

**LAWRENCE/KEDZIE
TAX INCREMENT FINANCING**

REDEVELOPMENT PLAN AND PROJECT

**Prepared for:
The City of Chicago**

**By:
Camiros, Ltd.**

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

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1. INTRODUCTION

This document presents a Tax Increment Financing Redevelopment Plan and Project (hereinafter referred to as the “Plan”) pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.1 *et seq.*) (1996 State Bar Edition), as amended (the “Act”) for the Lawrence/Kedzie Redevelopment Project Area in the City of Chicago, Illinois (the “City”). The Redevelopment Project Area (the “Area”) includes land along the commercial portions of Lawrence Avenue, Kedzie Avenue, Bryn Mawr Avenue, Foster Avenue and residential areas located both north and south of Lawrence Avenue from the North Shore Channel on the east as far west as Pulaski Avenue. The Area consists of a mix of residential and commercial properties. The Plan responds to problem conditions within the Area and reflects a commitment by the City to revitalize the Area.

Over the last two decades the City as well as several community groups have worked to overcome problem conditions which have limited private growth and investment in the Area, which includes portions of the North Park and Albany Park community areas. In 1981, two blighted area designations (the Lawrence-Kedzie Blighted Commercial Area and the Kedzie Ainslie Slum and Blighted Area) were approved by the City in an effort to spur private development around the Kedzie/Lawrence intersection. While some new development has occurred, these previous redevelopment area designations have not resulted in the overall revitalization of the Area.

Recently, Albany Park participated in the City’s Strategic Neighborhood Assistance Program (SNAP), which focused on funding various streetscape and facade improvement projects for eligible community areas within Chicago. As one of the selected neighborhood communities to receive funding, Albany Park received a total of \$3 million over a three-year period. Specific areas in Albany Park were targeted and funded for certain projects, based on the type of services and amenities needed. The main improvement focus between Central Park Avenue and Pulaski Avenue was overall streetscape improvement throughout this part of the neighborhood. This included installing planters and garbage cans and upgrading sidewalks and curb cuts. Several streets were resurfaced and more diagonal parking spaces were created. Projects in the area between Kedzie Avenue and Central Park Avenue addressed more specific needs, particularly physical improvements at local schools. New lockers were installed at Roosevelt High School. An open space area adjacent to Haugan School was created and a building addition was constructed at Hibbard School.

Qualified property owners also benefited from SNAP. Six hundred thousand dollars was provided to finance the Enhanced Facade Rebate Program in which the City pays 75% of facade improvement costs and the building owners pay the remaining 25%. Five buildings received assistance through this program. A total of \$250,000 was allocated to the Targeted Block Program for the neighborhood, in which homeowners who have a median income 80% or lower than the average income of the City are eligible to receive between \$5,000 and \$7,000 for exterior improvements to their homes.

While some streets, parks and school improvement projects have been undertaken through the SNAP initiative, the improvement needs in the Area remain substantial. The designation of the Area as a tax increment financing district provides an opportunity to target the incremental property tax revenues generated in the Area toward its physical and economic enhancement.

During 1998 and 1999, Camiros, Ltd. undertook a land use study of the Kedzie corridor from Bryn Mawr Avenue on the north to Ainsle Avenue on the south. The study area included residential and institutional land for several blocks to the east and west of this corridor and the Foster Avenue commercial frontage between Kimball Avenue and the Chicago River. The purpose of this study was to identify appropriate long range adjustments to the existing land use pattern.

Despite these initiatives, the portions of Albany Park included in the Lawrence/Kedzie Redevelopment Project Area continue to suffer from overcrowding, deteriorated buildings and public infrastructure, obsolescence, inadequate open space and lack of economic growth which may cause the Area to deteriorate further. Additional public investment will be required to prevent the Area from becoming blighted and improve the quality of life for residents and the economic vitality of the commercial corridors that serve the Area.

This Plan presents research and analysis undertaken to document the eligibility of the Area for designation as a "conservation area" tax increment financing district. The need for public intervention, goals and objectives, land use policies and other policy materials are presented in this Plan. The results of a study documenting the eligibility of the Area as a conservation area are presented in Appendix B, Eligibility Report, (the "Study").

Tax Increment Financing

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

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

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

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

park conservation areas by redevelopment projects is hereby declared to be essential to the public interest.

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

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

(1) ... the redevelopment project area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the redevelopment plan, (2) ... the redevelopment plan and project conform to the comprehensive plan for the development of the municipality as a whole, or, for municipalities with a population of 100,000 or more, regardless of when the redevelopment plan and project was adopted, the redevelopment plan and project either: (i) conforms to the strategic economic development or redevelopment plan issued by the designated planning authority of the municipality, or (ii) includes land uses that have been approved by the planning commission of the municipality, (3) the redevelopment plan establishes the estimated dates [which shall not be more than 23 years from the adoption of the ordinance approving the redevelopment project area] of completion of the redevelopment project and retirement of obligations issued to finance redevelopment project costs, (4) in the case of an industrial park conservation area, also that the municipality is a labor surplus municipality and that the implementation of the redevelopment plan will reduce unemployment, create new jobs and by the provision of new facilities enhance the tax base of the taxing districts that extend into the redevelopment project area, and (5) if any incremental revenues are being utilized under Section 8(a)(1) or 8(a)(2) of this Act in redevelopment project areas approved by ordinance after January 1, 1986 the municipality finds (a) that the redevelopment project area would not reasonably be developed without the use of such incremental revenues, and (b) that such incremental revenues will be exclusively utilized for the development of the redevelopment project area.

Redevelopment projects are defined as any public or private development projects undertaken in furtherance of the objectives of the redevelopment plan.

The City authorized an evaluation of whether a portion of the City commonly known as the Lawrence/Kedzie Redevelopment Area, qualifies for designation as a “conservation area,” pursuant to the provisions contained in the Act. If the area so qualified, the City requested the preparation of a redevelopment plan for the redevelopment project area in accordance with the requirements of the Act.

Redevelopment Project Area Overview

The Area is irregularly shaped and centered on the Lawrence Avenue/Kedzie Avenue intersection. The Area consists of a mix of residential and commercial properties, is approximately 407 acres in size and includes 1,539 contiguous parcels and public rights-of-way. The residential portions of the Area are overcrowded according to U.S. Census definitions, a condition that has resulted in the deterioration of both public and private facilities through overly intense use. The Area lacks sufficient open space according to the City's open space standards as described in the 1998 *CitySpace* plan to meet the needs of its residents; schools are overcrowded; and parking is inadequate to serve either residential or commercial uses.

The Area has suffered from a lack of private investment in property improvement as evidenced by more than 500 buildings that have been cited with code violations since 1994 and by functionally obsolete commercial corridors. This obsolescence is characterized by sizes and shapes of buildings and lots that are unsuitable for modern commercial use, an inadequate supply and configuration of parking, poor access characteristics, and lack of aesthetic appeal.

The Area, as a whole, has not been subject to growth and development by private enterprise and is not reasonably anticipated to be developed without the adoption of the Plan. The study, attached hereto as Appendix B, concluded that property in the Area suffers from overcrowding of structures and community facilities, excessive land coverage and obsolescence, which in turn has led to depreciation of physical maintenance, deterioration, structures below minimum code standards and other negative conditions.

The purpose of this Plan is to provide the stimulus needed to revitalize the Area. To accomplish that, the Plan will create a mechanism to:

1. Create a more livable environment for residents of the Area through the provision of adequate open space and community facilities, an improved shopping environment and infrastructure improvements.
2. Allow for the development of new commercial and public facilities or the expansion and rehabilitation of existing commercial and public facilities on underutilized land along the existing commercial corridors.
3. Provide for the rehabilitation of the housing stock with an emphasis on the provision of decent and affordable housing for the current residents of the Area.
4. Increase the supply of open space to meet the needs of the community.
5. Provide adequate parking.
6. Improve the Area's physical environment and infrastructure.

Summary of Findings

The Area is appropriate for designation as a "conservation area" in accordance with the Act, based on the following summary of findings:

- 1) The Area has not been subject to growth and development through private enterprise.
- 2) The continued lack of growth and development will exacerbate conditions of obsolescence, causing further disinvestment and, eventually, blight.

- 3) The Area is not reasonably anticipated to be redeveloped by private enterprise without public intervention and the adoption of this Plan.
- 4) The Area meets the requirements for designation as a "conservation area" because more than 50% of the buildings in the Area are over 35 years old and three or more of the required eligibility criteria are present in the Area. The Area contains 1,197 buildings that are more than 35 years old, 94% of all buildings, well above the 50% threshold for designation of a "conservation area." Seven eligibility factors are present to a major extent within the Area, whereas three are required. These conditions are:
 - Deterioration
 - Depreciation of physical maintenance
 - Excessive land coverage
 - Lack of community planning
 - Overcrowding of structures and community facilities
 - Obsolescence
 - Presence of structures below minimum code standards
- 5) The conditions outlined above are distributed throughout the Area.

This Plan summarizes the analyses and findings of the consultant's work, which unless otherwise noted, is solely the responsibility of Camiros, Ltd. and its subconsultants. Camiros, Ltd. has prepared this Plan, and the related study, with the understanding that the City would rely on (1) the findings and conclusions of the Plan and the related study in proceeding with the designation of the Area as a redevelopment project area pursuant to the Act and the adoption and implementation of the Redevelopment Plan and Project, and (2) the fact that Camiros, Ltd. has obtained the necessary information to insure that the Plan and the related eligibility study comply with the Act.

The Plan has been formulated in accordance with the provisions of the Act. This document is a guide to all proposed public and City-assisted private actions in the Area.

2. PROJECT AREA DESCRIPTION

The Lawrence/Kedzie Redevelopment Project Area is approximately 407 acres in size, including public rights-of-way. The land to be designated as the Area is shown in Figure 1: Boundary Map. A legal description of the Area is included as Appendix A of this document. The proposed Area includes only those contiguous parcels, which are anticipated to be substantially benefited by the proposed redevelopment project improvements and qualifies for designation as a “conservation area.”

The boundaries of the Area were drawn to include deteriorating commercial and residential property centered on the Lawrence/Kedzie intersection. Lower density residential blocks consisting primarily of one and two-family buildings were generally excluded from the Area.

The Area is characterized by multi-family buildings built at densities greater than those allowed under current zoning, lack of open space, and obsolete commercial buildings dating from the 1930s and earlier. More than half of the buildings in the Area were built before Chicago’s first zoning ordinance was adopted in 1923.

Current Area Land Use

Existing land use within the Area consists of a mix of commercial, residential, institutional and public uses, as shown in Figure 2, Existing Land Use and presented in Table 1, Existing Land Use Composition. Current zoning, shown in Figure 3, Existing Zoning, is generally consistent with existing land use.

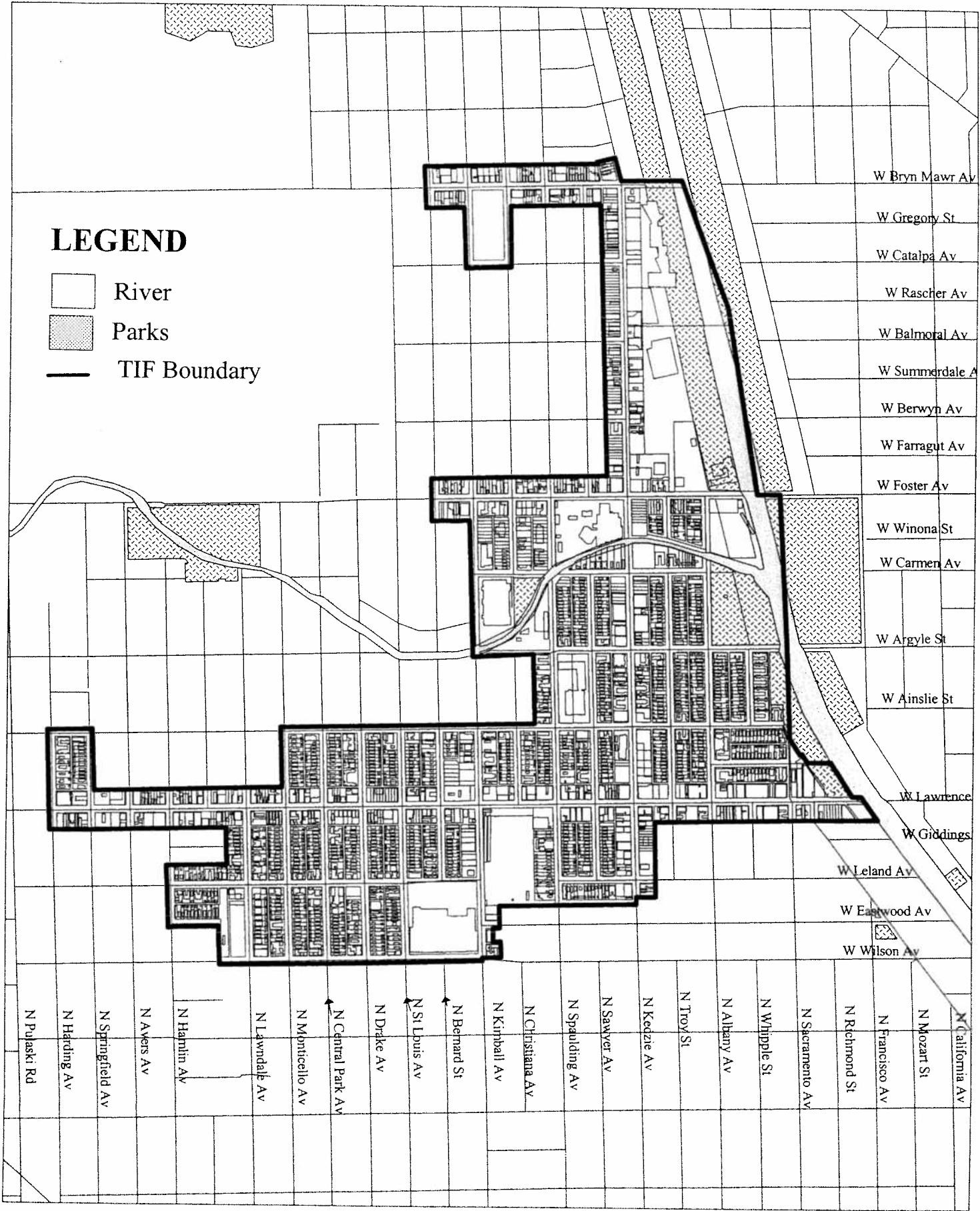


FIGURE 1: BOUNDARY MAP

Lawrence / Kedzie Redevelopment Area



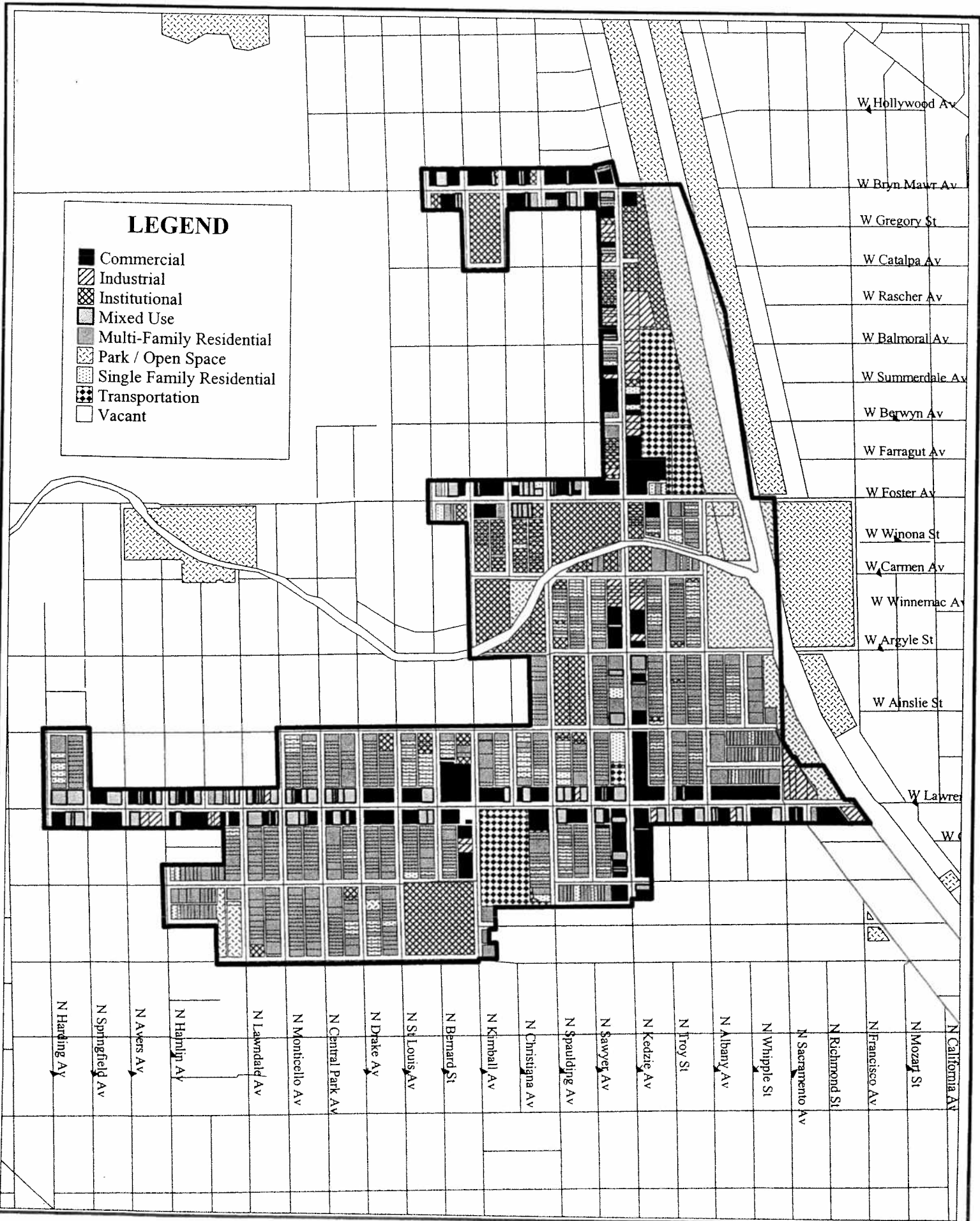


FIGURE 2: EXISTING LAND USE
Lawrence / Kedzie Redevelopment Project Area



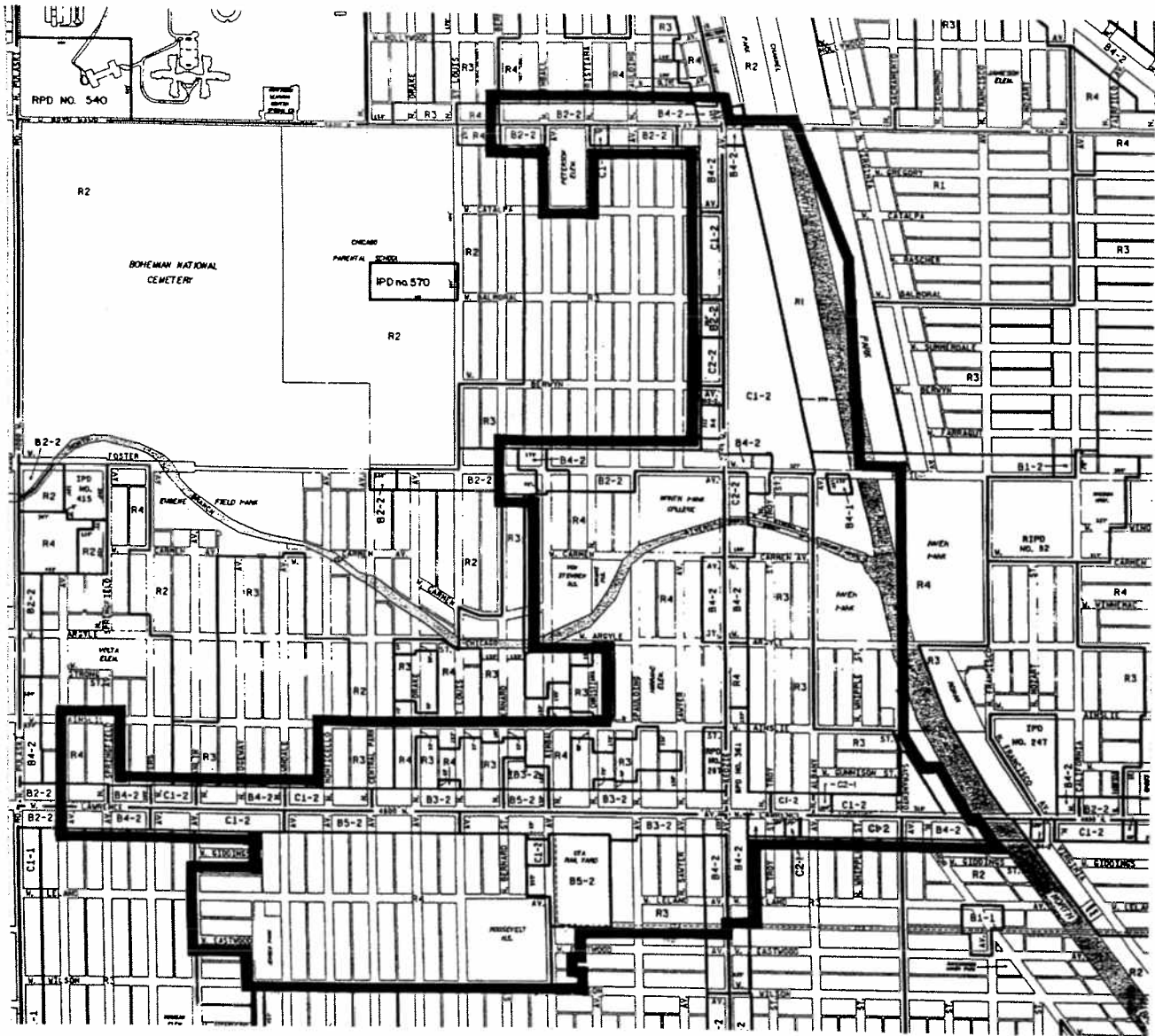


FIGURE 3: EXISTING ZONING

Lawrence / Kedzie Redevelopment Area



Camiros, Ltd.

Table 1
EXISTING LAND USE COMPOSITION

	Acreage	% of Total
Residential	113.14	27.8
Commercial/Industrial	67.35	16.6
Public/Institutional	96.09	23.6
Transportation	35.36	8.7
Parks & Open Space	13.81	3.4
Vacant	0.17	---
Subtotal	325.92	80.1
Rights-of-way	80.81	19.9
Total	406.73	100.0%

Community Characteristics

The Area includes portions of the North Park and Albany Park community areas. The portion of the North Park community area that is included in the Lawrence/Kedzie Redevelopment Project Area (located north of the Chicago River) is generally limited to commercial frontages along Kedzie Avenue, Bryn Mawr Avenue and Foster Avenue. Institutional uses include the new North Side College Prep High School, North Park University, Von Steuben High School (which also presently houses the Albany Park Middle School), Peterson School, the Albany Park Community Center and a branch library. The Albany Park portion of the area (located south of the Chicago River) includes a mix of commercial uses concentrated along the Kedzie and Lawrence commercial corridors and multi-family residential areas north and south of Lawrence Avenue. Roosevelt High School and Hibbard School are located in this part of the Area. Land along the Chicago River and the North Shore Channel constitute the largest open space resource in the Area. The public facilities within the Area are shown in Figure 4: Public Facilities Map.

The Area contains a number of buildings that are identified in the Chicago Historic Resources Survey. Theodore Roosevelt High School (3446 West Wilson Avenue), Hibbard School (3232 West Ainsle Street) and Von Steuben Senior High School (5039 North Kimball Avenue) are in public ownership. Five properties are neighborhood commercial buildings including 3041-43 West Lawrence Avenue, a three-story Spanish Baroque 1920s commercial building; the Willis Building at 3601 West Lawrence Avenue, a two-story 1928 commercial building; the Fish Furniture Co. building built in 1920 at 3322 West Lawrence Avenue; and 3244 West Bryn Mawr Avenue, a one-story commercial building built in 1930. Seven properties are private institutional buildings including five on the North Park University campus and two churches. Public acquisition of one of these churches, located at 4601 North Lawndale, is presently in the process of being publicly acquired for the Haugan Middle School expansion project. The building, originally a synagogue was built in 1925.

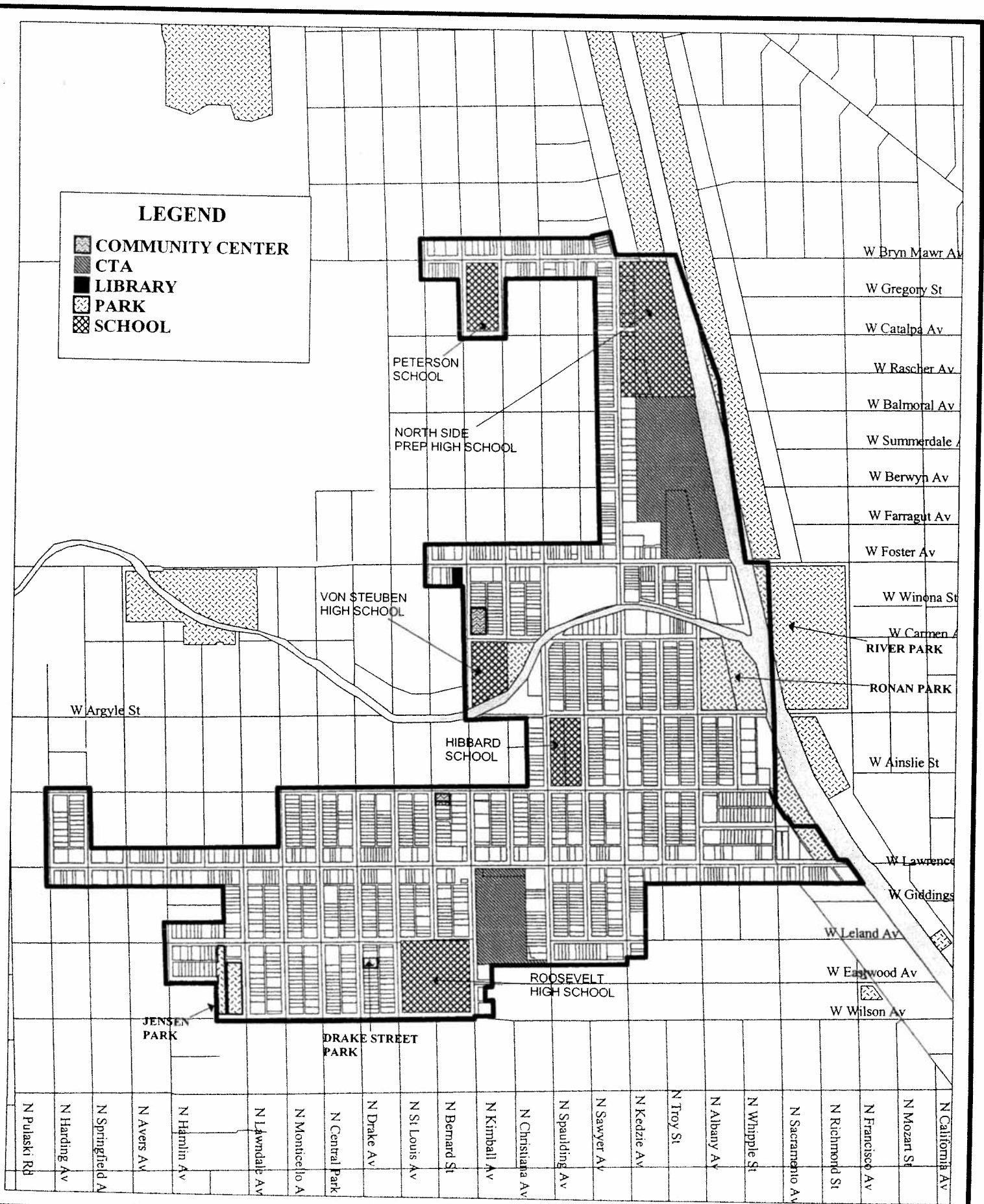


FIGURE 4: PUBLIC FACILITIES MAP

Lawrence / Kedzie Redevelopment Area



To relieve overcrowding in several schools that serve residents of the Area, two major school expansion projects have been publicly announced. Land acquisition has begun to acquire land for construction of the Hagan Middle School adjacent to Jensen Park in the western portion of the Area. A new Albany Park Middle School will be built adjacent to Hibbard School in the eastern portion of the Area, allowing the relocation of this facility from its current location in Von Steuben High School. Neither of these projects is part of the Plan for this Area.

Residential Areas

The residential portion of the Area is comprised predominantly of multi-family dwellings, most built between 1910 and 1930, with a few scattered single-family houses. Two residential buildings have been converted into condominiums. Multi-family units also exist above commercial storefronts along Kedzie Avenue, Lawrence Avenue and other streets in the Area where commercial uses are allowed on the ground floor.

Demographic and market conditions reveal income and local population characteristics sufficient to support a local business district. The estimated 1998 median household income reflects a stable, lower middle-class community. The projected retail trade potential within the primary trade areas is \$640 million. These projected amounts indicate that the current socio-economic makeup of the neighborhood is capable of supporting a strong retail base located within the Area.

Commercial Areas

Renovation and rehabilitation of many older buildings is needed due to the age, size and layout of the existing commercial building stock. The majority of these buildings rely exclusively upon on-street parking. Given the orientation of buildings toward the street and the reliance on on-street parking, an improvement of the streetscape character is needed. The uninviting pedestrian environment along Lawrence Avenue is exacerbated by narrow sidewalks and exposure to heavy traffic.

The Area exhibits an obsolete pattern of commercial development with retail uses that lack off-street customer parking. It does not have the functional benefits of modern commercial development, nor does it provide the pedestrian appeal needed to sustain modern urban business districts. Additionally, numerous commercial buildings are located on more than one tax parcel, creating a difficult situation in terms of redevelopment since more than one owner may be involved. The vast majority of structures are more than 35 years old. More than half of the commercial buildings in the Area were built before 1935. Buildings of this age typically require substantial maintenance and systems upgrade. According to building age and land use information provided by the City through its Harris File data base, only 26 of the 447 commercial and mixed use buildings in the Area are less than 35 years old.

Poor streetscape appearance is a major weakness of the Area. While the businesses within the Area largely cater to the needs of local residents and do not compete directly with large regional retail centers, an attractive physical environment is still a critical need. The physical appearance of the Area, including building facades, pedestrian amenities, and parking areas, must be improved to capture a higher proportion of local retail expenditures and attract private investment to the Area. In order to prevent further decline of an important community resource,

and to encourage private investment, an effective commercial revitalization program in the Area is required.

Accessibility

The Area is served by several Chicago Transit Authority bus routes, specifically the #78, #81, #92 and #93 routes. Part of the #78 route runs east-west along Montrose Avenue. The #81 bus routes travels east-west along Lawrence Avenue. The #92 route travels east-west along Foster Avenue. The #93 route serves much of the Area, traveling along north-south on segments of Kedzie Avenue and Kimball Avenue and east-west on parts of Foster Avenue and Lawrence Avenue. The Area is also served by the CTA's Ravenswood (Brown) Line. This line terminates at Lawrence and Kimball and also has a stop on Kedzie Avenue within the Area.

Sidewalk conditions range from sound to poor. The lack of streetscape amenities prevents the creation of a pedestrian-friendly shopping environment. There is a strong need for parking improvements due to reliance upon on-street parking. Heavy traffic makes on-street parking difficult to use and compromises traffic safety.

Traffic at the intersection of Kedzie Avenue and Lawrence Avenue experiences significant delays during peak travel times. This congestion extends to the intersections of residential streets, making travel difficult for area residents.

Open Space Resources

The Area includes approximately 14 acres of parks and open space. In the 1998 *CitySpace* plan, the Albany Park community area was identified as having an open space deficit of approximately 74 acres needed to meet a minimum standard of 2 acres per 1,000 community residents. While there are several neighborhood parks in the Area, these facilities are inadequate because the population density of the Area is so great.

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

The Area has declined significantly over the past several decades and will not regain long-term viability without the adoption of this Plan. The commercial portions of the Area have become increasingly obsolete. Residential density is far greater than would be allowed under the current zoning of the Area. This population density has resulted in overcrowded schools and community facilities and the deterioration of the public infrastructure serving the area. Among the Area's challenges are:

- Maintenance of decent, affordable housing to meet the needs of Area residents.
- Lack of open space to serve the residential population of the Area.
- Deteriorated public infrastructure.
- Buildings that are too small to meet the needs of many modern retailing operations.
- Commercial lot sizes and configurations that cannot accommodate the construction of larger buildings.
- Coverage of land that precludes the provision of adequate parking.
- Diversity of ownership that hinders assemblage of land for modern commercial uses, especially anchor-type uses.
- Older buildings that are in need of rehabilitation.
- Traffic congestion and public rights-of-way that cannot accommodate two-way traffic and the on-street parking demands of the Area.

In July and August 1999, a study was undertaken by Camiros, Ltd. and its subconsultants to determine whether the proposed Area is eligible for designation as a conservation area in accordance with the requirements of the Act. This analysis concluded that the Area so qualifies. The Act first requires that at least 50% of the buildings within the Area be at least 35 years old. *Ninety-four percent (94%) of the buildings within the Area are more than 35 years old.*

Once the age requirement has been met, the presence of three of the 14 conditions set forth in the Act is required for designation of improved property as a conservation area. *Of the 14 factors cited in the Act for improved property, 10 factors are present within the Area.*

The following seven factors were found to be present to a *major* extent:

- Deterioration (affecting 72% of all tax blocks)
- Depreciation of physical maintenance (affecting 69% of all tax blocks)
- Excessive land coverage (affecting 67% of all tax blocks)

- Lack of community planning (characterized by piecemeal, uncoordinated development)
- Overcrowding of structures and community facilities (affecting 73% of all tax blocks)
- Obsolescence (affecting 86% of tax blocks)
- Presence of structures below minimum code (affecting 83% tax blocks)

Three additional factors are present to a minor extent within the Area. These are:

- Excessive vacancy (affecting 15% of the tax blocks)
- Lack of ventilation, light and sanitary facilities (affecting 3% of all tax blocks)
- Deleterious land use and layout (affecting 6% of tax blocks)

For more detail on the basis for eligibility, refer to the study in Appendix B.

Need for Public Intervention

The Area on the whole has not been subject to significant growth and development through investment by private enterprise. Based on present conditions, the Area is not likely to be developed without the adoption of the Plan. Further decline in the Area will occur in the absence of private-sector investment, and blight within the Area will eventually have a blighting effect on adjacent residential areas.

Redevelopment of property within the Area is not expected to occur without public intervention. The analysis of conditions within the Area includes an evaluation of construction activity between January 1994 and June 1999. Table 2: Building Permit Activity, summarizes construction activity within the Area by year and project type.

During this 5 ½ year period, a total of 287 building permits were issued for property within the Area. However, this level of building permit activity is not necessarily a sign of economic well-being. A certain level of building permit activity occurs merely to address basic maintenance needs. During this period, 44 permits were issued for new construction and five permits were issued for building additions, representing only 17% of the 287 building permits issued. The vast majority of building permits were issued for general repairs or the correction of building code violations.

A detailed analysis of building permit activity confirms the lack of private sector investment. The total value of construction activity in 1994, 1995, 1996, 1997, 1998 and 1999 (partial year) was \$35,628,875. While this may appear to represent significant reinvestment, \$30 million of this total construction value represented the 1998 construction of the new Region One magnet high school. Subtracting this single public construction project from the total value of building permit activity reduces the construction value to approximately \$5,629,000 over this 5 ½ year period, or approximately \$1 million per year. Dividing this figure by the 1,539 tax parcels within the Area results in an average of \$665 of construction value per parcel per year. This level of reinvestment is hardly sufficient to provide for basic maintenance in an older commercial and residential district, let alone make upgrades needed to overcome the obsolescence in the Area.

Table 2
BUILDING PERMIT ACTIVITY (1995-1998)

	1994	1995	1996	1997	1998	1999*	Total
Construction Value							
New Construction	\$ 15,935	\$ 54,450	\$ 72,491	\$ 191,585	\$30,269,168**	\$ 45,640	\$30,649,269
Additions	2,500	-	70,000	22,000	28,000	-	122,500
Alterations/Repairs	238,400	442,417	1,034,531	1,034,811	1,230,522	421,025	4,401,706
Demolition	27,000	4,000	-	41,900	19,500	363,000	455,400
Total	\$283,835	\$500,867	\$1,177,022	\$1,290,296	\$31,547,190	\$829,665	\$35,628,875
# of Permits Issued							
New Construction	4	11	6	6	12	5	44
Additions	1	-	1	2	1	-	5
Alterations/Repairs	33	34	30	43	61	22	223
Demolition	3	1	-	5	2	4	15
Total	41	46	37	56	76	31	287

* - Partial year; first six months of 1999.

** - Includes permits for the new Region One magnet high school valued at \$30 million.

This minimal level of investment illustrates the fundamental problem of economic and functional obsolescence of commercial property within the Area. This problem is not being resolved through private-sector investment, and a continuation of this minimal level of private investment may eventually lead to blight. Addressing the obsolescence of the Area can only be accomplished through a combination of new building construction and significant rehabilitation of existing buildings designed to meet the needs of the Area.

Similarly, the condition of the residential property in the Area is of concern. Multi-family residential uses dominate the residential portions of the Area. Much of this housing greatly exceeds the density allowed in the underlying zoning districts because these buildings predate the current zoning regulations. The overcrowded conditions prevalent in the Area have exacerbated the maintenance issues that are common with an aging housing stock. Building code violations have been documented throughout the Area.

The average annual value of building permit construction activity represents approximately 1% of the total equalized assessed value of property within the Area. This investment in property is very small for either commercial or multi-family residential property.

Despite the lack of private sector investment, equalized assessed value (EAV) within the Area grew from approximately \$98.9 million in 1993 to \$110.7million in 1998. This growth in EAV could be the result of one or more of several factors, including improvements to a small number of properties or natural growth due to inflation. Regardless, the increase in EAV is not the result of reinvestment in private property through construction activity. Additionally, between 1993 and 1998, the EAV of the Area grew at a slower rate (11.9%) than that of the City of Chicago (18.4%). Clearly, the development needs of the Area would not reasonably be expected to occur without public intervention and the adoption of this Redevelopment Plan.

4. REDEVELOPMENT PLAN GOALS AND OBJECTIVES

The Plan is consistent with City plans for the Area. The following community goals, redevelopment objectives, and streetscape design objectives serve as the policy framework for this Plan.

Community Goals:

- Reduce deleterious conditions present within the Area.
- Outline a pattern for future land use and development that will enhance the quality of life for community residents.
- Promote new investment in both high quality new development and high quality rehabilitation/renovation.
- Conserve existing residential buildings as a source of affordable housing.
- Promote job creation and local employment.
- Enhance the tax base of the Area.
- Ensure convenient access to public open space.

Redevelopment Objectives:

- Encourage private investment in the Area, both in new development and renovation.
- Direct development to appropriate locations in accordance with the land use plan and land use strategies.
- Maintain a business mix that serves the diverse population of the Area.
- Provide opportunities for business and commercial development where there is demonstrated market support, with an emphasis on creating a mix of community-oriented retailers.
- Encourage the rehabilitation and improved maintenance of residential buildings.
- Encourage the replacement of obsolete commercial and industrial buildings with a mix of market rate and affordable housing in appropriate locations.
- Expand greenways along the North branch of the Chicago River and the North Shore Channel.
- Encourage the provision of community open space to enhance the quality of life for residents.
- Improve the appearance of commercial corridors to encourage additional pedestrian traffic that supports local businesses.

- Improve parking to support new and existing business activity.
- Enhance visual character through unified design standards and guidelines for new developments, building rehabilitation, and streetscape improvements.
- Coordinate the façade treatments of existing commercial properties.
- Add greenery as part of comprehensive infrastructure and streetscape improvements and as a pedestrian amenity.
- Encourage a pedestrian-friendly environment along commercial corridors and major activity centers through the provision of amenities such as sitting areas, attractive bus shelters, landscaping and ornamental lighting.

5. REDEVELOPMENT PLAN

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

Property Assembly, Site Preparation and Environmental Remediation

To meet the goals and objectives of this Plan, the City may acquire and assemble property throughout the Area. 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.

Figure 4: Land Acquisition Overview Map, indicates the parcels currently proposed to be acquired for clearance and redevelopment in the Area. Table 3: Land Acquisition by Parcel Identification Number and Address describes the acquisition properties in more detail.

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

For properties described in Figure 5 (the Land Acquisition Overview Map), the acquisition of occupied properties by the City shall commence within four years from the date of the publication of the ordinance approving the Plan. Acquisition shall be deemed to have commenced with the sending of an offer letter. After the expiration of this four-year period, the City may acquire such property pursuant to this Plan under the Act according to its customary procedures as described in the preceding paragraph.

Table 3**LAND ACQUISITION BY PARCEL IDENTIFICATION NUMBER AND ADDRESS**

Parcel Identification Number	Address
13-11-217-027-0000	5320 North Kedzie Avenue
13-11-217-028-0000	5320 North Kedzie Avenue
13-11-217-029-0000	5320 North Kedzie Avenue
13-11-217-030-0000	5320 North Kedzie Avenue
13-11-217-031-0000	5320 North Kedzie Avenue
13-11-217-032-0000	5320 North Kedzie Avenue
13-11-217-033-0000	5304 North Kedzie Avenue
13-11-415-028-0000	5018 North Kedzie Avenue
13-11-415-029-0000	5008-16 North Kedzie Avenue
13-11-426-015-0000	4854 North Bernard Street
13-11-426-016-0000	4850 North Bernard Street
13-11-426-017-0000	4846 North Bernard Street
13-11-426-018-0000	4844 North Bernard Street
13-14-203-019-0000	4744 North Kimball Avenue
13-14-203-020-0000	4720-40 North Kimball Avenue
13-14-203-021-0000	4720-40 North Kimball Avenue
13-14-203-022-0000	4720-40 North Kimball Avenue
13-14-203-023-0000	4720-40 North Kimball Avenue
13-14-206-022-0000	4730 North Kedzie Avenue
13-14-206-031-0000	4724 North Kedzie Avenue

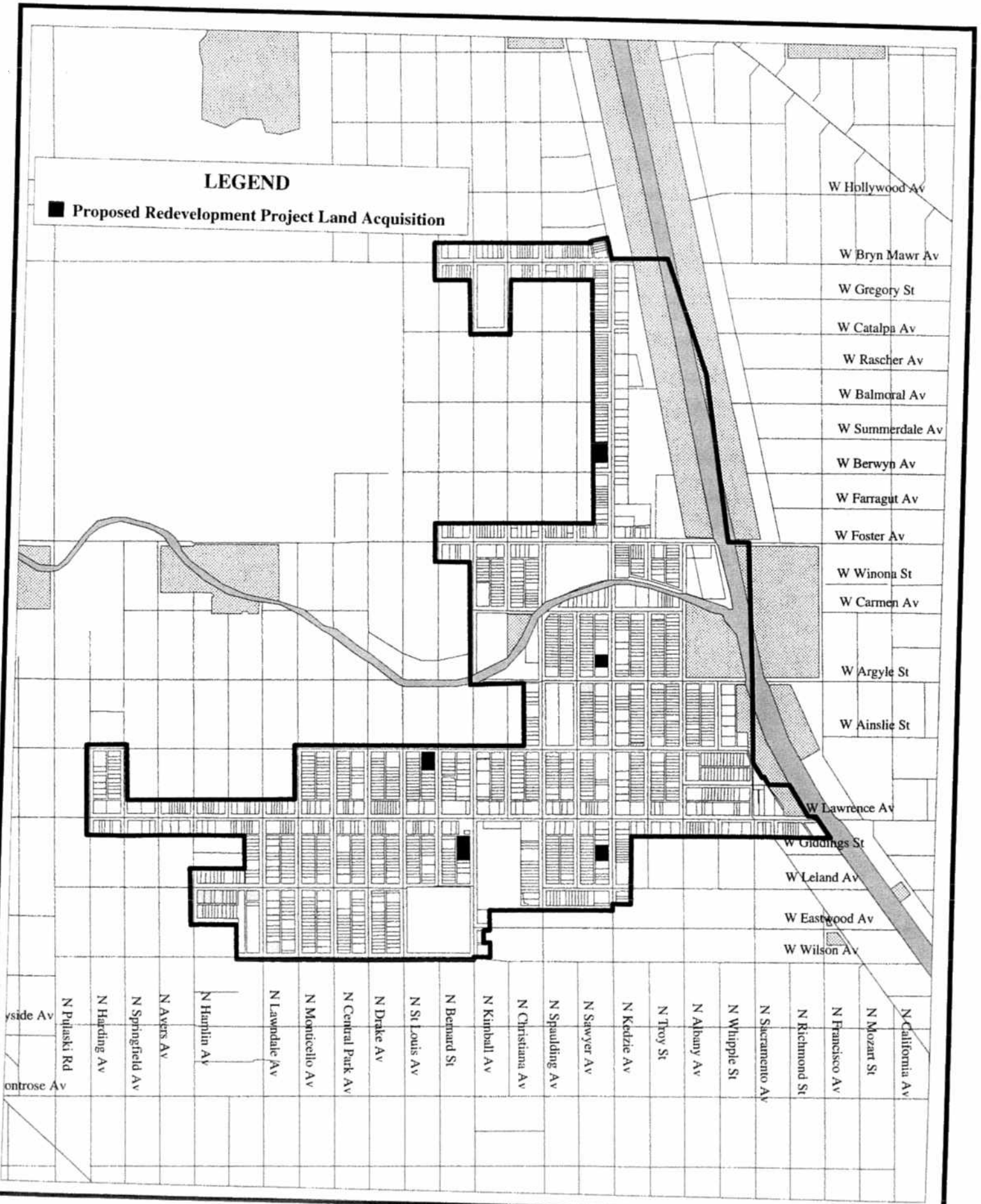
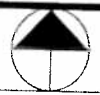


FIGURE 5: LAND ACQUISITION OVERVIEW MAP

Lawrence / Kedzie Redevelopment Area



Intergovernmental and Redevelopment Agreements

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

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

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.

Job Training

To the extent allowable under the Act, job training costs may be directed toward training activities designed to enhance the competitive advantages of the Area and to attract additional employers to the Area who will provide jobs for Chicago residents. Working with employers, local community organizations and residents, job training and job readiness programs may be provided that meet employers’ hiring needs, as allowed under the Act.

A job readiness/training program is a component of this Plan. The City expects to encourage hiring from the community that maximizes job opportunities for Chicago residents.

Relocation

Relocation assistance may be provided in order to facilitate redevelopment of portions of the Area, 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.

Analysis, Professional Services and Administrative Activities

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

Provision of Public Improvements and Facilities

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

Financing Costs Pursuant to the Act

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

Interest Costs Pursuant to the Act

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

6. REDEVELOPMENT PROJECT DESCRIPTION

The Plan seeks to create a strong, active and diverse business district and residential environment that meets the needs of existing residents. The Area's revitalization is based on a series of factors including housing rehabilitation, the infusion of new businesses through redevelopment, enhanced existing local businesses, increased parking and reduced congestion, and an attractive physical setting.

This Plan recognizes that new investment in commercial property is needed to achieve revitalization. It also recognizes that significant resources will be required to maintain the existing housing stock to ensure a continued supply of decent and affordable housing. Every opportunity will be taken to work with existing property owners and merchants to upgrade commercial uses and residential properties. In certain cases, attracting new private investment may require the redevelopment of existing properties. Proposals for infrastructure improvements, such as parking and park development will stress projects that will serve and benefit the surrounding neighborhoods. A broad program of aesthetic enhancement will consist of an expansion of the supply of open space, a comprehensive program of streetscape improvements, widespread facade renovations and aesthetically compatible new development. The components will create the quality environment required to sustain the existing residential neighborhoods and maintain a diversified and competitive retail market.

Physical improvements to the Area are seen as a critical component of its overall improvement. Over the course of time, the Area's commercial corridors have become obsolete in their physical layout and appearance. Many older commercial buildings are of a size and shape no longer suitable for many types of current retail use. As a result, some may need to be demolished and replaced with new commercial buildings that better serve the community. Other existing buildings will require renovation to extend their economic life.

The Area also lacks adequate parking to support a higher level of business activity and accommodate residential demand. Additional parks and open space are also needed to serve the needs of the current residential population and help to alleviate the overcrowding that is present in the Area.

Property within the Area has not received the kind of reinvestment needed to keep the Area well-maintained and prevent the Area from becoming blighted. Residential rehabilitation and facade renovation for commercial structures are needed throughout the Area. Improvement of the public

rights-of-way is also needed, including a comprehensive streetscape program to help provide an attractive pedestrian shopping environment.

Based on this assessment, goals of the redevelopment projects to be undertaken in the Area are: 1) to improve the function of the Area in terms of the mix of uses, parking, and traffic circulation; and 2) to make the Area more appealing to shoppers by improving its character and ambiance; 3) to upgrade the condition of the existing housing stock; and 4) to increase the supply of open space and alleviate overcrowding. The major physical improvement elements anticipated as a result of implementing the proposed Plan are outlined below.

Renovation of Existing Commercial Facades and Spaces

Existing commercial space within the commercial corridors requires significant exterior and interior renovation to accommodate attractive new businesses or to upgrade existing businesses. This might include expanding into space in adjacent buildings to create spaces to accommodate larger retailers.

Housing Rehabilitation

Upgrading the existing housing stock so that it meets minimum building code standards is an important component of the Plan. The Albany Park neighborhood has traditionally been the point of entry for immigrants, and the Plan anticipates that the Area will continue to serve this role. Consequently, the provision of affordable housing is a key objective for the Area.

Public Improvements

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

- Provision of public facilities that meet the needs of the community.
- Intersection improvements to improve traffic flow.
- Expansion of the on-street parking supply where opportunities exist to do so.
- Streetscape enhancement.
- Creating attractive “gateways” into the business district.
- Enhancing park and open space resources.

Housing Development

While the residential portions of the Area are already densely developed, there may be opportunities to develop new market rate and affordable housing. The development of new housing is most likely to occur along portions of Kedzie Avenue where underutilized and obsolete commercial and industrial buildings may be replaced.

Commercial Development

New development is a typical element in any business district revitalization effort and will be needed at key locations in the Area to allow for development of retail focal points. Such projects are expected to include increased open space, both providing pedestrian amenities and relieving existing traffic congestion and parking restraints. Streetscape improvements will be another aspect of such development. New development is expected to incorporate an adequate supply of parking to serve new uses.

Locations of specific uses or public infrastructure improvements will be established on the basis of more detailed land planning and site design activities. Such adjustments are permitted without amendment of this Plan, as long as they are consistent with the goals and objectives and the land uses approved by the Chicago Plan Commission. Market-based redevelopment proposals should be evaluated on a case-by-case basis to determine their conformance with the established Plan goals and objectives.

7. GENERAL LAND USE PLAN AND MAP

The land uses proposed in the Area are consistent with current zoning and are subject to the approval of the Chicago Plan Commission. Figure 6, General Land Use Plan, identifies land uses expected to result from implementation of the Plan in the Area. The land use categories planned for the Area are: 1) commercial, 2) mixed-use (commercial and/or residential), 3) residential, 4) institutional and 5) parks and open space. The General Land Use Plan is intended to provide a guide for future land use improvements and developments within the Area. The distribution of these proposed uses within the Area is outlined below.

Commercial

Commercial uses are intended to be concentrated along the Area's existing commercial corridors consistent with the current zoning pattern in locations where commercial/residential mixed use development is inconsistent with the intensity of adjacent uses. A variety of nonresidential uses including institutional, commercial, light industrial, and other employment generating uses could be accommodated within this category. This land use designation is limited to a portion of the east side of Kedzie Avenue adjacent to the CTA bus barn.

Mixed Use (Commercial and/or Residential)

This mixed use category is intended to accommodate both commercial and residential uses within an existing mixed use area. This category of use is located along blocks where substantial residential currently exists. This category is designed to allow for commercial redevelopment and enhancement while maintaining viable existing residential uses. Appropriate institutional uses including libraries and other public facilities may also be located in mixed use areas, which include commercial corridors along Kedzie Avenue, Lawrence Avenue, Bryn Mawr Avenue and Foster Avenue. Residential uses above the ground floor may be located above the ground floor consistent with current zoning.

Residential

Residential blocks mostly contain residential buildings as well as community facilities including schools, parks, churches, off-street parking and other appropriate neighborhood-serving institutional uses as allowed by the Chicago Zoning Ordinance.

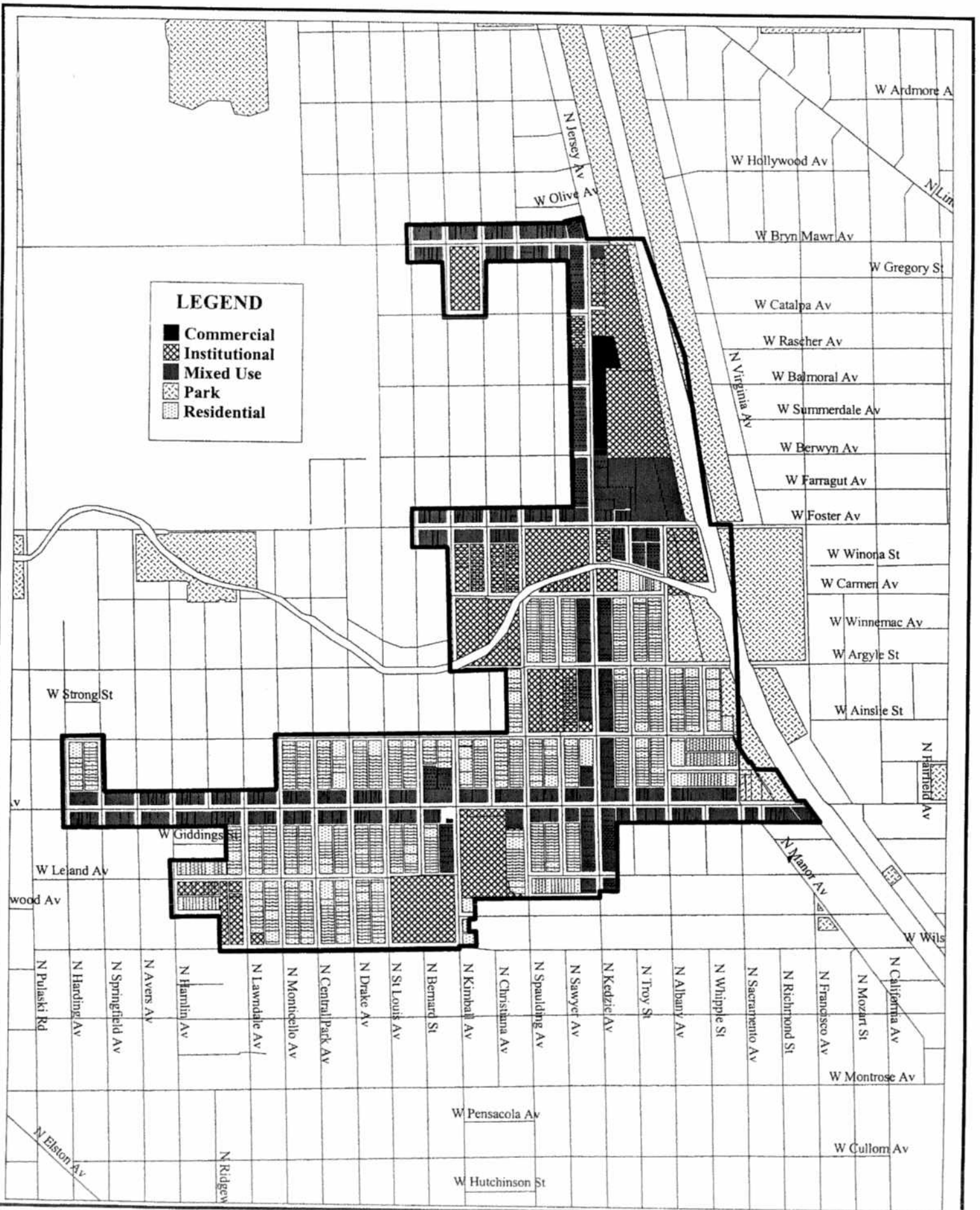


FIGURE 6: GENERAL LAND USE PLAN

Lawrence / Kedzie Redevelopment Project Area



Institutional

Land under this category includes major public and private institutional uses such as North Park University, churches and public facilities, including libraries, parks, public transportation facilities, schools and park-school combinations.

Parks and Open Space

Land under this category primarily identifies relatively large tracts of regional open space located along the Chicago River and North Shore Channel. This land use designation is not intended to preclude the development of additional parks or open space within other portions of the Area to enhance the overall land use pattern.

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

8. HOUSING IMPACT AND RELATED MATTERS

The Area contains 211 single-family buildings, 615 multi-family buildings, and 188 mixed-use buildings with upper-story residential for a total of 5,355 residential units. Of the 5,355 residential units in the Area, 4,856 are estimated to be inhabited. Because the Area includes a significant number of residential units, information is provided regarding this Plan's potential impact on housing.

The Plan includes the following maps: (1) Land Acquisition Overview Map (Figure 5) and (2) General Land Use Plan (Figure 6). Some of these maps indicate parcels of real property on which there are buildings containing residential units that could be removed if the Plan is implemented in this regard, and that to the extent that those units are inhabited, the residents thereof might be displaced. The Plan also includes information on the condition of buildings within the Area. Some of the residential buildings exhibit a combination of characteristics such as dilapidation or deterioration, functional and economic obsolescence, and excessive vacancies, which might result in a building's removal and the displacement of residents during the time that this Plan is in place.

The number and type of residential buildings in the Area potentially affected by the Plan were identified during the building condition and land use survey conducted as part of the eligibility analysis for the Area. A good faith estimate and determination of the number of residential units within each such building, whether such residential units were inhabited and whether the inhabitants were low-income or very low-income households were based on a number of research and analytical tools including, where appropriate, physical building surveys, data received from building owners and managers and data bases maintained by the City's Department of Planning and Development, Cook county tax assessment records or census data.

Any buildings containing residential units that may be removed and any displacement of residents of inhabited units projected in this Plan are expressly intended to be within the contemplation of the comprehensive program intended or sought to be implemented pursuant to this Plan. To the extent that any such removal or displacement will affect households of low-income and very low-income persons, there shall be provided affordable housing and relocation assistance not less than that which would be provided under the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. Affordable housing may either be existing or newly constructed housing and the City shall make a good faith effort to ensure that the affordable housing is located in or near the Area. For the purposes hereof, "low-income households," "very low-

income households,” and “affordable housing” shall have the meanings set forth in the Illinois Affordable Housing Act.

Map and Survey Overview

Regarding the Land Acquisition Overview Map (Figure 5), the properties identified include only commercial uses, and do not appear to contain any occupied residential units. These parcels are further described in Table 3: Land Acquisition by Parcel Identification Number and Address.

Based on the Plan’s General Land Use Plan (Figure 6), where compared to Figure 3: Existing Land Use included herein, there are certain parcels of property currently containing residential uses and units that, if the Plan is implemented in that regard, could result in such buildings being removed. There are 481 residential units reflected on the General Land Use Plan that may be affected by potential land use changes. Of this number, 189 are estimated to be occupied by residents classified as low-income, and 140 are estimated to be occupied by residents classified as very-low income. In instances where residential land uses are shown as “mixed use” in the General Land Use Plan, the future land use may continue to be “residential.”

In addition to the various maps discussed previously, the building condition survey revealed that four residential buildings exhibit a combination of characteristics such as dilapidation or deterioration, economic and functional obsolescence, and excessive vacancies. These conditions, if left unchecked, may result in the removal of buildings and the displacement of residents. Based on the building conditions survey, it is possible that 35 residential units could be removed. Such units may be located anywhere within the Area, but will be limited to a total of 35 units to be removed without amendment of this Plan in accordance with the requirements of the Act. Of this number, 21 are estimated to be occupied by residents classified as low-income, and 16 are estimated to be occupied by residents classified as very low-income.

Tax parcels containing buildings and residential housing units that are impacted by the discussion presented in the previous paragraphs are further discussed in Table 3: Land Acquisition by Parcel Identification Number and Address, Appendix B (Eligibility Report) and Appendix C (EAVs by PIN).

Other Public Entities

Outside the context of tax increment financing, it is possible that a variety of other governmental agencies may acquire and demolish residential units that happen to be located within the boundaries of the Area to accommodate public purposes including the construction or expansion of schools, parks, libraries and other public facilities. To date, 143 residential units are in the process of being acquired, or are to be acquired, to allow construction of the new Haugan Middle School and Albany Park Middle School. In addition, approximately 83 units in the Ainslie Hotel are expected to be removed as part of the Albany Park Middle School project. While these acquisitions are unrelated to the Plan, they have been publicly announced and as such, are disclosed herein.

9. REDEVELOPMENT PLAN FINANCING

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

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

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

Eligible Project Costs

Redevelopment project costs include the sum total of all reasonable, or necessary, costs incurred, or estimated to be incurred, and any such costs incidental to this Plan. Some of the costs listed below will become eligible costs under the Act pursuant to an amendment to the Act which will become effective November 1, 1999. Eligible costs may include, without limitation, the following:

1. Professional services including: costs of studies and surveys, development of plans and specifications, implementation and administration of the Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services, provided however, that no charges for professional services may be based on a percentage of the tax increment collected and the terms of such contracts do not extend beyond a period of three years. Redevelopment project costs may not include general overhead or administrative costs of the municipality that would still have been incurred if the municipality had not designated a redevelopment project area or approved a redevelopment plan.
2. The cost of marketing sites within the redevelopment project area to prospective businesses, developers and investors.

3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land.
4. Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the cost of replacing an existing public building, if pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.
5. Costs of the construction of public works or improvements, but not including the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that it is not intended to replace an existing public building unless the municipality makes a reasonable determination, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan.
6. Costs of job training and retraining projects including the cost of “welfare-to-work” programs implemented by businesses located within the redevelopment project area, 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 as provided in the Act.
7. Financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and, which may include payment of interest on any obligations issued under the Act, including interest 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.
8. 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 Plan, to the extent the City, by written agreement, accepts and approves such costs.
9. An elementary, secondary or unit school district’s increased costs attributable to assisted housing units will be reimbursed as provided for in the Act.
10. Relocation costs, to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by state or federal law or in accordance with the requirements of the Act.
11. Payment in lieu of taxes.
12. Interest costs incurred by a developer related to site-specific redevelopment, as provided in the Act.

13. Up to 50% of the cost of construction, renovation and/or rehabilitation of all low-income and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low-income and very low-income households, only the low-income and very low-income households shall be eligible for benefits under the Act.
14. Up to 75% of the interest incurred by a redeveloper for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.
15. The cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the City, county or regional median income as determined from time to time by the United States Department of Housing and urban Development.

The cost of constructing new privately-owned buildings is not an eligible redevelopment project cost, unless specifically authorized by the Act.

Estimated Project Costs

A range of activities and improvements may be required to implement the Plan. The proposed eligible activities and their estimated costs over the course of the twenty-three year life of the Area are briefly described below and also shown in Table 4.

1. Professional services including planning, legal, surveys, fees and other related development costs. This budget element provides for studies and survey costs for planning and implementation of the project, including planning and legal fees, architectural and engineering, development site marketing, financial and special service costs. (*Estimated cost: \$500,000*)
2. The cost of marketing sites within the Area to prospective businesses, developers and investors. (*Estimated cost: \$500,000*)
3. Property assembly costs, including acquisition of land and other property, real or personal, or rights or interests therein, and other appropriate and eligible costs needed to prepare the property for redevelopment. These costs may include the reimbursement of acquisition costs incurred by private developers. Land acquisition may include acquisition of both improved and vacant property in order to create development sites, accommodate public rights-of-way or to provide other public facilities needed to achieve the goals and objectives of this redevelopment plan. Property assembly costs also include: demolition of existing improvements, including clearance of blighted properties or clearance required to prepare sites for new development, site preparation, including grading, and other appropriate and eligible site activities needed to facilitate new

construction, and environmental remediation costs associated with property assembly which are required to render the property suitable for redevelopment. (*Estimated cost: \$7,000,000*)

4. Rehabilitation, reconstruction, repair or remodeling of existing public or private buildings and fixtures; and up to 50% of the cost of construction of low-income and very-low-income housing units. (*Estimated cost: \$20,000,000*)
5. Construction of public improvements, infrastructure and facilities. These improvements are intended to improve access within the Redevelopment Project Area, stimulate private investment and address other identified public improvement needs, and may include all or a portion of a taxing district's eligible costs, including increased costs of the Chicago Public Schools attributable to assisted housing units within the Area in accordance with the requirements of the Act. (*Estimated cost: \$15,000,000*)
6. Costs of job training and retraining projects, advanced vocational education or career education, as provided for in the Act. (*Estimated cost: \$3,000,000*)
7. Relocation costs, as judged by the City to be appropriate or required to further implementation of the Plan. (*Estimated cost: \$1,000,000*)
8. Financing costs pursuant to the provisions of the Act. (*Estimated cost: \$500,000*)
9. Interest costs associated with redevelopment project financing, pursuant to the provisions of the Act. (*Estimated cost: \$2,000,000*)
10. Provision of day care services as provided in the Act. (*Estimated cost: \$500,000*)

The estimated gross eligible project cost over the twenty-three year period is \$50 million. All project cost estimates are in 1999 dollars. Any bonds issued to finance portions of the redevelopment project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with issuance of such obligations, as well as to provide for capitalized interest and reasonably required reserves. The total project cost figure excludes any costs for the issuance of bonds. Adjustments to estimated line items, which are upper estimates for these costs, are expected and may be made without amendment to this Plan.

Table 4
ESTIMATED REDEVELOPMENT PROJECT COSTS

Program Action/Improvement	Budget
Planning, Legal, Surveys and Related Development Costs	\$500,000
Redevelopment Site Marketing Costs	\$500,000 (1)
Property Assembly, Site Preparation and Environmental Remediation	\$7,000,000 (1)
Rehabilitation (may include up to 50% of the cost of construction of low and very low-income housing units)	\$20,000,000 (1)
Public Improvements	\$15,000,000 (1)(2)
Job Training and Retraining	\$3,000,000
Relocation	\$1,000,000
Financing Costs	\$500,000
Interest Costs	\$2,000,000
Day Care	\$500,000 (1)
TOTAL	\$50,000,000 (3) (4)

- (1) Certain costs included in this line item will be eligible costs as of November 1, 1999 pursuant to an amendment to the Act.
- (2) This category may also include reimbursing capital costs of taxing districts impacted by the redevelopment of the Area and school district costs pursuant to the Act. As permitted by the Act, the City may pay, or reimburse all, or a portion of a taxing district's costs resulting from the Redevelopment Project pursuant to a written agreement by the City accepting and approving such costs.
- (3) The total Estimated 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 Project Costs. The amount of the Total Redevelopment Costs that can be incurred in the Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the Area only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the Area, but will not be reduced by the amount of redevelopment project costs incurred in the Area which are paid from incremental taxes generated from contiguous redevelopment project areas.
- (4) The total Estimated Redevelopment Project Costs provides an upper limit on expenditures and adjustments may be made in line items without amendment to this Plan.

Sources of Funds

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

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

assessed value of each such property in the Area. Other sources of funds, which may be used to pay for redevelopment costs and obligations issued, the proceeds of which are used to pay for such costs, are land disposition proceeds, state and federal grants, investment income, and such other sources of funds and revenues as the City may, from time to time, deem appropriate. 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 Area may, in the future, be contiguous to, or be separated only by a public right-of-way from, other redevelopment project areas created under the Act. The City may utilize net incremental property taxes received from the Area to pay eligible project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the Area, made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the Area, shall not at any time exceed the total Redevelopment Project Costs described in this Plan.

The Area may become contiguous to, or be separated only by a public right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.61-1 *et seq.*). If the City finds that the goals, objectives and financial success of such contiguous redevelopment project areas, or those separated only by a public right-of-way, are interdependent with those of the Area, the City may determine that it is in the best interests of the City, and in furtherance of the purposes of the Plan, that net revenues from the Area be made available to support any such redevelopment project areas and vice versa. The City therefore proposes to utilize net incremental revenues received from the Area to pay eligible redevelopment project costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the Area and such areas. The amount of revenue from the Area made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Area, or other areas described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Table 4.

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

Nature and Term of Obligations to be Issued

The City may issue obligations secured by the tax increment special tax allocation fund, established for the Area, pursuant to the Act or such other funds or security as are available to the City by virtue of its powers, available under the Act, pursuant to the Illinois State Constitution.

All obligations issued by the City in order to implement this Plan shall be retired within twenty-three (23) years from the adoption of the ordinance approving the original Area. The final maturity date of any such obligations which are issued may not be later than twenty (20) years

from their respective dates of issuance. One or more series of obligations may be sold at one or more times in order to implement this Plan. The City may also issue obligations to a developer as reimbursement for project costs incurred by the developer on behalf of the City.

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

Most Recent Equalized Assessed Valuation

The purpose of identifying the most recent equalized assessed valuation (“EAV”) of the Area is to provide an estimate of the initial EAV, which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Area. The 1998 EAV of all taxable parcels in the Area is \$110,683,139. This total EAV amount by PIN is summarized in Appendix C. The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Area will be calculated by Cook County.

This Plan has utilized EAV values for the 1998 tax year. If the 1999 EAV shall become available prior to the date of the adoption of this Plan by the City Council, the City may update the Plan by replacing the 1998 EAV with the 1999 EAV without further City Council action.

Anticipated Equalized Assessed Valuation

Once the redevelopment project has been completed and the property is fully assessed, the equalized assessed valuation of real property within the Area is estimated at \$214,850,000. This estimate has been calculated assuming that the Area will be developed in accordance with Figure 6, General Land Use Plan, of this Plan.

The estimated EAV assumes that the assessed value of property within Area will increase substantially as a result of new development and public improvements within the Area.

Calculation of the estimated EAV is based on several assumptions, including: 1) redevelopment of the Lawrence/Kedzie Avenue Redevelopment Project Area will occur in a timely manner; 2) the application of a State Multiplier of 2.1437 to the projected assessed value of property within the Redevelopment Project Area; and 3) an annual inflation factor of 2.5%. The projected State Multiplier was calculated by averaging the State Multipliers for Cook County for the most recent five year period (1994-1998).

Financial Impact on Taxing Districts

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

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

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

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

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

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

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

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

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

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

The proposed revitalization of Area is not expected to create significant new residential development that would increase demand for schools, parks and other population-based services. Similarly, commercial redevelopment is expected to result in the replacement of obsolete

buildings rather than an increase in commercial floor area. Thus, no new demand on services provided by the City of Chicago or the Metropolitan Water Reclamation District is anticipated.

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

When completed, developments in the Area will generate property tax revenues for all taxing districts. Other revenues may also accrue to the City in the form of sales tax, business fees and licenses, and utility user fees. The costs of some services such as water and sewer service, building inspections, etc. are typically covered by user charges. However, others are not and should be subtracted from the estimate of property tax revenues to assess the net financial impact of the Plan on the affected taxing districts.

For the taxing districts levying taxes on property within the Area, increased service demands are expected to be negligible because they are already serving the Area. Upon completion of the Plan, all taxing districts are expected to share the benefits of a substantially improved tax base. However, prior to the completion of the Plan, certain taxing districts may experience an increased demand for services.

It is expected that any increase in demand for the services and programs of the aforementioned taxing districts, associated with the Area, can be adequately handled by the existing services and programs maintained by these taxing districts. Therefore, at this time, no special programs are proposed for these taxing districts. Should demand increase so that it exceeds existing service and program capabilities, the City will work with the affected taxing districts to determine what, if any, program is necessary to provide adequate services.

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

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

This Plan will be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31st of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving this Plan is adopted (By December 31, 2024).

10. PROVISIONS FOR AMENDING THE REDEVELOPMENT PLAN

This Plan may be amended pursuant to the provisions of the Act.

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

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

1. The assurance of equal opportunity in all personnel and employment actions, 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 of Chicago standards for participation of Minority Business Enterprises and Woman Business Enterprises and the City Resident Construction Worker Employment Requirement as required in redevelopment agreements.
3. This commitment to affirmative action will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
4. 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.

In order to implement these principles, the City shall require and promote equal employment practices and affirmative action on the part of itself and its contractors and vendors. In particular, parties engaged by the City shall be required to agree to the principles set forth in this section.

APPENDIX A

LAWRENCE / KEDZIE AVENUE REDEVELOPMENT PROJECT AREA

LEGAL DESCRIPTION

ALL THAT PART OF SECTIONS 1, 2, 11, 12, 13 AND 14 IN TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF W. LAWRENCE AVENUE WITH THE WEST LINE OF N. HARDING AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF N. HARDING AVENUE TO THE NORTH LINE OF W. AINSLIE STREET;

THENCE EAST ALONG SAID NORTH LINE OF W. AINSLIE STREET TO THE EAST LINE OF N. SPRINGFIELD AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF N. SPRINGFIELD AVENUE TO THE NORTH LINE OF LOT 9 IN JENS S. FURGESON'S SUBDIVISION OF THE SOUTH 231 FEET OF THE WEST HALF OF LOT 6 IN SPIKING'S SUBDIVISION OF THE WEST 60 ACRES (EXCEPT THE NORTHWEST 13 ACRES) IN SECTION 11, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID NORTH LINE OF LOT 9 IN JENS S. FURGESON'S SUBDIVISION AND ALONG THE NORTH LINE OF LOTS 8, 7, 6 AND 5 IN SAID JENS S. FURGESON'S SUBDIVISION AND ALONG THE NORTH LINE OF THE SOUTH 115 FEET OF AFORESAID LOT 6 IN SPIKING'S SUBDIVISION TO THE WEST LINE OF N. AVERS AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF N. AVERS AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 15 IN THE RESUBDIVISION OF LOTS 30 TO 47 IN BLOCK 2 IN FIELD'S ADDITION TO ALBANY PARK, A SUBDIVISION OF THE SOUTHWEST QUARTER OF THAT PART BETWEEN THE EAST 60 ACRES AND THE WEST 60 ACRES OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 15 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF W. LAWRENCE AVENUE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF THE ALLEY NORTH OF W. LAWRENCE AVENUE TO THE WEST LINE OF N. MONTICELLO AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF N. MONTICELLO AVENUE TO THE NORTH LINE OF W. AINSLIE STREET;

THENCE EAST ALONG SAID NORTH LINE OF W. AINSLIE STREET TO THE EAST LINE OF LOT 21 IN BLOCK 1 IN COLLINS AND GAUNTLETT'S NORTHWESTERN SUBDIVISION OF THE EAST HALF OF BLOCKS 22 AND 27 IN JACKSON'S SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 11 AND THE SOUTHWEST QUARTER OF SECTION 12, BOTH IN TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 21 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF N. CHRISTIANA AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY EAST OF N. CHRISTIANA AVENUE TO THE SOUTH LINE OF W. ARGYLE STREET;

THENCE WEST ALONG SAID SOUTH LINE OF W. ARGYLE STREET TO AN ANGLE POINT IN THE NORTH LINE OF LOT 39 IN BLOCK 73 IN NORTH WEST LAND ASSOCIATION'S SUBDIVISION IN SECTIONS 11 AND 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 39 IN BLOCK 73 IN NORTH WEST LAND ASSOCIATION'S SUBDIVISION AND ALONG THE SOUTHWESTERLY EXTENSION THEREOF TO THE WEST LINE OF N. KIMBALL AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF N. KIMBALL AVENUE TO THE NORTH LINE OF LOT 69 IN KRON'S SUBDIVISION OF THE EAST HALF OF BLOCKS 7 AND 10 IN JACKSON'S SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 11 AND THE SOUTHWEST QUARTER OF SECTION 12 BOTH IN TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 69 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF W. FOSTER AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF W. FOSTER AVENUE AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF N. BERNARD STREET;

THENCE NORTH ALONG SAID WEST LINE OF N. BERNARD STREET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 18 IN BLOCK 12 IN NORTH PARK ADDITION TO CHICAGO, A SUBDIVISION OF PARTS OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 18 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF W. FOSTER AVENUE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF THE ALLEY NORTH OF W. FOSTER AVENUE TO EAST LINE OF LOT 18 IN BLOCK 16 IN SAID NORTH PARK ADDITION TO CHICAGO, SAID EAST LINE OF LOT 18 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF N. KEDZIE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF N. KEDZIE AVENUE TO THE NORTH LINE OF LOT 38 IN BLOCK 1 IN BRYN MAWR GARDENS, A SUBDIVISION OF LOT 1 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF THE NORTH HALF OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 38 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF W. BRYN MAWR AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF W. BRYN MAWR AVENUE TO THE EAST LINE OF N. CHRISTIANA AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF N. CHRISTIANA AVENUE TO THE SOUTH LINE OF W. CATALPA AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF W. CATALPA AVENUE TO THE WEST LINE OF N. KIMBALL AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF N. KIMBALL AVENUE TO THE NORTH LINE OF LOT 40 IN BLOCK 3 IN S. MILTON EICHBERG'S SUBDIVISION OF LOT 2 (EXCEPT THE WEST 33 FEET THEREOF) AND OF LOT 3 (EXCEPT THE EAST 33 FEET THEREOF) IN THE SUBDIVISION BY THE CITY OF CHICAGO OF THE NORTH HALF OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 40 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF W. BRYN MAWR AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF W. BRYN MAWR AVENUE TO THE WEST LINE OF N. BERNARD STREET;

THENCE NORTH ALONG SAID WEST LINE OF N. BERNARD STREET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 23 IN BLOCK 64 IN W. F. KAISER AND COMPANY'S BRYN MAWR AVENUE ADDITION TO ARCADIA TERRACE, A SUBDIVISION IN SECTIONS 1 AND 2 IN TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 23 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF W. BRYN MAWR AVENUE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF THE ALLEY NORTH OF W. BRYN MAWR AVENUE TO THE EASTERLY LINE OF LOT 34 IN BLOCK 55 IN SAID W. F. KAISER AND COMPANY'S BRYN MAWR AVENUE ADDITION TO ARCADIA TERRACE, SAID EASTERLY LINE OF LOT 34 BEING ALSO THE WESTERLY LINE OF THE ALLEY WEST OF N. KEDZIE AVENUE;

THENCE NORTHERLY ALONG SAID WESTERLY LINE OF THE ALLEY WEST OF N. KEDZIE AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH HALF OF LOT 4 IN SAID BLOCK 55 IN W. F. KAISER AND COMPANY'S BRYN MAWR AVENUE ADDITION TO ARCADIA TERRACE;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF THE SOUTH HALF OF LOT 4 IN BLOCK 55 IN W. F. KAISER AND

COMPANY'S BRYN MAWR AVENUE ADDITION TO ARCADIA TERRACE AND ALONG THE EASTERLY EXTENSION THEREOF TO THE EASTERLY LINE OF N. KEDZIE AVENUE;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF N. KEDZIE AVENUE TO THE NORTH LINE OF W. BRYN MAWR AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF W. BRYN MAWR AVENUE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN THE SUBDIVISION OF THAT PART WEST OF THE CENTER OF THE SLOUGH (EXCEPT THE SOUTH 359.5 FEET OF THE WEST 359.5 FEET) OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF LOT 1 IN THE SUBDIVISION OF THAT PART WEST OF THE CENTER OF THE SLOUGH (EXCEPT THE SOUTH 359.5 FEET OF THE WEST 359.5 FEET) OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALONG THE EAST LINE OF LOTS 2, 3, 4 AND 5 IN SAID SUBDIVISION AND ALONG THE SOUTHERLY EXTENSION OF SAID EAST LINE OF LOT 5 TO THE NORTH LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 12 BEING ALSO THE CENTERLINE OF W. FOSTER AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 12 TO EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 12;

THENCE SOUTH ALONG SAID EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 12 TO THE NORTHEASTERLY LINE OF THE PARCEL OF PROPERTY BEARING PIN 13-12-316-010 IN LOT 31 IN JACKSON'S SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 11 AND THE SOUTHWEST QUARTER OF SECTION 12 BOTH IN TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF THE PARCEL OF PROPERTY BEARING PIN 13-12-316-010 IN LOT 31 IN JACKSON'S SUBDIVISION TO THE NORTHWESTERLY LINE OF THE PARCEL OF PROPERTY BEARING PIN 13-12-316-020 IN SAID LOT 31 IN JACKSON'S SUBDIVISION;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF THE PARCEL OF PROPERTY BEARING PIN 13-12-316-020 IN LOT 31 IN JACKSON'S SUBDIVISION TO THE NORTHEASTERLY LINE THEREOF;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF THE PARCEL OF PROPERTY BEARING PIN 13-12-316-020 IN LOT 31 IN JACKSON'S SUBDIVISION TO THE NORTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 13-12-316-026 IN SAID LOT 31 IN JACKSON'S SUBDIVISION;

THENCE EAST ALONG SAID NORTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 13-12-316-026 IN LOT 31 IN JACKSON'S SUBDIVISION TO THE NORTHEASTERLY LINE THEREOF;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF THE PARCEL OF PROPERTY BEARING PIN 13-12-316-026 IN LOT 31 IN JACKSON'S SUBDIVISION TO THE NORTH LINE OF W. LAWRENCE AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF W. LAWRENCE AVENUE TO THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF LOT 62 IN THE SUBDIVISION OF LOTS 1, 20, 21 AND 40 IN FIRST ADDITION TO RAVENSWOOD MANOR, A SUBDIVISION OF THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING BETWEEN THE SANITARY DISTRICT RIGHT OF WAY AND FAIRFIELD AND MANOR AVENUES;

THENCE SOUTHEASTERLY ALONG SAID NORTHWESTERLY EXTENSION AND THE NORTHEASTERLY LINE OF LOT 62 IN THE SUBDIVISION OF LOTS 1, 20, 21 AND 40 IN FIRST ADDITION TO RAVENSWOOD MANOR AND THE SOUTHEASTERLY EXTENSION THEREOF TO THE NORTH LINE OF LOT 59 IN SAID SUBDIVISION, SAID NORTH LINE OF LOT 59 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF W. LAWRENCE AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF W. LAWRENCE AVENUE TO THE WEST LINE OF LOT 39 IN BLOCK 36 IN NORTHWESTERN LAND ASSOCIATION'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF LOT 39 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF N. KEDZIE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF N. KEDZIE AVENUE AND ALONG THE SOUTHERLY EXTENSION THEREOF AND ALONG THE WEST LINE OF LOT 6 IN BLOCK 37 IN SAID NORTHWESTERN LAND ASSOCIATION'S SUBDIVISION TO THE SOUTH LINE OF SAID LOT 6, SAID SOUTH LINE OF LOT 6 BEING ALSO THE NORTH LINE OF THE CHICAGO TRANSIT AUTHORITY RIGHT OF WAY;

THENCE WEST ALONG SAID NORTH LINE OF THE CHICAGO TRANSIT AUTHORITY RIGHT OF WAY TO THE WEST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF THE WEST HALF OF THE

NORTHWEST QUARTER OF SECTION 13 BEING ALSO THE CENTERLINE OF N. KEDZIE AVENUE;

THENCE SOUTH ALONG SAID CENTERLINE OF N. KEDZIE AVENUE TO THE SOUTH LINE OF THE CHICAGO TRANSIT AUTHORITY RIGHT OF WAY;

THENCE WEST ALONG SAID SOUTH LINE OF THE CHICAGO TRANSIT AUTHORITY RIGHT OF WAY TO THE WEST LINE OF LOT 16 IN BLOCK 11 IN NORTH WEST LAND ASSOCIATION'S SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 665.6 FEET THEREOF);

THENCE SOUTH ALONG SAID WEST LINE OF LOT 16 IN BLOCK 11 IN NORTH WEST LAND ASSOCIATION'S SUBDIVISION AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF W. EASTWOOD AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF W. EASTWOOD AVENUE TO THE WEST LINE OF LOT 18 IN BLOCK 10 IN SAID NORTH WEST LAND ASSOCIATION'S SUBDIVISION;

THENCE SOUTH ALONG SAID WEST LINE OF LOT 18 IN BLOCK 10 IN NORTH WEST LAND ASSOCIATION'S SUBDIVISION TO THE SOUTH LINE OF SAID LOT 18, SAID SOUTH LINE OF LOT 18 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF W. WILSON AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF W. WILSON AVENUE TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 25 IN SAID BLOCK 10 IN NORTH WEST LAND ASSOCIATION'S SUBDIVISION;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE WEST LINE OF LOT 25 IN BLOCK 10 IN NORTH WEST LAND ASSOCIATION'S SUBDIVISION TO THE NORTH LINE OF W. WILSON AVENUE;

THENCE WEST ALONG SAID NORTH LINE OF W. WILSON AVENUE TO THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14 BEING ALSO THE CENTERLINE OF N. KIMBALL AVENUE;

THENCE SOUTH ALONG SAID CENTERLINE OF N. KIMBALL AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 1 IN BLOCK 1 IN A. H. HILLS AND COMPANY NORTH WESTERN ELEVATED ROAD ADDITION, A SUBDIVISION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 1 BEING ALSO THE SOUTH LINE OF WILSON AVENUE;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF WILSON AVENUE TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 30 IN BLOCK 4 IN ROBERT S. DISNEY'S IRVING PARK SUBDIVISION OF THE WEST 25 ACRES OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 12 RODS OF THE SOUTH 40 RODS THEREOF), SAID EAST LINE OF LOT 30 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF N. HAMLIN AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF LOT 30 IN BLOCK 4 IN ROBERT S. DISNEY'S IRVING PARK SUBDIVISION AND ALONG THE NORTHERLY EXTENSION THEREOF AND ALONG THE EAST LINE OF LOT 1 IN SAID BLOCK 4 IN ROBERT S. DISNEY'S IRVING PARK SUBDIVISION TO THE SOUTH LINE OF W. EASTWOOD AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF W. EASTWOOD AVENUE AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF N. HAMLIN AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF N. HAMLIN AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 15 IN BLOCK 2 IN AFORESAID ROBERT S. DISNEY'S IRVING PARK SUBDIVISION, SAID SOUTH LINE OF LOT 15 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF W. LELAND AVENUE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF THE ALLEY NORTH OF W. LELAND AVENUE TO THE EAST LINE OF LOT 6 IN SCHOLTZ AND WELCH'S SUBDIVISION OF THE 324 FEET SOUTH OF AND ADJOINING THE NORTH 174 FEET OF THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF THE EAST 166 FEET THEREOF AND EAST OF THE WEST 12 ½ ACRES THEREOF, SAID EAST LINE OF LOT 6 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF N. LAWDALE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF N. LAWDALE AVENUE TO THE NORTH LINE OF LOT 1 IN SAID SCHOLTZ AND WELCH'S SUBDIVISION, SAID NORTH LINE OF LOT 1 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF W. LAWRENCE AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF W. LAWRENCE AVENUE TO THE WEST LINE OF N. HARDING AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF N. HARDING AVENUE TO THE POINT OF BEGINNING AT THE NORTH LINE OF W. LAWRENCE AVENUE.

ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

APPENDIX B

LAWRENCE / KEDZIE AVENUE REDEVELOPMENT PROJECT AREA

ELIGIBILITY REPORT

The purpose of this analysis is to determine whether a portion of the City identified as the Lawrence/Kedzie Avenue Redevelopment Project Area qualifies for designation as a tax increment financing district pursuant to the “Tax Increment Allocation Redevelopment Act” (65 ILCS 5/11-74.1 et seq.) (1996 State Bar Edition), as amended (the “Act”). This legislation focuses on the elimination of blight or rapid deterioration through the implementation of a redevelopment plan. The Act authorizes the use of tax increment revenues derived in a Redevelopment Project Area for the payment or reimbursement of eligible redevelopment project costs.

The area proposed for designation as the Lawrence/Kedzie Avenue Redevelopment Project Area is hereinafter referred to as the “Study Area” and is shown in Figure A.

The Study Area is approximately 407 acres in size and includes 1,539 tax parcels located on 86 tax blocks. Nearly all of the parcels are improved, and the Study Area includes 1,273 buildings. The Study Area includes only contiguous parcels and street right-of way.

This report summarizes the analyses and findings of the consultant’s work, which, unless otherwise noted, is solely the responsibility of Camiros, Ltd. and its subconsultants, and does not necessarily reflect the views and opinions of potential developers or the City. However, the City is entitled to rely on the findings and conclusions of this report in designating the Study Area as a redevelopment project area under the Act.

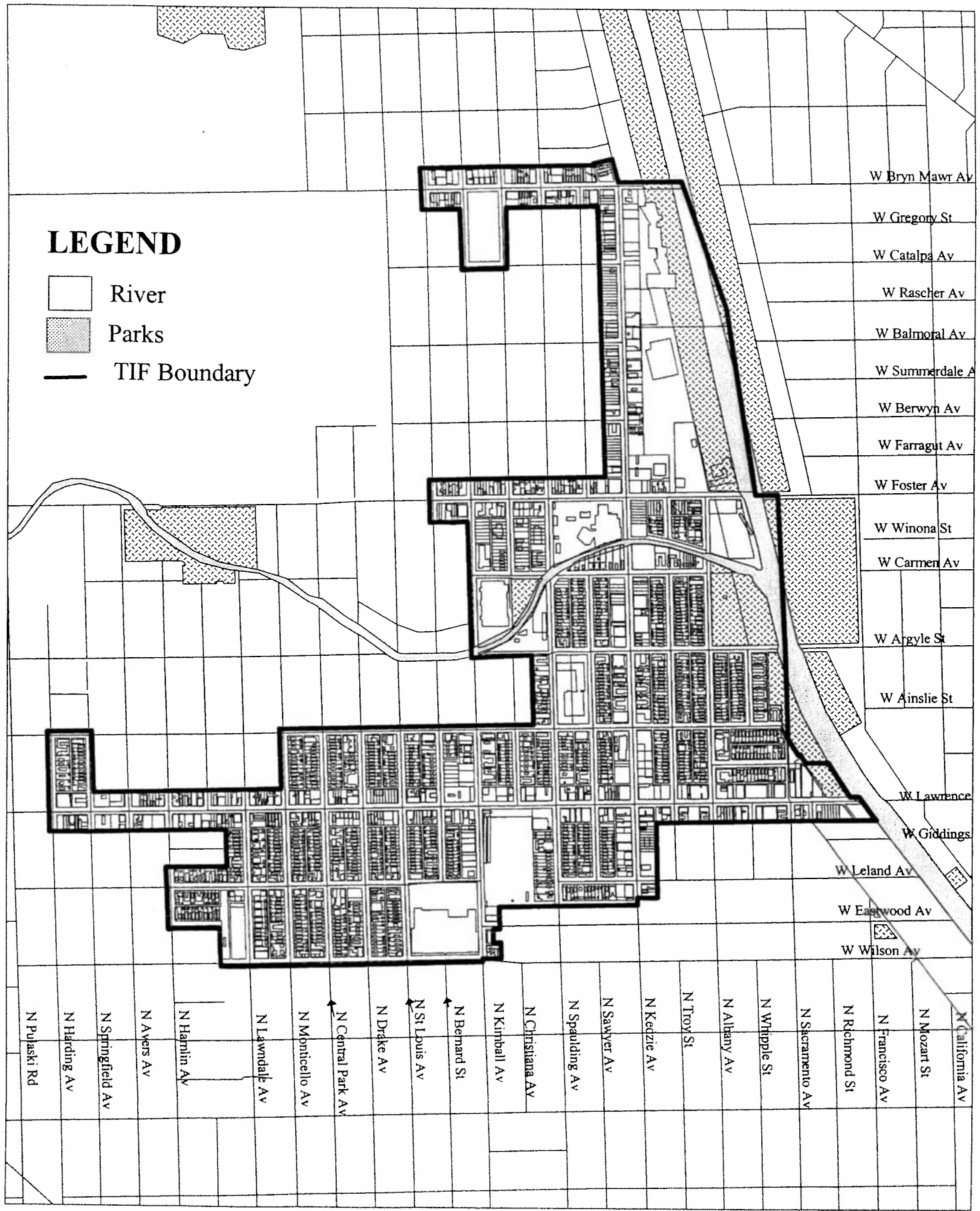


FIGURE A: BOUNDARY MAP

Lawrence / Kedzie Redevelopment Area



1. INTRODUCTION

The Tax Increment Allocation Redevelopment Act permits municipalities to induce redevelopment of eligible “blighted,” “conservation” or “industrial park conservation areas” in accordance with an adopted redevelopment plan. The Act stipulates specific procedures which must be adhered to in designating a redevelopment project area. One of those procedures is the determination that the area meets the statutory eligibility requirements. At 65 Sec 5/11-74.4-3(p), the Act defines a “redevelopment project area” as:

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

In adopting the Act, the Illinois General Assembly found:

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

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

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

Conservation Areas

Conservation areas are areas which are rapidly deteriorating and declining. Such areas are not yet blighted, but may soon become blighted areas if their decline is not checked. Establishing an area as a “conservation area” under the Act requires that *50% or more* of the structures in the area must be 35 years of age or older, and the presence of *three or more* of the following 14 factors:

- Abandonment
- Deleterious land use or layout
- Deterioration
- Depreciation of physical maintenance
- Dilapidation
- Excessive land coverage
- Illegal use of individual structures
- Excessive vacancies
- Lack of community planning
- Lack of ventilation, light, or sanitary facilities
- Obsolescence
- Overcrowding of structures and community facilities
- Presence of structures below minimum code standards
- Inadequate utilities

Although the Act defines conservation areas, it does not define when the factors present qualify an area for such designation. Therefore, it is necessary to establish reasonable and defensible criteria to support each local finding that serves to qualify an area as a conservation area.

The presence and documentation of the minimum number of factors may be sufficient to establish eligibility for designation as a conservation area. However, this evaluation was made on the basis that such factors should be present to an extent which would lead reasonable persons to conclude that public intervention is appropriate, or necessary, in the Study Area. In other words, each factor identified should be present to a meaningful degree so that a local governing body may reasonably find that the factor is clearly present within the intent of the Act. Similarly, factors should be reasonably distributed throughout the Study Area so that areas largely free of blighting conditions are not arbitrarily found to be eligible because of their proximity to areas which are eligible.

Prior to establishing the Study Area boundaries, City staff and the consultant conducted a preliminary condition assessment of the area generally bounded by Peterson Avenue, Montrose Avenue, Pulaski Avenue and the North Shore Sanitary Channel/Chicago River. As a result of this assessment, Study Area boundaries were drawn to include deteriorating commercial and residential property centered on the Lawrence/Kedzie intersection. The Study Area is characterized by multi-family buildings built at densities greater than those allowed under current zoning, lack of open space and obsolete commercial buildings dating from the 1930s. Residential

blocks, which conform to the underlying zoning were generally excluded from the final Study Area.

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

2. ELIGIBILITY STUDIES AND ANALYSIS

An analysis was undertaken to determine whether any or all of the blighting factors listed in the Act are present in the Study Area and, if so, to what extent and in which locations.

In order to accomplish this evaluation, the following tasks were undertaken:

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

An exterior building conditions survey and a site conditions survey of the Study Area, were undertaken in July and August 1999. The analysis of conditions is organized by tax block. Tax blocks, as identified by the Cook County Clerk's Office Maps Division, are typically city blocks bounded by streets or other natural boundaries, such as the Chicago River. However, in certain cases a tax block may include land divided into two or more sections by waterways or other right-of-way changes that occurred after the block was originally platted.

The Study Area contains 1,539 tax parcels with 1,273 buildings located on 86 tax blocks. One tax block consists entirely of open space and the athletic fields for North Park University. All of the other tax blocks are fully improved. Since only two of the 1,539 tax parcels were classified as vacant land, the eligibility analysis focused exclusively on the criteria for improved property.

Where a factor is described as being present to a *major extent*, the factor is present throughout major portions of the Study Area. The presence of such conditions have a major adverse impact

or influence on adjacent and nearby development. A factor described as being present to a *minor extent* indicates that the factor is present, but that the distribution or impact of the condition is limited. A statement that a factor is *not present* indicates that either no information was available or that no evidence was documented as a result of the various surveys and analyses. Factors whose presence could not be determined with certainty were not considered in establishing eligibility.

Each factor identified in the Act for determining whether an area qualifies as a conservation area is discussed below and a conclusion is presented as to whether or not the factor is present in the study area to a degree sufficient to warrant its inclusion in establishing the eligibility of the area as a “conservation area” under the Act. These findings describe the conditions that exist and the extent to which each factor is present.

3. PRESENCE AND DISTRIBUTION OF ELIGIBILITY FACTORS

Within the Study Area, only two of the 1,539 parcels were defined as vacant. For this reason, all of the tax blocks were analyzed for eligibility based on factors for improved property. Improved property includes parcels that contain buildings, structures, parking or other physical improvements. Improved property may also include single parcels, or multiple parcels, under a single or common ownership. Landscaped yards, open space or other accessory functions may also be classified as improved property for the purposes of the eligibility analysis, if they are an obvious associated with adjacent buildings.

In order to establish the eligibility of a Redevelopment Project Area under the “conservation area” criteria established in the Act, at least 50% of buildings within the Area must be 35 years of age or older. In addition, three of 14 eligibility factors must be present and reasonably distributed throughout the Study Area.

This eligibility analysis concluded that the Study Area qualifies for designation as a “conservation area.” *Ninety-four percent (94%) of all buildings within the Study Area are at least 35 years of age.* In all, 1,197 of the 1,273 buildings in the Study Area are more than 35 years old, with most built before 1950. This is substantially more than the minimum of 50% required by the Act for designation. Buildings that are more than 35 years old constituted a majority of buildings on 80 of the 86 tax blocks in the Study Area.

Additionally, 10 of the conditions cited in the Act are present within the Study Area. The following seven conditions are present to a *major* extent:

- Deterioration
- Depreciation of physical maintenance
- Excessive land coverage
- Lack of community planning
- Obsolescence
- Overcrowding of structures and community facilities
- Presence of structures below minimum code standards

Three other factors were found to be present to a minor extent. These conditions are:

- Deleterious land use and layout

- Excessive vacancies
- Lack of ventilation, light and sanitary facilities

The following discussion describes the extent to which each of the eligibility factors for designation of a conservation area are present within the Study Area. The factors present to a major extent are discussed first, followed by the factors that are present to a minor extent. This section concluded with a description of the factors which were either not present or not used as a basis for the eligibility of the Study Area for designation as a tax increment financing district.

Factors Present to a Major Extent

Deterioration

This condition is present when there are physical deficiencies in buildings or site improvements requiring treatment or repair. With respect to buildings such deficiencies include, but are not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, downspouts and fascia. With respect to surface improvements, the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas may evidence deterioration by the presence of surface cracking, crumbling potholes, depressions, loose paving material and weeds protruding through paved surfaces.

Deterioration may be present in basically sound buildings that contain defects that can be corrected. Deterioration that is not easily correctable, and cannot be accomplished during the course of normal maintenance, may also be evident. Examples of conditions that indicate deterioration include loose or missing materials, major cracks in masonry walls, rusted support beams and columns, and deteriorated roofs requiring replacement or major repair. Such defects may involve either primary building components (foundations, walls, roofs) or secondary building components (doors, windows, porches, fascia materials, gutters and downspouts).

Deterioration was found to be present within the Study Area to a minor extent with respect to buildings. Overall, 49 out of 1,273 buildings, or 4%, were found to be deteriorated. Of the 86 tax blocks in the Study Area, this factor was present to a major extent on three blocks and to a minor extent on 17 blocks. Deterioration with respect to buildings was considered to be present to a major extent if deteriorated buildings accounted for at least 30% of the total number of buildings on the block.

However, deterioration was found to be present to a major extent with respect to streets, alleys, parking lots and other surface improvements within the Study Area. Although some streets have either been recently resurfaced or are under construction as a result of the SNAP program and other City public improvement projects, many are below standard and are in disrepair. Based on a field survey of overall street conditions within the Study Area, 58 tax blocks were identified with deteriorating infrastructure. Although not examined as intensively as streets and alleys, in many places, sidewalks were found to be cracked and in poor condition. Curbs and gutters are also in need of repair and parkway areas need to be re-seeded.

Depreciation of Physical Maintenance

This factor refers to the effects of deferred maintenance or lack of maintenance of buildings, improvements and grounds. This condition is present where buildings have unpainted or unfinished surfaces, peeling paint, limited amounts of loose, or missing, materials, broken windows, deteriorated gutters and downspouts, or are in need of minor tuck pointing. Deterioration of streetlights, sidewalks, curbs and gutters adjacent to the building, the presence of construction debris, deteriorated parking areas or parking areas that exhibit an accumulation of trash or debris also are indicative of depreciation of physical maintenance.

Depreciation of Physical Maintenance was found to be a significant blighting factor. Approximately 32% of all parcels (or 490 of 1,539) in the Study Area evidenced this condition. Of the 86 tax blocks in the Study Area, this factor was present to a major extent on 29 blocks, affecting more than 50% of the parcels and to a minor extent on 30 blocks.

Excessive Land Coverage

This factor refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. This condition is present when buildings occupy all, or most, of the lot, leaving little or no space for off-street parking, off-street loading and open space amenities. Problem conditions include buildings that are improperly situated on the parcel, the presence of multiple buildings on a single parcel, or buildings that are located on parcels of inadequate size and shape in relation to contemporary standards of development, health or safety. For there to be a finding of excessive land coverage, parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of the spread of fires due to the close proximity of nearby buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service. Excessive land coverage frequently has an adverse or blighting influence on nearby development.

This condition is present to a major extent throughout the Study Area. Overall, 57% of all structures (731 of 1,273 buildings) were found to exhibit this condition. Of the 86 tax blocks in the Study Area, this factor was present to a major extent on 49 blocks, affecting at least 50% of the buildings on the block, and to a minor extent on nine blocks. Most commercial buildings occupy all, or most, of their sites, leaving little opportunity to provide off-street parking or loading facilities. Many of the multi-family buildings in the Study Area also were developed at densities far exceeding the densities currently allowed under the underlying zoning for new development. Both commercial and residential buildings have been built from lot line to lot line and lack necessary separations to minimize the threat of the spread of fire.

Lack of Community Planning

This factor is present if the proposed redevelopment project area developed prior to, or without the benefit and guidance of a community plan. This means that the area was developed prior to the adoption of a comprehensive or other community plan by the municipality or that the plan was not followed at the time of the area's development. The presence of this condition must be documented by evidence of adverse or incompatible land use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary

development standards, or other evidence demonstrating an absence of effective community planning.

Conditions resulting from a lack of community planning include the existence of incompatible land uses, the lack of proper development of vacant or improved sites, and the presence of inconsistent platting, including parcels of small or irregular shapes, the presence of nonconforming uses with respect to zoning, inadequate street layout or improper subdivision.

This factor is also indicated when there are inadequate public utilities, or plans for utility improvements, that would allow the property to be developed in accordance with the intensity of use identified in the municipality's comprehensive plan or zoning ordinance or other economic development plans for the area. This factor is also present if public improvements serving the site, including streets, streetlights and other utility systems, do not meet current municipal standards. Similarly, lack of community planning is indicated if private improvements, including parking lots, screening and organization of buildings within the site, do not meet accepted community development standards.

This condition is present to a major extent throughout the Study Area. The pattern of land use, organization of public improvements and traffic conditions within the Study Area evidence a lack of community planning. Slightly more than half of the buildings in the Study Area are known to have been built before 1923, predating Chicago's first zoning ordinance. (Because construction dates are not available for all buildings, precise quantification is not possible.) Particularly along the commercial corridors within the Study Area, parcels are of inadequate shape and size to meet contemporary development standards.

The area also developed without an adequate number of parks of sufficient size to meet the City's open space standards. The Area includes approximately 30 acres of park land and open space, including recreational facilities owned by North Park University. In the 1998 *CitySpace* plan, the Albany Park community area was identified as having an open space deficit of approximately 74 acres needed to meet a minimum standard of 2 acres per 1,000 community residents.

Streets were not originally built to accommodate current traffic volumes. Most existing uses lack sufficient off-street parking to accommodate parking demand. Residential streets are of inadequate width to accommodate on-street parking needed to serve existing residential uses and two-way traffic. The use of on-street parking is made more difficult by traffic congestion within the Study Area.

Obsolescence

Obsolescence refers to the condition or process of falling into disuse as evidenced by structures that have become ill-suited for their original use.

Functional obsolescence is characterized by buildings designed for a single, or specific, purpose or use, buildings of inadequate size to accommodate alternative uses, or buildings using a type of construction which limits long term use and marketability. Site improvements such as water and sewer lines, public utility lines, roadways, parking areas, parking structures, sidewalks, curbs and

gutters, and lighting may be inadequate or obsolete in relation to contemporary standards for such improvements. Functional obsolescence includes poor design or layout, improper orientation of the building on the site, inadequate loading facilities, height, or other factors which detract from the overall usefulness or desirability of the property. As an inherent deficiency, functional obsolescence results in a loss in property value.

Economic obsolescence may be evidenced by a variety of factors including deterioration of the physical environment, streets of inadequate width, or parcels of inadequate size or irregular shape which prevent reasonable development. This condition is often a result of adverse conditions, which cause some degree of market rejection and, therefore, a depreciation of market values.

Declining or stagnant equalized assessed values are indicative of economic and functional obsolescence. This condition relates to the lack of growth and private investment in an area resulting in economic and physical decline. Table A shows that the EAV for the Study Area has grown at a slower rate than the balance of Chicago's total EAV for each of the last five years. Between 1995 and 1996, the total EAV of the Study Area actually declined slightly. *Thus, obsolescence is present to a major extent within the Study Area.*

Table A
EAV GROWTH 1993-1998

Tax Year	Study Area Total EAV	% Change from Prior Year (Study Area)	% Change from Prior Year (Balance of Chicago)
1993	\$98,939,002	-	-
1994	\$101,977,986	3.1%	5.0%
1995	\$102,266,026	0.3%	1.0%
1996	\$102,118,691	-0.1%	1.2%
1997	\$109,948,450	7.7%	8.4%
1998	\$110,683,139	0.7%	1.8%

Obsolescence is further demonstrated by the many narrow commercial buildings along the commercial corridors in the Study Area that lack adequate off-street parking and loading facilities. Such buildings cannot be easily marketed for commercial use, and the resulting decline in market value is often followed by a reduction in the assessed value of the property.

In order to quantify the overall obsolescence of property within the Study Area on a block by block basis, obsolescence was considered present when there was an overall decline in the assessed value of property during the most recent triennial reassessment, the assessed value of residential property grew at a slower rate than the Study Area average and the property suffered from a lack of maintenance, or for commercial property, where the assessed value grew at a rate below the Study Area average and the property suffered from lack of maintenance, the commercial building was more than 50 years old and the lot coverage precluded the provision of off-street parking to serve the use.

Obsolescence was found to be present to a major extent within the Study Area, affecting property on 74 of 86 (86%) tax blocks. Obsolescence was considered present to a major extent when more than 25% of the parcels met the definitions described in the preceding paragraph. Overall, 239 of the 1,539 parcels or 16% of all parcels were found to be obsolete using this methodology.

Overcrowding of Structures and Community Facilities

This condition exists when a structure or community facility has reached a level of use beyond a designed or legally permitted level. Overcrowding is often found in buildings originally designed for a specific use and later converted to accommodate a more intensive use without adequately meeting requirements for minimum floor area, privacy, ingress and egress, loading and services, or the capacity of building systems. Evidence of this condition may include the outside storage of materials that cannot be contained in enclosed buildings, or vehicles that cannot be stored in buildings or enclosed storage yards. The presence of this condition with respect to residential buildings may be documented when levels of occupancy exceed that of the municipality overall. This factor may also be demonstrated when community facilities such as parks, schools and on-street parking resources are over-used and cannot adequately meet appropriate service standards.

This factor is present to a major extent within the Study Area. Overcrowding is evidenced by double-parking on streets and in alleys, a population density that has resulted in overcrowded dwelling units, inadequate garbage storage reflected by overflowing garbage containers, and a lack of open space to meet the City's open space standards.

Few of the multi-family buildings in the Study Area have sufficient off-street parking to meet even minimal parking standards. As a result on-street parking is in great demand, but inadequate. The intensive use of on-street parking has resulted in a breakdown of infrastructure, especially curbs and gutters. Parkways lack grass. Streets cannot receive routine street cleaning because there is insufficient off-street parking to allow cars to be relocated.

One of the standard measure of overcrowding with respect to housing units is the number of units with more than 1 person per room. For Chicago overall, approximately 9% of all housing units have 1+ persons per room. Seven of the nine census tracts included in the Study Area exceed the City's average. These census tracts include 63 or 73% of the tax blocks in the Study Area.

Overcrowding of community facilities is further demonstrated by announced plans to construct two new middle schools in the Study Area to relieve overcrowding and expand capacity at Von Steuben High School. Land Acquisition is in progress to acquire land for construction of the Hagan Middle School adjacent to Jensen Park. A new Albany Park Middle School will be built on a site adjacent to Hibbard School, allowing the relocation of this facility from its current location in Von Stueben High School.

Presence of Structures Below Minimum Code Standards

This factor is present when structures do not conform with local standards of zoning, subdivision, building, fire or other governmental codes applicable to the property, excluding housing and property maintenance codes. The principal purposes of such codes are to require that buildings be constructed in such a way that they can sustain the loads expected from the type of occupancy and are safe for occupancy against fire and similar hazards, and/or to establish minimum standards for safe and sanitary habitation. Buildings below minimum code are characterized by defects or deficiencies which threaten health and safety.

This factor is present to a major extent within the Study Area. More than 50% of the buildings on 36 of the 86 tax blocks (42%) had code violations. On another 35 blocks (40%), code violations were also present but affected less than 50% of the buildings on each block. Of the 1,273 buildings within the Study Area, 510 or 40% have been cited with code violations since 1994 according to City records. Many of these buildings exhibit a pattern of chronic code violations over a multiple year period.

Factors Present to a Minor Extent

Deleterious Land Use or Layout

Deleterious land uses include instances of incompatible land use relationships, buildings occupied by inappropriate mixed uses, or uses which may be considered noxious, offensive, or environmentally unsuitable.

Under the above definition, this factor is present to a minor extent, affecting only five of the tax blocks within the Study Area (6%). Among the examples of such deleterious conditions are the use of razor wire above a perimeter security fence of a recycling operation that is located across a narrow street from several large multi-family residential buildings and loading docks for commercial uses that face apartment buildings. Residential uses are not adequately buffered from these more intensive commercial and industrial uses.

Deleterious land use and layout also exists if any of the following are present:

- Platting does not conform to current development codes with respect to lot size, configuration and public access.
- Parcels are of inadequate size or shape for contemporary development.
- Land uses are non-conforming with respect to current zoning.
- There are land use conflicts with adjacent land uses.
- Single purpose buildings have been converted to accommodate another activity, or buildings are occupied by inappropriate mixed uses.
- Residential uses front on, or near, heavily traveled streets, thus causing susceptibility to noise, fumes and glare.
- Structures are located in a 100 year flood plain.
- Environmental contamination is present, which hampers reuse.

Under this broader definition of deleterious land use and layout, much of the property along the commercial corridors in the Study Area would also be considered blighted. Many of the parcels are of inadequate size and shape for modern commercial development. They are characterized by narrow lot widths and insufficient lot depths. Minimal off-street parking is provided for commercial employees or customers. There are several instances of land use conflicts between commercial and residential uses, as well as instances of conflicts between commercial and industrial uses.

Given the age of the residential buildings in the Study Area, the presence of lead based paint is a potentially serious environmental health hazard. Similarly, asbestos may also be present in many existing buildings. While the eligibility analysis did not include any formal documentation of the presence of these hazards, it is likely that these substances are present many of the 1,273 buildings in the Study Area.

Excessive Vacancies

This condition is present when buildings are unoccupied or under-utilized. The presence of such buildings or sites represents an adverse influence on the area because of the frequency, extent or duration of the vacancies. Excessive vacancies include abandoned properties which evidence no apparent effort directed toward their occupancy or utilization.

Excessive vacancies were found to be present within the Study Area to a minor extent. Only 15 buildings (or 1%) were identified as vacant or partially vacant buildings. Of the 86 tax blocks in the Study Area, this factor was present to major extent on three blocks (affecting more than 30% of the buildings on the block) and to a minor extent on 13 blocks.

Lack of Ventilation, Light, or Sanitary Facilities

This factor refers to the absence of adequate ventilation for light or light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke or other noxious airborne materials. Inadequate natural light and ventilation means the absence or inadequacy of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens and structural inadequacies preventing ingress and egress to and from all rooms and units within a building. Conditions, such as lack of indoor plumbing, lack of adequate windows, or other means of providing ventilation or light, can negatively influence the health and welfare of a building's residents or users.

The presence of this factor could not be adequately assessed through the exterior building condition survey, and other available information, to a degree sufficient to warrant its inclusion as a blighting factor present within the Study Area with respect to individual buildings. However, the adequacy of garbage storage in alleys was considered. This factor was present to a minor extent on three tax blocks. *Overall, this factor was found to be present in the Study Area to a minor extent, affecting less than 3% of all tax blocks.*

Factors Not Considered to be Present to a Meaningful Extent

Abandonment

Abandoned buildings reflect property in which all apparent use of, or interest in, the structure by the owner has been discontinued. Unlike vacant buildings, for which new users are being sought, abandoned property generally shows no evidence of ongoing maintenance or marketing. Such property is frequently also deteriorated or dilapidated, and may have tax delinquencies or contain environmental contaminants which limit its economic value and reuse potential. The presence of substantial numbers of abandoned buildings in an area can discourage private investment and lead to further decline.

This condition was not found to be present within the Study Area. Although three buildings were initially identified as abandoned during the building condition survey, subsequent analysis showed that taxes were being paid on these parcels. Consequently these buildings were reclassified as vacant buildings.

Dilapidation

Dilapidation is defined as an advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements to a degree that major repair is required or the defects are so serious and extensive that buildings must be removed. This factor reflects a substandard condition of a building's foundation, wall or roof elements where deterioration has occurred to such an extent that rehabilitation is not practical or economically feasible. Such structures typically exhibit major structural fatigue, such as leaning or warped walls, bowed or sagging roofs, or cracked or missing foundation walls.

This factor is not present to a meaningful extent within the Study Area. Only one building was found to be dilapidated.

Illegal Use of Individual Structures

Illegal use of individual structures refers to the presence of uses or activities which are not permitted by law. This condition also exists when the use of a structure does not conform to the requirements of the existing housing code, including the presence of illegal dwelling units.

This condition could not be assessed with certainty within the Study Area, and therefore is not considered present to a degree sufficient to warrant its inclusion as a blighting factor. However, anecdotal evidence indicated that there is a history of illegal residential conversions in the Study Area, which has exacerbated the overcrowding of structures and community facilities within Albany Park.

Inadequate Utilities

This condition is present when underground and overhead utilities such as storm sewers and storm drainage, water lines, and gas, telephone and electrical services are shown to be inadequate because they are deteriorated, antiquated, obsolete or in disrepair. This factor exists in the

absence of one or more of the following utilities serving the site: gas, electricity, water, sanitary sewer or storm sewer. This factor is also present when the existing utilities are of insufficient capacity to serve existing uses in the redevelopment project area or to accommodate the level of development permitted under current zoning, or envisioned under the comprehensive plan or adopted redevelopment plan for the area.

All properties within the Study Area are presently served by the appropriate utilities, and nearly all properties are in active use. However, recent power outages in the Study Area indicate that electrical service in the Study Area may be inadequate. *As the particular tax blocks affected by electrical service interruptions could not be determined with certainty, inadequate utilities has not been identified as a blighting factor present within the Study Area for particular tax blocks.*

3. DETERMINATION OF STUDY AREA ELIGIBILITY

The Study Area qualifies for designation as a “conservation area.” Ninety-four percent (94%) of all buildings within the Study Area are at least 35 years of age. This is substantially more than the minimum 50% building age threshold for designation of a “conservation area” under the Act. In all, 1,197 of the 1,273 buildings within the Study Area are at least 35 years old.

Once the age requirement has been met, the presence of three additional conditions is required for designation of improved property as a “conservation area.” Of the conditions cited in the Act, 10 are present within the Study Area.

The conditions present within the Study Area to a major extent include:

- Deterioration (72% of blocks have deteriorating infrastructure or deteriorated buildings)
- Depreciation of physical maintenance (affects 69% of all tax blocks)
- Excessive land coverage (affects 67% of all tax blocks)
- Lack of community planning (affects all tax blocks)
- Obsolescence (affects 86% of tax blocks)
- Overcrowding of structures and community facilities (affects 73% of all tax blocks)
- Presence of structures below minimum code (affects 83% of all tax blocks)

The following conditions are present to minor extent within the Study Area:

- Excessive vacancies (affects 15% of tax blocks)
- Lack of ventilation, light and sanitary facilities (affects 3% of tax blocks)
- Deleterious land use and layout (affects 6% of tax blocks)

These factors are reasonably distributed throughout the Study Area. Based on the conditions present, the area is not likely to be effectively developed without the designation of all, or part, of the Study Area as a “conservation area” and the adoption of a tax increment redevelopment plan and project. The distribution of factors within the Study Area is presented in Table B, Distribution of Blighting Factors, shown on the following page.

Table B
DISTRIBUTION OF BLIGHTING FACTORS

x - Present to a major extent • - Present to a minor extent

Tax Block	Blighting Factor														Blighting Factor Legend	
	Age	1	2	3	4	5	6	7	8	9	10	11	12	13		14
13-02-429	x			x	x		•				x	x			x	1. Abandonment
13-02-430	x				x		x				x	x			x	2. Deleterious Land Use or Layout
13-02-431	x				x		x				x	•			•	3. Deterioration
13-02-433	x				x		x				x	•				4. Depreciation of Physical Maintenance
13-11-201					x		x				x	x			x	4. Depreciation of Physical Maintenance
13-11-202	x										x					5. Dilapidation
13-11-203	x				x						x	x			x	5. Dilapidation
13-11-204	x				x						x	x			x	6. Excessive Land Coverage
13-11-205	x				x						x	x			•	7. Illegal Use of Structures
13-11-211	x			x	x		x				x	x			x	8. Excessive Vacancies
13-11-217	x				x		x				x				x	9. Inadequate Utilities
13-11-220	x			x	x		x				x	•				10. Lack of Community Planning
13-11-221	x			x	x		x				x	•			•	10. Lack of Community Planning
13-11-222	x			x							x	•				11. Obsolescence
13-11-223	x			x	•		•				x				•	12. Lack of Ventilation, Light or Sanitary Facilities
13-11-224	x			x	•		x				x	x			x	12. Lack of Ventilation, Light or Sanitary Facilities
13-11-322	x			x	x						x	•				13. Overcrowding of Structures and Community Facilities
13-11-323	x			x	x						x			x	x	13. Overcrowding of Structures and Community Facilities
13-11-324	x			x					•		x	x		x	x	14. Presence of Structures Below Minimum Code Standards
13-11-325	x			x							x	x		x		14. Presence of Structures Below Minimum Code Standards
13-11-326				x					•		x	•		x		14. Presence of Structures Below Minimum Code Standards
13-11-327	x			x					•		x	x		x	x	14. Presence of Structures Below Minimum Code Standards
13-11-328	x			x							x			x	•	14. Presence of Structures Below Minimum Code Standards
13-11-403	x			x							x	x		x	•	14. Presence of Structures Below Minimum Code Standards
13-11-404	x			x							x	•			•	14. Presence of Structures Below Minimum Code Standards
13-11-405	x			x	•		x				x	•			•	14. Presence of Structures Below Minimum Code Standards
13-11-406											x				•	14. Presence of Structures Below Minimum Code Standards
13-11-407	x			x	•						x	x		x	•	14. Presence of Structures Below Minimum Code Standards
13-11-413	x										x			x	x	14. Presence of Structures Below Minimum Code Standards
13-11-414	x				•		x				x	•		x	•	14. Presence of Structures Below Minimum Code Standards
13-11-415	x			x	•		•				x	•		x	•	14. Presence of Structures Below Minimum Code Standards
13-11-421	x			•	x		x				x	•		x	x	14. Presence of Structures Below Minimum Code Standards
13-11-422	x						x				x	•			x	14. Presence of Structures Below Minimum Code Standards
13-11-423	x			x	•		x				x	•		x	x	14. Presence of Structures Below Minimum Code Standards
13-11-424	x			x	•		x				x	•		x	•	14. Presence of Structures Below Minimum Code Standards
13-11-425	x			x			x				x			x	x	14. Presence of Structures Below Minimum Code Standards
13-11-426	x			x	•		•				x	•		x	•	14. Presence of Structures Below Minimum Code Standards
13-11-427	x			x			•				x	•		x	•	14. Presence of Structures Below Minimum Code Standards
13-11-428	x		•	x	•		•		•		x	•		x	•	14. Presence of Structures Below Minimum Code Standards
13-11-429	x			x	•	•	x				x	•		x	•	14. Presence of Structures Below Minimum Code Standards
13-11-430	x			x	•		•				x	•		x	x	14. Presence of Structures Below Minimum Code Standards
13-11-431	x			x	•		x				x	•		x	x	14. Presence of Structures Below Minimum Code Standards
13-12-100	x		•	x	x						x	•		x	•	14. Presence of Structures Below Minimum Code Standards

Tax Block	Blighting Factor														Blighting Factor Legend
	Age	1	2	3	4	5	6	7	8	9	10	11	12	13	
13-12-101	X		.		.						X	.		X	.
13-12-300	X			.			X				X			X	
13-12-301											X	X		X	
13-12-302	X			X			X				X	.		X	X
13-12-303	X			X	X		X		.		X	X		X	X
13-12-304	X			X	.		X				X	X		X	.
13-12-305											X				
13-12-309	X				X		X				X	X		X	
13-12-310	X				X		X				X	.		X	
13-12-311	X				X		X				X	X		X	
13-12-312	X		.	.	.		X				X	.		X	
13-12-313	X				.		X				X	.		X	.
13-12-314	X			.	.						X	.		X	.
13-12-315	X			X	.		X				X	X		X	.
13-12-316	X		.	X	.		X				X	.		X	X
13-13-100	X				.		X		.		X	.		X	X
13-13-101	X				X		X				X	X		X	X
13-13-102	X			X	.		X				X	.		X	X
13-13-103	X			X	X		X		X		X	X		X	X
13-13-104	X			X			X		X		X			X	
13-13-105	X			X	.				.		X	.		X	.
13-13-107	X			X	.						X	X		X	X
13-14-101	X				.						X	.		X	X
13-14-102	X			X							X	X		X	.
13-14-103	X			X					X		X	X		X	X
13-14-104	X			X			X				X	.		X	X
13-14-105	X			X			X				X	.		X	.
13-14-106	X			X			X				X	.		X	X
13-14-111	X						X				X	.		X	X
13-14-112	X			X			X				X	.		X	X
13-14-113	X			X	.		X				X	.		X	.
13-14-200	X			X	X		X				X	.		X	.
13-14-201	X			X	X		X				X	.		X	.
13-14-202	X			X	.		X				X	.	.	X	.
13-14-203	X			X	.		X				X	.		X	X
13-14-204	X			X	.		.		.		X	.		X	X
13-14-205	X			X	X		X				X	.	.	X	.
13-14-206	X			X	X		.		.		X	.	.	X	.
13-14-207	X			X	X		X		.		X	.		X	.
13-14-208	X			X	X		X				X	.		X	.
13-14-209	X			X	.		X				X	.		X	.
13-14-210	X			X							X				X
13-14-211				X	X		X				X	X		X	X
TOTAL major	80	0	0	58	29	0	49	0	3	0	86	25	0	63	36
TOTAL minor	0	0	5	4	30	1	9	0	10	0	49	3	0	35	
GRAND TOTAL	80	0	5	62	59	1	58	0	13	0	86	74	3	63	71

**APPENDIX C: INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY
WITHIN THE LAWRENCE / KEDZIE REDEVELOPMENT
PROJECT AREA**

Total 1998 Equalized Assessed Value (EAV) = \$110,683,139

Note: The PIN list which appears below includes a total of 1,574 tax parcels including condominium units, divided parcels and public right-of-way. (The three divided parcels were 1997 PIN numbers that were replaced by new PIN numbers 13-12-301-033-1001 through 1021 for the 1998 tax year.)

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PIN NUMBER	98 EAV	PIN NUMBER	98 EAV	PIN NUMBER	98 EAV
		13-02-400-040-000	Exempt	13-02-400-041-000	Exempt
13-02-429-027-000	\$156,199	13-02-429-035-000	\$265,422	13-02-429-043-000	\$226,417
13-02-430-029-000	\$118,026	13-02-430-034-000	\$93,169	13-02-430-045-000	\$120,163
13-02-430-046-000	\$110,643	13-02-430-047-000	\$105,579	13-02-430-048-000	Exempt
13-02-431-027-000	\$48,383	13-02-431-028-000	\$96,447	13-02-431-029-000	\$96,477
13-02-431-030-000	\$79,305	13-02-431-031-000	\$93,415	13-02-431-032-000	\$76,837
13-02-431-033-000	\$76,837	13-02-431-034-000	Exempt	13-02-433-012-000	\$143,065
13-02-433-013-000	\$99,560	13-02-433-014-000	\$161,302	13-02-433-015-000	\$94,850
13-02-433-016-000	\$100,217	13-02-433-017-000	\$80,900	13-02-433-018-000	\$98,045
13-02-433-019-000	\$65,467	13-02-433-020-000	\$61,273	13-02-433-021-000	\$120,540
13-02-433-022-000	\$157,668	13-02-433-023-000	\$98,704	13-02-433-024-000	\$59,513
13-02-433-029-000	\$22,732	13-02-433-030-000	\$22,732	13-02-433-031-000	\$47,062
13-02-433-032-000	\$74,971	13-02-433-033-000	\$111,559	13-02-433-035-000	\$3,401
13-11-201-001-000	Exempt	13-11-201-002-000	Exempt	13-11-201-003-000	Exempt
13-11-201-006-000	\$47,590	13-11-201-007-000	\$23,072	13-11-201-008-000	\$114,375
13-11-201-009-000	\$77,794	13-11-201-010-000	\$82,738	13-11-201-045-000	\$128,730
13-11-202-001-000	Exempt	13-11-203-005-000	\$83,867	13-11-203-006-000	\$72,082
13-11-203-007-000	\$69,253	13-11-203-008-000	\$60,531	13-11-203-009-000	\$291,906
13-11-203-040-000	\$205,730	13-11-204-001-000	\$138,177	13-11-204-002-000	\$218,147
13-11-204-003-000	\$92,373	13-11-204-004-000	\$70,289	13-11-204-005-000	\$76,148
13-11-204-006-000	\$211,420	13-11-205-001-000	\$75,039	13-11-205-002-000	\$75,468
13-11-205-018-000	\$306,025	13-11-205-019-000	\$81,367	13-11-205-020-000	\$13,082
13-11-205-021-000	\$11,867	13-11-205-022-000	\$72,804	13-11-205-023-000	\$29,206
13-11-205-024-000	\$65,273	13-11-205-033-000	\$64,848	13-11-205-034-000	\$64,848
13-11-205-035-000	\$56,954	13-11-205-036-000	\$60,324	13-11-205-038-000	\$104,949
13-11-205-039-000	\$148,547	13-11-205-040-000	\$120,104	13-11-205-041-000	\$198,864
13-11-205-042-000	Exempt	13-11-205-043-000	\$1,905	13-11-205-044-000	\$53,905
13-11-205-045-100	\$34,602	13-11-205-045-100	\$34,602	13-11-205-045-100	\$34,602

PIN NUMBER	98 EAV	PIN NUMBER	98 EAV	PIN NUMBER	98 EAV
13-11-205-045-100	\$34,602	13-11-205-045-100	\$4,894	13-11-205-045-100	\$27,286
13-11-205-045-100	\$27,286	13-11-205-045-100	\$27,286	13-11-205-045-100	\$28,073
13-11-205-045-101	\$26,106	13-11-205-045-101	\$26,106	13-11-205-045-101	\$26,106
13-11-205-045-101	\$26,106	13-11-205-045-101	\$31,735	13-11-205-045-101	\$31,408
13-11-211-021-000	\$12,955	13-11-211-022-000	\$12,059	13-11-211-023-000	\$12,059
13-11-211-024-000	\$12,059	13-11-211-025-000	\$11,048	13-11-211-026-000	\$10,398
13-11-211-027-000	\$9,533	13-11-211-028-000	\$9,533	13-11-211-029-000	\$9,533
13-11-211-030-000	\$9,533	13-11-211-031-000	\$9,533	13-11-211-032-000	\$9,533
13-11-211-033-000	\$100,914	13-11-211-034-000	\$17,603	13-11-211-035-000	\$17,603
13-11-211-036-000	\$17,603	13-11-211-037-000	\$122,092	13-11-211-038-000	\$17,437
13-11-211-039-000	\$115,158	13-11-211-040-000	\$114,820	13-11-211-041-000	\$46,005
13-11-211-042-000	\$47,068	13-11-217-017-000	\$108,568	13-11-217-018-000	\$198,787
13-11-217-019-000	\$206,818	13-11-217-020-000	\$15,203	13-11-217-021-000	\$86,025
13-11-217-022-000	\$86,025	13-11-217-023-000	\$18,729	13-11-217-024-000	\$78,347
13-11-217-025-000	\$189,664	13-11-217-026-000	\$145,818	13-11-217-027-000	\$30,695
13-11-217-028-000	\$30,695	13-11-217-029-000	\$27,292	13-11-217-030-000	\$31,384
13-11-217-031-000	\$24,650	13-11-217-032-000	\$24,650	13-11-217-033-000	\$33,982
13-11-217-034-000	\$291,743	13-11-220-029-000	\$303,536	13-11-220-030-000	\$22,533
13-11-220-031-000	\$6,540	13-11-220-032-000	\$410,044	13-11-220-033-000	\$195,969
13-11-221-028-000	\$119,397	13-11-221-029-000	\$87,824	13-11-221-030-000	\$54,266
13-11-221-031-000	\$39,310	13-11-221-032-000	\$21,960	13-11-221-033-000	\$44,723
13-11-221-034-000	\$80,227	13-11-221-035-000	\$118,829	13-11-221-036-000	\$118,883
13-11-222-027-000	\$28,456	13-11-222-028-000	\$214,644	13-11-222-029-000	\$128,176
13-11-222-030-000	\$101,378	13-11-222-031-000	\$98,963	13-11-222-033-000	\$39,724
13-11-222-034-000	\$76,560	13-11-223-026-000	\$57,658	13-11-223-027-000	\$73,116
13-11-223-028-000	\$79,239	13-11-223-029-000	\$61,696	13-11-223-032-000	\$112,720
13-11-223-033-000	\$84,622	13-11-223-037-000	\$99,116	13-11-223-040-000	\$75,222
13-11-223-041-000	\$127,832	13-11-224-017-000	Exempt	13-11-224-018-000	Exempt
13-11-224-019-000	Exempt	13-11-224-020-000	Exempt	13-11-224-021-000	Exempt
13-11-224-022-000	Exempt	13-11-224-023-000	Exempt	13-11-224-024-000	Exempt
13-11-224-025-000	Exempt	13-11-224-026-000	\$103,079	13-11-224-027-000	Exempt
13-11-224-028-000	\$116,635	13-11-224-029-000	\$115,962	13-11-224-033-000	Exempt
13-11-224-038-000	\$257,769	13-11-224-039-000	Exempt	13-11-224-040-000	Exempt
13-11-322-001-000	\$482,366	13-11-322-005-000	\$28,862	13-11-322-006-000	\$28,744
13-11-322-007-000	\$29,062	13-11-322-008-000	\$587,389	13-11-322-009-000	\$168,033
13-11-322-010-000	\$29,982	13-11-322-011-000	\$31,314	13-11-322-012-000	\$30,287

PIN NUMBER	98 EAV	PIN NUMBER	98 EAV	PIN NUMBER	98 EAV
13-11-322-013-000	\$29,973	13-11-322-014-000	\$39,578	13-11-322-015-000	\$39,460
13-11-322-016-000	\$44,078	13-11-322-017-000	\$32,498	13-11-322-018-000	\$34,804
13-11-322-019-000	\$42,991	13-11-322-020-000	\$125,329	13-11-322-021-000	\$503,267
13-11-322-023-000	\$28,667	13-11-322-024-000	\$29,345	13-11-322-025-000	\$36,881
13-11-323-025-000	\$351,038	13-11-323-026-000	\$177,178	13-11-324-027-000	\$116,878
13-11-324-028-000	\$105,719	13-11-324-029-000	\$63,941	13-11-324-030-000	\$80,414
13-11-324-031-000	\$80,414	13-11-324-032-000	\$116,234	13-11-324-033-000	\$119,282
13-11-324-034-000	\$177,551	13-11-325-024-000	\$270,491	13-11-325-025-000	\$135,607
13-11-325-026-000	\$127,814	13-11-325-027-000	\$127,814	13-11-325-028-000	\$130,809
13-11-325-029-000	\$92,933	13-11-325-030-000	\$290,234	13-11-326-030-000	\$194,194
13-11-326-031-000	\$19,658	13-11-326-032-000	\$19,658	13-11-326-033-000	\$162,206
13-11-326-034-000	\$70,973	13-11-326-035-000	\$187,042	13-11-327-029-000	\$211,638
13-11-327-030-000	\$101,195	13-11-327-031-000	\$79,043	13-11-327-032-000	\$81,881
13-11-327-033-000	\$174,555	13-11-327-034-000	\$155,638	13-11-327-035-000	\$259,408
13-11-328-001-000	\$22,385	13-11-328-002-000	\$22,812	13-11-328-003-000	\$28,328
13-11-328-004-000	\$21,565	13-11-328-005-000	\$30,572	13-11-328-006-000	\$30,269
13-11-328-007-000	\$34,322	13-11-328-008-000	\$27,026	13-11-328-009-000	\$37,332
13-11-328-010-000	\$31,570	13-11-328-011-000	\$32,825	13-11-328-012-000	\$29,993
13-11-328-013-000	\$30,738	13-11-328-014-000	\$238,599	13-11-328-015-000	\$28,729
13-11-328-016-000	\$39,572	13-11-328-017-000	\$36,069	13-11-328-018-000	\$33,398
13-11-328-019-000	\$33,062	13-11-328-020-000	\$38,305	13-11-328-021-000	\$32,661
13-11-328-022-000	\$31,157	13-11-328-023-000	\$53,403	13-11-328-024-000	\$39,829
13-11-328-025-000	\$31,850	13-11-328-026-000	\$42,209	13-11-328-027-000	\$160,419
13-11-328-028-000	\$133,451	13-11-328-029-000	\$125,846	13-11-328-030-000	\$73,251
13-11-328-031-000	\$238,536	13-11-403-001-000	Exempt	13-11-403-002-000	\$57,294
13-11-403-003-000	\$28,646	13-11-403-058-000	\$28,646	13-11-403-059-000	Exempt
13-11-404-008-000	\$323,715	13-11-404-009-000	Exempt	13-11-404-010-000	Exempt
13-11-404-011-000	Exempt	13-11-404-012-000	Exempt	13-11-404-013-000	\$22,760
13-11-404-014-000	Exempt	13-11-404-015-000	Exempt	13-11-404-024-000	Exempt
13-11-404-025-000	Exempt	13-11-404-026-000	Exempt	13-11-404-027-000	Exempt
13-11-404-028-000	Exempt	13-11-404-029-000	Exempt	13-11-404-030-000	Exempt
13-11-404-031-000	Exempt	13-11-404-032-000	Exempt	13-11-404-033-000	Exempt
13-11-404-034-000	\$28,310	13-11-404-035-000	Exempt	13-11-404-036-000	Exempt
13-11-404-037-000	Exempt	13-11-404-038-000	Exempt	13-11-404-039-000	Exempt
13-11-404-040-000	Exempt	13-11-404-041-000	Exempt	13-11-404-042-000	Exempt
13-11-404-043-000	Exempt	13-11-404-044-000	Exempt	13-11-404-045-000	Exempt

PIN NUMBER	98 EAV	PIN NUMBER	98 EAV	PIN NUMBER	98 EAV
13-11-404-046-000	\$412,001	13-11-405-001-000	\$184,217	13-11-405-002-000	\$175,225
13-11-405-003-000	\$184,217	13-11-405-004-000	\$175,225	13-11-405-005-000	Exempt
13-11-405-006-000	Exempt	13-11-405-007-000	Exempt	13-11-405-008-000	Exempt
13-11-405-009-000	Exempt	13-11-405-010-000	Exempt	13-11-405-011-000	Exempt
13-11-405-012-000	Exempt	13-11-405-013-000	Exempt	13-11-405-014-000	Exempt
13-11-405-015-000	Exempt	13-11-405-016-000	Exempt	13-11-405-017-000	Exempt
13-11-405-018-000	Exempt	13-11-405-019-000	Exempt	13-11-405-020-000	Exempt
13-11-405-021-000	Exempt	13-11-405-022-000	Exempt	13-11-405-023-000	Exempt
13-11-405-024-000	Exempt	13-11-405-027-000	Exempt	13-11-405-028-000	Exempt
13-11-405-029-000	Exempt	13-11-405-030-000	Exempt	13-11-405-031-000	Exempt
13-11-405-032-000	Exempt	13-11-405-033-000	Exempt	13-11-406-001-000	Exempt
13-11-407-001-000	Exempt	13-11-407-002-000	Exempt	13-11-407-003-000	Exempt
13-11-407-004-000	Exempt	13-11-407-005-000	Exempt	13-11-407-006-000	Exempt
13-11-407-007-000	Exempt	13-11-407-008-000	Exempt	13-11-407-009-000	\$327,266
13-11-413-002-000	Exempt	13-11-413-003-000	Exempt	13-11-414-001-000	Exempt
13-11-414-002-000	Exempt	13-11-414-003-000	Exempt	13-11-414-004-000	\$28,307
13-11-414-005-000	\$38,922	13-11-414-006-000	\$34,541	13-11-414-007-000	\$25,408
13-11-414-008-000	\$35,391	13-11-414-009-000	\$36,343	13-11-414-010-000	Exempt
13-11-414-011-000	\$21,630	13-11-414-012-000	\$22,267	13-11-414-013-000	Exempt
13-11-414-014-000	\$29,225	13-11-414-015-000	Exempt	13-11-414-016-000	Exempt
13-11-414-017-000	\$18,926	13-11-414-018-000	Exempt	13-11-414-019-000	Exempt
13-11-414-020-000	\$26,154	13-11-414-021-000	\$22,989	13-11-414-022-000	\$20,185
13-11-414-023-000	\$18,886	13-11-414-024-000	\$37,509	13-11-414-025-000	\$28,379
13-11-414-026-000	\$26,675	13-11-414-027-000	\$34,187	13-11-414-028-000	\$25,267
13-11-414-029-000	\$28,227	13-11-414-030-000	\$29,465	13-11-414-031-000	\$40,872
13-11-414-032-000	\$22,596	13-11-414-033-000	\$21,833	13-11-414-034-000	\$31,133
13-11-414-035-000	\$41,946	13-11-414-036-000	\$37,121	13-11-414-037-000	\$28,349
13-11-414-038-000	\$34,363	13-11-415-001-000	\$25,352	13-11-415-002-000	\$18,324
13-11-415-003-000	\$18,721	13-11-415-004-000	\$21,554	13-11-415-005-000	\$16,927
13-11-415-006-000	\$36,896	13-11-415-007-000	\$19,656	13-11-415-008-000	\$20,876
13-11-415-009-000	\$18,099	13-11-415-010-000	\$19,891	13-11-415-011-000	\$21,166
13-11-415-012-000	\$23,806	13-11-415-013-000	\$28,698	13-11-415-014-000	\$29,408
13-11-415-015-000	\$28,791	13-11-415-016-000	\$22,407	13-11-415-017-000	\$21,216
13-11-415-018-000	\$39,286	13-11-415-019-000	\$233,064	13-11-415-020-000	\$41,876
13-11-415-021-000	\$19,966	13-11-415-022-000	\$19,700	13-11-415-023-000	\$23,702
13-11-415-024-000	\$34,619	13-11-415-025-000	\$34,619	13-11-415-026-000	\$34,619

PIN NUMBER	98 EAV	PIN NUMBER	98 EAV	PIN NUMBER	98 EAV
13-11-415-027-000	\$174,287	13-11-415-028-000	\$60,298	13-11-415-029-000	\$72,316
13-11-415-030-000	\$274,486	13-11-421-015-000	\$205,752	13-11-421-016-000	\$54,384
13-11-421-017-000	\$51,576	13-11-421-018-000	\$37,280	13-11-421-019-000	\$155,930
13-11-421-020-000	\$42,172	13-11-421-021-000	\$35,100	13-11-421-022-000	\$26,945
13-11-421-023-000	\$50,650	13-11-421-024-000	\$47,600	13-11-421-025-000	\$30,435
13-11-421-026-000	\$182,652	13-11-422-001-000	Exempt	13-11-422-002-000	Exempt
13-11-423-001-000	\$258,743	13-11-423-002-000	\$26,997	13-11-423-003-000	\$34,939
13-11-423-004-000	\$28,094	13-11-423-005-000	\$40,960	13-11-423-006-000	\$37,235
13-11-423-007-000	\$20,153	13-11-423-008-000	\$32,046	13-11-423-009-000	\$37,191
13-11-423-010-000	\$32,537	13-11-423-011-000	\$38,244	13-11-423-012-000	\$30,601
13-11-423-013-000	\$39,671	13-11-423-014-000	\$23,828	13-11-423-015-000	\$48,607
13-11-423-016-000	\$26,219	13-11-423-017-000	\$176,158	13-11-423-018-000	\$376,802
13-11-423-019-000	\$335,343	13-11-423-020-000	\$32,840	13-11-423-021-000	\$220,737
13-11-423-022-000	\$33,967	13-11-423-023-000	\$135,884	13-11-423-024-000	\$225,881
13-11-423-025-000	\$236,709	13-11-424-001-000	\$133,218	13-11-424-002-000	\$27,320
13-11-424-003-000	\$32,340	13-11-424-004-000	\$41,505	13-11-424-005-000	\$29,099
13-11-424-006-000	\$29,823	13-11-424-007-000	\$35,112	13-11-424-008-000	\$36,182
13-11-424-009-000	\$32,892	13-11-424-010-000	\$33,470	13-11-424-011-000	\$33,459
13-11-424-012-000	\$28,153	13-11-424-013-000	\$28,105	13-11-424-014-000	\$237,352
13-11-424-015-000	\$32,463	13-11-424-016-000	\$41,317	13-11-424-017-000	\$41,865
13-11-424-018-000	\$47,890	13-11-424-019-000	\$258,610	13-11-424-020-000	\$244,465
13-11-424-021-000	\$96,131	13-11-424-022-000	\$111,273	13-11-424-023-000	\$146,018
13-11-424-024-000	\$420,315	13-11-425-001-000	\$195,498	13-11-425-002-000	\$32,594
13-11-425-003-000	\$28,229	13-11-425-004-000	\$29,105	13-11-425-005-000	\$33,339
13-11-425-006-000	\$29,400	13-11-425-007-000	\$28,229	13-11-425-008-000	\$32,070
13-11-425-009-000	\$28,229	13-11-425-010-000	\$31,983	13-11-425-011-000	\$28,229
13-11-425-012-000	\$27,741	13-11-425-013-000	\$29,556	13-11-425-014-000	\$31,076
13-11-425-015-000	Exempt	13-11-425-016-000	\$37,851	13-11-425-017-000	\$33,546
13-11-425-018-000	\$27,274	13-11-425-019-000	\$29,496	13-11-425-020-000	\$39,192
13-11-425-021-000	\$30,239	13-11-425-022-000	\$29,302	13-11-425-023-000	\$29,753
13-11-425-024-000	\$26,282	13-11-425-025-000	\$23,345	13-11-425-026-000	\$31,916
13-11-425-027-000	\$24,057	13-11-425-028-000	\$67,743	13-11-425-029-000	\$73,879
13-11-425-030-000	\$73,879	13-11-425-031-000	\$71,834	13-11-425-032-000	\$68,139
13-11-425-033-000	\$68,139	13-11-425-034-000	\$68,139	13-11-425-035-000	\$74,932
13-11-426-001-000	\$206,768	13-11-426-002-000	\$19,178	13-11-426-003-000	\$30,377
13-11-426-004-000	\$26,077	13-11-426-005-000	\$27,384	13-11-426-006-000	\$29,477

PIN NUMBER	98 EAV	PIN NUMBER	98 EAV	PIN NUMBER	98 EAV
13-11-426-007-000	\$36,577	13-11-426-008-000	\$24,336	13-11-426-009-000	\$20,647
13-11-426-010-000	\$21,005	13-11-426-011-000	\$27,159	13-11-426-012-000	\$24,685
13-11-426-013-000	\$26,575	13-11-426-014-000	\$20,174	13-11-426-015-000	Exempt
13-11-426-016-000	Exempt	13-11-426-017-000	Exempt	13-11-426-018-000	Exempt
13-11-426-019-000	\$17,449	13-11-426-020-000	\$23,183	13-11-426-021-000	\$25,186
13-11-426-022-000	\$24,092	13-11-426-023-000	\$27,155	13-11-426-024-000	\$23,115
13-11-426-025-000	\$18,936	13-11-426-026-000	\$29,729	13-11-426-027-000	\$474,939
13-11-426-028-000	\$163,710	13-11-426-029-000	\$418,312	13-11-427-001-000	\$281,569
13-11-427-002-000	\$22,199	13-11-427-003-000	\$14,165	13-11-427-004-000	\$26,159
13-11-427-005-000	\$18,472	13-11-427-006-000	\$11,846	13-11-427-007-000	\$28,171
13-11-427-008-000	\$23,613	13-11-427-009-000	\$24,217	13-11-427-010-000	\$24,217
13-11-427-011-000	\$24,217	13-11-427-012-000	\$25,562	13-11-427-015-000	Exempt
13-11-427-016-000	\$58,461	13-11-427-017-000	\$44,064	13-11-427-018-000	Exempt
13-11-427-019-000	\$41,433	13-11-427-020-000	\$66,936	13-11-427-021-000	\$25,433
13-11-427-030-000	\$35,245	13-11-427-031-000	Exempt	13-11-427-032-000	\$1,234,440
13-11-428-001-000	\$248,278	13-11-428-002-000	\$36,130	13-11-428-003-000	\$545,904
13-11-428-004-000	\$528,094	13-11-428-005-000	\$271,049	13-11-428-006-000	\$85,313
13-11-428-007-000	\$269,763	13-11-428-008-000	\$23,418	13-11-428-009-000	\$20,937
13-11-428-010-000	\$21,944	13-11-428-011-000	\$20,872	13-11-428-012-000	\$21,783
13-11-428-013-000	\$20,610	13-11-428-014-000	\$20,726	13-11-428-015-000	\$25,596
13-11-428-016-000	\$23,008	13-11-428-017-000	\$26,144	13-11-428-018-000	\$24,355
13-11-428-019-000	\$23,176	13-11-428-020-000	\$29,275	13-11-428-021-000	\$438,417
13-11-428-022-000	\$424,825	13-11-428-023-000	\$254,558	13-11-429-001-000	\$26,058
13-11-429-002-000	\$22,960	13-11-429-003-000	\$53,529	13-11-429-004-000	\$48,520
13-11-429-005-000	\$26,616	13-11-429-006-000	\$23,523	13-11-429-007-000	\$18,790
13-11-429-008-000	\$26,143	13-11-429-009-000	\$20,365	13-11-429-010-000	\$144,259
13-11-429-011-000	\$216,309	13-11-429-012-000	\$34,035	13-11-429-013-000	\$30,180
13-11-429-014-000	\$40,058	13-11-429-015-000	\$27,067	13-11-429-016-000	\$30,156
13-11-429-017-000	\$26,450	13-11-429-018-000	\$45,736	13-11-429-019-000	\$28,613
13-11-429-020-000	\$20,765	13-11-429-021-000	\$25,036	13-11-429-022-000	\$20,793
13-11-429-023-000	\$27,735	13-11-429-024-000	\$39,708	13-11-429-025-000	\$422,467
13-11-429-026-000	\$210,809	13-11-429-027-000	\$388,554	13-11-430-001-000	Exempt
13-11-430-002-000	Exempt	13-11-430-003-000	\$20,715	13-11-430-004-000	\$22,766
13-11-430-005-000	\$22,559	13-11-430-006-000	\$20,768	13-11-430-007-000	\$22,666
13-11-430-008-000	\$21,090	13-11-430-009-000	\$19,682	13-11-430-010-000	\$21,552
13-11-430-011-000	\$30,197	13-11-430-012-000	\$26,433	13-11-430-013-000	\$13,430

PIN NUMBER	98 EAV	PIN NUMBER	98 EAV	PIN NUMBER	98 EAV
13-11-430-014-000	Exempt	13-11-430-015-000	Exempt	13-11-430-016-000	\$45,625
13-11-430-017-000	\$31,953	13-11-430-018-000	\$29,365	13-11-430-019-000	\$27,344
13-11-430-020-000	\$31,386	13-11-430-021-000	\$31,674	13-11-430-022-000	\$38,076
13-11-430-023-000	\$255,545	13-11-430-024-000	\$124,477	13-11-430-025-000	\$128,765
13-11-430-026-000	\$46,914	13-11-430-027-000	\$161,993	13-11-430-028-000	\$249,038
13-11-431-001-000	\$148,342	13-11-431-002-000	\$27,093	13-11-431-003-000	\$33,812
13-11-431-004-000	\$28,593	13-11-431-005-000	\$41,106	13-11-431-006-000	\$29,275
13-11-431-007-000	\$36,894	13-11-431-008-000	\$32,452	13-11-431-009-000	\$35,314
13-11-431-010-000	\$40,193	13-11-431-011-000	\$29,064	13-11-431-012-000	\$53,190
13-11-431-013-000	\$51,273	13-11-431-014-000	Exempt	13-11-431-015-000	Exempt
13-11-431-016-000	Exempt	13-11-431-018-000	\$147,252	13-11-431-019-000	\$60,564
13-11-431-020-000	\$162,446	13-11-431-021-000	\$61,423	13-11-431-022-000	\$69,375
13-11-431-023-000	\$442,799	13-11-431-026-000	Exempt	13-12-100-001-000	\$274,667
13-12-100-002-000	\$86,841	13-12-100-004-000	\$11,329	13-12-100-005-000	\$15,253
13-12-100-006-000	\$106,033	13-12-100-009-000	\$262,896	13-12-100-010-000	\$188,343
13-12-100-011-000	\$148,037	13-12-100-012-000	\$45,763	13-12-100-013-000	\$235,427
13-12-100-016-000	\$60,935	13-12-100-021-000	\$97,440	13-12-100-022-000	\$167,360
13-12-100-024-000	\$194,536	13-12-100-025-000	\$153,487	13-12-100-026-000	\$153,487
13-12-100-027-000	\$20,396	13-12-100-028-000	\$40,343	13-12-100-029-000	\$27,218
13-12-100-030-000	\$129,438	13-12-100-031-000	\$129,438	13-12-100-032-000	\$100,033
13-12-100-033-000	Exempt	13-12-100-034-000	\$27,595	13-12-100-035-000	\$287,372
13-12-100-036-000	\$441,471	13-12-100-037-000	\$46,068	13-12-100-038-000	\$349,597
13-12-100-039-000	\$46,672	13-12-100-041-000	\$27,329	13-12-100-042-000	\$121,320
13-12-100-043-000	\$201,586	13-12-100-044-000	\$1,161,117	13-12-101-005-000	Exempt
13-12-101-006-000	Exempt	13-12-101-007-000	Exempt	13-12-101-008-000	Exempt
13-12-300-001-000	Exempt	13-12-300-002-000	Exempt	13-12-300-003-000	Exempt
13-12-300-004-000	Exempt	13-12-300-005-000	Exempt	13-12-300-006-000	Exempt
13-12-300-007-000	Exempt	13-12-300-008-000	Exempt	13-12-300-009-000	Exempt
13-12-300-010-000	\$62,818	13-12-300-011-000	\$62,921	13-12-300-012-000	\$62,921
13-12-300-013-000	\$62,921	13-12-300-014-000	\$62,921	13-12-300-015-000	\$36,327
13-12-300-016-000	\$47,245	13-12-300-017-000	\$33,001	13-12-300-018-000	\$20,752
13-12-300-019-000	Exempt	13-12-301-001-000	\$124,830	13-12-301-002-000	\$340,665
13-12-301-003-000	\$45,736	13-12-301-008-000	\$37,076	13-12-301-009-000	\$37,320
13-12-301-010-000	\$31,557	13-12-301-015-000	\$7,200	13-12-301-016-000	\$51,552
13-12-301-017-000	\$29,230	13-12-301-018-000	\$66,853	13-12-301-019-000	Divided Parce
13-12-301-020-000	Divided Parce	13-12-301-021-000	Divided Parce	13-12-301-022-000	\$35,004

PIN NUMBER	98 EAV	PIN NUMBER	98 EAV	PIN NUMBER	98 EAV
13-12-301-027-000	\$37,393	13-12-301-029-000	\$40,596	13-12-301-030-000	\$39,004
13-12-301-031-000	\$37,642	13-12-301-032-000	\$6,429	13-12-301-033-100	\$12,723
13-12-301-033-100	\$17,223	13-12-301-033-100	\$11,280	13-12-301-033-100	\$15,780
13-12-301-033-100	\$15,780	13-12-301-033-100	\$15,780	13-12-301-033-100	\$12,274
13-12-301-033-100	\$12,723	13-12-301-033-100	\$12,723	13-12-301-033-101	\$11,280
13-12-301-033-101	\$11,280	13-12-301-033-101	\$11,280	13-12-301-033-101	\$11,280
13-12-301-033-101	\$12,274	13-12-301-033-101	\$12,728	13-12-301-033-101	\$17,223
13-12-301-033-101	\$15,780	13-12-301-033-101	\$15,787	13-12-301-033-101	\$11,287
13-12-301-033-102	\$11,287	13-12-301-033-102	\$12,283	13-12-302-001-000	\$70,934
13-12-302-006-000	\$291,402	13-12-302-007-000	\$33,742	13-12-302-009-000	\$38,468
13-12-302-010-000	\$17,425	13-12-302-011-000	\$22,124	13-12-302-012-000	\$8,734
13-12-302-013-000	\$17,574	13-12-302-014-000	\$17,689	13-12-302-017-000	\$449,513
13-12-303-001-000	Exempt	13-12-303-002-000	Exempt	13-12-303-003-000	Exempt
13-12-303-004-000	\$47,365	13-12-303-005-000	\$32,587	13-12-303-006-000	\$147,784
13-12-303-007-000	\$100,648	13-12-303-008-000	\$129,785	13-12-303-009-000	\$60,832
13-12-303-010-000	\$31,290	13-12-303-011-000	\$31,480	13-12-303-012-000	\$154,010
13-12-303-013-000	\$29,847	13-12-303-014-000	\$32,678	13-12-303-015-000	\$45,695
13-12-303-016-000	\$21,870	13-12-303-017-000	\$27,872	13-12-303-018-000	\$33,082
13-12-303-019-000	\$46,473	13-12-303-020-000	\$35,407	13-12-303-021-000	\$22,051
13-12-303-022-000	\$27,430	13-12-303-023-000	\$16,277	13-12-303-024-000	\$60,741
13-12-303-025-000	\$37,270	13-12-303-026-000	\$33,062	13-12-303-027-000	\$34,272
13-12-303-028-000	\$34,926	13-12-303-029-000	\$41,518	13-12-304-003-000	\$33,313
13-12-304-004-000	\$39,885	13-12-304-005-000	\$41,911	13-12-304-006-000	\$43,371
13-12-304-007-000	\$36,709	13-12-304-008-000	\$29,672	13-12-304-009-000	\$27,721
13-12-304-010-000	\$32,736	13-12-304-011-000	\$38,807	13-12-304-012-000	\$32,699
13-12-304-013-000	\$29,703	13-12-304-014-000	\$33,754	13-12-304-015-000	\$33,536
13-12-304-016-000	\$30,006	13-12-304-017-000	\$42,663	13-12-304-020-000	Exempt
13-12-304-021-000	Exempt	13-12-304-022-000	\$60,034	13-12-304-023-000	\$24,264
13-12-304-024-000	\$27,683	13-12-304-025-000	\$22,404	13-12-304-026-000	\$21,284
13-12-304-027-000	\$30,034	13-12-304-028-000	\$26,028	13-12-304-029-000	\$19,771
13-12-304-030-000	\$23,442	13-12-304-031-000	\$35,575	13-12-304-032-000	\$35,693
13-12-304-033-000	\$29,426	13-12-304-034-000	\$41,975	13-12-304-035-000	\$22,184
13-12-304-036-000	\$21,149	13-12-304-037-000	\$25,688	13-12-304-038-000	\$124,799
13-12-304-040-000	Exempt	13-12-304-041-000	\$30,727	13-12-304-042-000	\$47,718
13-12-304-043-000	\$14,987	13-12-305-003-000	Exempt	13-12-305-004-000	Exempt
13-12-305-011-000	Exempt	13-12-305-014-000	Exempt	13-12-305-015-000	Exempt

PIN NUMBER	98 EAV	PIN NUMBER	98 EAV	PIN NUMBER	98 EAV
13-12-305-016-000	Exempt	13-12-305-017-000	Exempt	13-12-305-018-000	Exempt
13-12-309-001-000	\$374,945	13-12-309-002-000	\$83,126	13-12-309-003-000	\$91,120
13-12-309-004-000	\$132,664	13-12-309-005-000	\$113,588	13-12-309-006-000	\$150,675
13-12-309-007-000	\$258,790	13-12-309-008-000	\$141,848	13-12-309-010-000	\$51,642
13-12-309-011-000	\$38,076	13-12-309-012-000	\$26,677	13-12-309-013-000	\$26,662
13-12-309-014-000	\$37,143	13-12-309-015-000	\$34,523	13-12-309-016-000	\$30,187
13-12-309-017-000	\$33,625	13-12-309-018-000	\$6,738	13-12-309-019-000	\$40,810
13-12-309-020-000	\$49,671	13-12-309-021-000	\$28,685	13-12-309-022-000	\$42,874
13-12-309-023-000	\$38,374	13-12-309-024-000	Exempt	13-12-309-025-000	Exempt
13-12-309-026-100	\$25,163	13-12-309-026-100	\$25,163	13-12-309-026-100	\$25,163
13-12-309-026-100	\$25,265	13-12-309-026-100	\$25,265	13-12-309-026-100	\$25,265
13-12-309-026-100	\$25,666	13-12-309-026-100	\$25,666	13-12-309-026-100	\$25,690
13-12-309-026-101	\$5,642	13-12-309-026-101	\$5,642	13-12-309-026-101	\$5,642
13-12-309-026-101	\$5,642	13-12-310-001-000	\$136,704	13-12-310-002-000	\$28,999
13-12-310-003-000	\$30,043	13-12-310-004-000	\$34,837	13-12-310-005-000	\$31,667
13-12-310-006-000	\$44,472	13-12-310-007-000	Exempt	13-12-310-008-000	\$30,468
13-12-310-009-000	\$28,146	13-12-310-010-000	\$31,085	13-12-310-011-000	\$27,558
13-12-310-012-000	\$32,801	13-12-310-013-000	\$33,924	13-12-310-014-000	\$25,929
13-12-310-015-000	\$30,568	13-12-310-016-000	\$30,119	13-12-310-017-000	\$262,695
13-12-310-018-000	\$103,495	13-12-310-019-000	\$39,959	13-12-310-020-000	\$40,981
13-12-310-021-000	\$31,660	13-12-310-022-000	\$29,646	13-12-310-023-000	\$32,103
13-12-310-024-000	\$31,665	13-12-310-025-000	\$41,536	13-12-310-026-000	\$31,537
13-12-310-027-000	\$27,767	13-12-310-028-000	\$54,892	13-12-310-029-000	\$40,295
13-12-310-030-000	\$35,410	13-12-310-031-000	\$38,566	13-12-310-032-000	\$25,346
13-12-310-033-000	\$31,549	13-12-310-034-000	\$31,803	13-12-310-035-000	\$28,098
13-12-310-036-000	\$45,354	13-12-311-001-000	\$154,555	13-12-311-002-000	\$45,489
13-12-311-003-000	\$33,234	13-12-311-004-000	\$45,824	13-12-311-005-000	\$35,462
13-12-311-006-000	\$42,600	13-12-311-007-000	\$33,167	13-12-311-008-000	\$29,448
13-12-311-009-000	\$29,735	13-12-311-010-000	\$32,151	13-12-311-011-000	\$41,141
13-12-311-012-000	\$36,000	13-12-311-013-000	\$34,560	13-12-311-014-000	\$34,182
13-12-311-015-000	\$39,820	13-12-311-016-000	\$35,436	13-12-311-017-000	\$36,345
13-12-311-018-000	\$48,610	13-12-311-019-000	\$196,193	13-12-311-020-000	\$40,873
13-12-311-021-000	\$29,445	13-12-311-022-000	\$35,223	13-12-311-023-000	\$23,183
13-12-311-024-000	\$26,850	13-12-311-025-000	\$25,509	13-12-311-026-000	\$30,980
13-12-311-027-000	\$32,186	13-12-311-028-000	\$20,896	13-12-311-029-000	\$26,168
13-12-311-030-000	\$22,260	13-12-311-031-000	\$26,512	13-12-311-032-000	\$21,288

PIN NUMBER	98 EAV	PIN NUMBER	98 EAV	PIN NUMBER	98 EAV
13-12-311-033-000	\$22,359	13-12-311-034-000	\$42,116	13-12-311-035-000	\$125,089
13-12-312-001-000	\$697,971	13-12-312-004-000	\$201,732	13-12-312-005-000	\$32,122
13-12-312-006-000	\$34,146	13-12-312-007-000	\$18,538	13-12-312-008-000	\$23,174
13-12-312-009-000	\$26,823	13-12-312-010-000	\$37,573	13-12-312-011-000	\$32,661
13-12-312-012-000	\$27,658	13-12-312-013-000	\$34,327	13-12-312-014-000	\$28,628
13-12-312-015-000	\$25,921	13-12-312-016-000	\$20,822	13-12-312-017-000	\$34,111
13-12-312-018-000	\$32,764	13-12-312-025-000	\$342,597	13-12-312-026-000	\$324,705
13-12-312-027-000	\$409,169	13-12-312-028-000	\$66,485	13-12-312-029-000	\$328,681
13-12-312-030-000	\$684,046	13-12-313-001-000	\$289,927	13-12-313-002-000	\$31,231
13-12-313-003-000	\$40,830	13-12-313-004-000	\$27,118	13-12-313-005-000	\$23,985
13-12-313-006-000	\$33,542	13-12-313-007-000	\$40,210	13-12-313-008-000	\$27,257
13-12-313-009-000	\$32,751	13-12-313-010-000	\$37,969	13-12-313-011-000	\$36,813
13-12-313-012-000	\$39,522	13-12-313-013-000	\$119,546	13-12-313-014-000	\$39,777
13-12-313-015-000	\$28,486	13-12-313-016-000	\$33,352	13-12-313-017-000	\$27,880
13-12-313-018-000	\$33,408	13-12-313-019-000	\$24,368	13-12-313-020-000	\$25,326
13-12-313-021-000	\$31,268	13-12-313-022-000	\$53,900	13-12-313-023-000	\$36,254
13-12-313-024-000	\$38,379	13-12-313-025-000	\$28,977	13-12-313-026-000	\$36,007
13-12-313-027-000	\$26,514	13-12-313-028-000	\$39,707	13-12-313-029-000	\$57,667
13-12-313-030-000	\$287,729	13-12-314-001-000	\$41,943	13-12-314-002-000	\$179,103
13-12-314-003-000	\$31,146	13-12-314-004-000	\$29,094	13-12-314-005-000	\$29,223
13-12-314-006-000	\$34,848	13-12-314-007-000	\$32,629	13-12-314-008-000	\$28,515
13-12-314-009-000	\$22,757	13-12-314-010-000	\$15,591	13-12-314-011-000	\$37,130
13-12-314-012-000	\$28,336	13-12-314-013-000	\$31,334	13-12-314-014-000	\$29,759
13-12-314-015-000	\$30,078	13-12-314-016-000	\$128,911	13-12-314-018-000	\$34,727
13-12-314-019-000	\$29,602	13-12-314-020-000	\$32,208	13-12-314-021-000	\$32,016
13-12-314-022-000	\$30,435	13-12-314-023-000	\$33,392	13-12-314-024-000	\$36,164
13-12-314-025-000	\$28,972	13-12-314-026-000	\$21,650	13-12-314-027-000	\$31,283
13-12-314-028-000	\$36,582	13-12-314-029-000	\$41,381	13-12-314-030-000	\$38,403
13-12-314-031-000	\$54,835	13-12-315-001-000	\$319,041	13-12-315-002-000	\$42,870
13-12-315-003-000	\$19,331	13-12-315-004-000	\$20,721	13-12-315-005-000	\$29,197
13-12-315-006-000	\$31,168	13-12-315-007-000	\$32,821	13-12-315-008-000	\$32,831
13-12-315-009-000	\$33,965	13-12-315-010-000	\$29,655	13-12-315-011-000	\$27,305
13-12-315-012-000	\$48,873	13-12-315-013-000	\$167,643	13-12-315-016-000	\$96,293
13-12-315-017-000	\$24,079	13-12-315-018-000	\$97,003	13-12-315-019-000	\$290,877
13-12-315-020-000	\$20,158	13-12-315-021-000	\$20,308	13-12-315-022-000	\$223,869
13-12-315-023-000	\$132,605	13-12-316-001-000	\$329,714	13-12-316-002-000	\$253,590

PIN NUMBER	98 EAV	PIN NUMBER	98 EAV	PIN NUMBER	98 EAV
13-12-316-003-000	\$205,144	13-12-316-004-000	\$271,313	13-12-316-005-000	\$148,373
13-12-316-006-000	\$197,824	13-12-316-007-000	Exempt	13-12-316-008-000	\$175,262
13-12-316-010-000	\$86,178	13-12-316-011-000	\$67,195	13-12-316-012-000	\$132,209
13-12-316-013-000	\$186,933	13-12-316-014-000	\$221,639	13-12-316-015-000	\$53,497
13-12-316-017-000	Exempt	13-12-316-020-000	Exempt	13-12-316-023-000	\$1,208
13-12-316-025-000	\$2,697	13-12-316-026-000	Exempt	13-13-100-001-000	\$348,651
13-13-100-002-000	\$250,564	13-13-100-003-000	\$224,405	13-13-100-004-000	\$89,467
13-13-100-005-000	\$18,786	13-13-100-006-000	\$18,786	13-13-100-007-000	\$66,225
13-13-100-008-000	\$66,225	13-13-100-009-000	\$62,485	13-13-100-010-000	\$62,485
13-13-100-011-000	\$18,786	13-13-100-012-000	\$18,786	13-13-100-016-000	\$177,256
13-13-100-017-000	\$287,747	13-13-100-031-000	\$353,418	13-13-101-001-000	\$425,139
13-13-101-002-000	\$74,099	13-13-101-003-000	\$209,586	13-13-102-001-000	\$100,677
13-13-102-002-000	\$102,182	13-13-102-003-000	\$45,089	13-13-102-004-000	\$51,206
13-13-102-005-000	\$51,206	13-13-102-006-000	\$51,304	13-13-102-031-000	\$189,388
13-13-102-032-000	\$252,134	13-13-103-001-000	\$138,502	13-13-103-002-000	\$305,369
13-13-103-003-000	\$201,174	13-13-104-001-000	\$138,831	13-13-104-002-000	\$80,480
13-13-104-003-000	\$99,706	13-13-105-001-000	\$46,744	13-13-105-002-000	\$20,594
13-13-105-003-000	\$20,594	13-13-105-004-000	\$20,594	13-13-105-005-000	\$21,742
13-13-105-006-000	\$20,921	13-13-105-007-000	\$20,921	13-13-105-008-000	\$129,357
13-13-105-009-000	\$295,965	13-13-107-001-000	\$261,196	13-13-107-002-000	\$126,513
13-13-107-003-000	\$31,351	13-13-107-004-000	\$65,037	13-14-101-001-000	\$48,150
13-14-101-002-000	\$61,120	13-14-101-003-000	\$61,120	13-14-101-004-000	\$131,976
13-14-101-005-000	\$60,398	13-14-101-006-000	\$290,077	13-14-102-009-000	\$114,161
13-14-102-044-000	\$70,236	13-14-102-047-000	\$279,635	13-14-103-001-000	\$340,931
13-14-103-002-000	\$261,329	13-14-103-003-000	\$447,684	13-14-104-001-000	\$217,164
13-14-104-002-000	\$174,309	13-14-104-003-000	\$154,424	13-14-104-004-000	\$543,767
13-14-104-005-000	\$61,015	13-14-104-006-000	\$61,015	13-14-104-007-000	\$90,355
13-14-104-008-000	\$21,402	13-14-104-009-000	\$51,009	13-14-104-010-000	\$81,491
13-14-104-011-000	\$50,807	13-14-104-012-000	\$137,863	13-14-104-043-000	\$42,512
13-14-104-044-000	\$35,059	13-14-104-045-000	\$37,773	13-14-104-046-000	\$35,817
13-14-104-047-000	\$306,378	13-14-104-048-000	\$34,240	13-14-104-049-000	\$39,405
13-14-104-050-000	\$47,628	13-14-104-051-000	\$27,842	13-14-104-052-000	\$22,239
13-14-104-053-000	\$28,109	13-14-104-054-000	\$36,492	13-14-104-055-000	\$36,725
13-14-104-056-000	\$31,050	13-14-104-057-000	\$29,227	13-14-104-058-000	\$279,771
13-14-104-059-000	\$39,088	13-14-104-060-000	\$29,321	13-14-104-061-000	\$84,016
13-14-104-062-000	\$26,787	13-14-104-063-000	\$22,483	13-14-104-064-000	\$116,943

PIN NUMBER	98 EAV	PIN NUMBER	98 EAV	PIN NUMBER	98 EAV
13-14-105-001-000	\$194,846	13-14-105-002-000	\$44,252	13-14-105-003-000	\$78,894
13-14-105-004-000	\$52,664	13-14-105-005-000	\$82,836	13-14-105-006-000	\$98,581
13-14-105-007-000	\$36,143	13-14-105-008-000	\$78,806	13-14-105-009-000	\$115,007
13-14-105-010-000	\$43,859	13-14-105-011-000	\$37,167	13-14-105-012-000	\$55,227
13-14-105-013-000	\$35,404	13-14-105-014-000	\$134,173	13-14-105-015-000	\$142,036
13-14-105-016-000	\$20,275	13-14-105-017-000	\$24,748	13-14-105-018-000	\$32,943
13-14-105-019-000	\$29,384	13-14-105-020-000	\$39,953	13-14-105-021-000	\$31,602
13-14-105-022-000	\$32,472	13-14-105-023-000	\$34,808	13-14-105-024-000	\$40,821
13-14-105-025-000	\$36,116	13-14-105-026-000	\$33,742	13-14-105-027-000	\$40,450
13-14-105-028-000	\$245,376	13-14-106-001-000	\$347,182	13-14-106-002-000	\$113,863
13-14-106-003-000	\$83,354	13-14-106-004-000	\$51,651	13-14-106-005-000	\$241,199
13-14-106-006-000	\$29,559	13-14-106-007-000	\$32,607	13-14-106-008-000	\$38,593
13-14-106-009-000	\$34,564	13-14-106-010-000	\$39,931	13-14-106-011-000	\$32,591
13-14-106-012-000	\$32,160	13-14-106-013-000	\$27,453	13-14-106-014-000	\$33,792
13-14-106-015-000	\$33,221	13-14-106-016-000	\$36,352	13-14-106-017-000	\$37,755
13-14-106-018-000	\$162,252	13-14-106-019-000	\$40,239	13-14-106-020-000	\$33,943
13-14-106-021-000	\$32,511	13-14-106-022-000	\$32,762	13-14-106-023-000	\$34,575
13-14-106-024-000	\$41,074	13-14-106-025-000	\$35,771	13-14-106-026-000	\$40,670
13-14-106-027-000	\$29,775	13-14-106-028-000	\$39,522	13-14-106-029-000	\$28,650
13-14-106-030-000	\$295,300	13-14-111-001-000	\$162,577	13-14-111-002-000	\$196,675
13-14-111-003-000	\$32,196	13-14-111-004-000	\$234,514	13-14-111-005-000	\$31,004
13-14-111-006-000	\$32,216	13-14-111-007-000	\$34,099	13-14-111-008-000	\$29,553
13-14-111-009-000	Exempt	13-14-111-010-000	\$18,749	13-14-111-011-000	\$37,095
13-14-111-012-000	\$32,395	13-14-111-013-000	\$33,210	13-14-111-014-000	\$35,349
13-14-111-015-000	\$29,079	13-14-111-016-000	\$36,787	13-14-111-017-000	\$36,657
13-14-111-018-000	\$33,219	13-14-111-019-000	\$35,650	13-14-111-040-000	Exempt
13-14-111-041-000	Exempt	13-14-111-042-000	\$172,334	13-14-111-043-000	Exempt
13-14-111-044-000	Exempt	13-14-112-001-000	\$268,934	13-14-112-002-000	\$58,814
13-14-112-003-000	\$58,814	13-14-112-004-000	\$55,601	13-14-112-005-000	\$47,271
13-14-112-006-000	\$40,755	13-14-112-007-000	\$36,905	13-14-112-008-000	\$40,424
13-14-112-009-000	\$60,333	13-14-112-010-000	Exempt	13-14-112-011-000	\$232,131
13-14-112-012-000	\$28,015	13-14-112-013-000	\$34,854	13-14-112-014-000	\$33,450
13-14-112-015-000	\$23,023	13-14-112-016-000	\$35,742	13-14-112-017-000	\$35,222
13-14-112-018-000	\$225,256	13-14-112-019-000	\$34,312	13-14-112-020-000	\$35,447
13-14-112-021-000	Exempt	13-14-112-022-000	\$273,595	13-14-112-023-000	\$40,243
13-14-113-001-000	\$150,149	13-14-113-002-000	\$33,172	13-14-113-003-000	\$38,128

PIN NUMBER	98 EAV	PIN NUMBER	98 EAV	PIN NUMBER	98 EAV
13-14-113-004-000	\$35,648	13-14-113-005-000	\$28,113	13-14-113-006-000	\$43,053
13-14-113-007-000	\$28,042	13-14-113-008-000	\$42,698	13-14-113-009-000	\$34,802
13-14-113-010-000	\$40,583	13-14-113-011-000	\$43,330	13-14-113-012-000	\$38,690
13-14-113-013-000	\$36,508	13-14-113-014-000	\$42,525	13-14-113-015-000	\$42,284
13-14-113-016-000	\$147,224	13-14-113-017-000	\$149,110	13-14-113-018-000	\$57,369
13-14-113-019-000	\$31,377	13-14-113-020-000	\$34,067	13-14-113-021-000	\$34,564
13-14-113-022-000	\$39,665	13-14-113-023-000	\$33,507	13-14-113-024-000	\$40,631
13-14-113-025-000	\$31,699	13-14-113-026-000	\$29,312	13-14-113-027-000	\$36,216
13-14-113-028-000	\$127,295	13-14-113-029-000	\$219,987	13-14-200-001-000	\$28,912
13-14-200-002-000	\$49,096	13-14-200-003-000	\$244,890	13-14-200-005-000	\$209,885
13-14-200-006-000	\$339,293	13-14-200-007-000	\$33,492	13-14-200-008-000	\$32,592
13-14-200-009-000	\$25,592	13-14-200-010-000	\$25,070	13-14-200-011-000	\$44,287
13-14-200-012-000	\$109,900	13-14-200-013-000	\$322,987	13-14-200-014-000	\$26,186
13-14-200-015-000	\$33,139	13-14-200-016-000	\$34,046	13-14-200-017-000	\$48,411
13-14-200-018-000	\$31,542	13-14-200-019-000	\$25,243	13-14-200-020-000	\$22,450
13-14-200-021-000	\$31,107	13-14-200-022-000	\$22,740	13-14-200-023-000	\$36,003
13-14-200-024-000	\$28,628	13-14-200-025-000	\$33,998	13-14-200-026-000	\$30,276
13-14-200-027-000	\$127,683	13-14-200-028-000	\$100,341	13-14-200-029-000	\$92,175
13-14-201-001-000	\$125,996	13-14-201-002-000	\$125,824	13-14-201-003-000	\$93,422
13-14-201-004-000	\$57,469	13-14-201-005-000	\$57,469	13-14-201-006-000	\$335,957
13-14-201-007-000	\$31,464	13-14-201-008-000	\$20,292	13-14-201-009-000	\$28,946
13-14-201-010-000	\$31,686	13-14-201-011-000	\$40,001	13-14-201-012-000	\$30,991
13-14-201-013-000	\$39,901	13-14-201-014-000	\$54,953	13-14-201-015-000	\$30,839
13-14-201-016-000	\$28,741	13-14-201-017-000	\$32,655	13-14-201-018-000	\$28,059
13-14-201-019-000	\$197,316	13-14-201-020-000	\$28,661	13-14-201-021-000	\$32,611
13-14-201-022-000	\$29,212	13-14-201-023-000	\$32,040	13-14-201-024-000	\$28,074
13-14-201-025-000	\$29,932	13-14-201-026-000	\$31,372	13-14-201-027-000	\$28,329
13-14-201-028-000	\$39,031	13-14-201-029-000	\$28,342	13-14-201-030-000	\$30,963
13-14-201-031-000	\$54,253	13-14-201-032-000	\$178,484	13-14-202-001-000	\$207,688
13-14-202-002-000	\$81,805	13-14-202-003-000	\$80,009	13-14-202-004-000	\$80,009
13-14-202-005-000	\$162,320	13-14-202-006-000	\$311,126	13-14-202-007-000	\$27,917
13-14-202-008-000	\$27,987	13-14-202-009-000	\$26,997	13-14-202-010-000	\$32,570
13-14-202-011-000	\$33,483	13-14-202-012-000	\$28,421	13-14-202-013-000	\$30,627
13-14-202-014-000	\$28,207	13-14-202-015-000	\$32,792	13-14-202-016-000	\$27,237
13-14-202-017-000	\$30,474	13-14-202-018-000	\$33,095	13-14-202-019-000	\$20,525
13-14-202-020-000	\$153,875	13-14-202-021-000	\$29,330	13-14-202-022-000	\$30,939

PIN NUMBER	98 EAV	PIN NUMBER	98 EAV	PIN NUMBER	98 EAV
13-14-202-023-000	\$28,584	13-14-202-024-000	\$32,537	13-14-202-025-000	\$26,734
13-14-202-026-000	\$28,545	13-14-202-027-000	\$322,715	13-14-202-028-000	\$334,946
13-14-202-029-000	\$26,010	13-14-202-030-000	\$26,715	13-14-202-031-000	\$118,696
13-14-203-001-000	\$245,516	13-14-203-002-000	\$50,774	13-14-203-003-000	\$24,031
13-14-203-006-000	\$45,327	13-14-203-007-000	\$184,256	13-14-203-008-000	\$33,084
13-14-203-009-000	\$28,471	13-14-203-010-000	\$26,616	13-14-203-011-000	\$26,256
13-14-203-012-000	\$32,770	13-14-203-013-000	\$25,953	13-14-203-014-000	\$29,271
13-14-203-015-000	\$26,664	13-14-203-016-000	\$26,562	13-14-203-017-000	\$25,720
13-14-203-018-000	\$51,173	13-14-203-019-000	\$51,829	13-14-203-020-000	\$60,303
13-14-203-021-000	\$104,640	13-14-203-022-000	\$53,030	13-14-203-023-000	\$85,406
13-14-203-024-000	\$24,993	13-14-203-025-000	\$46,063	13-14-203-026-000	\$47,188
13-14-203-027-000	\$480,441	13-14-203-028-000	\$266,961	13-14-203-029-000	\$75,438
13-14-204-005-000	\$39,890	13-14-204-006-000	\$20,875	13-14-204-007-000	\$453,618
13-14-204-008-000	\$31,048	13-14-204-009-000	\$31,700	13-14-204-010-000	\$27,374
13-14-204-011-000	\$21,080	13-14-204-012-000	\$37,585	13-14-204-013-000	\$28,018
13-14-204-014-000	\$29,638	13-14-204-015-000	\$27,077	13-14-204-016-000	\$181,621
13-14-204-017-000	\$30,302	13-14-204-018-000	Exempt	13-14-204-019-000	\$207,897
13-14-204-020-000	Exempt	13-14-204-021-000	\$30,612	13-14-204-041-000	Exempt
13-14-204-044-000	Exempt	13-14-204-045-000	\$416,500	13-14-204-047-000	Exempt
13-14-204-048-000	\$319,325	13-14-205-001-000	\$338,665	13-14-205-002-000	\$125,168
13-14-205-003-000	\$284,117	13-14-205-004-000	\$190,619	13-14-205-005-000	\$27,608
13-14-205-006-000	\$33,457	13-14-205-007-000	\$32,077	13-14-205-008-000	\$15,550
13-14-205-009-000	\$35,066	13-14-205-010-000	\$24,497	13-14-205-011-000	\$17,896
13-14-205-012-000	\$20,048	13-14-205-013-000	\$20,719	13-14-205-014-000	\$19,420
13-14-205-015-000	\$19,758	13-14-205-016-000	\$21,800	13-14-205-017-000	\$33,160
13-14-205-018-000	\$20,717	13-14-205-019-000	\$43,785	13-14-205-020-000	\$28,911
13-14-205-021-000	\$32,556	13-14-205-022-000	\$36,579	13-14-205-023-000	\$26,758
13-14-205-024-000	\$30,193	13-14-205-025-000	\$27,577	13-14-205-026-000	\$28,185
13-14-205-027-000	\$17,738	13-14-205-028-000	\$27,739	13-14-205-029-000	\$38,671
13-14-205-030-000	\$31,399	13-14-205-031-000	\$39,855	13-14-205-032-000	\$2,389
13-14-205-033-000	\$129,305	13-14-206-001-000	\$135,481	13-14-206-002-000	\$189,058
13-14-206-003-000	\$17,452	13-14-206-004-000	\$26,189	13-14-206-005-000	\$31,916
13-14-206-006-000	\$27,189	13-14-206-007-000	\$31,021	13-14-206-008-000	\$25,899
13-14-206-009-000	\$25,216	13-14-206-010-000	\$28,164	13-14-206-011-000	\$32,239
13-14-206-012-000	\$31,761	13-14-206-013-000	\$30,981	13-14-206-014-000	\$27,553
13-14-206-015-000	\$23,374	13-14-206-016-000	\$28,055	13-14-206-017-000	\$152,794

PIN NUMBER	98 EAV	PIN NUMBER	98 EAV	PIN NUMBER	98 EAV
13-14-206-018-000	\$186,464	13-14-206-019-000	\$64,505	13-14-206-020-000	\$117,235
13-14-206-021-000	\$295,793	13-14-206-022-000	\$63,477	13-14-206-026-000	\$118,968
13-14-206-027-000	\$109,734	13-14-206-028-000	\$85,879	13-14-206-029-000	\$65,399
13-14-206-030-000	\$91,091	13-14-206-031-000	\$122,665	13-14-207-001-000	\$154,644
13-14-207-002-000	\$27,699	13-14-207-003-000	\$34,717	13-14-207-004-000	\$27,008
13-14-207-005-000	\$32,827	13-14-207-006-000	\$25,432	13-14-207-007-000	\$33,803
13-14-207-008-000	\$30,994	13-14-207-009-000	\$17,303	13-14-207-010-000	\$24,524
13-14-207-011-000	\$30,435	13-14-207-012-000	\$34,325	13-14-207-013-000	\$67,605
13-14-207-014-000	\$381,238	13-14-207-015-000	\$45,590	13-14-208-001-000	\$798,096
13-14-208-002-000	\$58,138	13-14-208-003-000	\$35,949	13-14-208-004-000	\$29,805
13-14-208-005-000	\$26,352	13-14-208-006-000	\$36,441	13-14-208-007-000	\$20,080
13-14-208-008-000	\$26,333	13-14-208-009-000	\$28,942	13-14-208-010-000	\$35,504
13-14-208-011-000	\$25,459	13-14-208-012-000	\$37,562	13-14-208-013-000	\$33,407
13-14-208-014-000	\$40,895	13-14-208-015-000	Exempt	13-14-208-016-000	Exempt
13-14-208-017-000	\$33,965	13-14-208-018-000	\$53,763	13-14-208-019-000	\$34,176
13-14-208-020-000	\$76,382	13-14-208-021-000	\$25,461	13-14-208-022-000	\$29,163
13-14-208-023-000	\$24,750	13-14-208-024-000	\$36,072	13-14-208-025-000	\$48,230
13-14-208-026-000	\$216,168	13-14-209-001-000	\$36,705	13-14-209-002-000	\$38,411
13-14-209-003-000	\$58,210	13-14-209-004-000	Exempt	13-14-209-005-000	\$39,194
13-14-209-006-000	\$27,745	13-14-209-007-000	\$29,502	13-14-209-008-000	\$22,223
13-14-209-009-000	\$22,223	13-14-209-010-000	\$22,611	13-14-209-011-000	\$29,694
13-14-209-012-000	\$26,944	13-14-209-013-000	\$22,611	13-14-209-014-000	\$22,895
13-14-209-015-000	\$27,111	13-14-209-016-000	\$22,219	13-14-209-017-000	\$43,541
13-14-209-018-000	\$229,722	13-14-209-019-000	\$25,905	13-14-209-020-000	\$29,780
13-14-209-021-000	\$23,811	13-14-209-022-000	\$31,163	13-14-209-023-000	\$27,189
13-14-209-024-000	\$36,528	13-14-209-025-000	\$22,862	13-14-209-026-000	\$137,874
13-14-209-027-000	\$30,473	13-14-209-028-000	\$27,893	13-14-209-029-000	\$27,911
13-14-209-030-000	\$31,359	13-14-209-031-000	\$214,650	13-14-210-002-800	Exempt
13-14-210-002-800	\$17,108	13-14-211-001-000	\$142,073	13-14-211-020-000	\$361,072