

**City of Chicago**

**Bronzeville Redevelopment Project Area  
Tax Increment Finance Program**

**Redevelopment Plan and Project**

**City of Chicago  
Richard M. Daley  
Mayor**

**June 9, 1998**

**Amendment No. 1  
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**Prepared by  
Louik/Schneider & Associates, Inc.**

***Bronzeville Redevelopment Project Area  
Tax Increment Finance Program  
Redevelopment Plan and Project***

***Amendment No. 1***

To induce redevelopment pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.401 et seq., as amended from time to time (the "Act"), the City Council of the City of Chicago (the "City") adopted three ordinances on November 4, 1998, approving the Bronzeville Redevelopment Project Area Tax Increment Financing Program Redevelopment Plan and Project (the "Original Plan," and as hereby amended, the "Redevelopment Plan"), designated the Bronzeville Redevelopment Project Area (the "RPA") as a redevelopment project area under the Act, and adopted tax increment allocation financing for the RPA.

Amendments to the Act are stated in Public Act 92-263, which became effective on August 7, 2001, and in Public Act 92-406, which became effective on January 1, 2002. Pursuant to Section 11-74.4-3(n) of the Act, a redevelopment plan approved by a municipality:

"...establishes the estimated dates of completion of the redevelopment project and retirement of obligations issued to finance redevelopment project costs. Those dates shall not be later than December 31 of the year in which the payment to the municipal treasurer as provided in subsection (b) of Section 11-74.4-8 of this 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 if the ordinance was adopted on or after January 15, 1981..."

Pursuant to Section 11-74.4-3(n)(9) of the Act:

“(9) For redevelopment project areas designated prior to November 1, 1999, the redevelopment plan may be amended without further joint review board meeting or hearing, provided that the municipality shall give notice of any such changes by mail to each affected taxing district and registrant on the interested party registry, to authorize the municipality to expend tax increment revenues for redevelopment project costs defined by paragraphs (5) and (7.5), subparagraphs (E) and (F) of paragraph (11), and paragraph (11.5) of subsection (q) of Section 11-74.4-3, so long as changes do not increase the total estimated redevelopment project costs set out in the redevelopment plan by more than 5% after readjustment for inflation from the date the plan was adopted.”

Section 11-74.4-3(q)(11)(F) of the Act provides that:

“(F) Instead of the eligible costs provided by subparagraphs (B) and (D) of paragraph (11), as modified by this subparagraph, and notwithstanding any other provisions of this Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under this Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing.”

Accordingly, the Bronzeville Redevelopment Project Area Tax Increment Financing Redevelopment Plan and Project is amended by inserting the following underlined text and deleting the stricken text, in the corresponding Sections:

**V. Bronzeville Redevelopment Plan and Project**

***B. Redevelopment Plan and Project*** (Section V.B. is amended by inserting the following language immediately after the first paragraph of section V.B of the Original Plan.)

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").

**Residential Areas** - (Section V.B., Residential Areas is amended by inserting or deleting the following language in the Original Plan.)

To ensure that the needs of all residents of the RPA are addressed, it is recommended that new houses are developed for a variety of income levels. It has also been recommended by the Mid-South Strategic Development Plan to encourage the construction of owner-occupied homes in particular. The City requires that developers who receive TIF assistance for market rate housing set aside ~~20%~~ 20 percent of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than ~~120%~~ 100 percent of the area median income, and affordable rental units should be affordable to persons earning no more than ~~80%~~ 60 percent of area median income.

**V. Bronzeville Redevelopment Plan and Project**

***C. Estimated Redevelopment Project Activities and Costs*** - (Section V.C. is amended by inserting or deleting the following language in the Original Plan.)

~~The City proposes to realize its goals and objectives of redevelopment through public finance techniques, including but not limited to tax increment financing, and by undertaking certain activities and incurring certain costs. Such activities may include some or all of the following:~~

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

In the event the Act is amended after the date of the approval of this Plan by the City Council of Chicago to: (a) include new eligible redevelopment project costs; or, (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/1-74.4-3(q)(11)), the 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 1 or otherwise adjust the line items in Table 1 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 Redevelopment Costs:

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

- a) Costs of studies, surveys, development of plans and specifications, implementation and administration of the Plan including but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected;
1. ~~Analysis, Administration, Studies, Legal, ET AL.~~ Funds may be used by the City or provided for activities including the long-term management of the Redevelopment Plan and Project as well as the costs of establishing the program and designing its components. Funds may be used by the City or provided for costs of studies, 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, marketing, financial, planning, environmental or other services; provided, however, that no charges for professional services may be based on a percentage of the tax increment collected.
- b) The costs of marketing sites within the RPA to prospective businesses, developers and investors;
2. ~~Assemblage of Sites.~~ To meet the goals and objectives of this Plan, the City of Chicago is authorized to acquire and assemble property throughout the Redevelopment Project Area; clear the property of any and all improvements, if any, and engage in other site preparation activities and either (a) sell, lease or convey such property for private redevelopment or (b) sell lease or dedicate such property for construction of public improvements or facilities. Land assembly by the City may be by, among other means, purchase, exchange, donation, lease, eminent domain or through the Tax Reactivation Program. The City may pay for a private developer's (or redeveloper's) cost of acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land. Furthermore, the City may require written redevelopment agreements with developers (or redevelopers) before acquiring any properties. Acquisition of land for public rights-of-way may also be necessary for the portion of said rights-of-way that the City does not own.
- c) Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier and 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.

To meet the goals and objectives of this Plan, the City may acquire and assemble property throughout the RPA. Land assemblage by the City may be by purchase, exchange, donation, lease, eminent domain or through the Tax Reactivation Program and may be for the purpose of: (a) sale, lease, or conveyance to private developers; or, (b) 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 ~~and otherwise required~~ procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Plan.

The urban renewal area Project 6 was designated as a slum and blighted area redevelopment project area on May 14, 1953. The City has the power to assemble and acquire property pursuant to the designation. Such acquisition and assembly under that authority is consistent with this Plan. Nothing in this Plan (including the preceding paragraph) shall be deemed to limit or adversely affect the authority of the City under the Project 6 Slum and Blighted Area to acquire and assemble property. Accordingly, incremental property taxes from the RPA may be used to fund the acquisition and assembly of property by the City under the authority of the Urban Renewal Plan.

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

- ~~3. **Rehabilitation Costs.** The Costs of rehabilitation, reconstruction, or repair or remodeling of existing public or private buildings or fixtures including, but not limited to, provision of facade improvements for the purpose of improving the facades of privately held properties, may be funded:~~
  - d) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the costs 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;
- ~~4. **Provision of Public Improvements and Facilities.** Adequate public improvements and facilities may be provided to service the entire Redevelopment Project Area. Public improvements and facilities may include, but are not limited to: a) Provision for streets, public rights-of-ways and public transit facilities; b) Provision of utilities necessary to serve the redevelopment; c) Public landscaping; d) Public landscape/buffer improvements, street lighting and general beautification; e) Public open space.~~
- e) Costs of the construction of public works or improvements subject to the limitations in Section 11-74.4-3(q)(4) of the Act;
5. ~~**Job Training and Related Educational Programs.** Funds may be used by the City or made available for programs to be created for Chicago residents so that individuals may take advantage of the employment opportunities in the Redevelopment Project Area.~~
- f) Costs of job training and retraining projects including the cost of "welfare to work" programs

implemented by businesses located within the RPA and such proposals feature a community-based training program which ensures maximum reasonable opportunities for residents of the Douglas and Grand Boulevard Community Areas with particular attention to the needs of those residents who have previously experienced inadequate employment opportunities and development of job-related skills including residents of public and other subsidized housing and people with disabilities;

6. ~~Financing Costs.~~ Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued under the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and not exceeding 36 months thereafter and including reasonable reserves related thereto, may be funded.

g) Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued thereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and not exceeding 36 months following completion and including reasonable reserves related thereto;

7. ~~Capital Costs.~~ All of a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the Redevelopment Plan and Project, to the extent the municipality by written agreement accepts and approves such costs, may be funded.

h) To the extent the City by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan.

8. ~~Provision for Costs.~~ Funds may be used by the City or made available for the relocation expenses of public facilities and for private property owners and tenants of properties relocated or acquired by the City (or a developer or redeveloper) for redevelopment purposes:

i) Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law or by Section 74.4-3(n)(7) of the Act. Relocation assistance may be provided in order to facilitate redevelopment of portions of the RPA, and to meet the 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.

9. ~~Payment In Lieu of Taxes:~~

j) Payment in lieu of taxes, as defined by the Act;

k) ~~10. Costs of Job Training.~~ Funds may be provided for costs 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 RPA; 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;

- 1) Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that ~~11. Interest Costs.~~ Funds may be provided to developers or redevelopers for a portion of interest costs incurred in the construction of a redevelopment project. Interest costs incurred by a developer or redeveloper related to the construction, renovation or rehabilitation of a redevelopment project may be funded provided that:
1. such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
  2. such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
  3. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
  4. the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total: 1) cost paid or incurred by the redeveloper for such redevelopment project; 2) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act; and
  5. up to 75 percent of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.
- ~~12. New Construction Cost.~~ Unless expressly state above in items 1 - 11, incremental taxes may not be used by the City for the construction of new privately-owned buildings:
- m) Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.
  - n) An elementary, secondary or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
  - o) Up to 50 percent of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low-and very low-income units shall be eligible for benefits under the Act; and
  - p) The costs of daycare services for children of employees from low-income families working for businesses located within the RPA and all or a portion of the cost of operation of day care centers established by RPA businesses to serve employees from low-income families working in

businesses located in the RPA. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80 percent of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development.

q) 13. **Redevelopment Agreements:** The City may enter into redevelopment agreements with private developers or redevelopers, which may include but not be limited to, terms of sale, lease or conveyance of land, requirements for site improvements, public improvements, job training and interest subsidies. In the event that the City determines that construction of certain improvements is not financially feasible, the City may reduce the scope of the proposed improvements.

The City requires that developers receiving TIF assistance for market rate housing meet affordability criteria established by the City's Department of Housing (outlined in Section V.B.).

To undertake these activities, redevelopment project costs will be incurred. "Redevelopment project costs" (hereafter referred to as the "Redevelopment Project Costs") mean the sum total of all reasonable or necessary costs so incurred or estimated to be incurred, and any such costs incidental to this Plan pursuant to the Act.

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

The estimated Redevelopment Project Costs are shown in Table 1. The total Redevelopment Project Costs provide an upper limit on expenditures (exclusive of capitalized interest, issuance costs, interest and other financing costs). Within this limit, adjustments may be made in line items without amendment to this Plan. The costs represent estimated amounts and do not represent actual City commitments or expenditures.

Table 1 - Estimated Redevelopment Project Costs represents those eligible project costs in the Act. These upper limit expenditures are potential costs to be expended over the maximum 23-year life of the RPA. These funds are subject to the number of projects, the amount of TIF revenues generated by the City's willingness to fund proposed projects on a project by project basis.



**TABLE 1 - ESTIMATED REDEVELOPMENT PROJECT COSTS**

<b>Program Action/Improvements</b>	<b>Costs</b>	
Planning, Legal, Professional, Administration	\$	2,000,000
Assemblage of Sites	\$	7,000,000
Rehabilitation Costs	\$	242,000,000
Public Improvements	\$	232,000,000 (1)
Job Training	\$	2,500,000
Relocation Costs	\$	500,000
Interest Costs	\$	3,000,000
Site Preparation/Environmental Remediation/Demolition	\$	10,000,000
<u>Daycare Services</u>	<u>\$</u>	<u>1,000,000</u>
<u>Interest Costs of Low- and Very Low-Income Housing</u>	<u>\$</u>	<u>1,000,000</u>
<u>Cost of Construction of Low- and Very Low-Income Housing</u>	<u>\$</u>	<u>1,000,000</u>
<b>TOTAL REDEVELOPMENT PROJECT COSTS (2)(3)</b>	<b>\$</b>	<b>72,000,000 (4)</b>

(1) This category may also include paying for or reimbursing (i) an elementary, secondary or unit school district's increased costs attributed to assisted housing units, and (ii) capital costs of taxing districts impacted by the redevelopment of the RPA. 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 districts capital costs resulting from a redevelopment project pursuant to a written agreement by the City accepting and approving such costs necessarily incurred within a taxing district in furtherance of the objectives of the Plan.

(2) Total Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs. In addition to the above-stated costs, each issue of bonds issued to finance a phase of the Redevelopment Plan and Project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations. Adjustments to the estimated line item costs above are expected and may be made by the City without amendment to the Plan. Each individual project cost will be re-evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a total limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing line item costs as a result of changed redevelopment cost and needs.

(3) The amount of the Total Redevelopment Project Costs that can be incurred in the RPA will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the RPA 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 RPA, but will not be reduced by the amount of redevelopment project costs incurred in the RPA which are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated from the RPA only by a public right-of-way. The estimated Total Redevelopment Project costs amount do not include private redevelopment costs or costs financed from non-TIF public resources. Total Redevelopment Project Costs are inclusive of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated only by a public right of way, that are permitted under the Act to be paid from incremental property taxes generated in the Redevelopment Project Area which are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated only by a public right of way.

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

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.

**V. Bronzeville Redevelopment Plan and Project**

**D. Sources of Funds to Pay Redevelopment Project Costs** (Section V.D. of the Plan is modified by

**CITY OF CHICAGO**

**BRONZEVILLE REDEVELOPMENT PROJECT AREA**

**TAX INCREMENT FINANCE PROGRAM**

**REDEVELOPMENT PLAN AND PROJECT**

**CITY OF CHICAGO  
RICHARD M. DALEY  
MAYOR**

**JUNE 9, 1998**

**PREPARED BY  
LOUIK/SCHNEIDER & ASSOCIATES, INC.**



**REDEVELOPMENT PLAN AND PROJECT FOR  
BRONZEVILLE REDEVELOPMENT PROJECT AREA  
TAX INCREMENT FINANCING PROGRAM**

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## I. INTRODUCTION

The Bronzeville Redevelopment Project Area (hereafter referred to as the "Redevelopment Project Area") is located on the south side of the City of Chicago (the "City"), approximately three miles from the central business district. The Redevelopment Project Area comprises 491 acres and includes 103 (full and partial) blocks. The Redevelopment Project Area is generally bounded by 25th Street on the north, 40th Street on the south, Dr. Martin Luther King Jr. Drive and Lake Park Avenue on the east, and Calumet Avenue, Indiana Avenue, State Street and Wentworth Avenue on the west. The boundaries of the Redevelopment Project Area are shown on Map 1, *Boundary Map*.

The Redevelopment Project Area is a residential community with supporting commercial and institutional uses. The Redevelopment Project Area includes the "Bronzeville Focus Area" as defined by the *City of Chicago Bronzeville Blue Ribbon Committee Report, May 1997* ("Blue Ribbon Report"). The "Bronzeville Focus Area" is the area bounded by 31st Street on the north, 39th Street on the south, Cottage Grove on the east and the Dan Ryan Expressway on the west. The Blue Ribbon Task Force was convened to: 1) develop a redevelopment strategy, linking Bronzeville to tourism and convention industries; 2) identify reuses for the historical landmarks; and 3) develop partnerships with the agencies, residents, businesses and institutions.

The Redevelopment Project Area was at one time the center of the City's African-American cultural, economic and social life. The Redevelopment Project Area still maintains some of the same elements that made it such a viable neighborhood in the past: close proximity to the central business district, excellent local/regional public transportation, easy accessibility to the City's lakefront and the Museum Campus. It is surrounded by McCormick Place on the north and the Museum of Science and Industry and the University of Chicago on the south and Lake Michigan to the east.

The Redevelopment Project Area is also well served by public transportation, making the area easily accessible to the local work force. The Chicago Transit Authority (the "CTA") bus lines that service the Redevelopment Project Area directly are the #35, #39 Pershing, and Michigan, Indiana, King, and Cottage Grove lines. The CTA Green Line runs through the Redevelopment Project Area between State Street and Wabash Avenue with a new renovated Bronzeville Station at 35th Street. Directly west (approximately 1/4 mile) of the Redevelopment Project Area is the CTA Red Line (Howard-Dan Ryan) with stops at 35th and 39th Streets.

The major local surface transportation access routes serving the Redevelopment Project Area include 22nd Street, 26th Street, 31st Street, 35th Street, 39th Street, State Street, Michigan Avenue and Dr. Martin Luther King Drive. The Dan Ryan Expressway is located along the western boundary of the Redevelopment Project Area with access at 31st, 35th and 39th

Streets. The Stevenson, Eisenhower, and Kennedy Expressways are all within 1 ½ miles of the Dan Ryan entrance ramps. Directly east is Lake Shore Drive with access at 31st Streets and Oakwood. There is also access to the Stevenson Expressway and Lake Shore Drive via 25th Street.

Currently, 37.8% of the 1,459 parcels located in the Redevelopment Project Area are vacant. The quality of some of the housing stock and commercial businesses has deteriorated. The community is now working to rebuild itself, to revitalize Bronzeville to reach unprecedented levels. This Plan (defined below) is an important planning and financial vehicle to this rebirth.

The Redevelopment Project Area consists of 103 (full and partial) blocks and 1,459 parcels. There are 647 buildings in the Redevelopment Project Area of which 86% are residential, 13.7% are commercial and .3% are institutional. The Redevelopment Project Area contains 551 vacant parcels, 70 parking lots and 8 recreational park parcels.

Much of the Redevelopment Project Area is characterized by:

- vacant parcels and vacant buildings;
- deteriorated buildings and site improvements;
- inadequate infrastructure; and
- other deteriorating characteristics.

The Redevelopment Project Area represents an opportunity for the City to reestablish a culturally significant community. The Redevelopment Project Area offers a solid history, diverse transportation systems (expressways as well as public transportation), and an accessible workforce. To ensure that the City maintains a balanced and viable economy, it is necessary to preserve and enhance its existing historical communities.

Recognizing the Redevelopment Project Area's continuing potential as a residential community, the City is taking action to facilitate its revitalization. The City recognizes that the trend of physical deterioration, obsolescence, depreciation and other influences will continue to weaken the Redevelopment Project Area unless the City assists the leadership of the community and the private sector in the revitalization process. Consequently, the City wishes to encourage private development activity by using tax increment financing as the primary implementation tool.

The purpose of this Bronzeville Redevelopment Project Area Tax Increment Finance Program Redevelopment Plan and Project (hereafter the "Plan") is to create a mechanism to allow for: 1) the rehabilitation and renovation of existing structures including historically significant structures documented in *Black Metropolis Historic District*, the preliminary staff summary of information submitted to the Commission on Chicago Landmarks on March 7, 1984, revised in December 1994 (as identified in Section B. Historically Significant Structures), 2) the construction

of new structures, and the redevelopment and/or expansion of existing viable businesses and 3) the development of vacant and underutilized properties.

This Plan summarizes the analyses and findings of the consultants' work, which, unless otherwise noted, is the responsibility of Louik/Schneider and Associates, Inc. and was completed with the assistance of Ernest R. Sawyer Enterprises, Inc. The City is entitled to rely on the findings and conclusions of this Plan in designating the Redevelopment Project Area as a redevelopment project area under the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the "Act"). Louik/Schneider & Associates, Inc. has prepared this Plan and the related Eligibility Study with Ernest R. Sawyer Enterprises, Inc. with the understanding that the City would rely 1) on the findings and conclusions of the Plan and the related eligibility study in proceeding with the designation of the Redevelopment Project Area and the adoption and implementation of the Plan, and 2) on the fact that Louik/Schneider & Associates, Inc. has obtained the necessary information so that the Plan and the related eligibility study will comply with the Act.

#### **A. AREA HISTORY**

The Redevelopment Project Area is located in two of the City's 77 community areas - Douglas and Grand Boulevard. The two communities are divided by 39th Street, Douglas to the north and Grand Boulevard to the south. The majority of the Redevelopment Project Area is located in the Douglas Community. Only nine of the 103 blocks of the Redevelopment Project Area are located in the Grand Boulevard community. Both communities experienced many of the same trends. By 1870, the Douglas area was a well established residential community of Victorian mansions and greystone homes east of State Street and smaller frame homes west of State Street. Both Douglas and Grand Boulevard became the home of migrating African-American populations. The City's African-American population increased from 320 in 1850 to 3,700 in 1870.

By 1870, the City's African-American population was concentrated in an area commonly referred to as the "Black Belt" according to the *Black Metropolis Historic District*. The "Black Belt" was bordered by Van Buren on the north, 39th on the south, the white residential community that began at State Street, and the railroads and the industrial community on the west. As the community of the "Black Belt" strengthened, it developed a complete and independent commercial, social and political base. The City's first African-American owned business was located at 31st and State Street. As the needs for goods and services increased, the commercial base expanded south along State Street to 35th by 1890. At the same time major institutional developments outlined the community: the Armour Institute of Technology (1891) on the west and Michael Reese Hospital (1880) on the east. By the 1900s, the African-American population had increased to 30,050.

This community became known as "the Metropolis" in the 1900s. The Metropolis was further coined the "Black Metropolis" as the area developed as the national center for African-American business/politics and culture/entertainment. The Black Metropolis was the home of Chicago's first African-American bank, as well as major insurance companies. Musicians from all over the country performed in local theaters and clubs, and developed what is known as the Chicago style of jazz. The Metropolis became the new home of the Olivet Baptist Church, the City's largest African-American congregation.

Since the heyday of the Metropolis, the Redevelopment Project Area has undergone many changes. The population has continued to fluctuate and peaked in the 1950s. The Douglas community population decreased from 79,000 in 1950 to 30,652 in 1990. Major developments in the Douglas community in the last 40 years include : Chicago Housing Authority - Dearborn Homes, Stateway Gardens and Ida B. Wells (a total of more than 2200 units), the Illinois Institute of Technology expansion and Lake Meadows and Prairie Shores Development. The population decline has left the area with a large number of vacant and deteriorated buildings and parcels.

## **B. HISTORICALLY SIGNIFICANT STRUCTURES**

The Redevelopment Project Area is filled with historically and architecturally significant buildings. There are landmarks located throughout the Redevelopment Project Area which are recognized locally and nationally. The Calumet-Giles-Prairie District (Calumet, Giles and Prairie Avenues between 31st and 35th Streets) and the South Side Community Art Center at 3831 South Michigan Avenue are designated Chicago Landmarks.

The *Black Metropolis Historic District* and the John W. Griffith's Mansion are identified on the National Register of Historic Places. The *Black Metropolis Historic District* includes eight buildings and a public monument. All of the eight structures as well as the monument are located in the Redevelopment Project Area. The historical profiles as identified by the *Blue Ribbon Report* and the *Black Metropolis Historic District* are as follows. Each profile includes the building name, address, the year it was constructed and historical significance of the building.

### **CHICAGO BEE BUILDING, 3647 South State Street (1929-31)**

The Chicago Bee Building was designed in the Art Deco style of the late 1920s, also by Z. Erol Smith. This building was also commissioned by Anthony Overton, who developed the Overton Hygienic Douglass National Bank Building. The combination newspaper office (housing the Chicago Bee) and apartment building, was the last major structure constructed in that State Street commercial district. Overton was committed to State Street's vitality, despite competing commercial centers.

### **CHICAGO DEFENDER, 3435 South Indiana Avenue (1899)**

The Chicago Defender building was originally constructed by Henry Newhouse as a Jewish synagogue. This building gained its name and historical significance in 1920 when it became the



headquarters of the Chicago Defender, an African-American publication. For the next forty years the nation's premier forum for African-American journalism was located in this building.

**EIGHT REGIMENT ARMORY, 3533 South Giles Avenue (1914-15)**

The Eight Regiment Armory was designed by James B. Dibelka. At the time of its completion, the Eight Regiment Armory was the only armory in the United States built for an African-American regiment. The "Fighting 8th," which was commanded entirely by African-Americans, was organized in 1898 as a volunteer regiment drawn from the African-American community during the Spanish-American War.

**LIBERTY LIFE/SUPREME INSURANCE Co., 3501 South King Drive (1921)**

The Liberty Life/Supreme Insurance Co. was designed by Albert Anis. Frank L. Gillespies of Liberty Life, the first African-American owned and operated insurance company in the northern United States, purchased the building in 1924. Second floor office space of the building could no longer accommodate the needs of Liberty Life after it merged with Supreme Life Insurance Company of America.

**OVERTON HYGIENIC DOUGLASS NATIONAL BANK, 3619-27 South State Street (1922-23)**

The Overton Hygienic Douglass National Bank Building, designed by Z. Erol Smith, was the vision of Anthony Overton as a "monument to Negro thrift and industry". Overton was the principal backer of the building and owner of several businesses including the Victory Life Insurance Company; the Chicago Bee, a major African-American newspaper; The Half Century Magazine, an African-American newspaper; and the Douglass Bank, the first African-American bank granted a national charter.

**SUNSET CAFE/GRAND TERRACE CAFE, 315 East 35th Street (1909)**

This building is the premier remaining structure associated with the nightclubs that established Chicago's reputation as a jazz center in the 1920s and 1930s. The Sunset Cafe was home to such legendary figures as Louis Armstrong and Johnny Dodds. In the 1950s, the building housed the office of the Second Ward Regular Democratic Organization.

**UNITY HALL, 3140 South Indiana Avenue**

Unity Hall was built in 1887 as the Lakeside Club, a Jewish social organization. Beginning in 1917, it became the headquarters of the Peoples Movement Club, a political organization headed by Oscar Stanton DePriest, the first African-American elected to the U.S. House of Representatives. Unity Hall also served for many years as the headquarters for William Dawson, a prominent Democratic political leader of standing.

**WABASH AVENUE YMCA, 3763 SOUTH WABASH AVENUE**

The Wabash YMCA opened to the public on June 15, 1913. The project was initiated by Sears, Roebuck & Company chairman Julius Rosenwald. Rosenwald's offer of \$25,000 toward a combined community center, gymnasium, pool, and residential headquarters to be run under the auspices of the YMCA was soon matched by contributions from Chicago's most prominent businesses and citizens.

**VICTORY MONUMENT, 35th Street and King Drive (1926 and 1936)**

At the close of the World War I, movements began within Chicago's African-American community to honor the achievements of the Eight Regiment of the Illinois National Guard. The Statue was erected in 1926 and consists of a circular grey granite shaft with three inset bronze sculptural panels finished

with a rich black patination. The panels portrayed an African-American soldier, an American woman (symbolizing motherhood), and the figure of "Columbia" holding a tablet that recorded the locations of the regiment's principal battles. The monument is one of the most famous landmarks of Chicago's African-American community and is the site of an annual Memorial Day ceremony, where the surviving members of the "Fighting 8th" gather to honor the memory of their fallen comrades.

### **C. EXISTING LAND USES AND CURRENT CONDITIONS**

The land uses in the Redevelopment Project Area are residential, commercial, industrial and institutional. Commercial uses are located along the major arterials of 35th and 39th Street and a limited amount along 31st Street. The industrial buildings are located on 39th Street and in the northwest corner of the Redevelopment Project Area.

The Redevelopment Project Area is primarily a residential community comprised of three and four-story greystones, rowhouses and multi-unit apartment buildings. Originally designed for single families, many of the greystone buildings now house multiple families. There are also 551 vacant parcels scattered throughout the Redevelopment Project Area that are zoned residential and commercial.

The commercial businesses that exist along 35th Street are small to medium-sized retailers (e.g. Payless Shoe Store and Meyer Hardware Store) and fast food restaurants (e.g. Docks, Church's and McDonald's). There are also smaller businesses including a medical office, currency exchange and a gas station. On the south side of 35th at State Street, the New Central Police Headquarters will be constructed. The new headquarters will occupy the entire block and can be one of the catalysts for redevelopment. The businesses along 35th Street are active but lack cohesiveness as a commercial district. Although there is potential for viable neighborhood commercial shopping along 31st, there are only two businesses located there - a car wash and a gas station. The majority of the parcels on the south side of 31st Street are vacant. On the north side of the street is Dunbar High School and Dunbar Park. The commercial businesses along 39th Street include a liquor store, fast food restaurant and a beauty salon. The main entrance to the Wendell Phillips High School is on the north side of 39th Street. Vacant parcels exist on both sides of 39th Street.

The industrial buildings are primarily concentrated between the Stevenson Expressway and 27th Street from Federal Street to Wabash Avenue. There is a cluster of 13 buildings east of State Street of which three are completely vacant. The majority of the buildings are multi story with large floor plans. The industrial buildings west of State Street are smaller in size and are currently occupied.

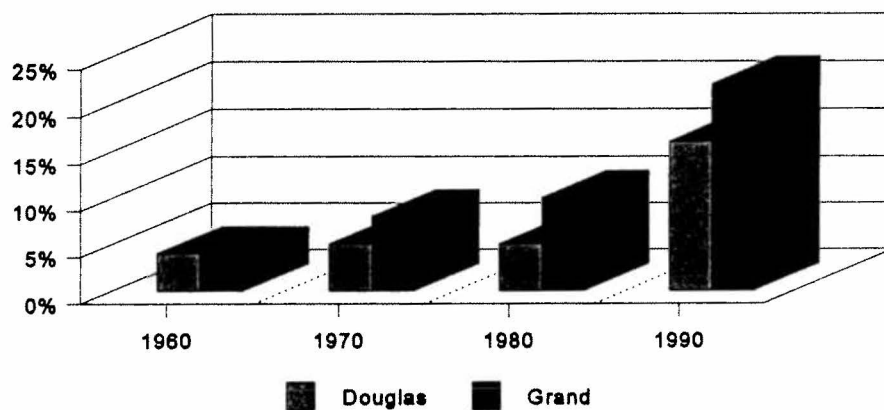
The Redevelopment Project Area includes a number of academic institutions as well as two major hospitals. At the north end of the Redevelopment Project Area is Columbia Michael

Reese Hospital at 31st and Cottage Grove, part of Mercy Hospital and Medical Center's parking facility and MRI building at 26th and King Drive, Drake Elementary School and Dunbar Vocational High School at 28th and King Drive. At the western edge of the Redevelopment Project Area is part of the Illinois Institute of Technology campus. Also in the center of the Redevelopment Project Area but not included within the boundaries is the Illinois College of Optometry. In the south half of the Redevelopment Project Area is De La Salle High School, Raymond Elementary School, Philips High and Mayo Elementary School.

Of the 1,459 parcels in the Redevelopment Project Area, 551 (37.8%) are vacant. The number of vacant buildings is quantified by two sources: exterior building surveys conducted by Ernest R. Sawyer and the 1990 Census Data. The Census data provides in-depth information on the trend of vacant buildings in the Redevelopment Project Area. The 1990 Census Data reported, the percentage of vacant housing units is 16% for the Grand Boulevard community and 22% for the Douglas community. The trend of vacant housing units as identified by the *Local Community Fact Book* shows over the last 40 years there has been a steady increase in the amount of vacant buildings.

## Vacant Housing Unit

(percentage of houses)



In addition to the vacant parcels, the Redevelopment Project Area is plagued with buildings in advanced states of disrepair. The analysis of the Eligibility Study concluded that 70% of the buildings in the Redevelopment Project Area are either dilapidated and/or deteriorated. Evidence of dilapidation and/or deterioration can be found throughout the Redevelopment Project Area.

#### **D. URBAN RENEWAL - SLUM AND BLIGHTED AREA**

On May 14, 1953, the Chicago Land Clearance Commission, a predecessor of the Department of Urban Renewal, hereinafter referred to as the Commission, by Resolution No. 53-CLCC-8, designated as a slum and blighted area a redevelopment project area identified as Project 6 (Urban Renewal Area). The boundaries of the Urban Renewal Area are 26th Street on the north, 31st Street on the south, the former South Park Way King Drive, on the east and State Street on the west. The designation was based on findings published in the *Report to the Department of Urban Renewal on the Designation of Slum & Blighted Area Project 6C, June 15 1960 (Urban Renewal Plan)*. Part of the Redevelopment Project Area is located in an Urban Renewal Area, *Revision No.2 to the Redevelopment Plan for Slum and Blighted Area Redevelopment Project 6C*. The object of the Urban Renewal Plan was to remove structurally substandard buildings to provide land for redevelopment in residential, which may include church and neighborhood shopping center uses as auxiliary purposes; public elementary school; and commercial-light industrial. On June 29, 1962, the City Council approved Revision No.1 to the Redevelopment Plan. Revision No. 2 was adopted on August 5, 1965. The following blocks of the Redevelopment Project Area are also part of the Urban Renewal Area:

- 17 27 300 - from 26th to 28th Streets, State Street and Wabash Avenue
- 17 27 301 - from 26th to 28th Streets, Wabash Avenue east to the alley
- 17 27 302 - from 28th to 29th Streets, State Street to Wabash Avenue
- 17 27 309 and 316 - from 29th to 31st Streets, State Street east to CTA tracks
- 17 27 306 and 037- from 26th to 29th Streets, Prairie Avenue to King Drive
- 17 27 312,313,314,315,320,321 - from 29th to 31st Streets, Indiana Avenue to King Drive

#### **E. ZONING CHARACTERISTICS**

The Redevelopment Project Area has a variety of zoning classifications including residential, business, commercial, manufacturing as well as planned developments. The majority of the Redevelopment Project Area is zoned residential - **R4** and **R5**. There are two Residential Planned Developments located within the Redevelopment Area. Residential Planned Development No. 236 is located on south 38th Street between Giles and Dr. Martin Luther King Drive. Residential Planned Development No. 265 is located between Indiana and Michigan Avenues between 36th and 37th Streets.

The commercial areas along 31st, 35th and 39th Streets are zoned business - **B2-3**, **B4-2** and **B4-3**. The parcels zoned commercial - **C1-2**, **C1-3**, **C2-3**, **C3-3** are scattered throughout the Redevelopment Project Area but are located primarily west of Prairie Avenue between 34th and 40th and State Street between 25th and 30th Streets.

There are three areas zoned for manufacturing. Two areas are zoned **M1-3**; one is located between the CTA elevated train and the east side of Michigan Avenue, south of 39th between Federal and Wentworth Avenue. The second area zoned **M1-3** is on the east side of King Drive and south 25th Street. The Redevelopment Project Area also has three Planned Developments, No.1 - IIT, No. 2 - Michael Reese Hospital and No. 26 - Mercy Hospital.

#### **F. TAX INCREMENT ALLOCATION REDEVELOPMENT ACT**

An analysis of conditions within this area indicates that it is appropriate for designation as a redevelopment project area under the Act. The Redevelopment Project Area is characterized by conditions which warrant its designation as an improved "Blighted Area" within the definitions set forth in the Act.

The Act provides a means for municipalities, after the approval of a "redevelopment plan and project," to redevelop blighted areas by pledging the increase in tax revenues generated by public and private redevelopment. This increase in tax revenues is used to pay for upfront costs that are required to stimulate private investment in new redevelopment and rehabilitation, or to reimburse private developers for eligible costs incurred in connection with any redevelopment. Municipalities may issue obligations to be repaid from the stream of real property tax increment revenues that are generated within the tax increment financing district.

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

This Plan has been formulated in accordance with the provisions of the Act. It is a guide to all proposed public and private action in the Redevelopment Project Area. In addition to describing the redevelopment objectives, the Plan sets forth the overall program to be undertaken to accomplish these objectives. This program is the Redevelopment Plan and Project.

This Plan also specifically describes the Redevelopment Project Area. This area meets the eligibility requirements of the Act (see Bronzeville - Tax Increment Finance Program - Eligibility Study attached as Exhibit 3). The Redevelopment Project Area boundaries are described in the introduction of this Plan and are shown in Map 1, Boundary Map.

After approval of the Plan, the City Council may then formally designate the Redevelopment Project Area.

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

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

Revitalization of the Redevelopment Project Area is a large and complex undertaking and presents challenges and opportunities commensurate to its scale. The success of this effort will depend to a large extent on the cooperation between the private sector and agencies of local government.

Regardless of when the Redevelopment Plan and Project is adopted, it will include land uses that have already been approved by the Chicago Plan Commission.

There has been no major private investment in the Redevelopment Project Area for at least the last five years (as demonstrated in Section IV, p. 17). The adoption of the Plan will make possible the implementation of a logical program to stimulate redevelopment in the Redevelopment Project Area, an area which cannot reasonably be anticipated to be developed without the adoption of this Plan. Public investments will create the appropriate environment to attract the level of private investment required for rebuilding the area.

Successful implementation of the Redevelopment Plan and Project requires that the City take advantage of the real estate tax increment revenues attributed to the Redevelopment Project Area as provided in accordance with the Act.

## II. REDEVELOPMENT PROJECT AREA AND LEGAL DESCRIPTION

The Redevelopment Project Area is located on the south side of the City approximately two miles from the City's central business district. The Redevelopment Project Area is comprised of 491 acres and consists of 103 (full and partial) city blocks.

The boundaries of the Redevelopment Project Area are shown on Map 1, Boundary Map, and the existing land uses are identified on Map 2. The Redevelopment Project Area includes only those contiguous parcels of real property that are expected to be substantially benefited by the proposed redevelopment project improvements supported by the Plan.

The legal description of the Redevelopment Project Area is attached to this plan as Exhibit 1 - Legal Description.

### III. REDEVELOPMENT PROJECT AREA GOALS AND OBJECTIVES

Comprehensive goals and objectives are included in this Plan to guide the decisions and activities that will be undertaken to facilitate the revitalization of the Redevelopment Project Area. Many of them can be achieved through the effective use of local, state and federal mechanisms.

These goals and objectives generally reflect existing City policies affecting all or portions of the Redevelopment Project Area as identified in the *Bronzeville Blue Ribbon Committee Report*, *Mid-South Strategic Development Plan*, *Illinois Institute of Technology Main Campus Master Plan*, *Black Metropolis Historic District* and the *Guidelines for Transit-Supportive Development*, as well as other plans and studies previously undertaken for the area. Tax Increment Financing (TIF) will provide the financing tool for the objectives of these earlier planning documents to be realized.

#### A. GENERAL GOALS

In order to revitalize the Redevelopment Project Area in a planned manner, the establishment of goals is necessary. The following goals are meant to guide the development and/or the review of all future projects that will be undertaken in the Redevelopment Project Area.

- Renovate and rehabilitate existing housing stock throughout the Redevelopment Project Area.
- Increase the amount of new owner-occupied residential structures as well as rental units for a variety of income levels throughout the Redevelopment Project Area.
- Improve the quality of life for the Bronzeville residents as well as all Chicagoans by reestablishing the Redevelopment Project Area's significance as a desirable neighborhood environment.
- Create viable commercial areas for local residents and tourists.
- Maintain and improve historically and architecturally significant structures and reestablish Bronzeville as a historical African-American cultural center.
- Establish a link from Bronzeville to the City's tourist and convention industries.



- Coordinate a comprehensive implementation planning effort that includes the major institutions, agencies and community groups throughout the Redevelopment Project Area.
- Create and preserve job opportunities for residents of the Redevelopment Project Area.
- Mandate participation of minorities and women in the redevelopment process of the Redevelopment Project Area.

## **B. REDEVELOPMENT OBJECTIVES**

To achieve the general goals of this Plan, the following redevelopment objectives have been established.

- Reduce or eliminate those conditions which qualify the Redevelopment Project Area as a Blighted Area.
- Facilitate the development of vacant land and redevelopment of underutilized properties scattered throughout the Redevelopment Project Area.
- Provide public and private infrastructure improvements and other relevant and available assistance necessary for a successful neighborhood.
- Use City programs, where appropriate, to create a unified identity that would enhance the marketability of the Redevelopment Project Area as a desirable place to live and work.
- Develop planning partnerships that link the major institutions located in and around the Redevelopment Project Area.
- Encourage the development of open space and public plazas for residents and tourists.
- Leverage public and private investment in all areas of the Redevelopment Project Area.
- Assist in the development of commercial establishments that promote the Redevelopment Project Area as a tourist attraction as well as a cultural center for African-American history.

- Establish job training and job readiness programs to provide residents within and surrounding the Redevelopment Project Area with the skills necessary to secure jobs in the Redevelopment Project Area and the greater Bronzeville area.

### **C. DESIGN OBJECTIVES**

Although overall goals and redevelopment objectives are important in the process of redeveloping such a large and important residential and commercial area, the inclusion of design guidelines is necessary to ensure that redevelopment activities result in the development of an attractive, functional and modern residential and commercial environment. The following design objectives give a generalized and directive approach to the development of specific redevelopment projects.

- Achieve development which is integrated both functionally and aesthetically with existing development that preserves the historic nature of the community.
- Encourage high standards of building and streetscape design to ensure the high quality appearance of buildings, rights-of-way and open spaces.
- Encourage preservation of the historically significant landmarks (currently designated and possible candidates) with the National Register of Historic Places.
- Ensure a safe and functional traffic circulation pattern and adequate ingress and egress that support the major institutions located in the Redevelopment Project Area as well as in the surrounding areas (e.g., McCormick Place, Mercy and Columbia/Michael Reese Hospitals, Illinois Institute of Technology, the new Chicago Police Headquarters and any other proposed developments).
- Require off-street parking for new developments and the expansion or renovation of existing uses that is screened, landscaped, and surfaced.
- Encourage the development of public and/or private open space within the Redevelopment Project Area.
- Encourage the addition of special features within the Redevelopment Project Area, where appropriate, such as public art, neighborhood-identifying signage, plazas, etc. to increase the area's attractiveness and desirability as a place to live and do business.
- Ensure the adequate maintenance of public and private landscaping, focal points, and open spaces.

#### IV. BLIGHTED AREA CONDITIONS EXISTING IN THE REDEVELOPMENT PROJECT AREA

As set forth in the Act, a "Blighted Area" means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where, if improved, industrial, commercial and residential buildings or improvements, because of a combination of five or more of the following factors: age; dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; or lack of community planning, are detrimental to the public safety, health, morals or welfare". The Act also states that, "all factors must indicate that the area on the whole has not been subject to growth and development through investments by private enterprise", and will not be developed without action by the City.

Based upon surveys, site inspections, research and analysis conducted by Louik/Schneider & Associates, Inc., the Redevelopment Project Area qualifies as a Blighted Area as defined by the Act. A separate report, entitled "Bronzeville Tax Increment Finance Program Eligibility Study" dated June 1998 (the "Eligibility Report"), is attached as Exhibit 3 to this Plan and describes in detail the surveys and analyses undertaken and the basis for the finding that the Redevelopment Project Area qualifies as a Blighted Area. Summarized below are the findings of the Eligibility Report.

##### SUMMARY OF ELIGIBILITY FACTORS

Throughout the Redevelopment Project Area, eight of the 14 blighted area eligibility criteria are present in varying degrees. The conclusions for each of the factors that are present within the Redevelopment Project Area are summarized below:

##### 1. AGE

Age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures which are at least 35 years old. Age is **present to a major extent** in the Redevelopment Project Area. Age is present in 513 of the 647 (79.3%) buildings and in 58 of the 103 blocks in the Study Area.

##### 2. DILAPIDATION

Dilapidation refers to an advanced state of disrepair of buildings and improvements. Dilapidation is **present to a major extent** in the Study Area. Dilapidation is present in 139 of the 647 (21.5%) buildings and 33 of the 103 blocks.

### 3. OBSOLESCENCE

Obsolescence, both functional and economic, includes vacant and dilapidated structures that are difficult to reuse by today's standards. Obsolescence is **present to a major extent** in the Study Area. Obsolescence is present in 709 (48.6%) of 1,459 parcels and 68 of the 103 blocks.

### 4. DETERIORATION

Deterioration is present in structures with physical deficiencies or site improvements requiring major treatment or repair. Deterioration is **present to a major extent** in the Study Area. Deterioration is present in 450 of the 647 (69.6%) buildings, in 523 of the 1,459 (35.8%) parcels and in 61 of the 103 blocks.

### 5. PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS

Structures below minimum code standards are **present to a minor extent**. Structures below minimum code standards have been identified in 201 of the 647 (31.1%) buildings in the Study Area.

### 6. EXCESSIVE VACANCIES

Excessive vacancy refers to buildings or sites, a large portion of which are unoccupied or underutilized, which exert an adverse influence the area because of the frequency, duration or extent of vacancy. Excessive vacancies are **present to a minor extent** in the Study Area. Excessive vacancies can be found in 84 of the 647 (13%) buildings and 29 of the 103 blocks.

### 7. EXCESSIVE LAND COVERAGE

Excessive land coverage refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. In the Redevelopment Project Area, excessive land coverage is **present to a minor extent** in the Study Area. Excessive land coverage is present in 142 of the 647 (21.9%) buildings, 282 of the 1,459 (19.3%) parcels and in 32 of the 103 blocks.

### 8. DELETERIOUS LAND USE OR LAYOUT

Deleterious land uses include all instances of incompatible land use relationships, buildings occupied by inappropriate mixed uses, or uses which may be considered noxious, offensive or environmentally unsuitable. In the Redevelopment Project Area, deleterious land use and layout is **present to a minor extent** in the Study Area. Deleterious land use and layout is present in 331 of the 1,459 (22.7%) parcels and in 35 of the 103 blocks.

### 9. DEPRECIATION OF PHYSICAL MAINTENANCE

Depreciation of physical maintenance refers to the effects of deferred maintenance and the lack of maintenance of buildings, parking areas and public improvements, including alleys, walks, streets and utility structures. In the Redevelopment Project Area, depreciation of physical maintenance is **present to a major extent** in the Study Area. Depreciation of physical

maintenance is present in 401 of the 647 (62%) buildings, 831 (57%) of the 1,459 parcels and in 75 of the 103 blocks.

### **CONCLUSION**

The conclusion of Louik/Schneider & Associates, Inc. is that the number, degree and distribution of factors as documented in this report warrant the designation of the Redevelopment Project Area as a Blighted Area as set forth in the Act. Specifically:

- Of the 14 eligibility factors for a Blighted Area set forth in the Act, nine (9) are present in the Redevelopment Project Area, five (5) to a major extent and four (4) to a minor extent and only five are necessary for designation as a Blighted Area. In addition two are present to limited extent but are not being relied on for a finding of Blighted Area.
- The Blighted Area eligibility factors which are present are reasonably distributed throughout the Redevelopment Project Area.

The eligibility findings indicate that the Redevelopment Project Area contains factors which qualify it as a Blighted Area in need of revitalization and that designation as a redevelopment project area will contribute to the long-term well-being of the City. The distribution of blighted area eligibility factors throughout the Redevelopment Project Area must be reasonable so that a basically good area is not arbitrarily found to be a blighted area simply because of its proximity to an area with blighted area eligibility factors.

Additional research indicates that the Redevelopment Project Area on the whole has not been subject to growth and development as a result of investment by private enterprise, and will not be developed without action by the City. Specifically:

- A table of the Building Permit Requests, found in Exhibit 1 of the attached Bronzeville Tax Increment Financing Program Eligibility Study, contains a summary of the building permit requests for new construction and major renovation from the City with respect to the Redevelopment Project Area. Building permit requests for new construction and renovation for the Redevelopment Project Area from 1993-1997 totaled \$3,108,895, or an average of \$621,779 a year. During the same time period, there were 50 permits issued for demolition of structures.
- The lack of growth and investment by the private sector is supported by the trend in the equalized assessed valuation (EAV) of all the property in the Redevelopment Project Area. The EAV for all smaller residential properties in the City (six units or less), of which most of the Redevelopment Project Area is comprised, increased from \$10,601,881,890 in 1992 to \$14,085,430,813 in 1997, a total of 32.86% or an average of 6.57% per year.

- Over the last five years, from 1992 to 1997, the Redevelopment Project Area has experienced an overall increase of 16.03%, from \$44,696,896 in 1992 to \$51,860,490 in 1997, an average increase of 3.21% per year.
- Of the 1,459 parcels in the Redevelopment Project Area, 37.8% of the parcels are vacant. The vacant parcels are scattered throughout the Redevelopment Project Area in 48 of the 103 blocks. Of the 551 vacant parcels, 190 (34.5%) parcels are tax exempt.

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

In addition, the vacant parcels in the Redevelopment Project Area meet the criteria established under the Act for a vacant blighted area. The Redevelopment Project Area has 551 vacant parcels. The majority of these parcels are approximately 25'x125' lots and are scattered throughout the Redevelopment Project Area. The vacant parcels do meet the qualifications for a vacant blighted area under the Act based on the following factors: either because of the single factor of the area immediately prior to becoming vacant qualifying as a blighted improved area, or the two factors of deterioration of structures or site improvements existing in the neighboring adjacent areas and the diversity of ownership.

## V. BRONZEVILLE REDEVELOPMENT PLAN AND PROJECT

### A. GENERAL LAND USE PLAN

The existing land uses for the Redevelopment Project Area are outlined in Map 2. The Land Use Plan, Map 3, identifies the proposed land uses that will be in effect upon adoption of this Plan. The proposed land uses described herein will be approved by the Chicago Plan Commission prior to its adoption by the City Council.

The major land use categories proposed for the Redevelopment Project Area include residential (25%), commercial (5%), institutional (20%), industrial (10%), mixed-use (30%), railroad and expressways(2%), parks (8%) and the historic landmarks (9 structures/monument). The primary land use is residential with commercial uses along the main arterials. Institutional land uses include property utilized by parks, academic institutions, churches and hospitals. The historic landmark land use has been created to accommodate the special needs or possible future uses of the historic structures which are scattered throughout the Redevelopment Project Area. Redevelopment of all of these properties is compatible with the surrounding land use patterns and historical land use patterns of the Redevelopment Project Area. The specific types of land uses reflect the uses allowed under the zoning regulations in the Redevelopment Project Area as presented in the *1996 Chicago Zoning Ordinance*.

#### RESIDENTIAL

The primary land use proposed within the Redevelopment Project Area is residential. Redevelopment of property in the designated portions of the Redevelopment Project Area to a residential use is compatible with the surrounding land use patterns and history of the neighborhood. The development of new residential property is proposed, particularly for the vacant lots throughout the residential zoned blocks.

#### COMMERCIAL

To service the needs of the residential community, portions of the Redevelopment Project Area along the main arterials of 31st, 35th and 39th Streets are proposed for commercial use. Commercial uses within the Redevelopment Project Area should reflect the needs of community residents as well as visitors to the area's institutions.

#### INDUSTRIAL

Industrial land uses are proposed for two sections of the Redevelopment Project Area. Light manufacturing uses are best suited for both of these areas.

#### INSTITUTIONAL

Institutional land uses include property utilized by educational institutions, health care facilities, public agencies, and City departments or government for their own use.

### **MIXED-USE RESIDENTIAL/COMMERCIAL/INSTITUTIONAL**

In a few selected locations, the Plan supports a mixture of residential, commercial and institutional land uses within the Redevelopment Project Area. These locations include the following:

- the east side of State Street between 36th and 39th Streets,
- the south side of 31st Street between State and King Drive, and
- the Columbia Michael Reese Hospital (currently zoned Planned Development No.18) complex between 26th and 31st Streets and Lake Shore Drive and Vernon Avenue.

As redevelopment occurs within these sections of the Redevelopment Project Area, the highest and best use may be a combination of uses.

### **HISTORIC LANDMARKS'**

The Black Metropolis-Bronzeville Historic District--listed on the National Register of Historic Places, and currently pending Chicago Landmark designation by ordinance of the City Council --is located within the Redevelopment Project Area. The district consists of eight buildings and the Victory Monument at 35th Street and South Dr. Martin Luther King Jr. Drive. Given the overriding historic character of the properties, uses for the properties must be compatible with the existing structures and their preservation, and may vary from the general land uses identified in the Plan.

### **B. REDEVELOPMENT PLAN AND PROJECT**

The primary intent of this Redevelopment Plan and Project is to build upon the work that has already taken place within the broader Bronzeville community to preserve and enhance existing residential and commercial uses and attract new development. The Redevelopment Plan and Project will allow the City to proactively implement the Plan's policies to protect, attract and support residential and commercial investment within the Redevelopment Project Area. Additionally, the Redevelopment Plan and Project will help to eliminate those existing deteriorating conditions within the Redevelopment Project Area which make the area eligible as a blighted area under the Act.

This Redevelopment Plan and Project incorporates the use of tax increment revenues to stimulate or stabilize the Redevelopment Project Area through the planning and programming of improvements. The Plan's strategy is to develop a public improvement program using tax increment financing, as well as other funding sources available to the City, that reinforces and



encourages further private investment. This public improvement program can basically be categorized as follows:

- Retain, renovate and rehabilitate existing residential and commercial structures.
- Encourage the development of new residential and commercial structures.
- Renew the Redevelopment Project Area's historical significance as a center for African - American cultural, economic and social life.

Specific public and private redevelopment strategies to achieve the purpose, goals and objectives of this Redevelopment Plan and Project are described in the following areas of development.

#### **OVERALL AREA**

It is essential to carry forward a unified neighborhood theme throughout the Redevelopment Project Area. This can be accomplished through a variety of methods including streetscaping, signage, decorative lighting, planters/tree boxes and banners. All of the organizations, (community, academic, institutional and religious) are an excellent avenue to market the Redevelopment Project Area as a desirable neighborhood.

Consideration should be made to utilize existing public programs such as special service area to provide a higher level of public services or special services not provided by the public sector. Use of these programs can enhance the development of the Redevelopment Project Area.

The Redevelopment Project Area is adjacent to McCormick Place and Comiskey Park. Both of these venues attract hundreds of thousands of people annually. A marketing effort should be made to encourage people to travel beyond these destinations, visit the historic sites of Bronzeville and dine/shop in the commercial districts.

#### **HISTORICAL SIGNIFICANCE**

As previously noted the Redevelopment Project Area is home to numerous architectural and historic landmarks of African-American history. In an effort to preserve and promote the status of these cultural and architectural landmarks, their rehabilitation and marketing must be addressed. The following tools may aid in this goal:

- Encourage the renovation of the landmarks located in the Black Metropolis Historic District. The Facade Rebate Program of the City is one example of a tool to provide assistance in the historic preservation of these structures.

- Development of a marketing brochure for the Black Metropolis Historic District that works in conjunction with walking tour markers would be an excellent way to promote the structures that comprise the district as well as the greater Bronzeville area.

### **RESIDENTIAL AREAS**

The development of the residential areas of the Redevelopment Project Area is consistent with the historical use of the area. The residential areas are in need of development both in the form of rehabilitation of existing structures and new construction. As new development occurs, it is essential that the structures be compatible with adjacent existing residential uses in terms of building and site design, landscaping, architectural styles, building materials, and other applicable factors.

To ensure that the needs of all residents of the Redevelopment Project Area are addressed, it is recommended that new houses are developed for a variety of income levels. It has also been recommended by the Mid-South Strategic Development Plan to encourage the construction of owner-occupied homes in particular. The City requires that developers who receive TIF assistance for market rate housing set aside 20% of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 120% of the area median income, and affordable rental units should be affordable to persons earning no more than 80% of the area median income.

As residential development occurs, the following strategies must be considered:

- Promote amenities which make the Redevelopment Project Area attractive for new residential development.
- Encourage the preservation of the existing architectural character, and encourage new residential development through the use of governmental mechanisms.
- Facilitate the development of recreational and open space areas that are complimentary to the residential development.
- Use existing public programs to facilitate residential rehabilitation and new development. Also encourage consistency and uniformity in the design, scale, and size of new construction.

### **COMMERCIAL AREAS**

The development of the commercial center along 31st Street is essential for the residents of the Redevelopment Project Area. As residential development occurs, the demand for convenience

stores and retail shops will increase. Convenience shopping accommodates the needs of local residents as well as employees of the major institutions surrounding the Redevelopment Project Area. Vacant parcels along the south side of 31st Street provide excellent opportunities for development and for new jobs for local residents.

In an effort to achieve a unified and cohesive identity for the retail districts along 35th and 39th Streets, the following steps are necessary; 1) improvements to existing structures and facades, 2) the development of new infill commercial where necessary, and 3) coordinated streetscape programs. A streetscape program should address the following items where appropriate: new sidewalks, parking, pedestrian-scale and decorative lighting, banners, the development of gateways, uniform signage requirements for businesses and the addition of landscaping.

With the new institutional developments such as the Chicago Police Department Headquarters at 35th and State Street and the proposed expansion of IIT and DeLaSalle High School, local businesses will have an additional customer base to draw on. As development occurs accommodations must be made for the increased demand for parking and traffic circulation.

The following strategies will facilitate the commercial development of the Redevelopment Project Area.

- Encourage private investment, through incentives, in both existing and new commercial developments that will enhance the Redevelopment Project Area's tax base and create job opportunities for local residents and support the needs of the existing residential community.
- Facilitate the development of a long-term program to market and promote the commercial areas to small to mid-sized, independent commercial establishments.
- Use existing public programs to facilitate the rehabilitation of facades and improve commercial signage. Also encourage consistency and uniformity in the design, scale, size, and placement of exterior commercial signage.
- Secure commitments from employers in the Redevelopment Project Area and adjacent redevelopment project areas to interview graduates of the Redevelopment Project Area's job readiness and job training programs.
- Preserve the character of existing, viable commercial districts as new development and redevelopment occurs.
- Establish specific design guidelines addressing building design, building massing, fencing, screening, landscaping, signage, setbacks, and other applicable items as new commercial development and redevelopment occurs.

- Develop gateways to the commercial districts that welcome people to the area.

#### **INSTITUTIONAL**

Development of comprehensive planning strategies by and involving the major education and health care facilities in and surrounding the Redevelopment Project Area, local community leaders and members of the City's Department of Planning and Development and the Department of Housing are essential to the success of the revitalization of the Redevelopment Project Area as well as the Bronzeville area as a whole.

#### **INDUSTRIAL**

Opportunities for industrial development within the Redevelopment Project Area are concentrated between the Stevenson Expressway and 27th Street from Federal Street to Wabash Avenue. The area currently includes underutilized buildings and the potential exists as a result of the vacant land and buildings for expansion of industrial users that are in the area and to attract new industrial users that require smaller sized parcels located near McCormick Place, downtown or the expressway network.

### **C. ESTIMATED REDEVELOPMENT PROJECT ACTIVITIES AND COSTS**

The City proposes to realize its goals and objectives of redevelopment through public finance techniques, including but not limited to tax increment financing, and by undertaking certain activities and incurring certain costs. Such activities may include some or all of the following:

1. **ANALYSIS, ADMINISTRATION, STUDIES, LEGAL, ET AL.** Funds may be used by the City or provided for activities including the long-term management of the Redevelopment Plan and Project as well as the costs of establishing the program and designing its components. Funds may be used by the City or provided for costs of studies, 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, marketing, financial, planning, environmental or other services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected.
2. **ASSEMBLAGE OF SITES.** To meet the goals and objectives of this Plan, the City of Chicago is authorized to acquire and assemble property throughout the Redevelopment Project Area, clear the property of any and all improvements, if any, and engage in other site preparation activities and either (a) sell, lease or convey such property for private redevelopment or (b) sell, lease or dedicate such property for construction of public improvements or facilities. Land assemblage by the City may be by, among other means, purchase, exchange, donation, lease, eminent domain or through the Tax Reactivation Program. The City may pay for a private developer's (or redeveloper's) cost

of acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land. Furthermore, the City may require written redevelopment agreements with developers (or redevelopers) before acquiring any properties. Acquisition of land for public rights-of-way may also be necessary for the portion of said rights-of-way that the City does not own.

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 and otherwise required 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.

The urban renewal area Project 6 was designated as a slum and blighted area redevelopment project area on May 14, 1953. The City has the power to assemble and acquire property pursuant to the designation. Such acquisition and assembly under that authority is consistent with this Plan. Nothing in this Plan (including the preceding paragraph) shall be deemed to limit or adversely affect the authority of the City under the Project 6 Slum and Blighted Area to acquire and assemble property. Accordingly, incremental property taxes from the Redevelopment Project Area may be used to fund the acquisition and assembly of property by the City under the authority of the Urban Renewal Plan.

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

3. **REHABILITATION COSTS.** The costs for rehabilitation, reconstruction, or repair or remodeling of existing public or private buildings or fixtures including, but not limited to, provision of facade improvements for the purpose of improving the facades of privately held properties, may be funded.
4. **PROVISION OF PUBLIC IMPROVEMENTS AND FACILITIES.** Adequate public improvements and facilities may be provided to service the entire Redevelopment Project Area. Public improvements and facilities may include, but are not limited to:
  - a. Provision for streets, public rights-of-ways and public transit facilities
  - b. Provision of utilities necessary to serve the redevelopment
  - c. Public landscaping
  - d. Public landscape/buffer improvements, street lighting and general beautification improvements in connection with public improvements
  - e. Public open space
  - f. Public schools

5. **JOB TRAINING AND RELATED EDUCATIONAL PROGRAMS.** Funds may be used by the City or made available for programs to be created for Chicago residents so that individuals may take advantage of the employment opportunities in the Redevelopment Project Area.
6. **FINANCING COSTS.** Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued under the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and not exceeding 36 months thereafter and including reasonable reserves related thereto, may be funded.
7. **CAPITAL COSTS.** All or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the Redevelopment Plan and Project, to the extent the municipality by written agreement accepts and approves such costs, may be funded.
8. **PROVISION FOR RELOCATION COSTS.** Funds may be used by the City or made available for the relocation expenses of public facilities and for private property owners and tenants of properties relocated or acquired by the City (or a developer or redeveloper) for redevelopment purposes.
9. **PAYMENT IN LIEU OF TAXES.**
10. **COSTS OF JOB TRAINING.** Funds may be provided for costs of job training, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs a) 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 companies located in a redevelopment project area; and b) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act (as defined in the Act) and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code (as defined in the Act).

11. **INTEREST COSTS.** Funds may be provided to developers or redevelopers for a portion of interest costs incurred in the construction of a redevelopment project. Interest costs incurred by a developer or redeveloper related to the construction, renovation or rehabilitation of a redevelopment project may be funded 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 or the redeveloper with regard to the redevelopment project during that year;
  - c) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (11), then the amounts due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; and
  - d) the total of such interest payments paid pursuant to the Act may not exceed 30% of the total of 1) costs paid or incurred by the developer or redeveloper for the redevelopment project plus 2) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act.
12. **NEW CONSTRUCTION COSTS.** Unless expressly stated above in items 1 -11, incremental taxes may not be used by the City for the construction of new privately-owned buildings.
13. **REDEVELOPMENT AGREEMENTS.** The City may enter into redevelopment agreements with private developers or redevelopers, which may include but not be limited to, terms of sale, lease or conveyance of land, requirements for site improvements, public improvements, job training and interest subsidies. In the event that the City determines that construction of certain improvements is not financially feasible, the City may reduce the scope of the proposed improvements.

The City requires that developers receiving TIF assistance for market rate housing meet affordability criteria established by the City's Department of Housing (outlined - page 22).

To undertake these activities, redevelopment project costs will be incurred. "Redevelopment project costs" (hereafter referred to as the "Redevelopment Project Costs") mean the sum total of all reasonable or necessary costs so incurred or estimated to be incurred, and any such costs incidental to this Plan pursuant to the Act.

The estimated Redevelopment Project Costs are shown in Table 1. The total Redevelopment Project Costs provide an upper limit on expenditures (exclusive of capitalized interest, issuance costs, interest and other financing costs). Within this limit, adjustments may be made in line

items without amendment to this Plan. The costs represent estimated amounts and do not represent actual City commitments or expenditures.

Table 1 - Estimated Redevelopment Project Costs represents those eligible project costs in the Act. These upper limit expenditures are potential costs to be expended over the maximum 23-year life of the Redevelopment Project Area. These funds are subject to the number of projects, the amount of TIF revenues generated and the City's willingness to fund proposed projects on a project by project basis.



**TABLE 1 - ESTIMATED REDEVELOPMENT PROJECT COSTS**

<u>Program Action/Improvements</u>	<u>Costs</u>
Planning, Legal, Professional, Administration	\$ 2,000,000
Assemblage of Sites	\$ 7,000,000
Rehabilitation Costs	\$ 24,000,000
Public Improvements	\$ 23,000,000(1)
Job Training	\$ 2,500,000
Relocation Costs	\$ 500,000
Interest Costs	\$ 3,000,000
Site Preparation/Environmental Remediation/Demolition	\$ 10,000,000
<b>TOTAL REDEVELOPMENT PROJECT COSTS*</b>	<b>\$ 72,000,000(2)(3)</b>

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

(1) This category may also include reimbursing capital costs of taxing districts impacted by the redevelopment of the Project Area. As permitted by the Act, the City may pay, or reimburse all, or a portion of a taxing districts capital costs resulting from the Redevelopment project pursuant to a written agreement by the City accepting and approving such costs.

(2) In addition to the above stated costs, each issue of bonds issued to finance a phase of the Redevelopment Plan and Project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations. Adjustments to the estimated line item costs above are expected and may be made by the City without amendment to the Plan. Each individual project cost will be re-evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a total limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing line item costs as a result of changed redevelopment costs and needs.

(3) The estimated Total Redevelopment Project Costs amount do not include private redevelopment costs or costs financed from non-TIF public resources. Total Redevelopment Project Costs are inclusive of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated only by a public right of way, that are permitted under the Act to be paid from incremental property taxes generated in the Redevelopment Project Area, but do not include project costs incurred in the Redevelopment Project Area which are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated only by a public right of way.

#### **D. SOURCES OF FUNDS TO PAY REDEVELOPMENT PROJECT COSTS**

Funds necessary to pay for Redevelopment Project Costs are to be derived principally from tax increment revenues, proceeds of municipal obligations which are secured principally by tax increment revenues, and/or possible tax increment revenues from adjacent redevelopment projects areas created under the Act. There may be other sources of funds that the City may elect to use to pay for Redevelopment Project Costs or other obligations issued to pay for such costs; these sources include, but are not limited to, state and federal grants, developer contributions and land disposition proceeds generated from the Redevelopment Project Area. The City may incur Redevelopment Project Costs which are paid for from funds of the City other than incremental taxes, and the City may then be reimbursed for such costs from incremental taxes.

The tax increment revenue that may be used to secure municipal obligations or pay for eligible Redevelopment Project Costs shall be the incremental real property tax revenue. Incremental real property tax revenue is attributable to the increase in the current equalized assessed value of each taxable lot, block, tract or parcel of real property in the Redevelopment Project Area over and above the initial equalized assessed value of each such property in the Redevelopment Project Area. Without the use of such tax incremental revenues, the Redevelopment Project Area would not reasonably be anticipated to be developed.

The Redevelopment Project Area is contiguous to, or separated only by a public right-of-way from, the Stockyard Annex TIF, and may be or become contiguous to, or separated only by a public right-of-way from, other redevelopment project areas created under the Act. If the City finds that the goals, objectives and financial success of contiguous redevelopment project areas, or those separated only by a public right of way, are interdependent, the City may determine that it is in the best interests of the City and in furtherance of the purposes of the Act that net revenues from each or any such redevelopment project area be made available to support the other. The City therefore proposes to utilize net incremental revenues received from the Redevelopment Project Area to pay eligible redevelopment project costs or obligations issued to pay such costs in such other redevelopment project areas and vice versa. The amount of revenue from the Redevelopment Project Area made available to support such 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 Redevelopment Project Area, shall not at any time exceed the total Redevelopment Project Costs described in Table 1 of this Plan.

#### **E. ISSUANCE OF OBLIGATIONS**

To finance Redevelopment Project Costs, the City may issue general obligation bonds or obligations secured by the anticipated tax increment revenue generated within the Redevelopment Project Area, or the City may permit the utilization of guarantees, deposits and

other forms of security made available by private sector developers to secure such obligations. In addition, the City may pledge toward payment of such obligations any part or any combination of the following: 1) net revenues of all or part of any redevelopment project; 2) taxes levied and collected on any or all property in the City; 3) the full faith and credit of the City; 4) a mortgage on part or all of the Redevelopment Project Area; or 5) any other taxes or anticipated receipts that the City may lawfully pledge.

All obligations issued by the City pursuant to this Plan and the Act shall be retired within 23 years (by the year 2021) from the adoption of the ordinance approving the Redevelopment Project Area. Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this Plan. The amounts payable in any year as principal and interest on all obligations issued by the City pursuant to the Plan and the Act shall not exceed the amounts available, or projected to be available, from tax increment revenues and from such bond sinking funds or other sources of funds (including ad valorem taxes) as may be provided by ordinance. Obligations may be of a parity or senior/junior lien natures. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund, or optional redemptions.

Tax increment revenues shall be used for the scheduled and/or early retirement of obligations, and for reserves, bond sinking funds and Redevelopment Project Costs, and, to the extent that real property tax increment is not used or projected to be used for such purposes, shall be declared surplus and shall then become available for distribution annually to taxing districts in the Redevelopment Project Area in the manner provided by the Act.

**F. MOST RECENT EQUALIZED ASSESSED VALUATION OF PROPERTIES IN THE REDEVELOPMENT PROJECT AREA**

The total 1997 equalized assessed valuation for the entire Redevelopment Project Area is \$51,860,490. After verification by the County Clerk of Cook County, this amount will serve as the "Initial Equalized Assessed Valuation" from which all incremental property taxes in the Redevelopment Project Area will be calculated by the County. The 1997 EAV of the Redevelopment Project Area is summarized by permanent index number (PIN) in Table 2 - 1997 Equalized Assessed Valuation of this Redevelopment Plan.

## **G. ANTICIPATED EQUALIZED ASSESSED VALUATION**

By the year 2021 when it is estimated that the projected development, based on currently known information, will be completed and fully assessed, the estimated equalized assessed valuation of real property within the Redevelopment Project Area is estimated at between \$80,000,000 and \$85,000,000. These estimates are based on several key assumptions, including: 1) all currently projected development will be completed in 2021; 2) the market value of the anticipated developments will increase following completion of the redevelopment activities described in the Redevelopment Plan and Project; 3) the most recent State Multiplier of 2.1489 as applied to 1997 assessed values will remain unchanged; 4) for the duration of the project, the tax rate for the entire Redevelopment Project Area is assumed to be the same and will remain unchanged from the 1997 level; and 5) growth from reassessments of existing properties will be at a rate of 2.5% per year with a reassessment every three years. Although development in the Redevelopment Project Area is likely to occur after 2010, it is not possible to estimate with accuracy the effect of such future development on the EAV for the Redevelopment Project Area. In addition, as described in Section N of the Plan, "Phasing and Scheduling of Redevelopment", public improvements may be necessary in furtherance of the Plan throughout the 23 year period that the Plan is in effect.

## **H. LACK OF GROWTH AND DEVELOPMENT THROUGH INVESTMENT BY PRIVATE ENTERPRISE**

As described in Section IV of this Plan, the Redevelopment Project Area as a whole is adversely impacted by the presence of numerous factors, and these factors are reasonably distributed throughout the Redevelopment Project Area. The Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise. The lack of private investment is evidenced by continued existence of the factors referenced above and the lack of new development projects initiated or completed within the Redevelopment Project Area.

The lack of growth and investment by the private sector is supported by the trend in the equalized assessed valuation (EAV) of all the property in the Redevelopment Project Area. The EAV for all smaller residential properties (six units or less) in the City, of which most of the Redevelopment Project Area is comprised, increased from \$10,601,881,890 in 1992 to \$14,085,430,813 in 1997, a total of 32.86%, or an average of 6.57% per year. Over the last five years, from 1992 to 1997, the Redevelopment Project Area has experienced an overall increase of 16.03%, from \$44,696,896 in 1992 to \$51,860,490 in 1997, an average increase of 3.21% per year.

A summary of the building permit requests for new construction and major renovation from the City with respect to the Redevelopment Project Area is found in Exhibit 1 - of the Bronzeville

Tax Increment Finance Program Eligibility Study. Building permit requests for new construction and renovation for the Redevelopment Project Area from 1993 - 1997 totaled \$3,108,895. Of the 1,459 parcels in the Redevelopment Project Area, 37.8% of the parcels are vacant. Additionally, there were 50 demolition permits issued during the same period.

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

#### **I. FINANCIAL IMPACT OF THE REDEVELOPMENT PROJECT**

Without the adoption of this Plan and tax increment financing, the Redevelopment Project Area is not reasonably expected to be redeveloped by private enterprise. There is a real prospect that the Blighted Area conditions will continue and are likely to spread, and the surrounding area will become less attractive for the maintenance and improvement of existing buildings and sites. The possible erosion of the assessed value of property, which would result from the lack of a concerted effort by the City to stimulate revitalization and redevelopment, could lead to a reduction of real estate tax revenue to all taxing districts. If successful, the implementation of the Plan may enhance the values of properties within and adjacent to the Redevelopment Project Area.

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

The Redevelopment Plan and Project is expected to have minor financial impacts on the taxing districts affected by the Plan. During the period when tax increment financing is utilized in furtherance of this Plan, real estate tax increment revenues (from the increases in EAV over and above the certified initial EAV established at the time of adoption of this Redevelopment Plan) will be used to pay eligible redevelopment project costs for the Redevelopment Project Area. Incremental revenues will not be available to these taxing districts during this period. When the Redevelopment Project Area is no longer in place, the real estate tax revenues will be distributed to all taxing districts levying taxes against property located in the Redevelopment Project Area.

## **J. DEMAND ON TAXING DISTRICT SERVICES**

The following major taxing districts presently levy taxes on properties located within the Redevelopment Project Area: City of Chicago; Chicago Board of Education District 299; Chicago School Finance Authority; Chicago Park District; Chicago Community College District 508; Metropolitan Water Reclamation District of Greater Chicago; County of Cook; and Cook County Forest Preserve District.

The proposed Redevelopment Plan and Project involves the rehabilitation of existing residential and commercial buildings and the construction of new residential and commercial developments. Considering the number of vacant parcels throughout the Redevelopment Project Area, future development is likely to have a significant impact on the schools. A coordinated planning effort will be developed with the Chicago Board of Education as development occurs within the area to accommodate the new residents. Therefore, as discussed below, the financial burden of the Redevelopment Plan and Project on taxing districts is expected to be moderate.

In addition to the major taxing districts summarized above, the City of Chicago Library Fund has taxing jurisdiction over part or all of the Redevelopment Project Area. The City of Chicago Library Fund (formerly a separate taxing district from the City) no longer extends taxing levies but continues to exist for the purpose of receiving delinquent taxes.

### **IMPACT OF THE REDEVELOPMENT PROJECT**

The replacement of vacant and underutilized properties with residential and commercial development may increase the demand for services and/or capital improvements to be provided by the Chicago Board of Education, the Metropolitan Water Reclamation District, the Chicago Park District and the City. The estimated nature of these increased demands for services on these taxing districts are described below.

Chicago Board of Education. The replacement of vacant and underutilized properties with residential and commercial development may increase demand for the educational services and the number of schools provided by the Chicago Board of Education (see Map 4). The Redevelopment Project Area is currently served by four schools (two elementary and two high schools). The following table illustrates the current occupancy levels and the design capacity for each of the schools within the Redevelopment Project Area. Combined, the schools can potentially absorb 2362 new students, 1209 in the elementary schools and 1153 in the high schools.

School (within the Redevelopment Project Area)	Occupancy (%)	Design Capacity (# of students)
Dunbar High School	41.9	2000
Wendel Phillips High School	100.4	2200
Raymond Elementary	50.3	1440
Mayo Elementary	52.1	1030

In addition, there are 10 schools within a three-five block radius of the Redevelopment Project Area.

School (outside Redevelopment Project Area)	Occupancy (%)	Design Capacity (# of students)
Attucks	43.7	1300
Donoghue	53.6	1280
Doolittle - Intermediate	37.1	1075
Doolittle - West	67.1	960
Douglas	47.9	1255
Einstein	27.3	965
Fuller	49.0	900
Hartigan	83.7	1005
Pershing	83.2	310
Williams	53.2	1600

Metropolitan Water Reclamation District of Greater Chicago. The replacement of vacant and underutilized properties with residential and commercial development may increase demand for the services and/or capital improvements provided by the Metropolitan Water Reclamation District.

Chicago Park District. The replacement of vacant and underutilized properties with residential and commercial development will not increase the need for additional parks. The new residential is infill housing. The area was originally designed as a residential community.

City of Chicago. The replacement of vacant and underutilized properties with residential and commercial business development may increase the demand for services and programs provided by the City, including police protection, fire protection, sanitary collection, recycling, etc.

#### **K. PROGRAM TO ADDRESS FINANCIAL AND SERVICE IMPACTS**

As described in detail in previous sections, the complete scale and amount of development in the Redevelopment Project Area cannot be predicted with complete certainty nor can the demand for services provided by those taxing districts be precisely quantified at this time. As a result, the City does not have, at present time, a specific plan to address the impact of the Redevelopment Plan and Project on taxing districts.

As indicated in Section V.C. and Table 1, Estimated Redevelopment Project Costs of the Redevelopment Plan and Project, the City may provide public improvements and facilities to service the Redevelopment Project Area. Potential public improvements and facilities provided by the City may mitigate some of the additional service and capital demands placed on taxing districts as a result of the implementation of this Redevelopment Plan and Project. However, the provision of these public improvements and facilities is contingent upon (1) the Redevelopment Plan and Project occurring as anticipated in this Redevelopment Plan, (2) the Redevelopment Plan and Project resulting in demand for services sufficient to warrant the allocation of Redevelopment Project Costs; and (3) the generation of sufficient incremental property taxes to pay for the Redevelopment Project Costs listed in Table 1. In the event that the Redevelopment Plan and Project fails to materialize, or involves a different scale of development than that currently anticipated, the City may revise this proposed program to address increased demand, to the extent permitted by the Act, without amending this Plan.

It is expected that any increase in demand for treatment of sanitary and storm sewage associated with the development of the Redevelopment Project Area pursuant to this Plan can be adequately handled by existing treatment facilities maintained and operated by the Metropolitan Water Reclamation District. Therefore no assistance is proposed for the Metropolitan Water Reclamation District.



#### **L. PROVISION FOR AMENDING ACTION PLAN**

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

#### **M. FAIR EMPLOYMENT PRACTICES, AFFIRMATIVE ACTION PLAN AND PREVAILING WAGE AGREEMENTS**

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

1. The assurance of equal opportunity in all personnel and employment actions with respect to the Redevelopment Plan and Project, including but not limited to hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age, handicapped status, national origin, creed, or ancestry.
2. Redevelopers will meet City standards for participation of Minority Business Enterprise and Woman Business Enterprises and the City Resident Construction Worker Employment Requirement as required in Redevelopment Agreements.
3. This commitment to affirmative action and non-discrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
4. Redevelopers (and developers) will meet City standards for the prevailing wage rate as ascertained by the Illinois Department of Labor to all project employees.

#### **N. PHASING AND SCHEDULING OF REDEVELOPMENT**

A phased implementation strategy will be used to achieve a timely and orderly redevelopment of the Redevelopment Project Area. It is expected that over the 23 years that this Plan is in effect for the Redevelopment Project Area, numerous public/private improvements and developments can be expected to take place. The specific time frame and financial investment will be staged in a timely manner. Although it is expected that the majority of proposed development will take place over the next 10-15 years, development may occur from the designation and through the life of the TIF.

Development within the Redevelopment Project Area intended to be used for residential purposes will be staged consistently with the funding and construction of infrastructure improvements and private sector interest in new residential facilities. City expenditures for

Redevelopment Project Costs will be carefully staged on a reasonable and proportional basis to coincide with expenditures in redevelopment by private developers. The estimated completion date of the Redevelopment Plan and Project shall be no later than 23 years from the adoption of the ordinance by the City Council approving the Redevelopment Project Area.

**APPENDIX**

**TABLE 1 - ESTIMATED REDEVELOPMENT PROJECT COSTS**

<u>Program Action/Improvements</u>	<u>Costs</u>
Planning, Legal, Professional, Administration	\$ 2,000,000
Assemblage of Sites	\$ 7,000,000
Rehabilitation Costs	\$ 24,000,000
Public Improvements	\$ 23,000,000(1)
Job Training	\$ 2,500,000
Relocation Costs	\$ 500,000
Interest Costs	\$ 3,000,000
Site Preparation/Environmental Remediation/Demolition	\$ 10,000,000
<b>TOTAL REDEVELOPMENT PROJECT COSTS*</b>	<b>\$ 72,000,000(2)(3)</b>

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

(1) This category may also include reimbursing capital costs of taxing districts impacted by the redevelopment of the Project Area. As permitted by the Act, the City may pay, or reimburse all, or a portion of a taxing districts capital costs resulting from the Redevelopment project pursuant to a written agreement by the City accepting and approving such costs.

(2) In addition to the above stated costs, each issue of bonds issued to finance a phase of the Redevelopment Plan and Project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations. Adjustments to the estimated line item costs above are expected and may be made by the City without amendment to the Plan. Each individual project cost will be re-evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a total limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing line item costs as a result of changed redevelopment costs and needs.

(3) The estimated Total Redevelopment Project Costs amount do not include private redevelopment costs or costs financed from non-TIF public resources. Total Redevelopment Project Costs are inclusive of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated only by a public right of way, that are permitted under the Act to be paid from incremental property taxes generated in the Redevelopment Project Area, but do not include project costs incurred in the Redevelopment Project Area which are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated only by a public right of way.

**TABLE 2 - 1997 EQUALIZED ASSESSED VALUATION**

The following table identifies the Permanent Index Number and Equalized Assessed Value for each of the parcels in the Redevelopment Project Area.

1	17 27 122 014	\$9,249
2	17 27 122 015	\$7,399
3	17 27 122 016	\$4,115
4	17 27 122 017	\$8,138
5	17 27 122 018	\$4,068
6	17 27 122 019	\$4,068
7	17 27 122 020	\$154,721
8	17 27 122 021	\$252,696
9	17 27 122 026	\$50,478
10	17 27 122 027	\$81,662
11	17 27 122 029	\$12,601
12	17 27 123 002	\$203,484
13	17 27 123 004	\$60,997
14	17 27 123 005	\$60,997
15	17 27 123 006	\$42,776
16	17 27 123 007	\$42,776
17	17 27 123 008	\$42,776
18	17 27 123 009	\$42,776
19	17 27 123 010	\$124,802
20	17 27 123 011	\$270,761
21	17 27 123 012	\$17,514
22	17 27 123 013	\$11,785
23	17 27 123 014	\$332,544
24	17 27 123 024	\$1,414
25	17 27 129 004	Exempt
26	17 27 203 003	\$213,399
27	17 27 203 007	\$516,944
28	17 27 203 014	\$5,052,558
29	17 27 203 015	\$150,737
30	17 27 300 019	Exempt
31	17 27 300 022	\$18,311
32	17 27 300 023	\$122,661
33	17 27 300 027	\$22,005
34	17 27 300 028	\$10,128
35	17 27 300 029	\$5,568
36	17 27 300 030	\$7,115
37	17 27 300 031	\$7,263
38	17 27 300 032	\$25,621
39	17 27 300 033	\$33,390

40	17 27 300 034	\$18,852
41	17 27 300 036	Exempt
42	17 27 300 037	Exempt
43	17 27 300 039	Exempt
44	17 27 300 040	\$68,354
45	17 27 300 041	\$273,304
46	17 27 300 045	\$141,761
47	17 27 300 046	\$35,040
48	17 27 300 047	\$15,287
49	17 27 300 048	\$10,805
50	17 27 300 049	\$2,699
51	17 27 301 009	\$151,450
52	17 27 301 010	\$4,491
53	17 27 301 011	\$8,982
54	17 27 301 012	\$56,475
55	17 27 301 013	\$19,252
56	17 27 301 014	\$38,783
57	17 27 301 015	\$57,885
58	17 27 301 016	\$85,690
59	17 27 301 022	\$9,393
60	17 27 301 023	\$5,798
61	17 27 301 024	\$5,798
62	17 27 301 025	\$5,800
63	17 27 301 026	\$5,757
64	17 27 301 027	\$5,854
65	17 27 301 052	\$146,647
66	17 27 301 056	\$63,268
67	17 27 302 005	Exempt
68	17 27 302 006	\$703
69	17 27 302 007	Exempt
70	17 27 302 008	\$1,466
71	17 27 302 017	\$3,589
72	17 27 302 018	\$3,610
73	17 27 302 019	\$2,347
74	17 27 302 020	\$2,347
75	17 27 302 021	\$16,592
76	17 27 302 024	Exempt
77	17 27 302 025	Exempt
78	17 27 302 026	Exempt

79	17 27 306 026	\$26,427
80	17 27 306 027	Exempt
81	17 27 306 028	Exempt
82	17 27 306 029	Exempt
83	17 27 306 030	Exempt
84	17 27 306 031	Exempt
85	17 27 306 032	Exempt
86	17 27 306 033	Exempt
87	17 27 306 034	Exempt
88	17 27 306 035	Exempt
89	17 27 306 036	Exempt
90	17 27 306 037	Exempt
91	17 27 306 061	Exempt
92	17 27 306 062	Exempt
93	17 27 306 063	Exempt
94	17 27 306 064	Exempt
95	17 27 306 065	Exempt
96	17 27 306 066	Exempt
97	17 27 306 067	Exempt
98	17 27 306 068	Exempt
99	17 27 306 069	Exempt
100	17 27 306 078	Exempt
101	17 27 306 079	Exempt
102	17 27 306 080	Exempt
103	17 27 306 081	Exempt
104	17 27 306 082	Exempt
105	17 27 306 083	Exempt
106	17 27 306 084	Exempt
107	17 27 306 085	Exempt
108	17 27 306 087	Exempt
109	17 27 306 088	\$4,208
110	17 27 306 089	Exempt
111	17 27 307 011	Exempt
112	17 27 307 012	Exempt
113	17 27 307 013	Exempt
114	17 27 307 014	Exempt
115	17 27 307 015	Exempt
116	17 27 307 016	Exempt
117	17 27 307 017	Exempt

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118	17 27 307 018	Exempt
119	17 27 307 043	Exempt
120	17 27 307 051	Exempt
121	17 27 307 066	Exempt
122	17 27 307 067	Exempt
123	17 27 307 070	Exempt
124	17 27 307 071	Exempt
125	17 27 307 076	Exempt
126	17 27 307 077	Exempt
127	17 27 307 078	Exempt
128	17 27 307 079	Exempt
129	17 27 307 080	Exempt
130	17 27 307 061	Exempt
131	17 27 307 062	Exempt
132	17 27 308 063	Exempt
133	17 27 311 060	Exempt
134	17 27 311 061	Exempt
135	17 27 311 062	Exempt
136	17 27 311 063	Exempt
137	17 27 312 025	Exempt
138	17 27 313 030	Exempt
139	17 27 314 010	Exempt
140	17 27 314 016	Exempt
141	17 27 314 017	Exempt
142	17 27 314 018	Exempt
143	17 27 315 006	Exempt
144	17 27 315 015	Exempt
145	17 27 315 016	Exempt
146	17 27 315 017	Exempt
147	17 27 316 028	Exempt
148	17 27 316 029	Exempt
149	17 27 316 031	Exempt
150	17 27 319 030	Exempt
151	17 27 319 031	Exempt
152	17 27 320 040	Exempt
153	17 27 320 041	Exempt
154	17 27 320 042	Exempt
155	17 27 320 045	Exempt
156	17 27 320 046	Exempt
157	17 27 320 047	Exempt
158	17 27 320 048	Exempt
159	17 27 320 049	Exempt
160	17 27 321 007	Exempt
161	17 27 321 030	Exempt
162	17 27 321 031	Exempt
163	17 27 321 032	Exempt

164	17 27 321 033	Exempt
165	17 27 321 034	Exempt
166	17 27 321 035	Exempt
167	17 27 321 036	Exempt
168	17 27 321 037	Exempt
169	17 27 402 009	\$61,820
170	17 27 402 014	\$251,434
171	17 27 402 015	\$16,652
172	17 27 402 016	\$4,326
173	17 27 402 017	\$14,943
174	17 27 402 019	\$227,134
175	17 27 402 020	\$31,830
176	17 27 402 021	\$171,141
177	17 27 404 018	\$172,404
178	17 27 404 019	\$388,865
179	17 27 405 011	\$773,365
180	17 27 406 003	\$391,274
181	17 27 406 006	\$193,936
182	17 27 406 007	Exempt
183	17 27 407 063	\$437,697
184	17 27 408 048	\$1,344,107
185	17 27 409 041	\$9,053
186	17 27 409 067	\$8,576
187	17 27 409 068	\$17,150
188	17 27 409 069	\$9,053
189	17 27 409 070	\$9,053
190	17 27 409 071	\$122,872
191	17 27 409 072	\$724,371
192	17 27 409 073	\$201,810
193	17 27 410 061	\$7,022,433
194	17 27 413 034	\$589,007
195	17 27 413 037	\$216,736
196	17 27 413 038	\$230,717
197	17 27 414 043	\$332,415
198	17 27 414 044	\$859,422
199	17 27 500 016	RR
200	17 27 500 017	RR
201	17 27 500 018	RR
202	17 27 500 019	RR
203	17 27 500 020	RR
204	17 27 500 022	RR
205	17 27 502 001	RR
206	17 28 235 002	\$14,271
207	17 28 235 003	\$21,996
208	17 28 235 004	\$855,771
209	17 28 235 006	\$155,574

210	17 28 236 003	\$421,242
211	17 28 237 027	\$291,821
212	17 28 237 028	Exempt
213	17 28 406 007	Exempt
214	17 28 406 009	Exempt
215	17 28 406 012	\$64,181
216	17 28 407 007	\$5,121
217	17 28 407 010	Exempt
218	17 28 407 012	\$42,690
219	17 28 408 006	\$3,445
220	17 28 408 013	\$5,166
221	17 28 408 014	\$65,750
222	17 28 408 018	\$12,055
223	17 28 408 019	\$5,166
224	17 28 409 005	Exempt
225	17 28 409 006	\$736,168
226	17 28 410 002	Exempt
227	17 28 410 003	Exempt
228	17 28 410 004	Exempt
229	17 28 410 007	\$15,844
230	17 28 410 008	\$5,280
231	17 28 410 009	\$5,280
232	17 28 410 010	\$10,562
233	17 28 410 014	\$692,853
234	17 34 100 063	Exempt
235	17 34 100 064	Exempt
236	17 34 101 056	Exempt
237	17 34 102 001	\$302,453
238	17 34 102 002	Exempt
239	17 34 102 003	Exempt
240	17 34 102 004	Exempt
241	17 34 102 005	Exempt
242	17 34 102 006	Exempt
243	17 34 102 008	Exempt
244	17 34 102 009	Exempt
245	17 34 102 010	\$4,975
246	17 34 102 011	Exempt
247	17 34 102 012	Exempt
248	17 34 102 013	Exempt
249	17 34 102 014	Exempt
250	17 34 102 015	\$6,786
251	17 34 102 018	Exempt
252	17 34 102 022	Exempt
253	17 34 102 023	Exempt
254	17 34 102 024	Exempt
255	17 34 102 025	\$4,152

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256	17 34 102 026	\$4,152
257	17 34 102 027	\$10,809
258	17 34 102 028	\$4,152
259	17 34 102 029	\$4,152
260	17 34 102 030	\$4,152
261	17 34 102 031	\$66,994
262	17 34 102 032	\$4,152
263	17 34 102 033	\$4,152
264	17 34 102 034	\$10,402
265	17 34 102 035	\$4,152
266	17 34 102 036	\$4,152
267	17 34 102 037	Exempt
268	17 34 102 038	\$3,520
269	17 34 102 039	\$7,055
270	17 34 102 040	\$12,350
271	17 34 102 041	Exempt
272	17 34 102 042	Exempt
273	17 34 102 043	Exempt
274	17 34 102 044	Exempt
275	17 34 102 045	\$52,831
276	17 34 103 001	\$96,438
277	17 34 103 018	\$11,600
278	17 34 103 019	\$12,868
279	17 34 104 001	\$303,646
280	17 34 104 018	\$20,677
281	17 34 105 001	\$215,947
282	17 34 106 020	Exempt
283	17 34 106 021	Exempt
284	17 34 106 022	Exempt
285	17 34 106 023	Exempt
286	17 34 106 024	Exempt
287	17 34 106 025	Exempt
288	17 34 106 026	Exempt
289	17 34 106 027	Exempt
290	17 34 106 028	Exempt
291	17 34 106 029	Exempt
292	17 34 106 030	Exempt
293	17 34 106 031	Exempt
294	17 34 107 055	Exempt
295	17 34 107 056	Exempt
296	17 34 114 070	Exempt
297	17 34 114 071	Exempt
298	17 34 117 075	Exempt
299	17 34 117 076	Exempt
300	17 34 118 035	Exempt
301	17 34 118 037	Exempt

302	17 34 119 016	\$220,047
303	17 34 119 039	\$200,017
304	17 34 120 031	\$3,797
305	17 34 120 032	\$3,797
306	17 34 120 033	Exempt
307	17 34 120 034	\$22,714
308	17 34 120 035	\$3,797
309	17 34 120 036	\$24,624
310	17 34 120 037	\$15,154
311	17 34 120 038	\$15,154
312	17 34 120 039	Exempt
313	17 34 120 040	\$7,543
314	17 34 120 041	\$10,386
315	17 34 120 042	\$134,622
316	17 34 120 043	\$337,495
317	17 34 120 083	\$7,975
318	17 34 120 084	\$7,975
319	17 34 120 085	\$47,695
320	17 34 120 086	\$88,356
321	17 34 120 087	Exempt
322	17 34 120 096	\$25,911
323	17 34 121 001	\$86,317
324	17 34 121 027	\$19,136
325	17 34 121 028	\$231
326	17 34 121 029	\$31,069
327	17 34 121 030	\$19,338
328	17 34 121 031	\$53,132
329	17 34 121 032	\$37,228
330	17 34 121 033	\$61,906
331	17 34 121 064	\$36,252
332	17 34 121 065	\$7,596
333	17 34 121 066	\$7,596
334	17 34 121 089	\$22,527
335	17 34 121 090	Exempt
336	17 34 121 091	\$381
337	17 34 121 092	\$128,489
338	17 34 121 093	\$166,387
339	17 34 122 001	\$24,508
340	17 34 122 002	\$8,052
341	17 34 122 003	\$8,052
342	17 34 122 004	\$19,372
343	17 34 122 005	\$2,611
344	17 34 122 006	\$2,611
345	17 34 122 007	\$4,925
346	17 34 122 008	\$2,463
347	17 34 122 009	\$18,725

348	17 34 122 010	\$20,230
349	17 34 122 011	\$23,926
350	17 34 122 012	\$2,897
351	17 34 122 013	\$4,846
352	17 34 122 014	\$25,602
353	17 34 122 015	\$21,102
354	17 34 122 016	\$392
355	17 34 122 017	\$3,148
356	17 34 122 018	\$20,941
357	17 34 122 019	\$2,405
358	17 34 122 020	\$45,649
359	17 34 122 021	\$35,598
360	17 34 122 022	\$23,602
361	17 34 122 023	\$3,307
362	17 34 122 024	\$18,215
363	17 34 122 025	\$3,307
364	17 34 122 026	\$3,307
365	17 34 122 027	\$21,424
366	17 34 122 028	\$0
367	17 34 122 029	\$460
368	17 34 122 030	\$0
369	17 34 122 031	\$21,231
370	17 34 122 032	\$0
371	17 34 122 033	\$21,257
372	17 34 122 034	\$6,612
373	17 34 122 035	\$4,332
374	17 34 122 036	Exempt
375	17 34 122 037	\$2,611
376	17 34 122 038	\$2,611
377	17 34 122 039	\$23,518
378	17 34 122 040	\$4,442
379	17 34 122 041	\$19,348
380	17 34 122 042	\$18,880
381	17 34 122 043	\$26,758
382	17 34 122 044	\$17,893
383	17 34 122 045	\$25,310
384	17 34 122 046	\$2,620
385	17 34 122 047	\$229
386	17 34 122 048	\$26,573
387	17 34 122 049	\$1,865
388	17 34 122 050	\$27,110
389	17 34 122 051	\$26,923
390	17 34 122 052	\$26,438
391	17 34 122 053	\$0
392	17 34 122 054	\$3,073
393	17 34 122 055	\$3,363

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394	17 34 122 056	\$5,377
395	17 34 122 057	\$3,840
396	17 34 122 058	\$8,076
397	17 34 122 113	\$322,017
398	17 34 122 114	\$164,698
399	17 34 123 047	\$51,032
400	17 34 123 058	\$142,397
401	17 34 300 001	\$13,497
402	17 34 300 002	\$63,749
403	17 34 300 003	\$78,113
404	17 34 300 004	\$11,198
405	17 34 300 005	\$44,557
406	17 34 300 007	Exempt
407	17 34 300 008	Exempt
408	17 34 300 009	\$2,297
409	17 34 300 010	\$2,297
410	17 34 300 011	\$2,297
411	17 34 300 012	\$2,297
412	17 34 300 013	\$2,297
413	17 34 300 014	Exempt
414	17 34 300 015	\$3,999
415	17 34 300 016	\$120,828
416	17 34 300 017	\$120,828
417	17 34 300 018	\$124,570
418	17 34 300 019	\$72,652
419	17 34 300 020	\$72,652
420	17 34 300 021	\$72,652
421	17 34 300 024	\$3,349
422	17 34 300 025	\$3,249
423	17 34 300 026	\$11,888
424	17 34 300 027	\$12,831
425	17 34 300 028	Exempt
426	17 34 300 029	Exempt
427	17 34 300 030	Exempt
428	17 34 300 031	Exempt
429	17 34 300 032	Exempt
430	17 34 300 033	Exempt
431	17 34 300 034	Exempt
432	17 34 300 035	\$40,189
433	17 34 300 036	\$2,729
434	17 34 300 037	\$2,370
435	17 34 301 001	\$21,792
436	17 34 301 002	\$3,427
437	17 34 301 003	\$3,427
438	17 34 301 004	\$3,116
439	17 34 301 005	\$3,116

440	17 34 301 006	\$2,430
441	17 34 301 007	\$12,115
442	17 34 301 008	\$3,116
443	17 34 301 009	\$14,135
444	17 34 301 010	Exempt
445	17 34 301 011	Exempt
446	17 34 301 012	\$17,428
447	17 34 301 013	\$12,786
448	17 34 301 014	\$30,431
449	17 34 301 015	\$30,431
450	17 34 301 016	\$60,659
451	17 34 301 017	\$6,120
452	17 34 301 018	\$5,441
453	17 34 301 019	\$5,441
454	17 34 301 020	\$3,155
455	17 34 301 021	\$25,679
456	17 34 301 022	\$13,626
457	17 34 301 023	\$4,081
458	17 34 301 024	\$4,081
459	17 34 301 025	\$4,081
460	17 34 301 026	\$4,081
461	17 34 301 027	\$4,081
462	17 34 301 028	\$4,081
463	17 34 301 029	\$4,081
464	17 34 301 030	\$4,081
465	17 34 301 033	\$8,026
466	17 34 302 006	Exempt
467	17 34 302 007	Exempt
468	17 34 302 011	Exempt
469	17 34 302 012	Exempt
470	17 34 302 013	Exempt
471	17 34 302 014	Exempt
472	17 34 302 015	Exempt
473	17 34 302 016	Exempt
474	17 34 302 017	\$3,552
475	17 34 302 018	\$3,552
476	17 34 302 019	\$3,552
477	17 34 302 020	\$3,552
478	17 34 302 021	Exempt
479	17 34 302 027	\$15,799
480	17 34 302 028	Exempt
481	17 34 302 029	Exempt
482	17 34 302 031	\$143,020
483	17 34 302 032	\$25,568
484	17 34 302 033	Exempt
485	17 34 302 034	Exempt

486	17 34 302 036	Exempt
487	17 34 302 037	\$39,598
488	17 34 303 001	\$7,540
489	17 34 303 002	\$3,672
490	17 34 303 003	\$1,066
491	17 34 303 004	\$1,240
492	17 34 303 005	Exempt
493	17 34 303 006	\$136,947
494	17 34 303 015	Exempt
495	17 34 303 016	\$5,326
496	17 34 303 017	\$7,093
497	17 34 303 018	Exempt
498	17 34 303 019	Exempt
499	17 34 304 010	\$15,210
500	17 34 304 011	\$16,478
501	17 34 304 016	\$1,686,457
502	17 34 304 021	\$534,350
503	17 34 305 001	\$25,204
504	17 34 305 002	\$2,822
505	17 34 305 003	\$2,822
506	17 34 305 004	\$96,565
507	17 34 305 005	\$25,348
508	17 34 305 006	\$25,490
509	17 34 305 007	\$68,296
510	17 34 305 008	\$24,553
511	17 34 305 009	\$24,553
512	17 34 305 010	\$230,598
513	17 34 306 004	\$23,821
514	17 34 306 005	\$48,084
515	17 34 306 006	\$61,065
516	17 34 306 007	\$119,760
517	17 34 306 008	\$112,125
518	17 34 306 009	\$5,432
519	17 34 306 010	\$2,336
520	17 34 306 011	\$2,336
521	17 34 306 012	\$2,336
522	17 34 306 013	\$5,432
523	17 34 306 015	Exempt
524	17 34 306 016	Exempt
525	17 34 306 017	Exempt
526	17 34 306 018	Exempt
527	17 34 306 019	\$8,419
528	17 34 306 020	\$8,411
529	17 34 306 021	Exempt
530	17 34 306 022	\$1,053
531	17 34 306 023	\$1,055



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532	17 34 306 024	Exempt
533	17 34 306 025	\$116
534	17 34 306 026	\$2,594
535	17 34 306 028	\$2,076
536	17 34 306 029	Exempt
537	17 34 306 030	\$2,265
538	17 34 306 031	Exempt
539	17 34 306 032	Exempt
540	17 34 306 033	Exempt
541	17 34 306 034	\$2,418
542	17 34 306 035	Exempt
543	17 34 306 036	\$16,630
544	17 34 306 037	Exempt
545	17 34 306 038	Exempt
546	17 34 306 039	Exempt
547	17 34 306 040	Exempt
548	17 34 306 041	\$9,283
549	17 34 306 042	\$1,837
550	17 34 306 043	\$1,852
551	17 34 306 044	\$221
552	17 34 306 045	\$15,702
553	17 34 306 046	\$791
554	17 34 306 047	\$776
555	17 34 306 048	\$1,154
556	17 34 306 049	\$45,477
557	17 34 306 050	\$19,650
558	17 34 306 051	\$19,800
559	17 34 306 052	\$22,568
560	17 34 307 001	Exempt
561	17 34 307 002	Exempt
562	17 34 307 003	Exempt
563	17 34 307 007	\$5,488
564	17 34 307 008	Exempt
565	17 34 307 009	Exempt
566	17 34 307 020	Exempt
567	17 34 307 021	Exempt
568	17 34 307 022	Exempt
569	17 34 307 023	Exempt
570	17 34 308 001	\$145,848
571	17 34 308 002	\$72,824
572	17 34 308 003	\$2,566
573	17 34 308 004	\$2,566
574	17 34 308 006	\$10,208
575	17 34 308 007	\$16,093
576	17 34 308 008	\$14,739
577	17 34 308 009	\$16,297

578	17 34 308 010	Exempt
579	17 34 308 011	\$4,324
580	17 34 308 012	Exempt
581	17 34 308 013	Exempt
582	17 34 308 014	\$8,892
583	17 34 308 015	\$7,831
584	17 34 308 016	\$74,502
585	17 34 308 017	\$28,559
586	17 34 308 018	\$28,641
587	17 34 308 019	\$56,464
588	17 34 308 020	\$56,464
589	17 34 308 021	\$56,464
590	17 34 308 022	\$56,314
591	17 34 308 023	\$56,314
592	17 34 308 024	\$14,978
593	17 34 308 025	\$14,978
594	17 34 308 026	\$27,069
595	17 34 308 027	\$45,241
596	17 34 308 028	\$7,007
597	17 34 308 029	Exempt
598	17 34 308 030	\$8,426
599	17 34 308 031	\$1,878
600	17 34 308 033	\$1,132
601	17 34 308 034	\$2,243
602	17 34 308 035	\$3,552
603	17 34 308 036	\$1,382
604	17 34 309 001	\$12,496
605	17 34 309 002	\$12,636
606	17 34 309 003	\$6,245
607	17 34 309 004	\$6,122
608	17 34 309 005	\$9,062
609	17 34 309 006	\$17,019
610	17 34 309 007	\$17,036
611	17 34 309 009	\$54,337
612	17 34 309 010	\$31,423
613	17 34 309 011	\$2,349
614	17 34 309 012	\$9,870
615	17 34 309 013	\$741
616	17 34 309 014	\$8,587
617	17 34 309 015	\$16,594
618	17 34 309 016	\$13,794
619	17 34 309 017	\$4,697
620	17 34 309 018	\$4,997
621	17 34 309 019	\$7,641
622	17 34 309 020	\$12,240
623	17 34 309 021	\$12,251

624	17 34 309 022	\$7,212
625	17 34 309 023	\$5,807
626	17 34 309 024	\$2,349
627	17 34 309 025	\$2,819
628	17 34 309 026	\$2,819
629	17 34 309 027	Exempt
630	17 34 309 028	\$67,503
631	17 34 309 029	\$11,020
632	17 34 309 030	\$6,520
633	17 34 309 031	\$5,626
634	17 34 309 032	\$10,641
635	17 34 309 033	Exempt
636	17 34 309 034	Exempt
637	17 34 309 035	Exempt
638	17 34 309 040	\$2,634
639	17 34 309 041	\$5,838
640	17 34 309 042	\$1,878
641	17 34 309 043	\$1,878
642	17 34 309 044	Exempt
643	17 34 309 045	\$1,878
644	17 34 309 046	\$1,878
645	17 34 309 047	\$11,020
646	17 34 309 048	\$21,448
647	17 34 309 049	Exempt
648	17 34 309 050	Exempt
649	17 34 309 051	Exempt
650	17 34 309 053	Exempt
651	17 34 309 054	Exempt
652	17 34 309 055	\$2,349
653	17 34 309 056	\$13,704
654	17 34 309 057	\$9,204
655	17 34 309 058	\$2,349
656	17 34 309 059	\$2,349
657	17 34 309 060	\$12,547
658	17 34 309 061	\$14,383
659	17 34 309 062	\$2,349
660	17 34 309 063	\$2,349
661	17 34 309 064	Exempt
662	17 34 309 065	Exempt
663	17 34 309 066	\$1,842
664	17 34 309 067	\$12,154
665	17 34 309 068	\$5,997
666	17 34 309 069	\$3,430
667	17 34 309 070	\$1,261
668	17 34 309 071	\$1,332
669	17 34 309 072	\$13,725

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670	17 34 309 073	\$14,310
671	17 34 309 074	\$7,619
672	17 34 309 075	\$8,961
673	17 34 309 076	\$12,302
674	17 34 309 077	\$2,873
675	17 34 309 078	\$17,019
676	17 34 309 079	\$11,032
677	17 34 309 080	\$1,993
678	17 34 309 081	Exempt
679	17 34 309 082	Exempt
680	17 34 309 083	\$6,838
681	17 34 309 084	\$46,199
682	17 34 309 085	\$14,971
683	17 34 309 086	\$5,891
684	17 34 309 087	\$42,203
685	17 34 309 088	\$658
686	17 34 309 089	\$13,220
687	17 34 309 090	\$14,720
688	17 34 309 091	\$3,258
689	17 34 309 092	Exempt
690	17 34 309 093	\$1,276
691	17 34 309 094	\$1,274
692	17 34 309 095	\$4,491
693	17 34 309 096	\$4,295
694	17 34 309 097	\$1,819
695	17 34 309 098	\$8,793
696	17 34 309 099	\$4,278
697	17 34 309 100	\$1,156
698	17 34 309 101	\$1,695
699	17 34 309 102	\$1,478
700	17 34 309 103	\$5,954
701	17 34 309 104	\$1,610
702	17 34 309 105	\$23,509
703	17 34 309 106	\$18,356
704	17 34 309 107	\$87,267
705	17 34 310 001	\$18,167
706	17 34 310 002	\$25,559
707	17 34 310 003	\$12,343
708	17 34 310 004	\$11,636
709	17 34 310 005	\$14,176
710	17 34 310 006	\$13,998
711	17 34 310 007	\$6,695
712	17 34 310 008	\$2,175
713	17 34 310 010	\$2,379
714	17 34 310 011	\$2,458
715	17 34 310 012	\$3,782

716	17 34 310 013	Exempt
717	17 34 310 014	\$1,897
718	17 34 310 015	\$1,992
719	17 34 310 016	\$1,992
720	17 34 310 017	\$2,080
721	17 34 310 018	Exempt
722	17 34 310 019	\$2,319
723	17 34 310 020	\$14,481
724	17 34 310 021	\$5,862
725	17 34 310 022	\$7,674
726	17 34 310 023	\$1,812
727	17 34 310 024	\$13,843
728	17 34 310 025	\$13,499
729	17 34 310 026	\$13,499
730	17 34 310 027	\$13,639
731	17 34 310 028	\$13,639
732	17 34 310 029	\$1,741
733	17 34 310 030	\$23,202
734	17 34 310 031	\$15,769
735	17 34 310 032	\$23,083
736	17 34 310 033	\$1,577
737	17 34 310 034	\$13,123
738	17 34 310 035	\$14,135
739	17 34 310 036	\$4,697
740	17 34 310 037	\$13,991
741	17 34 310 038	\$13,991
742	17 34 310 039	\$0
743	17 34 310 040	\$11,108
744	17 34 310 041	\$12,249
745	17 34 310 042	\$12,025
746	17 34 310 043	\$6,780
747	17 34 310 044	\$5,984
748	17 34 310 045	\$1,586
749	17 34 310 046	\$1,603
750	17 34 310 047	\$9,631
751	17 34 310 048	\$1,573
752	17 34 310 049	\$5,995
753	17 34 310 050	\$1,708
754	17 34 310 051	\$8,729
755	17 34 310 052	\$8,724
756	17 34 310 053	\$16,547
757	17 34 310 054	\$3,006
758	17 34 310 055	\$3,478,835
759	17 34 310 056	\$1,678
760	17 34 310 057	\$3,357
761	17 34 310 058	\$1,678

762	17 34 310 059	\$2,364
763	17 34 310 063	\$2,364
764	17 34 310 064	\$2,364
765	17 34 310 065	Exempt
766	17 34 310 066	\$1,719
767	17 34 310 067	\$1,685
768	17 34 310 068	\$180
769	17 34 310 069	\$2,364
770	17 34 310 070	\$2,364
771	17 34 310 071	\$22,617
772	17 34 310 072	\$2,364
773	17 34 310 074	Exempt
774	17 34 310 075	Exempt
775	17 34 310 076	\$25,946
776	17 34 310 077	\$9,071
777	17 34 310 078	\$10,682
778	17 34 310 079	\$6,308
779	17 34 310 080	Exempt
780	17 34 310 081	Exempt
781	17 34 310 082	Exempt
782	17 34 310 083	Exempt
783	17 34 310 084	\$1,738
784	17 34 310 085	\$1,691
785	17 34 310 086	\$1,691
786	17 34 310 087	\$1,691
787	17 34 310 088	\$1,691
788	17 34 310 089	Exempt
789	17 34 310 090	\$10,351
790	17 34 310 091	\$1,691
791	17 34 310 092	Exempt
792	17 34 310 093	\$10,203
793	17 34 310 094	\$7,156
794	17 34 310 095	\$4,809
795	17 34 310 096	\$0
796	17 34 310 097	\$5,703
797	17 34 310 098	\$10,502
798	17 34 310 099	\$3,203
799	17 34 310 100	\$8,892
800	17 34 310 101	Exempt
801	17 34 310 102	\$2,819
802	17 34 310 103	\$3,827
803	17 34 310 104	\$8,385
804	17 34 310 105	\$877
805	17 34 310 106	\$806
806	17 34 310 107	\$7,394
807	17 34 310 108	\$1,081

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808	17 34 310 109	\$4,551
809	17 34 310 114	\$866
810	17 34 310 115	\$2,252
811	17 34 310 116	Exempt
812	17 34 310 117	Exempt
813	17 34 311 001	\$116,531
814	17 34 311 002	\$423,224
815	17 34 311 016	\$15,728
816	17 34 311 017	\$3,862
817	17 34 311 018	\$1,536
818	17 34 311 019	\$13,323
819	17 34 311 020	\$2,585
820	17 34 311 021	\$16,819
821	17 34 311 022	\$2,819
822	17 34 311 023	\$15,784
823	17 34 311 024	\$9,124
824	17 34 311 025	\$5,356
825	17 34 311 026	\$1,863
826	17 34 311 027	\$12,509
827	17 34 311 028	\$8,933
828	17 34 311 029	\$23,139
829	17 34 311 030	\$1,870
830	17 34 311 031	Exempt
831	17 34 311 032	\$1,870
832	17 34 311 033	\$1,870
833	17 34 311 034	\$11,063
834	17 34 311 035	\$5,385
835	17 34 311 036	\$1,564
836	17 34 311 037	Exempt
837	17 34 311 038	\$7,603
838	17 34 311 039	\$6,904
839	17 34 311 040	\$80,781
840	17 34 311 041	Exempt
841	17 34 311 042	\$976
842	17 34 311 043	\$16,847
843	17 34 311 044	\$0
844	17 34 311 045	\$973
845	17 34 311 046	\$1,992
846	17 34 311 047	\$4,762
847	17 34 311 048	\$1,339
848	17 34 311 049	\$4,762
849	17 34 311 050	\$20,148
850	17 34 311 051	\$1,339
851	17 34 311 052	\$973
852	17 34 311 066	\$1,307
853	17 34 311 067	\$8,338

854	17 34 311 068	\$8,338
855	17 34 311 069	\$7,629
856	17 34 311 070	\$3,838
857	17 34 311 071	\$3,838
858	17 34 311 072	\$3,887
859	17 34 311 073	\$8,387
860	17 34 311 074	\$7,012
861	17 34 311 075	\$8,331
862	17 34 311 076	\$1,268
863	17 34 311 077	\$8,729
864	17 34 311 078	\$4,403
865	17 34 311 079	\$1,826
866	17 34 311 080	\$4,403
867	17 34 311 081	\$1,016
868	17 34 311 082	\$1,016
869	17 34 311 083	\$1,016
870	17 34 311 084	Exempt
871	17 34 311 085	Exempt
872	17 34 311 086	Exempt
873	17 34 311 087	Exempt
874	17 34 311 088	Exempt
875	17 34 311 092	Exempt
876	17 34 311 093	Exempt
877	17 34 311 094	Exempt
878	17 34 311 095	Exempt
879	17 34 311 096	Exempt
880	17 34 312 001	\$84,615
881	17 34 312 002	\$1,188
882	17 34 312 003	\$6,595
883	17 34 312 004	\$9,345
884	17 34 312 005	\$5,223
885	17 34 312 006	\$1,341
886	17 34 312 007	\$14,647
887	17 34 312 008	\$1,341
888	17 34 312 009	\$1,341
889	17 34 312 010	\$10,411
890	17 34 312 011	\$9,719
891	17 34 312 012	\$0
892	17 34 312 013	\$5,097
893	17 34 312 014	\$1,270
894	17 34 312 015	\$1,270
895	17 34 312 016	\$1,270
896	17 34 312 017	\$1,270
897	17 34 312 018	\$1,270
898	17 34 312 019	\$1,221
899	17 34 312 020	\$1,221

900	17 34 312 021	\$1,221
901	17 34 312 022	\$1,253
902	17 34 312 023	\$1,253
903	17 34 312 024	\$1,253
904	17 34 312 025	\$1,253
905	17 34 312 026	\$1,253
906	17 34 312 027	\$1,769
907	17 34 312 028	\$8,613
908	17 34 312 029	\$8,613
909	17 34 312 030	\$8,613
910	17 34 312 031	\$4,113
911	17 34 312 032	\$4,113
912	17 34 312 033	\$1,126
913	17 34 312 034	\$4,130
914	17 34 312 035	\$1,126
915	17 34 312 036	\$1,126
916	17 34 312 037	\$5,305
917	17 34 312 038	\$4,512
918	17 34 312 039	\$1,016
919	17 34 312 040	\$1,016
920	17 34 312 041	\$1,016
921	17 34 312 042	\$1,016
922	17 34 312 043	\$1,016
923	17 34 312 044	\$1,016
924	17 34 312 045	\$1,807
925	17 34 312 046	\$4,089
926	17 34 312 047	\$122,298
927	17 34 313 001	\$52,300
928	17 34 313 002	Exempt
929	17 34 313 003	\$16,581
930	17 34 313 004	\$9,509
931	17 34 313 005	\$2,308
932	17 34 313 006	Exempt
933	17 34 313 007	\$2,162
934	17 34 313 008	Exempt
935	17 34 313 009	Exempt
936	17 34 313 010	\$8,860
937	17 34 313 011	\$13,777
938	17 34 313 012	\$14,383
939	17 34 313 013	\$18,347
940	17 34 313 014	\$9,472
941	17 34 313 015	\$11,151
942	17 34 313 016	Exempt
943	17 34 313 017	\$3,486
944	17 34 315 002	\$154,712
945	17 34 315 003	\$17,632

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946	17 34 315 004	\$17,782
947	17 34 315 005	Exempt
948	17 34 315 006	\$6,963
949	17 34 315 007	\$8,922
950	17 34 315 008	\$8,918
951	17 34 315 009	\$6,983
952	17 34 315 010	\$4,477
953	17 34 315 011	\$8,830
954	17 34 315 012	\$4,578
955	17 34 315 013	\$4,453
956	17 34 315 014	\$6,453
957	17 34 315 015	\$1,953
958	17 34 315 016	\$4,430
959	17 34 315 017	\$2,112
960	17 34 315 018	\$6,408
961	17 34 315 019	\$6,460
962	17 34 315 020	\$6,453
963	17 34 315 021	\$4,137
964	17 34 315 022	\$4,137
965	17 34 315 023	\$6,230
966	17 34 315 024	Exempt
967	17 34 315 025	Exempt
968	17 34 316 001	\$14,243
969	17 34 316 002	\$5,873
970	17 34 316 003	\$5,873
971	17 34 316 004	\$5,873
972	17 34 316 005	\$5,873
973	17 34 316 006	\$6,409
974	17 34 316 008	\$44,222
975	17 34 316 009	\$17,612
976	17 34 316 010	\$4,697
977	17 34 316 011	\$19,138
978	17 34 316 012	\$4,697
979	17 34 316 013	\$4,697
980	17 34 316 014	Exempt
981	17 34 316 015	Exempt
982	17 34 316 017	Exempt
983	17 34 316 018	Exempt
984	17 34 316 019	Exempt
985	17 34 316 020	Exempt
986	17 34 317 056	Exempt
987	17 34 317 057	Exempt
988	17 34 317 058	Exempt
989	17 34 317 059	Exempt
990	17 34 318 005	\$2,349
991	17 34 318 006	\$2,349

992	17 34 318 007	Exempt
993	17 34 318 008	\$1,564
994	17 34 318 009	Exempt
995	17 34 318 010	Exempt
996	17 34 318 011	\$2,349
997	17 34 318 012	Exempt
998	17 34 318 013	Exempt
999	17 34 318 014	Exempt
1000	17 34 318 015	\$9,311
1001	17 34 318 016	\$2,349
1002	17 34 318 017	\$9,627
1003	17 34 318 018	\$2,349
1004	17 34 318 019	\$9,889
1005	17 34 318 020	\$12,969
1006	17 34 318 021	\$10,501
1007	17 34 318 022	\$8,464
1008	17 34 318 023	\$8,464
1009	17 34 318 034	Exempt
1010	17 34 318 035	\$2,349
1011	17 34 318 036	\$9,386
1012	17 34 318 037	\$9,331
1013	17 34 318 038	\$2,349
1014	17 34 318 039	\$2,349
1015	17 34 318 040	\$14,320
1016	17 34 318 041	\$9,764
1017	17 34 318 042	\$0
1018	17 34 318 043	\$7,590
1019	17 34 318 044	\$2,349
1020	17 34 318 045	\$2,349
1021	17 34 318 046	\$2,349
1022	17 34 318 047	\$2,349
1023	17 34 318 048	\$17,129
1024	17 34 318 049	\$6,556
1025	17 34 318 052	\$4,405
1026	17 34 318 053	\$3,812
1027	17 34 318 054	\$5,340
1028	17 34 318 055	\$1,526
1029	17 34 318 056	\$9,105
1030	17 34 318 058	Exempt
1031	17 34 318 059	Exempt
1032	17 34 318 060	\$7,560
1033	17 34 319 001	\$64,263
1034	17 34 320 001	\$12,268
1035	17 34 320 007	\$2,364
1036	17 34 320 009	\$3,082
1037	17 34 320 010	\$15,522

1038	17 34 320 011	\$11,107
1039	17 34 320 012	\$2,375
1040	17 34 320 013	\$2,375
1041	17 34 320 014	\$0
1042	17 34 320 015	\$6,470
1043	17 34 320 016	\$3,365
1044	17 34 320 017	\$2,564
1045	17 34 320 018	\$13,951
1046	17 34 320 019	\$3,268
1047	17 34 320 020	Exempt
1048	17 34 320 021	\$43,932
1049	17 34 321 001	\$4,581
1050	17 34 321 002	\$2,336
1051	17 34 321 003	Exempt
1052	17 34 321 004	Exempt
1053	17 34 321 005	\$2,336
1054	17 34 321 006	Exempt
1055	17 34 321 007	Exempt
1056	17 34 321 008	\$2,336
1057	17 34 321 009	\$2,656
1058	17 34 321 010	\$4,074
1059	17 34 321 011	Exempt
1060	17 34 321 012	Exempt
1061	17 34 321 013	Exempt
1062	17 34 321 014	Exempt
1063	17 34 321 015	Exempt
1064	17 34 321 016	\$4,742
1065	17 34 321 017	\$1,500
1066	17 34 321 018	\$1,500
1067	17 34 321 019	\$1,528
1068	17 34 321 020	\$5,694
1069	17 34 321 021	\$1,693
1070	17 34 321 022	\$5,271
1071	17 34 321 023	Exempt
1072	17 34 321 024	\$2,572
1073	17 34 321 025	Exempt
1074	17 34 321 026	Exempt
1075	17 34 321 027	Exempt
1076	17 34 321 028	Exempt
1077	17 34 321 029	Exempt
1078	17 34 321 032	\$2,390
1079	17 34 321 033	\$2,925
1080	17 34 321 036	\$16,837
1081	17 34 321 038 *	\$25,602
1082	17 34 321 039	\$20,415
1083	17 34 322 001	Exempt

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1084	17 34 322 002	Exempt
1085	17 34 322 003	Exempt
1086	17 34 322 004	\$2,519
1087	17 34 322 005	\$2,519
1088	17 34 322 006	Exempt
1089	17 34 322 007	\$14,451
1090	17 34 322 008	Exempt
1091	17 34 322 009	Exempt
1092	17 34 322 010	\$2,519
1093	17 34 322 011	\$15,784
1094	17 34 322 012	Exempt
1095	17 34 322 013	\$16,772
1096	17 34 322 014	\$23,075
1097	17 34 322 015	\$14,660
1098	17 34 322 016	\$5,028
1099	17 34 322 017	\$2,519
1100	17 34 322 018	\$9,988
1101	17 34 322 019	\$2,519
1102	17 34 322 020	\$15,049
1103	17 34 322 021	\$2,519
1104	17 34 322 022	\$144,812
1105	17 34 322 023	\$5,039
1106	17 34 322 024	\$16,663
1107	17 34 322 025	\$14,088
1108	17 34 322 026	\$18,562
1109	17 34 322 033	\$104,088
1110	17 34 322 034	Exempt
1111	17 34 322 035	\$26,130
1112	17 34 322 036	\$339,702
1113	17 34 322 037	\$255,023
1114	17 34 322 038	\$260,771
1115	17 34 322 039	\$15,119
1116	17 34 322 040	Exempt
1117	17 34 322 041	\$16,437
1118	17 34 322 042	\$16,437
1119	17 34 322 045	Exempt
1120	17 34 322 047	\$447,624
1121	17 34 322 049	\$28,365
1122	17 34 322 050	\$170,917
1123	17 34 323 011	\$4,758
1124	17 34 323 012	\$2,740
1125	17 34 323 013	\$2,884
1126	17 34 323 014	Exempt
1127	17 34 323 015	\$2,884
1128	17 34 323 016	Exempt
1129	17 34 323 017	\$2,884

1130	17 34 323 018	\$2,884
1131	17 34 323 019	\$2,884
1132	17 34 323 020	\$2,884
1133	17 34 323 021	\$2,884
1134	17 34 323 024	\$3,604
1135	17 34 323 025	Exempt
1136	17 34 323 028	\$13,553
1137	17 34 323 029	\$18,738
1138	17 34 323 030	\$10,078
1139	17 34 323 031	\$15,296
1140	17 34 323 032	\$91,421
1141	17 34 323 033	\$20,245
1142	17 34 323 034	\$20,047
1143	17 34 323 035	\$17,034
1144	17 34 323 036	\$17,034
1145	17 34 323 037	\$14,267
1146	17 34 323 038	Exempt
1147	17 34 323 039	Exempt
1148	17 34 323 040	Exempt
1149	17 34 323 041	\$16,349
1150	17 34 323 042	\$9,328
1151	17 34 323 043	\$17,413
1152	17 34 323 044	\$1,831
1153	17 34 323 045	\$14,011
1154	17 34 323 046	\$14,353
1155	17 34 323 047	\$13,207
1156	17 34 323 048	\$13,022
1157	17 34 323 049	\$13,562
1158	17 34 323 050	Exempt
1159	17 34 323 051	Exempt
1160	17 34 323 052	\$718
1161	17 34 323 053	Exempt
1162	17 34 323 054	\$44,437
1163	17 34 323 055	\$101,546
1164	17 34 323 056	\$16,145
1165	17 34 323 057	\$97,889
1166	17 34 323 058	\$112,428
1167	17 34 323 059	\$26,159
1168	17 34 323 060	Exempt
1169	17 34 323 061	Exempt
1170	17 34 323 062	\$18,758
1171	17 34 324 001	\$2,254
1172	17 34 324 002	Exempt
1173	17 34 324 003	Exempt
1174	17 34 324 004	Exempt
1175	17 34 324 005	Exempt

1176	17 34 324 006	Exempt
1177	17 34 324 007	Exempt
1178	17 34 324 008	Exempt
1179	17 34 324 009	Exempt
1180	17 34 324 010	Exempt
1181	17 34 324 011	Exempt
1182	17 34 324 012	Exempt
1183	17 34 324 013	Exempt
1184	17 34 324 014	Exempt
1185	17 34 324 015	Exempt
1186	17 34 324 016	Exempt
1187	17 34 324 017	Exempt
1188	17 34 324 018	Exempt
1189	17 34 324 019	Exempt
1190	17 34 324 020	Exempt
1191	17 34 324 021	\$2,349
1192	17 34 324 022	\$2,349
1193	17 34 324 023	\$15,244
1194	17 34 324 024	\$14,920
1195	17 34 324 025	Exempt
1196	17 34 325 026	Exempt
1197	17 34 325 027	Exempt
1198	17 34 325 028	Exempt
1199	17 34 325 029	Exempt
1200	17 34 324 030	Exempt
1201	17 34 324 031	Exempt
1202	17 34 324 032	\$15,341
1203	17 34 324 033	\$2,349
1204	17 34 324 034	Exempt
1205	17 34 324 035	Exempt
1206	17 34 324 036	\$12,328
1207	17 34 324 037	\$11,520
1208	17 34 324 038	\$2,080
1209	17 34 324 039	\$21,536
1210	17 34 324 040	\$18,575
1211	17 34 324 041	\$21,560
1212	17 34 324 042	\$16,972
1213	17 34 324 043	\$17,176
1214	17 34 325 001	Exempt
1215	17 34 326 001	\$12,709
1216	17 34 326 002	\$11,110
1217	17 34 326 003	\$12,449
1218	17 34 326 004	\$12,449
1219	17 34 326 005	\$8,009
1220	17 34 326 006	\$12,453
1221	17 34 326 007	\$7,979

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1222	17 34 326 008	\$5,479
1223	17 34 326 009	\$7,964
1224	17 34 326 010	\$1,276
1225	17 34 326 011	\$5,539
1226	17 34 326 012	\$7,949
1227	17 34 326 013	\$8,228
1228	17 34 326 014	\$2,873
1229	17 34 326 015	\$7,128
1230	17 34 326 016	\$1,558
1231	17 34 326 017	\$11,271
1232	17 34 326 018	\$8,303
1233	17 34 326 019	Exempt
1234	17 34 326 020	\$1,833
1235	17 34 326 021	\$1,730
1236	17 34 326 022	\$17,159
1237	17 34 326 023	\$14,735
1238	17 34 326 024	\$2,952
1239	17 34 326 025	\$9,919
1240	17 34 326 026	\$0
1241	17 34 326 027	\$2,054
1242	17 34 326 028	\$5,656
1243	17 34 326 029	\$5,432
1244	17 34 326 030	\$0
1245	17 34 326 031	\$3,125
1246	17 34 326 032	\$11,032
1247	17 34 326 033	\$5,516
1248	17 34 326 034	\$5,488
1249	17 34 326 035	\$6,149
1250	17 34 326 036	\$11,707
1251	17 34 326 037	\$5,378
1252	17 34 326 038	\$10,121
1253	17 34 326 039	\$5,516
1254	17 34 326 040	\$9,859
1255	17 34 326 041	\$0
1256	17 34 326 042	\$1,775
1257	17 34 326 043	\$57,169
1258	17 34 326 046	Exempt
1259	17 34 326 047	\$117,339
1260	17 34 326 048	\$18,842
1261	17 34 326 049	\$1,887
1262	17 34 327 001	\$8,502
1263	17 34 327 002	\$7,681
1264	17 34 327 003	\$15,098
1265	17 34 327 004	\$16,895
1266	17 34 327 005	\$47,699
1267	17 34 327 006	\$1,769

1268	17 34 327 007	\$4,979
1269	17 34 327 008	\$6,189
1270	17 34 327 009	\$10,738
1271	17 34 327 010	\$10,663
1272	17 34 327 011	\$10,476
1273	17 34 327 012	\$6,081
1274	17 34 327 013	\$5,997
1275	17 34 327 014	\$4,545
1276	17 34 327 015	\$0
1277	17 34 327 016	\$2,080
1278	17 34 327 017	\$7,201
1279	17 34 327 018	\$4,580
1280	17 34 327 019	\$0
1281	17 34 327 020	\$4,580
1282	17 34 327 021	\$7,747
1283	17 34 327 022	\$8,213
1284	17 34 327 023	\$8,301
1285	17 34 327 024	\$9,011
1286	17 34 327 030	\$9,649
1287	17 34 327 031	Exempt
1288	17 34 327 032	\$4,708
1289	17 34 327 033	Exempt
1290	17 34 327 034	\$7,201
1291	17 34 327 037	\$7,201
1292	17 34 327 038	\$2,080
1293	17 34 327 039	\$21,536
1294	17 34 327 040	\$18,575
1295	17 34 327 041	\$21,560
1296	17 34 327 042	\$16,972
1297	17 34 327 043	\$17,176
1298	17 34 327 044	\$7,783
1299	17 34 327 046	\$0
1300	17 34 328 001	\$3,469
1301	17 34 328 002	\$6,479
1302	17 34 328 003	\$11,516
1303	17 34 328 004	\$5,295
1304	17 34 328 005	\$2,674
1305	17 34 328 006	\$7,605
1306	17 34 328 007	\$7,605
1307	17 34 328 008	\$7,605
1308	17 34 328 009	\$5,174
1309	17 34 328 010	\$7,605
1310	17 34 328 011	\$7,605
1311	17 34 328 012	\$5,102
1312	17 34 328 013	\$7,605
1313	17 34 328 014	\$7,605

1314	17 34 328 015	\$7,605
1315	17 34 328 016	\$5,102
1316	17 34 328 017	\$5,102
1317	17 34 328 018	\$5,102
1318	17 34 328 019	\$8,170
1319	17 34 328 020	\$4,874
1320	17 34 328 021	\$4,980
1321	17 34 328 022	\$11,516
1322	17 34 328 023	\$7,514
1323	17 34 328 024	\$11,058
1324	17 34 328 025	\$777
1325	17 34 328 026	\$2,722
1326	17 34 328 027	\$2,602
1327	17 34 328 028	\$7,605
1328	17 34 328 029	\$5,102
1329	17 34 328 030	\$7,605
1330	17 34 328 031	\$5,102
1331	17 34 328 032	\$0
1332	17 34 328 033	\$2,602
1333	17 34 328 034	\$7,605
1334	17 34 328 035	\$7,605
1335	17 34 328 036	\$2,674
1336	17 34 328 037	\$7,605
1337	17 34 328 038	\$7,605
1338	17 34 328 039	\$5,174
1339	17 34 328 040	\$7,605
1340	17 34 328 041	\$8,170
1341	17 34 328 042	\$11,561
1342	17 34 328 043	\$7,480
1343	17 34 328 044	\$7,593
1344	17 34 400 001	\$669,915
1345	17 34 400 002	\$70,514
1346	17 34 400 003	\$70,308
1347	17 34 400 004	\$70,308
1348	17 34 400 005	\$70,364
1349	17 34 500 002	Exempt
1350	17 34 500 003	Exempt
1351	17 34 500 004	Exempt
1352	17 34 500 005	Exempt
1353	17 34 500 006	Exempt
1354	17 34 500 007	Exempt
1355	17 34 500 008	Exempt
1356	17 34 500 009	Exempt
1357	17 34 500 010	Exempt
1358	17 34 500 011	Exempt
1359	17 34 500 012	Exempt

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1360	17 34 500 013	Exempt
1361	17 34 500 014	Exempt
1362	17 34 500 016	Exempt
1363	17 34 500 017	Exempt
1364	17 34 500 019	Exempt
1365	17 34 500 020	Exempt
1366	17 34 500 022	Exempt
1367	17 34 500 023	Exempt
1368	17 34 500 024	Exempt
1369	17 34 500 025	Exempt
1370	17 34 500 029	Exempt
1371	17 34 500 030	Exempt
1372	17 34 500 031	Exempt
1373	17 34 500 032	Exempt
1374	17 34 500 033	Exempt
1375	17 34 500 034	Exempt
1376	17 34 500 035	Exempt
1377	17 34 500 036	Exempt
1378	17 34 500 037	Exempt
1379	20 03 100 006	Exempt
1380	20 03 100 007	Exempt
1381	20 03 101 001	\$20,737
1382	20 03 101 002	\$37,543
1383	20 03 101 003	\$300,891
1384	20 03 101 004	\$59,372
1385	20 03 101 005	Exempt
1386	20 03 102 001	\$10,199
1387	20 03 102 002	\$6,376
1388	20 03 102 003	\$6,376
1389	20 03 102 004	\$3,187
1390	20 03 102 005	\$3,187
1391	20 03 102 006	Exempt
1392	20 03 102 007	Exempt
1393	20 03 102 008	Exempt
1394	20 03 102 014	\$2,390
1395	20 03 102 015	Exempt
1396	20 03 102 016	Exempt
1397	20 03 102 017	\$1,592
1398	20 03 102 018	\$1,592
1399	20 03 102 019	Exempt
1400	20 03 102 020	\$3,187
1401	20 03 102 021	\$29,100
1402	20 03 102 022	Exempt
1403	20 03 102 023	Exempt
1404	20 03 102 024	Exempt
1405	20 03 102 025	Exempt

1406	20 03 103 001	\$9,126
1407	20 03 103 002	\$9,257
1408	20 03 103 003	Exempt
1409	20 03 103 037	Exempt
1410	20 03 104 001	\$6,071
1411	20 03 104 002	Exempt
1412	20 03 104 003	Exempt
1413	20 03 104 004	Exempt
1414	20 03 104 005	\$5,587
1415	20 03 104 006	\$4,766
1416	20 03 104 034	\$4,766
1417	20 03 105 001	\$60,391
1418	20 03 105 002	\$3,492
1419	20 03 105 007	\$27,396
1420	20 03 105 008	\$35,188
1421	20 03 105 009	\$32,685
1422	20 03 200 001	\$91,760
1423	20 03 200 002	\$8,460
1424	20 03 200 003	\$6,756
1425	20 03 200 004	\$1,905
1426	20 03 200 005	\$6,116
1427	20 03 200 006	Exempt
1428	20 03 200 007	Exempt
1429	20 03 200 008	Exempt
1430	20 03 200 009	\$13,663
1431	20 03 200 010	\$9,692
1432	20 03 203 001	\$144,206
1433	20 03 500 027	Exempt
1434	20 03 500 032	Exempt
1435	20 03 501 001	RR
1436	20 04 203 004	Exempt
1437	20 04 203 005	Exempt
1438	20 04 203 006	Exempt
1439	20 04 203 007	Exempt
1440	20 04 203 008	Exempt
1441	20 04 203 009	Exempt
1442	20 04 203 010	Exempt
1443	20 04 204 008	Exempt
1444	20 04 204 009	Exempt
1445	20 04 205 002	\$12,878
1446	20 04 205 003	\$16,072
1447	20 04 205 004	Exempt
1448	20 04 205 005	RR
1449	20 04 206 021	RR
1450	20 04 206 039	Exempt
1451	20 04 206 040	Exempt

1452	20 04 206 041	Exempt
1453	20 04 207 049	Exempt
1454	20 04 207 050	\$577,055
1455	20 04 213 054	Exempt
1456	20 04 213 055	Exempt
1457	20 04 213 056	Exempt
1458	20 04 503 003	RR
1459	20 04 503 004	RR
	TOTAL:	\$51,860,490

\* PIN 17 34 321 038 split in 1997 and is now recorded as 17 34 321 040 and 17 34 321 041.

**EXHIBIT 1 - LEGAL DESCRIPTION**

THAT PART OF THE NORTH HALF OF SECTIONS 3 AND 4, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SECTIONS 27, 28, 33 AND 34, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF WENTWORTH AVENUE AND THE NORTH LINE OF PERSHING ROAD; THENCE EAST ALONG THE NORTH LINE OF PERSHING ROAD; TO THE WEST LINE OF STATE STREET; THENCE NORTH ALONG THE WEST LINE OF STATE STREET; TO THE SOUTH LINE OF 27TH STREET, THENCE WEST ALONG THE SOUTH LINE OF 27TH STREET; TO THE WEST LINE OF LOT 75 IN W.H. ADAMS SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, AS EXTENDED SOUTH; THENCE NORTH ALONG SAID EXTENDED LINE, BEING THE WEST LINE OF SAID LOT 75, LOT 40 AND 9, IN SAID W.H. ADAMS SUBDIVISION, AND ITS EXTENSION NORTH TO THE SOUTH LINE OF THE STEVENSON EXPRESSWAY; THENCE EASTERLY ALONG THE SOUTH LINE OF THE STEVENSON EXPRESSWAY TO THE EAST LINE OF LOT 1 IN GARDNER'S SUBDIVISION EXTENDED NORTH; THENCE SOUTH, ALONG SAID EXTENDED LINE, TO THE NORTH LINE OF 26TH STREET; THENCE SOUTH TO THE NORTHWEST CORNER OF LOT 28 IN ASSESSOR'S DIVISION RECORDED AS DOCUMENT 20877; THENCE SOUTH ALONG THE EAST LINE OF AN ALLEY TO A POINT ON THE NORTH LINE OF LOT 2 IN COUNTY CLERKS DIVISION RECORDED AS DOCUMENT 176695; THENCE WEST ALONG THE NORTH LINE OF LOTS 2 THROUGH 5 IN SAID ASSESSORS DIVISION TO THE WEST LINE OF SAID LOT 5; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 5 AND ITS EXTENSION SOUTH TO THE SOUTH LINE OF 28TH STREET; THENCE WEST ALONG THE SOUTH LINE OF 28TH STREET TO THE EAST LINE OF WABASH AVENUE; THENCE SOUTH ALONG THE EAST LINE OF WABASH AVENUE TO THE SOUTH LINE OF 29TH STREET; THENCE WEST ALONG THE SOUTH LINE OF 29TH STREET TO THE EAST LINE OF TAX PARCEL 17-27-308-61; THENCE SOUTH ALONG THE EAST LINE OF TAX PARCELS 17-27-308-61, 17-27-308-62, 17-27-308-63 TO THE NORTH LINE OF 30th STREET; THENCE SOUTH TO THE NORTHEAST CORNER OF LOT 65 IN R.S. THOMAS' SUBDIVISION OF BLOCK 99 IN CANAL TRUSTEES SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 65, ITS EXTENSION TO THE NORTHEAST CORNER OF LOT 70 AND THE EAST LINE OF LOT 70 TO A POINT 70.0' NORTH OF 31ST STREET, THENCE WEST 4.0'; THENCE SOUTH PARALLEL WITH THE EAST LINE OF LOT 70 TO THE NORTH LINE OF 31ST STREET; THENCE EAST ALONG THE NORTH LINE OF 31st STREET TO THE WEST LINE OF VACATED INDIANA AVENUE; THENCE NORTH ALONG THE WEST LINE OF VACATED INDIANA AVENUE TO THE NORTH LINE OF 29<sup>TH</sup> STREET; THENCE EAST LONG THE NORTH LINE OF 29th STREET TO THE WEST LINE OF PRAIRIE AVENUE; THENCE NORTH ALONG THE WEST LINE OF PRAIRIE AVENUE TO THE NORTH LINE OF 26th STREET; THENCE EAST ALONG THE NORTH LINE OF 26TH STREET TO THE SOUTHWEST CORNER OF LOT "D" IN MERCY HOSPITAL AND MEDICAL CENTER REDEVELOPMENT; THENCE NORTH ALONG THE WEST LINE OF MERCY HOSPITAL AND MEDICAL CENTER REDEVELOPMENT AND ITS EXTENSION NORTH TO THE INTERSECTION WITH THE NORTH LINE OF 25<sup>TH</sup> STREET; THENCE EAST ALONG THE NORTH LINE OF 25TH STREET TO THE WEST LINE OF DR. MARTIN LUTHER KING DRIVE; THENCE NORTH ALONG THE WEST LINE OF DR. MARTIN KING DRIVE TO THE NORTH LINE OF 25TH STREET AS EXTENDED WEST; THENCE EAST ALONG SAID EXTENDED LINE AND THE NORTH LINE OF 25TH STREET AND ITS EXTENSION EASTERLY TO THE WESTERLY LINE OF LAKE SHORE DRIVE; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF LAKE SHORE DRIVE TO THE SOUTH LINE OF 31ST STREET; THENCE WEST ALONG THE SOUTH LINE OF 31ST STREET TO THE WEST LINE OF LOT 13 IN CHICAGO LAND CLEARANCE COMMISSION NO. 2 RECORDED AS DOCUMENT 17511645 AS EXTENDED SOUTH; THENCE NORTH ALONG SAID LINE TO THE SOUTH LINE OF 30TH STREET; THENCE WEST TO THE WEST LINE OF VERNON AVENUE; THENCE NORTH ALONG THE WEST LINE OF VERNON AVENUE TO THE NORTH LINE OF 29TH PLACE; THENCE EAST TO THE CENTERLINE OF COTTAGE GROVE



AVENUE; THENCE NORTH ALONG THE CENTERLINE OF COTTAGE GROVE AVENUE TO THE SOUTH LINE OF 29TH STREET; THENCE WEST ALONG THE SOUTH LINE OF 29TH STREET TO THE WEST LINE OF VERNON AVENUE; THENCE NORTH AND NORTHEAST ALONG THE WEST LINE OF VERNON AVENUE TO THE WEST LINE OF ELLIS AVENUE; THENCE NORTH ALONG THE WEST LINE OF ELLIS AVENUE TO THE SOUTH LINE OF 26TH STREET; THENCE WEST, NORTHWEST AND WEST ALONG THE SOUTH LINE OF 26TH STREET TO THE EAST LINE OF DR. MARTIN LUTHER KING DRIVE; THENCE SOUTH ALONG THE EAST LINE OF DR. MARTIN LUTHER KING DRIVE TO THE INTERSECTION WITH THE SOUTH LINE OF 31ST STREET AS EXTENDED EAST; THENCE WEST ALONG THE SOUTH LINE OF 31ST STREET TO THE NORTHEAST CORNER OF LOT 2 IN BLOCK 2 IN LOOMIS AND LAFLIN'S SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF LOTS 2, 3, 6 AND 7 TO A POINT 17.0 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 7 IN BLOCK 2 IN LOOMIS AND LAFLIN'S SUBDIVISION; THENCE WEST PARALLEL WITH THE SOUTH LINE OF LOT 7 IN LOOMIS AND LAFLIN'S SUBDIVISION AND ITS EXTENSION TO A POINT ON THE WEST LINE OF GILES AVENUE; THENCE SOUTH ALONG THE WEST LINE OF GILES AVENUE TO THE SOUTHEAST CORNER OF LOT 4 IN C. CLEAVER'S SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 4 TO THE SOUTHWEST CORNER OF LOT 4 IN C. CLEAVER'S SUBDIVISION; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 4 TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT 1 IN HAYWOOD'S SUBDIVISION AS EXTENDED EAST; THENCE WEST ALONG SAID EXTENDED LINE AND THE SOUTH LINE OF LOTS 1 THROUGH 5 IN HAYWOOD'S SUBDIVISION TO THE EAST LINE OF PRAIRIE AVENUE; THENCE WEST TO THE SOUTHEAST CORNER OF LOT 6 IN HAYWOOD'S SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF LOTS 6 THROUGH 10 AND ITS EXTENSION TO THE SOUTHEAST CORNER OF LOT 11 IN HAYWOOD'S SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF AN ALLEY TO THE SOUTHEAST CORNER OF LOT 16 IN HAYWOOD'S SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 16 AND ITS EXTENSION WEST TO THE EAST LINE OF INDIANA AVENUE; THENCE SOUTH ALONG THE EAST LINE OF INDIANA AVENUE TO THE SOUTH LINE OF 32ND STREET; THENCE WEST ALONG THE SOUTH LINE OF 32ND STREET TO THE WEST LINE OF MICHIGAN AVENUE; THENCE NORTH ALONG THE WEST LINE OF MICHIGAN AVENUE TO THE SOUTHEAST CORNER OF LOT 8 IN BLOCK 2 IN C.J. WALKER'S SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 8 IN BLOCK 2 AND ITS EXTENSION WEST TO THE SOUTHWEST CORNER OF LOT 7 IN BLOCK 2 IN C.H. WALKER'S SUBDIVISION, BEING THE EAST LINE OF VACATED WABASH AVENUE; THENCE SOUTH ALONG THE EAST LINE OF VACATED WABASH AVENUE, BEING THE WEST LINE OF BLOCK 2 IN C.H. WALKER'S SUBDIVISION, TO THE SOUTH LINE OF VACATED 32ND STREET; THENCE EAST ALONG THE SOUTH LINE OF VACATED 32ND STREET TO THE NORTHWEST CORNER OF LOT 46 IN BLOCK 2 IN J. WENTWORTH'S SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF WABASH AVENUE TO THE SOUTHWEST CORNER OF LOT 1 IN J.S. BARNES' SUBDIVISION; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 AND ITS EXTENSION EAST TO THE WEST LINE OF A VACATED 20.0 FOOT WIDE ALLEY, BEING THE NORTHEAST CORNER OF LOT 39 IN BLOCK 8 IN J. WENTWORTH'S SUBDIVISION; THENCE NORTH ALONG THE WEST LINE OF SAID VACATED 20.0 FOOT ALLEY TO THE CENTERLINE OF 34TH STREET; THENCE EAST TO THE EAST LINE OF MICHIGAN AVENUE; THENCE SOUTH ALONG THE EAST LINE OF MICHIGAN AVENUE TO THE NORTHWEST CORNER OF LOT 30 IN BLOCK 7 IN J. WENTWORTH'S SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 30 AND ITS EXTENSION EAST TO THE EAST LINE OF A 20.0 FOOT WIDE ALLEY, BEING THE NORTHWEST CORNER OF LOT 19 IN BLOCK 7 IN J. WENTWORTH'S SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF SAID ALLEY TO THE SOUTHWEST CORNER OF LOT 20 IN BLOCK 7 IN J. WENTWORTH'S SUBDIVISION; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 20 AND ITS EXTENSION EAST TO THE WEST LINE OF INDIANA AVENUE; THENCE NORTH ALONG THE WEST LINE OF INDIANA AVENUE TO THE NORTHWEST CORNER OF LOT 39 IN BLOCK 1 OF HARRIET FARLIN'S SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 39 AND ITS EXTENSION EAST TO THE EAST LINE OF AN 18.0 FOOT WIDE ALLEY IN SAID BLOCK 1; THENCE SOUTH ALONG THE EAST LINE OF SAID ALLEY TO THE SOUTHWEST CORNER OF LOT 15 IN BLOCK 1 IN HARRIET FARLIN'S SUBDIVISION; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 15 IN BLOCK 1 TO THE WEST LINE OF PRAIRIE AVENUE; THENCE NORTH ALONG THE WEST LINE OF PRAIRIE AVENUE TO THE NORTH

LINE OF TAX PARCEL 17-34-121-081 AS EXTENDED WEST; THENCE EAST ALONG SAID EXTENDED LINE TO THE NORTHEAST CORNER OF SAID TAX PARCEL 17-34-121-081 BEING THE WEST LINE OF AN 18.0 FOOT ALLEY; THENCE SOUTH ALONG THE WEST LINE OF SAID ALLEY TO THE SOUTHEAST CORNER OF TAX PARCEL 17-34-121-086; THENCE EAST ALONG THE SOUTH LINE OF TAX PARCEL 17-34-121-072 AND ITS EXTENSION WEST, TO THE WEST LINE OF GILES AVENUE; THENCE NORTH ALONG THE WEST LINE OF GILES AVENUE TO THE SOUTH LINE OF A 16.0 FOOT ALLEY IN BLOCK 2 IN DYER AND DAVISSON'S SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID ALLEY TO THE EAST LINE OF AN 18.0 FOOT ALLEY IN SAID BLOCK 2; THENCE SOUTH ALONG THE EAST LINE OF SAID ALLEY TO A POINT THAT IS ON THE SOUTH LINE OF TAX PARCEL 17-34-121-001 EXTENDED EAST; THENCE WEST ALONG THE SOUTH LINE OF SAID EXTENDED LINE TO THE WEST LINE OF PRAIRIE AVENUE; THENCE NORTH ALONG THE WEST LINE OF PRAIRIE AVENUE TO A POINT 85.0 FEET SOUTH OF THE SOUTH LINE OF 33RD STREET; THENCE WEST PARALLEL WITH 33RD STREET 124.62 FEET TO THE EAST LINE OF A 16.0 FOOT ALLEY; THENCE NORTH ALONG THE EAST LINE OF SAID ALLEY TO THE SOUTH LINE OF 33RD STREET; THENCE EAST ALONG THE SOUTH LINE OF 33RD STREET TO THE WEST LINE OF A 14.0 FOOT ALLEY, BEING THE NORTHEAST CORNER OF LOT 1 IN FULLER, FROST AND COBB'S SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF SAID ALLEY TO THE NORTH LINE OF LOT 15 IN FRANCIS J. YOUNG'S SUBDIVISION EXTENDED WEST; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 15 TO THE WEST LINE OF CALUMET AVENUE; THENCE SOUTH ALONG THE WEST LINE OF CALUMET AVENUE TO THE NORTH LINE OF LOT 23 IN FOWLER'S SUBDIVISION EXTENDED WEST; THENCE EAST ALONG SAID EXTENDED LINE AND NORTH LINE OF LOTS 23 TO 19 IN SAID FOWLER'S SUBDIVISION AND ITS EXTENSION EAST TO THE EAST LINE OF A 16.0 FOOT ALLEY; THENCE SOUTH ALONG THE EAST LINE OF THE 16.0 FOOT ALLEY TO THE NORTH LINE OF 35TH STREET; THENCE EAST ALONG THE NORTH LINE OF 35TH STREET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 34-39-14; THENCE NORTH ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 34-39-14 TO THE EXTENSION WEST OF THE NORTH LINE OF 35TH STREET; THENCE EAST ALONG THE NORTH LINE OF 35TH STREET TO THE CENTERLINE OF A 16.0 FOOT ALLEY EXTENDED NORTH, SAID CENTERLINE BEING 132.0 FEET EAST OF THE EAST LINE OF DR. MARTIN LUTHER KING DRIVE; THENCE SOUTH ALONG SAID LINE TO THE SOUTHEAST CORNER OF TAX PARCEL 17-34-400-005 EXTENDED EAST; THENCE WEST PARALLEL WITH 35TH STREET TO THE EAST LINE OF DR. MARTIN LUTHER KING DRIVE; THENCE SOUTH ALONG THE EAST LINE OF DR. MARTIN LUTHER KING DRIVE 21.6 FEET; THENCE WEST TO THE WEST LINE OF DR. MARTIN LUTHER KING DRIVE; THENCE NORTH ALONG THE WEST LINE OF DR. MARTIN LUTHER KING DRIVE TO A POINT 120.0 FEET SOUTH OF THE SOUTH LINE OF 35TH STREET; THENCE WEST PARALLEL WITH 35TH STREET TO THE EAST LINE OF A 16.0 FOOT ALLEY, BEING 70.0 FEET EAST OF THE EAST LINE OF CALUMET AVENUE; THENCE SOUTH ALONG THE EAST LINE OF SAID ALLEY TO THE NORTH LINE OF LOT 2 IN D. HARRY HAMMER'S SUBDIVISION; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 2 TO THE EAST LINE OF LOT 24 IN W.D. BISHOPP'S SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 24 TO THE NORTH LINE OF 37TH STREET; THENCE EAST ALONG THE NORTH LINE OF 37TH STREET TO THE WEST LINE OF DR. MARTIN LUTHER KING DRIVE; THENCE SOUTH ALONG THE WEST LINE OF DR. MARTIN LUTHER KING DRIVE TO THE SOUTH LINE OF LOT 52 IN J.B. VALLIQUETTE'S SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 52 TO THE EAST LINE OF CALUMET AVENUE; THENCE SOUTH ALONG THE EAST LINE OF CALUMET AVENUE TO THE NORTH LINE OF 38TH STREET; THENCE EAST ALONG THE NORTH LINE OF 38TH STREET TO THE EAST LINE OF DR. MARTIN LUTHER KING DRIVE; THENCE SOUTH ALONG THE EAST LINE OF DR. MARTIN LUTHER KING DRIVE TO THE NORTH LINE OF PERSHING AVENUE; THENCE EAST ALONG THE NORTH LINE OF PERSHING AVENUE TO THE EAST LINE OF AN ALLEY EXTENDED NORTH, SAID LINE BEING THE WEST LINE OF TAX PARCEL 20-03-200-011; THENCE SOUTH ALONG THE EAST LINE OF SAID ALLEY TO THE NORTH LINE OF OAKWOOD BLVD; THENCE SOUTH TO THE NORTHEAST CORNER OF LOT 16 IN BOWEN & SMITH'S SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF LOTS 16, 17 & 18 IN BOWEN & SMITH'S SUBDIVISION TO THE SOUTH LINE OF TAX PARCEL 20-03-501-006 [6001 TO 6003]; THENCE WEST ALONG THE SOUTH LINE OF TAX PARCEL 20-03-501-006 [6001 TO 6003] TO THE WEST LINE




OF DR. MARTIN LUTHER KING DRIVE; THENCE NORTH ALONG THE WEST LINE OF DR. MARTIN LUTHER KING DRIVE TO THE SOUTHEAST CORNER OF LOT 1 IN WALLACE R. MARTIN'S SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF LOTS 1 THROUGH 3 IN WALLACE R. MARTIN'S SUBDIVISION TO THE EAST LINE OF A 16.0 FOOT ALLEY; THENCE NORTH ALONG THE EAST LINE OF SAID 16.0 FOOT ALLEY TO LOT 66 IN CIRCUIT COURT PARTITION PER DOCUMENT 1225139 EXTENDED EAST; THENCE WEST ALONG THE SOUTH LINE OF LOTS 66 THROUGH 70 IN CIRCUIT COURT PARTITION AND ITS EXTENSION WEST TO THE WEST LINE OF CALUMET AVENUE; THENCE WEST ALONG THE NORTH LINE OF A 16.0 FOOT ALLEY TO THE EAST LINE OF PRAIRIE AVENUE; THENCE SOUTH ALONG THE EAST LINE OF PRAIRIE AVENUE TO THE SOUTH LINE OF LOT 3 IN SPRINGER'S SUBDIVISION EXTENDED EAST; THENCE WEST ALONG SAID EXTENDED LINE AND SOUTH LINE OF SAID LOT 3 TO THE SOUTHWEST CORNER OF LOT 3; THENCE NORTH ALONG THE WEST LINE OF LOT 3 TO THE SOUTHEAST CORNER OF LOT 4 IN SPRINGER'S SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF LOTS 4 THROUGH 7 IN SPRINGER'S SUBDIVISION TO THE EAST LINE OF INDIANA AVENUE; THENCE SOUTH ALONG THE EAST LINE OF INDIANA AVENUE TO THE SOUTH LINE OF 40TH STREET; THENCE WEST ALONG THE SOUTH LINE OF 40TH STREET AND ITS EXTENSION WEST TO THE EAST LINE OF WENTWORTH AVENUE; THENCE NORTH ALONG THE EAST LINE OF WENTWORTH AVENUE TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM TAX PARCELS 17-27-203-010 AND 17-27-203-013, ALL IN COOK COUNTY, ILLINOIS.

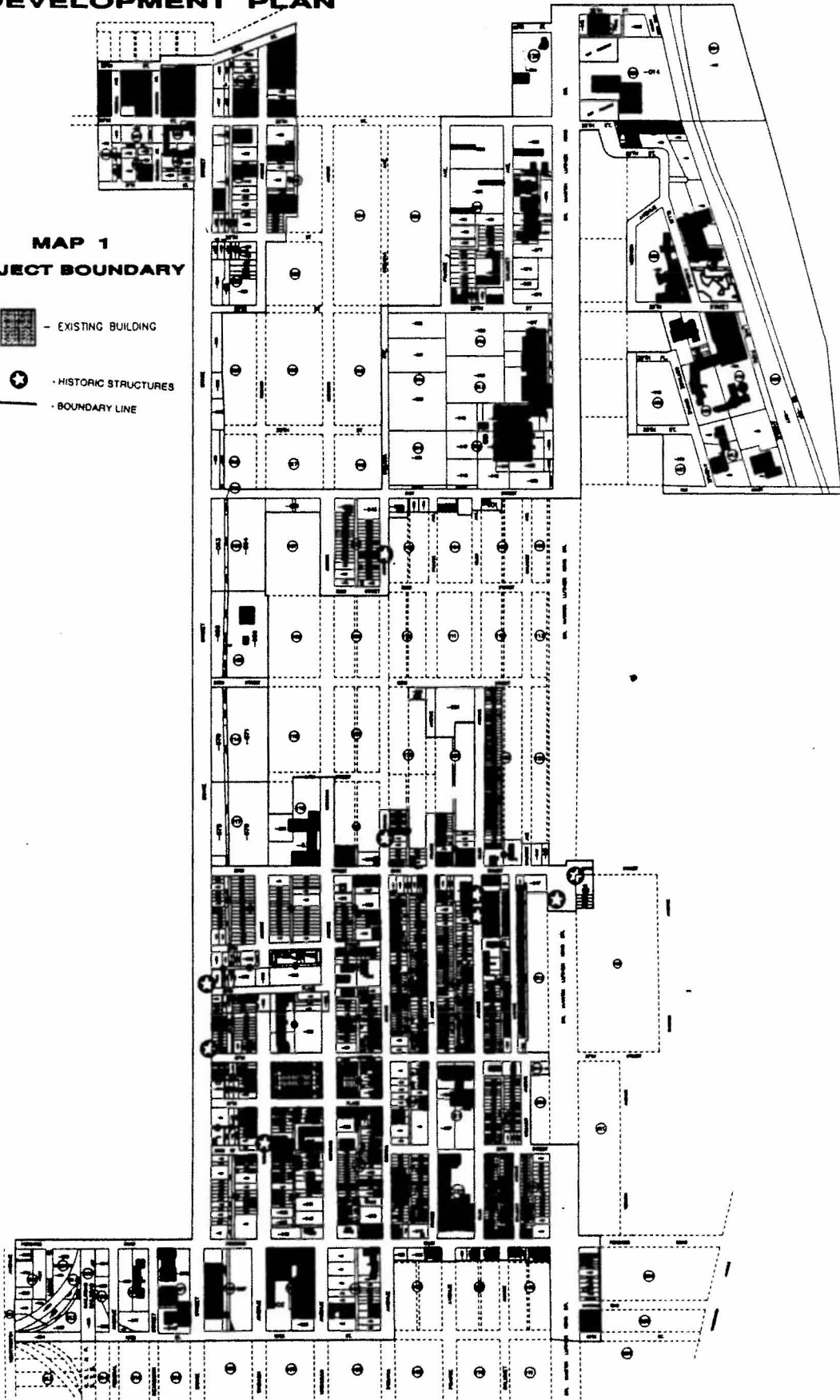
**EXHIBIT 2 - MAP LEGEND**

MAP 1	REDEVELOPMENT PROJECT BOUNDARY
MAP 2	EXISTING LAND USE
MAP 3	PROPOSED LAND USE
Map 4	AREA MAP WITH SCHOOLS, PARKS AND OTHER PUBLIC FACILITIES

**CITY OF CHICAGO  
BRONZEVILLE  
REDEVELOPMENT PLAN**








**MAP 1  
PROJECT BOUNDARY**

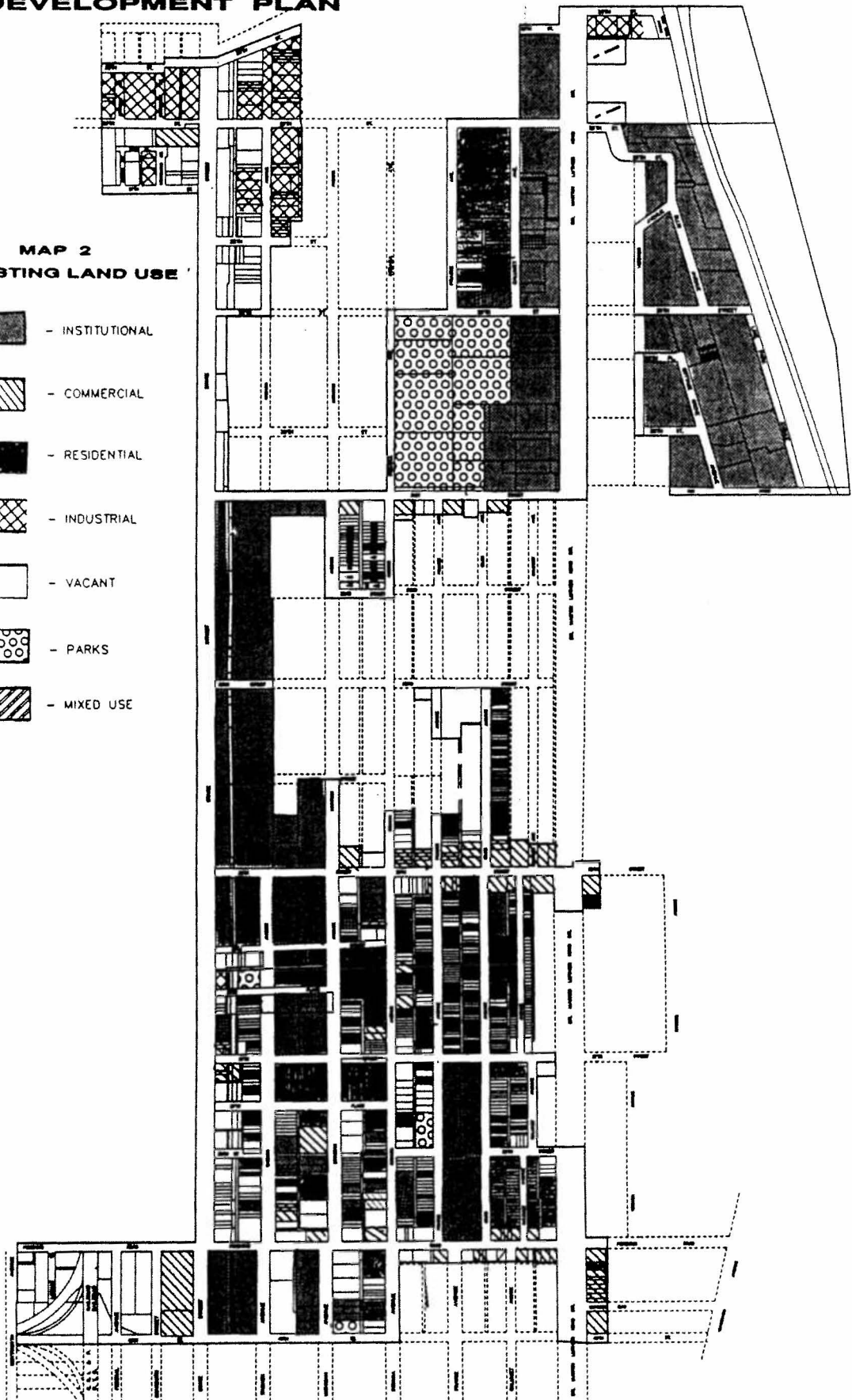
-  - EXISTING BUILDING
-  - HISTORIC STRUCTURES
-  - BOUNDARY LINE



**CITY OF CHICAGO  
BRONZEVILLE  
REDEVELOPMENT PLAN**








**MAP 2  
EXISTING LAND USE**

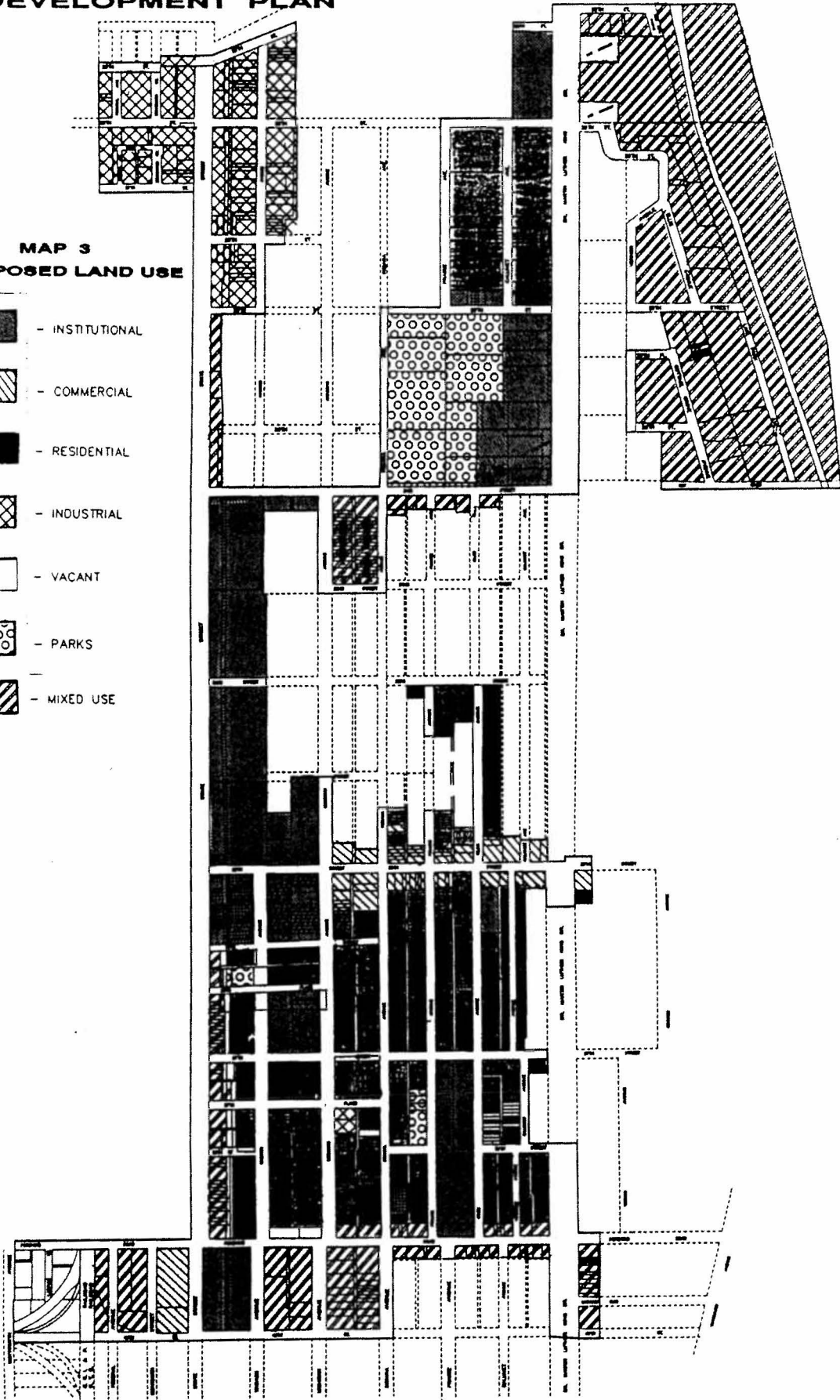
-  - INSTITUTIONAL
-  - COMMERCIAL
-  - RESIDENTIAL
-  - INDUSTRIAL
-  - VACANT
-  - PARKS
-  - MIXED USE



# REDEVELOPMENT PLAN

**MAP 3  
PROPOSED LAND USE**

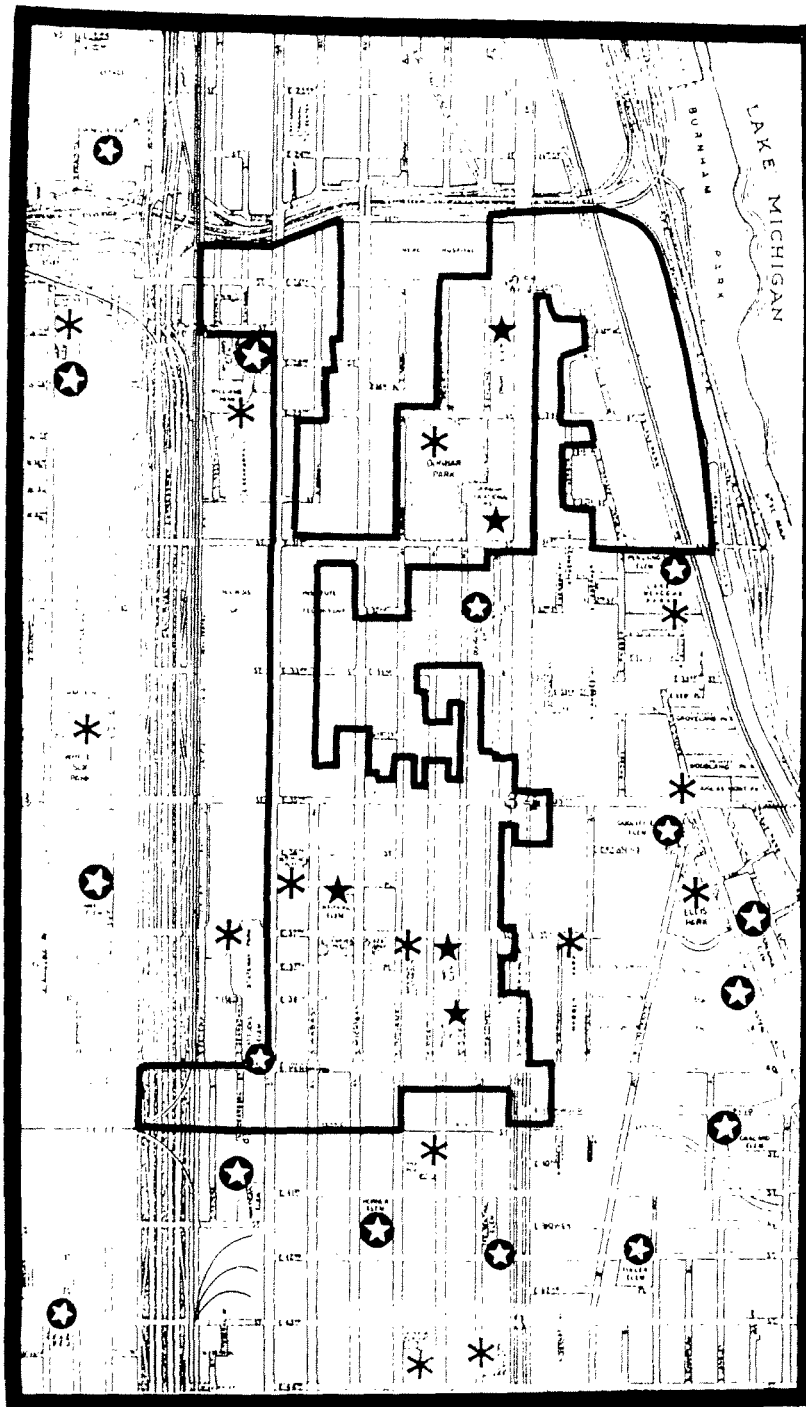
-  - INSTITUTIONAL
-  - COMMERCIAL
-  - RESIDENTIAL
-  - INDUSTRIAL
-  - VACANT
-  - PARKS
-  - MIXED USE



GLEN D. KRUSH LAND SURVEYOR, INC.  
200 WEST NORTH AVENUE SUITE 2  
LOMBARD, ILLINOIS 60148  
630-297-0200

LOUIX - SCHNEIDER & ASSOCIATES  
24 WEST HURON STREET SUITE 400  
CHICAGO, ILLINOIS 60610  
312-467-0200

CITY OF CHICAGO  
MAY 20, 1999



Bronzeville Redevelopment Plan



Map 4

Area Map  
with Schools, Parks,  
& other Public  
Facilities

— Redevelopment Project Boundary

★ Schools within TIF District

⊛ Schools outside TIF District

\* Parks

Prepared by Louik/Schneider & Associates, Inc.



**EXHIBIT 3 - ELIGIBILITY STUDY**





**APPENDIX**

**EXHIBIT 1 - BUILDING PERMIT REQUESTS**

**NEW CONSTRUCTION/INVESTMENT PERMITS**

Permit #	Date	Address	Investment
764339	1/11/93	3709 S. Wabash	\$5,000
766311	3/10/93	3625 S. State Street	\$2,800
767724	4/14/93	500 E. 33rd Street	\$500
767855	4/16/93	3658 S. Giles Avenue	\$10,000
770415	6/8/93	3525 S. Wabash Avenue	\$35,000
770459	6/9/93	3709 S. State Street	\$15,000
770573	6/11/93	3716 S. Prairie Avenue	\$8,000
770671	6/14/93	3658 S. Giles Avenue	\$1,000
771449	6/30/93	3516 S. Calumet Avenue	\$14,500
772229	7/16/93	3500 S. Michigan Avenue	\$1,250
773563	8/12/93	3633 S. State Street	\$40,000
785049	4/29/94	3619 S. Giles Avenue	\$6,000
785425	5/6/94	3435 S. Prairie Avenue	\$8,000
794071	10/11/94	3801 S. Giles Avenue	\$3,400
799154	1/27/95	3350 S. Giles Avenue	\$150,000
799345	2/2/95	3641 S. Giles Avenue	\$220,000
799512	2/7/95	3641 S. Giles Avenue	\$2,800
800963	3/16/95	101 E. 37th Place	\$2,000
803713	5/8/95	3534 S. Calumet Avenue	\$150,000
804529	5/19/95	2600 S. M L King Drive	\$65,000
807784	7/14/95	3339 S. Giles Avenue	\$33,000
808341	7/25/95	3650 S. Calumet	\$345,000
809575	8/14/95	3534 S. Calumet	\$8,000
813855	10/31/95	3337 S. Giles Avenue	\$150,000
814809	11/15/95	3339 S. Giles Avenue	\$5,000
814810	11/15/95	3337 S. Giles Avenue	\$5,000
96003339	4/15/96	3501 S. Wabash	\$5,000
96005075	05/10/96	3501 S. Wabash Avenue	\$85,000
96009061	07/09/96	16 E. 35th Street	\$98,000
830228	7/15/96	3303 S. Giles Avenue	\$220,000
831099	09/18/96	3601 S. Prairie Avenue	\$58,000
831783	09/18/96	3632 S. Prairie Avenue	\$120,000
832543	10/01/96	3630 S. Prairie Avenue	\$240,000

City of Chicago  
Bronzeville - Eligibility Study

Permit #	Date	Address	Investment
835013	11/01/96	3525 S. Prairie Avenue	\$58,000
835013	11/1/96	3527 S. Prairie Avenue	\$58,000
835015	11/1/96	3607 S. Prairie Avenue	\$58,000
835016	11/1/96	3609 S. Prairie Avenue	\$58,000
835017	11/1/96	3623 S. Prairie Avenue	\$58,000
848280	6/10/97	3451 S. Gilles Avenue	\$600
850077	06/28/97	3655 S. Prairie Avenue	\$10,045
855474	08/12/97	2915 S. Ellis Avenue	\$15,000
861481	10/31/97	321 E. 31st Street	\$76,000
862734	12/02/97	3649 S. Gilles Avenue	\$120,000
864341	12/30/97	207 E. 35th Street	\$490,000
<b>TOTAL (44 permits)</b>			<b>\$3,108,895</b>

**DEMOLITION PERMITS**

Permit #	Date	Address	Amount
764837	1/7/93	305 E. Pershing Road	\$0
764836	01/27/93	3745 S. Wabash Avenue	\$0
765744	02/23/93	117 E. 35th Street	\$0
765949	02/26/93	3336 S. Calumet Avenue	\$120,000
768524	04/30/93	3709 S. State Street	\$0
771204	06/24/93	3643 S. Gilles Avenue	\$0
774802	09/09/93	201 E. Pershing Road	\$0
775305	09/17/93	3846 S. Prairie Avenue	\$0
776019	09/30/93	3820 S. Prairie Avenue	\$0
776020	09/30/93	3846 S. Prairie Avenue	\$0
776131	10/04/93	200 E. Pershing Road	\$0
779776	12/17/93	3831 S. Wabash Avenue	\$0
782682	03/16/94	3827 S. Wabash Avenue	\$0
782866	03/21/94	55 E. Pershing Road	\$20,000
783167	03/25/94	3736 S. Michigan Avenue	\$0
784050	04/12/94	3541 S. Calumet Avenue	\$0
789688	07/22/94	3658 S. Prairie Avenue	\$0
790070	08/05/94	3650 S. Gilles Avenue	\$0

City of Chicago  
Bronzeville - Eligibility Study

Permit #	Date	Address	Amount
794665	10/20/94	3657 S. State Street	\$0
794892	10/25/94	3536 S. Indiana	\$0
797821	12/16/94	309 E. Pershing Road	\$0
800564	03/08/95	3524 S. Michigan Avenue	\$0
801556	03/28/95	3739 S. Wabash Avenue	\$0
803954	05/11/95	3748 S. Wabash Avenue	\$0
804870	05/25/95	3432 S. Prairie Avenue	\$0
805124	05/31/95	12 E. 37th Place	\$0
806888	06/29/95	3755 S. Michigan Avenue	\$0
808164	07/20/95	3536 S. Prairie Avenue	\$0
814309	11/07/95	3822 S. Calumet Avenue	\$0
817279	01/16/96	3514 S. Michigan Avenue	\$0
96001702	03/12/96	3639 S. Prairie Avenue	\$9,240
96006675	05/24/96	3942 S. Indiana	\$17,000
96006675	06/04/96	3940 S. Indiana Avenue	\$17,000
96009900	07/22/96	3639 S. Prairie Avenue	\$9,999
830784	09/03/96	3519 S. Indiana Avenue	\$35,000
831522	09/16/96	3523 S. Prairie Avenue	\$7,500
832571	9/30/96	3423 S. Indiana Avenue	\$6,900
835645	11/12/96	3802 S. Prairie Avenue	\$6,300
843041	03/24/97	3528 S. Wabash Avenue	\$3,900
835645	04/15/97	3810 S. Prairie Avenue	\$8,000
845741	4/30/97	3919 S. Federal Street	\$495,000
847719	06/02/97	3525 S. Wabash Avenue	\$9,500
847720	06/02/97	3521 S. Wabash Avenue	\$9,500
847721	06/02/97	3528 S. Wabash Avenue	\$9,500
847722	06/02/97	3524 S. Wabash Avenue	\$8,000
847995	06/05/97	3501 S. Wabash Avenue	\$13,750
847996	06/05/97	3536 S. Michigan Avenue	\$52,000
847997	06/05/97	67 E. 35th Street	\$13,750
858576	09/29/97	227 E. 37th Street	\$3,600
862124	11/19/97	3714 S. Wabash	\$5,800
<b>TOTAL (50 demolition permits)</b>			<b>\$881,239</b>

**EXHIBIT 2 - BUILDING CODE VIOLATIONS**

2600 S. Calumet	3632 S. Giles	3100 S. Michigan
2628 S. Calumet	3637 S. Giles	3514 S. Michigan
2629 S. Calumet	3639 S. Giles	3524 S. Michigan
2636 S. Calumet	3640 S. Giles	3525 S. Michigan
2822 S. Calumet	3641 S. Giles	3536 S. Michigan
3516 S. Calumet	3646 S. Giles	3639 S. Michigan
3524 S. Calumet	3650 S. Giles	3653 S. Michigan
3525 S. Calumet	3654 S. Giles	3657 S. Michigan
3526 S. Calumet	3659 S. Giles	3663 S. Michigan
3534 S. Calumet	3661 S. Giles	3736 S. Michigan
3541 S. Calumet	3747 S. Giles	3740 S. Michigan
3554 S. Calumet	3801 S. Giles	3744 S. Michigan
3622 S. Calumet	3811 S. Giles	3750 S. Michigan
3623 S. Calumet	3813 S. Giles	3800 S. Michigan
3718 S. Calumet	3815 S. Giles	3812 S. Michigan
3734 S. Calumet	3833 S. Giles	3831 S. Michigan
3746 S. Calumet	3101 S. Indiana	3849 S. Michigan
3814 S. Calumet	3433 S. Indiana	3900 S. Michigan
3822 S. Calumet	3515 S. Indiana	3947 S. Michigan
3824 S. Calumet	3517 S. Indiana	55 E. Pershing
3833 S. Calumet	3519 S. Indiana	101 E. Pershing
3834 S. Calumet	3520 S. Indiana	116 E. Pershing
3835 S. Calumet	3528 S. Indiana	244 E. Pershing
3841 S. Calumet	3611 S. Indiana	300 E. Pershing
2959 S. Cottage	3617 S. Indiana	309 E. Pershing
2839 S. Ellis	3623 S. Indiana	314 E. Pershing
3325 S. Giles	3635 S. Indiana	321 E. Pershing
3327 S. Giles	3652 S. Indiana	324 E. Pershing
3339 S. Giles	3656 S. Indiana	333 E. Pershing
3353 S. Giles	3659 S. Indiana	2611 S. Prairie
3355 S. Giles	3714 S. Indiana	2615 S. Prairie
3362 S. Giles	3733 S. Indiana	2627 S. Prairie
3401 S. Giles	3735 S. Indiana	3441 S. Prairie
3403 S. Giles	3766 S. Indiana	3453 S. Prairie
3413 S. Giles	3804 S. Indiana	3455 S. Prairie
3415 S. Giles	3806 S. Indiana	3517 S. Prairie
3433 S. Giles	3830 S. Indiana	3521 S. Prairie
3435 S. Giles	3910 S. Indiana	3536 S. Prairie
3438 S. Giles	3924 S. Indiana	3540 S. Prairie
3450 S. Giles	3932 S. Indiana	3553 S. Prairie
3452 S. Giles	3944 S. Indiana	3555 S. Prairie
3500 S. Giles	2922 S. Lake Park	3564 S. Prairie
3555 S. Giles	3812 S. M.L. King Dr.	3608 S. Prairie
3556 S. Giles	3814 S. M.L. King Dr.	3610 S. Prairie
3600 S. Giles	3816 S. M.L. King Dr.	3654 S. Prairie
3609 S. Giles	3830 S. M.L. King Dr.	3655 S. Prairie
3617 S. Giles	3836 S. M.L. King Dr.	3704 S. Prairie
3619 S. Giles	3840 S. M.L. King Dr.	3802 S. Prairie
3630 S. Giles	3844 S. M.L. King Dr.	3810 S. Prairie



3840 S. Prairie	315 E. 35th St.
2516 S. State	5 E. 36th Pl.
2601 S. State	23 E. 36th Pl.
3517 S. State	60 E. 36th Pl.
3615 S. State	45 E. 36th St.
3649 S. State	12 E. 37th Pl.
3671 S. State	69 E. 37th Pl.
3701 S. State	71 E. 37th Pl.
3709 S. State	101 E. 37th Pl.
3757 S. State	117 E. 37th Pl.
3922 S. State	123 E. 37th Pl.
3944 S. State	64 E. 37th St.
2540 S. Wabash	117 E. 37th St.
2617 S. Wabash	215 E. 37th St.
2624 S. Wabash	249 E. 37th St.
2630 S. Wabash	250 E. 37th St.
2635 S. Wabash	301 E. 37th St.
2640 S. Wabash	
3101 S. Wabash	<b>Total: 215</b>
3501 S. Wabash	
3525 S. Wabash	
3527 S. Wabash	
3528 S. Wabash	
3537 S. Wabash	
3658 S. Wabash	
3663 S. Wabash	
3707 S. Wabash	
3716 S. Wabash	
3721 S. Wabash	
3739 S. Wabash	
3742 S. Wabash	
3746 S. Wabash	
3748 S. Wabash	
3757 S. Wabash	
3801 S. Wabash	
3807 S. Wabash	
3811 S. Wabash	
3817 S. Wabash	
3819 S. Wabash	
3827 S. Wabash	
3831 S. Wabash	
3837 S. Wabash	
53 W. 25th Pl.	
20 E. 26th St.	
241 E. 31st St.	
16 E. 35th St.	
100 E. 35th St.	
114 E. 35th St.	
221 E. 35th St.	
225 E. 35th St.	
301 E. 35th St.	

**EXHIBIT 3 - DISTRIBUTION OF CRITERIA MATRIX**

BLOCK	1	2	3	4	5	6	7	8	9	10	11	12	13	14
17 27 122	X		X	X							X	X	X	
17 27 123	X	X	X	X							X	X	X	
17 27 129														
17 27 203	X		X	X							X		X	
17 27 300	X	P	X	X								X	X	
17 27 301	X	X	X	X							X	X	X	
17 27 302			X									X	X	
17 27 306	X	X												
17 27 307	X		X	X			P						X	
17 27 308													X	
17 27 311														
17 27 312														
17 27 313													X	
17 27 314														
17 27 315														
17 27 316													X	
17 27 319														
17 27 320														
17 27 321	X													
17 27 402	X		X	X							X	X		

**Key**

- X Present to a Major Extent
- P Present
- Not Present

**Criteria**

- 1 AGE
- 2 DILAPIDATION
- 3 OBSOLESCENCE
- 4 DETERIORATION
- 5 ILLEGAL USE OF INDIVIDUAL STRUCTURES
- 6 PRESENCE OF STRUCTURES BELOW MINIMUM CODE
- 7 EXCESSIVE VACANCIES

- 8 OVERCROWDING
- 9 LACK OF VENTILATION, LIGHT OR SANITARY FACILITIES
- 10 INADEQUATE UTILITIES
- 11 EXCESSIVE LAND COVERAGE
- 12 DELETERIOUS LAND USE OR LAYOUT
- 13 DEPRECIATION OF PHYSICAL MAINTENANCE
- 14 LACK OF COMMUNITY PLANNING

**EXHIBIT 4 - DISTRIBUTION OF CRITERIA MATRIX (CONT. PAGE 2)**

BLOCK	1	2	3	4	5	6	7	8	9	10	11	12	13	14
17 27 404			X	X							X	X		
17 27 405	X		X	X							X	X	X	
17 27 406	X		X	X							X	X	X	
17 27 407													X	
17 27 408														
17 27 409	X		X								X	X	X	
17 27 410	X		X	X							X	X	X	
17 27 413														
17 27 414	X		X											
17 27 500													X	
17 27 502														
17 28 235	X	X	X	X			P				X	P	X	
17 28 236	X			X							X	X	X	
17 28 237	X	X	X	X			P				X	P	X	
17 28 406													X	
17 28 407													X	
17 28 408	X	X	X	X			X				X	X	X	
17 28 409	X	X	X	X								X	X	
17 28 410	X	X	X	X									X	
17 28 502														
17 34 100	X	X	X	X									X	
17 34 101	X	X	X	X										

**Key**

- X Present to a Major Extent
- P Present
- Not Present

**Criteria**

- |   |   |
|---|---|
| 1 AGE                                       | 8 OVERCROWDING                                      |
| 2 DILAPIDATION                              | 9 LACK OF VENTILATION, LIGHT OR SANITARY FACILITIES |
| 3 OBSOLESCENCE                              | 10 INADEQUATE UTILITIES                             |
| 4 DETERIORATION                             | 11 EXCESSIVE LAND COVERAGE                          |
| 5 ILLEGAL USE OF INDIVIDUAL STRUCTURES      | 12 DELETERIOUS LAND USE OR LAYOUT                   |
| 6 PRESENCE OF STRUCTURES BELOW MINIMUM CODE | 13 DEPRECIATION OF PHYSICAL MAINTENANCE             |
| 7 EXCESSIVE VACANCIES                       | 14 LACK OF COMMUNITY PLANNING                       |

EXHIBIT 4 - DISTRIBUTION OF CRITERIA MATRIX (CONT. PAGE 3)

BLOCK	1	2	3	4	5	6	7	8	9	10	11	12	13	14
17 34 102	X		P										X	
17 34 103	X	X	X	X								P	X	
17 34 104			X	X									X	
17 34 105	X		X											
17 34 106				P									P	
17 34 107														
17 34 114													X	
17 34 117													X	
17 34 118				X										
17 34 119	X	P	X	X							X		X	
17 34 120	P	P	P	P									P	
17 34 121	X			X									X	
17 34 122	X		P	P									X	
17 34 123														
17 34 300	P	P	P	P			P						X	
17 34 301	X		P	X			P					P	P	
17 34 302	X	P	P	P									P	
17 34 303	X	P		P	P								P	
17 34 304	X			X									X	
17 34 305	X	P	P	P			P						P	

Key

- X Present to a Major Extent
- P Present
- Not Present

Criteria

- 1 AGE
- 2 DILAPIDATION
- 3 OBSOLESCENCE
- 4 DETERIORATION
- 5 ILLEGAL USE OF INDIVIDUAL STRUCTURES
- 6 PRESENCE OF STRUCTURES BELOW MINIMUM CODE
- 7 EXCESSIVE VACANCIES

- 8 OVERCROWDING
- 9 LACK OF VENTILATION, LIGHT OR SANITARY FACILITIES
- 10 INADEQUATE UTILITIES
- 11 EXCESSIVE LAND COVERAGE
- 12 DELETERIOUS LAND USE OR LAYOUT
- 13 DEPRECIATION OF PHYSICAL MAINTENANCE
- 14 LACK OF COMMUNITY PLANNING

**EXHIBIT 4 - DISTRIBUTION OF CRITERIA MATRIX (CONT. PAGE 4)**

BLOCK	1	2	3	4	5	6	7	8	9	10	11	12	13	14
17 34 306	X	P	P	P			P						P	
17 34 307													X	
17 34 308	P	P	P	P			P						X	
17 34 309	X	P	P	X			P						P	
17 34 310	X	P	P	X			P							
17 34 311	X	P	X	X			P						P	
17 34 312	X	P	P	P			P						P	
17 34 313	X	P	X	P			P						X	
17 34 315	X	X	X	X			P				P	P	X	
17 34 316	X		X	P			P				P	P	X	
17 34 317			X										X	
17 34 318	X		X	P			P				P	P	X	
17 34 319	X		X	X			X			X			X	
17 34 320	X	X	X	P		P	P		P	P	P	X	P	
17 34 321	P		X	P			P			P	X	X	X	
17 34 322	X	P	X	P			P		P	P	X	X	X	

**Key**

- X Present to a Major Extent
- P Present
- Not Present

**Criteria**

- 1 AGE
- 2 DILAPIDATION
- 3 OBSOLESCENCE
- 4 DETERIORATION
- 5 ILLEGAL USE OF INDIVIDUAL STRUCTURES
- 6 PRESENCE OF STRUCTURES BELOW MINIMUM CODE
- 7 EXCESSIVE VACANCIES

- 8 OVERCROWDING
- 9 LACK OF VENTILATION, LIGHT OR SANITARY FACILITIES
- 10 INADEQUATE UTILITIES
- 11 EXCESSIVE LAND COVERAGE
- 12 DELETERIOUS LAND USE OR LAYOUT
- 13 DEPRECIATION OF PHYSICAL MAINTENANCE
- 14 LACK OF COMMUNITY PLANNING

**EXHIBIT 4 - DISTRIBUTION OF CRITERIA MATRIX (CONT. PAGE 5)**

BLOCK	1	2	3	4	5	6	7	8	9	10	11	12	13	14
17 34 323	X		X	X	P		P		P	P	X	X	X	
17 34 324	X		X	P									X	
17 34 325	X		X											
17 34 326	X	P	X	X			P				P		X	
17 34 327	X	P	X	X			P			P	P	P	P	
17 34 328	X	X	X	X							X	X	X	
17 34 400	X		X	X			X						X	
17 34 500	P		X											
20 03 100														
20 03 101	X		X	P			P		P		P	X	X	
20 03 102	X		X	P			P				X	X	X	
20 03 103	P		X	P							X	P	X	
20 03 104	X		X	P							X	X	X	
20 03 105	X	P	X	X		P			P		X	X	X	
20 03 200	X		X	P			P						X	
20 03 203														
20 03 500														
20 03 501			X										X	

**Key**

- X Present to a Major Extent
- P Present
- Not Present

**Criteria**

- 1 AGE
- 2 DILAPIDATION
- 3 OBSOLESCENCE
- 4 DETERIORATION
- 5 ILLEGAL USE OF INDIVIDUAL STRUCTURES
- 6 PRESENCE OF STRUCTURES BELOW MINIMUM CODE
- 7 EXCESSIVE VACANCIES

- 8 OVERCROWDING
- 9 LACK OF VENTILATION, LIGHT OR SANITARY FACILITIES
- 10 INADEQUATE UTILITIES
- 11 EXCESSIVE LAND COVERAGE
- 12 DELETERIOUS LAND USE OR LAYOUT
- 13 DEPRECIATION OF PHYSICAL MAINTENANCE
- 14 LACK OF COMMUNITY PLANNING

**EXHIBIT 4 - DISTRIBUTION OF CRITERIA MATRIX (CONT. PAGE 6)**

BLOCK	1	2	3	4	5	6	7	8	9	10	11	12	13	14
20 04 203														
20 04 204			X										X	
20 04 205			X								X	X	X	
20 04 206	X	X	X	X			X		X	X	X	X	X	
20 04 207			P	P									X	
20 04 213			X									X	X	
20 04 503			X										X	

**Key**

- X Present to a Major Extent
- P Present
- Not Present

**Criteria**

- 1 AGE
- 2 DILAPIDATION
- 3 OBSOLESCENCE
- 4 DETERIORATION
- 5 ILLEGAL USE OF INDIVIDUAL STRUCTURES
- 6 PRESENCE OF STRUCTURES BELOW MINIMUM CODE
- 7 EXCESSIVE VACANCIES
- 8 OVERCROWDING
- 9 LACK OF VENTILATION, LIGHT OR SANITARY FACILITIES
- 10 INADEQUATE UTILITIES
- 11 EXCESSIVE LAND COVERAGE
- 12 DELETERIOUS LAND USE OR LAYOUT
- 13 DEPRECIATION OF PHYSICAL MAINTENANCE
- 14 LACK OF COMMUNITY PLANNING

**EXHIBIT 5 - MATRIX OF BLIGHTED FACTORS**

A. Block Number	17 27 122	17 27 123	17 27 129	17 27 203	17 27 300	17 27 301	17 27 302	17 27 306
B. Number of Buildings	2	4	0	2	6	5	0	15
C. Number of Parcels	11	13	1	4	21	16	12	32
1. Number of buildings 35 years or older	2	4	0	1	5	5	0	12
2. A. Number of buildings showing decline of physical maintenance	2	3	0	1	6	4	0	12
2. B. Number of parcels exhibiting decline of physical maintenance	11	4	0	2	20	13	9	26
3. A. Number of deteriorated buildings	2	4	0	1	5	5	0	11
3. B. Number of parcels that are deteriorated	9	12	0	1	15	8	0	11
4. Number of dilapidated buildings		1	0	0	1	2	0	10
5. A. Number of obsolete buildings	2	4	0	1	6	5	0	12
5. B. Number of parcels that are obsolete	2	12	0	1	18	8	12	24
6. Number of buildings below minimum code	0	0	0	0	1	2	0	0
7. Number of buildings lacking ventilation, light, or sanitation facilities	0	0	0	0	0	0	0	0
8. Number of buildings with illegal uses	0	0	0	0	0	0	0	0
9. Number of buildings with excessive vacancies	0	0	0	0	1	0	0	8
10. Number of vacant parcels	2	0	0	1	1	0	9	4
11. Total number of eligibility factors represented in block	6	7	0	5	6	7	3	2



**MATRIX OF BLIGHTED FACTORS  
(CONTINUED PAGE 2)**

A. Block Number	17 27 307	17 27 308	17 27 311	17 27 312	17 27 313	17 27 314	17 27 315	17 27 316	17 27 319
B. Number of Buildings	4	0	0	0	0	0	1	0	0
C. Number of Parcels	19	3	4	1	1	4	4	3	2
1. Number of buildings 35 years or older	4	0	0	0	0	0	0	0	0
2. A. Number of buildings showing decline of physical maintenance	3	0	0	0	0	0	0	0	0
2. B. Number of parcels exhibiting decline of physical maintenance	10	3	0	0	0	0	0	3	0
3. A. Number of deteriorated buildings	3	0	0	0	0	0	0	0	0
3. B. Number of parcels that are deteriorated	8	0	0	0	0	0	0	0	0
4. Number of dilapidated buildings	0	0	0	0	0	0	0	0	0
5. A. Number of obsolete buildings	3	0	0	0	0	0	0	0	0
5. B. Number of parcels that are obsolete	11	0	0	0	0	0	0	0	0
6. Number of buildings below minimum code	0	0	0	0	0	0	0	0	0
7. Number of buildings lacking ventilation, light, or sanitation facilities	0	0	0	0	0	0	0	0	0
8. Number of buildings with illegal uses	0	0	0	0	0	0	0	0	0
9. Number of buildings with excessive vacancies	1	0	0	0	0	0	0	0	0
10. Number of vacant parcels	8	0	0	0	0	4	0	0	0
11. Total number of eligibility factors represented in block	5	1	0	0	1	0	0	1	0

**MATRIX OF BLIGHTED FACTORS  
(CONTINUED PAGE 3)**

A. Block Number	17 27 320	17 27 321	17 27 402	17 27 404	17 27 405	17 27 406	17 27 407	17 27 408	17 27 409
B. Number of Buildings	1	1	1	2	3	3	0	0	2
C. Number of Parcels	8	9	8	2	1	3	1	1	8
1. Number of buildings 35 years or older	0	1	1	1	3	3	0	0	2
2. A. Number of buildings showing decline of physical maintenance	0	0	0	0	2	2	0	0	1
2. B. Number of parcels exhibiting decline of physical maintenance	0	0	0	0	1	2	1	0	5
3. A. Number of deteriorated buildings	0	0	1	1	2	3	0	0	0
3. B. Number of parcels that are deteriorated	0	0	8	1	1	2	0	0	0
4. Number of dilapidated buildings	0	0	0	0	0	0	0	0	0
5. A. Number of obsolete buildings	0	0	1	2	2	3	0	0	1
5. B. Number of parcels that are obsolete	0	0	8	2	1	2	0	0	5
6. Number of buildings below minimum code	0	0	0	0	0	1	0	0	1
7. Number of buildings lacking ventilation, light, or sanitation facilities	0	0	0	0	0	0	0	0	0
8. Number of buildings with illegal uses	0	0	0	0	0	0	0	0	0
9. Number of buildings with excessive vacancies	0	0	0	0	0	0	0	0	0
10. Number of vacant parcels	0	6	0	0	0	1	0	0	0
11. Total number of eligibility factors represented in block	0	1	5	4	6	6	1	0	5

**MATRIX OF BLIGHTED FACTORS  
(CONTINUED PAGE 4)**

A. Block Number	17 27 410	17 27 413	17 27 414	17 27 500	17 27 502	17 28 235	17 28 236	17 28 237	17 28 406
B. Number of Buildings	4	1	1	0	0	1	3	2	1
C. Number of Parcels	1	3	2	6	1	4	1	2	3
1. Number of buildings 35 years or older	4	0	1	0	0	1	3	2	0
2. A. Number of buildings showing decline of physical maintenance	1	0	0	0	0	1	3	2	1
2. B. Number of parcels exhibiting decline of physical maintenance	1	0	0	5	0	4	1	2	3
3. A. Number of deteriorated buildings	1	0	0	0	0	1	3	2	0
3. B. Number of parcels that are deteriorated	1	0	0	1	0	4	1	2	0
4. Number of dilapidated buildings	0	0	0	0	0	1	0	2	0
5. A. Number of obsolete buildings	3	0	1	0	0	1	0	2	0
5. B. Number of parcels that are obsolete	1	0	2	6	0	4	0	2	0
6. Number of buildings below minimum code	0	0	0	0	0	0	0	2	0
7. Number of buildings lacking ventilation, light, or sanitation facilities	0	0	0	0	0	1	0	0	0
8. Number of buildings with illegal uses	0	0	0	0	0	0	0	0	0
9. Number of buildings with excessive vacancies	0	0	0	0	0	1	0	1	0
10. Number of vacant parcels	0	0	0	0	0	0	0	0	2
11. Total number of eligibility factors represented in block	6	0	2	1	0	8	5	8	1

**MATRIX OF BLIGHTED FACTORS**  
(CONTINUED PAGE 5)

A. Block Number	17 28 407	17 28 408	17 28 409	17 28 410	17 28 502	17 34 100	17 34 101	17 34 102	17 34 103
B. Number of Buildings	0	1	1	0	0	0	2	5	1
C. Number of Parcels	3	5	2	8	0	2	1	39	3
1. Number of buildings 35 years or older	0	1	1	0	0	0	2	4	1
2. A. Number of buildings showing decline of physical maintenance	0	1	1	0	0	0	0	2	1
2. B. Number of parcels exhibiting decline of physical maintenance	3	5	1	8	0	1	0	36	3
3. A. Number of deteriorated buildings	0	1	1	0	0	0	1	1	1
3. B. Number of parcels that are deteriorated	0	2	1	8	0	1	1	1	1
4. Number of dilapidated buildings	0	1	1	0	0	0	0	1	0
5. A. Number of obsolete buildings	0	1	1	0	0	0	1	0	1
5. B. Number of parcels that are obsolete	0	2	2	3	0	0	1	0	1
6. Number of buildings below minimum code	0	0	1	0	0	0	2	0	2
7. Number of buildings lacking ventilation, light, or sanitation facilities	0	0	0	0	0	0	0	0	0
8. Number of buildings with illegal uses	0	0	0	0	0	0	0	0	0
9. Number of buildings with excessive vacancies	0	1	0	0	0	0	0	0	0
10. Number of vacant parcels	2	3	0	5	0	0	0	14	2
11. Total number of eligibility factors represented in block	1	8	6	5	0	5	4	3	6

**MATRIX OF BLIGHTED FACTORS  
(CONTINUED PAGE 6)**

A. Block Number	17 34 104	17 34 105	17 34 106	17 34 107	17 34 114	17 34 117	17 34 118	17 34 119	17 34 120
B. Number of Buildings	1	1	10	0	0	0	1	5	12
C. Number of Parcels	2	1	12	2	2	2	2	2	19
1. Number of buildings 35 years or older	0	0	0	0	0	0	0	3	4
2. A. Number of buildings showing decline of physical maintenance	1	1	1	0	0	0	0	4	5
2. B. Number of parcels exhibiting decline of physical maintenance	2	1	1	0	1	1	0	1	5
3. A. Number of deteriorated buildings	1	0	1	0	0	0	1	4	4
3. B. Number of parcels that are deteriorated	1	0	1	0	0	0	1	1	4
4. Number of dilapidated buildings	0	0	0	0	0	0	0	2	1
5. A. Number of obsolete buildings	1	1	0	0	0	0	0	5	1
5. B. Number of parcels that are obsolete	1	1	0	0	0	0	0	2	1
6. Number of buildings below minimum code	0	0	0	0	0	1	0	1	1
7. Number of buildings lacking ventilation, light, or sanitation facilities	0	0	0	0	0	0	0	0	0
8. Number of buildings with illegal uses	0	0	0	0	0	0	0	0	0
9. Number of buildings with excessive vacancies	0	0	0	0	0	0	0	0	0
10. Number of vacant parcels	1	0	1	0	0	0	1	0	7
11. Total number of eligibility factors represented in block	3	2	2	0	1	1	3	6	5

**MATRIX OF BLIGHTED FACTORS**  
(CONTINUED PAGE 7)

A. Block Number	17 34 121	17 34 122	17 34 123	17 34 300	17 34 301	17 34 302	17 34 303	17 34 304	17 34 305
<b>B. Number of Buildings</b>	8	41	1	8	4	6	3	5	3
<b>C. Number of Parcels</b>	16	60	2	34	31	22	11	4	10
1. Number of buildings 35 years or older	7	36	0	3	3	3	3	2	2
2. A. Number of buildings showing decline of physical maintenance	4	13	0	3	4	3	2	3	2
2. B. Number of parcels exhibiting decline of physical maintenance	7	13	0	21	6	7	2	3	1
3. A. Number of deteriorated buildings	7	16	0	3	4	3	3	3	2
3. B. Number of parcels that are deteriorated	7	16	0	6	6	3	3	3	1
4. Number of dilapidated buildings	0	4	0	1	0	3	0	0	1
5. A. Number of obsolete buildings	0	10	0	5	4	3	3	0	2
5. B. Number of parcels that are obsolete	0	11	0	8	6	5	3	0	1
6. Number of buildings below minimum code	6	13	0	2	7	3	1	1	0
7. Number of buildings lacking ventilation, light, or sanitation facilities	0	0	0	0	0	0	0	0	0
8. Number of buildings with illegal uses	0	0	0	0	0	0	0	0	0
9. Number of buildings with excessive vacancies	0	4	0	2	2	0	0	0	1
10. Number of vacant parcels	5	18	2	18	24	13	7	0	1
11. Total number of eligibility factors represented in block	3	4	0	6	6	5	5	3	6

**MATRIX OF BLIGHTED FACTORS  
(CONTINUED PAGE 8)**

A. Block Number	17 34 306	17 34 307	17 34 308	17 34 309	17 34 310	17 34 311	17 34 312	17 34 313	17 34 315
B. Number of Buildings	11	1	24	56	55	46	19	8	23
C. Number of Parcels	47	10	34	101	108	67	47	17	24
1. Number of buildings 35 years or older	7	0	11	38	45	37	12	8	23
2. A. Number of buildings showing decline of physical maintenance	7	1	9	37	37	27	7	8	19
2. B. Number of parcels exhibiting decline of physical maintenance	16	8	16	41	39	29	7	17	20
3. A. Number of deteriorated buildings	6	0	11	43	39	27	11	8	20
3. B. Number of parcels that are deteriorated	6	0	11	42	43	29	11	8	20
4. Number of dilapidated buildings	2	0	2	11	7	4	1	1	17
5. A. Number of obsolete buildings	7	0	8	13	10	37	5	7	22
5. B. Number of parcels that are obsolete	8	0	9	14	12	45	5	15	23
6. Number of buildings below minimum code	13	3	6	18	17	15	3	4	3
7. Number of buildings lacking ventilation, light, or sanitation facilities	0	0	0	0	0	0	0	2	14
8. Number of buildings with illegal uses	0	0	0	0	0	0	0	0	0
9. Number of buildings with excessive vacancies	2	0	4	8	6	6	2	2	2
10. Number of vacant parcels	29	4	9	46	51	17	27	9	1
11. Total number of eligibility factors represented in block	6	1	6	6	5	6	6	6	8

**MATRIX OF BLIGHTED FACTORS  
(CONTINUED PAGE 9)**

A. Block Number	17 34 316	17 34 317	17 34 318	17 34 319	17 34 320	17 34 321	17 34 322	17 34 323	17 34 324
B. Number of Buildings	5	1	13	1	6	6	19	24	6
C. Number of Parcels	18	4	43	1	15	34	40	48	43
1. Number of buildings 35 years or older	4	0	11	1	6	6	16	22	5
2. A. Number of buildings showing decline of physical maintenance	5	1	9	1	5	5	15	17	2
2. B. Number of parcels exhibiting decline of physical maintenance	17	4	36	1	14	32	35	41	28
3. A. Number of deteriorated buildings	4	0	11	1	6	4	13	18	5
3. B. Number of parcels that are deteriorated	4	0	13	1	7	4	15	23	5
4. Number of dilapidated buildings	0	0	0	0	3	0	3	0	0
5. A. Number of obsolete buildings	4	1	13	1	6	6	19	20	6
5. B. Number of parcels that are obsolete	17	3	43	1	14	34	39	41	42
6. Number of buildings below minimum code	5	1	4	0	5	0	17	9	4
7. Number of buildings lacking ventilation, light, or sanitation facilities	0	0	0	0	5	0	4	4	0
8. Number of buildings with illegal uses	0	0	0	0	0	0	0	1	0
9. Number of buildings with excessive vacancies	1	0	1	1	1	1	4	9	0
10. Number of vacant parcels	13	2	24	0	7	27	16	19	27
11. Total number of eligibility factors represented in block	7	2	7	5	11	8	10	10	4



**MATRIX OF BLIGHTED FACTORS  
(CONTINUED PAGE 10)**

A. Block Number	17 34 325	17 34 326	17 34 327	17 34 328	17 34 400	17 34 500	20 03 100	20 03 101	20 03 102
B. Number of Buildings	1	39	28	42	5	1	1	1	3
C. Number of Parcels	1	47	38	44	5	30	2	5	20
1. Number of buildings 35 years or older	1	37	27	41	5	0	0	1	2
2. A. Number of buildings showing decline of physical maintenance	0	17	14	42	5	1	0	1	2
2. B. Number of parcels exhibiting decline of physical maintenance	0	17	19	44	5	30	0	5	19
3. A. Number of deteriorated buildings	0	34	24	42	5	0	0	1	3
3. B. Number of parcels that are deteriorated	0	36	26	42	5	0	0	2	5
4. Number of dilapidated buildings	0	2	9	42	0	0	0	0	0
5. A. Number of obsolete buildings	1	30	25	42	5	0	0	1	3
5. B. Number of parcels that are obsolete	1	32	32	44	5	0	0	5	20
6. Number of buildings below minimum code	1	11	16	2	0	0	0	2	6
7. Number of buildings lacking ventilation, light, or sanitation facilities	0	0	0	0	0	0	0	1	0
8. Number of buildings with illegal uses	0	0	0	0	0	0	0	1	0
9. Number of buildings with excessive vacancies	0	1	1	0	4	0	0	1	2
10. Number of vacant parcels	0	6	6	2	0	0	1	3	14
11. Total number of eligibility factors represented in block	2	7	9	7	5	2	0	8	7

**MATRIX OF BLIGHTED FACTORS**  
 (CONTINUED PAGE 11)

A. Block Number	20 03 103	20 03 104	20 03 105	20 03 200	20 03 203	20 03 500	20 03 501	20 04 203	20 04 204
<b>B. Number of Buildings</b>	1	1	4	5	1	0	0	0	0
<b>C. Number of Parcels</b>	4	7	5	10	1	2	1	7	2
1. Number of buildings 35 years or older	1	1	4	5	1	0	0	0	0
2. A. Number of buildings showing decline of physical maintenance	0	1	4	4	1	0	0	0	0
2. B. Number of parcels exhibiting decline of physical maintenance	3	7	5	4	1	0	1	0	2
3. A. Number of deteriorated buildings	1	1	4	3	1	0	0	0	0
3. B. Number of parcels that are deteriorated	1	1	4	3	1	0	0	0	0
4. Number of dilapidated buildings	0	0	1	0	1	0	0	0	0
5. A. Number of obsolete buildings	1	1	4	5	1	0	0	0	0
5. B. Number of parcels that are obsolete	2	7	5	5	1	0	1	0	2
6. Number of buildings below minimum code	0	2	1	0	0	0	0	0	0
7. Number of buildings lacking ventilation, light, or sanitation facilities	0	0	3	0	0	0	0	0	0
8. Number of buildings with illegal uses	0	0	0	0	0	0	0	0	0
9. Number of buildings with excessive vacancies	0	0	0	2	0	0	0	0	0
10. Number of vacant parcels	3	6	1	5	0	0	0	0	2
11. Total number of eligibility factors represented in block	6	6	9	5	0	0	2	0	2

**MATRIX OF BLIGHTED FACTORS  
(CONTINUED PAGE 12)**




A. Block Number	20 04 205	20 04 206	20 04 207	20 04 213	20 04 503
B. Number of Buildings	0	1	3	0	0
C. Number of Parcels	4	4	2	3	2
1. Number of buildings 35 years or older	0	1	3	0	0
2. A. Number of buildings showing decline of physical maintenance	0	1	1	0	0
2. B. Number of parcels exhibiting decline of physical maintenance	4	4	1	3	2
3. A. Number of deteriorated buildings	0	1	1	0	0
3. B. Number of parcels with site improvement that are deteriorated	0	2	1	0	0
4. Number of dilapidated buildings	0	1	0	0	0
5. A. Number of obsolete buildings	0	1	1	0	0
5. B. Number of parcels that are obsolete	4	4	1	3	2
6. Number of buildings below minimum code	0	0	2	0	0
7. Number of buildings lacking ventilation, light, or sanitation facilities	0	1	0	0	0
8. Number of buildings with illegal uses	0	0	0	0	0
9. Number of buildings with excessive vacancies	0	1	0	0	0
10. Number of vacant parcels	4	2	0	3	2
11. Total number of eligibility factors represented in block	4	10	3	3	2

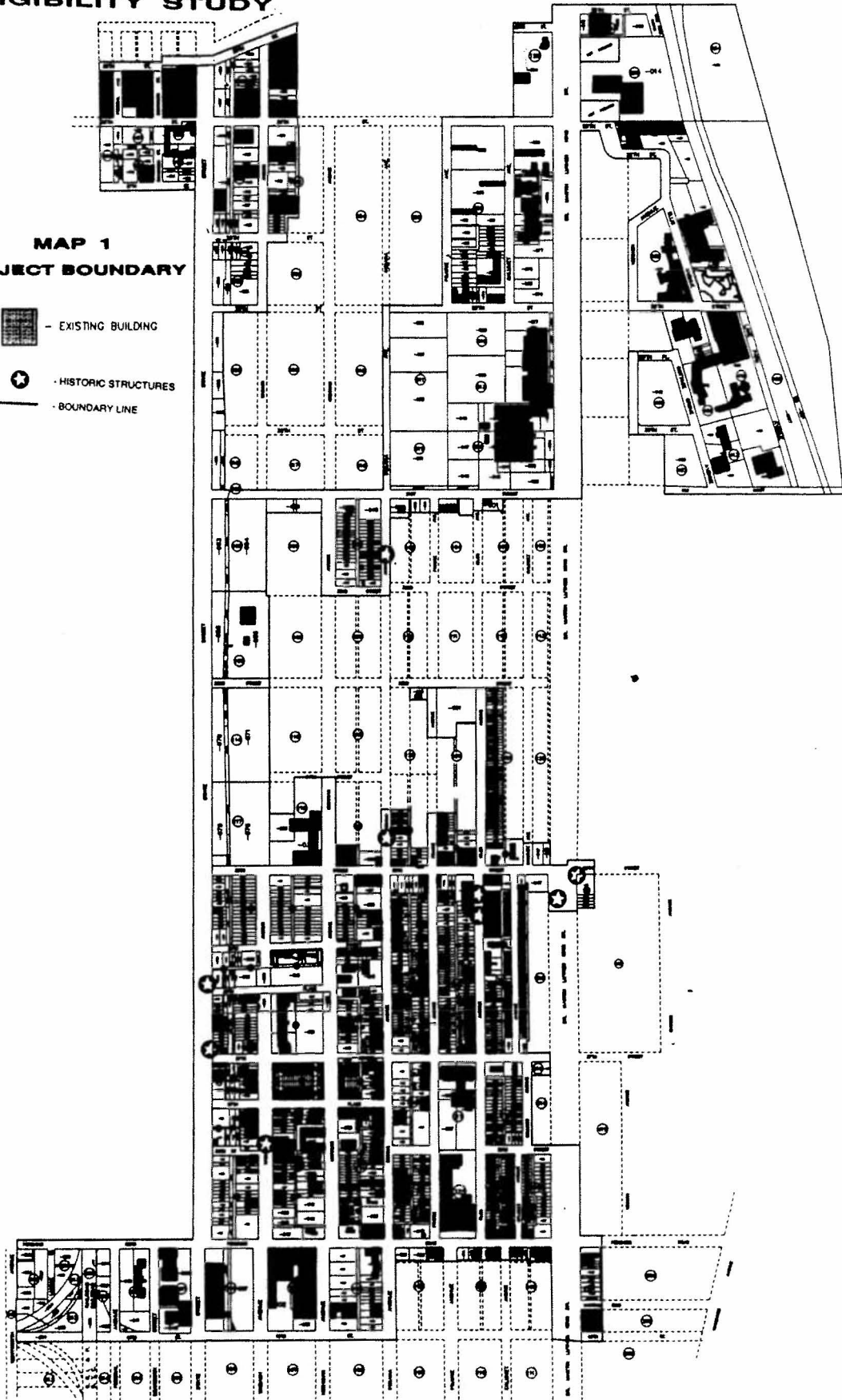
**EXHIBIT 6 - MAP LEGEND**

MAP 1	PROJECT BOUNDARY
MAP 2	EXISTING LAND USE
MAP 3	AGE
MAP 4	DILAPIDATION
MAP 5	OBSOLESCENCE
MAP 6	DETERIORATION
MAP 7	EXCESSIVE LAND COVERAGE
MAP 8	DELETERIOUS LAND USE/LAYOUT
MAP 9	DEPRECIATION OF PHYSICAL MAINTENANCE
MAP 10	EXCESSIVE VACANCIES

**CITY OF CHICAGO  
BRONZEVILLE  
ELIGIBILITY STUDY**








**MAP 1  
PROJECT BOUNDARY**

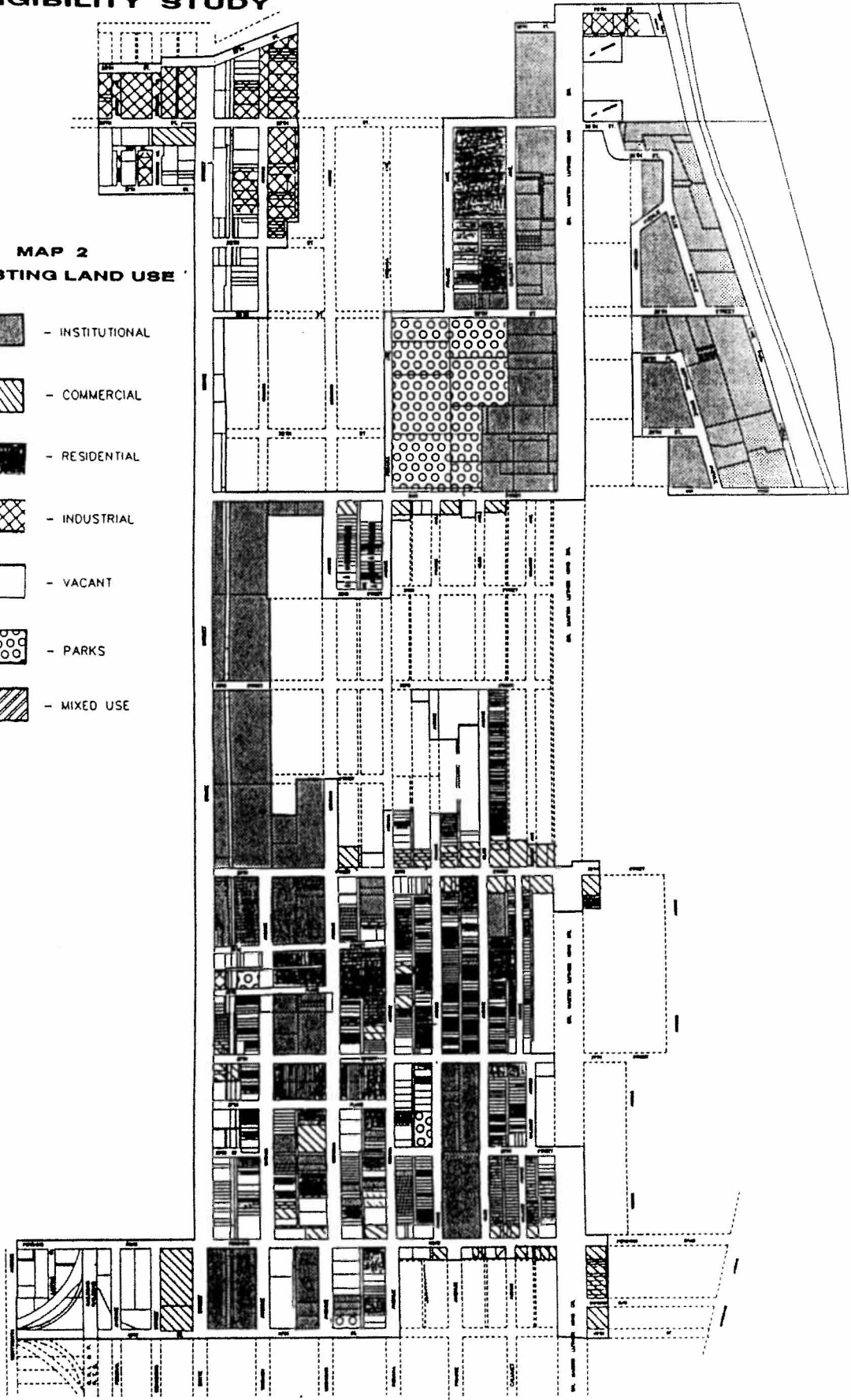
-  - EXISTING BUILDING
-  - HISTORIC STRUCTURES
-  - BOUNDARY LINE



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BRONZEVILLE  
ELIGIBILITY STUDY**



**MAP 2  
EXISTING LAND USE**

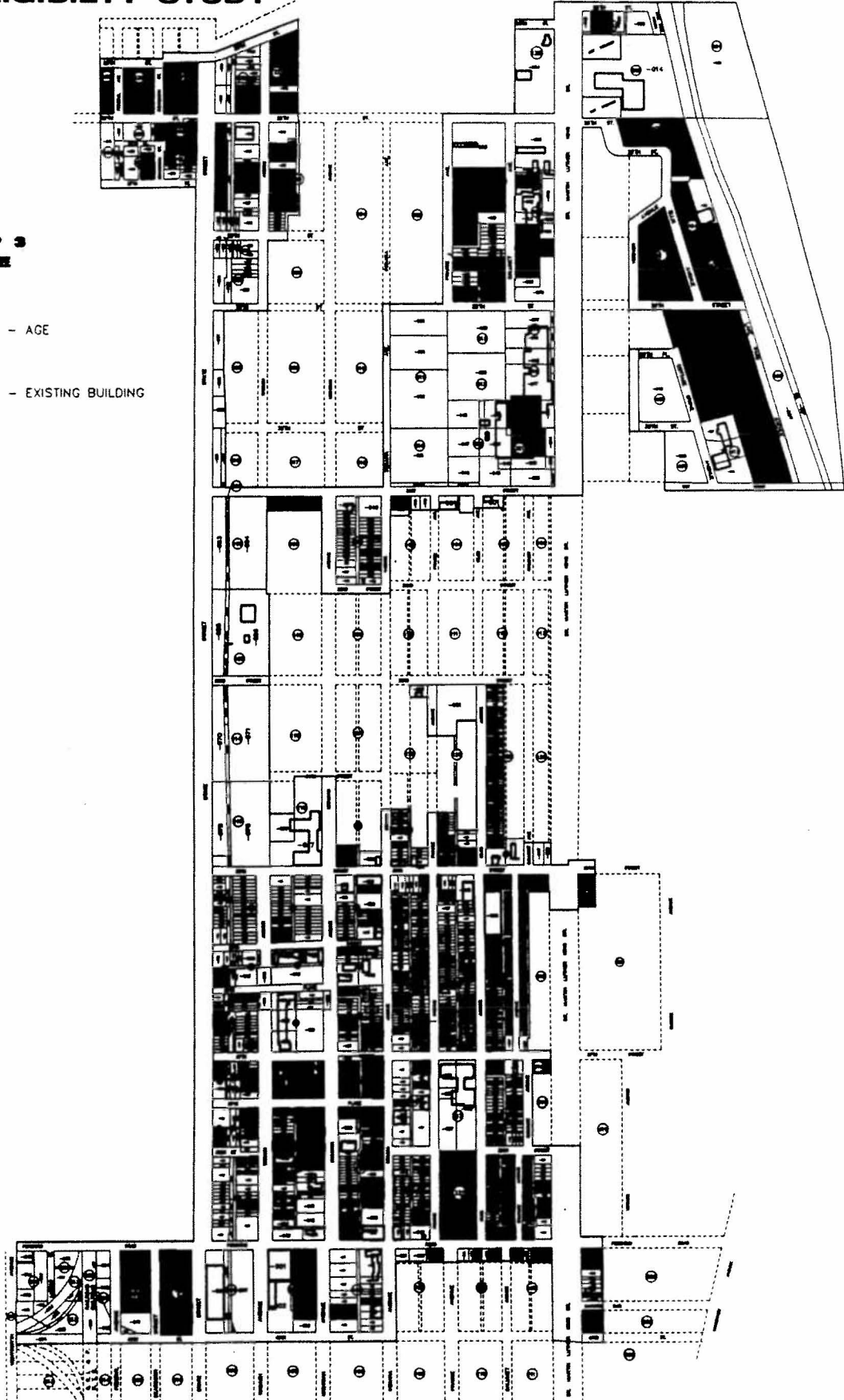
-  - INSTITUTIONAL
-  - COMMERCIAL
-  - RESIDENTIAL
-  - INDUSTRIAL
-  - VACANT
-  - PARKS
-  - MIXED USE



**CITY OF CHICAGO  
BRONZEVILLE  
ELIGIBILITY STUDY**


**MAP 3  
AGE**

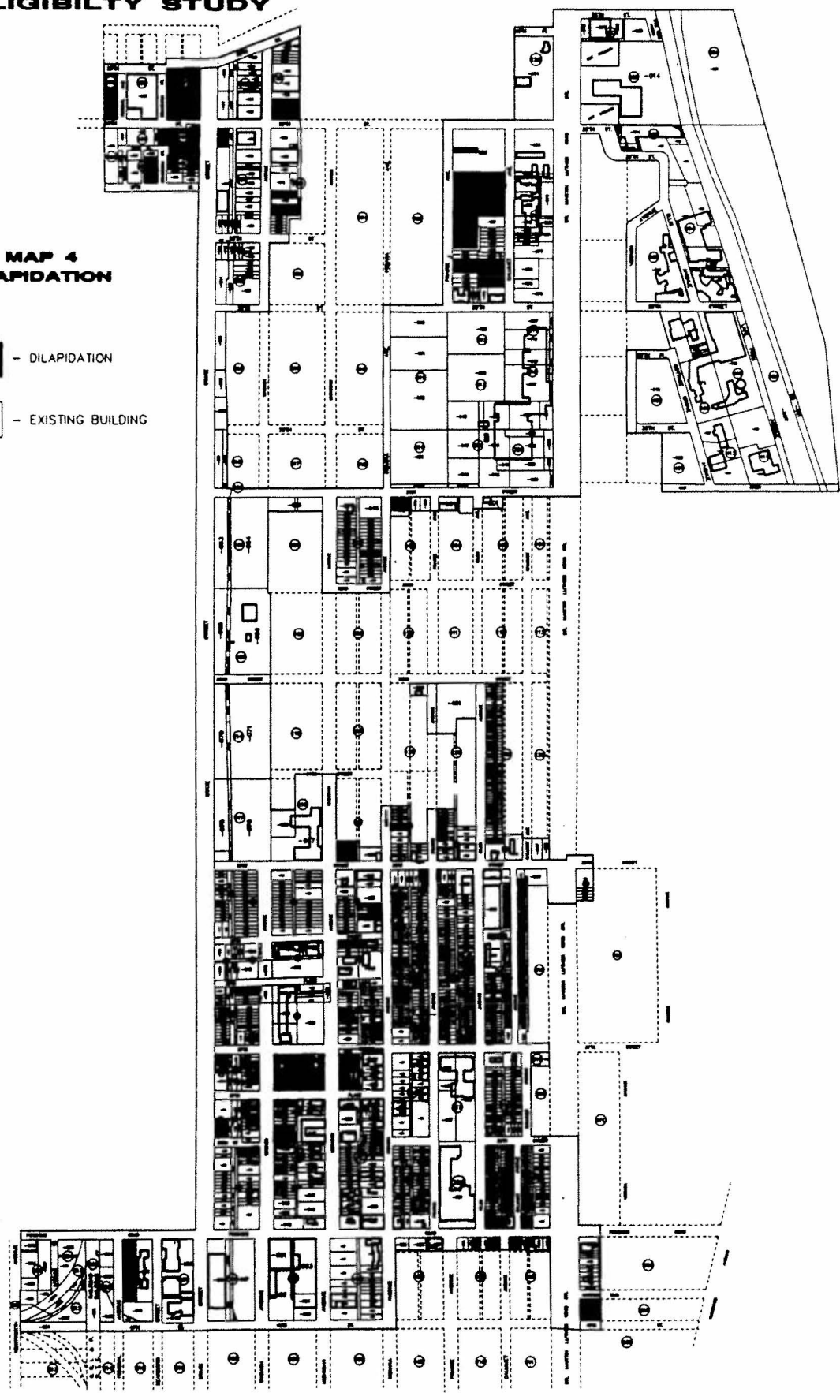
-  - AGE
-  - EXISTING BUILDING



**CITY OF CHICAGO  
BRONZEVILLE  
ELIGIBILITY STUDY**

**MAP 4  
DILAPIDATION**

-  - DILAPIDATION
-  - EXISTING BUILDING



OLEN D. KRIBICH LAND SURVEYOR, INC.  
200 WEST ROBERT AVENUE SUITE 2  
LOMBARD, ILLINOIS 60148  
630-327-0200



LOUIK - SCHNEIDER & ASSOCIATES  
24 WEST HENRIETTA STREET SUITE 402  
CHICAGO, ILLINOIS 60610  
312-327-0200

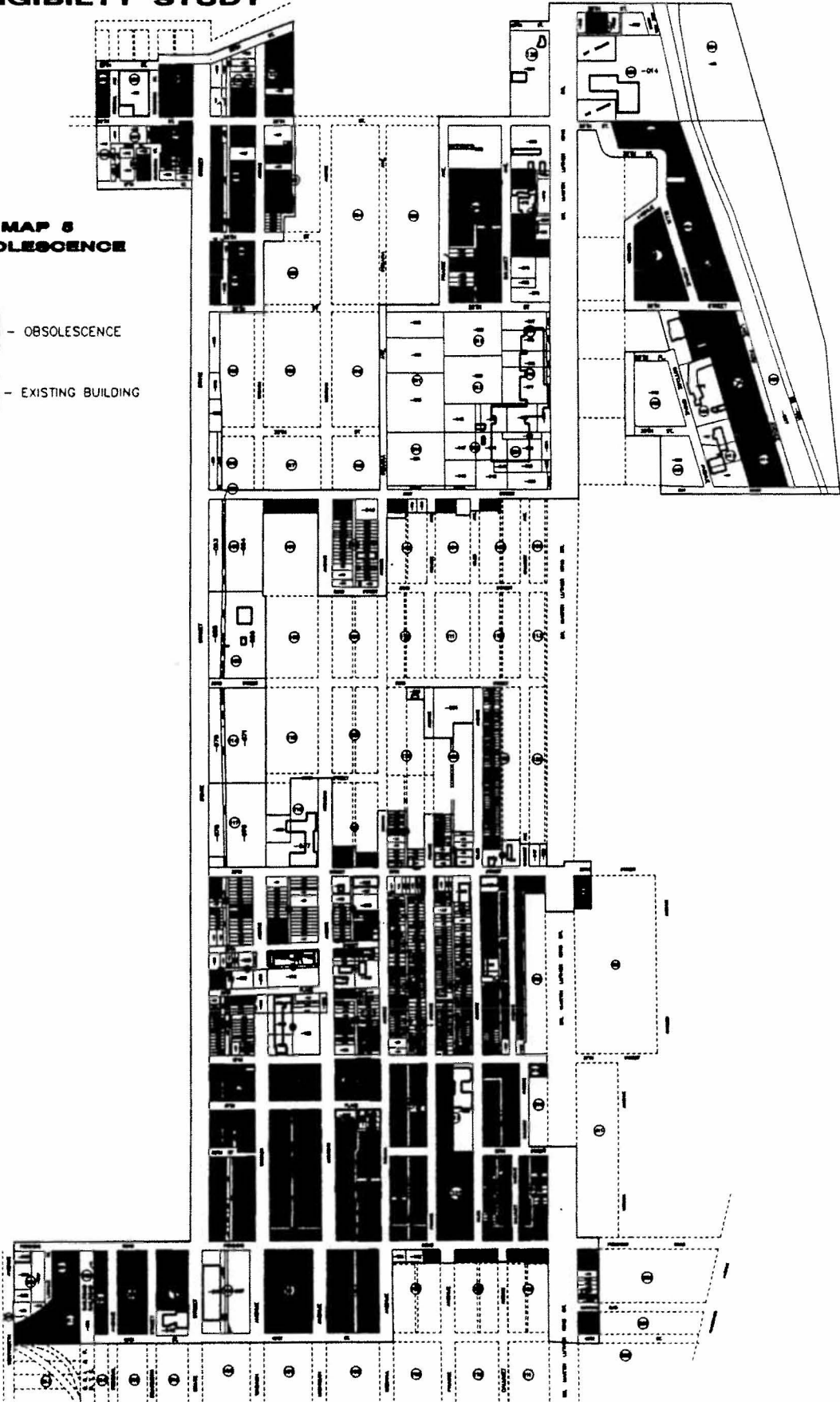
CITY OF CHICAGO  
MAY 20, 1999



**CITY OF CHICAGO  
BRONZEVILLE  
ELIGIBILITY STUDY**



**MAP 5  
OBsolescence**

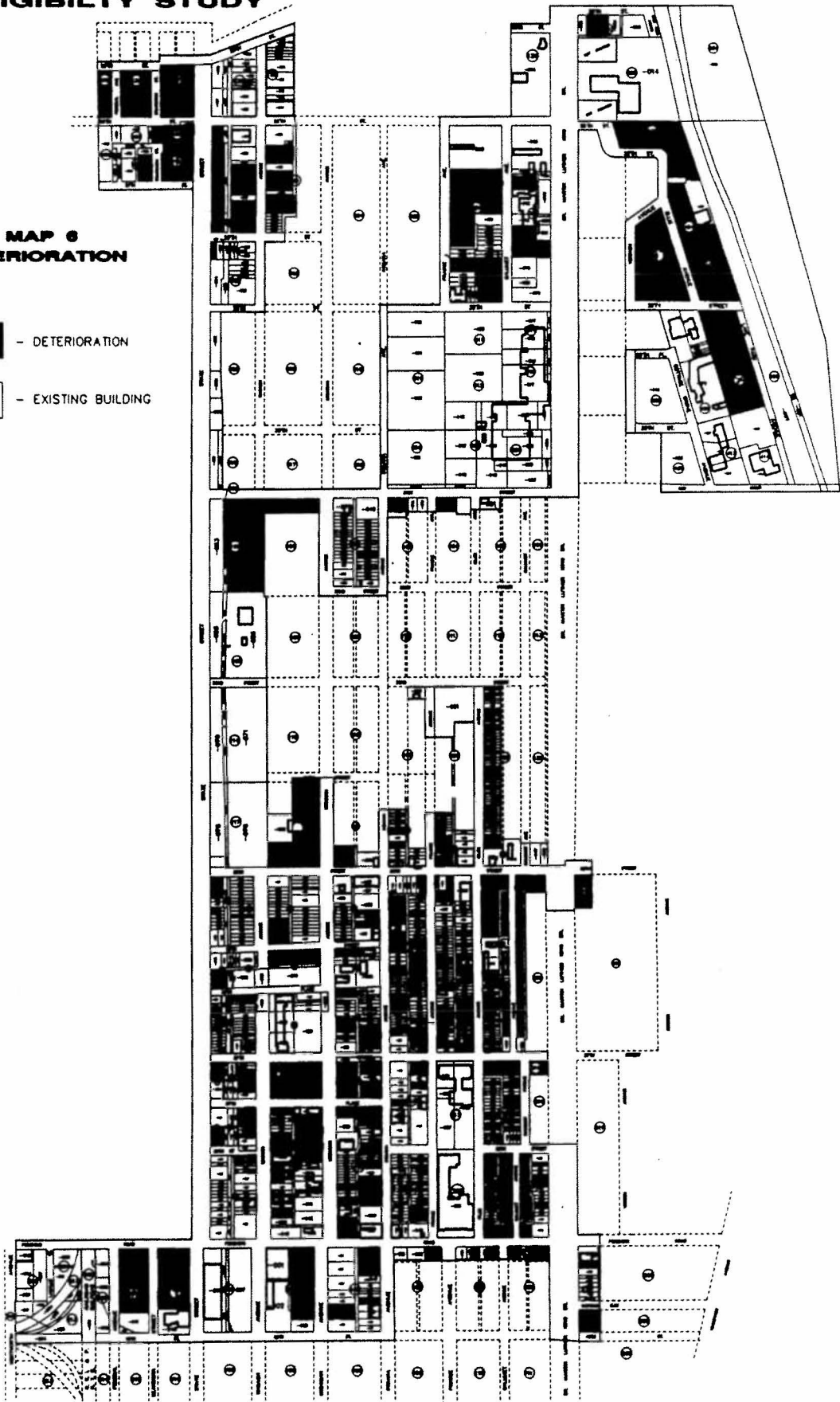
-  - OBsolescence
-  - EXISTING BUILDING



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BRONZEVILLE  
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**MAP 6  
DETERIORATION**

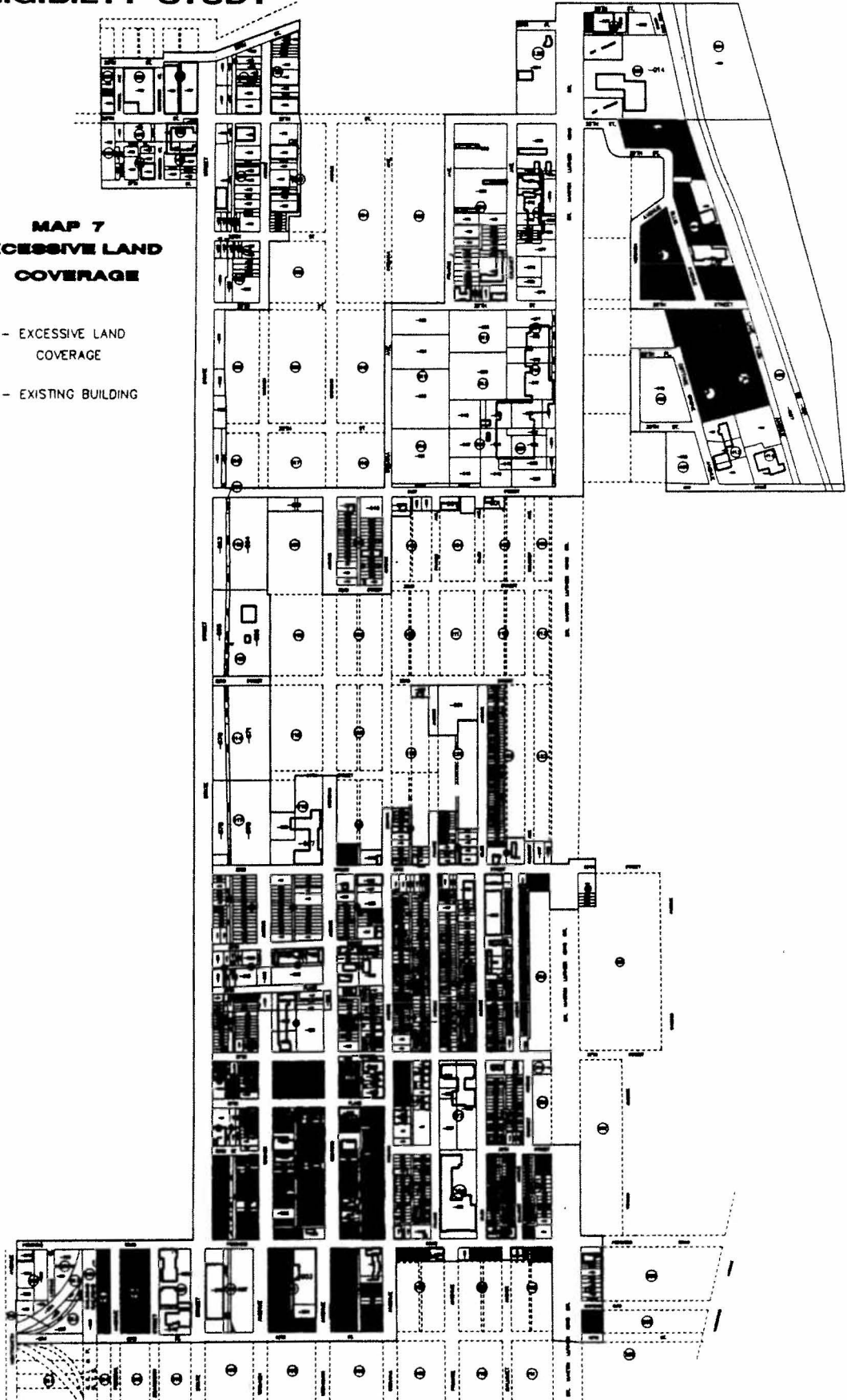
-  - DETERIORATION
-  - EXISTING BUILDING



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BRONZEVILLE  
ELIGIBILITY STUDY**



**MAP 7  
EXCESSIVE LAND  
COVERAGE**

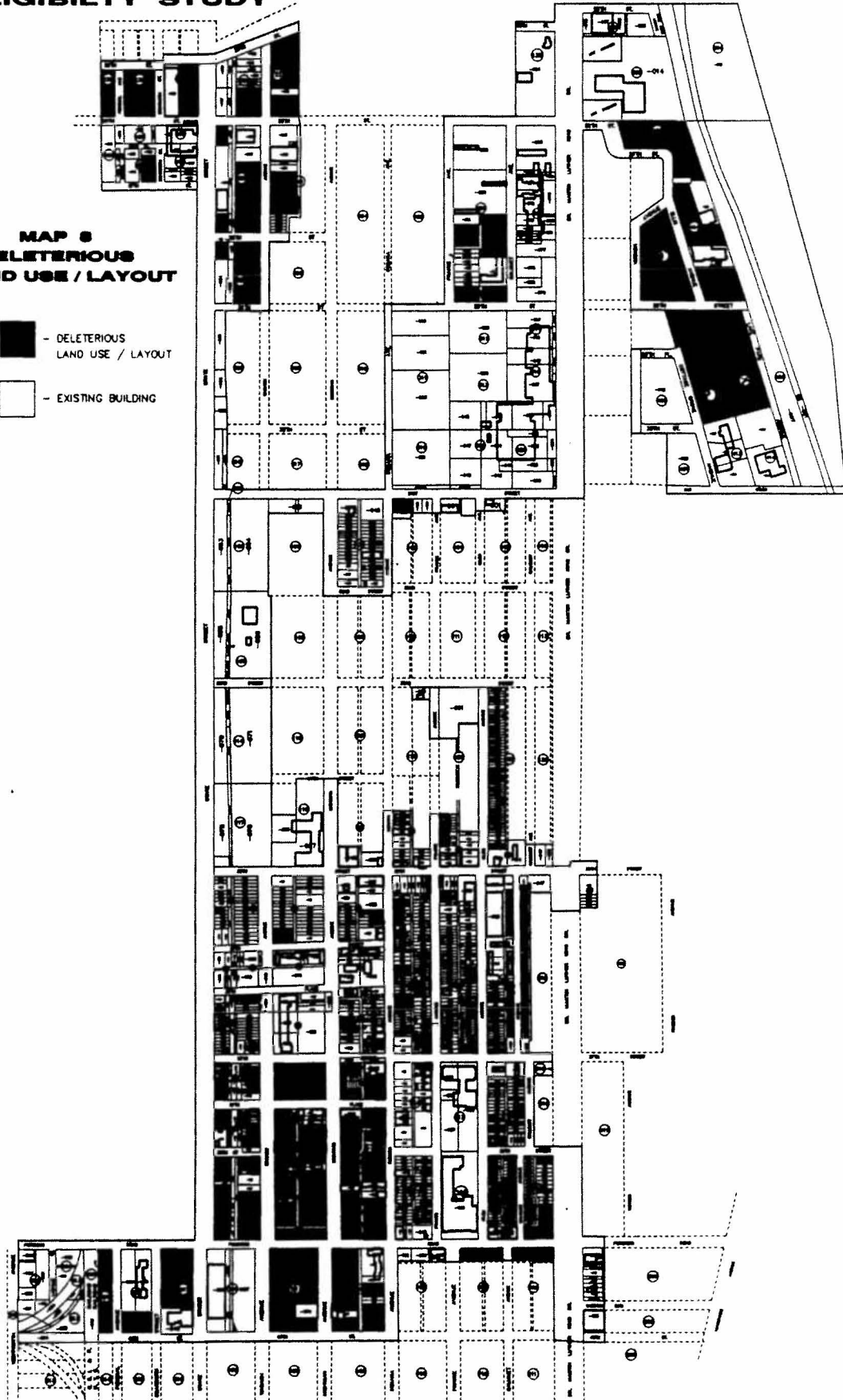
-  - EXCESSIVE LAND COVERAGE
-  - EXISTING BUILDING



**CITY OF CHICAGO  
BRONZEVILLE  
ELIGIBILITY STUDY**



**MAP 8  
DELETERIOUS  
LAND USE / LAYOUT**

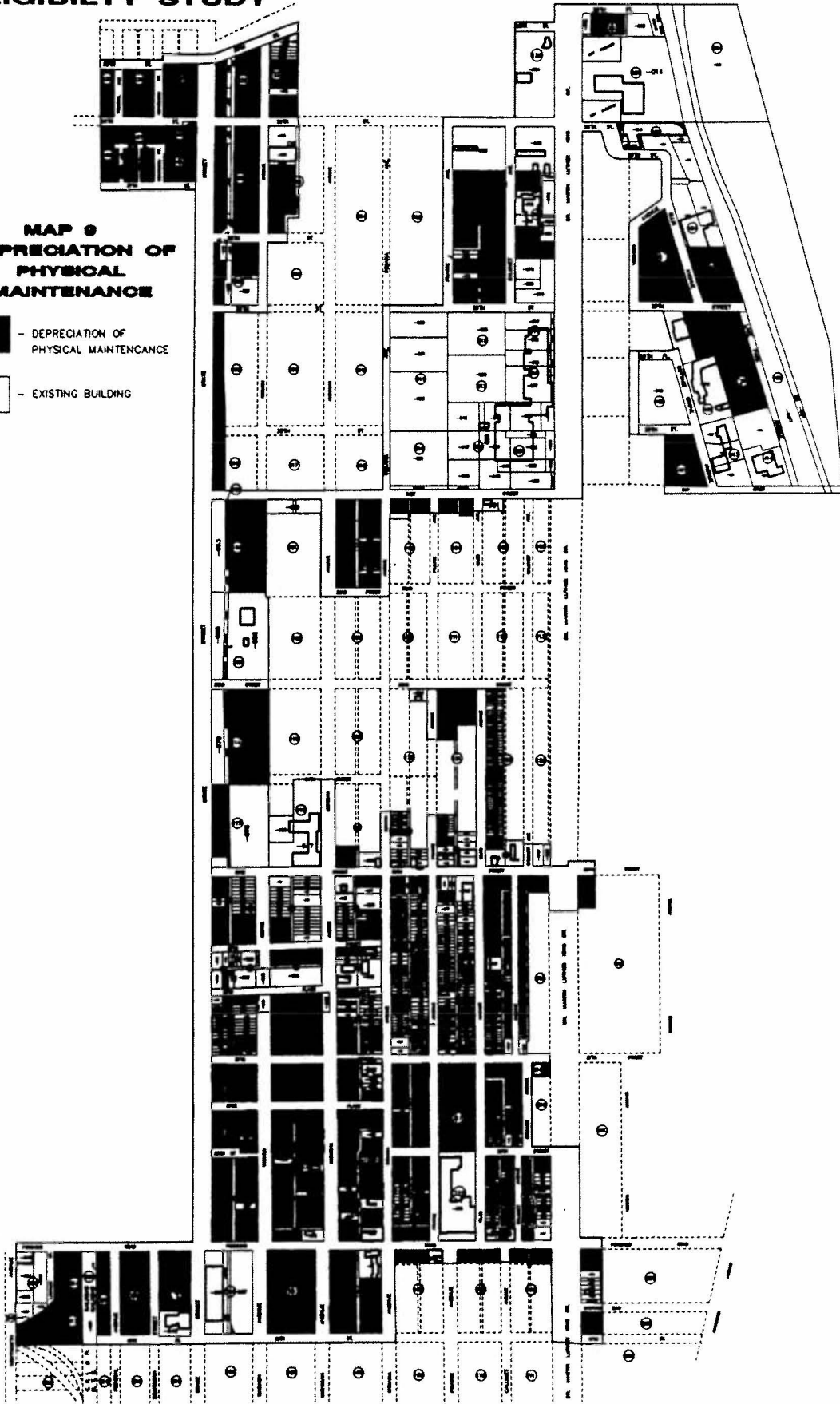
-  - DELETERIOUS  
LAND USE / LAYOUT
-  - EXISTING BUILDING



**CITY OF CHICAGO  
BRONZEVILLE  
ELIGIBILITY STUDY**



**MAP 9  
DEPRECIATION OF  
PHYSICAL  
MAINTENANCE**

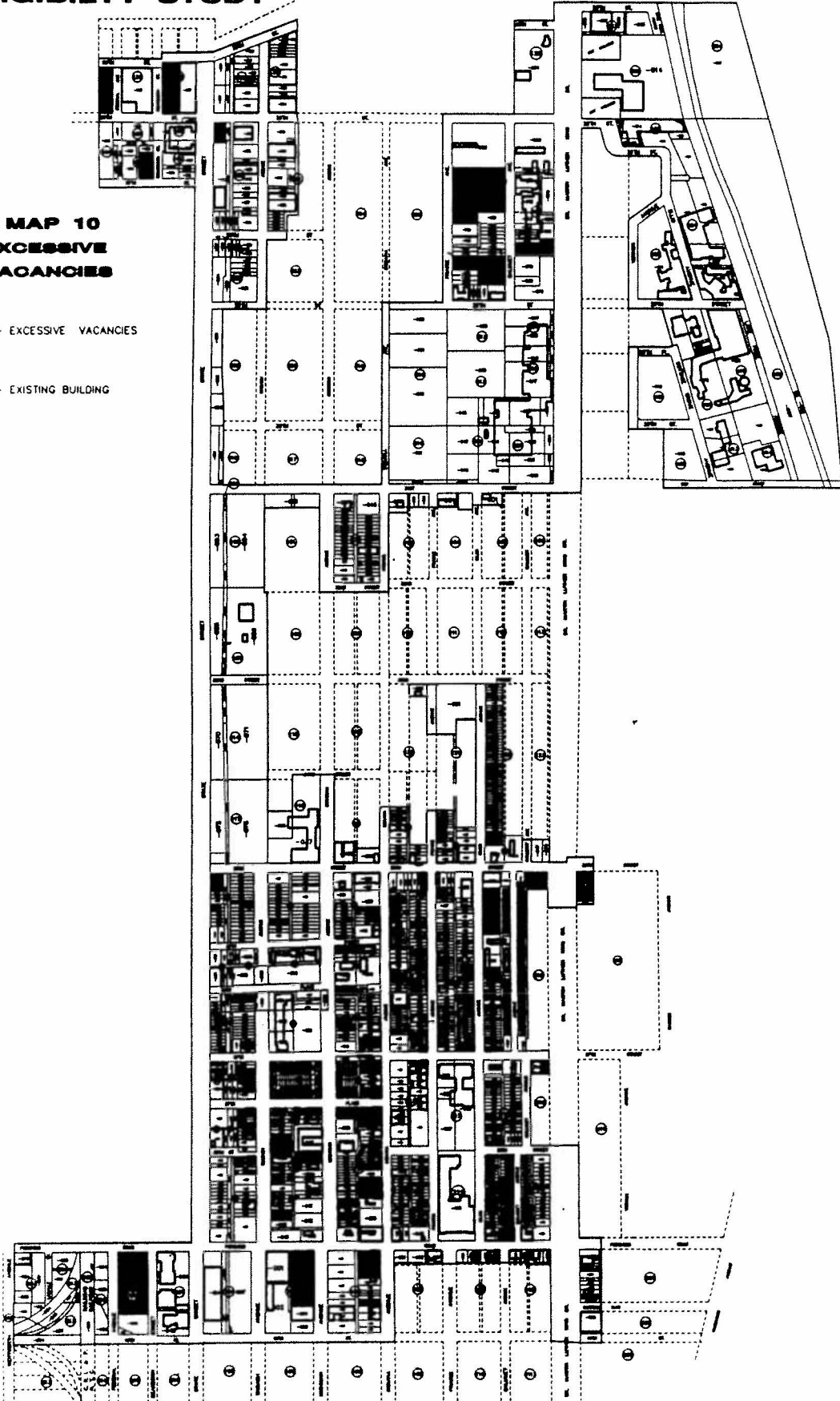
-  - DEPRECIATION OF PHYSICAL MAINTENANCE
-  - EXISTING BUILDING



**CITY OF CHICAGO  
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ELIGIBILITY STUDY**

**MAP 10  
EXCESSIVE  
VACANCIES**

-  - EXCESSIVE VACANCIES
-  - EXISTING BUILDING



**CITY OF CHICAGO**

**BRONZEVILLE**

**TAX INCREMENT FINANCE PROGRAM**

**ELIGIBILITY STUDY**

**CITY OF CHICAGO  
RICHARD M. DALEY  
MAYOR**

**JUNE 9, 1998**

**PREPARED BY  
LOUIK/SCHNEIDER & ASSOCIATES, INC.**





**ELIGIBILITY STUDY**  
**BRONZEVILLE**  
**TAX INCREMENT FINANCE PROGRAM**

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## I. INTRODUCTION

Louik/Schneider and Associates, Inc. has been retained by the City of Chicago (the "City") to conduct an independent initial study and survey of the proposed redevelopment area known as the Bronzeville Area, Chicago, Illinois (the "Study Area"). The purpose of the study is to determine whether the 103 blocks in the Study Area qualify for designation as a "Blighted Area" for the purpose of establishing a tax increment financing district, pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the "Act"). This report summarizes the analyses and findings of the consultants' work, which is the responsibility of Louik/Schneider and Associates, Inc. and Ernest Sawyer Enterprises, Inc. Louik/Schneider & Associates, Inc. has prepared this report with the understanding that the City would rely 1) on 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) on the fact that Louik/Schneider & Associates, Inc. has obtained the necessary information to conclude that the Study Area can be designated as a redevelopment project area in compliance with the Act.

Following this introduction, Section II presents background information of the Study Area including the area location, description of current conditions and site history. Section III explains the Building Condition Assessment and documents the qualifications of the Study Area as a Blighted Area under the Act. Section IV, Summary and Conclusions, presents the findings.

This report was jointly prepared by Myron D. Louik, John P. Schneider, Tricia Marino Ruffolo and Sandy Plisic of Louik/Schneider & Associates, Inc.

## II. BACKGROUND INFORMATION

### A. LOCATION

The Bronzeville Study Area (hereafter referred to as the "Study Area") is located on the south side of the City, approximately three miles from the central business district. The Study Area is approximately 491 acres and includes 103 (full and partial) blocks. The Study Area is generally bounded by 25th Street on the north, 40th Street on the south, Dr. Martin Luther King Jr. Drive and Lake Park Avenue on the east, and Calumet Avenue, Indiana Avenue, State Street and Wentworth Avenue on the west. The boundaries of the Study Area are shown on Map 1, *Boundary Map*.

### B. DESCRIPTION OF CURRENT CONDITIONS

The Study Area consists of 103 (full and partial) blocks and 1,459 parcels. There are 647 buildings in the Study Area of which 86% are residential, 13.7% are commercial and .3% are institutional. The Study Area contains 551 vacant parcels, 70 parking lots and 8 recreational park parcels.

Much of the Study Area is in need of redevelopment, rehabilitation and revitalization and is characterized by:

- vacant parcels and vacant buildings;
- deteriorated buildings and site improvements;
- inadequate infrastructure; and
- other deteriorating characteristics.

Additionally, a lack of growth and investment by the private sector is evidenced by 1) the lack of building permit requests for the Study Area in terms of number and dollar amounts, and 2) the overall increase of equalized assessed valuation ("EAV") of the property in the Study Area from 1992 to 1997. Specifically:

- Exhibit I - Building Permit Requests contains a summary of the building permit requests for new construction and major renovation from the City. Building permit requests for new construction and renovation for the Study Area from 1993-1997 totaled \$3,108,895, or an average of approximately \$621,779 a year. Additionally, there were 50 demolition permits issued during the same period.
- The lack of growth and investment by the private sector is supported by the trend in the equalized assessed valuation (EAV) of all the property in the Study Area. The EAV for all smaller residential properties (six units or less) in the City of which most of the Study Area is comprised, increased from \$10,601,881,890 in 1992 to \$14,085,430,813 in 1997, a total of 32.86% or an average of 6.57% per year. Over the last five years, from 1992

to 1997, the Study Area has experienced an overall increase of 16.03%, from \$44,696,896 in 1992 to \$51,860,490 in 1997, an average increase of 3.21% per year.

- Of the 1,459 parcels in the Redevelopment Project Area, 37.8% of the parcels are vacant. The vacant parcels are scattered throughout the Redevelopment Project Area. Of the 551 vacant parcels, 190 (34.5%) parcels are tax exempt.

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

### **C. EXISTING LAND USE**

The land uses in the Redevelopment Project Area are residential, commercial, industrial and institutional. Commercial uses are located along the major arterials of 35th and 39th Street and a limited amount along 31st Street. The industrial buildings are located on 39th Street and in the northwest corner of the Redevelopment Project Area.

The Redevelopment Project Area is primarily a residential community comprised of three and four story greystones, rowhouses and multi-unit apartment buildings. Originally designed for single families, many of the greystone buildings now house multiple families. There are also 551 vacant parcels scattered throughout the Redevelopment Project Area that are zoned residential.

The commercial businesses that exist along 35th Street are small to medium-sized retailers (e.g. Payless Shoe Store and Meyer Hardware Store) and fast food restaurants (e.g. Docks, Church's and McDonald's). There are also smaller businesses including a medical office, currency exchange and a gas station. On the south side of 35th at State Street, the New Central Police Headquarters will be constructed. The new headquarters will occupy the entire block and can be one of the catalysts for redevelopment. The businesses along 35th Street are active but lack cohesiveness as a commercial district. Although there is potential for viable neighborhood commercial shopping along 31st, there are only two businesses located there a car wash and a gas station. The majority of the parcels on the south side of 31st Street are vacant. On the north side of the street is Dunbar High School and Dunbar Park. The commercial businesses along 39th Street include a liquor store, fast food restaurant and a beauty salon. The main entrance to the Wendell Phillips High School is on the north side of 39th Street. Vacant parcels exist on both sides of 39th Street.

The industrial buildings are concentrated between the Stevenson Expressway and 27th Street from Federal Street to Wabash Avenue. There is a cluster of 13 buildings east of State Street

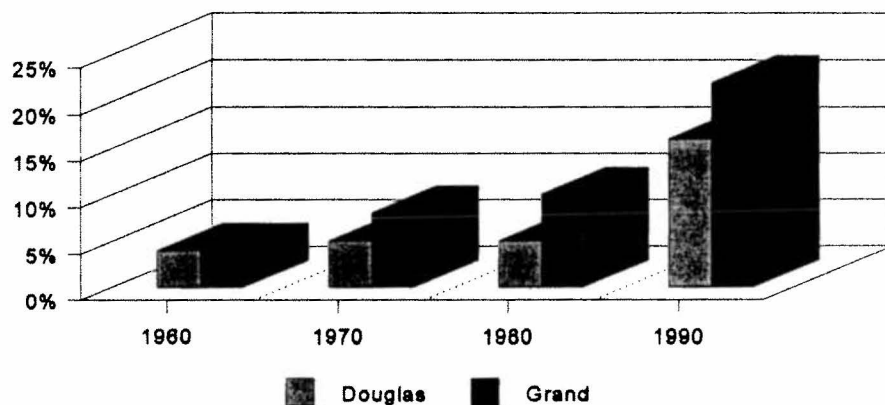
of which three are completely vacant. The majority of the buildings are multi story with large floor plans. The industrial buildings west of State Street are smaller in size and are currently occupied.

The Redevelopment Project Area includes a number of academic institutions as well as two major hospitals. At the north end of the Redevelopment Project Area is Columbia Michael Reese Hospital at 31st and Cottage Grove, part of Mercy Hospital and Medical Center's parking facility and MRI building at 26th and King Drive, and Drake Elementary School and Dunbar Vocational High School at 28th and King Drive. At the western edge of the Redevelopment Project Area is part of the Illinois Institute of Technology campus. Also in the center of the Redevelopment Project Area but not included within the boundaries is the Illinois College of Optometry. In the south half of the Redevelopment Project Area is De La Salle High School, Raymond Elementary School, Philips High and Mayo Elementary School.

Of the 1,459 parcels in the Redevelopment Project Area, 551 (37.8%) are vacant. The number of vacant buildings is quantified by two sources: exterior building surveys conducted by Ernest R. Sawyer and the 1990 Census Data. The Census data provides in-depth information on the trend of vacant buildings in the Redevelopment Project Area. The 1990 Census Data reported, the percentage of vacant housing units is 16% for the Grand Boulevard community and 22% for the Douglas community. The trend of vacant housing units as identified by the *Local Community Fact Book* shows over the last 40 years there has been a steady increase in the amount of vacant buildings.

## Vacant Housing Unit

(percentage of houses)



In addition to the vacant parcels, the Redevelopment Project Area is plagued with buildings in advanced states of disrepair. The analysis of the Eligibility Study concluded that 70% of the buildings in the Redevelopment Project Area are either dilapidated and/or deteriorated. Evidence of dilapidation and/or deterioration can be found throughout the Redevelopment Project Area.

### III. QUALIFICATION AS BLIGHTED AREA

#### A. ILLINOIS TAX INCREMENT ACT

The Act authorizes Illinois municipalities to redevelop locally designated deteriorated areas through tax increment financing. In order for an area to qualify as a tax increment financing district, it must first be designated as a Blighted Area, a Conservation Area (or a combination of the two), or an Industrial Park.

As set forth in the Act, a "Blighted Area" means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where, if improved, industrial, commercial and residential buildings or improvements, because of a combination of five or more of the following factors: age; dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; or lack of community planning, are detrimental to the public safety, health, morals or welfare". The Act also states that, "all factors must indicate that the area on the whole has not been subject to growth and development through investments by private enterprise", and will not be developed without action by the City.

On the basis of this approach, the Study Area will be considered eligible for designation as an improved Blighted Area within the requirements of the Act.

#### B. SURVEY, ANALYSIS AND DISTRIBUTION OF ELIGIBILITY FACTORS

Exterior surveys of all the 1,459 parcels located within the Study Area were conducted by Ernest Sawyer Enterprises, Inc. An analysis was made of each of the Blighted Area eligibility factors contained in the Act to determine their presence in the Study Area. This exterior survey examined not only the condition and use of buildings but also included conditions of streets, sidewalks, curbs, gutters, lighting, vacant land, underutilized land, parking facilities, landscaping, fences and walls, and general maintenance. In addition, an analysis was conducted of existing site coverage and parking, land uses, zoning and their relationship to the surrounding area.

A block-by-block analysis of the 103 blocks was conducted to identify the eligibility factors (see Exhibit 3-Distribution of Criteria Matrix). Each of the factors is present to a varying degree. The following three levels are identified:

- **Not present** - indicates that either the condition did not exist or that no evidence could be found or documented during the survey or analyses.

- **Limited extent** - indicates that the condition did exist, but its distribution was only found in a small percentage of parcels and or blocks.
- **Present to a minor extent** - indicates that the condition did exist, and the condition was substantial in distribution or impact.
- **Present to a major extent** - indicates that the condition did exist and was present throughout the area (block-by-block basis) and was at a level to influence the Study Area as well as adjacent and nearby parcels of property.

### C. BUILDING EVALUATION PROCEDURE

This section will identify how the buildings within the Study Area are evaluated.

#### HOW BUILDING COMPONENTS AND IMPROVEMENTS ARE EVALUATED

During the field survey, all components of and improvements to the subject buildings were examined to determine whether they were in sound condition or had minor, major or critical defects. These examinations were completed to determine whether conditions existed to evidence the presence of any of the following related factors: dilapidation, deterioration or depreciation of physical maintenance.

Building components and improvements examined were of two types:

#### PRIMARY STRUCTURAL COMPONENTS

These include the basic elements of any building or improvement including foundation walls, load bearing walls and columns, roof and roof structure.

#### SECONDARY COMPONENTS

These are components generally added to the primary structural components and are necessary parts of the building and improvements, including porches and steps, windows and window units, doors and door units, facades, chimneys, and gutters and downspouts.

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

Once the buildings are evaluated, they are classified as identified in the following section.

## **BUILDING COMPONENT AND IMPROVEMENT CLASSIFICATIONS**

The four categories used in classifying building components and improvements and the criteria used in evaluating structural deficiencies are described as follows:

### **1. SOUND**

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

### **2. REQUIRING MINOR REPAIR -- DEPRECIATION OF PHYSICAL MAINTENANCE**

Building components and improvements which contain 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 primary or secondary components and improvements and the correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated components and improvements. Minor defects are not considered in rating a building as structurally substandard.

### **3. REQUIRING MAJOR REPAIR -- DETERIORATION**

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

### **4. CRITICAL -- DILAPIDATED**

Building components and improvements which contain major defects (bowing, sagging, or settling to any or all exterior components, for example) 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.

## **D. BLIGHTED AREA ELIGIBILITY FACTORS**

A finding may be made that the Study Area is a Blighted Area based on the fact that the area exhibits the presence of five (5) or more of the blighted area eligibility factors described above in Section III, Paragraph A. This section examines each of the Blighted Area eligibility factors.

### **1. AGE**

Age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures over a period of years. Since building deterioration and related structural problems are a function of time, temperature and moisture, structures that are 35 years or older typically exhibit more problems than more recently constructed buildings.



## CONCLUSION

Age is **present to a major extent** in the Study Area. Age is present in 513 of the 647 (79.3%) building and in 58 of the 103 blocks in the Study Area. The results of the age are presented in Map 3.

## 2. DILAPIDATION

Dilapidation refers to an advanced state of disrepair of buildings and improvements. In May of 1997, an exterior survey was conducted of all the structures and the condition of each of the buildings in the Study Area. The analysis of building dilapidation is based on the survey methodology and criteria described in the preceding section on "How Building Components and Improvements are Evaluated."

Based on exterior building surveys, it was determined that many buildings are dilapidated and exhibit major structural problems making them structurally substandard. These buildings are all in an advanced state of disrepair. Major masonry wall work is required where water and lack of maintenance has allowed buildings to incur structural damage. Since wood elements require the most maintenance of all exterior materials, these are the ones showing the greatest signs of deterioration.

Dilapidated buildings exist throughout the Study Area. Examples may be noted in the following areas: State Street between 35th and 39th Streets, Wabash Avenue, Michigan Avenue, Indiana Avenue, Giles Avenue, Prairie Avenue, and Calumet Avenue. Numerous buildings were found where the properties are in an advanced state of disrepair.

## CONCLUSION

Dilapidation is **present to a major extent** in the Study Area. Dilapidation is present in 139 of the 647 (21.5%) buildings and in 33 of the 103 blocks. Dilapidation is present to a major extent in 15 of the 103 blocks and to a minor extent in 18 blocks. The results of the dilapidation analysis are presented in Map 4.

## 3. OBSOLESCENCE

Webster's New Collegiate Dictionary defines "obsolescence" as "being out of use; obsolete." "Obsolete" is further defined as "no longer in use; disused" or "of a type or fashion no longer current." These definitions are helpful in describing the general obsolescence of buildings or site improvements in the proposed Study Area. In making findings with respect to buildings and improvements, 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**

Structures historically have been built for specific uses or purposes. The design, location, height and space arrangement are intended for a specific occupancy at a given time. Buildings and improvements become obsolete when they contain

characteristics or deficiencies which limit the use and marketability of such buildings and improvements 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, etc., 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, hence, depreciation in market values. Typically, buildings classified as dilapidated and buildings that contain vacant space are characterized by problem conditions which may not be economically curable, resulting in net rental losses and/or depreciation in market value.

Site improvements, including sewer and water lines, public utility lines (gas, electric and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting, etc., may also evidence obsolescence in terms of their relationship to contemporary development standards for such improvements. Factors of obsolescence may include inadequate utility capacities, outdated designs, etc.

Obsolescence, as a factor, should be based upon the documented presence and reasonable distribution of buildings and site improvements evidencing such obsolescence.

#### **OBSELETE BUILDING TYPES**

Obsolete buildings contain characteristics or deficiencies which limit their long-term sound use or reuse for the purpose for which they were built. Obsolescence in such buildings is typically difficult and expensive to correct. Obsolete building types have an adverse effect on nearby and surrounding developments and detract from the physical, functional and economic vitality of the area.

Obsolescence is present in 60.8% of the structures in the improved portion of the Study Area. These structures are characterized by conditions indicating the structure is incapable of efficient or economic use according to contemporary standards. They contain:

- An inefficient exterior configuration of the structure, including insufficient width and small size.
- Small size commercial parcels which are inadequate for contemporary design and development.
- Inadequate access for contemporary systems of delivery and service, including both exterior building access and interior vertical systems.

Historically the main commercial areas that serviced the Study Area were along 31st, 35th and 39th Streets. These areas are typical of many older main street commercial areas in the

metropolitan area. During the 1950s, the population of Bronzeville decreased substantially and the commercial areas lost a valuable customer base.

The neighborhood commercial strips, because of the excessive land coverage of the building on its parcel, has resulted in lack of parking. In addition, the size of individual stores is obsolete for current large-sized floor plans that are needed by many of today's retailers. The retail commercial strip at 39th Street has declined, as a result of the economic and functional obsolescence of the individual parcels and buildings. This obsolescence has resulted in the loss of businesses (vacancy) and a deterioration of physical conditions. With the exodus of the majority of businesses, considerable sections of the commercial strip have become vacant and/or underutilized.

The Study Area has a number of residential properties found to be obsolete. Many of the structures throughout the Study Area are vacant and dilapidated. Examples of this type of obsolescence can be found on Giles Avenue, Indiana Avenue, State Street, Prairie Avenue, Calumet Avenue and Dr. Martin Luther King Dr. from 35th Street to 40th Street.

#### **OBSELETE PLATTING**

Obsolete platting includes parcels of irregular shape, narrow or small size, and parcels improperly platted within the Study Area blocks. The majority of the Study Area has standard residential sized 25' x 125' parcels. Although this parcel size is adequate for residential buildings, it is not ideal for commercial uses. These small parcels are not suitable for development for modern commercial users.

#### **OBSELETE SITE IMPROVEMENTS**

Site improvements, including sewer and water lines, public utility lines (gas, electric and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting, etc., may also evidence obsolescence in terms of their relationship to contemporary development standards for such improvements. Factors of obsolescence may include inadequate utility capacities, outdated designs, etc.

Throughout the Study Area, there are obsolete site improvements. Internal streets are inadequate in terms of condition with deteriorated or no curbs/gutters. Additionally, sidewalks are in extremely poor condition or are non-existent.

#### **CONCLUSION**

Obsolescence is *present to a major extent* in the Study Area. Obsolescence is present in 709 (48.6%) of 1,459 parcels and in 68 of the 103 blocks. It is present to a major extent in 55 of the 103 blocks and present to a minor extent in 13 blocks. The results of the obsolescence analysis are presented in Map 5.

#### **4. DETERIORATION**

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

- Deterioration which is not easily correctable and cannot be repaired in the course of normal maintenance may be evident in buildings. Such buildings and improvements may be classified as requiring major or many minor repairs, depending upon the degree or extent of defects. This would include buildings with defects in the secondary building components (e.g., doors, windows, porches, gutters and downspouts, fascia materials, etc.) and defects in primary building components (e.g., foundations, frames, roofs, etc.) respectively.
- All buildings and site improvements classified as dilapidated are also deteriorated.

#### **DETERIORATION OF BUILDINGS**

The analysis of building deterioration is based on the survey methodology and criteria described in the preceding section on "How Building Components and Improvements Are Evaluated." Of the 647 buildings in the Study Area, 450 (69.6%) buildings are deteriorated.

The deteriorated buildings in the Study Area exhibit defects in both their primary and secondary components. For example, the primary components exhibiting defects include walls, roofs and foundations with loose or missing materials (mortar, shingles), and holes and/or cracks in these components. The defects of secondary components include damage to windows, doors, stairs and/or porches; missing or cracked tuckpointing and/or masonry on the facade, chimneys, etc.; missing parapets, gutters and/or downspouts; foundation cracks or settling; and other missing structural components.

Deteriorated structures exist throughout the Study Area due to the combination of their age and advanced state of disrepair. The need for masonry repairs and tuckpointing is predominant, closely followed by deteriorating doors, facades, and secondary elements in the buildings. The entire Study Area contains deteriorated buildings and most of the parcels with buildings are impacted by such deterioration. Numerous examples can be found on State Street, Indiana, Michigan, Giles and Calumet Avenues.

#### **DETERIORATION OF PARKING AND SURFACE AREAS**

Field surveys were also conducted to identify the condition of parcels without structures, of which 26 (3.6%) of the 720 parcels with no buildings were classified as deteriorated. These parcels are characterized by uneven surfaces with insufficient gravel, vegetation growing through the parking surface, depressions and standing water, absence of curbs or guardrails, falling or broken fences and extensive debris.

#### **CONCLUSION**

Deterioration is **present to a major extent** in the Study Area. Deterioration is present in 450 of the 647 (69.6%) buildings, in 523 of the 1,459 (35.8%) parcels and in 61 of the 103 blocks. It is found to be present to a major extent in 38 of the 103 blocks and present to a minor extent in 23 blocks. The results of the deterioration analysis are presented in Map 6.

## 5. ILLEGAL USE OF INDIVIDUAL STRUCTURES

Illegal use of individual structures refers to the presence of uses or activities which are not permitted by law.

### CONCLUSION

A review of the Chicago Zoning Ordinance indicates that there are no illegal uses of the structures or improvements in the Study Area.

## 6. PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS

Structures below minimum code standards include all structures which do not meet the standards of zoning, subdivision, building, housing, property maintenance, fire, or other governmental codes applicable to the property. The principal purposes of such codes are: 1) to require buildings to be constructed in such a way as to sustain safety of loads expected from the type of occupancy; 2) to make buildings safe for occupancy against fire and similar hazards; and 3) to establish minimum standards essential for safe and sanitary habitation.

From January 1993 through December 1997, 215 of the 647 (33.2%) buildings have been cited for building code violations by the City Department of Buildings (see - Exhibit 2 - Building Code Violations).

### CONCLUSION

Structures below minimum code standards are **present to a minor extent**. Structures below minimum code standards have been identified in 215 of the 647 (33.2%) buildings in the Study Area over a five year period.

## 7. EXCESSIVE VACANCIES

Excessive vacancy refers to buildings which are unoccupied or underutilized and exert an adverse influence on the area because of the frequency, duration or extent of vacancy. Excessive vacancies include improved properties which evidence no apparent effort directed toward their occupancy or underutilization.

Excessive vacancies occur in varying degrees throughout the Study Area. A building is considered to have excessive vacancies if at least 50% of the building is vacant or underutilized. There are vacancies in residential and commercial buildings. Eighty-four of the 647 (14%) buildings in the Study Area are vacant or partially vacant (over 50%) buildings covering 94 parcels.

### CONCLUSION

Excessive vacancies are **present to a minor extent** in the Study Area. Excessive vacancies can be found in 84 of the 647 (13%) buildings and 29 of the 103 blocks. Excessive vacancies are present to a major extent in 4 of the 103 blocks and to a minor extent in 25 blocks.

## **8. OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES**

Overcrowding of structures and community facilities refers to utilization of public or private buildings, facilities, or properties beyond their reasonable or legally permitted capacity. Overcrowding is frequently found in buildings and improvements originally designed for a specific use and later converted to accommodate a more intensive use of activities without adequate provision for minimum floor area requirements, privacy, ingress and egress, loading and services, capacity of building systems, etc.

### **CONCLUSION**

Based on exterior surveys and analyses undertaken within the Study Area, there is no evidence of overcrowding of structures and community facilities.

## **9. Lack of Ventilation, Light or Sanitary Facilities**

Lack of ventilation, light or sanitary facilities refers to substandard conditions which adversely affect the health and welfare of building occupants, e.g., residents, employees or visitors. Typical requirements for ventilation, light and sanitary facilities include:

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

### **CONCLUSION**

Based on the exterior surveys and analyses undertaken within the Study Area, lack of ventilation, light or sanitary facilities was found to a limited extent in 6 of the 103 blocks.

## **10. INADEQUATE UTILITIES**

Inadequate utilities refer to deficiencies in the capacity or condition of the infrastructure which services a property or area, including, but not limited to, storm drainage, water supply, electrical power, streets, sanitary sewers, gas and electricity.

Inadequate utilities can be found to a major extent in two blocks and to a minor extent in five blocks of the Study Area.

### **CONCLUSION**

Based on the exterior surveys and analyses undertaken within the Study Area, inadequate utilities was found present to a limited extent in 7 of the 103 blocks.

## 11. EXCESSIVE LAND COVERAGE

Excessive land coverage refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Problem conditions include buildings either improperly situated on the parcel or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety. The resulting inadequate conditions include such factors as insufficient provision for light and air, increased threat of spread of fires due to close proximity to nearby buildings, lack of adequate or proper access to a public right-of-way, lack of required off-street parking, and inadequate provision for loading and service. Excessive land coverage conditions have an adverse or blighting effect on nearby development.

Excessive land coverage occurs in 142 of the 647 (21.9%) buildings in the Study Area. Many of the commercial buildings have been built from property line to property line, leaving no area for parking, open space or other amenities. These buildings cover virtually the entire parcel, leaving an inadequate amount of space for off-street loading of residents, employees and/or customers.

### CONCLUSION

Excessive land coverage is **present to a minor extent** in the Study Area. Excessive land coverage is present in 142 of the 647 (21.9%) buildings and in 282 of the 1,459 (19.3%) parcels and in 32 of the 103 blocks. It can be found to a major extent in 25 blocks and to a minor extent in 7 blocks. The results of the excessive land coverage analysis are presented in Map 8.

## 12. DELETERIOUS LAND USE OR LAYOUT

Deleterious land uses include all instances of incompatible land-use relationships, buildings occupied by inappropriate mixed uses, or uses which may be considered noxious, offensive or environmentally unsuitable. It also includes residential uses which front on or are located near heavily traveled streets, thus causing susceptibility to noise, fumes and glare. Deleterious layout includes evidence of improper or obsolete platting of the land, inadequate street layout, and parcels of inadequate size or shape to meet contemporary development standards. It also includes evidence of poor layout of buildings on parcels and in relation to other buildings.

In the Study Area, deleterious land use or layout is identified in 331 of the 1,459 (22.7%) parcels, including the 158 parcels exhibiting excessive land coverage with insufficient room for parking and/or loading. The Study Area's commercial strips have evidence of incompatible land uses on 35th Street, Giles Avenue at 33rd Street, and Indiana Avenue (3600 block).

### CONCLUSION

Deleterious land use and layout is **present to a minor extent** in the Study Area. Deleterious land use and layout is present in 331 of the 1,459 (22.7%) parcels and in 35 of the 103 blocks. Deleterious land use and layout is present to a major extent in 26 blocks and to a minor extent in 9 blocks. The results of the deleterious land use and layout analysis are presented in Map 8.

### 13. DEPRECIATION OF PHYSICAL MAINTENANCE

Depreciation of physical maintenance refers to the effects of deferred maintenance and the lack of maintenance of buildings, parking areas and public improvements, including alleys, walks, streets and utility structures. The analysis of depreciation of physical maintenance is based on survey methodology and criteria described in the preceding section "How Building Components and Improvements Are Evaluated."

The entire Study Area is affected by lack of physical maintenance. Of the 1,459 parcels in the Study Area, 831 (57%) parcels, representing buildings, parking/storage areas and vacant land, evidence the presence of this factor.

All of the buildings that evidence depreciation of physical maintenance exhibit problems including unpainted or unfinished surfaces, peeling paint, loose or missing materials, broken windows, loose or missing gutters or downspouts, loose or missing shingles, overgrown vegetation and general lack of maintenance, etc. There are 401 of the 647 (62%) buildings in the Study Area that are affected by depreciation of physical maintenance. Missing downspouts, lack of painting, accumulation of trash and debris, broken fences and other missing elements or materials from the walls of the buildings are examples of the degrees of depreciation that exist.

#### CONCLUSION

Depreciation of physical maintenance is **present to a major extent** in the Study Area. Depreciation of physical maintenance is present in 401 of the 647 (62%) buildings, 831 (57%) of the 1,459 parcels and in 75 of the 103 blocks. Depreciation of physical maintenance is present to a major extent in 63 blocks and to a minor extent in 12 blocks. The results of the depreciation of physical maintenance analysis are presented in Map 9.

### 14. LACK OF COMMUNITY PLANNING

Lack of community planning may be a factor if the proposed redevelopment area was developed prior to or without the benefit of a community plan. This finding may be amplified by other evidence which shows the deleterious results of the lack of community planning, including adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, and parcels of inadequate size or shape to meet contemporary development standards.

The *City of Chicago Bronzeville Blue Ribbon Committee Report*, the *Mid-South Strategic Development Plan*, the *Illinois Institute of Technology Main Campus Master Plan*, the *Black Metropolis Historic District* and the *Guidelines for Transit-Supportive Development* are all plans that include the Study Area. Therefore, lack of community planning was found not to be present in the Study Area.

#### CONCLUSION

Lack of community planning is not present in the Study Area.



### **SUMMARY**

Nine blighted area eligibility criteria are present in varying degrees throughout the Study Area. Five factors are present to a major extent and four are present to a minor extent. In addition, two factors were found to a limited extent. The blighted area eligibility factors that have been identified in the Study Area are as follows:

#### Major extent

- age
- dilapidation
- obsolescence
- deterioration
- depreciation of physical maintenance

#### Minor extent

- structures below minimum code
- excessive vacancies
- excessive land coverage
- deleterious land use or layout

#### Limited extent

- inadequate utilities
- lack of light, ventilation and sanitary facilities

#### IV. SUMMARY AND CONCLUSION

The conclusion of the consultant team is that the number, degree and distribution of Blighted Area eligibility factors as documented in this report warrant the designation of the Study Area as a Blighted Area as set forth in the Act. Specifically:

- Of the 14 eligibility factors for a Blighted Area set forth in the Act, five are present to a major extent and four are present to a minor extent in the Study Area and only five are necessary for designation as a Blighted Area. In addition two factors were found to be present to a limited extent but are not being counted for the findings of the Blighted Area.
- The Blighted Area eligibility factors which are present are reasonably distributed throughout the Study Area.

The eligibility findings indicate that the Study Area contains factors which qualify it as a Blighted Area in need of revitalization and that designation as a redevelopment project area will contribute to the long-term well-being of the City. The distribution of blighted area eligibility factors throughout the Study Area must be reasonable so that a basically good area is not arbitrarily found to be a Blighted Area simply because of its proximity to an area with blighted area eligibility factors.

Additional research indicates that the Study Area on the whole has not been subject to growth and development as a result of investments by private enterprise, and will not be developed without action by the City. Specifically:

- Exhibit 1 - Building Permit Requests, contains a summary of the building permit requests for new construction and major renovation from the City of Chicago. There were 44 building permit requests for new construction and renovation totaling \$3,108,895 or approximately \$621,779 for the Study Area from 1993-1997. Additionally, there were 50 demolition permits issued during the same period.
- The lack of growth and investment by the private sector is supported by the trend in the equalized assessed valuation (EAV) of all the property in the Study Area. The EAV for all smaller residential properties (six units or less) in Chicago of which most of the Study Area is comprised, increased from \$10,601,881,890 in 1992 to \$14,085,430,813 in 1997, a total of 32.86% or an average of 6.57% per year. Over the last five years, from 1992 to 1997, the Study Area has experienced an overall EAV increase of 16.03% from \$44,696,896 in 1992 to \$51,860,490 in 1997, an average increase of 3.21% per year.
- Of the 1,459 parcels in the Redevelopment Project Area, 37.8% of the parcels are vacant. The vacant parcels are scattered throughout the Redevelopment Project Area. Of the 551 vacant parcels, 190 (34.5%) parcels are tax exempt.

The conclusions presented in this report are those of the consulting team. The local governing body should review this report and, if satisfied with the summary of findings contained herein, adopt a resolution that the Study Area qualifies as a Blighted Area and make this report a part of the public record. The analysis above was based upon data assembled by Louik/Schneider & Associates, Inc. The surveys, research and analysis conducted include:

1. Exterior surveys of the conditions and use of the Study Area;
2. Field surveys of environmental conditions covering streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance;
3. Comparison of current land uses to current zoning ordinance and the current zoning maps;
4. Historical analysis of site uses and users;
5. Analysis of original and current platting and building size layout;
6. Review of previously prepared plans, studies and data;
7. Analysis of building permits from 1993-1997 and building code violations from 1993-1997 requested from the Department of Buildings for all parcels in the Study Area; and
8. Evaluation of the EAV's in the Study Area from 1992 to 1997.

The study and survey of the Study Area indicate that requirements necessary for designation as a Blighted Area are present.

In addition, the vacant parcels in the Study Area meet the criteria established under the Act for a vacant blighted area. The Study Area has 551 vacant parcels. The majority of these parcels are approximately 25'x125' lots and are scattered throughout the Study Area. The vacant parcels do meet the qualifications for a vacant blighted area under the Act based on the following factors: either because of the single factor of the area immediately prior to becoming vacant qualifying as a blighted improved area, or the two factors of deterioration of structures or site improvements existing in the neighboring adjacent areas and the diversity of ownership.

Therefore, the Study Area is qualified as a Blighted Area to be designated as a redevelopment project area and eligible for Tax Increment Financing under the Act (see Exhibit 4 - Matrix of Blighted Factors).