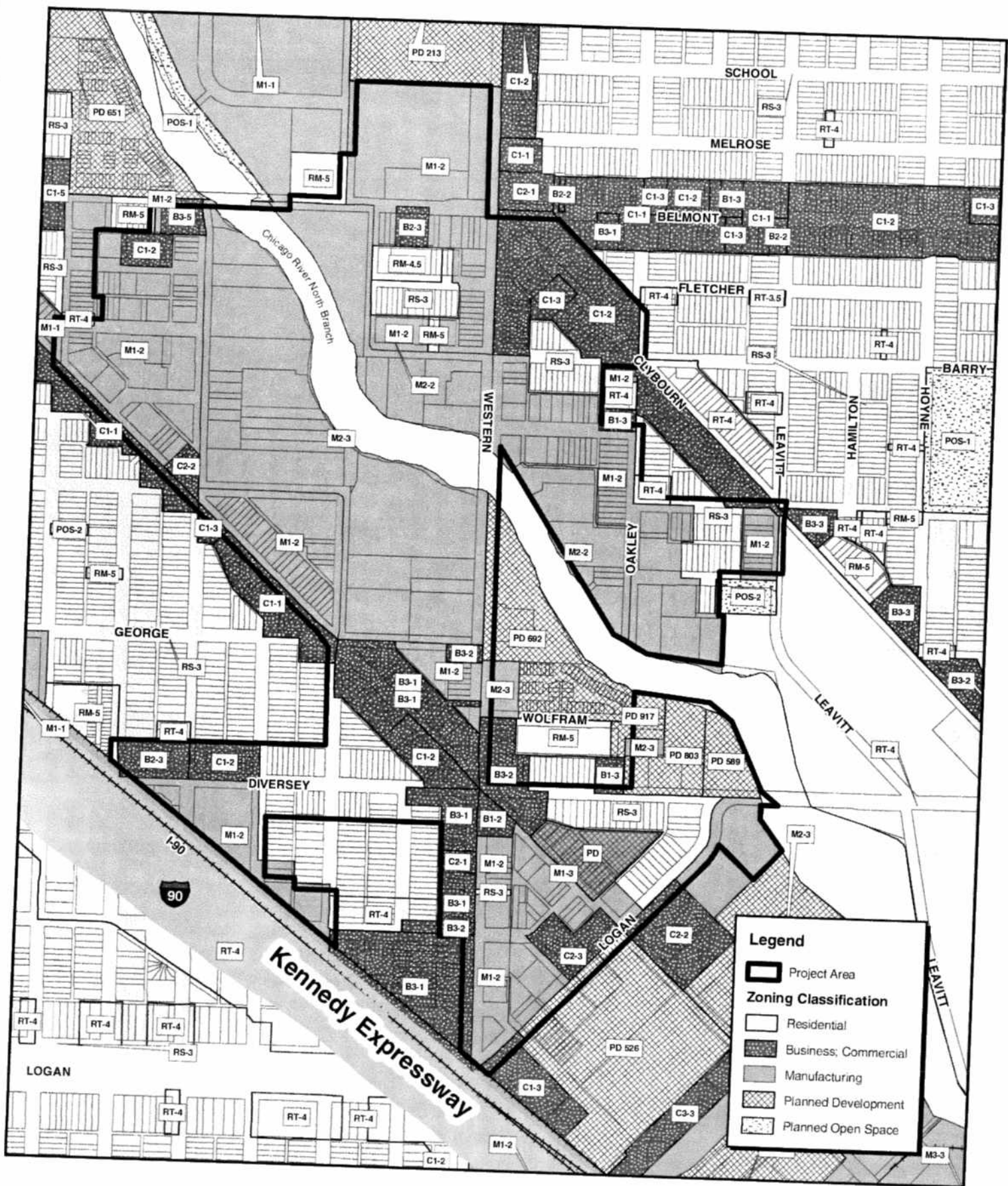


FIGURE 5: EXISTING ZONING

ADDISON SOUTH TIF
 CITY OF CHICAGO, ILLINOIS
 A-6

0 0.05 0.1 0.2 Miles



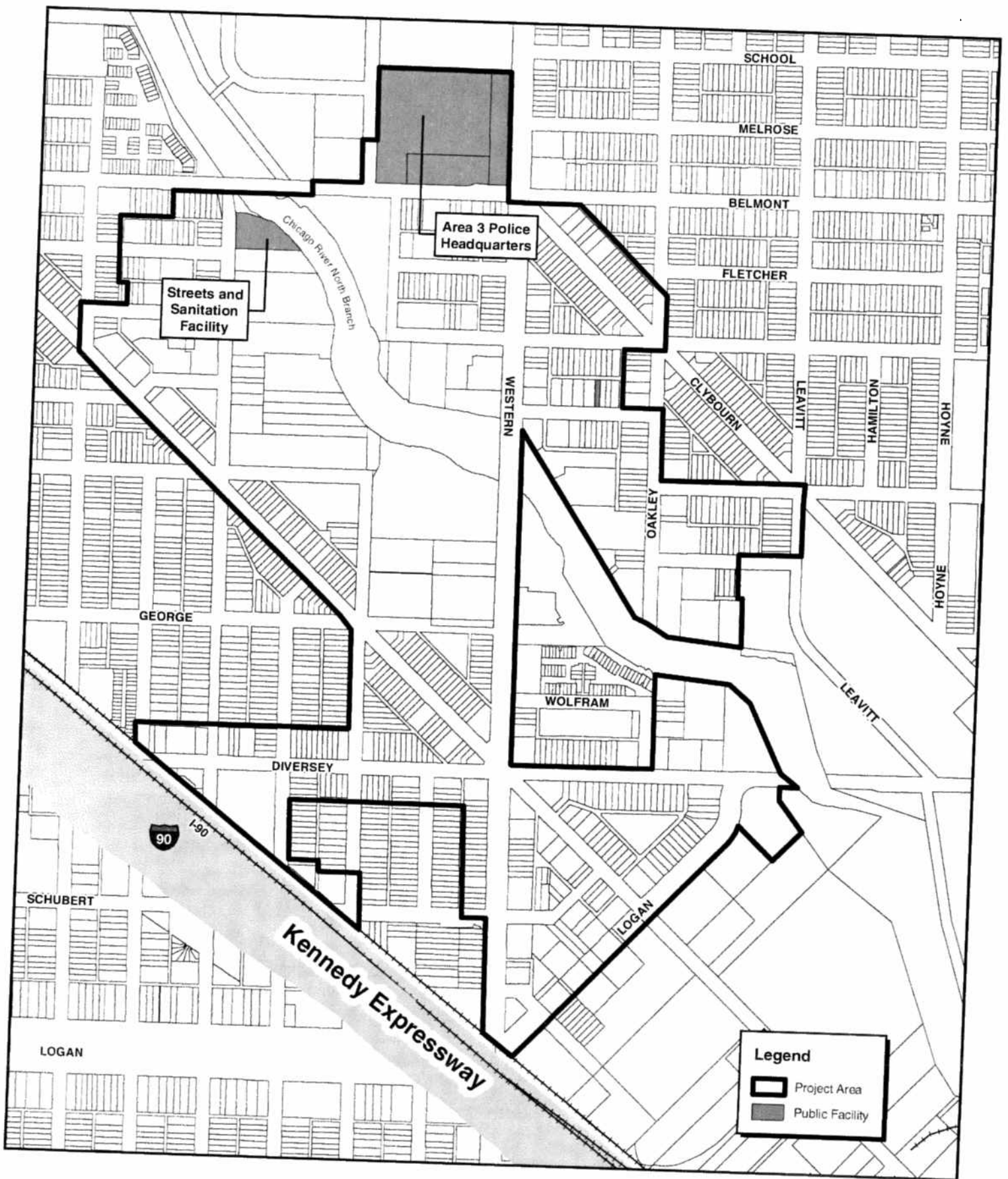
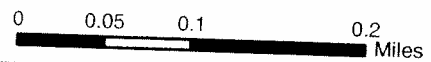


FIGURE 6: PUBLIC FACILITIES

ADDISON SOUTH TIF
 CITY OF CHICAGO, ILLINOIS
 A-7



CAMIROS
 NOVEMBER 2006



FIGURE 7: GENERAL LAND USE PLAN

ADDISON SOUTH TIF
 CITY OF CHICAGO, ILLINOIS
 A-8

0 0.05 0.1 0.2
 Miles



CAMIROS
 NOVEMBER 2006

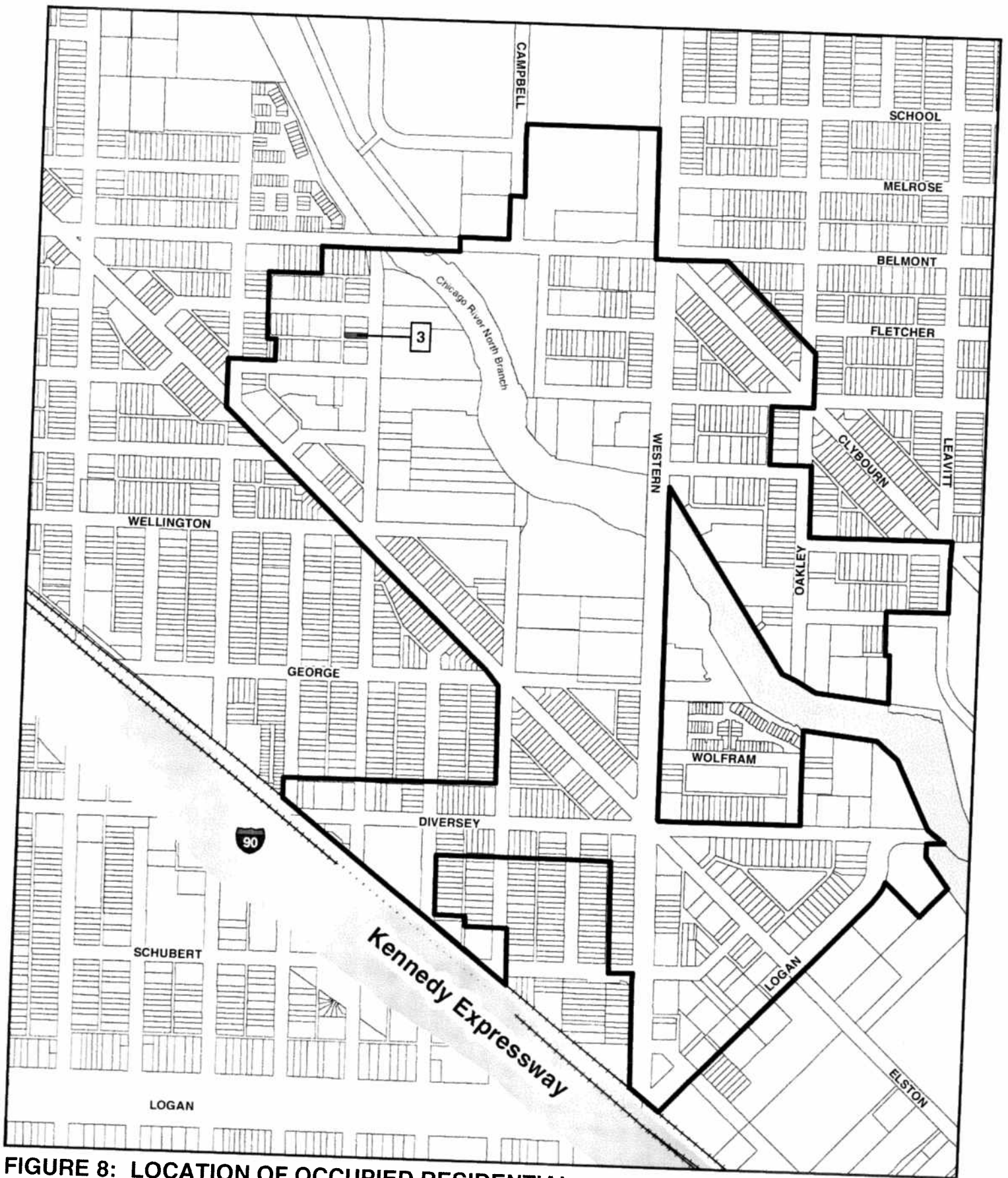
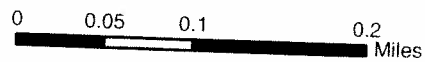


FIGURE 8: LOCATION OF OCCUPIED RESIDENTIAL UNITS THAT MAY BE REMOVED

ADDISON SOUTH TIF
 CITY OF CHICAGO, ILLINOIS
 A-9



CAMIROS
 NOVEMBER 2006

APPENDIX B

CITY OF CHICAGO ADDISON SOUTH TIF REDEVELOPMENT PROJECT AREA

LEGAL DESCRIPTION

That part of Sections 24 and 25, Township 40 North, Range 13 East of the Third Principal Meridian, and part of Section 30, Township 40 North, Range 14 East of said Third Principal Meridian, described as follows: Beginning at the intersection of the East line of the West ½ of the Northeast ¼ of said Section 25 with the South line of West Belmont Avenue; thence East along the South line of said Belmont Avenue to the Southward extension of the West line of Lot 11 in County Clerk's Division of unsubdivided lands in the Southeast ¼ of said Section 24; thence North along the Southward extension of said Lot 11 to the North line of said Belmont Avenue; thence East along said North line to the West line of Campbell Avenue; thence North along the West line of said Campbell to the Northeast corner of said Lot 11; thence East along the Eastward extension of the North line of said Lot 11 to the East line of Campbell Avenue; thence North along the East line of said Campbell Avenue to the Westward extension of the South line of the North 23.10 feet of Lot 23 in North Chicago Sharpshooter's Addition to Chicago in the Southeast ¼ of said Section 24; thence East along the last mentioned South line and its Westward extension to the West line of Western Avenue; thence South along the West line of said Western Avenue to the South line of said Belmont Avenue; thence East along the South line of said Belmont Avenue to the Northeasterly line of the 1st alley East of North Clybourn Avenue in Block 13 of Clybourn Avenue Addition to Lake View and Chicago in the Northwest ¼ of said Section 30; thence Southeasterly along the Northeasterly line of said alley and its Southeasterly extension to the East line of Oakley Avenue; thence South along the East line of said Oakley Avenue and its Southward extension to the Eastward extension of the South line of Barry Avenue; thence West along the Eastward extension of Barry Avenue and along the South line thereof to the East line of the 1st alley West of Oakley Avenue in Block 11 in said Clybourn Avenue Addition; thence South along the East line of said alley to the North line of Nelson Street; thence East along said Nelson Street and its Eastward extension to the East line of said Oakley Avenue; thence South along the East line of said Oakley Avenue to the North line of Wellington Avenue; thence East along the North line of said Wellington Avenue and its Eastward extension to the East line of Leavitt Avenue; thence South along the East line of said Leavitt Avenue and its Northward extension to the Eastward extension of the North line of Oakdale Avenue; thence West along the Eastward extension of the North line of said Oakdale Avenue and the North line of Oakdale Avenue to the Northward extension of the West line of Lot 13 in Diversey-Clybourn Industrial and Commercial District, being an Owners Division in the Northwest Quarter of said Section 30; thence South along said Northward extension and along the West line of said Lot 13 to the Southwest corner thereof; thence East along the South line of said Lot 13 to the West line of Lot 12 in Diversey-Clybourn Industrial and Commercial District, aforesaid; thence South along the West line of said Lot 12 to the Northerly line of the North Branch of the Chicago River; thence Westerly and Northwesterly along the Northerly and Northeasterly line of the said North Branch of the

Chicago River to the Northward extension of the East line of Western Avenue; thence South along the Northward extension of the East line of Western Avenue and along the East line of said Western Avenue and its extensions to the North line of Diversey Avenue; thence East along the North line of said Diversey Avenue and its Eastward extension to the East line of Oakley Avenue; thence North along the East line of said Oakley Avenue and its Northward extension to the Southerly line of the said North Branch of the Chicago River; thence Easterly and Southeasterly along the Southerly and Southwesterly line of said North Branch of the Chicago River to the South line of Diversey Avenue; thence West along the South line of said Diversey Avenue to the Westerly line of the said North Branch of the Chicago River; thence South and Southeasterly along the Westerly line and Southwesterly of said Chicago River to Southeast corner of tax ID #14-30-301-019; thence Southwesterly along the South line of said tax ID #14-30-301-019 to the Southwest corner thereof; thence Northwesterly along the Southwesterly line of said tax ID to the Southeasterly line of Logan Boulevard; thence Southwesterly along the Southeasterly line of said Logan Boulevard to the Northeasterly line of the Chicago and Northwestern Railroad Right of Way; thence Northwesterly along the Northeasterly line of said railroad right of way to the West line of Western Avenue; thence North along the West line of Western Avenue to the center line of Schubert Avenue; thence West along the center line of Schubert Avenue to the Southward extension of the West line of the 1st alley West of Western Avenue, in Block 32 in Albert Crosby & Others Subdivision of the Southeast $\frac{1}{4}$ of said Section 25; thence North along the Southward extension of the West line of said alley to the Northeast corner of Lot 43 in said Block 32; thence West along said North line of said Lot 43 and along the Eastward extension of the North line of Lot 6 in Block 25 in said Crosby & Others Subdivision and continuing West along the North line of said Lot 6 and along the North line of Lot 43 and its Eastward extension in said Block 25 and continuing West along the North line of Lot 6 and Lot 38 and their Eastward extensions in Block 24 in said Crosby & Others Subdivision to the Northwest corner of said Lot 38; thence South along the West line of said Block 24 which is the East line of Maplewood Avenue to the Southwest corner of Lot 28 in said Block 24; thence East along the South line of said Lot 28 and its Eastward extension to the East line of the 1st alley East of said Maplewood Avenue; thence South along the East line of said alley to the Northwest corner of Lot 19 in said Block 24; thence East along the North line of said Lot 19 and its Eastward extension to the East line of Campbell Avenue; thence South along the East line of said Campbell Avenue and its Southward extension to the Northeasterly line of said Chicago & Northwestern Railroad Right of Way; thence Northwesterly along the Northeasterly line of said Railroad to the West line of Talman Avenue; thence North along the West line of Talman Avenue to the Westward extension of the North line of the 1st Alley North of Diversey Avenue in Wolfgram's Subdivision of the South 5 acres East of the Railroad of Lot 6 in Richon & Bauermeister's Subdivision of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of said Section 25; thence East along the heretofore described North line of an alley and continuing East along the Westward extension of the North line of the 1st alley North of Diversey Avenue in Block 4 in Carter's Addition to Maplewood, a subdivision of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 25 and continuing East along said North line of an alley in said Block 4 and continuing East along the Westward extension of the 1st alley North of Diversey Avenue in Block 3 in said Carter's Addition to Maplewood and along the North line of said alley to the West line of Campbell Avenue; thence North along the West line of Campbell Avenue to the Southeasterly extension of the Southwesterly line of Elston Avenue; thence Northwesterly along said Southeasterly line of Elston Avenue to the Southward extension of the West line of Washtenaw Avenue; thence North along said Southward extension and along the West line of Washtenaw Avenue to the Westward extension of the North line of Barry Avenue; thence East along said westward extension and the North line of

Barry Avenue to the Southeast corner of Lot 17 in the Subdivision of part of Lot 1 in Richon & Bauermeister's Subdivision of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of said Section 25, aforesaid; thence North along the East line of said Lot 17 to the Northeast corner thereof; thence West along the North line said Lot 17 and its Westward extension to the West line of the 1st Alley East of Washtenaw Avenue; thence North along the West line of the last described alley and its Northward and Southward extensions to the North line of the 1st Alley South of Belmont Avenue in the Resubdivision of part of Lot 1 in said Richon & Bauermeister's Subdivision; thence East along the last described North line of an alley to the West line of Lot 9 in said Resubdivision of part of Lot 1; thence North along the West line of said Lot 9 to the South line of Belmont Avenue; thence East along the South line of Belmont Avenue to the point of beginning, in Cook County, Illinois.

APPENDIX C

ADDISON SOUTH TIF REDEVELOPMENT PROJECT AREA ELIGIBILITY STUDY

The purpose of this study is to determine whether a portion of the City of Chicago identified as the Addison South TIF Redevelopment Project Area qualifies for designation as a tax increment financing district within the definitions set forth under 65 ILCS 5/11-74.4 contained in the "Tax Increment Allocation Redevelopment Act" (65 ILCS 5/11-74.1 et seq.), as amended (the "Act"). This legislation focuses on the elimination of blighted or rapidly deteriorating areas through the implementation of a redevelopment plan. The Act authorizes the use of tax increment revenues derived in a redevelopment project area for the payment or reimbursement of eligible redevelopment project costs.

The area proposed for designation as the Addison South TIF Redevelopment Project Area is hereinafter referred to as the "Study Area" and is shown in *Figure A: Study Area Boundary Map*. The Project Area is irregular in shape but encompasses certain properties in the area generally bounded by West Belmont Avenue, North Clybourn Avenue, North Leavitt Street, the Chicago River, Logan Boulevard, the Kennedy Expressway, North Campbell Avenue, North Elston Avenue and North Washtenaw Avenue.

More specifically, boundaries are the alley south of West Belmont Avenue, West Belmont Avenue and the 19th District Belmont Station and Area 3 Police Headquarters facility on the north; the alley northeast of North Clybourn Avenue, North Oakley Avenue, West Barry Avenue, the alley east of North Oakley Avenue, West Nelson Street, North Oakley Avenue, West Wellington Avenue, North Leavitt Street, West Oakdale Avenue, Lathrop Homes and the Chicago River to the east of the Chicago River and the Chicago River, North Oakley Avenue, West Diversey Parkway and North Western Avenue to the west of the Chicago River on the east; Logan Boulevard, North Western Avenue, the alley west of North Western Avenue, the alley south of West Diversey Avenue and the alley extended between North Western Avenue and North Maplewood Avenue, North Maplewood Avenue and industrial property immediately north of the Kennedy Expressway between North Maplewood Avenue and North Campbell Avenue on the south; and the Kennedy Expressway between North Campbell Avenue and North Talman Avenue, the alley north of West Diversey Avenue, North Campbell Avenue, North Elston Avenue, North Washtenaw Avenue, West Barry Avenue, the alley east of North Washtenaw Avenue and North Campbell Avenue on the west.

The Study Area is approximately 163 acres in size and includes 585 tax parcels located on 36 tax blocks. The Study Area is generally improved.

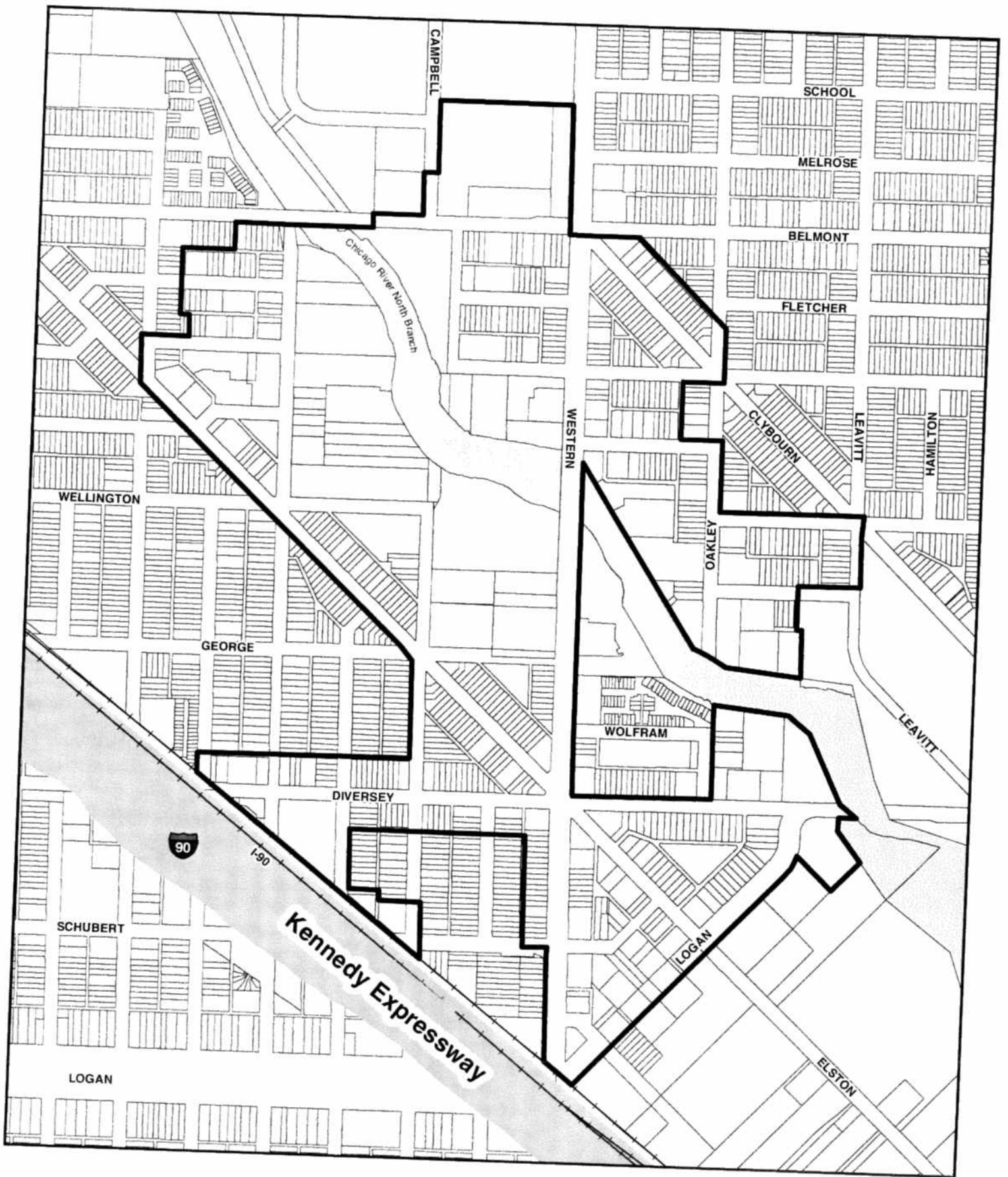
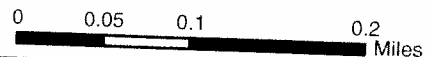


FIGURE A: STUDY AREA BOUNDARY MAP

ADDISON SOUTH TIF
 CITY OF CHICAGO, ILLINOIS
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CAMIROS
 NOVEMBER 2006

This report summarizes the analyses and findings of the Consultant's work, which, unless otherwise noted, is solely the responsibility of Camiros, Ltd. and its subconsultants and does not necessarily reflect the views and opinions of potential developers or the City of Chicago. Camiros, Ltd. has prepared this report with the understanding that the City would rely on: 1) the findings and conclusions of this report in proceeding with the designation of the Study Area as a redevelopment project area under the Act, and 2) the fact that Camiros, Ltd. and its subconsultants have obtained the necessary information to conclude that the Study Area meets the requirements for designation as a redevelopment project area in compliance with the Act.

1. INTRODUCTION

The Tax Increment Allocation Redevelopment Act permits municipalities to induce redevelopment of eligible "blighted," "conservation" or "industrial park conservation areas" in accordance with an adopted redevelopment plan. The Act stipulates specific procedures, which must be adhered to, in designating a redevelopment project area. One of those procedures is the determination that the area meets the statutory eligibility requirements. At 65 Sec 5/11-74.-3(p), the Act defines a "redevelopment project area" as:

"... an area designated by the municipality, which is not less in the aggregate than 1-1/2 acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area or a blighted area or a conservation area, or combination of both blighted areas and conservation areas."

In adopting this legislation, the Illinois General Assembly found that:

1. (at 65 Sec 5/11-74.4-2(a)) ...there exists in many municipalities within the State blighted, conservation and industrial park conservation areas...; and
2. (at 65 Sec 5/11-74.4-2(b)) ...the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects is hereby declared to be essential to the public interest.

The legislative findings were made on the basis that the presence of blight, or conditions that lead to blight, is detrimental to the safety, health, welfare and morals of the public. The Act specifies certain requirements, which must be met, before a municipality may proceed with implementing a redevelopment project in order to ensure that the exercise of these powers is proper and in the public interest.

Before the tax increment financing technique can be used, the municipality must first determine that the proposed redevelopment area qualifies for designation as a "blighted area," "conservation area," or an "industrial park conservation area." Based on the conditions present, this Eligibility Study finds that the Study Area qualifies for designation a conservation area.

Conservation Areas

A “conservation area” is an improved area located within the territorial limits of the municipality in which 50% or more of the structures have an age of 35 years or more. Such areas are not yet blighted but, because of a combination of three or more of the following conditions that are detrimental to the public safety, health, morals or welfare, may become a blighted area:

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Presence of structures below minimum code standards
5. Illegal use of individual structures
6. Excessive vacancies
7. Lack of ventilation, light or sanitary facilities
8. Inadequate utilities
9. Excessive land coverage and overcrowding of structures and community facilities
10. Deleterious land use or layout
11. Environmental clean-up requirements
12. Lack of community planning
13. Lagging or declining equalized assessed value

The Act defines blighted and conservation areas and amendments to the Act also provide guidance as to when the conditions present qualify an area for such designation. Where any of the conditions defined in the Act are found to be present in the Study Area, they must be: 1) documented to be present to a meaningful extent so that the municipality may reasonably find that the condition is clearly present within the intent of the Act, and 2) reasonably distributed throughout the vacant or improved part of the Study Area, as applicable, to which each condition pertains.

The test of eligibility of the Study Area is based on the conditions of the area as a whole. The Act does not require that eligibility be established for each and every property in the Study Area.

2. ELIGIBILITY STUDIES AND ANALYSIS

An analysis was undertaken to determine whether any or all of the blighting conditions listed in the Act are present in the Project Area, and if so, to what extent and in which locations. In order to accomplish this evaluation the following tasks were undertaken:

1. Exterior survey of the condition and use of each building;
2. Field survey of environmental conditions involving parking facilities, public infrastructure, site access, fences and general property maintenance;
3. Analysis of existing land uses and their relationships;
4. Comparison of surveyed buildings to zoning regulations;
5. Analysis of the current platting, building size and layout;
6. Analysis of building floor area and site coverage;
7. Review of previously prepared plans, studies, inspection reports and other data;
8. Analysis of real estate assessment data;
9. Review of available building permit records to determine the level of development activity in the area; and
10. Review of building code violations.

The exterior building condition survey and site conditions survey of the Study Area were undertaken between July and September 2006. The analysis of site conditions was organized by tax block as shown in *Figure B: Tax Blocks*.

Building Condition Evaluation

This section summarizes the process used for assessing building conditions in the Study Area. These standards and criteria were used to evaluate the existence of dilapidation or deterioration of structures.

The building condition analysis is based on a thorough exterior inspection of the buildings and sites conducted by Ernest R. Sawyer Enterprises between July and August 2006 and additional field verification conducted by Camiros, Ltd. in August and September 2006. Structural deficiencies in building components and related environmental deficiencies in the Study Area were noted during the survey.

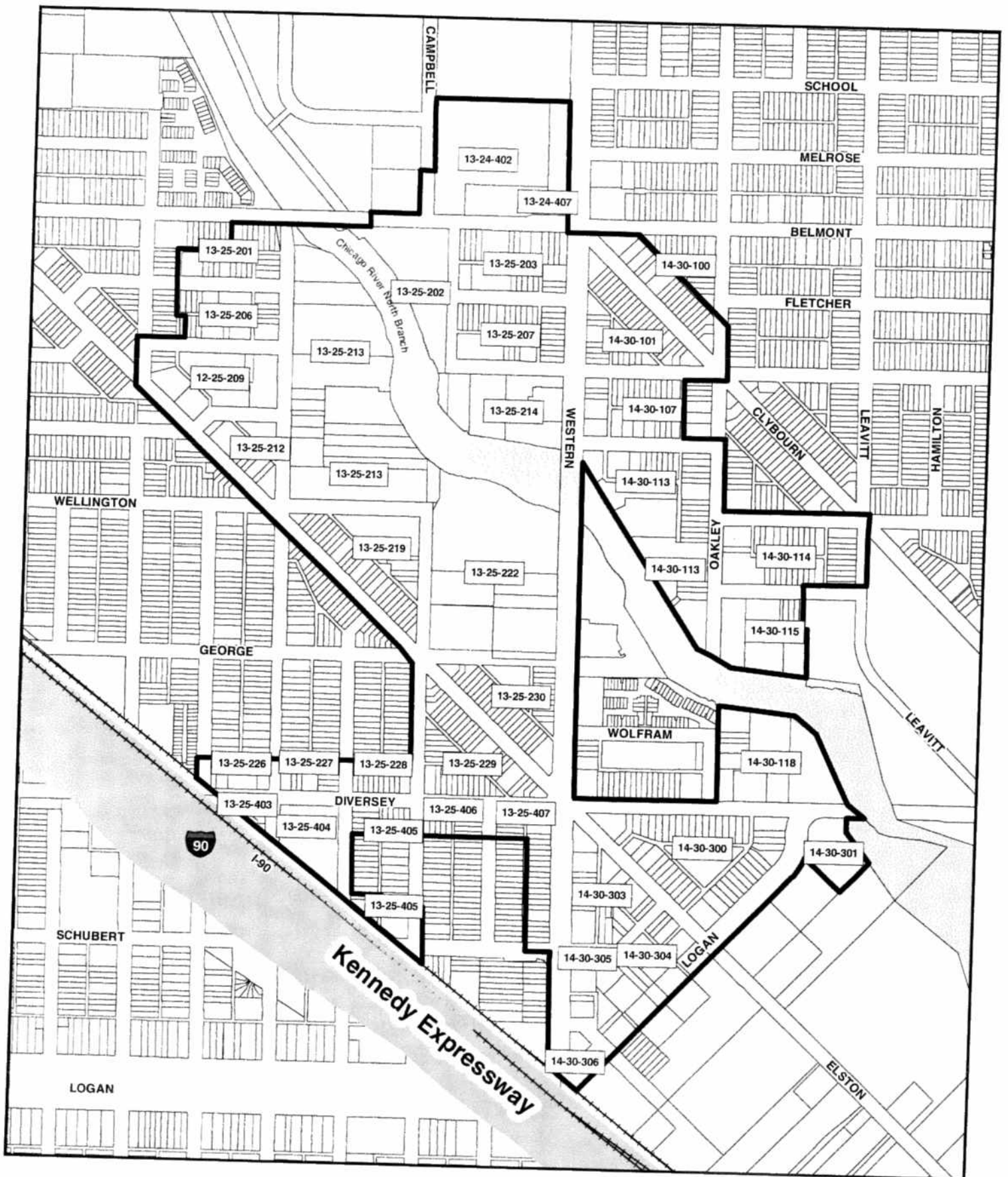


FIGURE B: TAX BLOCKS

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Building Components Evaluated

During the field survey, each component of the buildings in the Study Area was examined to determine whether it was in sound condition or had minor, major, or critical defects. Building components examined were of two types:

Primary Structural Components

These include the basic elements of any building: foundation walls, load-bearing walls and columns, roof, roof structures and facades.

Secondary Components

These are components generally added to the primary structural components and are necessary parts of the building, including exterior and interior stairs, windows and window units, doors and door units, interior walls, chimney, and gutters and downspouts.

Each primary and secondary component was evaluated separately as a basis for determining the overall condition of individual buildings. This evaluation considered the relative importance of specific components within a building and the effect that deficiencies in components will have on the remainder of the building.

Building Component Classification

The four categories used in classifying building components and systems and the criteria used in evaluating structural deficiencies are described below.

Sound

Building components that contain no defects, are adequately maintained, and require no treatment outside of normal ongoing maintenance.

Deficient – Requiring Minor Repair

Building components containing defects (loose or missing material or holes and cracks over a limited area), which often may be corrected through the course of normal maintenance. Minor defects have no real effect on either the primary or secondary components and the correction of such defects may be accomplished by the owner or occupants. Examples include tuckpointing masonry joints over a limited area or replacement of less complicated components. Minor defects are not considered in rating a building as structurally substandard.

Deficient – Requiring Major Repair

Building components that contain major defects over a widespread area that would be difficult to correct through normal maintenance. Buildings in the major deficient category would require replacement or rebuilding of components by people skilled in the building trades.

Critical

Building components that contain major defects (bowing, sagging, or settling to any or all exterior components causing the structure to be out-of-plumb, or broken, loose or missing material and deterioration over a widespread area) so extensive that the cost of repair would be excessive.

Final Building Rating

After completion of the exterior building condition survey, each structure was placed in one of three categories based on the combination of defects found in various primary and secondary building components. Each final rating is described below:

Sound

Sound buildings can be kept in a standard condition with normal maintenance. Buildings so classified have no minor defects.

Deficient

Deficient buildings contain defects that collectively are not easily correctable and cannot be accomplished in the course of normal maintenance. The classification of major or minor reflects the degree or extent of defects found during the survey of the building.

- Deficient-Minor
Buildings classified as “deficient – requiring minor repairs” have more than one minor defect, but no major defects.
- Deficient-Major
Buildings classified as “deficient – requiring major repairs” have at least one major defect in one of the primary components or in the combined secondary components, but less than one critical defect.

Substandard

Structurally substandard buildings contain defects that are so serious and so extensive that the building must be removed. Buildings classified as structurally substandard have two or more major defects.

Minor deficient and major deficient buildings are considered to be the same as deteriorating buildings as referenced in the Act. Substandard buildings are the same as dilapidated buildings.

Eligibility Determination

Where a condition is described as being present to a *meaningful* extent, the condition is present with respect to a majority of tax blocks to which the condition pertains and is reasonably distributed in the Study Area. The presence of such conditions has a major adverse impact or influence on adjacent and nearby property. A condition described as being present to a *limited extent* indicates that the condition is present, but that the distribution of impact of the condition is more limited, affecting fewer than 50% of applicable tax blocks. A statement that the condition is *not present* indicates that either no information was available or that no evidence was documented as a result of the various surveys and analyses. Conditions whose presence could not be determined with certainty were not considered in establishing eligibility.

In order to establish the eligibility of a redevelopment project area under the improved “conservation area” criteria established in the Act, at least 50% of buildings must be 35 years of

age or older and at least three of 13 eligibility conditions must be meaningfully present and reasonably distributed throughout the Study Area with respect to improved property.

Each condition identified in the Act for determining whether an area qualifies as a conservation area is discussed below and a conclusion is presented as to whether or not the condition is present in the Study Area to a degree sufficient to warrant its inclusion as a blighting condition in establishing the eligibility of the Study Area for designation as a redevelopment project area under the Act. These findings describe the conditions that exist and the extent to which each condition is present.

3. PRESENCE AND DISTRIBUTION OF ELIGIBILITY CONDITIONS

This *Eligibility Study* finds that the Study Area qualifies for designation as a conservation area under the criteria contained in the Act. Improved property qualifies because the required age threshold is satisfied with 96% of buildings being at least 35 years of age and because five of the conditions cited in the Act are meaningfully present and reasonably distributed within the Study Area. Four other conditions are present in the Study Area to a more limited degree and support the overall conclusions reached in this Study. These conditions and whether they are present to a major or limited extent within the Study Area are as follows:

1. Dilapidation (limited)
2. Obsolescence (major)
3. Deterioration (major)
4. Presence of structures below minimum code standards (limited)
5. Excessive vacancies (limited)
6. Excessive land coverage or overcrowding of community facilities (major)
7. Deleterious land use or layout (limited)
8. Lack of community planning (major)
9. Lagging or declining equalized assessed valuation (major)

The presence and distribution of eligibility conditions related to the qualification of the Study Area for designation as an improved conservation area are presented below. The distribution of these conditions within the Study Area is presented in *Table B: Distribution of Conservation Area Eligibility Conditions* at page C-18.

Age

The Study Area contains 440 structures, with 422 of these buildings identified as having been built in 1971 or earlier. Thus, the required age threshold is met with 96% of buildings being 35 years of age or older.

Conservation Area Eligibility Conditions

The presence and distribution of eligibility conditions related to the qualification of the Study Area for designation as a conservation area are discussed below.

1. Dilapidation

As defined in the Act, "dilapidation" refers to an advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvement in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

Only one building, a vacant and boarded up single family house, located in a manufacturing zoning district was classified as dilapidated during the eligibility analysis.

Conclusion: Because this condition affects property on only one tax block, this condition was found to be present to a limited extent and not used to qualify the area for designation as a conservation area.

2. **Obsolescence**

As defined in the Act, “obsolescence” refers to the condition or process of falling into disuse. Structures have become ill suited for the original use. In making findings with respect to buildings, it is important to distinguish between *functional obsolescence* which relates to the physical utility of a structure, and *economic obsolescence* which relates to a property's ability to compete in the marketplace.

Functional Obsolescence

Historically, structures have been built for specific uses or purposes. The design, location, height, and space arrangement are intended for a specific occupant at a given time. Buildings become obsolete when they contain characteristics or deficiencies which limit their use and marketability after the original use ceases. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor design or layout, the improper orientation of the building on its site and similar conditions which detracts from the overall usefulness or desirability of a property.

Economic Obsolescence

Economic obsolescence is normally a result of adverse conditions which cause some degree of market rejection and depreciation in market values.

If functionally obsolete properties are not periodically improved or rehabilitated, or economically obsolete properties are not converted to higher and better uses, the income and value of the property erodes over time. This value erosion leads to deferred maintenance, deterioration, and excessive vacancies. These manifestations of obsolescence then begin to have an overall blighting influence on surrounding properties and detract from the economic vitality of the overall area.

Obsolescence as an eligibility condition should be based upon the documented presence and reasonable distribution of buildings evidencing such obsolescence. Obsolete buildings contain characteristics or deficiencies that limit their long-term sound use or reuse. Obsolescence in such buildings is typically difficult and expensive to correct. Obsolete building types have an adverse affect on nearby and surrounding development and detract from the physical, functional and economic vitality of the area.

Buildings within the Study Area are both functionally and economically obsolete. As noted previously, 96% of buildings are more than 35 years old. The age of a structure is often a key indicator of its relative usefulness. Older structures frequently require extensive maintenance in order to maintain mechanical systems or structural integrity. The costs involved in maintaining and upgrading older buildings often create adverse impacts on existing users and

create impediments to the marketability and reuse of industrial or commercial structures. In evaluating industrial and commercial buildings within the Study Area, buildings that were more than 50 years of age and multi-story industrial structures were considered to be functionally obsolete, unless there was clear evidence of recent investment to upgrade building systems.

Most commercial and industrial buildings in the Study Area lack reasonably required off-street parking and have inadequate provision for service and loading. Employee parking was severely limited especially for manufacturing and heavy commercial uses. Given current conditions, there is little opportunity to expand the parking supply without demolition of existing buildings.

Obsolescence was considered to be present to a major extent on blocks where this condition affected at least 50% of improved tax parcels. Many of these properties are also deteriorated and in need of significant investment to enable them to be restored to functional use. More than half of all buildings in the Study Area exhibited varying degrees of obsolescence.

Conclusion: Obsolescence is meaningfully present and reasonably distributed within the Project Area, affecting 86% of improved tax blocks.

3. Deterioration

As defined in the Act, "deterioration" refers to, with respect to buildings, defects including but not limited to major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including but not limited to surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

Based on the definition given by the Act, deterioration refers to any physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair. The vast majority of property in the Study Area (380 or 65% of all tax parcels) exhibit deterioration with respect to site improvements, structures and buildings. In addition, public infrastructure including alleys, sidewalks, public parking and curbs and gutters is also deteriorated.

Conclusion: Deterioration is meaningfully present and reasonably distributed within the Study Area affecting 89% of the 36 tax blocks.

4. Presence of Structures Below Minimum Code Standards

As defined in the Act, the "presence of structures below minimum code standards" refers to all structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

As referenced in the definition above, the principal purposes of governmental codes applicable to properties are to require buildings to be constructed in such a way as to sustain safety of loads expected from the type of occupancy; to be safe for occupancy against fire

and similar hazards; and/or to establish minimum standards essential for safe and sanitary habitation. Structures below minimum code standards are characterized by defects or deficiencies that threaten health and safety.

Information needed to fully evaluate the presence of this factor within the Study Area was not available through published sources. However, it was possible to compare existing land uses with the uses permitted in the various underlying zoning districts. Commercial and industrial uses were found to be properly zoned. However, there are a number of manufacturing zones that contain residential units, which are not permitted or special uses in manufacturing districts. Such conditions affect 41 properties located on five tax blocks.

Conclusion: This condition is present to a limited extent, affecting 14% of all tax blocks, and was not used to establish eligibility as a conservation area under the Act.

5. *Illegal Use of Structures*

There is an illegal use of a structure when structures are used in violation of federal, state or local laws.

Conclusion: This condition was not identified as being present within the Study Area and was not used to establish eligibility as a conservation area under the Act.

6. *Excessive Vacancies*

As defined in the Act, “excessive vacancies” refers to the presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

Vacant buildings and lots are scattered throughout the Study Area. Vacancies represent a majority of parcels on three tax blocks, with 14 other tax blocks containing one or more vacant buildings or parcels.

Conclusion: This condition is present to a limited extent within the Study Area, affecting property on 47% of the 36 tax blocks and was not used to establish eligibility of the Study Area as a conservation area under the Act.

7. *Lack of Ventilation, Light, or Sanitary Facilities*

As defined in the Act, “lack of ventilation, light, or sanitary facilities” refers to the absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence or inadequacy of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

Conclusion: This condition was not identified as being present within the Study Area and was not used to establish eligibility as a conservation area under the Act.

8. Inadequate Utilities

As defined in the Act, “inadequate utilities” refers to underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.

All properties within the Study Area are presently served by appropriate utilities. However, given the age of the area it is likely that some of these utilities are antiquated and in need of replacement. However, information needed to fully document the presence of this condition within the Study Area was not available.

Conclusion: The presence of this condition could not be evaluated and not used to establish eligibility as a conservation area under the Act.

9. Excessive Land Coverage or Overcrowding of Community Facilities

As defined in the Act, “excessive land coverage or overcrowding of community facilities” refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

This condition is present to a major extent within the Study Area with closely spaced, multi-story industrial buildings that are obsolete and deteriorating, inadequate off-street parking to accommodate employees and service vehicles, and inadequate provision for loading. There are numerous instances of buildings located on multiple tax parcels and buildings improperly situated on their sites.

Conclusion: This condition is present to a major extent within the Study Area, affecting 81% of improved tax blocks. This condition is meaningfully present and reasonably distributed, contributing to the eligibility of the Study Area as a conservation area under the Act.

10. Deleterious Land Use or Layout

As defined in the Act, “deleterious land-use or layout” refers to the existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

Examples of incompatible land use relationships include residential buildings within the designated Addison Industrial Corridor. Residential uses are also present along North Elston Avenue in manufacturing zoning districts surrounded by active industrial and commercial uses.

Conclusion: This condition is present to a limited extent in the Study Area, affecting 33% of tax blocks.

11. Environmental Clean-Up Requirements

As defined in the Act, “environmental clean-up” means that the area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or Federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

Conclusion: The degree to which this condition is present within the Study Area was not documented as part of the eligibility analysis. Thus, the extent to which this condition may be present in the Study Area is unknown.

12. Lack of Community Planning

As defined in the Act, “lack of community planning” means that the proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area’s development. This condition must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

The land use pattern of the Study Area has evolved over the last century to include a mix of residential, commercial and industrial uses. However, the core of the Study Area is industrial in character. While most of the residential development in the Study Area predates the City’s Zoning Ordinance the continued presence of residential units, particularly within the designated Addison Industrial Corridor, reflects a lack of community planning in that these non-conforming uses continue to exist. There are also numerous instances of tax parcels that reflect their original platting for residential development long after their development for industrial uses.

Conclusion: This condition is meaningfully present and reasonably distributed in the Study Area, affecting 69% of improved tax blocks.

13. Lagging or Declining Equalized Assessed Value

As defined in the Act, this condition is present when the Study Area can be described by one of the following three conditions: 1) the total equalized assessed value (“EAV”) has declined in three of the last five years; 2) the total EAV is increasing at an annual rate that is less than the balance of the municipality for three of the last five years; or 3) the total EAV is increasing at an annual rate that is less than the Consumer Price Index for all Urban Consumers for three of the last five years.

Table A: Comparative Increase in Equalized Assessed Value (EAV) compares the annual change in EAV of the Study Area with the balance of the City.

**Table A:
COMPARATIVE INCREASE IN EQUALIZED ASSESSED VALUE (EAV)**

| | 2005 | 2004 | 2003* | 2002 | 2001 |
|---|-----------------------|-----------------------|------------------------|-----------------------|-----------------------|
| Study Area – EAV and % Change over Prior Year | \$70,991,208 7.02% | \$66,332,414 1.84% | \$65,136,083 16.88% | \$55,727,978 6.87% | \$52,146,401 4.35% |
| Balance of City of Chicago - % Change over Prior Year | 7.28% | 3.96% | 17.29% | 7.98% | 3.71% |

*Reassessment year

Source: Cook County Tax Extension Office

As shown in *Table A*, the total equalized assessed value (EAV) of property within the Study Area has lagged the growth of the balance of the City of Chicago for four of the last five years. The EAV of the Study Area increased at a greater rate than the rest of Chicago only between the 2000 and 2001 tax years.

Conclusion: Lagging or declining equalized assessed value is meaningfully present and reasonably distributed affecting the entire Study Area, consistent with the definition contained in the Act.

Eligibility Analysis Summary

On the basis of the above review of current conditions, the Study Area meets the criteria for qualification as a conservation area. More than 50% of the buildings within the Study Area are 35 years of age or older. The Study Area exhibits the presence of nine of the 13 conservation area eligibility conditions defined by the Act. Five of these conditions are meaningfully present and reasonably distributed within the Study Area affecting at least 50% of tax blocks. Four other conditions were found to be present to a limited extent and were not used to establish eligibility as a conservation area under the Act. Only three conditions are required to qualify as a conservation area under the Act, once the age threshold is met. *Table B: Distribution of Conservation Area Eligibility Conditions* summarizes the presence and distribution of the conditions applicable to eligibility of the Study Area as conservation area. This summary demonstrates the degree to which these conditions are meaningfully present and reasonably distributed within the Study Area.

Table C:

DISTRIBUTION OF CONSERVATION AREA ELIGIBILITY CONDITIONS

M = Present to a Major Extent
L = Present to a Limited Extent

| <i>Legend of Eligibility Conditions- Improved Property</i> | |
|--|---|
| 1 | Dilapidation |
| 2 | Obsolescence |
| 3 | Deterioration |
| 4 | Presence of structures below minimum code standards |
| 5 | Illegal use of structures |
| 6 | Excessive vacancies |
| 7 | Lack of ventilation, light or sanitary facilities |
| 8 | Inadequate utilities |
| 9 | Excessive land coverage or overcrowding of community facilities |
| 10 | Deleterious land use or layout |
| 11 | Environmental contamination |
| 12 | Lack of community planning |
| 13 | Lagging or declining EAV |

| Tax Blocks | Conservation Area Eligibility Conditions | | | | | | | | | | | | |
|------------|--|---|---|---|---|---|---|---|---|----|----|----|----|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| 13-24-402 | | | | | | | | | | | | | |
| 13-24-407 | | | | | | | | | | | | | M |
| 13-25-201 | | M | L | | | | | | | | | | M |
| 13-25-202 | | | | | | | | | M | | | M | M |
| 13-25-203 | | M | M | | | L | | | | | | | M |
| 13-25-206 | | M | M | L | | L | | | M | | | M | M |
| 13-25-207 | | L | M | | | L | | | M | L | | M | M |
| 13-25-209 | L | M | M | L | | L | | | L | L | | L | M |
| 13-25-212 | | M | M | | | | | | M | | | M | M |
| 13-25-213 | | M | M | | | | | | M | | | M | M |
| 13-25-214 | | M | M | | | | | | M | | | M | M |
| 13-25-219 | | M | L | M | | L | | | M | | | M | M |
| 13-25-222 | | M | M | | | L | | | L | | | M | M |
| 13-25-226 | | | | | | L | | | M | L | | M | M |
| 13-25-227 | | L | L | | | | | | | | | | M |
| 13-25-228 | | L | M | | | M | | | L | | | L | M |
| 13-25-229 | | L | L | | | L | | | | | | | M |
| 13-25-230 | | L | L | L | | | | | L | | | | M |
| 13-25-403 | | M | M | | | | | | L | | | | M |
| 13-25-404 | | M | M | | | M | | | M | M | | M | M |
| 13-25-405 | | L | L | | | L | | | M | | | M | M |
| 13-25-406 | | | L | | | | | | L | | | L | M |
| 13-25-407 | | M | L | | | L | | | L | | | | M |
| 14-30-100 | | M | M | | | L | | | M | | | L | M |
| | | | | | | L | | | L | | | | M |

Table C: (Continued)

DISTRIBUTION OF CONSERVATION AREA ELIGIBILITY CONDITIONS

| Tax Blocks | Conservation Area Eligibility Conditions | | | | | | | | | | | | |
|---------------------------|--|-----|-----|-----|---|-----|---|---|-----|-----|----|-----|------|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| 14-30-101 | | L | M | | | L | | | L | L | | L | M |
| 14-30-107 | | M | M | | | | | | L | | | L | M |
| 14-30-113 | | L | M | | | | | | L | | | L | M |
| 14-30-114 | | L | M | | | L | | | L | L | | L | M |
| 14-30-115 | | L | M | | | | | | L | L | | L | M |
| 14-30-118 | | L | M | | | | | | | L | | | M |
| 14-30-300 | | L | M | | | L | | | L | L | | L | M |
| 14-30-301 | | M | M | | | | | | L | L | | L | M |
| 14-30-303 | | M | M | L | | | | | M | | | | M |
| 14-30-304 | | M | M | | | L | | | L | L | | L | M |
| 14-30-305 | | L | M | | | | | | M | | | M | M |
| 14-30-306 | | M | M | | | M | | | | M | | M | M |
| | | | | | | | | | | | | | |
| Present to a Major Extent | 0 | 18 | 24 | 1 | | 3 | | | 14 | 2 | | 14 | 36 |
| Present to a Minor Extent | 1 | 13 | 8 | 4 | | 14 | | | 15 | 10 | | 11 | 0 |
| Total Affected Tax Blocks | 1 | 31 | 32 | 5 | | 17 | | | 29 | 12 | | 25 | 36 |
| % of Blocks Affected | 3% | 86% | 89% | 14% | | 47% | | | 81% | 33% | | 69% | 100% |

APPENDIX D

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE ADDISON SOUTH TIF REDEVELOPMENT PROJECT AREA

| PIN | 2005 EAV | PIN | 2005 EAV |
|--------------------|-----------|--------------------|-----------|
| 13-24-402-010-0000 | \$0 | 13-25-203-017-0000 | \$51,575 |
| 13-24-407-007-0000 | \$0 | 13-25-203-028-0000 | \$40,453 |
| 13-24-407-008-0000 | \$0 | 13-25-203-029-0000 | \$58,678 |
| 13-25-201-005-0000 | \$295,542 | 13-25-203-030-0000 | \$47,844 |
| 13-25-201-006-0000 | \$13,146 | 13-25-203-031-0000 | \$53,797 |
| 13-25-201-007-0000 | \$13,146 | 13-25-203-032-0000 | \$23,285 |
| 13-25-201-008-0000 | \$13,146 | 13-25-203-036-0000 | \$75,747 |
| 13-25-201-009-0000 | \$13,146 | 13-25-203-037-0000 | \$9,352 |
| 13-25-201-010-0000 | \$13,146 | 13-25-203-038-0000 | \$37,745 |
| 13-25-201-011-0000 | \$24,055 | 13-25-203-039-0000 | \$38,387 |
| 13-25-201-012-0000 | \$6,336 | 13-25-203-040-0000 | \$382,423 |
| 13-25-201-030-0000 | \$0 | 13-25-203-041-0000 | \$192,128 |
| 13-25-201-017-0000 | \$0 | 13-25-203-043-0000 | \$82,531 |
| 13-25-201-018-0000 | \$52,875 | 13-25-203-044-0000 | \$237,873 |
| 13-25-201-019-0000 | \$52,875 | 13-25-203-045-0000 | \$126,145 |
| 13-25-201-020-0000 | \$53,905 | 13-25-206-005-0000 | \$23,230 |
| 13-25-201-021-0000 | \$74,723 | 13-25-206-006-0000 | \$20,124 |
| 13-25-201-022-0000 | \$70,863 | 13-25-206-007-0000 | \$20,026 |
| 13-25-201-023-0000 | \$70,863 | 13-25-206-008-0000 | \$161,213 |
| 13-25-201-024-0000 | \$70,863 | 13-25-206-009-0000 | \$144,381 |
| 13-25-201-025-0000 | \$70,792 | 13-25-206-012-0000 | \$124,473 |
| 13-25-201-026-0000 | \$98,956 | 13-25-206-013-0000 | \$9,666 |
| 13-25-201-027-0000 | \$64,341 | 13-25-206-014-0000 | \$8,108 |
| 13-25-201-028-0000 | \$64,631 | 13-25-206-020-0000 | \$32,060 |
| 13-25-201-029-0000 | \$117,107 | 13-25-206-021-0000 | \$32,060 |
| 13-25-202-015-0000 | \$792,299 | 13-25-206-022-0000 | \$55,047 |
| 13-25-203-001-0000 | \$84,878 | 13-25-206-027-0000 | \$20,165 |
| 13-25-203-002-0000 | \$83,094 | 13-25-206-028-0000 | \$195,062 |
| 13-25-203-003-0000 | \$83,094 | 13-25-206-029-0000 | \$23,801 |
| 13-25-203-004-0000 | \$25,287 | 13-25-206-030-0000 | \$70,382 |
| 13-25-203-010-0000 | \$69,404 | 13-25-206-031-0000 | \$279,057 |
| 13-25-203-011-0000 | \$69,800 | 13-25-206-032-0000 | \$199,731 |
| 13-25-203-014-0000 | \$126,145 | 13-25-207-002-0000 | \$145,550 |
| 13-25-203-015-0000 | \$53,692 | | |

| PIN | 2005 EAV |
|--------------------|-----------|
| 13-25-207-003-0000 | \$73,873 |
| 13-25-207-004-0000 | \$9,685 |
| 13-25-207-005-0000 | \$72,565 |
| 13-25-207-006-0000 | \$61,036 |
| 13-25-207-007-0000 | \$101,811 |
| 13-25-207-008-0000 | \$50,248 |
| 13-25-207-009-0000 | \$5,204 |
| 13-25-207-010-0000 | \$52,260 |
| 13-25-207-011-0000 | \$74,750 |
| 13-25-207-012-0000 | \$50,010 |
| 13-25-207-013-0000 | \$13,161 |
| 13-25-207-014-0000 | \$51,856 |
| 13-25-207-015-0000 | \$294,878 |
| 13-25-207-016-0000 | \$72,573 |
| 13-25-207-017-0000 | \$60,426 |
| 13-25-207-018-0000 | \$65,953 |
| 13-25-207-022-0000 | \$57,189 |
| 13-25-207-023-0000 | \$51,403 |
| 13-25-207-024-0000 | \$52,770 |
| 13-25-207-025-0000 | \$12,816 |
| 13-25-207-026-0000 | \$60,613 |
| 13-25-207-027-0000 | \$71,390 |
| 13-25-207-028-0000 | \$75,971 |
| 13-25-207-029-0000 | \$13,537 |
| 13-25-207-030-0000 | \$61,232 |
| 13-25-207-031-0000 | \$110,605 |
| 13-25-207-032-1001 | \$61,035 |
| 13-25-207-032-1002 | \$49,359 |
| 13-25-207-032-1003 | \$46,362 |
| 13-25-207-033-0000 | \$145,799 |
| 13-25-209-001-0000 | \$54,895 |
| 13-25-209-002-0000 | \$52,946 |
| 13-25-209-003-0000 | \$12,745 |
| 13-25-209-008-0000 | \$236,179 |
| 13-25-209-011-0000 | \$427,495 |
| 13-25-209-012-0000 | \$345,385 |
| 13-25-209-013-0000 | \$688,325 |
| 13-25-209-014-0000 | \$49,979 |
| 13-25-209-015-0000 | \$433,525 |
| 13-25-212-001-0000 | \$42,319 |
| 13-25-212-007-0000 | \$65,940 |
| 13-25-212-008-0000 | \$64,522 |
| 13-25-212-009-0000 | \$64,522 |
| 13-25-212-010-0000 | \$96,669 |
| 13-25-212-011-0000 | \$47,876 |

| PIN | 2005 EAV |
|--------------------|-------------|
| 13-25-212-012-0000 | \$136,939 |
| 13-25-212-013-0000 | \$210,796 |
| 13-25-212-014-0000 | \$306,883 |
| 13-25-213-001-0000 | \$0 |
| 13-25-213-003-0000 | \$86,798 |
| 13-25-213-004-0000 | \$120,451 |
| 13-25-213-005-0000 | \$59,320 |
| 13-25-213-006-0000 | \$93,607 |
| 13-25-213-007-0000 | \$110,968 |
| 13-25-213-009-0000 | \$184,093 |
| 13-25-213-012-0000 | \$1,964,199 |
| 13-25-213-014-0000 | \$229,149 |
| 13-25-213-016-0000 | \$212,331 |
| 13-25-213-018-0000 | \$162,988 |
| 13-25-213-019-0000 | \$169,141 |
| 13-25-213-021-0000 | \$0 |
| 13-25-213-022-0000 | \$231,493 |
| 13-25-213-023-0000 | \$778,617 |
| 13-25-213-026-0000 | \$622,147 |
| 13-25-213-027-0000 | \$443,330 |
| 13-25-214-001-0000 | \$52,856 |
| 13-25-214-002-0000 | \$411,267 |
| 13-25-214-005-0000 | \$863,607 |
| 13-25-214-008-0000 | \$134,712 |
| 13-25-214-009-0000 | \$276,697 |
| 13-25-214-010-0000 | \$575,474 |
| 13-25-219-001-0000 | \$156,658 |
| 13-25-219-002-0000 | \$49,916 |
| 13-25-219-003-0000 | \$75,111 |
| 13-25-219-004-0000 | \$33,546 |
| 13-25-219-005-0000 | \$8,024 |
| 13-25-219-006-0000 | \$39,014 |
| 13-25-219-007-0000 | \$38,839 |
| 13-25-219-008-0000 | \$19,630 |
| 13-25-219-009-0000 | \$57,171 |
| 13-25-219-010-0000 | \$170,739 |
| 13-25-219-011-0000 | \$56,217 |
| 13-25-219-012-0000 | \$165,969 |
| 13-25-219-013-0000 | \$38,741 |
| 13-25-219-014-0000 | \$62,478 |
| 13-25-219-015-0000 | \$182,763 |
| 13-25-219-016-0000 | \$138,788 |
| 13-25-219-020-0000 | \$52,313 |
| 13-25-219-021-0000 | \$71,800 |
| 13-25-219-022-0000 | \$99,060 |

| PIN | 2005 EAV |
|--------------------|-------------|
| 13-25-219-023-0000 | \$74,160 |
| 13-25-219-024-0000 | \$72,524 |
| 13-25-219-025-0000 | \$79,362 |
| 13-25-219-026-0000 | \$25,689 |
| 13-25-219-027-0000 | \$21,531 |
| 13-25-219-028-0000 | \$59,161 |
| 13-25-219-047-0000 | \$39,281 |
| 13-25-219-048-0000 | \$31,055 |
| 13-25-219-049-0000 | \$49,556 |
| 13-25-219-050-0000 | \$136,208 |
| 13-25-219-051-0000 | \$72,835 |
| 13-25-219-062-0000 | \$952,637 |
| 13-25-219-063-0000 | \$16,843 |
| 13-25-219-064-0000 | \$80,960 |
| 13-25-222-004-0000 | \$375,855 |
| 13-25-222-005-0000 | \$1,399 |
| 13-25-222-006-0000 | \$236,028 |
| 13-25-222-007-0000 | \$232,215 |
| 13-25-222-008-0000 | \$790,676 |
| 13-25-222-009-0000 | \$435,178 |
| 13-25-222-010-0000 | \$2,563,091 |
| 13-25-222-011-0000 | \$72,414 |
| 13-25-222-012-0000 | \$1,177 |
| 13-25-222-013-0000 | \$0 |
| 13-25-226-030-0000 | \$15,026 |
| 13-25-226-031-0000 | \$31,254 |
| 13-25-226-032-0000 | \$80,539 |
| 13-25-226-033-0000 | \$33,658 |
| 13-25-227-033-0000 | \$62,137 |
| 13-25-227-034-0000 | \$174,411 |
| 13-25-227-035-0000 | \$100,412 |
| 13-25-227-036-0000 | \$170,045 |
| 13-25-227-037-0000 | \$40,780 |
| 13-25-227-038-0000 | \$59,153 |
| 13-25-227-039-0000 | \$32,274 |
| 13-25-227-040-0000 | \$40,769 |
| 13-25-227-043-0000 | \$158,680 |
| 13-25-228-036-0000 | \$49,905 |
| 13-25-228-037-0000 | \$10,701 |
| 13-25-228-038-0000 | \$13,895 |
| 13-25-228-039-0000 | \$33,782 |
| 13-25-228-040-0000 | \$33,017 |
| 13-25-228-041-0000 | \$13,895 |
| 13-25-228-042-0000 | \$17,321 |
| 13-25-228-043-0000 | \$17,321 |

| PIN | 2005 EAV |
|--------------------|-----------|
| 13-25-228-044-0000 | \$17,321 |
| 13-25-228-045-0000 | \$382,073 |
| 13-25-229-001-0000 | \$37,028 |
| 13-25-229-002-0000 | \$54,637 |
| 13-25-229-003-0000 | \$53,737 |
| 13-25-229-004-0000 | \$55,548 |
| 13-25-229-005-0000 | \$35,823 |
| 13-25-229-006-0000 | \$60,060 |
| 13-25-229-007-0000 | \$66,793 |
| 13-25-229-008-0000 | \$324,297 |
| 13-25-229-009-0000 | \$50,477 |
| 13-25-229-010-0000 | \$72,403 |
| 13-25-229-011-0000 | \$58,730 |
| 13-25-229-012-0000 | \$26,030 |
| 13-25-229-013-0000 | \$58,407 |
| 13-25-229-014-0000 | \$54,069 |
| 13-25-229-015-0000 | \$34,845 |
| 13-25-229-016-0000 | \$65,024 |
| 13-25-229-017-0000 | \$10,778 |
| 13-25-229-018-0000 | \$40,672 |
| 13-25-229-019-0000 | \$65,489 |
| 13-25-229-020-0000 | \$59,653 |
| 13-25-229-023-0000 | \$55,263 |
| 13-25-229-024-0000 | \$94,049 |
| 13-25-229-025-0000 | \$53,351 |
| 13-25-229-026-0000 | \$50,647 |
| 13-25-229-027-0000 | \$40,019 |
| 13-25-229-028-0000 | \$69,554 |
| 13-25-229-029-0000 | \$40,445 |
| 13-25-229-030-0000 | \$41,444 |
| 13-25-229-031-0000 | \$58,970 |
| 13-25-229-032-0000 | \$67,969 |
| 13-25-229-033-0000 | \$59,880 |
| 13-25-229-034-0000 | \$58,790 |
| 13-25-229-035-0000 | \$165,455 |
| 13-25-229-036-0000 | \$58,790 |
| 13-25-229-037-0000 | \$39,787 |
| 13-25-229-038-0000 | \$58,987 |
| 13-25-229-039-0000 | \$10,382 |
| 13-25-229-040-0000 | \$222,448 |
| 13-25-229-041-0000 | \$48,687 |
| 13-25-229-042-0000 | \$77,518 |
| 13-25-229-043-0000 | \$68,040 |
| 13-25-229-044-0000 | \$143,812 |
| 13-25-229-045-0000 | \$58,623 |

| PIN | 2005 EAV |
|--------------------|-------------|
| 13-25-229-046-0000 | \$83,037 |
| 13-25-230-001-0000 | \$68,945 |
| 13-25-230-002-0000 | \$34,087 |
| 13-25-230-003-0000 | \$50,453 |
| 13-25-230-004-0000 | \$39,489 |
| 13-25-230-005-0000 | \$39,148 |
| 13-25-230-006-0000 | \$39,632 |
| 13-25-230-007-0000 | \$58,328 |
| 13-25-230-008-0000 | \$44,470 |
| 13-25-230-009-0000 | \$71,592 |
| 13-25-230-010-0000 | \$54,190 |
| 13-25-230-011-0000 | \$69,310 |
| 13-25-230-012-0000 | \$39,353 |
| 13-25-230-013-0000 | \$55,242 |
| 13-25-230-014-0000 | \$51,412 |
| 13-25-230-015-0000 | \$8,738 |
| 13-25-230-016-0000 | \$61,896 |
| 13-25-230-017-0000 | \$69,546 |
| 13-25-230-018-0000 | \$69,273 |
| 13-25-230-019-0000 | \$43,087 |
| 13-25-230-020-0000 | \$37,274 |
| 13-25-230-021-0000 | \$27,735 |
| 13-25-230-032-0000 | \$53,212 |
| 13-25-230-033-0000 | \$48,576 |
| 13-25-230-034-0000 | \$54,855 |
| 13-25-230-035-0000 | \$43,656 |
| 13-25-230-036-0000 | \$41,273 |
| 13-25-230-037-0000 | \$58,735 |
| 13-25-230-038-0000 | \$43,224 |
| 13-25-230-039-0000 | \$57,198 |
| 13-25-230-040-0000 | \$58,730 |
| 13-25-230-041-0000 | \$58,345 |
| 13-25-230-042-0000 | \$9,490 |
| 13-25-230-044-0000 | \$314,721 |
| 13-25-230-045-0000 | \$242,572 |
| 13-25-403-028-0000 | \$252,180 |
| 13-25-403-029-0000 | RAILROAD |
| 13-25-404-001-0000 | \$1,206,681 |
| 13-25-405-001-0000 | \$25,935 |
| 13-25-405-002-0000 | \$25,935 |
| 13-25-405-003-0000 | \$59,416 |
| 13-25-405-004-0000 | \$47,513 |
| 13-25-405-005-0000 | \$39,746 |
| 13-25-405-016-0000 | \$55,110 |
| 13-25-405-017-0000 | \$122,771 |

| PIN | 2005 EAV |
|--------------------|-----------|
| 13-25-405-018-0000 | \$79,621 |
| 13-25-405-019-0000 | \$78,403 |
| 13-25-405-020-0000 | \$57,220 |
| 13-25-405-021-0000 | \$56,518 |
| 13-25-405-022-0000 | \$75,810 |
| 13-25-405-033-0000 | \$330,995 |
| 13-25-406-002-0000 | \$78,400 |
| 13-25-406-003-0000 | \$78,542 |
| 13-25-406-004-0000 | \$57,133 |
| 13-25-406-005-0000 | \$25,690 |
| 13-25-406-023-0000 | \$244,845 |
| 13-25-406-024-0000 | \$53,865 |
| 13-25-406-025-0000 | \$56,267 |
| 13-25-406-026-0000 | \$55,595 |
| 13-25-406-047-1001 | \$66,959 |
| 13-25-406-047-1002 | \$66,959 |
| 13-25-406-047-1003 | \$89,279 |
| 13-25-407-001-0000 | \$158,183 |
| 13-25-407-002-0000 | \$56,287 |
| 13-25-407-003-0000 | \$63,235 |
| 13-25-407-004-0000 | \$59,361 |
| 13-25-407-024-0000 | \$198,603 |
| 13-25-407-025-0000 | \$31,831 |
| 13-25-407-026-0000 | \$24,741 |
| 13-25-407-027-0000 | \$108,357 |
| 13-25-407-028-0000 | \$248,101 |
| 13-25-407-029-0000 | \$248,101 |
| 13-25-407-030-0000 | \$57,935 |
| 13-25-407-031-0000 | \$25,140 |
| 13-25-407-032-0000 | \$24,405 |
| 13-25-407-033-0000 | \$24,405 |
| 13-25-407-034-0000 | \$25,140 |
| 13-25-407-035-0000 | \$71,704 |
| 13-25-407-036-0000 | \$81,547 |
| 13-25-407-037-0000 | \$75,747 |
| 13-25-407-038-0000 | \$65,478 |
| 13-25-407-039-0000 | \$74,095 |
| 13-25-407-040-0000 | \$45,829 |
| 13-25-407-041-0000 | \$78,649 |
| 13-25-407-042-0000 | \$147,698 |
| 13-25-407-043-0000 | \$55,490 |
| 14-30-100-019-0000 | \$489,550 |
| 14-30-100-020-0000 | \$140,242 |
| 14-30-100-021-0000 | \$205,597 |
| 14-30-100-022-0000 | \$91,522 |

| PIN | 2005 EAV |
|--------------------|-----------|
| 14-30-100-023-0000 | \$140,933 |
| 14-30-100-024-0000 | \$260,395 |
| 14-30-100-025-0000 | \$86,798 |
| 14-30-100-026-0000 | \$52,043 |
| 14-30-100-027-0000 | \$179,771 |
| 14-30-100-028-0000 | \$113,136 |
| 14-30-100-029-0000 | \$86,971 |
| 14-30-100-030-0000 | \$222,541 |
| 14-30-100-031-0000 | \$217,899 |
| 14-30-100-032-0000 | \$217,899 |
| 14-30-100-033-0000 | \$105,226 |
| 14-30-100-034-0000 | \$118,796 |
| 14-30-100-035-0000 | \$56,786 |
| 14-30-100-036-0000 | \$102,775 |
| 14-30-101-001-0000 | \$253,631 |
| 14-30-101-002-0000 | \$36,882 |
| 14-30-101-003-0000 | \$73,078 |
| 14-30-101-004-0000 | \$456,331 |
| 14-30-101-005-0000 | \$56,307 |
| 14-30-101-006-0000 | \$63,307 |
| 14-30-101-007-0000 | \$128,571 |
| 14-30-101-008-0000 | \$128,571 |
| 14-30-101-009-0000 | \$4,491 |
| 14-30-101-010-0000 | \$96,800 |
| 14-30-101-011-0000 | \$83,923 |
| 14-30-101-012-0000 | \$13,876 |
| 14-30-101-013-0000 | \$28,644 |
| 14-30-101-014-0000 | \$59,695 |
| 14-30-101-015-0000 | \$75,952 |
| 14-30-101-016-0000 | \$244,970 |
| 14-30-101-017-0000 | \$70,292 |
| 14-30-101-018-0000 | \$114,364 |
| 14-30-101-019-0000 | \$193,906 |
| 14-30-101-020-0000 | \$189,041 |
| 14-30-101-021-0000 | \$180,132 |
| 14-30-101-022-0000 | \$109,201 |
| 14-30-101-023-0000 | \$73,750 |
| 14-30-101-024-0000 | \$83,654 |
| 14-30-101-025-0000 | \$68,002 |
| 14-30-101-026-0000 | \$87,399 |
| 14-30-101-027-0000 | \$98,655 |
| 14-30-101-028-0000 | \$67,166 |
| 14-30-101-029-0000 | \$117,700 |
| 14-30-101-030-0000 | \$122,211 |
| 14-30-101-031-0000 | \$172,851 |

| PIN | 2005 EAV |
|--------------------|-----------|
| 14-30-101-032-0000 | \$37,565 |
| 14-30-101-033-0000 | \$131,559 |
| 14-30-101-034-0000 | \$80,922 |
| 14-30-101-035-0000 | \$196,360 |
| 14-30-101-036-0000 | \$84,575 |
| 14-30-101-037-0000 | \$173,755 |
| 14-30-107-001-0000 | \$71,699 |
| 14-30-107-002-0000 | \$57,954 |
| 14-30-107-003-0000 | \$48,586 |
| 14-30-107-004-0000 | \$115,673 |
| 14-30-107-008-0000 | \$118,154 |
| 14-30-107-009-0000 | \$79,009 |
| 14-30-107-010-0000 | \$87,477 |
| 14-30-107-011-0000 | \$78,855 |
| 14-30-107-012-0000 | \$106,370 |
| 14-30-107-013-0000 | \$55,701 |
| 14-30-107-014-0000 | \$32,165 |
| 14-30-107-015-0000 | \$27,812 |
| 14-30-107-016-0000 | \$80,568 |
| 14-30-107-017-0000 | \$76,491 |
| 14-30-107-018-0000 | \$74,065 |
| 14-30-107-019-0000 | \$213,309 |
| 14-30-107-020-0000 | \$223,060 |
| 14-30-107-021-0000 | \$203,933 |
| 14-30-107-024-0000 | \$134,772 |
| 14-30-107-025-0000 | \$91,629 |
| 14-30-107-026-0000 | \$81,509 |
| 14-30-107-027-0000 | \$132,909 |
| 14-30-107-028-0000 | \$174,274 |
| 14-30-107-036-0000 | \$136,600 |
| 14-30-107-037-0000 | \$196,907 |
| 14-30-113-005-0000 | \$141,381 |
| 14-30-113-006-0000 | \$106,447 |
| 14-30-113-007-0000 | \$95,789 |
| 14-30-113-008-0000 | \$122,309 |
| 14-30-113-009-0000 | \$122,309 |
| 14-30-113-010-0000 | \$89,806 |
| 14-30-113-011-0000 | \$104,963 |
| 14-30-113-012-0000 | \$34,027 |
| 14-30-113-015-0000 | \$78,494 |
| 14-30-113-016-0000 | \$63,214 |
| 14-30-113-017-0000 | \$65,665 |
| 14-30-113-018-0000 | \$58,876 |
| 14-30-113-019-0000 | \$88,389 |
| 14-30-113-023-0000 | \$14,996 |

| PIN | 2005 EAV | PIN | 2005 EAV |
|--------------------|-----------|--------------------|-----------|
| 14-30-113-024-0000 | \$14,671 | 14-30-114-037-0000 | \$18,031 |
| 14-30-113-025-0000 | \$120,364 | 14-30-114-038-0000 | \$73,800 |
| 14-30-113-026-0000 | \$18,031 | 14-30-114-039-0000 | \$44,300 |
| 14-30-113-027-0000 | \$77,357 | 14-30-114-040-0000 | \$13,114 |
| 14-30-113-028-0000 | \$70,888 | 14-30-114-041-0000 | \$13,114 |
| 14-30-113-029-0000 | \$65,439 | 14-30-114-042-0000 | \$35,383 |
| 14-30-113-030-0000 | \$824,184 | 14-30-114-043-0000 | \$459,042 |
| 14-30-113-031-0000 | \$31,096 | 14-30-114-045-0000 | \$510,739 |
| 14-30-113-032-0000 | \$3,437 | 14-30-115-001-0000 | \$480,611 |
| 14-30-113-033-0000 | \$88,826 | 14-30-115-002-0000 | \$101,988 |
| 14-30-113-034-0000 | \$91,762 | 14-30-115-003-0000 | \$79,523 |
| 14-30-113-035-0000 | \$58,967 | 14-30-115-004-0000 | \$72,734 |
| 14-30-113-036-0000 | \$103,802 | 14-30-115-005-0000 | \$56,381 |
| 14-30-113-038-0000 | \$246,558 | 14-30-115-006-0000 | \$329,255 |
| 14-30-113-039-0000 | \$0 | 14-30-115-007-0000 | \$397,539 |
| 14-30-113-040-0000 | \$241,353 | 14-30-115-008-0000 | \$0 |
| 14-30-113-041-0000 | \$0 | 14-30-115-009-0000 | \$0 |
| 14-30-113-043-0000 | \$362,968 | 14-30-118-005-0000 | \$38,775 |
| 14-30-113-044-0000 | \$134,439 | 14-30-118-006-0000 | \$24,585 |
| 14-30-114-004-0000 | \$99,057 | 14-30-118-010-0000 | \$178,826 |
| 14-30-114-010-0000 | \$70,349 | 14-30-118-013-0000 | \$76,272 |
| 14-30-114-011-0000 | \$70,305 | 14-30-118-014-0000 | \$50,845 |
| 14-30-114-012-0000 | \$23,714 | 14-30-118-021-0000 | \$42,201 |
| 14-30-114-013-0000 | \$80,094 | 14-30-118-022-0000 | \$104,644 |
| 14-30-114-014-0000 | \$75,951 | 14-30-118-023-0000 | \$283,207 |
| 14-30-114-015-0000 | \$75,131 | 14-30-118-024-0000 | \$127,030 |
| 14-30-114-016-0000 | \$67,844 | 14-30-118-026-1001 | \$111,927 |
| 14-30-114-017-0000 | \$13,114 | 14-30-118-026-1002 | \$111,927 |
| 14-30-114-018-0000 | \$37,353 | 14-30-118-026-1003 | \$116,254 |
| 14-30-114-019-0000 | \$98,528 | 14-30-118-026-1004 | \$126,765 |
| 14-30-114-020-0000 | \$206,178 | 14-30-118-026-1005 | \$73,729 |
| 14-30-114-023-0000 | \$103,606 | 14-30-118-026-1006 | \$84,880 |
| 14-30-114-024-0000 | \$70,199 | 14-30-118-026-1007 | \$73,729 |
| 14-30-114-025-0000 | \$13,114 | 14-30-118-026-1008 | \$73,729 |
| 14-30-114-026-0000 | \$58,397 | 14-30-118-026-1009 | \$73,729 |
| 14-30-114-027-0000 | \$78,968 | 14-30-118-026-1010 | \$73,729 |
| 14-30-114-028-0000 | \$50,559 | 14-30-118-026-1011 | \$73,729 |
| 14-30-114-029-0000 | \$13,114 | 14-30-118-026-1012 | \$73,729 |
| 14-30-114-030-0000 | \$67,120 | 14-30-118-026-1013 | \$89,880 |
| 14-30-114-031-0000 | \$52,076 | 14-30-118-026-1014 | \$89,880 |
| 14-30-114-032-0000 | \$21,137 | 14-30-118-026-1015 | \$66,996 |
| 14-30-114-033-0000 | \$183,033 | 14-30-118-026-1016 | \$78,960 |
| 14-30-114-034-0000 | \$104,499 | 14-30-118-026-1017 | \$95,814 |
| 14-30-114-035-0000 | \$74,821 | 14-30-118-026-1018 | \$87,929 |
| 14-30-114-036-0000 | \$96,883 | 14-30-118-026-1019 | \$89,030 |

| PIN | 2005 EAV |
|--------------------|----------|
| 14-30-118-026-1020 | \$53,900 |
| 14-30-118-026-1021 | \$47,189 |
| 14-30-118-026-1022 | \$47,189 |
| 14-30-118-026-1023 | \$35,600 |
| 14-30-118-026-1024 | \$47,966 |
| 14-30-118-026-1025 | \$47,966 |
| 14-30-118-026-1026 | \$47,966 |
| 14-30-118-026-1027 | \$47,966 |
| 14-30-118-026-1028 | \$35,600 |
| 14-30-118-026-1029 | \$35,976 |
| 14-30-118-026-1030 | \$43,403 |
| 14-30-118-026-1031 | \$48,403 |
| 14-30-118-026-1032 | \$50,583 |
| 14-30-118-026-1033 | \$50,583 |
| 14-30-118-026-1034 | \$37,844 |
| 14-30-118-026-1035 | \$41,954 |
| 14-30-118-026-1036 | \$41,954 |
| 14-30-118-026-1037 | \$41,954 |
| 14-30-118-026-1038 | \$34,105 |
| 14-30-118-026-1039 | \$35,518 |
| 14-30-118-026-1040 | \$34,105 |
| 14-30-118-026-1041 | \$27,752 |
| 14-30-118-026-1042 | \$34,019 |
| 14-30-118-026-1043 | \$34,019 |
| 14-30-118-026-1044 | \$49,711 |
| 14-30-118-026-1045 | \$49,711 |
| 14-30-118-026-1046 | \$44,711 |
| 14-30-118-026-1047 | \$51,020 |
| 14-30-118-026-1048 | \$38,219 |
| 14-30-118-026-1049 | \$38,219 |
| 14-30-118-026-1050 | \$36,349 |
| 14-30-118-026-1051 | \$37,813 |
| 14-30-118-026-1052 | \$36,349 |
| 14-30-118-026-1053 | \$46,454 |
| 14-30-118-026-1054 | \$46,454 |
| 14-30-118-026-1055 | \$38,590 |
| 14-30-118-026-1056 | \$34,480 |
| 14-30-118-026-1057 | \$40,901 |
| 14-30-118-026-1058 | \$40,901 |
| 14-30-118-026-1059 | \$47,400 |
| 14-30-118-026-1060 | \$42,400 |
| 14-30-118-026-1061 | \$40,831 |
| 14-30-118-026-1062 | \$7,324 |
| 14-30-118-026-1063 | \$7,324 |
| 14-30-118-026-1064 | \$7,324 |

| PIN | 2005 EAV |
|--------------------|-----------|
| 14-30-118-026-1065 | \$7,324 |
| 14-30-118-026-1066 | \$7,324 |
| 14-30-118-026-1067 | \$7,324 |
| 14-30-118-026-1068 | \$7,324 |
| 14-30-118-026-1069 | \$7,324 |
| 14-30-118-026-1070 | \$7,324 |
| 14-30-118-026-1071 | \$7,324 |
| 14-30-118-026-1072 | \$7,324 |
| 14-30-118-026-1073 | \$7,324 |
| 14-30-118-026-1074 | \$7,324 |
| 14-30-118-026-1075 | \$7,324 |
| 14-30-118-026-1076 | \$7,324 |
| 14-30-118-026-1077 | \$7,324 |
| 14-30-118-026-1078 | \$7,324 |
| 14-30-118-026-1079 | \$7,324 |
| 14-30-118-026-1080 | \$7,324 |
| 14-30-118-026-1081 | \$7,324 |
| 14-30-118-026-1082 | \$7,324 |
| 14-30-118-026-1083 | \$7,324 |
| 14-30-118-026-1084 | \$7,324 |
| 14-30-118-026-1085 | \$7,324 |
| 14-30-118-026-1086 | \$7,324 |
| 14-30-118-026-1087 | \$7,324 |
| 14-30-118-026-1088 | \$7,324 |
| 14-30-118-026-1089 | \$7,324 |
| 14-30-118-026-1090 | \$7,324 |
| 14-30-118-026-1091 | \$7,324 |
| 14-30-118-026-1092 | \$7,324 |
| 14-30-118-026-1093 | \$7,324 |
| 14-30-118-026-1094 | \$7,324 |
| 14-30-118-026-1095 | \$7,324 |
| 14-30-118-026-1096 | \$7,324 |
| 14-30-118-026-1097 | \$7,324 |
| 14-30-118-026-1098 | \$7,324 |
| 14-30-118-026-1099 | \$7,324 |
| 14-30-118-026-1100 | \$7,324 |
| 14-30-118-026-1101 | \$7,324 |
| 14-30-118-026-1102 | \$7,324 |
| 14-30-118-026-1103 | \$7,324 |
| 14-30-118-026-1104 | \$7,324 |
| 14-30-118-026-1105 | \$7,324 |
| 14-30-118-026-1106 | \$7,324 |
| 14-30-300-001-0000 | \$202,193 |
| 14-30-300-002-0000 | \$178,012 |
| 14-30-300-003-0000 | \$19,437 |

| PIN | 2005 EAV |
|--------------------|-----------|
| 14-30-300-004-0000 | \$77,430 |
| 14-30-300-005-0000 | \$79,348 |
| 14-30-300-006-0000 | \$62,458 |
| 14-30-300-007-0000 | \$62,458 |
| 14-30-300-008-0000 | \$77,425 |
| 14-30-300-009-0000 | \$77,425 |
| 14-30-300-010-0000 | \$59,563 |
| 14-30-300-011-0000 | \$62,394 |
| 14-30-300-012-0000 | \$32,938 |
| 14-30-300-013-0000 | \$55,347 |
| 14-30-300-014-0000 | \$55,947 |
| 14-30-300-015-0000 | \$75,947 |
| 14-30-300-016-0000 | \$60,725 |
| 14-30-300-017-0000 | \$52,742 |
| 14-30-300-018-0000 | \$62,103 |
| 14-30-300-019-0000 | \$79,556 |
| 14-30-300-020-0000 | \$489,249 |
| 14-30-300-023-0000 | \$68,590 |
| 14-30-300-024-0000 | \$73,600 |
| 14-30-300-025-0000 | \$72,455 |
| 14-30-300-026-0000 | \$73,641 |
| 14-30-300-027-0000 | \$72,455 |
| 14-30-300-028-0000 | \$73,641 |
| 14-30-300-029-0000 | \$73,641 |
| 14-30-300-030-0000 | \$73,641 |
| 14-30-300-031-0000 | \$31,647 |
| 14-30-300-032-0000 | \$280,003 |
| 14-30-300-033-0000 | \$79,906 |
| 14-30-300-034-0000 | \$78,873 |
| 14-30-300-035-0000 | \$79,949 |
| 14-30-300-036-0000 | \$74,368 |
| 14-30-300-037-0000 | \$58,944 |
| 14-30-300-038-0000 | \$57,690 |
| 14-30-300-039-0000 | \$72,690 |
| 14-30-300-040-0000 | \$56,649 |
| 14-30-300-041-0000 | \$57,127 |
| 14-30-300-042-0000 | \$79,706 |
| 14-30-300-043-0000 | \$54,127 |
| 14-30-300-044-0000 | \$79,720 |
| 14-30-300-045-0000 | \$18,791 |
| 14-30-300-046-0000 | \$100,814 |
| 14-30-300-047-0000 | \$156,874 |
| 14-30-300-048-0000 | \$189,694 |
| 14-30-300-049-0000 | \$535,251 |
| 14-30-301-019-0000 | \$621,560 |

| PIN | 2005 EAV |
|--------------------|---------------------|
| 14-30-303-001-0000 | \$264,307 |
| 14-30-303-002-0000 | \$151,541 |
| 14-30-303-003-0000 | \$72,423 |
| 14-30-303-004-0000 | \$78,531 |
| 14-30-303-005-0000 | \$78,318 |
| 14-30-303-006-0000 | \$58,537 |
| 14-30-303-007-0000 | \$63,754 |
| 14-30-303-008-0000 | \$44,369 |
| 14-30-303-009-0000 | \$43,754 |
| 14-30-303-024-0000 | \$106,021 |
| 14-30-303-025-0000 | \$158,232 |
| 14-30-303-026-0000 | \$23,706 |
| 14-30-303-027-0000 | \$11,898 |
| 14-30-303-029-0000 | \$4,032 |
| 14-30-303-031-0000 | \$127,489 |
| 14-30-303-032-0000 | \$20,261 |
| 14-30-303-033-0000 | \$17,656 |
| 14-30-303-035-0000 | \$144,222 |
| 14-30-303-037-0000 | \$396,889 |
| 14-30-303-038-0000 | \$156,371 |
| 14-30-303-039-0000 | \$109,389 |
| 14-30-304-001-0000 | \$8,920 |
| 14-30-304-002-0000 | \$8,920 |
| 14-30-304-003-0000 | \$17,843 |
| 14-30-304-004-0000 | \$147,930 |
| 14-30-304-009-0000 | \$0 |
| 14-30-304-010-0000 | \$0 |
| 14-30-304-012-0000 | \$90,230 |
| 14-30-304-014-0000 | \$30,746 |
| 14-30-304-016-0000 | \$74,065 |
| 14-30-304-018-0000 | \$39,532 |
| 14-30-304-019-0000 | \$76,406 |
| 14-30-305-007-0000 | \$33,391 |
| 14-30-305-011-0000 | \$171,471 |
| 14-30-305-012-0000 | \$61,219 |
| 14-30-305-018-0000 | \$0 |
| 14-30-305-019-0000 | \$0 |
| 14-30-305-020-0000 | \$100,172 |
| 14-30-305-021-0000 | \$486,220 |
| 14-30-305-022-0000 | \$308,167 |
| 14-30-305-023-0000 | \$168,764 |
| 14-30-306-001-0000 | \$46,007 |
| Total | \$70,991,208 |