
2002 Annual Report

**119th and Halsted
Redevelopment Project Area**



Pursuant to 65 ILCS 5/11-74.4-5(d)

JUNE 30, 2003

June 30, 2003

Ms. Alicia Mazur Berg
Commissioner
Department of Planning and Development
121 N. LaSalle St.
Chicago, Illinois 60602

Dear Commissioner:

Enclosed is the annual report for the 119th and Halsted Redevelopment Project Area, which we compiled at the direction of the Department of Planning and Development pursuant to Section 5(d) of the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as amended. The contents are based on information provided to us by Chicago Departments of Planning and Development, Finance, and Law. We have not audited, verified, or applied agreed upon accounting and testing procedures to the data contained in this report. Therefore, we express no opinion on its accuracy or completeness.

It has been a pleasure to work with representatives from the Department of Planning and Development and other City Departments.

Very truly yours,



Ernst & Young LLP

119th and Halsted Redevelopment Project Area 2002 Annual Report

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WITH SECTION (d) OF 65 ILCS 5/11-74.4-5.

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City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

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June 30, 2003

The Honorable Daniel Hynes
Comptroller
State of Illinois
Office of the Comptroller
201 Capitol
Springfield, IL 62706

Dear Comptroller Hynes:

We have compiled the attached information for the 119th and Halsted Redevelopment Project Area (Report) pursuant to 65 ILCS 5/11-74.4-5(d).

Sincerely,

Alicia Mazur Berg
Commissioner

NEIGHBORHOODS



119th and Halsted Redevelopment Project Area 2002 Annual Report

(1) DATE OF DESIGNATION AND TERMINATION - 65 ILCS 5/11-74.4-5(d)(1.5)

The Project Area was designated on February 6, 2002. The Project Area may be terminated no later than February 6, 2025.

Note: Incremental tax revenues levied in the 23rd tax year are collected in the 24th tax year. Although the Project Area will expire in Year 23 in accordance with 65 ILCS 5/11-74.4-3(n)(J)(3), the incremental taxes received in the 24th tax year will be deposited into the Special Tax Allocation Fund.

**119TH AND HALSTED
REDEVELOPMENT PROJECT AREA**

REDEVELOPMENT PLAN AND PROJECT

**Prepared for:
The City of Chicago**

**By:
Camiros, Ltd.**

June 29, 2001

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

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1. INTRODUCTION

This document presents a Tax Increment Redevelopment Plan and Project (hereinafter referred to as the "Plan") pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.) (1996 State Bar Edition), as amended (the Act) for the 119th & Halsted neighborhood located in the City of Chicago, Illinois (the "Project Area"). The Project Area is adjacent to the existing West Pullman Industrial Park Conservation Area. The Project Area boundaries are irregular, generally extending north-south along Halsted Street from 111th Street to 123rd Street and east-west along 119th Street from Wentworth Avenue to Morgan Street. The Project Area is comprised largely of commercial property, which is the predominant use along both Halsted Street and 119th Street. It should be noted that a significant amount of residential use is also present within the Project Area, located largely south of 119th Street and east of Halsted Street. The Plan responds to problem conditions within the Project Area and reflects a commitment by the City of Chicago (the "City") to improve and revitalize the Project Area.

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

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 ILCS 5/11-74.4-3, et seq.

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

(1) the redevelopment project area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the redevelopment plan, (2) the redevelopment plan and project conform to the comprehensive plan for the development of the municipality as a whole, or, for municipalities with a population of 100,000 or more, regardless of when the redevelopment plan and project was adopted, the redevelopment plan and project either: (i) conforms to the strategic economic development or redevelopment plan issued by the designated planning authority of the municipality, or (ii) includes land uses that have been approved by the planning commission of the municipality, (3) the redevelopment plan establishes the estimated dates of completion of the redevelopment project and retirement of obligations issued to finance redevelopment project costs (which dates shall not be later than December 31 of the year in which the payment to the municipal treasurer as provided in Section 8(b) of the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the redevelopment project area is adopted), (4) in the case of an industrial park conservation area, also that the municipality is a labor surplus municipality and that the implementation of the redevelopment plan will reduce unemployment, create new jobs and by the provision of new facilities enhance the tax base of the taxing districts that extend into the redevelopment project area, and (5) if any incremental revenues are being utilized under Section 8a(1) or 8a(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 to determine whether a portion of the City to be known as the 119th & Halsted Redevelopment Area, qualifies for designation as a "blighted 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 Area in accordance with the requirements of the Act.

The 119th and Halsted Redevelopment Project Area

The Project Area is approximately 183 acres in size and includes 822 contiguous parcels and public rights-of-way. Much of the Project Area is characterized by:

- buildings over the age of 35 years
- deleterious land use and layout
- deterioration of buildings, site improvements and right-of-ways
- dilapidation of buildings
- inadequate access to public rights-of-way
- excessive vacancies in terms of vacant lots and vacant buildings
- unused railroad rights-of-way
- other blighting characteristics

As a result of these conditions, the Project Area is in need of redevelopment, rehabilitation and/or revitalization. In recognition of the unrealized potential of the Project Area, the City is taking action to facilitate its revitalization.

The purpose of the Plan is to create a mechanism to allow for the development of new commercial and public facilities on existing vacant and underutilized land, the redevelopment and/or expansion of existing businesses, the redevelopment of obsolete land uses, and the improvement of the area's physical environment and infrastructure. The redevelopment of the Project Area is expected to encourage economic revitalization within the community and the surrounding area.

The Project Area as a whole has not been subject to growth and development by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Plan. The eligibility analysis, attached hereto as Appendix C, concluded that property in this area is experiencing deterioration and disinvestment. The analysis of conditions within the Project Area indicates that it is appropriate for designation as a "blighted area" in accordance with the Act.

The 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 119th and Halsted Redevelopment Plan and Project and the related eligibility report with the understanding that the City would rely (i) on the findings and conclusions of the Plan and the related eligibility report in proceeding with the designation of the Project Area and the adoption and implementation of the Plan, and (ii) on the fact that Camiros, Ltd. has obtained the necessary information so that the Plan and the related eligibility report will 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 private actions in the Project Area.

2. PROJECT AREA DESCRIPTION

The land to be designated as the 119th and Halsted Redevelopment Project Area (the "Project Area") is shown in Figure 1, Boundary Map. The Project Area is approximately 183 acres in size, including public rights-of-way. A legal description of the Project Area is included as Appendix B of this document. The Project Area is adjacent to the West Pullman Industrial Conservation Area. The Project Area includes only contiguous parcels and qualifies for designation as a "blighted area." The proposed Project Area includes only that area that is anticipated to be substantially benefited by the proposed redevelopment project improvements.

The general area has been the subject of two planning studies in recent years. The South Halsted Street Corridor Plan, completed in 1999, establishes a broad vision for the area, which would consist of new commercial development on vacant/underutilized land as well as rehabilitated housing and new housing development. The Plan also calls for improvements to public infrastructure, aesthetic enhancements and new/upgraded public facilities. The second study was the 119th and Halsted Redevelopment Area Eligibility Study and Redevelopment Plan, completed in May of 1998. The boundaries of that plan are essentially the same as the boundaries for this tax increment financing district. Many of the policies of the Plan, including land use and acquisition policies, are based on aforementioned 119th and Halsted Redevelopment Area designation.

Community Background

The Project Area lies primarily within the West Pullman Community Area, although a small portion extends into the Roseland and Morgan Park Community Areas. The Project Area is adjacent to the West Pullman Industrial TIF district. The community was initially settled in the 1830s but did not experience rapid growth until the later 1800s when the Illinois Central and Michigan Central Railroads were developed and industries such as the Pullman Palace Car were established. Industrial development in the general area began with the development of the West Pullman Land Association, which purchased land between Wentworth and Halsted from 115th Street to 119th Street.

The first of many waves of immigrants from Europe settled in the West Pullman community in the early 1900s. After World War II, the population grew from 29,000 in 1950, peaking at 45,000 in 1980. However, in 1970 a major demographic change began to occur, and in 1990, 94 percent of West Pullman was African-American. West Pullman's population declined to just under 40,000 by 1990. This decline in population was accompanied by a decline in housing units from 12,281 in 1980 to 11,919 in 1990.

After World War II, housing development boomed and reflected a style more common to suburban development. In 1990, the percent of owner-occupied housing in the West Pullman Community Area reached an all time high at 72 percent, comparable to suburbs. The 1990 median value of owner-occupied homes in the West Pullman community (\$59,270) is generally higher than those in surrounding neighborhoods.

The 1990 median family income in West Pullman was higher than the median for the City as a whole. However, the unemployment rate for the community area has consistently been higher than the City average. The skill level of employed persons within West Pullman, however, is high with 54 percent being white collar workers.

Several large industries within the broader area, including International Harvester and Dutch Boy Paints, relocated their factories and operations to the suburbs. Other businesses, however, have remained in the area, including Carl Buddig and Company and other smaller manufacturing businesses. The net result of industrial relocation has been a significant loss of local jobs, especially well paying industrial sector jobs.

Current Land Use and Zoning

The current land use within the Project Area consists of commercial, residential, institutional/public, industrial, and mixed-use property. A large amount of vacant land is also present. Commercial use is concentrated along Halsted Street and 119th Street. Residential use is located primarily south and east of the 119th Street and Halsted Street frontages. Institutional/public uses take the form of places of worship, a public school, and a Chicago Housing Authority office and warehouse, which for the most part, are located on the main arterial streets of 119th and Halsted Street. Industrial uses are scattered throughout the Project Area, with older uses located along the former railroad line. The current configuration of land use is represented in Figure 3, Existing Land Use, while the current zoning is shown in Figure 4, Existing Zoning.

Current zoning generally reflects the pattern of existing land use. One exception is the presence of a few remnant commercial buildings along 120th Street in spite of the R-4 District zoning. Another inconsistency involves a small area on the west side of Halsted Street between 116th Street and 117th Street, which is currently used for commercial/industrial use but is zoned R-3. Other relatively minor use nonconformities exist within the Project Area.

Conditions within the Project Area include a series of improvement challenges. The Project Area contains a high proportion of vacant lots and buildings. While this condition exists throughout the Project Area, the highest concentration exists along 119th Street, 120th Street and the residential property between these two streets. Several decades ago, 119th Street and 120th Street were thriving commercial streets. As land use and transportation characteristics changed, commercial use became unsustainable and property along these streets began to decline. The negative effects of declining commercial property affected the adjacent residential property. Combined with a prevailing building age of approximately 80 years, the lack of maintenance and reinvestment resulted in a deterioration and vacancy. Today, deterioration, vacant lots and vacant buildings are widespread throughout the Project Area.

Transportation Characteristics

Transportation facilities within the Project Area include a commuter rail and the local street system. One current railroad line and one former railroad line exist in the Project Area. The current railroad line is Metra's electric rail commuter service between Chicago and Blue Island. A Metra commuter station is located on Halsted Street at 121st Street. This is a commuter only line and carries no freight service. Another railroad right-of-way, that of the Penn Central Railroad, was purchased by the City of Chicago Department of Transportation for the purpose of establishing a pedestrian/bike trail and open space.

Halsted Street and 119th Street are the primary routes for north-south and east-west circulation, respectively. Halsted Street is State Route 1, and represents an important arterial street for the Far South area. 119th Street functions as a collector street. Circulation on local streets consists of a combination of two-way and one-way traffic. Interchanges for Interstate 94 and Interstate 57 are located outside the Project Area to the east and west, respectively.

Mass transportation serving the Project Area includes CTA buses. Bus #119 runs east-west on 119th Street, extending northward on Michigan Avenue to 95th Street and the 95th Street Red Line Rapid Transit Station. Bus #8A runs north-south along Halsted Street, providing access to the Red Line Rapid Transit Station at 79th Street. Bus #8A also connects with Bus #8, which extends service northward from the Red Line Rapid Transit Station at 79th Street to Waveland Street on the North Side. In addition, Bus #359 provides service connecting several south suburban communities to the 121st Street Metra commuter station. The combination of CTA and Metra service provides good transportation to the Project Area.

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

The Project Area on the whole has not been subject to significant growth and development through investment by private enterprise. Based on the conditions present, the area is not likely to be comprehensively or effectively developed without the adoption of the Plan. In April and May of 2001, a series of studies was undertaken to establish whether the proposed Project Area is eligible for designation as a blighted area in accordance with the requirements of the Act. This analysis concluded that the Project Area so qualifies.

For improved property, the presence of five of the 13 conditions set forth in the Act is required for designation of improved property as a blighted area. These factors must be meaningfully present and reasonably distributed within the Area. *Of the 13 factors cited in the Act for improved property, eight factors are present within the Area.*

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

- Deterioration (affecting 74% of all tax blocks)
- Obsolescence (affecting 47% of all tax blocks)
- Presence of structures below minimum code standards (affecting 95% of all tax blocks)
- Excessive vacancies (affecting 72% of all tax blocks)
- Excessive land coverage and overcrowding of structures and community facilities (affecting 26% of all tax blocks)
- Stagnant or declining EAV

Two additional factors are present to a *minor* extent within the Project Area. These are:

- Deleterious land use or layout (affecting 12% of all tax blocks)
- Dilapidation (affecting 19% of all tax blocks)

For vacant property, the presence of two of the five conditions set forth in the Act is required for designation of improved property as a blighted area. These factors must be meaningfully present and reasonably distributed within the Area. *Of the 5 factors cited in the Act for improved property, three factors are present within the Area.*

- Obsolete platting (affecting 100% of the tax blocks)
- Deterioration on adjacent property (affecting 75% of the tax blocks)
- Stagnant or declining EAV

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

Need for Public Intervention

The analysis of conditions within the Project Area included an evaluation of construction activity between 1996 and 2000. Table 1 summarizes construction activity within the Redevelopment Project Area by year and project type.

Table 1
BUILDING PERMIT ACTIVITY (1996-2000)

	1996	1997	1998	1999	2000	Total
Construction Value						
New Construction	\$0	\$0	\$0	\$0	\$0	\$0
Additions	\$56,790	\$6,900	\$93,775	\$12,750	\$47,950	\$218,165
Alterations/Repairs	\$37,750	\$46,202	\$56,975	\$18,700	\$41,840	\$201,467
Demolition	\$48,500	\$5,500	\$29,525	\$25,800	\$23,500	\$132,825
Total	\$143,040	\$58,602	\$180,275	\$57,250	\$113,290	\$552,457
# of Permits Issued						
New Construction	0	0	0	0	0	0
Additions	4	2	6	2	2	16
Alterations/Repairs	6	8	6	5	9	34
Demolition	7	1	3	3	2	16
Total	17	11	15	10	13	66

Source: City of Chicago, Dept. of Buildings

During this five-year period, a total of 66 building permits were issued for property within the Project Area. In analyzing the building permit activity, it should be recognized that a certain level of activity occurs merely to address basic maintenance needs, which appears to account for a large majority of the construction activity. Between 1996 and 2000, no projects were undertaken in the Area that had a construction value of \$100,000 or more. Furthermore, no permits were issued for new construction. Sixteen permits were issued for demolition, representing 24% of the permits and 24% of the total construction value over the five-year period. Thirty-four permits were issued for alterations and repairs, while 6 permits were issued for additions.

The \$552,457 in construction spending that has occurred in the Project Area over the past five years represents a minimal level of investment. This five-year private sector investment is roughly equal to the development value of one full service restaurant. Alternatively, this level of investment is approximately equal to three-1,800 square foot new houses. Given the large amount of vacant land present within the Project Area, and the presence of widespread deterioration, a significantly higher level of private investment is required to reverse the area's decline. Clearly, the lack of development is not being resolved through private-sector investment, and a continuation of this minimal level of private investment may exacerbate blight within the Project Area.

Despite the lack of private sector investment, equalized assessed value (EAV) within the Area grew from approximately \$15.9 million in 1996 to \$17.9 million in 2000. However, for this period, the EAV of the Area grew at a slower rate (12.5%) than that of the City (17.5%). This growth in EAV could be the result of one or more of several factors, including improvements to a small number of properties or normal growth due to inflation. However, the increase in EAV is not the result of widespread reinvestment in private property through construction activity. Given the blight and obsolescence that has been documented, the overall redevelopment of the Project Area would not reasonably be expected to occur without public intervention and the adoption of the Plan.

4. REDEVELOPMENT PLAN GOALS AND OBJECTIVES

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

General Goals:

- Reduce or eliminate deleterious conditions within the Project Area.
- Provide for the orderly transition from obsolete land uses, to more appropriate land use patterns.
- Create an attractive environment that encourages new commercial development.
- Increase affordable housing (for-sale and rental), including market rate housing set aside (20%).
- Employ residents within and surrounding the Project Area in jobs generated by area development.
- Improve public facilities and amenities.
- Enhance the tax base of the Project Area.

Redevelopment Objectives:

- Encourage private investment.
- Direct development activities to appropriate locations within the Project Area in accordance with the land use plan and general land use strategies.
- Encourage rezoning of obsolete land use designations to facilitate development of underutilized property for uses that have demonstrated market support.
- Provide opportunities for business and commercial development where there is demonstrated market support.
- Encourage development of affordable for-sale and rental housing, as defined by the City's Department of Housing, for persons earning no more than 120 percent of the area median income and persons earning no more than 80 percent of area median income, respectively.
- Encourage development of market-rate housing as part of an overall program to create a mixed-income neighborhood.

- Realign segments of the proposed bikeway/open space on the former railroad right-of-way to improve access to private property and to create more viable redevelopment parcels.
- Establish job readiness and job training programs to provide residents within and surrounding the Project Area with the skills necessary to secure jobs in the Project Area and in adjacent redevelopment project areas.
- Promote hiring of local residents, including graduates of the Project Area's job readiness and job training programs.
- Improve recreational amenities within the Project Area.

Design Objectives:

- Provide off-street parking to support existing and new commercial uses within the 119th and Halsted Business District.
- Establish design standards for commercial and residential redevelopment to ensure compatible high-quality development.
- Enhance the appearance and function of existing commuter rail public transit facility.
- Encourage increased use of public transit facilities through pedestrian-friendly design, while also improving vehicular movement.

5. REDEVELOPMENT PLAN

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

Property Assembly, Site Preparation and Environmental Remediation

To meet the goals and objectives of the 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 7, Land Acquisition Overview Map (Appendix A), reflects the properties proposed for acquisition on the existing acquisition map from the 119th and Halsted Street Redevelopment Area Designation, adopted in 1998. Table 2, Land Acquisition by Parcel Identification Number and Address (see Appendix A), provides a list of the properties proposed for acquisition on this underlying acquisition map. There is no new acquisition of property proposed as part of the Plan.

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 the Plan. Also, the acquisition of such property can be paid for using TIF funds.

For properties described in Figure 7 (the Land Acquisition Overview Map) in Appendix A, the acquisition of occupied properties by the City shall commence within four years from the date of the publication of the ordinance approving the underlying plan (9/9/98). 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 the Plan under the Act according to its customary procedures as described in the preceding paragraph.

Intergovernmental and Redevelopment Agreements

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

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

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 Project Area and to attract additional employers to the Area. Working with employers and local community organizations, job training and job readiness programs may be provided that meet employers' hiring needs, as allowed under the Act.

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

Relocation

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

Analysis, Professional Services and Administrative Activities

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

Provision of Public Improvements and Facilities

Adequate public improvements and facilities may be provided to service the 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, river walk improvements, parking improvements and utility improvements.

Financing Costs Pursuant to the Act

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

Interest Costs Pursuant to the Act

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

Public Improvements

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

- Improvement of the former railroad right-of-way as a bikeway and open space amenity.
- Improvement of streetscape conditions along Halsted Street to support commercial redevelopment.
- Improvement of street intersections to improve traffic flow.
- Expansion of the parking supply.
- Enhancement of streetscape conditions along 119th and 120th Street to support residential redevelopment.
- Construction of a new public library at the corner of 119th and Halsted.
- Improvement of other public facilities that meet the needs of the community.

7. GENERAL LAND USE PLAN AND MAP

The land uses proposed in the Area are generally consistent with current zoning. One significant exception is the land along 119th Street east of Halsted Street. Land in this location is currently zoned B2-1 and is proposed for largely residential use. All proposed land use is subject to the approval of the Chicago Plan Commission. Figure 6, General Land Use Plan, in Appendix A, identifies land uses expected to result from implementation of the Plan in the Area. The land use categories planned for the Area are: 1) residential, 2) commercial/mixed-use, 3) public/institutional, and 4) park/open space use. The *commercial/mixed use* category includes commercial use, residential use, or commercial and residential uses within the same building. Institutional uses and park/open space amenities may be incorporated into any of these land use categories as needs and opportunities present themselves. The General Land Use Plan is intended to provide a guide for future land use improvements and developments within the Area.

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

Residential Use

Residential use is proposed south and east of the 119th/Halsted intersection. Most of the property along 119th Street east of Emerald Avenue is proposed for residential use. This represents a shift in land use policy from its current zoning, which is B2-1. This area is no longer viable as a commercial district and should be redeveloped for residential use. The treatment of 119th Street is similar to that of 120th Street, which was a viable commercial district many years ago, but is now zoned residential. Other areas shown for residential use reflect existing residential property or vacant property that should be redeveloped for residential use.

Commercial/Mixed Use

Commercial/mixed use development is proposed for the Halsted Street corridor and for scattered properties on 119th Street and 115th Street. Commercial and retail development is envisioned for most of this area. However, allowing residential use provides needed flexibility, especially for property where a clear trend of future use is not evident. Important recommendations include the redevelopment of the current CHA office

and warehouse facility on 115th Street and relocation of a small number of older industrial uses needed to facilitate broader commercial redevelopment of land, particularly along Halsted Street.

Public/Institutional

Property designated as public/institutional use represent primarily existing uses. Prominent uses include the West Pullman Elementary School at 120th Street and Parnell Avenue and the City of Chicago fire station at 119th Street and Peoria Street. A number of churches are also present within the area. The most significant proposed use is a new public library at the northwest corner of 119th and Halsted.

Park/Open Space

The most prominent park/open space use is the proposed bikeway on the former railroad right-of-way running northwest to southeast through the Project Area. The alignment of this bikeway, as shown on the General Land Use Plan, reflects proposals to realign segments of the bikeway to improve access to private property and promote more effective redevelopment. Such recommendations have been discussed with City officials and will be considered where feasible. Another proposed park/open space facility is the vacant, wooded property located along the proposed bikeway between 114th Street and 112th Street.

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

8. REDEVELOPMENT PLAN FINANCING

Tax increment financing is an economic development tool designed to facilitate the redevelopment of blighted areas and to arrest decline in areas that may become blighted without public intervention. It is expected that tax increment financing will be an important means, although not necessarily the only means, of financing improvements and providing development incentives in the Project Area throughout its 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 the Plan. Some of the costs listed below became eligible costs under the Act pursuant to an amendment to the Act which became 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 City that would still have been incurred if the City had not designated a redevelopment project area or approved a redevelopment plan.
2. The cost of marketing sites within the 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 is not intended to replace an existing public building unless the City 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 Plan.
6. Costs of job training and retraining projects including the cost of "welfare-to-work" programs implemented by businesses located within the 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 the construction, renovation or rehabilitation of a redevelopment project provided that:
 - such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the developer with regard to the redevelopment project during that year;
 - if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total: (i) cost paid or incurred by the developer for such redevelopment project, plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act; and
 - up to 75 percent of the interest cost incurred by a developer for the financing of rehabilitated or new housing units for low-income households and very low income households, as defined in Section 3 of the Illinois Affordable Housing Act.
13. 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 developer for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.
15. The cost of day care services for children of employees from low-income families working for businesses located within the Area and all or a portion of the cost of operation of day care centers established by Area businesses to serve employees from low-income families working in businesses located in the 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 life of the Area are briefly described below and also shown in Table 3, Estimated Redevelopment Project Costs.

1. Professional services including planning, legal, surveys, real estate marketing costs, fees and other related development costs. This budget element provides for studies and survey costs for planning and implementation of the project, including planning and legal fees, architectural and engineering, development site marketing, financial and special service costs. *(Estimated cost: \$1,500,000)*
2. Property assembly costs, including acquisition of land and other property, real or personal, or rights or interests therein, and other appropriate and eligible costs needed to prepare the property for redevelopment. These costs may include the reimbursement of acquisition costs incurred by private developers. Land acquisition may include acquisition of both improved and vacant property in order to create development sites, accommodate public rights-of-way or to provide other public facilities needed to achieve the goals and objectives of the Plan. Property assembly costs also include: demolition of existing improvements, including clearance of blighted properties or clearance required to prepare sites for new development, site preparation, including grading, and other appropriate and eligible site activities needed to facilitate new construction, and environmental remediation costs associated with property assembly which are required to render the property suitable for redevelopment. *(Estimated cost: \$10,000,000)*
3. 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: \$3,250,000)*
4. Construction of public improvements, infrastructure and facilities. These improvements are intended to improve access within the 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: \$12,000,000)*
5. Costs of job training and retraining projects, advanced vocational education or career education, as provided for in the Act. *(Estimated cost: \$1,000,000)*
6. Relocation costs, as judged by the City to be appropriate or required to further implementation of the Plan. *(Estimated cost: \$1,000,000)*
7. Financing and interest costs associated with redevelopment projects, pursuant to the provisions of the Act. *(Estimated cost: \$3,500,000)*
8. Provision of day care services as provided in the Act. *(Estimated cost: \$250,000)*

9. All or part of a taxing district's capital costs resulting from or incurred in furtherance of the Plan, to the extent that the City, by written agreement accepts and approves such costs. (*Estimated cost: \$2,500,000*)

The estimated gross eligible project cost over the life of the Area is \$35 million. All project cost estimates are in 2001 dollars. Any bonds issued to finance portions of the redevelopment project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with issuance of such obligations, as well as to provide for capitalized interest and reasonably required reserves. The total project cost figure excludes any costs for the issuance of bonds. Adjustments to estimated line items, which are upper estimates for these costs, are expected and may be made without amendment to the Plan.

Table 2
ESTIMATED REDEVELOPMENT PROJECT COSTS

Program Action/Improvement	Budget
Planning, Legal, Surveys, Redevelopment Marketing Costs and Related Development Costs	\$1,500,000
Property Assembly, Site Preparation and Environmental Remediation	\$10,000,000
Rehabilitation (may include up to 50% of the cost of construction of low and very low-income housing units)	\$3,250,000
Public Improvements	\$12,000,000 (1)
Job Training and Retraining	\$1,000,000
Relocation	\$1,000,000
Financing and Interest Costs	\$3,500,000
Day Care	\$250,000
Taxing District Capital Costs	\$2,500,000
TOTAL	\$35,000,000 (2) (3)

- (1) *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.*
- (2) *The Total 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 Project 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.*
- (3) *The Total Project Costs provides an upper limit on expenditures and adjustments may be made in line items without amendment to the 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 Project Costs (costs for line items listed on Table 2), 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 Project Area may be contiguous to, or be separated only by a public right-of-way from, other redevelopment project areas created under the Act. The City may utilize net incremental property taxes received from the Area to pay eligible project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the Project Area, made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area, shall not at any time exceed the total Redevelopment Project Costs described in the Plan.

The Project Area may become contiguous to, or be separated only by a public right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.61-1 et seq.). If the City finds that the goals, objectives and financial success of such contiguous redevelopment project areas, or those separated only by a public right-of-way, are interdependent with those of the Project Area, the City may determine that it is in the best interests of the City, and in furtherance of the purposes of the Plan, that net revenues from the Project Area be made available to support any such redevelopment project areas and vice versa. The City therefore proposes to utilize net incremental revenues received from the Project Area to pay eligible redevelopment project costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the Project Area and such areas. The amount of revenue from the Project Area made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area, or other areas described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Table 3.

Development of the Project Area would not be reasonably expected to occur without the use of the incremental revenues provided by the Act. Redevelopment project costs include those eligible project costs 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 the Plan shall be retired not later than December 31 of the year in which the payment to the municipal treasurer as provided in Section 8(b) of the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the redevelopment project area is adopted. 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 the Plan. The City may also issue obligations to a developer as reimbursement for project costs incurred by the developer on behalf of the City.

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 Project Area is to provide an estimate of the initial EAV, which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Project Area. The 1999 EAV of all taxable parcels in the Area is \$17,878,188. This total EAV amount by PIN is summarized in Appendix D. 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.

The Plan has utilized EAV values for the 1999 tax year. If the 2000 EAV shall become available prior to the date of the adoption of the Plan by the City Council, the City may update the Plan by replacing the 1999 EAV with the 2000 EAV.

Anticipated Equalized Assessed Valuation

Once the redevelopment project has been completed and the property is fully assessed, the EAV of real property within the Area is estimated at \$28.7 million. This estimate has been calculated assuming that the Project Area will be developed in accordance with Figure 6, General Land Use Plan, of the Plan.

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

Calculation of the estimated EAV is based on several assumptions, including: 1) redevelopment of the Project Area will occur in a timely manner; 2) the application of a State Multiplier of 2.1391 to the projected assessed value of property within the Redevelopment Project Area; and 3) an annual inflation factor of 2%. The projected State Multiplier was calculated by averaging the State Multipliers for Cook County for the most recent nine-year period (1991-1999).

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 wastewater from cities, villages and towns, and for the treatment and disposal thereof.

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

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

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

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

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

The proposed revitalization of the Project Area would be expected to create moderate demands on public services. The development of new residential property on vacant and deteriorated land would increase the demand for school services as well as parks and other population-based services. The demand for water and sewer services would increase as well. Proposed commercial development would not increase the demand for population-based services, but would increase demand for water and sewer services and similar types of infrastructure, including the Metropolitan Water Reclamation District.

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 Project Area. Although the specific nature and timing of the private investment expected to be attracted to the Project Area cannot be precisely quantified at this time, a general assessment of financial impact can be made based upon the level of development and timing anticipated by the proposed Plan.

When completed, developments in the Project Area will generate property tax revenues for all taxing districts. Other revenues may also accrue to the City in the form of sales tax, business fees and licenses, and utility user fees. 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 most of the increases in demand for the services and programs of the aforementioned taxing districts, associated with the Project Area, can be adequately handled by the existing services and programs maintained by these taxing districts. However, \$2 million has been allocated within the Project Budget to "taxing district capital costs" to address potential demands associated with implementing the Plan.

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

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

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

9. HOUSING IMPACT STUDY

A Housing Impact Study has been conducted for the Redevelopment Project Area (Project Area) to determine the potential impact of redevelopment on area residents. As set forth in the Tax Increment Allocation Redevelopment Act (the "Act"), if the redevelopment plan for a redevelopment plan project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and the City is unable to certify that no displacement of residents will occur, the municipality shall prepare a housing impact study and incorporate the study in the separate feasibility report required by the subsection (a) of Section 11-74.4-5 (sic) [Section 11.74-4-4.1]. Since the Project Area contains more than 75 inhabited residential units and may displace 10 or more residents, a housing impact study is required. This Housing Impact Study, which is part of the 119th & Halsted Redevelopment Plan and Project, fulfills this requirement. It is also integral to the formulation of the goals, objectives, and policies of the Plan.

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

PART I - HOUSING SURVEY

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

PART II - POTENTIAL HOUSING IMPACT

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

PART I - HOUSING SURVEY

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

Number and Type of Residential Units

The number and type of residential buildings in the area were identified during the building condition and land use survey conducted as part of the eligibility analysis for the area. This survey, completed on May 24, 2001, revealed that the Project Area contains 247 residential or mixed-use residential buildings containing a total of 400 units. The number of residential units by building type is outlined in Table 3, Number and Type of Residential Units.

**Table 3
NUMBER AND TYPE OF RESIDENTIAL UNITS**

Building Type	Total Number of Buildings	Total Number of Units
Single-Family	143	143
Two-Flat	52	104
Three-Flat	5	15
Multi-Family (4 or more units)	7	36
Mixed-Use (Residential Above)	38	74
Rooming Houses	2	28
Total	247	400

Number and Type of Rooms within Units

The distribution within the Project Area of the 400 residential units by number of rooms and by number of bedrooms is identified in tables within this section. The methodology to determine this information is described below.

Methodology

In order to describe the distribution of residential units by number and type of rooms within the Project Area, Camiros, Ltd. analyzed 1990 United States Census data by Block Groups for those Block Groups encompassed by the Redevelopment Project Area. A Block Group, as defined by the U.S. Census, is a combination of census blocks (a census block is the smallest entity for which the Census Bureau collects and tabulates 100% data). The Block Group is the lowest level of geography for which the Census Bureau tabulates sample, or long- form, data. In this study, we have relied on 1990 federal census sample data because it is the best available information regarding the housing units and residents of the Redevelopment Project Area. The Block Group data available for the Project Area are based on a sampling of residential units. Based on this data, a proportional projection was made of the number of bedrooms in each unit and the distribution of units by the number of rooms within each unit. The results of this survey are outlined in Table 4, Units By Bedroom Type, and in Table 5, Units By Number of Rooms.

Table 4
UNITS BY BEDROOM TYPE ¹

Number of Bedrooms	Percentage (1990 Census)	Current Estimated For Project Area
Studio	1.6	6
1 Bedroom	5.3	20
2 Bedrooms	33.5	124
3 Bedrooms	42.3	157
4 Bedrooms	12.0	45
5+ Bedrooms	5.3	20
Rooming Houses	0.0	28
Total	100.0	400

¹ As defined by the Census Bureau, number of bedrooms includes all rooms intended for use as bedrooms even if they are currently used for some other purpose. A housing unit consisting of only one room, such as a one-room efficiency apartment, is classified, by definition, as having no bedroom.

Table 5
UNITS BY NUMBER OF ROOMS ²

Number of Rooms	Percentage (1990 Census)	Current Estimated for Project Area
1 Room	0.8	3
2 Rooms	1.1	4
3 Rooms	4.5	17
4 Rooms	12.5	46
5 Rooms	33.4	124
6 Rooms	27.1	101
7 Rooms	7.6	29
8 Rooms	7.8	29
9+ Rooms	5.2	19
Rooming Houses	0.0	28
Total	100.0	400

² As defined by the Census Bureau, for each unit, rooms include living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodger's rooms. Excluded are strip or Pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets.

Number of Inhabited Units

A survey of inhabited dwelling units within the Project Area was conducted by Camiros, Ltd. and completed on May 24, 2001. This survey identified 400 inhabited residential units, of which 35 (9.4 %) were identified as vacant. Therefore, there are approximately 365 total inhabited units within the Project Area. As required by the Act, this information was ascertained as of May 24, 2001, which is a date not less than 45 days prior to the date that the resolution required by subsection (a) of Section 11- 74.4-5 of the Act is or will be passed (the resolution setting the public hearing and Joint Review Board meeting dates).

Race and Ethnicity of Residents

As required by the Act, the racial and ethnic composition of the residents in the inhabited residential units was determined. Population projections from Claritas Inc., a national demographic data provider, were used to compile the information on race and ethnicity of residents. These projections were based on data from the 1990 U.S. census; detailed information from the 2000 Census on the racial and ethnic composition of residents within the Project Area has not yet been released.

According to the population projections from Claritas, there are an estimated 11,302 residents living within the proposed boundaries of the 119th & Halsted Redevelopment Project Area in 2000. Table 6, Race and Ethnicity Characteristics, describes the race and ethnic composition of these residents, below.

**Table 6
RACE AND ETHNICITY CHARACTERISTICS**

Race	Estimated Residents in 2000	Percentage
White	127	1.1%
Black	11,161	98.8%
American Indian/Eskimo/Aleut	5	0.0%
Asian/Pacific Islander	9	0.1%
Total	11,302	100.0%

Hispanic Origin	Estimated Residents in 2000	Percentage
Hispanic	66	0.6%
Non-Hispanic	11,228	99.4%
Total	11,294	100.0%

Source: Claritas Inc.

PART II - POTENTIAL HOUSING IMPACT

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

Number and Location of Units That May Be Removed

The primary objectives of the Redevelopment Plan are to redevelopment vacant land, correct obsolete land use patterns through redevelopment, and conserve existing housing units. While the Plan does not propose redevelopment of current residential use areas, some displacement of residential units may occur in the process of redeveloping obsolete commercial (mixed use) buildings and through the consolidation of vacant lots.

Currently, one portion of the Project Area has been the subject of redevelopment proposals. The City issued an RFP on February 13, 2001, for the "purchase and redevelopment of properties for new single-family housing near 119th & Halsted." The land identified by this RFP includes property on Union Avenue and Emerald Avenue between 119th and 120th Streets. However, all of the properties offered in this RFP are vacant lots, and there are no residential buildings or occupied dwelling units present on this land.

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

Methodology

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

1. Step one counts all inhabited residential units previously identified on any underlying acquisition maps. For this purpose, the aforementioned 119th and Halsted Redevelopment Area was reviewed. Since there are 21 inhabited residential units on current acquisition maps, the number of residential units that may be removed due to identified acquisition is 21.
2. Step two counts the number of inhabited residential units contained on parcels that are dilapidated as defined by the Act. From the survey conducted by Camiros, Ltd., a total of two buildings have been identified within the Project Area that can be classified as dilapidated and that contain occupied residential units. Each of these buildings was identified as having one occupied dwelling unit. Therefore, the number of inhabited residential units that may be removed due to demolition or rehabilitation of dilapidated buildings is two.
3. Step three counts the number of inhabited residential units that exist where the future land use indicated by the Plan will not include residential uses. After reviewing the General Land Use Plan for the Project Area, we determined that there are 46 units impacted by changes to the existing land use. Therefore, the number of inhabited residential units that may be removed due to future land use change is 46.

Figure 8, Housing Impact Study Map, identifies the 69 occupied units, which is the sum of Steps 1 - Step 3, that could potentially be removed during the 23-year life of this 119th & Halsted Redevelopment Plan and Project. In addition, the specific parcels' PINs are listed in Table 9, Land Acquisition by Parcel Identification Number and Address, located in Appendix A.

Replacement Housing

In accordance with Section 11- 74.4-3 (n)(7) of the Act, the City shall make a good faith effort to ensure that affordable replacement housing for any qualified displaced residents whose residence is removed is located in or near the Project Area.

To promote development of affordable housing, the Plan requires that developers receiving tax increment financing assistance for market-rate housing are to set aside at least 20 percent of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means affordable rental units should be affordable to households earning no more than 80 percent of the area median income (adjusted for family size), or for sale units affordable to households earning 120% of the area median income. If, during the 23-year life of the 119th & Halsted Redevelopment Project Area, the acquisition plans change, the City shall make every effort to ensure that appropriate replacement housing will be found in either the Project Area or the surrounding Community Areas.

Currently, there are no bona fide residential development projects planned that will contain affordable units. The only prospective residential development project identified is the City-sponsored single-family in-fill project near 119th and Halsted Streets. The developer selection process has not yet been finalized and there is a possibility that some of the units may be affordable.

The location, type, and cost of a sample of possible replacement housing units located within the West Pullman, Roseland and Morgan Park Community Areas were determined through classified advertisements from the Chicago Tribune, the Chicago Sun Times, and from Internet listings Apartments.com during the last part of the month of May, 2001. It is important to note that Chicago has a rental cycle where apartments turn over at a greater rate on May 1 and October 1 of each year. These times would likely reflect a wider variety of rental rates, unit sizes and locations than those available in June. The location, type, and cost of these units is listed in Table 7, Survey of Available Housing Units, below:

Table 7
SURVEY OF AVAILABLE HOUSING UNITS

	Location	# of Bedrooms	Rental Price	Amenities	Section 8 Accepted	Community Area
1	104465 S. Corliss	1	\$350	Share kitchen & bath, includes furniture		Pullman
2	95 th & Vanderpole	1	\$430	Includes Heat		Beverly
3	112 th King Dr.	1	\$400- \$485	Includes Heat		Washington Hgts.
4	111 th & Vernon	1	\$460			Roseland
5	108 th & Indiana	1	\$495	Includes Heat		Roseland
6	108 th & S. King Dr.	1	\$500	Includes Heat		Roseland
7	Nr. 115 th & King Dr.	1	\$507- \$525	Includes Heat	Yes	Roseland/ Pullman
8	119 th & Longwood	1	\$545			Morgan Park
9	87 th & Carpenter	1	\$575			Washington Hgts.
10	Nr 112 th & King Dr.	1	\$595		Yes	Roseland
11	90 th Blk of Beverly		\$600			Washington Hgts.
12	Roseland Pullman	1 & 2	\$350- \$920			Roseland/ Pullman
13	101 st & May	1-2	\$550- \$850	Includes Heat and Cable	Yes	Washington Hgts.
14	773-909-9257	1 & 2	\$565- \$785	Includes Heat		Washington Hts./Beverly
15	Nr. 107 th & Michigan	2	\$500	Includes Heat	Yes	Washington Hgts.
16	11748 S. Woodlawn	2	\$575			Roseland
17	11315 S. Langley	2	\$600			Pullman
18	89 th & Ada	2	\$696	Includes Utility		Washington Hgts.
19	107 th & Langley	2	\$700		Yes	Roseland
20	10539 S. Corliss	2	\$700		Yes	Pullman
21	101 st & King Dr.	2	\$725			Roseland
22	9000 S. Laflin	2	\$750	Includes Utilities		Washington Hgts.
23	89 th & Ada	2	\$850	Includes Heat	Yes	Washington Hgts.
24	119 th & Lasalle	2	\$850			Pullman
25	91 st & Greenwood	3	\$550	Includes Heat		Washington Hgts.
26	Nr. 114 th & Wentworth	3	\$595			Roseland

**Table 7
SURVEY OF AVAILABLE HOUSING UNITS, cont.**

	Location	# of Bedrooms	Rental Price	Amenities	Section 8 Accepted	Community Area
27	111 th & King Dr.	3	\$600		Yes	Roseland
28	120 th & State	3	\$650	Includes Heat		Roseland
29	111 th & Halsted	3	\$750			Roseland
30	115 th & Princeton	3	\$800			Washington Hgts.
31	11600 S. Ada	3	\$950			Roseland
32	8901 S. Ada	3	\$950		Yes	Washington Hgts.
33	90 th & Ada	3	\$1000	Includes Garage and Yard		Washington Hgts.
34	107 th & Perry	3 and 4	\$975		Yes	Roseland
35	503 E. 94 th St.	4	\$540	Includes Heat		Roseland
36	136 E. 108th	4	\$650			Roseland
37	114 th & Lowe	4	\$1300		Yes	Roseland
38	536 W. 104th	5	\$1400		Yes	Roseland
39	110 th & Vernon	5	\$675			Roseland

Source: Chicago Tribune, Chicago Sun Times, Apartments.com & Camiros, Ltd.

To further determine the availability of replacement rental housing for those residents of rental units, which may potentially be removed, Camiros, Ltd. reviewed the Regional Rental Market Analysis Summary Report, prepared for the Metropolitan Planning Council in November 1999. This report describes vacancy rates by apartment type for three defined sub-regions within the City: North, West, and South. The Project Area is located entirely within the South region as defined within the Summary Report.

The Summary Report lists vacancy rates for each of the three defined sub-regions for units in small buildings (2 to 9 units), which are the predominant building types in the Project Area. However, the only unit types for which data are available are two and three or more bedrooms. The vacancy rates for units within small buildings within the South region were as follows:

<u>Type/Size</u>	<u>Vacancy Rate</u>
2 BR	4.4%
3 or more BR	9.0%

Based on information provided by real estate brokers, and apartment rental agency professionals operating within the West Pullman, Roseland and Morgan Park community areas, typical monthly rents (including heat, but not other utilities) that are affordable for the community encompassing the Project Area ranged as follows:

<u>Type/Size</u>	<u>Rent Range</u>
1-2 room Studio	\$300- \$400
3-4 room, 1 BR	\$350 -\$500
4 room, 2 BR	\$400 -\$650
5 room, 2 BR	\$400 -\$700
6 room, 3 BR	\$500 -\$700

Since one of the key goals of the Plan is to develop infill housing on currently vacant lots and rehabilitate existing deteriorated buildings, it is assumed that displacement, if any, caused by activities as part of the Plan, will occur concurrently with the development of new housing, both rental and for-sale. As a result, it is anticipated that there will be no net loss of units within the Project Area. Furthermore, there is a likelihood that any displacement of the 69 potential units would occur incrementally over the 23-year life of the Project Area as individual development projects occur. Therefore, it is not anticipated that there would be a need to relocate more than a few households, if any, in any given year during the full life of the Project Area.

Relocation Assistance

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

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

- a. "low-income household" means a single person, family or unrelated persons living together whose adjusted income is more than 50% but less than 80% of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development ("HUD") for purposes of Section 8 of the United States Housing Act of 1937;
- b. "very low-income household" means a single person, family or unrelated persons living together whose adjusted income is not more than 50% of the median income of the area of residence, adjusted for family size, as so determined by HUD; and
- c. "very, very low-income household" means a single person, family or unrelated persons living together whose adjusted income is not more than 30% of the median income of the area of residence, adjusted for family size, as so determined by HUD; and
- d. "affordable housing" means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than

telephone, of no more than 30% of the maximum allowable income for such households, as applicable.

In order to estimate the number of moderate, low-, very low-, and very, very low-incomes households in the Project Area, Camiros, Ltd. used data available from Claritas Inc., a national demographic data provider. This information is summarized on Table 8, Household Income, which provides estimates of the number of households within the Project Area at various income levels. Claritas estimates that of all households residing within the Block Group areas encompassed by the Project Area, 20.8% may be classified as very, very low-income, 13.4% may be classified as very low-income, 20.8% may be classified as low-income, and 18.9% may be classified as moderate-income households. The remaining 26.2% of households may be classified as above moderate-income. These percentages are based on an average household size of four (4) persons, which is rounded up from the average household size of 3.801 persons within the Project Area projected by Claritas. Applying these percentages to the 365 occupied housing units (equivalent to households) identified during the survey completed by Camiros, Ltd. reveals the following:

Table 8
HOUSEHOLD INCOME

Income Category	Percentage of Households	Number of Households	Annual Income Range (Average Household of 4 Persons)
Very, Very Low-Income	20.8%	76	\$0-\$21,150
Very Low- Income	13.4%	49	\$21,151-35,250
Low-Income	20.8%	76	\$35,251-52,500
Moderate-Income	18.9%	69	\$52,501-84,600
Above Moderate-Income	26.2%	95	\$84,600-higher
Total	100.0%	365	

Source: Claritas, Inc. and Camiros, Ltd.

As described above, the estimates of the total moderate-, low-, very low-, or very, very low-income households within the Project Area collectively represent 73.8% of the total inhabited units and those households below moderate-income collectively represent 55.0% of the total inhabited units. Therefore, replacement housing for any displaced households over the course of the 23-year life of the 119th & Halsted Redevelopment Plan and Project should be affordable at these income levels. It should be noted that these income levels are likely to change over the 23-year life of the Project Area as both median income changes and income levels within the Project Area change.

10. PROVISIONS FOR AMENDING THE PLAN

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

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

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

1. The assurance of equal opportunity in all personnel and employment actions, 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. Developers 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
119TH AND HALSTED
REDEVELOPMENT PROJECT AREA

FIGURES 1-7

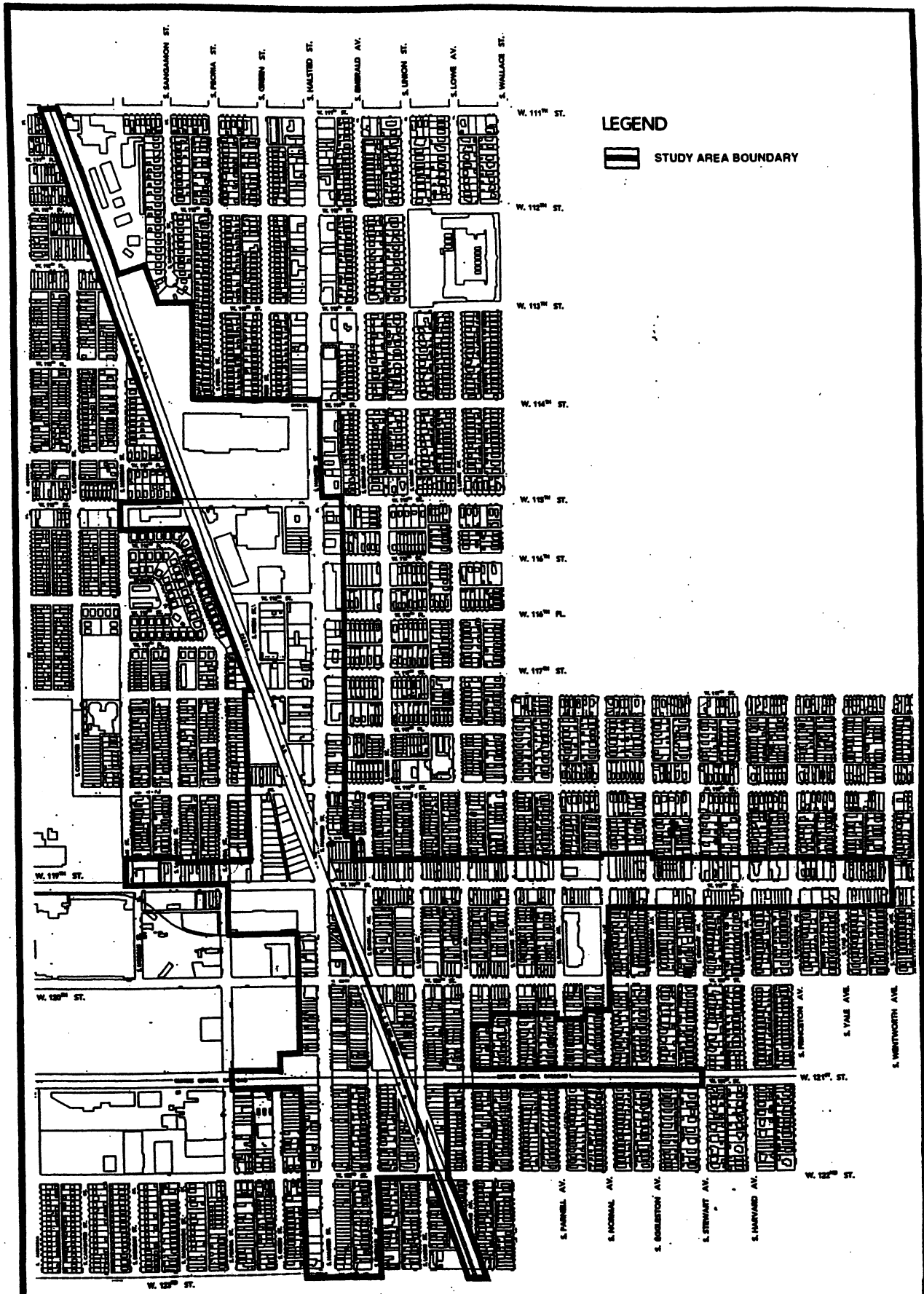


FIGURE 1
BOUNDARY MAP

119TH & HALSTED REDEVELOPMENT PROJECT AREA

JUNE, 2001
N. T. S.



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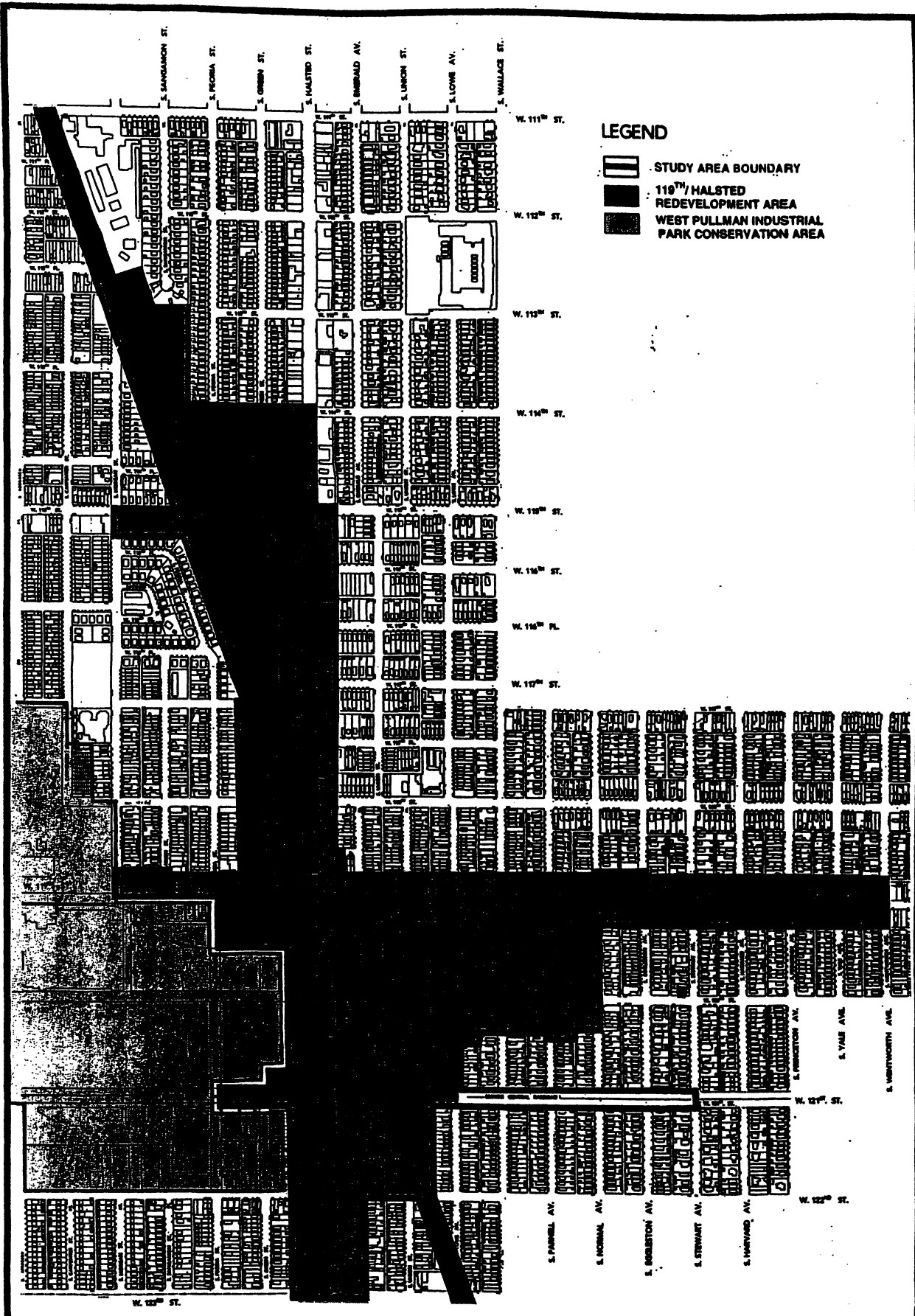
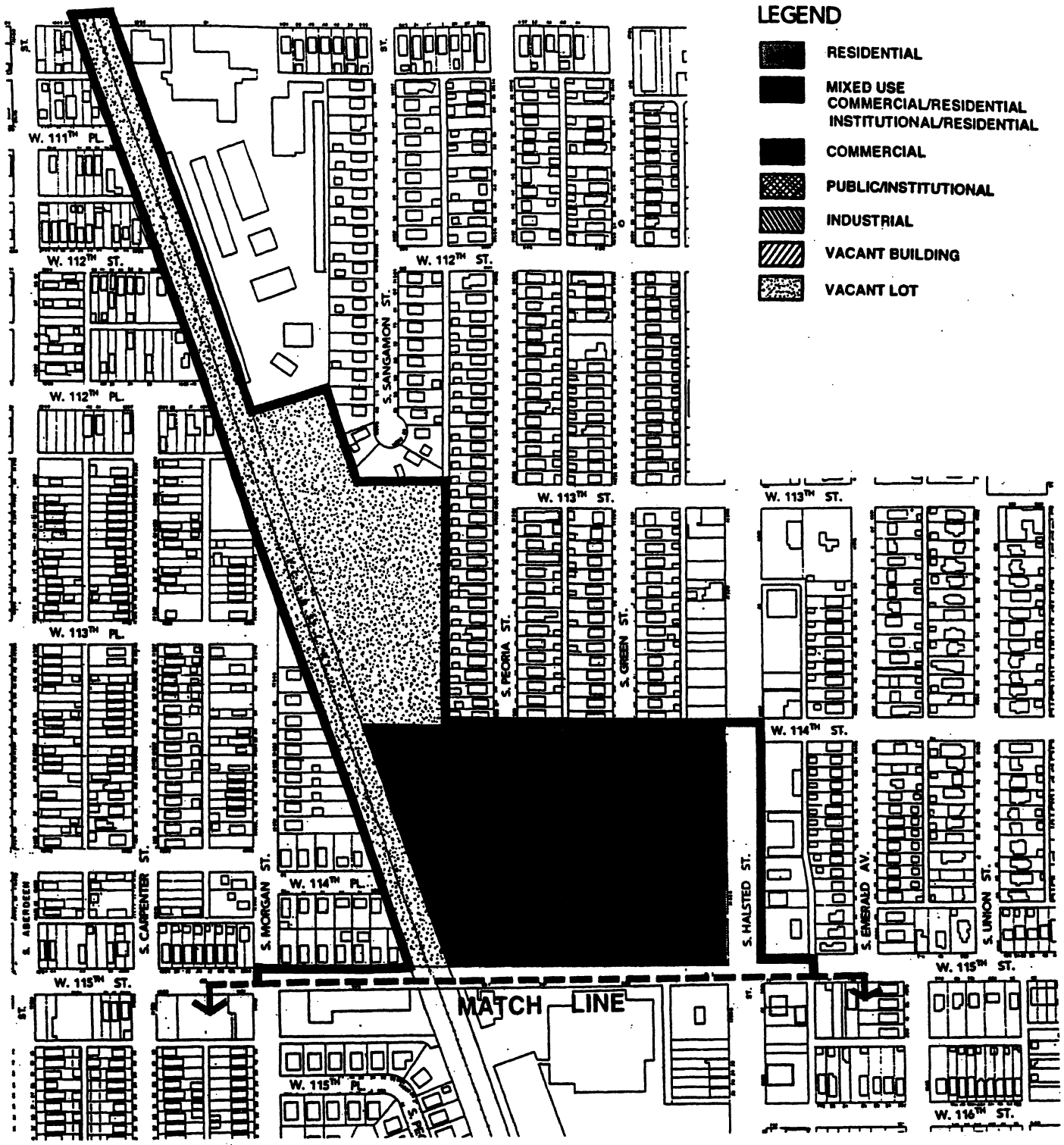









FIGURE 2
 REDEVELOPMENT AREA DESIGNATIONS
 119TH & HALSTED REDEVELOPMENT PROJECT AREA



LEGEND

-  RESIDENTIAL
-  MIXED USE
COMMERCIAL/RESIDENTIAL
INSTITUTIONAL/RESIDENTIAL
-  COMMERCIAL
-  PUBLIC/INSTITUTIONAL
-  INDUSTRIAL
-  VACANT BUILDING
-  VACANT LOT

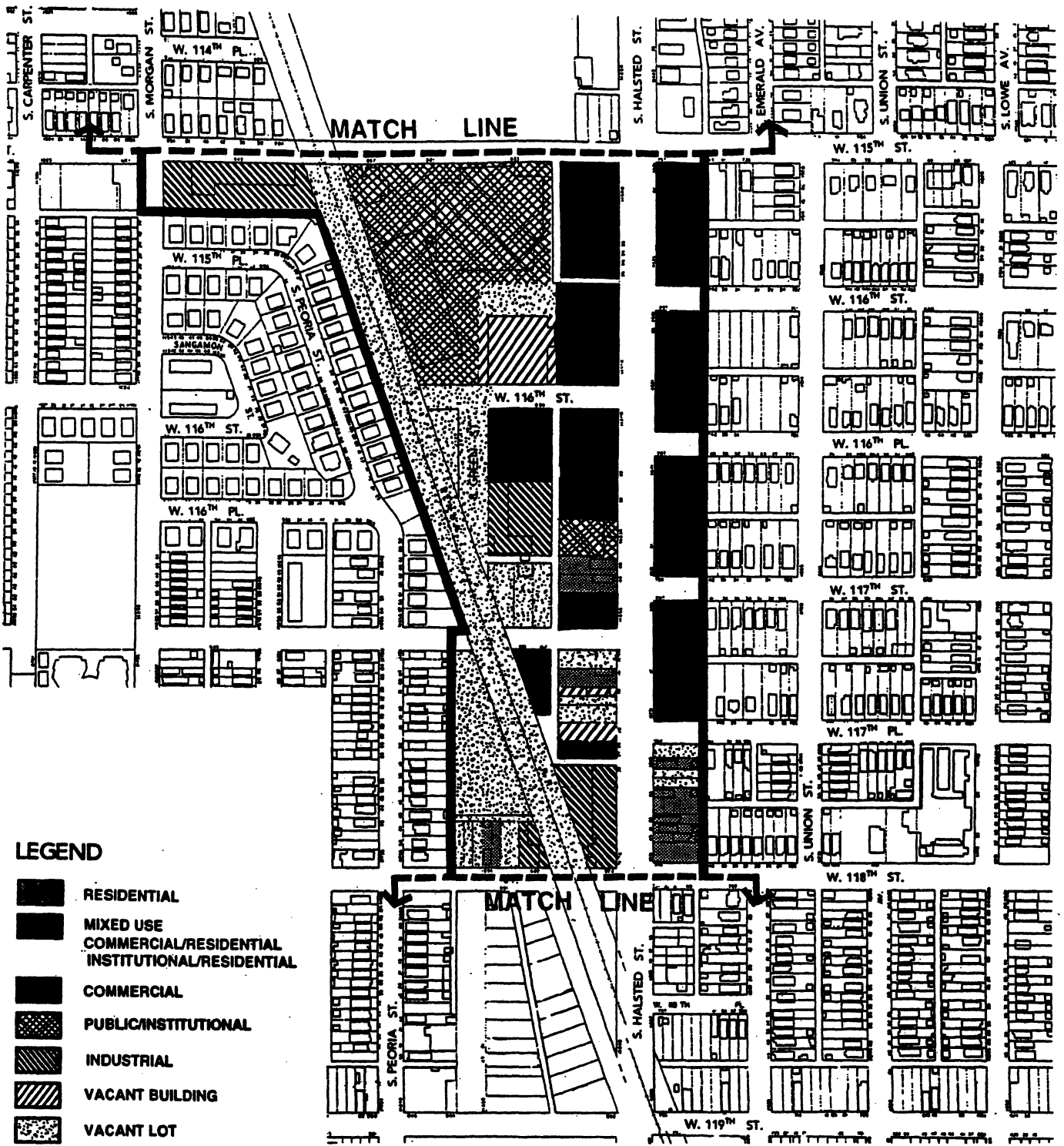
**FIGURE 3
EXISTING LAND USE**










119TH & HALSTED REDEVELOPMENT PROJECT AREA

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LEGEND

-  RESIDENTIAL
-  MIXED USE
COMMERCIAL/RESIDENTIAL
INSTITUTIONAL/RESIDENTIAL
-  COMMERCIAL
-  PUBLIC/INSTITUTIONAL
-  INDUSTRIAL
-  VACANT BUILDING
-  VACANT LOT

**FIGURE 3
EXISTING LAND USE**

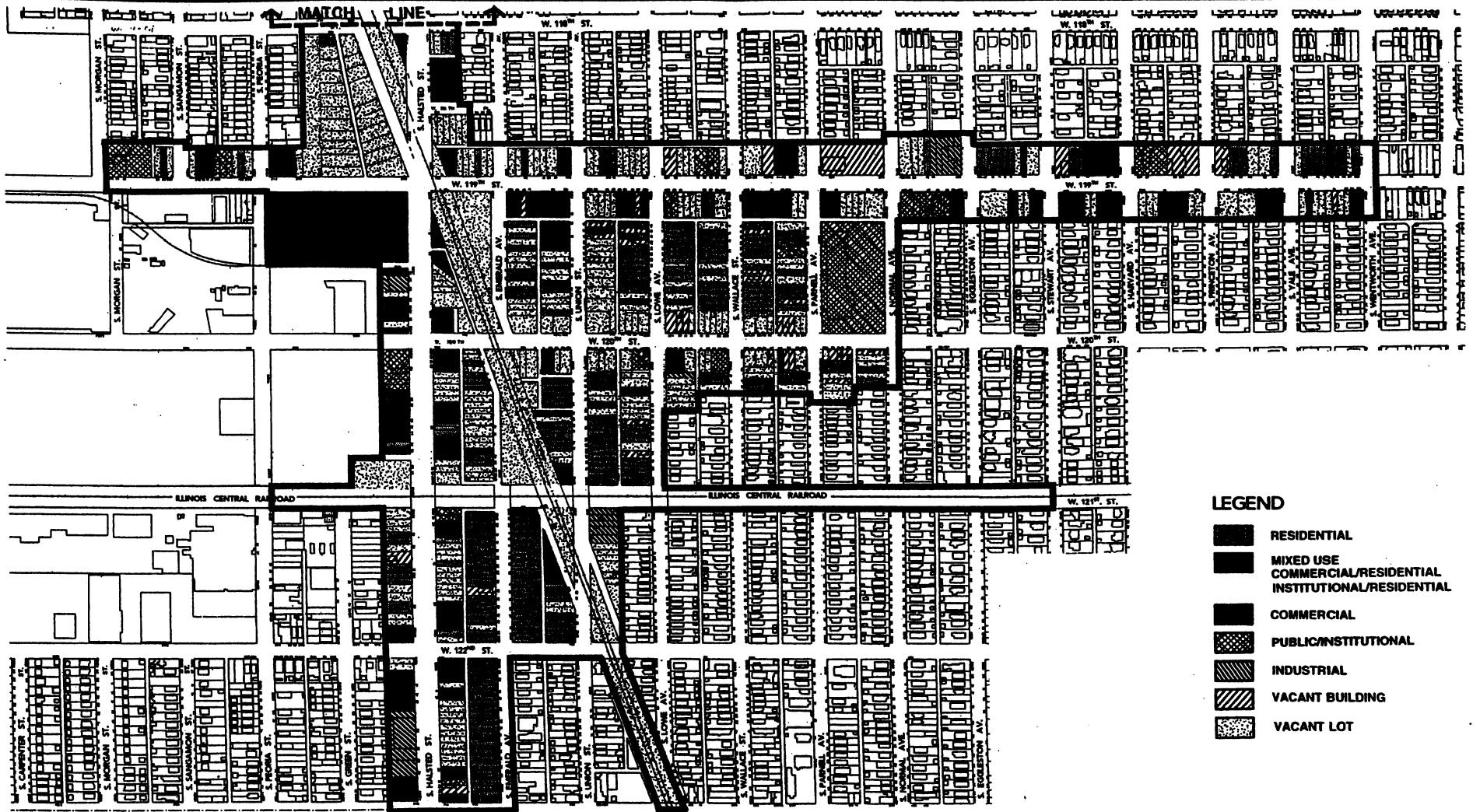
SHEET 2 OF 3
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119TH & HALSTED REDEVELOPMENT PROJECT AREA

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- LEGEND**
-  RESIDENTIAL
 -  MIXED USE
COMMERCIAL/RESIDENTIAL
INSTITUTIONAL/RESIDENTIAL
 -  COMMERCIAL
 -  PUBLIC/INSTITUTIONAL
 -  INDUSTRIAL
 -  VACANT BUILDING
 -  VACANT LOT

FIGURE 3
EXISTING LAND USE

119TH & HALSTED REDEVELOPMENT PROJECT AREA

JUNE, 2001

SHEET 3 OF 3
N. T. S.



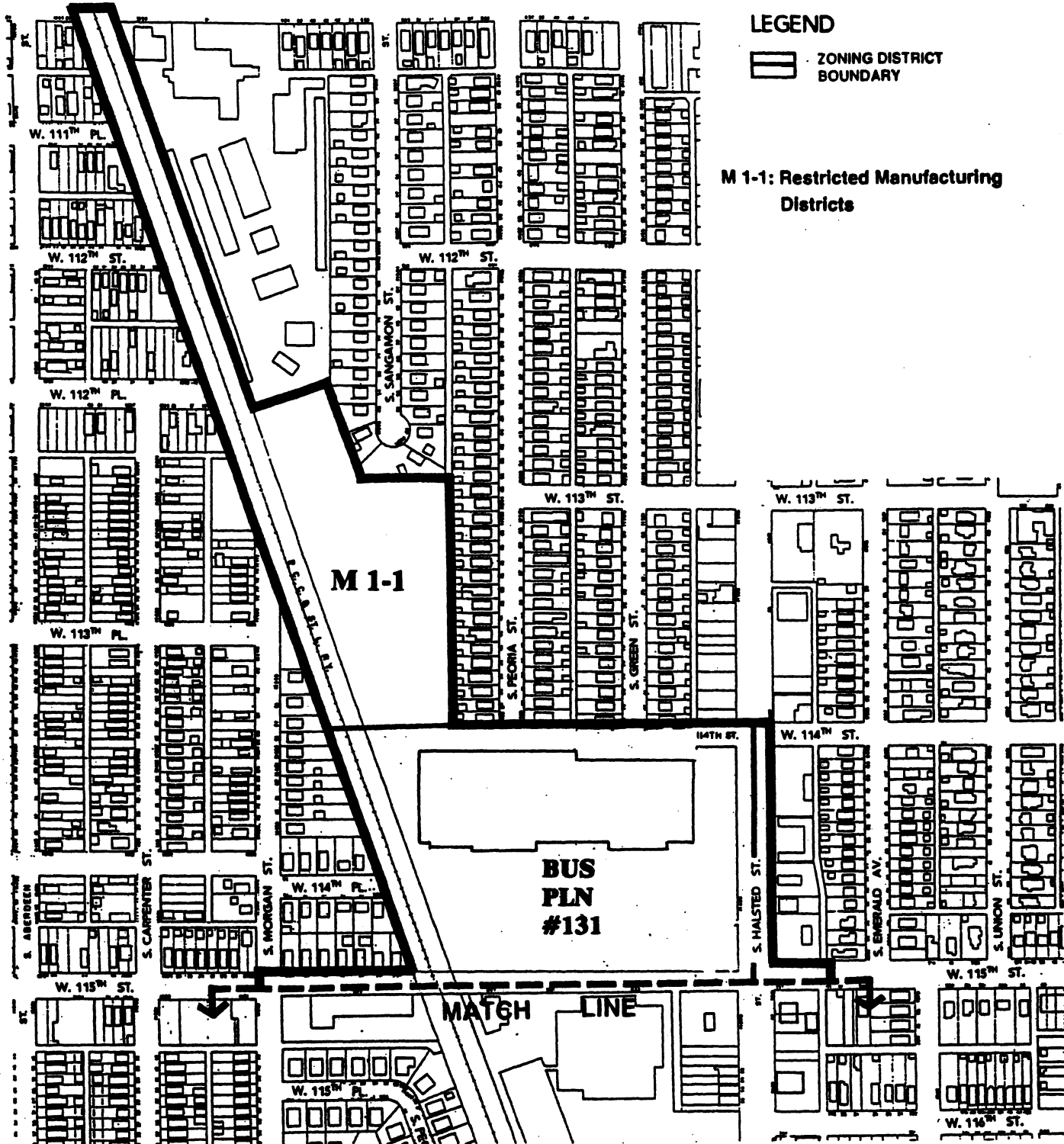
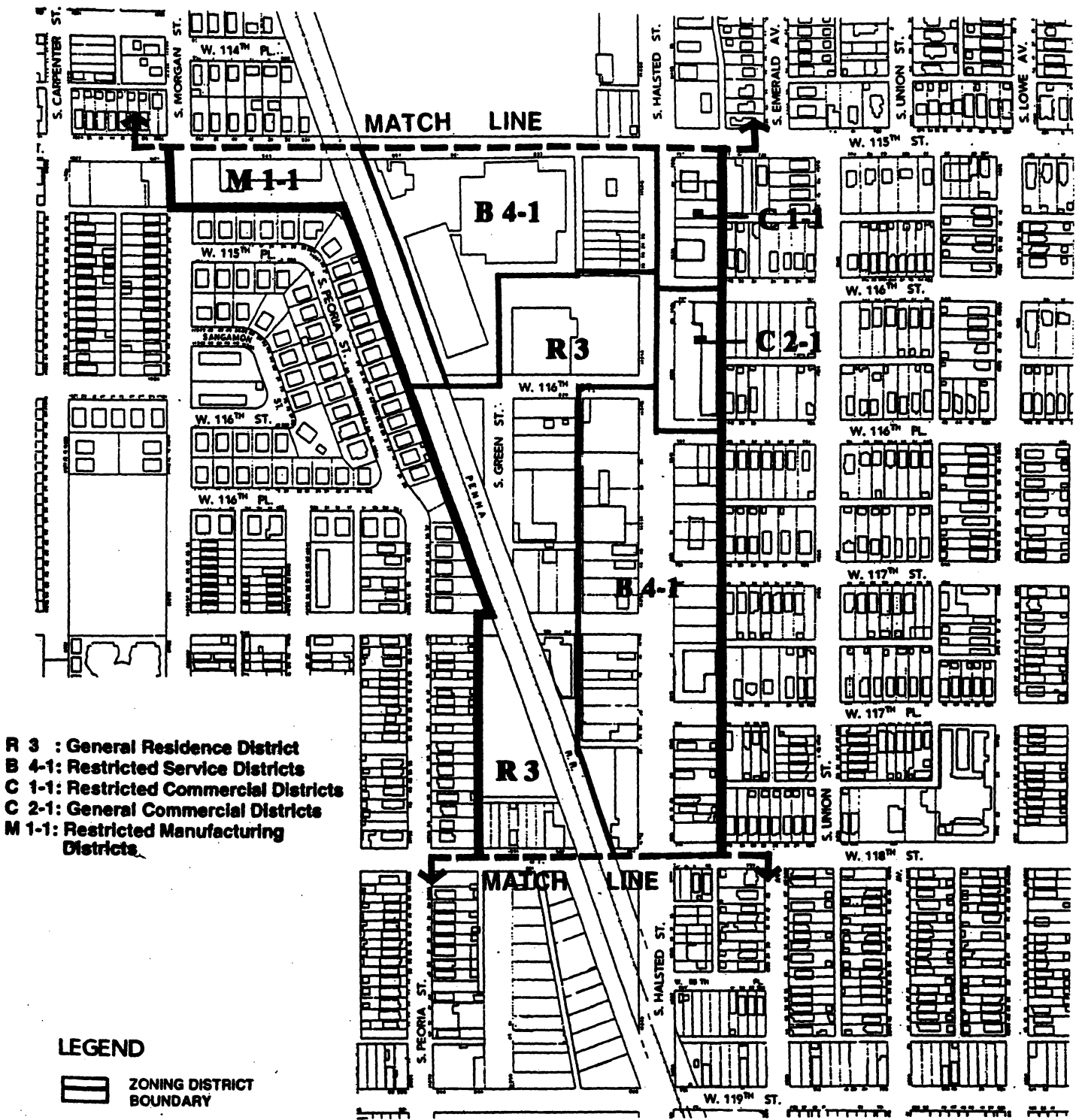


FIGURE 4
EXISTING ZONING

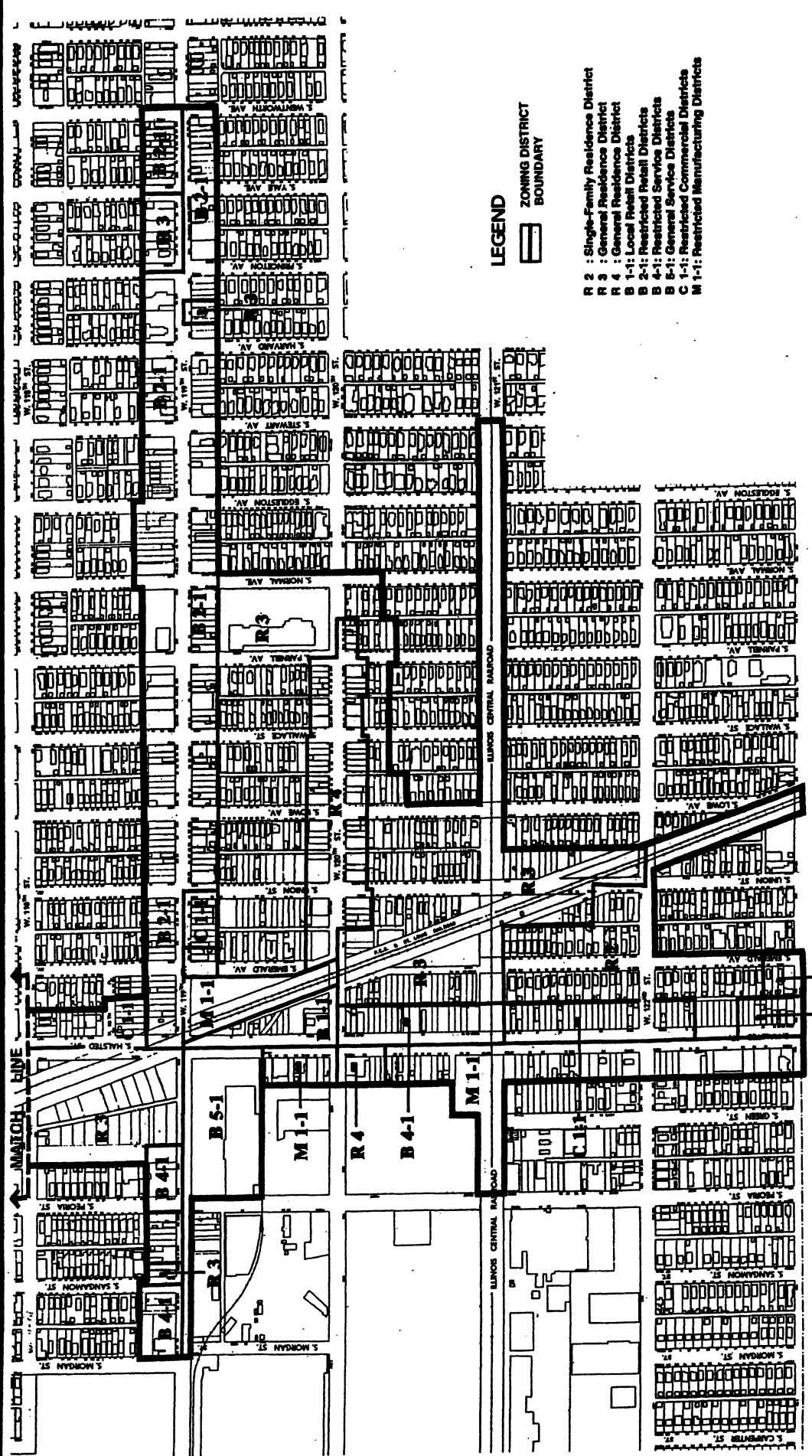
119TH & HALSTED REDEVELOPMENT PROJECT AREA





**FIGURE 4
EXISTING ZONING**





LEGEND
 ZONING DISTRICT
 BOUNDARY

- R 2 : Single-Family Residence District
- R 3 : General Residence District
- R 4 : General Residence District
- B 1-1: Local Retail Districts
- B 2-1: Restricted Retail Districts
- B 4-1: Restricted Service Districts
- B 5-1: General Service Districts
- C 1-1: Restricted Commercial Districts
- M 1-1: Restricted Manufacturing Districts

SHEET 3 OF 3
 N. T. S.



C 1-1 B 4-1

FIGURE 4
EXISTING ZONING

119TH & HALSTED REDEVELOPMENT PROJECT AREA

JUNE, 2001

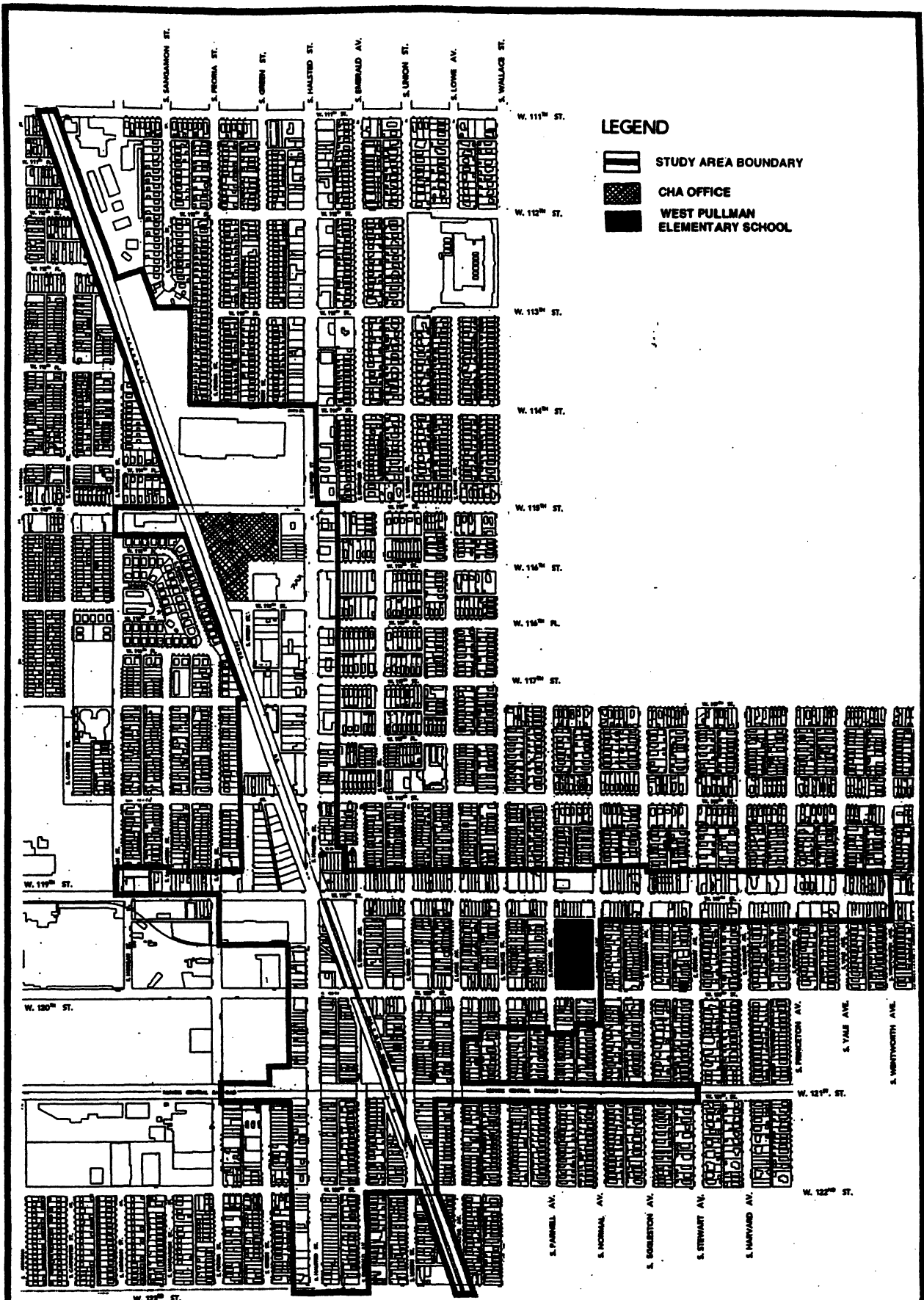


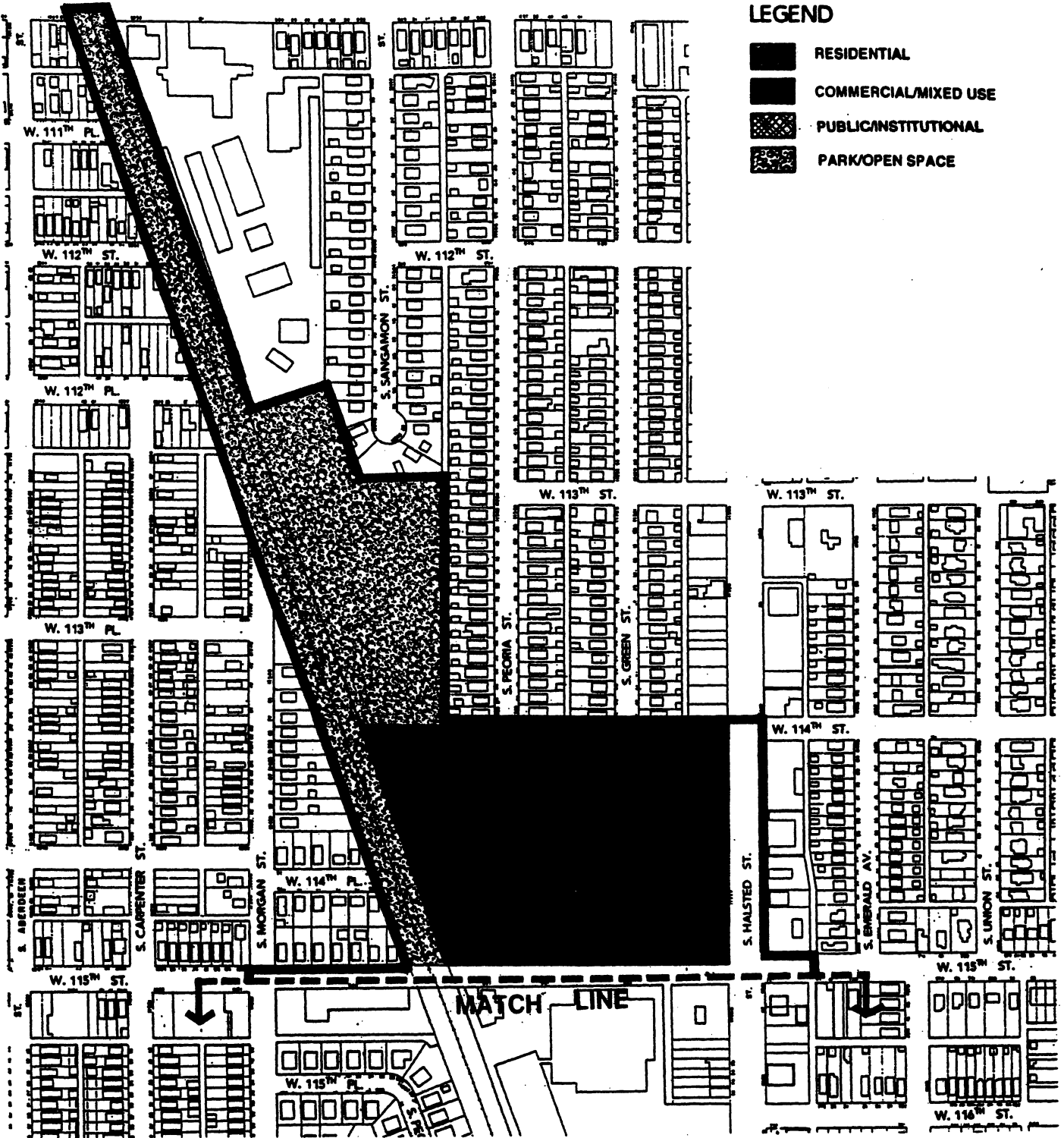
FIGURE 5
PUBLIC FACILITIES MAP

119TH & HALSTED REDEVELOPMENT PROJECT AREA

JUNE, 2001
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LEGEND

-  RESIDENTIAL
-  COMMERCIAL/MIXED USE
-  PUBLIC/INSTITUTIONAL
-  PARK/OPEN SPACE

**FIGURE 6
GENERAL LAND USE PLAN**

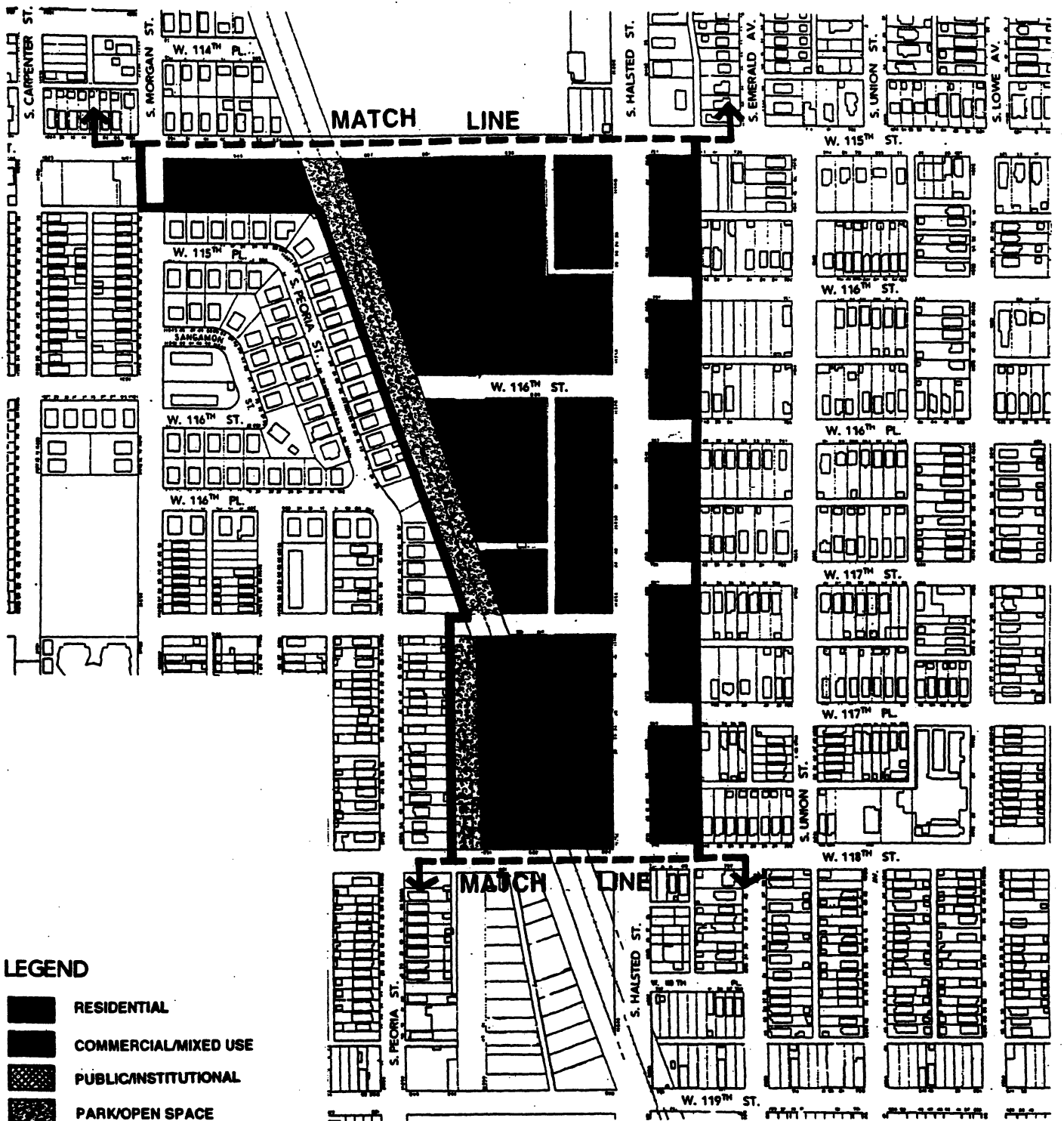
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119TH & HALSTED REDEVELOPMENT PROJECT AREA

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LEGEND

- RESIDENTIAL
- COMMERCIAL/MIXED USE
- PUBLIC/INSTITUTIONAL
- PARK/OPEN SPACE

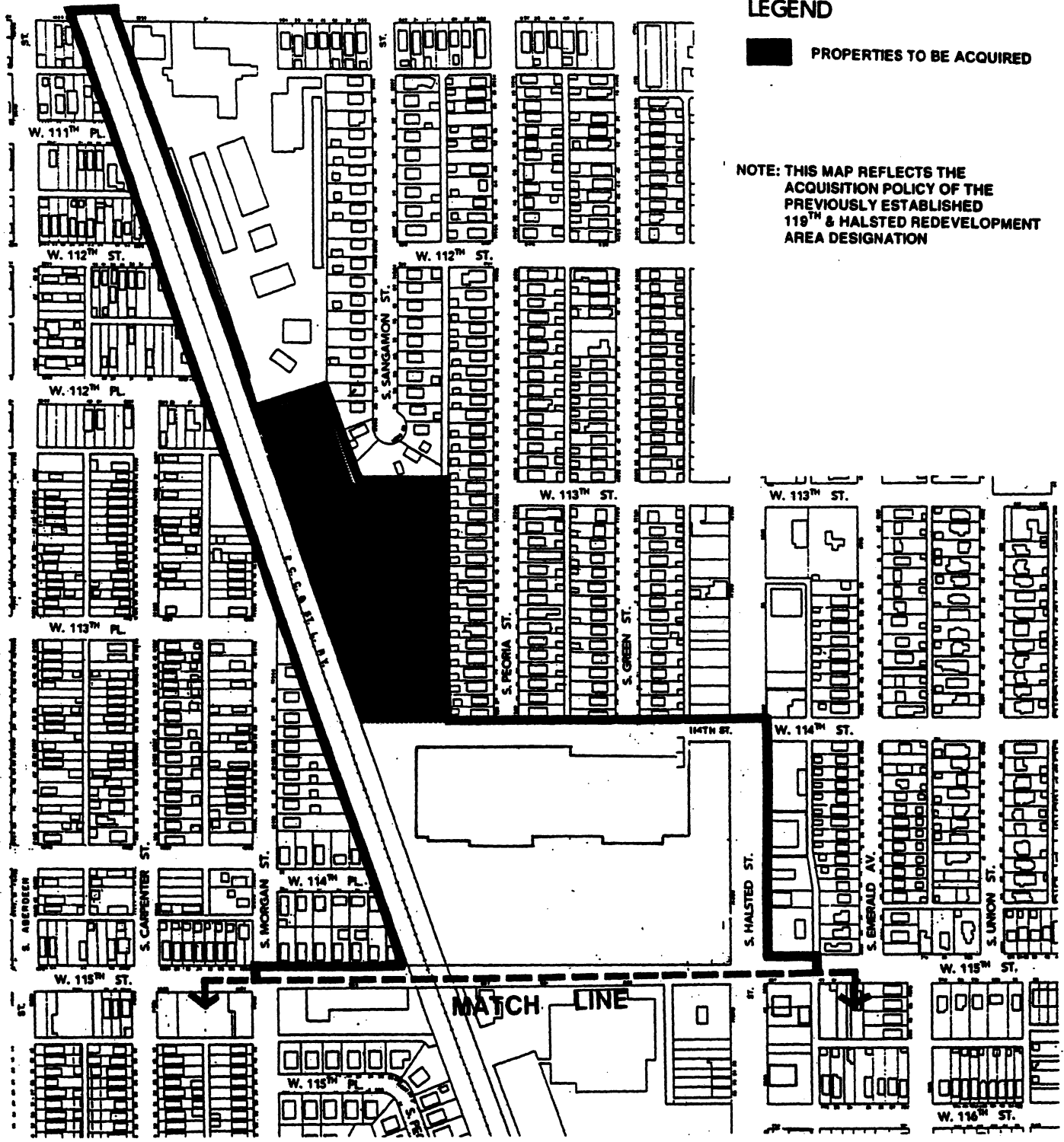
**FIGURE 6
GENERAL LAND USE PLAN**

119TH & HALSTED REDEVELOPMENT PROJECT AREA

SHEET 2 OF 3
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LEGEND

■ PROPERTIES TO BE ACQUIRED

NOTE: THIS MAP REFLECTS THE ACQUISITION POLICY OF THE PREVIOUSLY ESTABLISHED 119TH & HALSTED REDEVELOPMENT AREA DESIGNATION

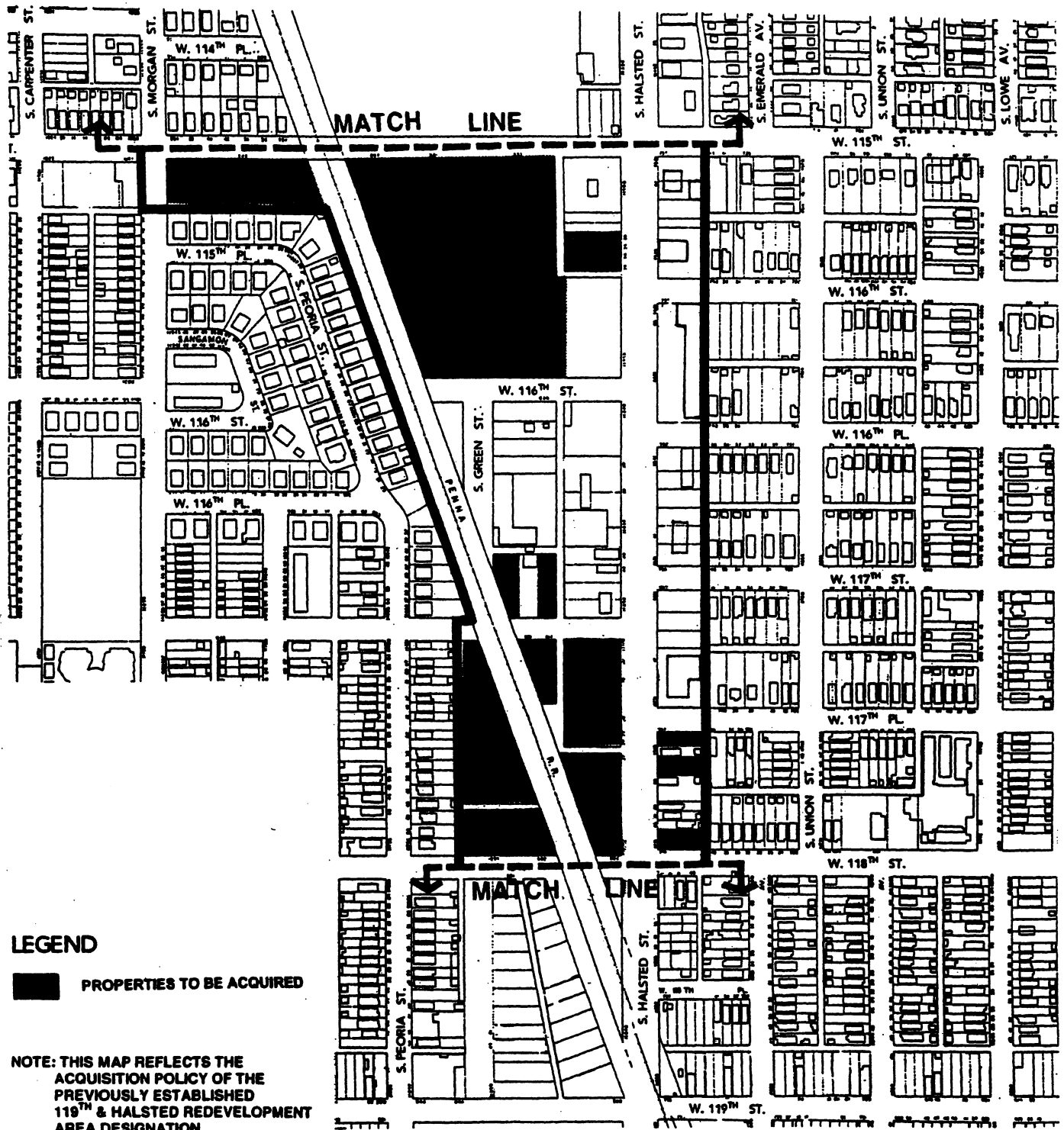
FIGURE 7
ACQUISITION MAP

119TH & HALSTED REDEVELOPMENT AREA

SHEET 1 OF 3
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LEGEND



PROPERTIES TO BE ACQUIRED

NOTE: THIS MAP REFLECTS THE ACQUISITION POLICY OF THE PREVIOUSLY ESTABLISHED 119TH & HALSTED REDEVELOPMENT AREA DESIGNATION

**FIGURE 7
ACQUISITION MAP**

119TH & HALSTED REDEVELOPMENT AREA

**SHEET 2 OF 3
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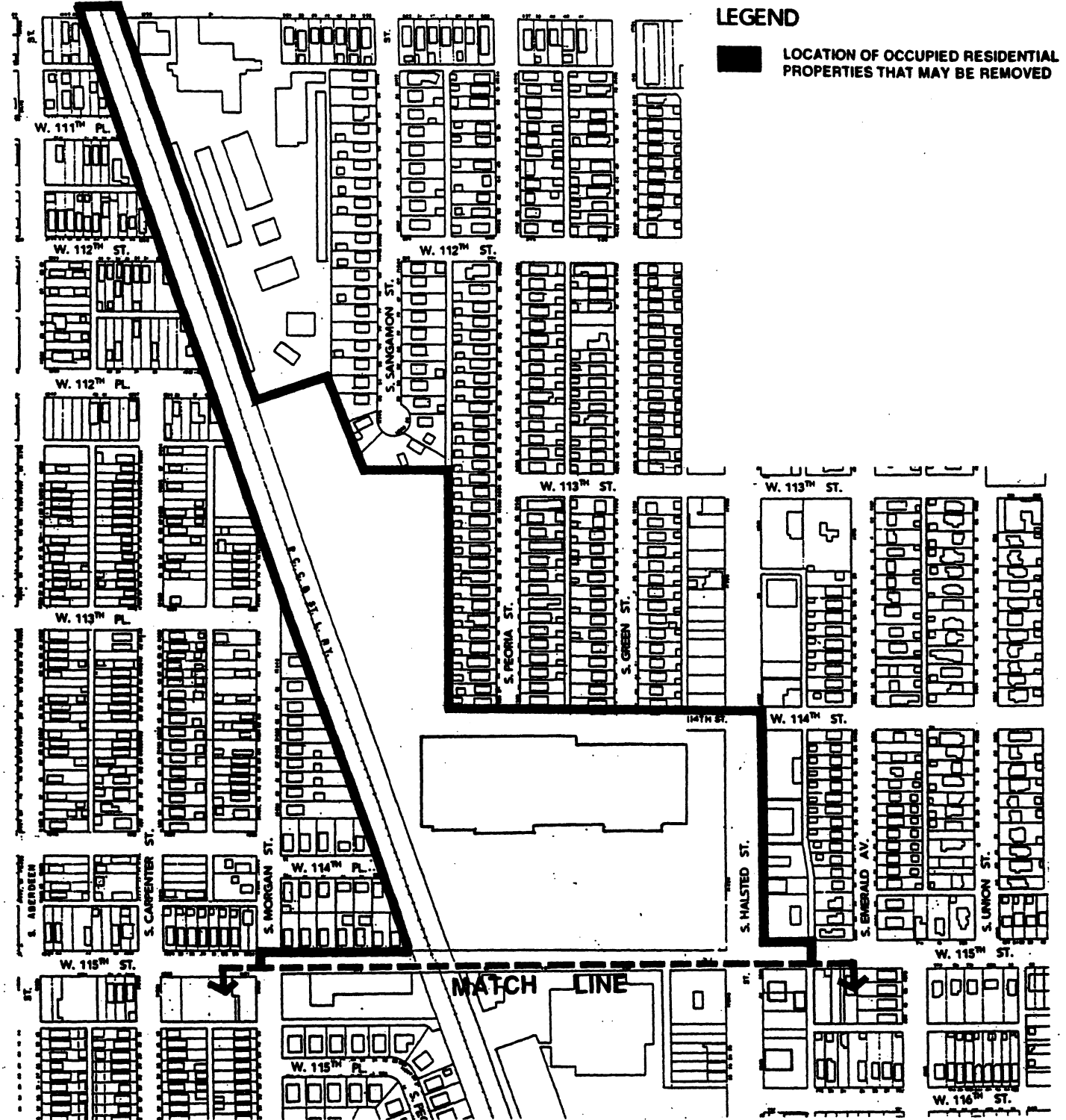


FIGURE 8
LOCATION OF OCCUPIED RESIDENTIAL PROPERTIES
THAT MAY BE REMOVED

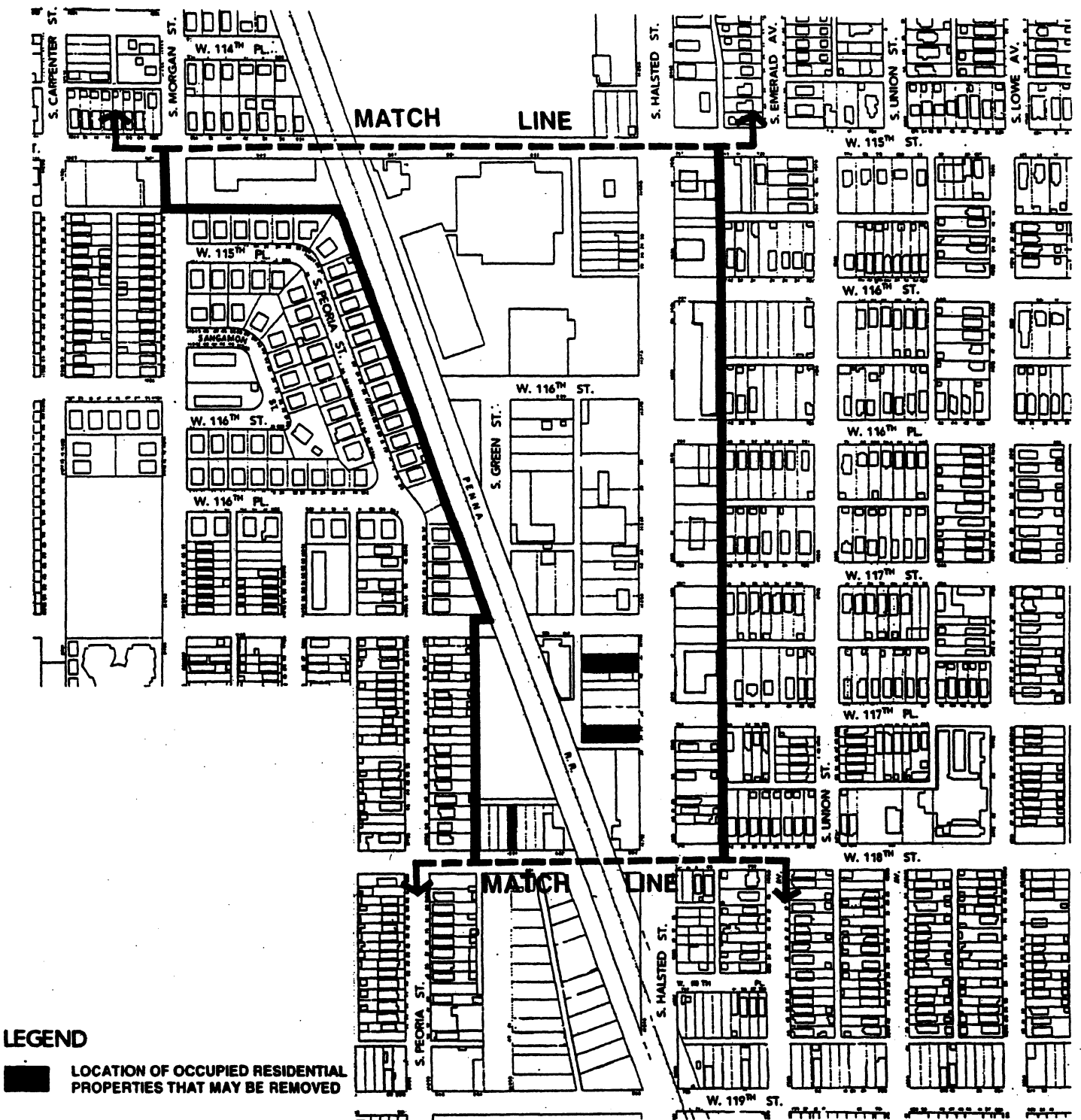
119TH & HALSTED REDEVELOPMENT PROJECT AREA

SHEET 1 OF 3
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LEGEND

 LOCATION OF OCCUPIED RESIDENTIAL PROPERTIES THAT MAY BE REMOVED

FIGURE 8
LOCATION OF OCCUPIED RESIDENTIAL PROPERTIES
THAT MAY BE REMOVED

119TH & HALSTED REDEVELOPMENT PROJECT AREA

SHEET 2 OF 3
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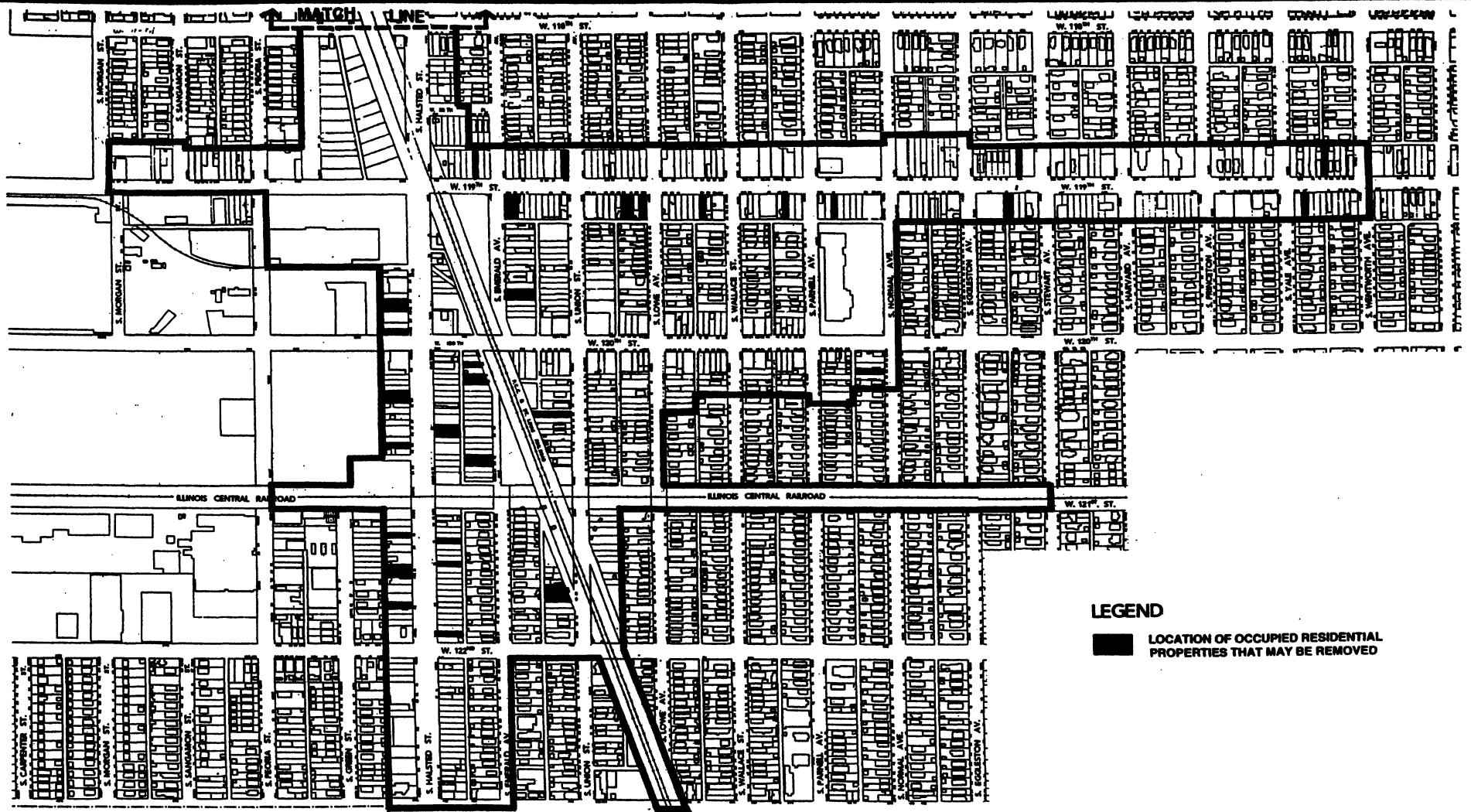


FIGURE 8
 LOCATION OF OCCUPIED RESIDENTIAL PROPERTIES THAT MAY BE REMOVED

119TH & HALSTED REDEVELOPMENT PROJECT AREA

JUNE, 2001

SHEET 3 OF 3
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Table 9**LAND ACQUISITION BY PARCEL IDENTIFICATION NUMBER AND ADDRESS**

Parcel Identification Number	Parcel Address	City	State	Zip Code
25-20-210-043-0000	11239 S. Morgan St.	Chicago	IL	60628
25-20-210-037-0000	11253 S. Sangamon St.	Chicago	IL	60628
25-20-216-037-0000	11236 S. Morgan St.	Chicago	IL	60628
25-20-404-001-0000	955 W. 115th St.	Chicago	IL	60628
25-20-404-007-0000	11501 S. Green St.	Chicago	IL	60628
25-20-404-108-0000	11513 S. Green St.	Chicago	IL	60628
25-20-404-020-0000	11533 S. Peoria St.	Chicago	IL	60628
25-20-404-021-0000	11539 S. Peoria St.	Chicago	IL	60628
25-20-404-022-0000	11543 S. Peoria St.	Chicago	IL	60628
25-20-404-023-0000	11549 S. Peoria St.	Chicago	IL	60628
25-20-404-024-0000	11553 S. Peoria St.	Chicago	IL	60628
25-20-404-025-0000	11559 S. Peoria St.	Chicago	IL	60628
25-20-404-043-0000	11520 S. Halsted St.	Chicago	IL	60628
25-20-404-044-0000	11522 S. Halsted St.	Chicago	IL	60628
25-20-404-045-0000	11526 S. Halsted St.	Chicago	IL	60628
25-20-404-046-0000	11528 S. Halsted St.	Chicago	IL	60628
25-20-404-107-0000	11513 S. Green St.	Chicago	IL	60628
25-20-412-006-0000	830 W. 117th St.	Chicago	IL	60628
25-20-412-008-0000	820 W. 117th St.	Chicago	IL	60628
25-20-418-034-0000	823 W. 117th St.	Chicago	IL	60628
25-20-418-035-0000	11700 S. Halsted St.	Chicago	IL	60628
25-20-418-036-0000	11706 S. Halsted St.	Chicago	IL	60628
25-20-418-037-0000	11710 S. Halsted St.	Chicago	IL	60628
25-20-418-038-0000	11712 S. Halsted St.	Chicago	IL	60628
25-20-418-039-0000	11716 S. Halsted St.	Chicago	IL	60628
25-20-418-048-0000	11720 S. Halsted St.	Chicago	IL	60628
25-20-418-049-0000	11724 S. Halsted St.	Chicago	IL	60628
25-20-418-050-0000	800 W. 118th St.	Chicago	IL	60628
25-20-418-051-0000	11756 S. Halsted St.	Chicago	IL	60628
25-20-418-025-0000	844 W. 118th St.	Chicago	IL	60628
25-20-418-026-0000	840 W. 118th St.	Chicago	IL	60628
25-20-418-027-0000	838 W. 118th St.	Chicago	IL	60628
25-20-418-028-0000	834 W. 118th St.	Chicago	IL	60628
25-20-418-029-0000	832 W. 118th St.	Chicago	IL	60628
25-20-418-030-0000	830 W. 118th St.	Chicago	IL	60628
25-20-418-031-0000	828 W. 118th St.	Chicago	IL	60628
25-20-418-032-0000	826 W. 118th St.	Chicago	IL	60628
25-20-418-033-0000	822 W. 118th St.	Chicago	IL	60628
25-20-418-023-0000	843 W. 117th St.	Chicago	IL	60628
25-20-420-034-0000	940 W. 119th St.	Chicago	IL	60628
25-20-420-035-0000	936 W. 119th St.	Chicago	IL	60628
25-20-420-036-0000	934 W. 119th St.	Chicago	IL	60628
25-28-111-001-0000	661 W. 120th St.	Chicago	IL	60628
25-28-111-005-0000	12013 S. Lowe Ave.	Chicago	IL	60628
25-28-111-006-0000	12017 S. Lowe Ave.	Chicago	IL	60628
25-28-111-007-0000	12019 S. Lowe Ave.	Chicago	IL	60628
25-28-111-008-0000	12021 S. Lowe Ave.	Chicago	IL	60628
25-28-111-009-0000	12025 S. Lowe Ave.	Chicago	IL	60628
25-28-112-024-0000	537 W. 120th St.	Chicago	IL	60628

Table 9**LAND ACQUISITION BY PARCEL IDENTIFICATION NUMBER AND ADDRESS, cont.**

Parcel Identification Number	Parcel Address	City	State	Zip Code
25-28-113-009-0000	12017 S. Parnell Ave.	Chicago	IL	60628
25-28-113-010-0000	12019 S. Parnell Ave.	Chicago	IL	60628
25-28-113-026-0000	12006 S. Parnell Ave.	Chicago	IL	60628
25-28-113-027-0000	12010 S. Normal Ave.	Chicago	IL	60628
25-21-328-001-0000	757 W. 118th Plc.	Chicago	IL	60628
25-21-328-002-0000	755 W. 118th Plc.	Chicago	IL	60628
25-21-328-003-0000	753 W. 118th Plc.	Chicago	IL	60628
25-21-328-004-0000	749 W. 118th Plc.	Chicago	IL	60628
25-21-328-005-0000	747 W. 118th Plc.	Chicago	IL	60628
25-21-328-006-0000	743 W. 118th Plc.	Chicago	IL	60628
25-21-328-011-0000	750 W. 119th St.	Chicago	IL	60628
25-21-328-012-0000	748 W. 119th St.	Chicago	IL	60628
25-21-328-013-0000	744 W. 119th St.	Chicago	IL	60628
25-21-328-014-0000	742 W. 119th St.	Chicago	IL	60628
25-21-328-015-0000	740 W. 119th St.	Chicago	IL	60628
25-21-328-016-0000	738 W. 119th St.	Chicago	IL	60628
25-21-328-020-0000	736 W. 119th St.	Chicago	IL	60628
25-21-328-019-0000	734 W. 119th St.	Chicago	IL	60628
25-21-330-045-0000	658 W. 119th St.	Chicago	IL	60628
25-21-330-037-0000	652 W. 119th St.	Chicago	IL	60628
25-21-330-042-0000	642 W. 119th St.	Chicago	IL	60628
25-21-331-030-0000	618 W. 119th St.	Chicago	IL	60628
25-21-331-031-0000	616 W. 119th St.	Chicago	IL	60628
25-21-331-032-0000	614 W. 119th St.	Chicago	IL	60628
25-29-202-004-0000	11932 S. Halsted St.	Chicago	IL	60628
25-29-202-005-0000	11934 S. Halsted St.	Chicago	IL	60628
25-29-202-006-0000	11942 S. Halsted St.	Chicago	IL	60628
25-29-202-007-0000	11944 S. Halsted St.	Chicago	IL	60628
25-29-202-008-0000	11948 S. Halsted St.	Chicago	IL	60628
25-29-202-009-0000	11950 S. Halsted St.	Chicago	IL	60628
25-29-202-010-0000	11954 S. Halsted St.	Chicago	IL	60628
25-29-202-011-0000	11956 S. Halsted St.	Chicago	IL	60628
25-29-210-042-0000	12100 S. Halsted St.	Chicago	IL	60628
25-29-210-023-0000	12104 S. Halsted St.	Chicago	IL	60628
25-29-210-024-0000	12108 S. Halsted St.	Chicago	IL	60628
25-29-210-027-0000	12116 S. Halsted St.	Chicago	IL	60628
25-29-210-032-0000	12134 S. Halsted St.	Chicago	IL	60628
25-29-210-033-0000	12138 S. Halsted St.	Chicago	IL	60628
25-29-210-036-0000	12144 S. Halsted St.	Chicago	IL	60628
25-29-210-037-0000	12148 S. Halsted St.	Chicago	IL	60628
25-29-218-019-0000	12200 S. Halsted St.	Chicago	IL	60628
25-29-218-020-0000	12202 S. Halsted St.	Chicago	IL	60628
25-29-218-021-0000	12204 S. Halsted St.	Chicago	IL	60628
25-28-124-008-0000	12219 S. Halsted St.	Chicago	IL	60628
25-28-124-009-0000	12221 S. Halsted St.	Chicago	IL	60628
25-28-124-010-0000	12223 S. Halsted St.	Chicago	IL	60628
25-28-124-011-0000	12227 S. Halsted St.	Chicago	IL	60628
25-28-124-012-0000	12229 S. Halsted St.	Chicago	IL	60628
25-28-124-013-0000	12231 S. Halsted St.	Chicago	IL	60628

Table 9**LAND ACQUISITION BY PARCEL IDENTIFICATION NUMBER AND ADDRESS, cont.**

Parcel Identification Number	Parcel Address	City	State	Zip Code
25-28-124-014-0000	12233 S. Halsted St.	Chicago	IL	60628
25-28-124-015-0000	12235 S. Halsted St.	Chicago	IL	60628
25-28-124-016-0000	12239 S. Halsted St.	Chicago	IL	60628
25-28-124-017-0000	12241 S. Halsted St.	Chicago	IL	60628
25-28-108-019-0000	12055 S. Halsted St.	Chicago	IL	60628
25-28-108-020-0000	12002 S. Emerald Ave.	Chicago	IL	60628
25-28-108-025-0000	12018 S. Emerald Av.	Chicago	IL	60628
25-28-108-026-0000	12020 S. Emerald Av.	Chicago	IL	60628
25-28-108-027-0000	12022 S. Emerald Av.	Chicago	IL	60628
25-28-108-028-0000	12026 S. Emerald Av.	Chicago	IL	60628
25-28-108-029-0000	12028 S. Emerald Av.	Chicago	IL	60628
25-28-108-030-0000	12030 S. Emerald Av.	Chicago	IL	60628
25-28-108-031-0000	12032 S. Emerald Av.	Chicago	IL	60628
25-28-108-033-0000	12040 S. Emerald Av.	Chicago	IL	60628
25-28-108-034-0000	12042 S. Emerald Av.	Chicago	IL	60628
25-28-108-035-0000	12044 S. Emerald Av.	Chicago	IL	60680
25-28-108-038-0000	12050 S. Emerald Av.	Chicago	IL	60628
25-28-108-039-0000	12052 S. Emerald Av.	Chicago	IL	60628
25-28-108-040-0000	12054 S. Emerald Av.	Chicago	IL	60628
25-28-109-002-0000	723 W. 120th St.	Chicago	IL	60628
25-28-109-003-0000	721 W. 120th St.	Chicago	IL	60628
25-28-109-004-0000	717 W. 120th St.	Chicago	IL	60628
25-28-109-008-0000	709 W. 120th St.	Chicago	IL	60628
25-28-109-009-0000	701 W. 120th St.	Chicago	IL	60628
25-28-109-011-0000	719 W. 120th St.	Chicago	IL	60628
25-28-109-010-0000	12045 S. Emerald Ave.	Chicago	IL	60628
25-28-109-017-0000	12026 S. Union Ave.	Chicago	IL	60628
25-28-109-018-0000	12028 S. Union Ave.	Chicago	IL	60628
25-28-109-001-0000	725 W. 120th St.	Chicago	IL	60628
25-28-116-007-0000	12117 S. Halsted St.	Chicago	IL	60628
25-28-116-008-0000	12119 S. Halsted St.	Chicago	IL	60628
25-28-116-009-0000	12123 S. Halsted St.	Chicago	IL	60628
25-28-116-011-0000	12127 S. Halsted St.	Chicago	IL	60628
25-28-116-012-0000	12129 S. Halsted St.	Chicago	IL	60628
25-28-116-013-0000	12133 S. Halsted St.	Chicago	IL	60628
25-28-116-014-0000	12135 S. Halsted St.	Chicago	IL	60628
25-28-116-015-0000	12137 S. Halsted St.	Chicago	IL	60628
25-28-116-016-0000	12139 S. Halsted St.	Chicago	IL	60628
25-28-116-023-0000	12157 S. Halsted St.	Chicago	IL	60628
25-21-334-033-0000	11857 S. Normal Av.	Chicago	IL	60628
25-21-334-025-0000	452 W. 119th St.	Chicago	IL	60628
25-21-422-022-0000	352 W. 119th St.	Chicago	IL	60628
25-21-424-033-0000	236 W. 119th St.	Chicago	IL	60628
25-28-200-005-0000	347 W. 119th St.	Chicago	IL	60628
25-28-200-006-0000	345 W. 119th St.	Chicago	IL	60628
25-28-201-001-0000	325 W. 119th St.	Chicago	IL	60628
25-28-201-002-0000	321 W. 119th St.	Chicago	IL	60628
25-28-201-003-0000	315 W. 119th St.	Chicago	IL	60628
25-28-201-008-0000	307 W. 119th St.	Chicago	IL	60628

Table 9

LAND ACQUISITION BY PARCEL IDENTIFICATION NUMBER AND ADDRESS, cont.

Parcel Identification Number	Parcel Address	City	State	Zip Code
25-28-201-009-0000	305 W. 119th St.	Chicago	IL	60628
25-28-201-010-0000	301 W. 119th St.	Chicago	IL	60628
25-28-202-002-0000	247 W. 119th St.	Chicago	IL	60628
25-28-203-004-0000	217 W. 119th St.	Chicago	IL	60628
25-28-203-005-0000	215 W. 119th St.	Chicago	IL	60628
25-28-203-007-0000	209 W. 119th St.	Chicago	IL	60628
25-28-203-008-0000	207 W. 119th St.	Chicago	IL	60628
25-28-104-007-0000	537 W. 119th St.	Chicago	IL	60628
25-28-104-008-0000	535 W. 119th St.	Chicago	IL	60628
25-28-104-024-0000	558 W. 120th St.	Chicago	IL	60628
25-28-104-025-0000	552 W. 120th St.	Chicago	IL	60628
25-28-104-026-0000	548 W. 120th St.	Chicago	IL	60628
25-28-104-027-0000	11914 S. Parnell Ave.	Chicago	IL	60628
25-28-104-034-0000	11936 S. Parnell Ave.	Chicago	IL	60628
25-28-104-043-0000	536 W. 120th St.	Chicago	IL	60628
25-28-104-044-0000	534 W. 120th St.	Chicago	IL	60628
25-28-105-002-0000	521 W. 119th St.	Dixmoor	IL	60628
25-28-105-004-0000	517 W. 119th St.	Chicago	IL	60628
25-28-105-005-0000	515 W. 119th St.	Chicago	IL	60628
25-28-105-006-0000	513 W. 119th St.	Chicago	IL	60628
25-28-105-007-0000	507 W. 119th St.	Chicago	IL	60628
25-28-105-008-0000	505 W. 119th St.	Chicago	IL	60628
25-28-107-007-0000	409 W. 119th St.	Chicago	IL	60628
25-28-107-008-0000	407 W. 119th St.	Chicago	IL	60628
25-28-100-006-0000	11935 S. Halsted St.	Chicago	IL	60628
25-28-100-017-0000	11923 S. Halsted St.	Chicago	IL	60628
25-28-100-013-0000	11939 S. Halsted St.	Chicago	IL	60628
25-28-100-019-0000	11937 S. Halsted St.	Chicago	IL	60628
25-28-100-018-0000	11945 S. Halsted St.	Chicago	IL	60628
25-28-100-016-0000	739 W. 119th St.	Chicago	IL	60628
25-28-100-011-0000	11957 S. Halsted St.	Chicago	IL	60628
25-28-100-002-0000	11921 S. Halsted St.	Chicago	IL	60628
25-28-100-001-0000	11911-11919 S. Halsted St.	Chicago	IL	60628
25-28-100-007-0000	11937 S. Halsted St.	Chicago	IL	60628
25-28-100-008-0000	11939 S. Halsted St.	Chicago	IL	60628
25-28-100-009-0000	11941 S. Halsted St.	Chicago	IL	60628
25-28-101-004-0000	717 W. 119th St.	Chicago	IL	60628
25-28-101-005-0000	715 W. 119th St.	Chicago	IL	60628
25-28-101-012-0000	11917 S. Emerald Ave.	Chicago	IL	60628
25-28-101-014-0000	11921 S. Emerald Ave.	Chicago	IL	60628
25-28-101-016-0000	11927 S. Emerald Ave.	Chicago	IL	60628
25-28-101-026-0000	11914 S. Union Ave.	Chicago	IL	60628
25-28-101-027-0000	11920 S. Union Ave.	Chicago	IL	60628
25-28-101-028-0000	11924 S. Union Ave.	Chicago	IL	60628
25-28-101-029-0000	11926 S. Union Ave.	Chicago	IL	60628
25-28-101-030-0000	11928 S. Union Ave.	Chicago	IL	60628
25-28-101-032-0000	11932 S. Union Ave.	Chicago	IL	60628
25-28-101-042-0000	11906 S. Union Ave.	Chicago	IL	60628

Table 9

LAND ACQUISITION BY PARCEL IDENTIFICATION NUMBER AND ADDRESS, cont.

Parcel Identification Number	Parcel Address	City	State	Zip Code
25-28-101-041-0000	701 W. 119th St.	Chicago	IL	60628
25-28-101-022-0000	11947 S. Emerald Ave.	Chicago	IL	60628
25-28-101-023-0000	11949 S. Emerald Ave.	Chicago	IL	60628
25-28-101-024-0000	11951 S. Emerald Ave.	Chicago	IL	60628
25-28-101-036-0000	11942 S. Union Ave.	Chicago	IL	60628
25-28-101-037-0000	11946 S. Union Ave.	Chicago	IL	60628
25-28-102-001-0000	655 W. 119th St.	Chicago	IL	60628
25-28-102-002-0000	653 W. 119th St.	Chicago	IL	60628
25-28-102-003-0000	651 W. 119th St.	Chicago	IL	60628
25-28-102-004-0000	647 W. 119th St.	Chicago	IL	60628
25-28-102-012-0000	11921 S. Union Ave.	Chicago	IL	60628
25-28-102-013-0000	11925 S. Union Ave.	Chicago	IL	60628
25-28-102-014-0000	11927 S. Union Ave.	Chicago	IL	60628
25-28-102-016-0000	11933 S. Union Ave.	Chicago	IL	60628
25-28-102-017-0000	11935 S. Union Ave.	Chicago	IL	60628
25-28-102-018-0000	11939 S. Union Ave.	Chicago	IL	60628
25-28-102-021-0000	658 W. 120th St.	Chicago	IL	60628
25-28-102-022-0000	650 W. 120th St.	Chicago	IL	60628
25-28-102-038-0000	640 W. 120th St.	Chicago	IL	60628
25-28-102-039-0000	638 W. 120th St.	Chicago	IL	60628
25-28-102-040-0000	636 W. 120th St.	Chicago	IL	60628
25-28-102-041-0000	642 W. 120th St.	Chicago	IL	60628
25-28-103-003-0000	619 W. 119th St.	Chicago	IL	60628
25-28-103-004-0000	617 W. 119th St.	Chicago	IL	60628
25-28-103-005-0000	615 W. 119th St.	Chicago	IL	60628
25-28-103-006-0000	611 W. 119th St.	Chicago	IL	60628
25-28-103-009-0000	601 W. 119th St.	Chicago	IL	60628
25-28-103-022-0000	11947 S. Lowe Ave.	Chicago	IL	60628
25-28-103-026-0000	614 W. 120th St.	Chicago	IL	60628
25-28-103-027-0000	11914 S. Wallace St.	Chicago	IL	60628
25-28-103-039-0000	11946 S. Wallace St.	Chicago	IL	60628
25-28-103-040-0000	610 W. 120th St.	Chicago	IL	60628
25-28-103-041-0000	608 W. 120th St.	Chicago	IL	60628
25-28-103-043-0000	602 W. 120th St.	Chicago	IL	60628
25-28-103-044-0000	600 W. 120th St.	Chicago	IL	60628
25-21-320-001-0000	11741 S. Halsted St.	Chicago	IL	60628
25-21-320-003-0000	11747 S. Halsted St.	Chicago	IL	60628
25-21-320-004-0000	11749 S. Halsted St.	Chicago	IL	60628
25-21-320-031-0000	11771 S. Halsted St.	Chicago	IL	60628
25-28-117-021-0000	12120 S. Union Ave.	Chicago	IL	60628
25-28-117-022-0000	12126 S. Union Ave.	Chicago	IL	60628
25-28-117-023-0000	12128 S. Union Ave.	Chicago	IL	60628
25-28-117-024-0000	12132 S. Union Ave.	Chicago	IL	60628
25-28-117-025-0000	12134 S. Union Ave.	Chicago	IL	60628
25-28-117-026-0000	12136 S. Union Ave.	Chicago	IL	60628
25-28-117-027-0000	12140 S. Union Ave.	Chicago	IL	60628
25-28-117-028-0000	12140 S. Union Ave.	Chicago	IL	60628
25-28-117-029-0000	12144 S. Union Ave.	Chicago	IL	60628
25-28-118-001-0000	12101 S. Union Ave.	Chicago	IL	60628

Table 9**LAND ACQUISITION BY PARCEL IDENTIFICATION NUMBER AND ADDRESS, cont.**

Parcel Identification Number	Parcel Address	City	State	Zip Code
25-28-118-002-0000	12103 S. Union Ave.	Chicago	IL	60628
25-28-118-003-0000	12109 S. Union Ave.	Chicago	IL	60628
25-28-118-007-0000	12119 S. Union Ave.	Chicago	IL	60628
25-28-118-008-0000	12121 S. Union Ave.	Chicago	IL	60628
25-28-118-009-0000	12123 S. Union Ave.	Chicago	IL	60628
25-28-118-010-0000	12127 S. Union Ave.	Chicago	IL	60628
25-28-118-011-0000	12129 S. Union Ave.	Chicago	IL	60628
25-28-118-012-0000	121335 S. Union Ave.	Chicago	IL	60628
25-28-118-013-0000	12139 S. Union Ave.	Chicago	IL	60628
25-28-118-034-0000	12115 S. Union Ave.	Chicago	IL	60628
25-28-118-035-0000	12111 S. Union Ave.	Chicago	IL	60628
25-28-110-001-0000	657 W. 120th St.	Chicago	IL	60628
25-28-110-002-0000	653 W. 120th St.	Chicago	IL	60628
25-28-110-003-0000	649 W. 120th St.	Chicago	IL	60628
25-28-110-008-0000	12021 S. Union Ave.	Chicago	IL	60628
25-28-110-021-0000	12055 S. Union Ave.	Chicago	IL	60628
25-28-110-022-0000	643 W. 120th St.	Chicago	IL	60628
25-28-110-023-0000	639 W. 120th St.	Chicago	IL	60628
25-28-110-030-0000	12020 S. Lowe Ave.	Chicago	IL	60628
25-28-110-031-0000	12022 S. Lowe Ave.	Chicago	IL	60628
25-28-110-032-0000	12026 S. Lowe Ave.	Chicago	IL	60628
25-28-110-033-0000	12028 S. Lowe Ave.	Chicago	IL	60628
25-28-110-043-0000	12014 S. Lowe Ave.	Chicago	IL	60628
25-28-118-014-0000	12157 S. Union Ave.	Chicago	IL	60628

APPENDIX B

LEGAL DESCRIPTION OF THE 119TH AND HALSTED REDEVELOPMENT PROJECT AREA

ALL THAT PART OF SECTIONS 20, 21, 28 (NORTH OF THE INDIAN BOUNDARY LINE) AND 29 IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF 115th ST. WITH THE CENTER LINE OF MORGAN ST.;

THENCE SOUTH ALONG SAID CENTER LINE OF MORGAN ST. TO THE WESTERLY EXTENSION OF A LINE 8 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 1 IN MAPLE PARK COURT RESUBDIVISION OF PART OF STANLEY MATHEW'S SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID LINE BEING ALSO THE CENTER LINE OF THE 16 FOOT ALLEY LYING NORTH OF AND ADJOINING SAID LOT 1 IN MAPLE PARK COURT RESUBDIVISION;

THENCE EAST ALONG SAID EASTERLY EXTENSION AND ALONG THE LINE 8 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 1 IN MAPLE PARK COURT RESUBDIVISION AND ALONG THE EASTERLY EXTENSION THEREOF TO THE WESTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY;

THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY TO THE CENTER LINE OF 117th ST.;

THENCE WEST ALONG SAID CENTER LINE OF 117th ST. TO THE NORTHERLY EXTENSION OF THE CENTER LINE OF THE 16 FOOT ALLEY LYING EAST AND ADJOINING THE EAST LINE OF LOTS 12 THROUGH 35, INCLUSIVE, IN BLOCK 1 IN THE RESUBDIVISION OF THE EAST HALF OF ORIGINAL BLOCKS 8 AND 11 AND ALL OF THAT PART OF BLOCK 7, LYING WEST OF THE P. C. C. & St. L. R. R. IN ORIGINAL SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND ALONG SAID CENTER LINE OF THE 16 FOOT ALLEY AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE CENTER LINE OF 118th ST.;

THENCE EAST ALONG SAID CENTER LINE OF 118th ST. TO THE NORTHERLY EXTENSION OF THE EAST LINE OF THE ALLEY LYING EAST OF AND ADJOINING

THE EAST LINE OF LOTS 1 THROUGH 15, INCLUSIVE, IN BLOCK 2 IN SAID RESUBDIVISION OF THE EAST HALF OF ORIGINAL BLOCKS 8 AND 11 AND ALL OF THAT PART OF BLOCK 7, LYING WEST OF THE P. C. C. & St. L. R. R. IN ORIGINAL SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND ALONG THE EAST LINE OF THE ALLEY LYING EAST OF AND ADJOINING THE EAST LINE OF LOTS 1 THROUGH 15, INCLUSIVE, IN BLOCK 2 IN SAID RESUBDIVISION AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE CENTER LINE OF THE ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOT 15 IN SAID BLOCK 2 IN THE RESUBDIVISION OF THE EAST HALF OF ORIGINAL BLOCKS 8 AND 11 AND ALL OF THAT PART OF BLOCK 7, LYING WEST OF THE P. C. C. & St. L. R. R. IN ORIGINAL SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG THE CENTER LINE OF SAID ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOT 15 IN BLOCK 2 IN SAID RESUBDIVISION TO THE EAST LINE OF PEORIA ST.;

THENCE WEST ALONG A STRAIGHT LINE TO THE POINT OF INTERSECTION OF THE WEST LINE OF PEORIA ST. WITH THE CENTER LINE OF THE ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 29 AND 18 IN BLOCK 4 IN THE RESUBDIVISION OF THE WEST HALF OF BLOCKS 8 & 11 AND ALL OF BLOCKS 9 & 10, EXCEPT LOTS 19, 22, AND 23 OF BLOCK 10 OF THE ORIGINAL SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG THE CENTER LINE OF THE ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 29 AND 18 IN BLOCK 4 IN SAID RESUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO THE CENTER LINE OF SANGAMON ST.;

THENCE NORTH ALONG SAID CENTER LINE OF SANGAMON ST. TO THE EASTERLY EXTENSION OF THE CENTER LINE OF THE ALLEY LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 19, 20 AND 21 IN BLOCK 3 IN SAID RESUBDIVISION OF THE WEST HALF OF BLOCKS 8 & 11 AND ALL OF BLOCKS 9 & 10, EXCEPT LOTS 19, 22, AND 23 OF BLOCK 10 OF THE ORIGINAL SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID CENTER LINE OF THE ALLEY LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 19, 20 AND 21 IN BLOCK 3 IN SAID RESUBDIVISION TO THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 21 IN BLOCK 3 IN SAID RESUBDIVISION;

THENCE NORTH ALONG SAID NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 21 TO THE SOUTH LINE OF LOT 18 IN BLOCK 3 IN SAID RESUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 18 AND ALONG THE WESTERLY EXTENSION THEREOF AND ALONG THE SOUTH LINE OF LOT 22 IN BLOCK 3 IN SAID RESUBDIVISION TO THE EAST LINE OF MORGAN ST.;

THENCE SOUTH ALONG SAID EAST LINE OF MORGAN ST. TO THE NORTH LINE OF 119th ST.;

THENCE EAST ALONG SAID NORTH LINE OF 119th ST. TO THE EAST LINE OF PEORIA ST.;

THENCE SOUTH ALONG SAID EAST LINE PEORIA ST. TO THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 1 IN BLOCK 1 OF FIRST ADDITION OF WEST PULLMAN SUBDIVISION;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 1 IN BLOCK 1 OF FIRST ADDITION OF WEST PULLMAN SUBDIVISION TO THE NORTHWEST CORNER OF SAID LOT 1;

THENCE SOUTHERLY ALONG THE WESTERLY LINE OF LOTS 1 THROUGH 11, INCLUSIVE, IN SAID BLOCK 1 OF FIRST ADDITION OF WEST PULLMAN SUBDIVISION TO THE NORTH LINE OF 120th ST.;

THENCE SOUTHERLY TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 8 OF SAID FIRST ADDITION TO WEST PULLMAN SUBDIVISION;

THENCE SOUTHERLY ALONG THE WESTERLY LINE OF LOTS 1 THROUGH 18, INCLUSIVE, IN SAID BLOCK 8 TO THE SOUTHWEST CORNER OF SAID LOT 18;

THENCE SOUTHERLY A DISTANCE OF 25.00 FEET ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE;

THENCE 165 FEET, MORE OR LESS, WESTERLY TO THE EAST LINE OF VACATED GREEN ST.;

THENCE SOUTHERLY ALONG SAID EAST LINE OF VACATED GREEN ST. TO THE NORTHERLY RIGHT-OF-WAY LINE OF ILLINOIS CENTRAL RAILROAD;

THENCE WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ILLINOIS CENTRAL RAILROAD TO THE EAST LINE OF PEORIA ST.;

THENCE SOUTH ALONG SAID EAST LINE OF PEORIA ST. TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD;

THENCE EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 9 OF FIRST ADDITION TO WEST PULLMAN SUBDIVISION;

THENCE SOUTH ALONG THE WESTERLY LINE OF LOTS 1 THROUGH 12 TO THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 11 IN BLOCK 1 OF THE RESUBDIVISION OF BLOCK 9 TO 16, INCLUSIVE, OF SAID FIRST ADDITION TO WEST PULLMAN SUBDIVISION;

THENCE WEST ALONG SAID EASTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 11 IN BLOCK 1 IN SAID RESUBDIVISION, A DISTANCE OF 8 FEET, TO THE CENTER LINE OF THE ALLEY LYING WEST OF AND PARALLEL WITH HALSTED ST., SAID ALLEY BEING ALSO EAST OF AND ADJOINING SAID LOT 11;

THENCE SOUTH ALONG SAID CENTER LINE OF THE ALLEY LYING WEST OF AND PARALLEL WITH HALSTED ST. TO THE CENTER LINE OF 123rd ST.;

THENCE EAST ALONG SAID CENTER LINE OF 123rd ST TO THE CENTER LINE OF EMERALD ST.;

THENCE NORTH ALONG SAID CENTER LINE OF EMERALD ST. TO THE CENTER LINE OF 122nd ST.;

THENCE EAST ALONG SAID CENTER LINE OF 122nd ST. TO THE WESTERLY LINE OF THE RIGHT OF WAY OF THE PENN CENTRAL RAIL ROAD;

THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE OF THE RIGHT OF WAY OF THE PENN CENTRAL RAIL ROAD TO THE CENTER LINE OF 123rd ST.;

THENCE EAST ALONG SAID CENTER LINE OF 123rd ST. TO THE EASTERLY LINE OF THE RIGHT OF WAY OF THE PENN CENTRAL RAIL ROAD;

THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE OF THE RIGHT OF WAY OF THE PENN CENTRAL RAIL ROAD TO THE SOUTHERLY EXTENSION OF THE CENTER LINE OF THE ALLEY WEST OF AND PARALLEL WITH LOWE AVE., SAID ALLEY BEING ALSO WEST OF AND ADJOINING THE WEST LINE OF LOTS 1 THROUGH 22 IN BLOCK 34 IN WEST PULLMAN, A SUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTH ALONG SAID CENTER LINE OF THE ALLEY WEST OF AND PARALLEL WITH LOWE AVE. TO THE SOUTH LINE OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD;

THENCE EAST ALONG SAID SOUTH LINE OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD TO THE EAST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 28 BEING ALSO THE CENTER LINE OF SOUTH STEWART AVENUE;

THENCE NORTH ALONG SAID CENTER LINE OF SOUTH STEWART AVENUE TO THE NORTH LINE OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD;

THENCE WEST ALONG SAID NORTH LINE OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD TO THE CENTER LINE OF LOWE AVE.;

THENCE NORTH ALONG SAID CENTER LINE OF LOWE AVE. TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 37 IN BLOCK 16 IN SAID WEST PULLMAN;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND ALONG THE SOUTH LINE OF LOT 37 AND ALONG THE EASTERLY EXTENSION THEREOF TO THE CENTER LINE OF THE ALLEY EAST OF AND PARALLEL WITH LOWE AVE., SAID ALLEY BEING ALSO EAST OF AND ADJOINING SAID LOT 37;

THENCE NORTH ALONG SAID CENTER LINE OF THE ALLEY EAST OF AND PARALLEL WITH LOWE AVE. TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 7 IN SAID BLOCK 16 IN WEST PULLMAN;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND ALONG THE SOUTH LINE OF LOT 7 IN SAID BLOCK 16 IN WEST PULLMAN TO THE WEST LINE OF WALLACE ST.;

THENCE EAST ALONG A STRAIGHT LINE TO THE SOUTHWEST CORNER OF LOT 40 IN BLOCK 17 IN SAID WEST PULLMAN;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 40 IN BLOCK 17 IN WEST PULLMAN AND ALONG THE EASTERLY EXTENSION THEREOF AND ALONG THE SOUTH LINE OF LOT 7 IN SAID BLOCK 17 IN WEST PULLMAN AND ALONG THE EASTERLY EXTENSION THEREOF TO THE CENTER LINE OF PARNELL AVE.;

THENCE SOUTH ALONG SAID CENTER LINE OF PARNELL AVE. TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 12.5 FEET OF LOT 38 IN BLOCK 18 IN SAID WEST PULLMAN;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND ALONG THE SOUTH LINE OF THE NORTH 12.5 FEET OF LOT 38 IN BLOCK 18 IN SAID WEST

PULLMAN AND THE EASTERLY EXTENSION THEREOF TO THE CENTER LINE OF THE ALLEY EAST OF AND PARALLEL WITH PARNELL AVE., SAID ALLEY BEING ALSO EAST OF AND ADJOINING SAID LOT 38;

THENCE NORTH ALONG SAID CENTER LINE OF THE ALLEY EAST OF AND PARALLEL WITH PARNELL AVE. TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 6 IN SAID BLOCK 18 IN WEST PULLMAN;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND ALONG THE SOUTH LINE OF SAID LOT 6 IN BLOCK 18 IN WEST PULLMAN, AND ALONG THE EASTERLY EXTENSION THEREOF, TO THE CENTER LINE OF NORMAL AVE.;

THENCE NORTH ALONG SAID CENTER LINE OF NORMAL AVE. TO THE WESTERLY EXTENSION OF THE CENTER LINE OF THE ALLEY SOUTH OF AND PARALLEL WITH 119th ST. IN BLOCK 6 IN WEST PULLMAN, SAID ALLEY BEING ALSO SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1 THROUGH 10, INCLUSIVE, IN THE RESUBDIVISION OF THAT PART OF WEST PULLMAN LYING IN THE NORTHWEST QUARTER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID CENTER LINE OF THE ALLEY SOUTH OF AND PARALLEL WITH 119th ST. TO THE CENTER LINE OF WENTWORTH AVE.;

THENCE NORTH ALONG SAID CENTER LINE OF WENTWORTH AVE. TO THE EASTERLY EXTENSION OF THE CENTER LINE OF THE ALLEY NORTH OF AND PARALLEL WITH 119th ST., SAID ALLEY BEING ALSO NORTH OF AND ADJOINING LOTS 23 THROUGH 32, INCLUSIVE, IN BLOCK 4 IN THOMAS SCANLAN'S ADDITION TO PULLMAN, BEING A SUBDIVISION IN OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND ALONG THE CENTER LINE OF THE ALLEY NORTH OF AND PARALLEL WITH 119th ST. TO THE CENTER LINE OF HARVARD AVE.;

THENCE NORTH ALONG SAID CENTER LINE OF HARVARD AVE. TO THE EASTERLY EXTENSION OF THE CENTER LINE OF THE ALLEY NORTH OF AND PARALLEL WITH 119th ST., SAID ALLEY BEING ALSO NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 17 THROUGH 26, INCLUSIVE, IN BLOCK 6 IN A. O. TYLOR'S ADDITION TO PULLMAN, A SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE CENTER LINE OF THE ALLEY NORTH OF AND PARALLEL WITH 119th ST. TO CENTER LINE OF STEWART AVE.;

THENCE SOUTH ALONG THE CENTER LINE OF STEWART AVE. TO THE EASTERLY EXTENSION OF THE CENTER LINE OF THE ALLEY NORTH OF AND PARALLEL WITH 119th ST., SAID ALLEY BEING ALSO NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 6 THROUGH 15, INCLUSIVE, IN HUGH LAUDER'S SUBDIVISION OF LOT 8 IN BLOCK 5 IN SAID A. O. TYLOR'S ADDITION TO PULLMAN;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE CENTER LINE OF THE ALLEY NORTH OF AND PARALLEL WITH 119th ST. TO THE CENTER LINE OF EGGLESTON AVE.;

THENCE NORTH ALONG SAID CENTER LINE OF EGGLESTON AVE. TO THE EASTERLY EXTENSION OF THE CENTER LINE OF THE ALLEY NORTH OF AND PARALLEL WITH 119th ST., SAID ALLEY BEING ALSO NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 10 THROUGH 19, INCLUSIVE, IN BLOCK 4 IN SAID A. O. TYLOR'S ADDITION TO PULLMAN;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE CENTER LINE OF THE ALLEY NORTH OF AND PARALLEL WITH 119th ST. TO THE CENTER LINE OF NORMAL AVE.;

THENCE SOUTH ALONG SAID CENTER LINE OF NORMAL AVE. TO THE EASTERLY EXTENSION OF THE CENTER LINE OF THE ALLEY NORTH OF AND PARALLEL WITH 119th ST., SAID ALLEY BEING ALSO NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 17 THROUGH 26, INCLUSIVE, IN BLOCK 4 IN HANNAH B. GANO'S ADDITION TO PULLMAN, BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE CENTER LINE OF THE ALLEY NORTH OF AND PARALLEL WITH 119th ST. TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 28 IN BLOCK 4 IN KNEELAND AND WRIGHT'S 2nd ADDITION TO WEST PULLMAN IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF LOT 28 IN BLOCK 4 IN KNEELAND AND WRIGHT'S 2nd ADDITION TO WEST PULLMAN AND THE NORTHERLY EXTENSION THEREOF TO THE CENTER LINE OF 118th PL.;

THENCE WEST ALONG SAID CENTER LINE OF 118th PL. TO THE SOUTHERLY EXTENSION OF THE CENTER LINE OF THE ALLEY EAST OF AND PARALLEL WITH

HALSTED ST., SAID ALLEY BEING ALSO WEST OF AND ADJOINING THE WEST LINE OF LOTS 1 THROUGH 11, INCLUSIVE, IN SAID BLOCK 4 IN KNEELAND AND WRIGHT'S 2nd ADDITION TO WEST PULLMAN;

THENCE NORTH ALONG SAID CENTER LINE OF THE ALLEY EAST OF AND PARALLEL WITH HALSTED ST. TO THE CENTER LINE OF 118th ST.;

THENCE EAST ALONG SAID CENTER LINE OF 118th ST. TO THE SOUTHERLY EXTENSION OF THE CENTER LINE OF THE ALLEY EAST OF AND PARALLEL WITH HALSTED ST., SAID ALLEY BEING ALSO EAST OF AND ADJOINING THE EAST LINE OF LOTS 170 THROUGH 165, INCLUSIVE, IN SHARPSHOOTER'S PARK SUBDIVISION OF PART OF SHARPSHOOTER'S PARK, SAID PARK BEING THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND ALONG THE CENTER LINE OF THE ALLEY EAST OF AND PARALLEL WITH HALSTED ST. TO THE CENTER LINE OF 115th ST.;

THENCE WEST ALONG SAID CENTER LINE OF 115th ST. TO THE CENTER LINE OF HALSTED ST.;

THENCE NORTH ALONG SAID CENTER LINE OF HALSTED ST. TO THE CENTER LINE OF 114th ST.;

THENCE WEST ALONG SAID CENTER LINE OF 114th ST. TO THE SOUTHERLY EXTENSION OF THE CENTER LINE OF THE ALLEY WEST OF AND PARALLEL WITH GREEN ST., SAID ALLEY BEING ALSO EAST OF AND ADJOINING THE EAST LINE OF LOTS 16 THROUGH 30, INCLUSIVE, IN SHELDON HEIGHTS WEST FIFTH ADDITION, A SUBDIVISION OF A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION OF THE CENTER LINE OF THE ALLEY WEST OF AND PARALLEL WITH GREEN ST. TO THE EASTERLY EXTENSION OF THE SOUTH LINE SAID LOT 30 IN SHELDON HEIGHTS WEST FIFTH ADDITION;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE SAID LOT 30 IN SHELDON HEIGHTS WEST FIFTH ADDITION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE SOUTHEAST CORNER OF LOT 31 IN SAID SHELDON HEIGHTS WEST FIFTH ADDITION;

THENCE CONTINUING WEST ALONG THE SOUTH LINE OF SAID LOT 31 IN SAID SHELDON HEIGHTS WEST FIFTH ADDITION AND ALONG THE WESTERLY

EXTENSION THEREOF TO THE SOUTHWEST CORNER OF SAID SHELDON HEIGHTS WEST FIFTH ADDITION;

THENCE NORTH ALONG THE WEST LINE OF SAID SHELDON HEIGHTS WEST FIFTH ADDITION, SAID WEST LINE BEING ALSO THE WEST LINE OF AN 8 FOOT ALLEY WEST OF AND PARALLEL WITH PEORIA ST., TO THE EASTERLY EXTENSION OF A LINE 16 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF LOTS 19 AND 20 IN THE SIXTH ADDITION TO SHELDON HEIGHTS WEST, BEING A SUBDIVISION OF PART OF THE EAST TWO THIRDS OF THE WEST THREE EIGHTS OF THE NORTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND ALONG A LINE 16 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF LOTS 19 AND 20 IN THE SIXTH ADDITION TO SHELDON HEIGHTS WEST TO THE SOUTHWESTERLY LINE OF SAID SIXTH ADDITION TO SHELDON HEIGHTS WEST SUBDIVISION, SAID SOUTHWESTERLY LINE BEING ALSO A LINE 8 FEET SOUTHWEST OF AND PARALLEL WITH THE SOUTHWESTERLY LINE OF LOTS 20 THROUGH 23, INCLUSIVE IN SAID SIXTH ADDITION TO SHELDON HEIGHTS WEST;

THENCE NORTHWEST ALONG SAID SOUTHWESTERLY LINE OF SIXTH ADDITION TO SHELDON HEIGHTS WEST SUBDIVISION TO THE POINT OF INTERSECTION OF SAID SOUTHWESTERLY LINE WITH THE WEST LINE OF SAID SIXTH ADDITION TO SHELDON HEIGHTS WEST SUBDIVISION, SAID POINT BEING 1,032.98 FEET SOUTH OF THE NORTH LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT BEING 1,188.76 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 20 AS MEASURED ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20;

THENCE SOUTH ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20 TO THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF THE PENN CENTRAL RAIL ROAD;

THENCE NORTHWEST ALONG SAID THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF THE PENN CENTRAL RAIL ROAD TO THE CENTER LINE OF 111th ST.;

THENCE WEST ALONG SAID CENTER LINE OF 111th ST. TO THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE PENN CENTRAL RAIL ROAD;

THENCE SOUTHEAST ALONG SAID SOUTHWESTERLY LINE OF THE RIGHT
OF WAY OF THE PENN CENTRAL RAIL ROAD TO THE CENTER LINE OF 115th ST.;

THENCE WEST ALONG SAID CENTER LINE OF 115th ST. TO THE POINT OF
BEGINNING ON THE CENTER LINE OF MORGAN ST.

ALL IN COOK COUNTY, ILLINOIS.

APPENDIX C

119TH AND HALSTED REDEVELOPMENT PROJECT AREA ELIGIBILITY REPORT

The purpose of this analysis is to determine whether a portion of the City of Chicago identified as the 119th and Halsted Redevelopment Project Area qualifies for designation as a tax increment financing district within the definitions set forth under 65 ILCS 5/11-74.4 contained in the "Tax Increment Allocation Redevelopment Act" (65 ILCS 5/11-74.1 et seq.), as amended (the "Act"). This legislation focuses on the elimination of blighted or rapidly deteriorating areas through the implementation of a redevelopment plan. The Act authorizes the use of tax increment revenues derived in a project area for the payment or reimbursement of eligible redevelopment project costs.

The area proposed for designation as the 119th and Halsted Redevelopment Project Area is hereinafter referred to as the "Study Area" and is shown in Figure A.

The Study Area is approximately 183 acres in size and includes 822 tax parcels, of which 518 parcels are improved, with 394 of these parcels containing buildings. There are 304 vacant parcels within the Study Area, which also include unused railroad right-of-way. It should be noted that the majority of vacant parcels are small lots scattered among improved property. Only three vacant parcels exist under single ownership that are larger than five acres in size. Two of these parcels are part of the former railroad right-of-way that runs in a northwest to southeast direction through the Study Area. In addition to the three larger sites, there are areas of vacant land comprised of individual vacant parcels under disparate ownership. However, only one of these areas is larger than two acres in size. Thus, while a significant amount of vacant land exists within the Study Area, it is scattered and under diverse ownership.

This report summarizes the analyses and findings of the consultant's work, which, unless otherwise noted, is solely the responsibility of Camiros, Ltd. and its subconsultants and does not necessarily reflect the views and opinions of potential developers or the City of Chicago. However, the City of Chicago 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.

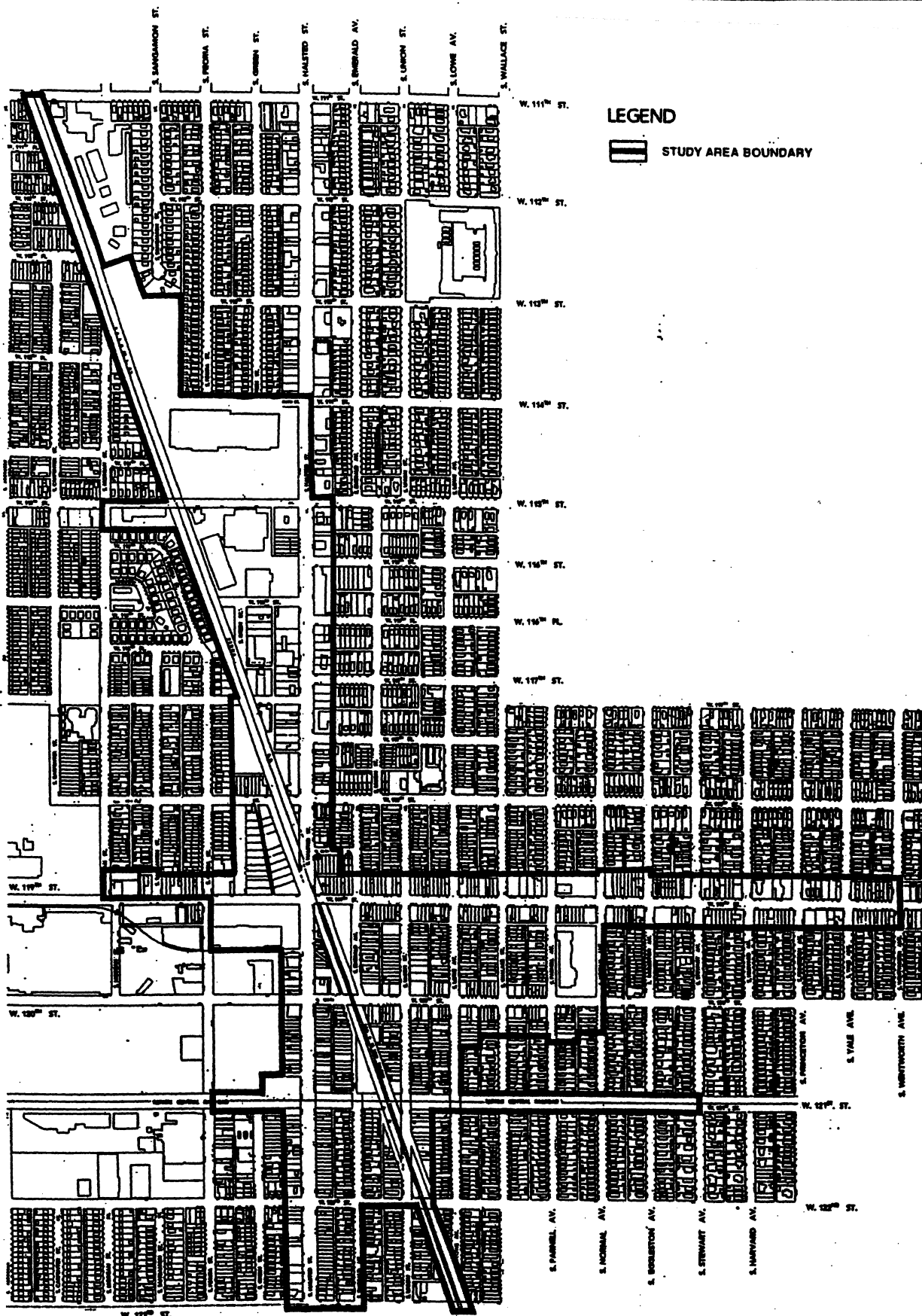


FIGURE A
BOUNDARY MAP

119TH & HALSTED REDEVELOPMENT PROJECT AREA

JUNE, 2001
N. T. S.



CAMIROS
COMMUNITY AND MARKET INFORMATION RESEARCH ORGANIZATION

1. INTRODUCTION

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

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

In adopting this legislation, the Illinois General Assembly found:

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

Blighted Areas

If the property under consideration is improved, a combination of five or more of the following 13 factors must be present for designation as a blighted area:

- Dilapidation
- Obsolescence
- Deterioration
- Presence of structures below minimum code standards
- Illegal use of individual structures
- Excessive vacancies
- Lack of ventilation, light or sanitary facilities
- Inadequate utilities
- Excessive land coverage and overcrowding of structures and community facilities
- Deleterious land use or layout
- Lack of community planning
- Environmental clean-up requirements
- Declining or stagnant equalized assessed value

If the property is vacant, a combination of two or more of the following factors qualifies the area as blighted.

- Obsolete platting of vacant land
- Diversity of ownership of vacant land
- Tax or special assessment delinquencies on such land.
- Environmental clean-up requirements
- Declining or stagnant equalized assessed value
- Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land

Vacant property also qualifies as "blighted" if any one of the following factors is present:

- The area consists of an unused quarry or quarries
- The area consists of unused railyards, tracks or rights-of-way
- The area is subject to flooding
- The area consists of an unused disposal site containing debris from construction demolition, etc.
- The area is between 50 to 100 acres, 75 percent vacant, shows deleterious qualities and was designated as a town center before 1982, but not developed for that purpose.
- The area qualified as blighted immediately before it became vacant

The Act defines blighted areas, and recent amendments to the Act also provide guidance as to when the factors present qualify an area for such designation. Where any of the factors defined in the Act are found to be present in the Study Area, they must be: 1) documented to be present to a meaningful extent so that the municipality may reasonably find that the factor is clearly present within the intent of the Act, and 2) reasonably distributed throughout the 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

The exterior building condition survey and site conditions survey of the Study Area were undertaken in April and May, 2001. The analysis of site conditions was organized by tax block as shown in Figure B, with the corresponding existing land use in Figure C.

Where a factor is described as being present to a *major extent*, the factor is present throughout significant portions of the Study Area. The presence of such conditions has a major adverse impact or influence on adjacent and nearby property. A factor described as being present to a *minor extent* indicates that the factor is present, but that the distribution of impact of the condition is more limited. A statement that the 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 blighted 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 as a blighting factor in establishing the eligibility of the area as a "blighted area" under the Act. These findings describe the conditions that exist and the extent to which each factor is present.

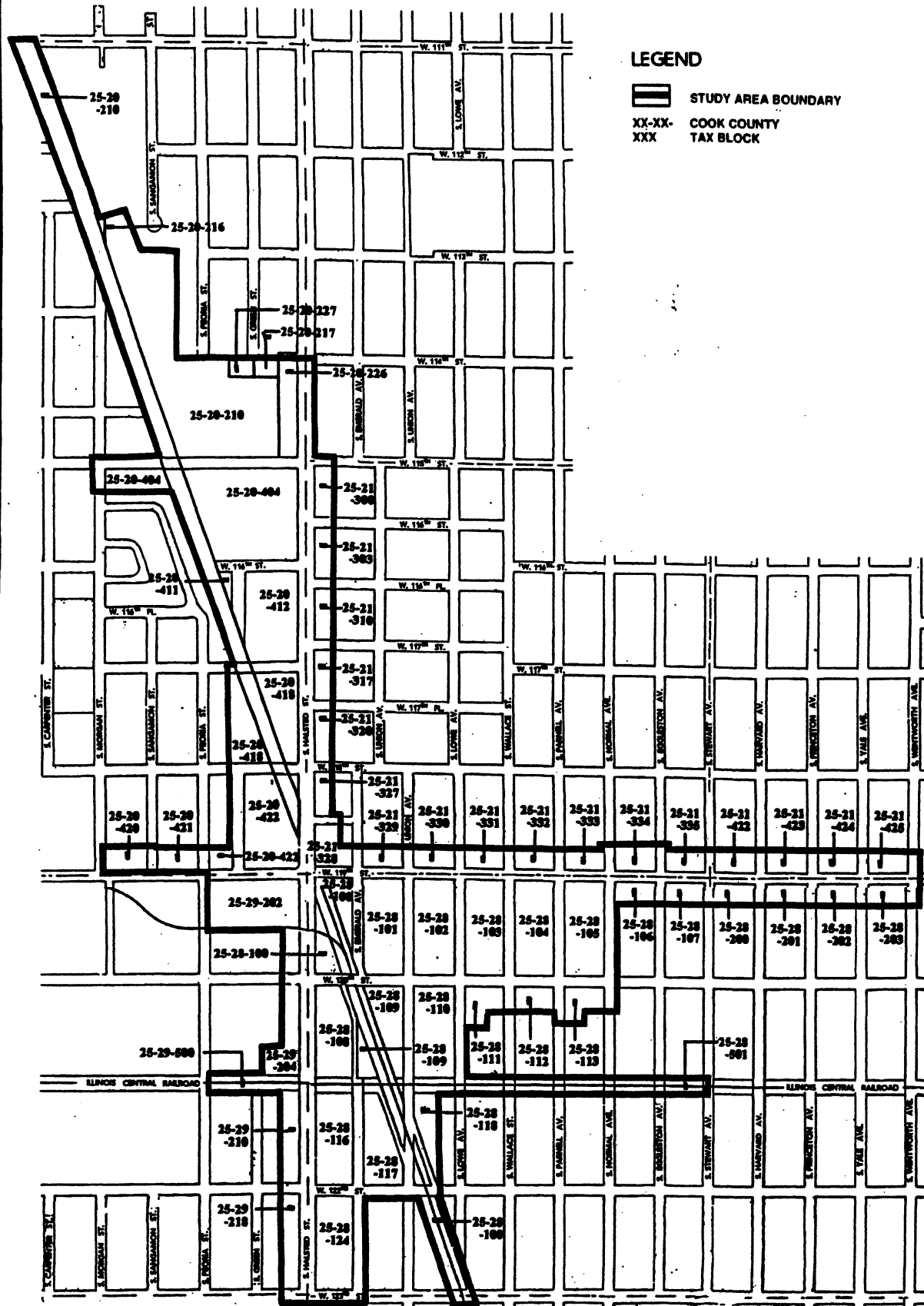
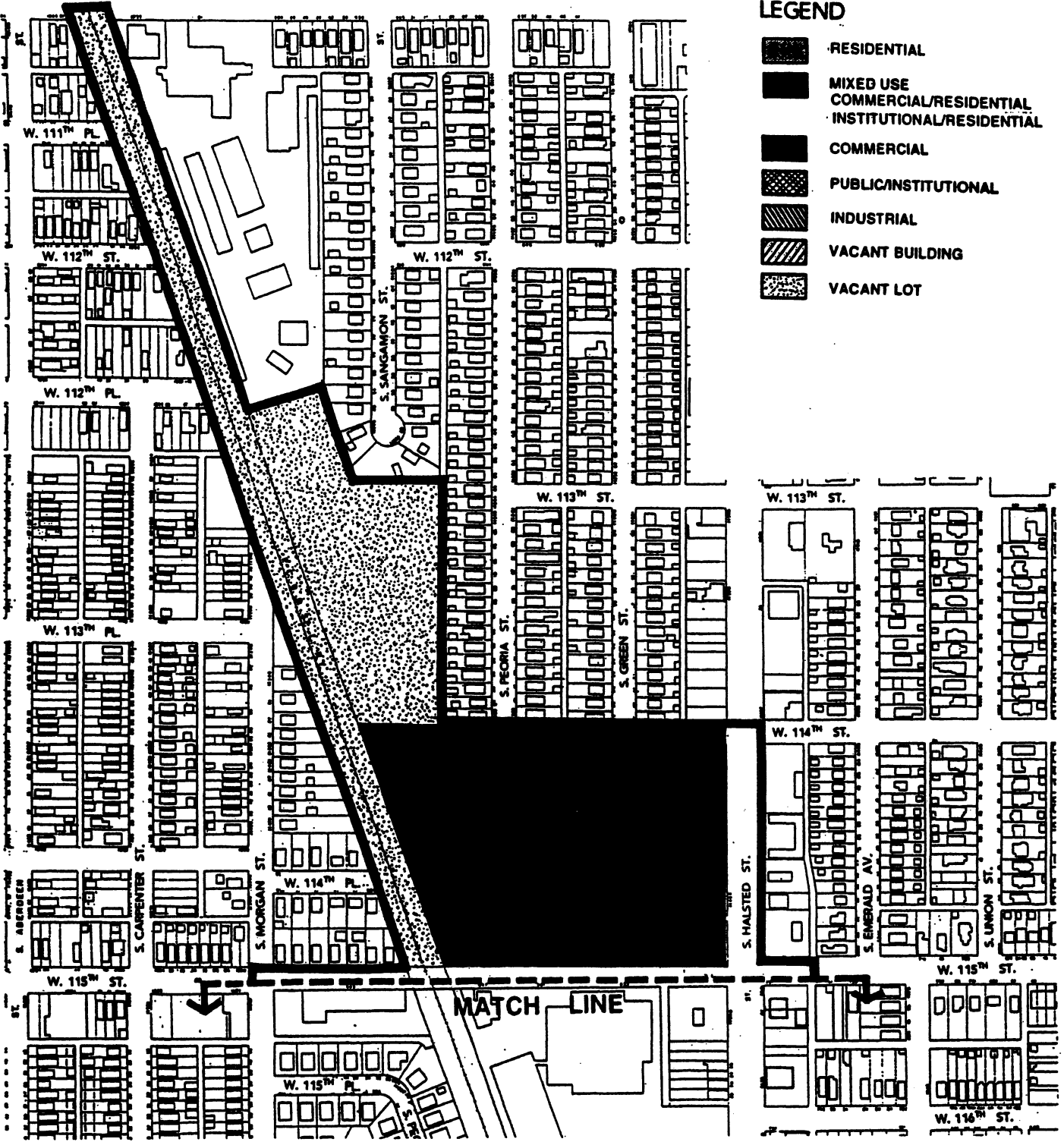









FIGURE B
TAX BLOCKS

119TH & HALSTED REDEVELOPMENT PROJECT AREA



LEGEND

-  RESIDENTIAL
-  MIXED USE
COMMERCIAL/RESIDENTIAL
INSTITUTIONAL/RESIDENTIAL
-  COMMERCIAL
-  PUBLIC/INSTITUTIONAL
-  INDUSTRIAL
-  VACANT BUILDING
-  VACANT LOT

**FIGURE C
EXISTING LAND USE**

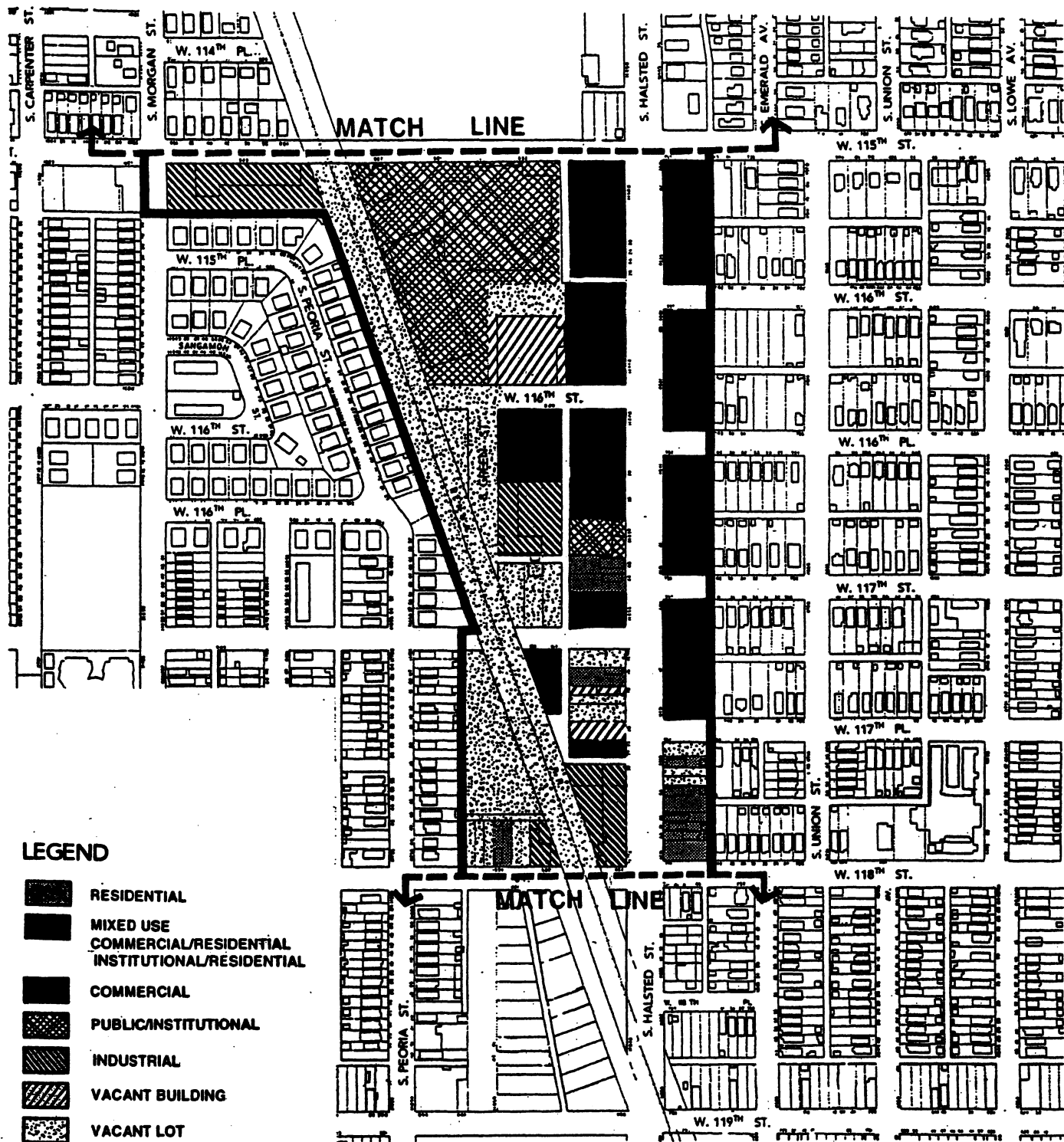
119TH & HALSTED REDEVELOPMENT PROJECT AREA

SHEET 1 OF 3
N. T. S.










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LEGEND

-  RESIDENTIAL
-  MIXED USE
COMMERCIAL/RESIDENTIAL
INSTITUTIONAL/RESIDENTIAL
-  COMMERCIAL
-  PUBLIC/INSTITUTIONAL
-  INDUSTRIAL
-  VACANT BUILDING
-  VACANT LOT

**FIGURE C
EXISTING LAND USE**

119TH & HALSTED REDEVELOPMENT PROJECT AREA

SHEET 2 OF 3
N. T. S.



CAMIROS

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3. PRESENCE AND DISTRIBUTION OF ELIGIBILITY FACTORS

The Act establishes different eligibility factors for improved property versus vacant land. Property within the Study Area consists primarily of developed property. Consequently, the character of property within the Study Area is predominantly improved. For this reason, the analysis of eligibility was based, for the most part, on factors for improved property. Improved property includes parcels that contain buildings, structures, parking or other physical improvements. Improved property may include single parcels or multiple parcels under single or common ownership. Landscaped yards, open space or other ancillary functions may also be classified as improved property for the purposes of the eligibility analysis if they are obviously accessory to an adjacent building/primary use. Within the Study Area, only two of the 59 tax blocks within the Study Area contained enough vacant property to warrant an analysis based on vacant property. Two other tax blocks (25-20-210 and 25-28-100) contained both vacant land and improved property. The vacant land portions of these two blocks were evaluated as vacant land while the improved property portions were evaluated as improved property. Consequently, these two tax blocks appear in the evaluation of both vacant land and improved property. Separate analyses are provided for vacant and improved property.

In order to establish the eligibility of the improved property of a redevelopment project area under the "blighted" criteria established in the Act, at least 5 of 13 eligibility factors must be meaningfully present and reasonably distributed throughout the Study Area. This eligibility study finds that the improved property within the Study Area qualifies for designation as a "blighted." Eight of the conditions cited in the Act are meaningfully present within the Study Area. The six conditions present to a *major* extent are: deterioration, obsolescence, presence of structures below minimum code, excessive vacancies, excessive land coverage and overcrowding of community facilities and stagnant or declining EAV. The two conditions present to a *minor* extent are: dilapidation and deleterious land use and layout. All of these factors are well distributed throughout the Study Area.

In order to establish the eligibility of the vacant property of a redevelopment project area under the "blighted" criteria established in the Act, at least 2 of 6 eligibility factors must be meaningfully present and reasonably distributed throughout the Study Area. This eligibility study finds that the vacant property within the Study Area qualifies for designation as a "blighted." Two of the conditions cited in the Act are meaningfully present within the Study Area. These two conditions are: obsolete platting and stagnant or declining EAV.

IMPROVED PROPERTY

Of the 59 tax blocks within the Study Area, 57 were comprised of improved property. While a significant number of vacant lots exist these blocks, the vacant lots are scattered among the improved property, and the overall character of these 57 tax blocks is of improved property. Two of the tax blocks (Block 25-20-210 and Block 25-28-100) contain both sizeable areas of both improved and vacant property and are listed as both improved and vacant tax blocks for purposes of this analysis. Two other blocks consist solely of improved property.

FACTORS PRESENT TO A MAJOR EXTENT

Deterioration

This condition is present when there are physical deficiencies in buildings or surface improvements requiring treatment or repair. Any deficiency beyond normal maintenance qualifies as deterioration. Moderate levels of deterioration may be present in basically sound buildings that contain defects that can be corrected. More advanced deterioration that is not easily correctable and cannot be accomplished during the course of normal maintenance may also be evident. Advanced deterioration is clearly a greater blighting influence. Consequently, the incidence of advanced deterioration need not be widespread to qualify this condition as being present to a major extent. Examples of conditions that indicate deterioration include buildings that are not weather-tight, loose or missing materials, defects in exterior 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 major defects in secondary building components (doors, windows, porches, fascia materials, gutters and downspouts). In terms of surface improvements, including sidewalks, off-street parking and surface storage areas, deterioration may take the form of surface cracking, loose paving material, depressions, streets with pitted pavement/potholes, crumbling curbs, crumbled or heaved sidewalks and pavement, and weeds protruding through paved surfaces.

Deterioration was found to be present within the Study Area to a major extent. With respect to building deterioration, 119 out of 347 buildings, or 34%, were found to be deteriorated. Evidence of deterioration included major cracks in masonry walls, window frames, doors and door frames requiring major repair or replacement, missing mortar requiring tuckpointing, and rusted gutters and downspouts.

Of the 57 tax blocks of improved property within the Study Area, this factor was present to a major extent on 42 blocks and to a minor extent on 2 blocks. Building deterioration is considered to be present to a major extent if deteriorated buildings account for at least 20% of the total number of buildings on the block. Deterioration to a major extent can also be present with a smaller proportion of deteriorated buildings combined with deteriorated site conditions and/or a preponderance of deferred building maintenance. Extensive deterioration of surface improvements and deferred building maintenance was also present. The 44 blocks affected by deterioration are evenly distributed 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. 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 that 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 that detract from the overall usefulness or desirability of the property. Inherently, functional obsolescence results in a loss of property value.

Obsolescence was found to be present to a major extent within the Study Area. Obsolescence is considered present to a major extent when more than 25% of the buildings on a block meet the definitions described in the preceding paragraph. Of the 57 tax blocks of improved property within the Study Area, this factor was present to a major extent on 29 blocks. A key condition that defines obsolescence in the Study Area is the decline of commercial viability along 119th Street and 120th Street. Several decades ago, these streets constituted a bustling business district. However, the market for commercial uses has long since shifted to other locations and these streets are no longer viable for commercial use. The zoning along 120th Street was changed several years ago to residential use. Two local planning documents, one of which is the adopted 119th & Halsted Redevelopment Area designation, call for 119th Street to become a primarily residential street. The presence of buildings designed for commercial use on these streets is evidence of significant land use obsolescence.

Presence of Structures Below Minimum Code

This factor is present when structures do not conform to local standards of building, fire, zoning, subdivision or other applicable governmental codes, but not including housing and property maintenance codes. Structures below minimum code standards include all buildings that do not meet the standards of zoning, subdivision, building, housing, fire, property maintenance or other governmental codes applicable to the property. 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 that threaten health and safety.

This analysis focused on the issuance of building code violations over the course of the previous five-year period, based on data from the City of Chicago. This factor was determined to be present to a major extent when the number of violations equaled 25% or more of the buildings on the block.

Presence of structures below minimum code standards was found to be present within the Study Area to a major extent. From 1995 - 2000 there were 122 code violations issued to property owners within the Study Area. Of the 57 tax blocks of improved property within the Study Area, this factor was present to major extent on 32 blocks and to a minor extent on 24 blocks.

Excessive Vacancies

This condition is present when buildings are vacant, or partially vacant, such that they are underutilized and represent an adverse influence on the Study Area because of the frequency, extent or duration of the vacancies. Excessive vacancies can also be evidenced by vacant lots. The presence of buildings or sites which are unoccupied or underutilized generally signifies a lack of economic viability of the property and, by extension, of the surrounding area. Excessive vacancies include abandoned properties which evidence no apparent effort directed toward their occupancy or utilization. A relatively small amount of vacant property can affect the value and perceived viability of the surrounding area. Consequently, the presence of this condition would represent a significant blighting influence. This condition was considered to be present if the number of vacant properties represented 25% or more of the total parcels on the block.

Excessive vacancies were found to be present within the Study Area to a major extent. Fifty-six (56) buildings (or 16%) were identified as vacant, partially vacant or underutilized. Of the 57 tax blocks of improved property within the Study Area, this factor was present to major extent on 37 blocks and to a minor extent on 4 blocks.

Excessive Land Coverage and Overcrowding of Structures and Community Facilities

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 for 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.

While certain blocks are adversely affected by the buildings which cover too much of the lot, the more frequent problem is the lack of adequate or proper access to a public right-of-way. One existing and one former railroad right-of-way are present with the area. The former railroad right-of-way is currently vacant and has been acquired by the City of Chicago for future development as a bike trail. This former railroad right-of-way is aligned at an angle to the grid system of the area's streets. This alignment, combined with the platting of the lots, creates a situation in which many lots do not have adequate access to a public right-of-way.

This condition is present to a major extent throughout the Study Area. Overall, 15 of the 57 tax blocks of improved property within the Study Area were found to exhibit this condition to a major extent. Most of these blocks were affected by inadequate access to a public right-of-way. The presence of the former railroad line obstructs access to both commercial and residential

property. In some cases, access to property is provided only through an alley or half-street right-of-way. This severely restricts the use of the property and is a disincentive for investment and property maintenance. A number of blocks along Halsted Street are affected, which as an arterial street, affects the viability of the entire area.

Declining or Stagnant Equalized Assessed Value

This factor is present when one of three conditions is met within the Study Area: 1) the total equalized assessed value (EAV) has declined in three of the last five years; 2) the total EAV is increasing at an annual rate that is less than the balance of the municipality for three of the last five years; or 3) the total EAV is increasing at an annual rate that is less than the Consumer Price Index for all Urban Consumers for three of the last five years.

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 either declined or grown at a lower rate than Chicago as a whole in four of the last five years.

Table A
COMPARATIVE INCREASES IN EAV

	1999	1998	1997	1996	1995
Property within the Study Area	\$17,878,188	\$16,784,870	\$17,073,159	\$15,799,509	\$15,879,713
	6.5%	-1.6%	8.0%	-0.5%	-0.2%
City of Chicago	4.2%	1.7%	8.4%	1.27%	0.99%

Source: Cook County Tax Extension Office

Factors Present to a Minor Extent

Deleterious Land Use or Layout

This factor is characterized by inappropriate or incompatible land use relationships, inappropriate mixed uses within buildings or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

Deleterious land use or layout was found to be present within the Study Area to a minor extent. This factor was found to be present to a major extent on 7 of the 57 tax blocks of improved property within the Study Area. Two of the blocks are affected by an unimproved area behind the Halsted Street frontage on the west side of the street north of 117th Street. An unimproved alley provides inadequate access to a truck terminal, a car wash/car repair operation and vacant land. The nature of the uses and the access characteristics have created a blighted area that is unmaintained and is used as an informal refuse site, with abandoned cars occasionally being

deposited there. Four other blocks contain car repair, auto body and/or salvage operation accompanied by poorly maintained outdoor storage areas that negatively affect surroundings property. The seventh block contains a stone cutting shop that creates significant dust and noise, which also negatively affects adjacent property.

Dilapidation

Dilapidation exists when buildings are in an advanced state of disrepair and neglect of necessary repairs to the primary structural components of buildings result in the necessity of major repairs or demolition.

Dilapidation exists to a minor extent within the Study Area. Dilapidation was present to a major extent on 8 of 57 tax blocks of improved property within the Study Area and to a minor extent on 3 additional blocks. Due to the blighting nature of dilapidation, this factor was considered present to a major extent if it represents ten percent or more of the buildings on a block.

Factors Found Not To Be Present

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

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 was found not to be present within the Study Area. While the Study Area may have benefited from more effective planning, the primary problems of deterioration and vacant property are the result of lack of economic development rather than a lack of community planning.

Illegal Use of Individual Structures

This factor is present when structures are used in violation of federal, state or local laws. Exterior building and land use surveys of the Study Area revealed no illegal land uses.

Factors Whose Presence Could Not Be Determined

Lack of Ventilation, Light, or Sanitary Facilities

Conditions, such as lack of indoor plumbing or 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. Typical requirements for ventilation, light, and sanitary facilities include:

- Adequate mechanical ventilation for air circulation in rooms without windows, such as bathrooms, and dust, odor, or smoke producing activity areas.
- Adequate natural light and ventilation by means of skylights or windows for interior rooms with proper window sizes and amounts by room area to window area ratios.
- Adequate sanitary facilities, including garbage storage, bathroom facilities, hot water and kitchens.

The presence of this factor could not be 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.

Inadequate Utilities

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

This factor does not appear to be present within the Study Area since all property is presently served by the appropriate utilities. As it could not be determined with certainty, it is not considered to be a blighting factor present within the Study Area.

Environmental Clean-Up Requirements

This factor is considered present when property has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for the clean-up of hazardous waste, hazardous substances or underground storage tanks required by state or federal law, or a study conducted by an independent consultant recognized as having expertise in

environmental remediation has determined a need for such clean-up. In order for this eligibility factor to apply, the remediation costs must constitute a material impediment to the development, or redevelopment, of the redevelopment project area.

No existing environmental surveys were found that identify sites within the Study Area as environmentally contaminated. No such surveys were conducted as part of this study. Therefore, the presence of environmental contamination could not be determined.

VACANT PROPERTY

Only four tax blocks were considered vacant land within the Study Area. Two of the tax blocks contained both improved property and significant vacant land, and have been evaluated both as vacant property and improved property. Two other tax blocks were comprised of solely of vacant land. One of these tax blocks is a single parcel approximately 4,800 square feet in size. All four of the tax blocks were found to exhibit at least two of the six factors needed to establish a blighted area finding under the Act.

FACTORS FOUND TO BE PRESENT

Obsolete Platting

All four tax blocks comprised of vacant land exhibit obsolete platting that results in parcels of narrow and irregular size and shape that are difficult to develop. All four of these tax blocks are at least partially comprised of former railroad right-of-way property. This property is difficult to develop and obstructs access to adjacent property. The City of Chicago has acquired the former railroad right-of-way with the intent to develop a bike trail. A community plan entitled the South Halsted Street Corridor Plan, completed in June of 1999, recommends that portions of the proposed bike trail be realigned onto adjacent vacant property. The former railroad right-of-way property could then be added to proposed development parcels to minimize the impact of the former railroad right-of-way on potential development on Halsted Street. This recommendation is under consideration.

Diversity of Ownership

One of the four tax blocks exhibits diversity of ownership that impedes the development of the property. The block in question has 29 separate parcels with ten different owners.

Deterioration on Adjacent Property

Three of the four tax blocks were found to be located adjacent to property exhibiting deterioration.

Declining or Stagnant Equalized Assessed Value

This factor is present when the total equalized assessed value of property within the proposed redevelopment project area has declined or has grown at a slower rate than the city as a whole. Table A, above, illustrates how the equalized assessed value of the property within the proposed redevelopment project area has not grown as rapidly as the city as a whole.

Factors Not Found to be Present

Tax or Special Assessment Delinquencies

Information on tax or special assessment delinquencies was not collected to determine whether this factor is present within the Study Area.

Environmental Clean-Up Requirements

No existing environmental surveys were found that identify sites within the Study Area as having incurred either Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs or that environmental remediation was needed within the Study Area.

TABLE B - DISTRIBUTION OF BLIGHTING FACTORS

IMPROVED PROPERTY

Block	Blighting Factors												
	1	2	3	4	5	6	7	8	9	10	11	12	13
25-20-210				•					X				X
25-20-216				•									X
25-20-217				•									X
25-20-226				•									X
25-20-227				•									X
25-20-404			X	•									X
25-20-411			X	•				X	X				X
25-20-412		X	X	X		•		X	X				X
25-20-418		X	X	X		X		X	X				X
25-20-420			X	X		•							X
25-20-421			X	•		X							X
25-21-300				X									X
25-21-303				•									X
25-21-310				•									X
25-21-317				•									X
25-21-320			X	•		X							X
25-21-327		X	X	X				X					X
25-21-328	X		X	X		X							X
25-21-329		X		X		X							X
25-21-330		X	X	•		X							X
25-21-331		X	X	X		X							X
25-21-332		X	X	X		X				X			X
25-21-333		X	•	•		X							X
25-21-334		X	X	X		X				X			X
25-21-335		X	X	•		X							X
25-21-422		X	X	X		X							X
25-21-423		X	X	X		X							X
25-21-424			X	X		X							X
25-21-425			X	•		X							X
25-28-100		X	X	X		X		X					X
25-28-101		X	X	X		X				X			X
25-28-102	X	X	X	X		X							X
25-28-103		X	X	•		X							X
25-28-104	•	X	X	X		X							X
25-28-105		X	X	X		X							X
25-28-106		X	X	•									X
25-28-107		X	X	X		X							X
25-28-108	X		X	X		X		X					X
25-28-109	X		X	X		X		X					X
25-28-110	•		X	X		X		X					X
25-28-111		X	X	X			X	X					X

Blighting Factors Legend

- 1. Dilapidation
- 2. Obsolescence
- 3. Deterioration
- 4. Presence of structures below code standards
- 5. Illegal use of structures
- 6. Excessive vacancies
- 7. Lack of ventilation, light or sanitary facilities
- 8. Inadequate utilities
- 9. Excessive land coverage or overcrowding of community facilities
- 10. Deleterious land use or layout
- 11. Environmental contamination
- 12. Lack of community planning
- 13. Declining or stagnant EAV

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

	1	2	3	4	5	6	7	8	9	10	11	12	13
25-28-112	X	X	X			X			X				X
25-28-113	X	X	X	X		X			X				X
25-28-116			X	•		X							X
25-28-117	•	X	X	•		X			X				X
25-28-118	X	X	X	•		X			X	X			X
25-28-124			X	X		X							X
25-28-200	X	X	X	X		X							X
25-28-201		X	X	X		X							X
25-28-202		X	X	X		X							X
25-28-203		X	X	X		X							X
25-28-501				•									X
25-29-202			X	X		X							X
25-29-204			•	•		•							X
25-29-210			X	X		X							X
25-29-218				X		•			X				X
25-29-500				•									X
TOTAL- •	3	0	2	24	0	4	0	0	0	0	0	0	57
TOTAL- x	8	29	42	32	0	37	0	0	15	7	0	0	57
GRAND													
TOTAL	11	28	44	56	0	41	0	0	15	7	0	0	57

**DISTRIBUTION OF BLIGHTING FACTORS—
VACANT LAND**

Block	Blighting Factors						Blighting Factors Legend
	1	2	3	4	5	6	
25-20-210	X					X	1. Obsolete Platting
25-20-422		X		X		X	2. Diversity of Ownership
25-21-500	X			X		X	3. Tax Delinquencies
25-28-100	X			X		X	4. Deterioration on Adjacent Properties
							5. Environmental Remediation
							6. Declining or stagnant EAV
TOTAL	3	1		3		4	x - factor found to be present

APPENDIX D

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 119th AND HALSTED REDEVELOPMENT PROJECT AREA

Block	PIN	1999 EAV
2520210	0430000	\$68,519
2520210	0370000	\$1,870
2520210	0380000	\$3,285,626
2520216	0370000	\$893
2520217	0310000	\$9,378
2520217	0320000	\$18,753
2520217	0330000	\$18,753
2520226	0010000	\$22,323
2520226	0020000	\$20,988
2520226	0030000	\$9,247
2520226	0040000	\$18,868
2520226	0050000	\$18,126
2520226	0060000	\$18,499
2520226	0070000	\$15,166
2520226	0080000	\$12,945
2520226	0090000	\$12,945
2520226	0100000	\$12,945
2520226	0110000	\$15,630
2520226	0160000	\$53,326
2520227	0160000	\$4,519
2520227	0350000	\$37,511
2520404	0010000	\$162,774
2520404	0070000	EX
2520404	1080000	EX
2520404	0200000	\$14,934
2520404	0210000	\$15,225
2520404	0220000	\$33,238
2520404	0230000	\$33,240
2520404	0240000	\$33,242
2520404	0250000	\$32,234
2520404	0420000	\$180,438

Block	PIN	1999 EAV
2520404	0430000	\$31,394
2520404	0440000	\$33,758
2520404	0450000	\$30,924
2520404	0460000	\$34,059
2520404	0470000	\$15,420
2520404	0370000	\$24,265
2520404	0380000	\$20,952
2520404	0390000	\$162,160
2520404	0400000	\$167,318
2520404	0410000	\$20,367
2520404	1070000	EX
2520404	1180000	\$24,157
2520411	0130000	\$6,202
2520412	0010000	\$119,697
2520412	0020000	\$5,322
2520412	0030000	\$5,322
2520412	0040000	\$5,322
2520412	0060000	\$5,190
2520412	0070000	\$5,446
2520412	0080000	\$5,446
2520412	0120000	\$52,052
2520412	0130000	\$43,392
2520412	0140000	EX
2520412	0150000	EX
2520412	0160000	\$9,748
2520412	0170000	\$10,439
2520412	0180000	\$17,466
2520412	0190000	\$19,129
2520412	0200000	\$251,156
2520412	0210000	\$72,691
2520412	0220000	\$119,040
2520418	0340000	\$61,747
2520418	0350000	\$48,134
2520418	0360000	\$10,553
2520418	0370000	\$2,820
2520418	0380000	\$1,821
2520418	0390000	\$5,012
2520418	0480000	\$17,898
2520418	0490000	\$18,292
2520418	0500000	\$176,237
2520418	0510000	\$12,195
2520418	0430000	EX
2520418	0250000	\$1,933
2520418	0260000	\$1,933
2520418	0270000	\$1,933
2520418	0280000	\$3,890

Block	PIN	1999 EAV
2520418	0290000	\$1,933
2520418	0300000	\$1,933
2520418	0310000	\$8,667
2520418	0320000	\$52,686
2520418	0330000	\$3,236
2520418	0230000	\$378,824
2520418	0240000	\$2,147
2520422	0130000	\$78,659
2520422	0140000	\$44,675
2520422	0150000	\$2,417
2520422	0160000	EX
2520422	0170000	\$2,418
2520422	0180000	\$3,540
2520422	0190000	\$3,837
2520422	0200000	\$4,123
2520422	0210000	\$4,400
2520422	0220000	\$4,668
2520422	0230000	\$4,920
2520422	0240000	\$5,039
2520422	0250000	\$5,641
2520422	0260000	\$6,530
2520422	0270000	\$2,611
2520422	0280000	\$4,857
2520422	0290000	\$4,771
2520422	0300000	\$3,596
2520422	0310000	\$2,444
2520422	0320000	\$2,692
2520422	0330000	\$33,022
2520422	0340000	\$40,201
2520422	0350000	\$3,650
2520422	0360000	\$3,929
2520422	0370000	\$4,177
2520422	0380000	\$4,413
2520422	0390000	\$124,108
2520422	0400000	\$6,540

Block	PIN	1999 EAV
2520420	0320000	EX
2520420	0330000	EX
2520420	0340000	\$2,608
2520420	0350000	\$53,656
2520420	0360000	\$5,757
2520421	0330000	EX
2520421	0340000	\$6,625
2520421	0350000	\$23,694
2520421	0360000	EX
2520421	0370000	EX
2520421	0380000	EX
2520421	0390000	\$2,406
2520421	0400000	\$12,391
2520421	0410000	EX
2528111	0010000	EX
2528111	0020000	EX
2528111	0030000	\$38,045
2528111	0040000	EX
2528111	0050000	\$2,446
2528111	0060000	\$2,446
2528111	0070000	\$1,780
2528111	0080000	\$2,446
2528111	0090000	\$2,446
2528111	0210000	EX
2528111	0220000	EX
2528111	0230000	\$64,225
2528111	0240000	\$2,882
2528111	0250000	\$6,811
2528111	0260000	\$2,446
2528112	0010000	EX
2528112	0020000	\$3,297
2528112	0030000	\$13,114
2528112	0040000	\$2,446
2528112	0050000	\$2,446
2528112	0060000	\$11,939
2528112	0070000	\$2,380
2528112	0210000	\$36,139
2528112	0220000	\$40,649
2528112	0230000	\$40,725
2528112	0240000	\$4,217
2528112	0250000	\$10,136
2528112	0260000	\$11,739
2528112	0270000	\$4,366

Block	PIN	1999 EAV
2528113	0010000	EX
2528113	0020000	\$28,118
2528113	0030000	\$5,829
2528113	0040000	\$1,834
2528113	0050000	\$4,693
2528113	0060000	\$4,617
2528113	0070000	\$2,446
2528113	0080000	\$10,631
2528113	0090000	EX
2528113	0100000	\$9,331
2528113	0240000	\$10,915
2528113	0250000	\$1,780
2528113	0260000	\$2,446
2528113	0270000	\$2,446
2528113	0280000	\$12,781
2528113	0290000	\$2,446
2521328	0010000	\$21,254
2521328	0020000	\$13,136
2521328	0030000	\$13,136
2521328	0040000	\$13,136
2521328	0050000	\$3,094
2521328	0060000	\$2,476
2521328	0110000	\$2,034
2521328	0120000	\$24,888
2521328	0130000	EX
2521328	0140000	\$2,476
2521328	0150000	\$2,476
2521328	0160000	\$16,940
2521328	0200000	\$59,163
2521328	0190000	\$4,004
2521329	0350000	\$3,128
2521329	0360000	\$2,178
2521329	0370000	\$297
2521329	0380000	\$30,476
2521329	0390000	\$2,476
2521329	0400000	\$2,476
2521329	0410000	\$2,476
2521329	0420000	\$4,951
2521329	0430000	\$2,476
2521329	0440000	\$45,422
2521330	0450000	\$23,817
2521330	0370000	\$2,476
2521330	0380000	\$5,765
2521330	0390000	\$13,652
2521330	0400000	\$4,492

Block	PIN	1999 EAV
2521330	0410000	\$4,492
2521330	0420000	\$2,476
2521330	0430000	EX
2521330	0440000	\$3,128
2521331	0290000	\$104,590
2521331	0300000	\$5,120
2521331	0310000	\$4,596
2521331	0320000	\$4,596
2521331	0330000	\$9,193
2521331	0340000	EX
2521331	0350000	EX
2521331	0360000	\$3,130
2529202	0010000	\$1,154,583
2529202	0040000	\$19,107
2529202	0050000	\$54,001
2529202	0060000	\$4,332
2529202	0070000	\$16,658
2529202	0080000	\$34,799
2529202	0090000	\$55,329
2529202	0100000	\$4,460
2529202	0110000	\$26,180
2529204	0300000	EX
2529204	0290000	\$42,195
2529204	0190000	\$14,910
2529204	0200000	\$8,228
2529204	0210000	\$8,320
2529204	0220000	\$4,368
2529204	0230000	\$10,771
2529204	0240000	\$5,554
2529204	0250000	\$8,041
2529204	0260000	\$16,123
2529204	0050000	\$1,697
2529210	0420000	\$8,309
2529210	0230000	\$4,199
2529210	0240000	\$3,925
2529210	0250000	\$1,556
2529210	0260000	\$2,262
2529210	0270000	\$3,344
2529210	0280000	\$9,776
2529210	0290000	\$9,005
2529210	0300000	\$12,594
2529210	0310000	\$2,230
2529210	0320000	\$3,344
2529210	0330000	\$3,344
2529210	0340000	\$8,523

Block	PIN	1999 EAV
2529210	0350000	\$3,920
2529210	0360000	\$2,230
2529210	0370000	\$2,230
2529210	0380000	\$10,265
2529210	0390000	\$16,876
2529210	0400000	\$2,230
2529218	0190000	\$2,230
2529218	0200000	\$2,230
2529218	0210000	\$4,944
2529218	0220000	\$4,465
2529218	0230000	\$13,224
2529218	0240000	\$13,224
2529218	0250000	\$20,657
2529218	0260000	\$17,720
2529218	0270000	\$2,230
2529218	0280000	\$2,230
2529218	0290000	\$19,685
2529218	0300000	\$19,685
2529218	0310000	\$19,685
2529218	0320000	\$19,685
2529218	0330000	\$19,685
2529218	0340000	\$20,831
2529218	0350000	\$20,831
2529218	0360000	\$52,830
2529218	0370000	\$2,786
2529218	0380000	\$2,676
2529218	0390000	\$43,594
2528124	0010000	\$5,262
2528124	0020000	\$53,357
2528124	0030000	\$10,946
2528124	0040000	\$5,262
2528124	0050000	\$2,491
2528124	0060000	\$27,067
2528124	0070000	\$10,042
2528124	0080000	\$2,199
2528124	0090000	\$2,199
2528124	0100000	\$2,199
2528124	0110000	\$2,199
2528124	0120000	\$2,199
2528124	0130000	\$2,199
2528124	0140000	\$2,199
2528124	0150000	\$2,199
2528124	0160000	\$2,199
2528124	0170000	\$4,370
2528124	0180000	\$2,077
2528124	0190000	\$26,983
2528124	0200000	\$26,983

Block	PIN	1999 EAV
2528124	0210000	\$54,937
2528124	0250000	\$8,364
2528124	0260000	\$8,128
2528124	0270000	\$6,064
2528124	0280000	\$5,166
2528124	0290000	\$4,169
2528124	0300000	\$2,446
2528124	0310000	\$9,598
2528124	0320000	\$2,446
2528124	0330000	\$4,840
2528124	0340000	\$11,478
2528124	0350000	\$12,813
2528124	0360000	\$6,656
2528124	0370000	\$9,590
2528124	0380000	\$8,503
2528124	0390000	\$5,992
2528124	0400000	\$9,216
2528124	0410000	\$2,003
2528124	0420000	\$12,137
2528124	0430000	\$4,611
2528124	0440000	\$72,018
2528124	0450000	\$75,896
2528108	0010000	\$37,480
2528108	0020000	\$39,602
2528108	0030000	\$34,034
2528108	0040000	\$2,070
2528108	0050000	\$1,967
2528108	0060000	\$2,091
2528108	0070000	\$2,091
2528108	0080000	\$2,091
2528108	0090000	\$14,574
2528108	0100000	\$2,370
2528108	0140000	\$1,967
2528108	0150000	\$3,936
2528108	0160000	\$1,967
2528108	0170000	\$1,967
2528108	0180000	\$1,967
2528108	0190000	\$4,328
2528108	0200000	EX
2528108	0210000	\$3,030
2528108	0220000	\$1,668
2528108	0230000	\$10,793
2528108	0240000	\$10,422
2528108	0250000	\$2,115
2528108	0260000	\$2,739
2528108	0270000	\$2,426
2528108	0280000	\$2,282
2528108	0290000	\$2,426

Block	PIN	1999 EAV
2528108	0300000	\$1,764
2528108	0310000	\$4,791
2528108	0320000	\$56,863
2528108	0330000	\$2,426
2528108	0340000	\$2,779
2528108	0350000	\$2,282
2528108	0360000	\$9,423
2528108	0370000	\$6,665
2528108	0380000	\$2,282
2528108	0390000	\$2,282
2528108	0400000	\$1,287
2528108	0410000	\$3,542
2528108	0420000	\$19,807
2528109	0020000	\$1,677
2528109	0030000	\$4,388
2528109	0040000	\$2,320
2528109	0050000	\$2,476
2528109	0060000	EX
2528109	0070000	EX
2528109	0080000	\$2,244
2528109	0090000	\$4,339
2528109	0110000	\$4,035
2528109	0100000	\$20,374
2528109	0120000	\$3,244
2528109	0130000	\$2,446
2528109	0170000	\$3,242
2528109	0180000	\$9,736
2528109	0190000	\$14,117
2528109	0200000	\$14,237
2528109	0210000	\$4,413
2528109	0220000	\$21,657
2528109	0230000	\$2,075
2528109	0240000	\$2,705
2528109	0250000	\$29,965
2528109	0260000	\$22,982
2528109	0270000	\$11,655
2528109	0010000	EX
2528116	0010000	\$2,640
2528116	0020000	\$26,322
2528116	0030000	\$17,626
2528116	0040000	\$2,199
2528116	0050000	\$2,199
2528116	0060000	\$17,531
2528116	0070000	\$2,199
2528116	0080000	\$2,199
2528116	0090000	\$2,199
2528116	0100000	\$6,844

Block	PIN	1999 EAV
2528116	0110000	\$2,199
2528116	0120000	\$2,199
2528116	0130000	\$3,560
2528116	0140000	\$2,323
2528116	0150000	\$2,323
2528116	0160000	\$2,323
2528116	0170000	\$37,149
2528116	0180000	\$6,162
2528116	0190000	\$2,323
2528116	0200000	\$2,302
2528116	0210000	\$2,471
2528116	0220000	\$11,358
2528116	0230000	\$2,077
2528116	0460000	\$11,019
2528116	0260000	\$11,388
2528116	0440000	\$14,831
2528116	0450000	\$10,405
2528116	0380000	\$10,048
2528116	0420000	\$8,902
2528116	0430000	\$12,692
2528116	0310000	\$11,862
2528116	0320000	\$11,399
2528116	0330000	\$9,111
2528116	0340000	\$8,703
2528116	0350000	\$1,483
2528116	0360000	\$14,540
2528116	0370000	\$1,858
2528116	0380000	\$10,048
2528116	0390000	\$2,446
2528116	0400000	\$14,667
2528116	0410000	\$10,065
2521300	0240000	\$222,349
2521300	0290000	\$198,568
2521303	0300000	\$1,150,559
2521310	0010000	\$42,586
2521310	0020000	\$40,189
2521310	0030000	\$48,188
2521310	0040000	\$63,824
2521310	0050000	\$142,022
2521310	0060000	\$131,292
2521317	0220000	\$483,502
2521327	0010000	EX
2521327	0020000	EX
2521327	0030000	\$8,673

Block	PIN	1999 EAV
2521327	0040000	\$18,283
2521327	0050000	\$13,717
2521327	0060000	\$13,717
2521327	0070000	\$13,717
2521327	0080000	\$13,717
2521327	0090000	\$29,130
2521327	0100000	\$24,900
2521332	0290000	\$8,311
2521332	0300000	\$60,903
2521332	0310000	\$48,960
2521332	0320000	\$38,880
2521332	0330000	\$3,220
2521333	0380000	\$256,555
2521334	0330000	\$6,085
2521334	0250000	\$2,685
2521334	0260000	\$2,685
2521334	0270000	\$10,211
2521334	0280000	\$1,953
2521334	0290000	\$1,953
2521334	0300000	\$3,405
2521334	0310000	\$7,580
2521334	0320000	\$11,114
2521335	0240000	\$13,403
2521335	0250000	\$13,089
2521335	0260000	\$8,381
2521335	0270000	\$8,916
2521335	0280000	\$4,243
2521335	0290000	\$3,881
2521335	0300000	\$2,505
2521335	0310000	\$11,291
2521335	0320000	\$6,032
2521422	0210000	\$30,312
2521422	0220000	\$2,552
2521422	0230000	\$5,449
2521422	0240000	\$49,615
2521422	0250000	\$2,552
2521422	0260000	\$2,552
2521422	0270000	\$41,515
2521423	0390000	EX
2521423	0400000	EX
2521424	0280000	\$12,195
2521424	0330000	\$4,332

Block	PIN	1999 EAV
2521424	0340000	\$6,666
2521424	0350000	\$11,538
2521424	0360000	\$8,094
2521424	0370000	\$14,880
2521425	0380000	\$2,476
2521425	0390000	\$14,603
2521425	0290000	\$1,575
2521425	0300000	\$1,575
2521425	0310000	\$12,368
2521425	0320000	\$29,636
2521425	0330000	\$8,763
2521425	0340000	\$8,795
2521425	0350000	\$2,165
2521425	0360000	\$7,175
2528200	0010000	\$51,165
2528200	0020000	\$56,073
2528200	0030000	\$4,436
2528200	0040000	\$4,445
2528200	0050000	\$2,214
2528200	0060000	\$2,214
2528200	0070000	\$2,214
2528200	0080000	\$2,214
2528200	0090000	\$43,491
2528201	0010000	\$2,797
2528201	0020000	\$2,214
2528201	0030000	\$28,057
2528201	0040000	\$14,736
2528201	0050000	\$18,164
2528201	0060000	\$2,338
2528201	0070000	\$2,338
2528201	0080000	\$2,338
2528201	0090000	\$2,214
2528201	0100000	\$2,797
2528202	0010000	EX
2528202	0020000	\$6,646
2528202	0030000	\$103,262
2528202	0040000	\$108,899
2528203	0010000	\$45,960
2528203	0020000	\$46,099
2528203	0030000	\$2,214
2528203	0040000	\$2,214
2528203	0050000	\$2,214
2528203	0060000	\$40,507
2528203	0070000	\$2,214
2528203	0080000	\$2,214

Block	PIN	1999 EAV
2528203	0090000	\$53,931
2528104	0010000	\$57,606
2528104	0020000	\$59,929
2528104	0030000	EX
2528104	0040000	EX
2528104	0050000	\$21,693
2528104	0060000	\$15,164
2528104	0070000	\$2,214
2528104	0080000	\$2,797
2528104	0090000	\$7,712
2528104	0100000	\$12,054
2528104	0110000	\$16,098
2528104	0120000	\$8,952
2528104	0130000	\$2,460
2528104	0140000	\$4,813
2528104	0150000	\$9,907
2528104	0160000	\$5,011
2528104	0170000	\$10,926
2528104	0180000	\$13,607
2528104	0190000	\$3,451
2528104	0200000	\$10,841
2528104	0210000	\$7,008
2528104	0220000	\$4,599
2528104	0230000	\$6,561
2528104	0240000	\$6,405
2528104	0250000	EX
2528104	0260000	\$1,701
2528104	0270000	EX
2528104	0280000	\$12,315
2528104	0290000	\$9,076
2528104	0300000	EX
2528104	0310000	\$2,460
2528104	0320000	\$2,460
2528104	0330000	\$3,207
2528104	0340000	\$3,691
2528104	0350000	\$7,259
2528104	0360000	\$9,331
2528104	0370000	\$9,502
2528104	0380000	\$9,301
2528104	0390000	\$2,676
2528104	0400000	\$15,006
2528104	0410000	\$14,291
2528104	0420000	\$38,832
2528104	0430000	\$15,258
2528104	0440000	\$1,701
2528105	0010000	\$7,330
2528105	0020000	\$3,988

Block	PIN	1999 EAV
2528105	0030000	\$13,414
2528105	0040000	\$2,214
2528105	0050000	\$2,214
2528105	0060000	\$2,214
2528105	0070000	\$2,214
2528105	0080000	EX
2528105	0090000	EX
2528106	0010000	EX
2528106	0020000	EX
2528106	0030000	EX
2528106	0040000	EX
2528106	0050000	EX
2528106	0060000	EX
2528106	0070000	EX
2528106	0080000	\$83,115
2528107	0070000	\$2,214
2528107	0080000	\$2,214
2528107	0090000	\$43,030
2528107	0390000	\$13,312
2528107	0400000	\$36,553
2528100	0060000	\$297
2528100	0170000	\$13,996
2528100	0130000	\$2,133
2528100	0190000	\$6,225
2528100	0180000	\$5,561
2528100	0150000	\$5,093
2528100	0160000	\$69,820
2528100	0110000	\$80,595
2528100	0020000	\$12,612
2528100	0010000	\$1,749
2528100	0070000	\$835
2528100	0080000	\$1,485
2528100	0090000	\$4,285
2528101	0010000	\$33,728
2528101	0020000	\$19,086
2528101	0030000	\$17,336
2528101	0040000	\$6,110
2528101	0050000	\$2,199
2528101	0060000	\$4,782
2528101	0070000	\$16,098
2528101	0080000	\$16,471
2528101	0090000	\$16,098
2528101	0110000	\$22,478
2528101	0120000	\$2,446
2528101	0130000	\$23,633
2528101	0140000	\$6,781

Block	PIN	1999 EAV
2528101	0150000	\$6,781
2528101	0160000	\$2,446
2528101	0170000	\$18,047
2528101	0180000	\$2,408
2528101	0190000	\$22,773
2528101	0200000	\$2,003
2528101	0210000	\$17,900
2528101	0250000	EX
2528101	0260000	\$7,343
2528101	0270000	\$2,446
2528101	0280000	\$2,446
2528101	0290000	\$2,446
2528101	0300000	\$2,446
2528101	0310000	\$11,975
2528101	0320000	\$2,446
2528101	0330000	EX
2528101	0340000	\$2,201
2528101	0350000	\$5,888
2528101	0380000	\$2,194
2528101	0390000	\$13,701
2528101	0400000	EX
2528101	0420000	\$1,508
2528101	0410000	\$1,897
2528101	0220000	\$1,780
2528101	0230000	\$1,780
2528101	0240000	\$1,780
2528101	0360000	\$2,446
2528101	0370000	\$2,446
2528102	0010000	\$4,960
2528102	0020000	\$2,199
2528102	0030000	\$2,199
2528102	0040000	\$2,199
2528102	0050000	\$17,471
2528102	0060000	\$67,452
2528102	0070000	\$33,694
2528102	0080000	\$34,352
2528102	0090000	\$8,307
2528102	0100000	\$6,780
2528102	0110000	\$12,547
2528102	0120000	\$2,284
2528102	0130000	\$2,446
2528102	0140000	\$2,446
2528102	0150000	\$10,073
2528102	0160000	\$2,446
2528102	0170000	\$3,671
2528102	0180000	\$3,671
2528102	0190000	EX
2528102	0200000	EX

Block	PIN	1999 EAV
2528102	0210000	\$7,983
2528102	0220000	\$2,109
2528102	0230000	\$5,152
2528102	0240000	\$8,595
2528102	0250000	\$5,996
2528102	0260000	\$5,843
2528102	0270000	\$6,737
2528102	0280000	\$6,584
2528102	0290000	\$7,957
2528102	0300000	\$12,727
2528102	0310000	\$7,889
2528102	0340000	\$10,168
2528102	0350000	\$2,446
2528102	0360000	\$1,428
2528102	0370000	\$2,446
2528102	0380000	\$2,109
2528102	0390000	\$12,326
2528102	0400000	\$2,876
2528102	0410000	\$3,707
2528102	0420000	\$12,701
2528103	0010000	\$52,095
2528103	0020000	\$39,694
2528103	0030000	\$3,520
2528103	0040000	\$3,657
2528103	0050000	\$3,520
2528103	0060000	\$2,199
2528103	0070000	\$19,624
2528103	0080000	\$10,568
2528103	0090000	EX
2528103	0100000	\$15,200
2528103	0110000	\$7,785
2528103	0130000	\$7,675
2528103	0140000	\$12,175
2528103	0150000	\$1,400
2528103	0160000	\$11,671
2528103	0170000	\$8,195
2528103	0180000	\$2,460
2528103	0190000	\$8,173
2528103	0200000	\$2,275
2528103	0210000	\$2,999
2528103	0220000	EX
2528103	0230000	EX
2528103	0240000	EX
2528103	0250000	\$18,780
2528103	0260000	EX
2528103	0270000	EX
2528103	0280000	\$7,313
2528103	0290000	\$7,263

Block	PIN	1999 EAV
2528103	0300000	\$18,304
2528103	0310000	\$3,623
2528103	0320000	\$13,935
2528103	0330000	\$2,460
2528103	0340000	\$10,814
2528103	0350000	\$2,460
2528103	0360000	\$9,894
2528103	0370000	\$7,491
2528103	0380000	\$6,240
2528103	0390000	\$2,683
2528103	0400000	EX
2528103	0410000	EX
2528103	0420000	\$2,050
2528103	0430000	\$2,109
2528103	0440000	\$2,109
2528103	0450000	\$18,516
2528103	0460000	\$14,243
2521320	0010000	\$6,756
2521320	0020000	\$6,935
2521320	0030000	\$4,895
2521320	0040000	\$4,895
2521320	0070000	\$11,964
2521320	0280000	\$8,634
2521320	0290000	\$8,456
2521320	0300000	\$11,797
2521320	0310000	\$11,653
2528117	0010000	\$14,261
2528117	0020000	\$10,439
2528117	0030000	\$11,448
2528117	0040000	\$6,948
2528117	0050000	\$6,820
2528117	0060000	\$15,636
2528117	0070000	\$7,003
2528117	0080000	\$10,667
2528117	0090000	\$13,456
2528117	0100000	\$7,110
2528117	0140000	\$6,138
2528117	0150000	\$7,109
2528117	0160000	\$6,655
2528117	0170000	\$3,405
2528117	0180000	\$17,610
2528117	0190000	\$9,032
2528117	0210000	\$2,588
2528117	0220000	\$3,833
2528117	0230000	\$4,100
2528117	0240000	\$8,525
2528117	0250000	\$1,596

Block	PIN	1999 EAV
2528117	0260000	\$3,047
2528117	0270000	\$10,391
2528117	0280000	\$2,273
2528117	0290000	\$2,431
2528117	0300000	\$9,091
2528117	0350000	\$10,368
2528117	0360000	\$18,227
2528117	0370000	\$12,196
2528117	0380000	\$15,118
2528118	0010000	\$2,764
2528118	0020000	\$2,282
2528118	0030000	\$2,282
2528118	0070000	\$2,154
2528118	0080000	\$2,097
2528118	0090000	\$1,857
2528118	0100000	\$3,601
2528118	0110000	\$1,337
2528118	0160000	\$2,446
2528118	0130000	\$3,803
2528118	0340000	\$3,432
2528118	0350000	\$3,452
2528110	0010000	\$4,217
2528110	0020000	\$1,976
2528110	0030000	\$4,217
2528110	0040000	\$13,084
2528110	0050000	\$6,579
2528110	0060000	\$8,615
2528110	0070000	EX
2528110	0080000	\$2,446
2528110	0090000	\$9,190
2528110	0100000	\$11,709
2528110	0110000	\$12,970
2528110	0120000	\$11,219
2528110	0130000	\$2,446
2528110	0140000	\$11,178
2528110	0150000	\$9,941
2528110	0160000	\$14,142
2528110	0170000	\$9,658
2528110	0180000	\$9,404
2528110	0190000	\$4,459
2528110	0200000	\$2,262
2528110	0210000	\$1,976
2528110	0220000	\$6,346
2528110	0230000	\$1,949
2528110	0240000	EX
2528110	0300000	\$2,446
2528110	0310000	\$2,446

Block	PIN	1999 EAV
2528110	0320000	\$2,446
2528110	0330000	\$2,446
2528110	0340000	\$11,262
2528110	0350000	\$4,921
2528110	0360000	\$4,302
2528110	0370000	\$11,919
2528110	0380000	\$3,263
2528110	0390000	\$12,432
2528110	0400000	\$10,109
2528110	0410000	\$2,479
2528110	0420000	\$12,369
2528110	0430000	\$3,671
2528110	0440000	\$12,938
2528110	0450000	EX
2520210	0220000	\$16,754
2520210	0440000	\$195,226
2529500	0080000	EX
2528501	0030000	EX
2528118	0140000	\$302
TOTAL EAV		\$17,878,188

119th and Halsted Redevelopment Project Area 2002 Annual Report

(2) AUDITED FINANCIALS - 65 ILCS 5/11-74.4-5(d)(2)

During 2002, no financial activity or cumulative deposits over \$100,000 occurred in the Project Area. Therefore, no audited statements were prepared pertaining to the Special Tax Allocation Fund for the Project Area.

**119th and Halsted Redevelopment Project Area
2002 Annual Report**

(3) MAYOR'S CERTIFICATION - 65 ILCS 5/11-74.4-5(d)(3)

Please see attached.

STATE OF ILLINOIS)
)
COUNTY OF COOK)

CERTIFICATION

TO:

Daniel W. Hynes
Comptroller of the State of Illinois
James R. Thompson Center
100 West Randolph Street, Suite 15-500
Chicago, Illinois 60601
Attention: Carol Reckamp, Director of Local
Government

Dolores Javier, Treasurer
City Colleges of Chicago
226 West Jackson Boulevard, Room 1125
Chicago, Illinois 60606

Gwendolyn Clemons, Director
Cook County Department of Planning &
Development
69 West Washington Street, Room 2900
Chicago, Illinois 60602
Attn: Jackie Harder

Kim Feeney, Comptroller
Forest Preserve District of Cook County
69 West Washington Street, Room 2060
Chicago, Illinois 60602

Martin J. Koldyke, Chairman
Chicago School Finance Authority
135 South LaSalle Street, Suite 3800
Chicago, Illinois 60603

David Doig, General Superintendent & CEO
Chicago Park District
541 North Fairbanks Court, 7th Floor
Chicago, Illinois 60611

Arne Duncan, Chief Executive Officer
Chicago Board of Education
125 South Clark Street, 5th Floor
Chicago, Illinois 60603
Attn: Linda Wrightsell

Mary West, Director of Finance
Metropolitan Water Reclamation District of
Greater Chicago
100 East Erie Street, Room 2429
Chicago, Illinois 60611
Attn: Joe Rose

Lawrence Gulotta, Treasurer
South Cook County Mosquito Abatement
District
155th & Dixie Highway
P.O. Box 1030
Harvey, Illinois 60426
Attn: Dr. K. Lime

I, RICHARD M. DALEY, in connection with the annual report (the "Report") of information required by Section 11-74.4-5(d) of the Tax Increment Allocation Redevelopment Act, 65 ILCS5/11-74.4-1 et seq., (the "Act") with regard to the 119th and Halsted Redevelopment Project Area (the "Redevelopment Project Area"), do hereby certify as follows:

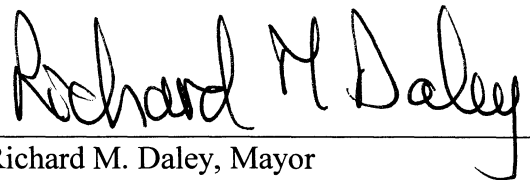
1. I am the duly qualified and acting Mayor of the City of Chicago, Illinois (the "City") and, as such, I am the City's Chief Executive Officer. This Certification is being given by me in such capacity.

2. During the preceding fiscal year of the City, being January 1 through December 31, 2002, the City complied, in all material respects, with the requirements of the Act, as applicable from time to time, regarding the Redevelopment Project Area.

3. In giving this Certification, I have relied on the opinion of the Corporation Counsel of the City furnished in connection with the Report.

4. This Certification may be relied upon only by the addressees hereof.

IN WITNESS WHEREOF, I have hereunto affixed my official signature as of this 30th day of June, 2003.

A handwritten signature in black ink that reads "Richard M. Daley". The signature is written in a cursive, flowing style. Below the signature is a horizontal line.

Richard M. Daley, Mayor
City of Chicago, Illinois

**119th and Halsted Redevelopment Project Area
2002 Annual Report**

(4) OPINION OF LEGAL COUNSEL - 65 ILCS 5/11-74.4-5(d)(4)

Please see attached.



City of Chicago
Richard M. Daley, Mayor

Department of Law

Mara S. Georges
Corporation Counsel

City Hall, Room 600
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-6900
(312) 744-8538 (FAX)
(312) 744-2963 (TTY)

<http://www.ci.chi.il.us>

June 30, 2003

Daniel W. Hynes
Comptroller of the State of Illinois
James R. Thompson Center
100 West Randolph Street, Suite 15-500
Chicago, Illinois 60601
Attention: Carol Reckamp, Director of Local
Government

Dolores Javier, Treasurer
City Colleges of Chicago
226 West Jackson Boulevard, Room 1125
Chicago, Illinois 60606

Gwendolyn Clemons, Director
Cook County Department of Planning &
Development
69 West Washington Street, Room 2900
Chicago, Illinois 60602
Attn: Jackie Harder

Kim Feeney, Comptroller
Forest Preserve District of Cook County
69 West Washington Street, Room 2060
Chicago, Illinois 60602

Martin J. Koldyke, Chairman
Chicago School Finance Authority
135 South LaSalle Street, Suite 3800
Chicago, Illinois 60603

David Doig, General Superintendent &
CEO
Chicago Park District
541 North Fairbanks Court, 7th Floor
Chicago, Illinois 60611

Arne Duncan, Chief Executive Officer
Chicago Board of Education
125 South Clark Street, 5th Floor
Chicago, Illinois 60603
Attn: Linda Wrightsell

Mary West, Director of Finance
Metropolitan Water Reclamation District
of Greater Chicago
100 East Erie Street, Room 2429
Chicago, Illinois 60611
Attn: Joe Rose

Lawrence Gulotta, Treasurer
South Cook County Mosquito Abatement
District
155th & Dixie Highway
P.O. Box 1030
Harvey, Illinois 60426
Attn: Dr. K. Lime

Re: 119th and Halsted
Redevelopment Project Area (the "Redevelopment Project
Area")

Dear Addressees:

I am Corporation Counsel of the City of Chicago, Illinois (the "City"). In such capacity, I am providing the opinion required by Section 11-74.4-5(d)(4) of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the "Act"), in connection with the submission of the report (the "Report") in accordance with, and containing the information required by, Section 11-74.4-5(d) of the Act for the Redevelopment Project Area.



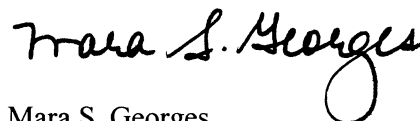
Attorneys, past and present, in the Law Department of the City familiar with the requirements of the Act have had general involvement in the proceedings affecting the Redevelopment Project Area, including the preparation of ordinances adopted by the City Council of the City with respect to the following matters: approval of the redevelopment plan and project for the Redevelopment Project Area, designation of the Redevelopment Project Area as a redevelopment project area and adoption of tax increment allocation financing for the Redevelopment Project Area, all in accordance with the then applicable provisions of the Act. Various departments of the City, including, if applicable, the Law Department, Department of Planning and Development, Department of Housing, Department of Finance and Office of Budget and Management, have personnel responsible for and familiar with the activities in the Redevelopment Project Area affecting such Department(s) and with the requirements of the Act in connection therewith. Such personnel are encouraged to seek and obtain, and do seek and obtain, the legal guidance of the Law Department with respect to issues that may arise from time to time regarding the requirements of, and compliance with, the Act.

In my capacity as Corporation Counsel, I have relied on the general knowledge and actions of the appropriately designated and trained staff of the Law Department and other applicable City Departments involved with the activities affecting the Redevelopment Project Area. In addition, I have caused to be examined or reviewed by members of the Law Department of the City the certified audit report, to the extent required to be obtained by Section 11-74.4-5(d)(9) of the Act and submitted as part of the Report, which is required to review compliance with the Act in certain respects, to determine if such audit report contains information that might affect my opinion. I have also caused to be examined or reviewed such other documents and records as were deemed necessary to enable me to render this opinion. Nothing has come to my attention that would result in my need to qualify the opinion hereinafter expressed, subject to the limitations hereinafter set forth, unless and except to the extent set forth in an Exception Schedule attached hereto as Schedule 1.

Based on the foregoing, I am of the opinion that, in all material respects, the City is in compliance with the provisions and requirements of the Act in effect and then applicable at the time actions were taken from time to time with respect to the Redevelopment Project Area.

This opinion is given in an official capacity and not personally and no personal liability shall derive herefrom. Furthermore, the only opinion that is expressed is the opinion specifically set forth herein, and no opinion is implied or should be inferred as to any other matter. Further, this opinion may be relied upon only by the addressees hereof and the Mayor of the City in providing his required certification in connection with the Report, and not by any other party.

Very truly yours,



Mara S. Georges
Corporation Counsel

SCHEDULE 1

(Exception Schedule)

No Exceptions

Note the following Exceptions:

**119th and Halsted Redevelopment Project Area
2002 Annual Report**

(5) ANALYSIS OF SPECIAL TAX ALLOCATION FUND - 65 ILCS 5/11-74.4-5(d)(5)

During 2002, there was no financial activity in the Special Tax Allocation Fund.

**119th and Halsted Redevelopment Project Area
2002 Annual Report**

(6) DESCRIPTION OF PROPERTY - 65 ILCS 5/11-74.4-5(d)(6)

TABLE 6

DESCRIPTION OF PROPERTY PURCHASED BY THE CITY WITHIN THE REDEVELOPMENT PROJECT AREA

STREET ADDRESS	APPROXIMATE SIZE OR DESCRIPTION OF PROPERTY	PURCHASE PRICE	SELLER OF PROPERTY
11950 S. PARNELL ¹	N/A	N/A	N/A
12134 S. HALSTED ¹	N/A	N/A	N/A
301 W. 119 ST ¹	N/A	N/A	N/A
817 W. 117 ST ¹	N/A	N/A	N/A
11741 S. HALSTED ¹	N/A	N/A	N/A
11747 S. HALSTED ¹	N/A	N/A	N/A
740 W. 119 ST ¹	N/A	N/A	N/A
724 W. 119 ST ¹	N/A	N/A	N/A
638 W. 119 ST ¹	N/A	N/A	N/A
600 W. 119 ST ¹	N/A	N/A	N/A
450 W. 119 ST ¹	N/A	N/A	N/A
11935 S. UNION ¹	N/A	N/A	N/A
546 W. 120 ST ¹	N/A	N/A	N/A
11938 S. PARNELL ¹	N/A	N/A	N/A
536 W. 120 ST ¹	N/A	N/A	N/A
12018 S. EMERALD ¹	N/A	N/A	N/A
12030 S. UNION ¹	N/A	N/A	N/A
653 W. 120 ST ¹	N/A	N/A	N/A
649 W. 120 ST ¹	N/A	N/A	N/A
535 W. 120 ST ¹	N/A	N/A	N/A
519-523 W. 120 ST ¹	N/A	N/A	N/A

**119th and Halsted Redevelopment Project Area
2002 Annual Report**

STREET ADDRESS	APPROXIMATE SIZE OR DESCRIPTION OF PROPERTY	PURCHASE PRICE	SELLER OF PROPERTY
12004 S. NORMAL ¹	N/A	N/A	N/A
12119 S. HALSTED ¹	N/A	N/A	N/A
12135 S. HALSTED ¹	N/A	N/A	N/A
12121 S. UNION ¹	N/A	N/A	N/A
245 W. 119 ST ¹	N/A	N/A	N/A
215 W. 119 ST ¹	N/A	N/A	N/A
209 W. 119 ST ¹	N/A	N/A	N/A
207 W. 119 ST ¹	N/A	N/A	N/A
12138 S. HALSTED ¹	N/A	N/A	N/A
12148 S. HALSTED ¹	N/A	N/A	N/A
224 W. 119 ST ¹	N/A	N/A	N/A
606 W. 120 ST ¹	N/A	N/A	N/A
602 W. 120 ST ¹	N/A	N/A	N/A
537 W. 119 ST ¹	N/A	N/A	N/A
535 W. 119 ST ¹	N/A	N/A	N/A
515 W. 119 ST ¹	N/A	N/A	N/A
513 W. 119 ST ¹	N/A	N/A	N/A
507 W. 119 ST ¹	N/A	N/A	N/A
12052 S. EMERALD ¹	N/A	N/A	N/A
12054 S. EMERALD ¹	N/A	N/A	N/A
12056 S. EMERALD ¹	N/A	N/A	N/A
12117 S. HALSTED ¹	N/A	N/A	N/A
12123 S. HALSTED ¹	N/A	N/A	N/A
12129 S. HALSTED ¹	N/A	N/A	N/A
12133 S. HALSTED ¹	N/A	N/A	N/A
12137 S. HALSTED ¹	N/A	N/A	N/A
12139 S. HALSTED ¹	N/A	N/A	N/A

**119th and Halsted Redevelopment Project Area
2002 Annual Report**

STREET ADDRESS	APPROXIMATE SIZE OR DESCRIPTION OF PROPERTY	PURCHASE PRICE	SELLER OF PROPERTY
305 W. 119 ST ¹	N/A	N/A	N/A
219 W. 119 ST ¹	N/A	N/A	N/A
217 W. 119 ST ¹	N/A	N/A	N/A
742 W. 119 ST ¹	N/A	N/A	N/A
714 W. 119 ST ¹	N/A	N/A	N/A
710 W. 119 ST ¹	N/A	N/A	N/A
11910 S. UNION ¹	N/A	N/A	N/A
325 W. 119 ST ¹	N/A	N/A	N/A
11700 S. HALSTED ¹	N/A	N/A	N/A
321 W. 119 ST ¹	N/A	N/A	N/A

¹ This property was acquired through the Tax Reactivation Program (“TRP”), under which the City instructs the County of Cook to make a no cash bid on certain tax-delinquent parcels. The City then pursues the acquisition in a court proceeding and receives a tax deed from the County after a court order is issued. The City pays court costs and certain incidental expenses for each parcel, which average between \$2,000 and \$2,500. The size and description of each parcel is not available.

119th and Halsted Redevelopment Project Area 2002 Annual Report

(7) STATEMENT OF ACTIVITIES - 65 ILCS 5/11-74.4-5(d)(7)

- (A)** Projects implemented in the preceding fiscal year.
- (B)** A description of the redevelopment activities undertaken.
- (C)** Agreements entered into by the City with regard to disposition or redevelopment of any property within the Project Area.
- (D)** Additional information on the use of all Funds received by the Project Area and steps taken by the City to achieve the objectives of the Redevelopment Plan.
- (E)** Information on contracts that the City's consultants have entered into with parties that have received, or are receiving, payments financed by tax increment revenues produced by the Project Area.
- (F)** Joint Review Board reports submitted to the City.
- (G)** Project-by-project review of public and private investment undertaken from 11/1/99 to 12/31/02, and of such investments expected to be undertaken in Year 2003; also, a project-by-project ratio of private investment to public investment from 11/1/99 to 12/31/02, and an estimated ratio of such investments as of the completion of each project and as estimated to the completion of the redevelopment project.

SEE TABLES AND/OR DISCUSSIONS ON FOLLOWING PAGES.

119th and Halsted Redevelopment Project Area 2002 Annual Report

(7)(A) - 65 ILCS 5/11-74.4-5(d)(7)(A)

During 2002, no projects were implemented.

(7)(B) - 65 ILCS 5/11-74.4-5(d)(7)(B)

Redevelopment activities undertaken within this Project Area during the year 2002, if any, have been made pursuant to i) the Redevelopment Plan for the Project Area, and ii) any Redevelopment Agreements affecting the Project Area, and are set forth on Table 5 herein by TIF-eligible expenditure category.

(7)(C) - 65 ILCS 5/11-74.4-5(d)(7)(C)

During 2002, no agreements were entered into with regard to the disposition or redevelopment of any property within the Project Area.

119th and Halsted Redevelopment Project Area 2002 Annual Report

(7)(D) - 65 ILCS 5/11-74.4-5(d)(7)(D)

The Project Area has not yet received any increment.

(7)(E) - 65 ILCS 5/11-74.4-5(d)(7)(E)

During 2002, no contracts were entered into by the City's tax increment advisors or consultants with entities or persons that have received, or are receiving, payments financed by tax increment revenues produced by the Project Area.

119th and Halsted Redevelopment Project Area 2002 Annual Report

(7)(F) - 65 ILCS 5/11-74.4-5(d)(7)(F)

Joint Review Board Reports were submitted to the City. See attached.

(7)(G) - 65 ILCS 5/11-74.4-5(d)(7)(G)

Since November 1, 1999, no public investment was undertaken in the Project Area. As of December 31, 2002, no public investment is estimated to be undertaken for 2003.

CITY OF CHICAGO
JOINT REVIEW BOARD

Report of proceedings of a hearing
before the City of Chicago, Joint Review
Board held on August 3, 2001, at 10:03 a.m.
City Hall, Room 1003, Conference Room,
Chicago, Illinois, and presided over by
Mr. Gary Gordon.

PRESENT:

MR. GARY GORDON, CHAIRMAN
MS. KAY KOSMAL
MS. SUSAN MAREK
MS. CINDI EVANGELISTI
MS. SUSAN KROLL
MS. DINAH WAYNE

REPORTED BY: Accurate Reporting Service
200 N. LaSalle Street
Chicago, Illinois
By: Jack Artstein, C.S.R.

1 MR. GORDON: Convene the meeting with
2 introductions of members. Gary Gordon,
3 Chicago Park District.

4 MS. KOSMAL: Kay Kosmal, Cook County.

5 MS. YOUNG: Shanna Young, Public
6 Member.

7 MS. EVANGELISTI: Cindi Evangelisti,
8 City of Chicago.

9 MS. MAREK: Susan Marek, Board of
10 Education.

11 MR. GORDON: There's going to be a
12 change, we're going to begin with the
13 Roseland/Michigan TIF I understand, so we'll
14 be changing the order of the two TIF
15 presentations today.

16 For the record my name is Gary
17 Gordon, I'm a representative of the Chicago
18 Park District, which under Section 11-74.4-5
19 of the Tax Increment Allocation Redevelopment
20 Act is one of the statutorily designated
21 members of the Joint Review Board for the
22 Roseland/Michigan Tax Increment Financing
23 District.

24 The date of this meeting was

1 announced at and set by the Community
2 Development Commission of the City of Chicago
3 at its July 10th, 2001 meeting.

4 Until election of a Chairperson
5 for the Roseland/Michigan Joint Review Board
6 I will moderate this meeting.

7 Notice of this meeting of the
8 Joint Review Board was also provided by
9 certified mail to each taxing districts
10 represented on the board which includes the
11 Chicago Board of Education, the Chicago
12 Community College District 508, the Chicago
13 Park District, Cook County, and the City of
14 Chicago and the public member. Public notice
15 of this meeting was also posted as of
16 Wednesday August 1, 2001 in various locations
17 throughout City Hall.

18 When a proposed redevelopment
19 plan would result in displacement of
20 residents from ten or more inhabited
21 residential units or would include 75 or more
22 inhabited residential units the TIF Act
23 requires that the public member of the Joint
24 Review Board must reside in the proposed

1 redevelopment project area.

2 In addition if the municipalities
3 housing impact study determines that a
4 majority of residential units in the proposed
5 redevelopment project area are occupied by
6 very low, low or moderate income households
7 as defined in Section 3 of the Illinois
8 Affordable Housing Act, the public member
9 must be a person who resides in a very low,
10 low or moderate income housing within the
11 proposed redevelopment project area.

12 Also with us today is the public
13 member, Shanna Young. Shanna or Shanna?

14 MS. YOUNG: Shanna.

15 MR. GORDON: Shanna, excuse me. Are
16 you familiar with the boundaries of the
17 proposed Roseland/Michigan Tax Increment
18 Financing Redevelopment Project Area?

19 MS. YOUNG: Yes.

20 MR. GORDON: What is the address of
21 your primary residence?

22 MS. YOUNG: 10511 South Michigan.

23 MR. GORDON: Is such address within
24 the boundaries of the proposed

1 Roseland/Michigan Tax Increment Financing
2 Redevelopment Project Area?

3 MS. YOUNG: Yes.

4 MR. GORDON: Have you provided
5 representatives of the City of Chicago's
6 Department of Planning and Development with
7 accurate information concerning your income
8 and the income of any other members of the
9 household residing at such address?

10 MS. YOUNG: Yes.

11 MR. GORDON: Based on the information
12 provided to you by the Department of Planning
13 and Development regarding applicable income
14 level for very low, low, and moderate income
15 households, do you qualify as a member of a
16 very low, low or moderate income household?

17 MS. YOUNG: Yes.

18 MR. GORDON: Ms. Young, are you
19 willing to serve as the public member of the
20 Joint Review Board for the Roseland/Michigan
21 Tax Increment Financing Redevelopment Project
22 Area?

23 MS. YOUNG: Yes.

24 MR. GORDON: I will entertain a motion

1 that Shanna Young be selected as the public
2 member. Is there a motion?

3 MS. MAREK: So moved.

4 MR. GORDON: Is there a second?

5 MS. KOSMAL: Second.

6 MR. GORDON: All in favor vote by
7 saying aye.

8 (Chorus of ayes.)

9 All opposed vote by saying no.

10 Let the record reflect that Ms. Young has
11 been selected as a public member for the
12 Roseland/Michigan Tax Increment Financing
13 Redevelopment Project Area.

14 Our next order of business is to
15 select a chairperson for the Joint Review
16 Board. Are there, for this Joint Review
17 Board. Are there any nominations?

18 MS. MAREK: I'll nominate Gary Gordon?

19 MR. GORDON: Is there a second?

20 MS. KOSMAL: I'll second.

21 MR. GORDON: All those in favor of the
22 nomination please vote by saying aye.

23 (Chorus of ayes.)

24 Opposed vote by saying no. Let

1 the record reflect that Gary Gordon has been
2 elected as the Chairperson and will now serve
3 as the Chairperson for the remainder of the
4 meeting.

5 As I mentioned at this meeting
6 we'll be reviewing a plan for the
7 Roseland/Michigan TIF District proposed by
8 the City of Chicago. Staff of the City's
9 Department of Planning and Development and
10 Law, and other departments have reviewed the
11 plan which was introduced to the City's
12 Community Development Commission on July 10,
13 2001.

14 We will listen to a presentation
15 by the consultant on the plan. Following the
16 presentation we can address any questions
17 that the members might have of the consultant
18 or City staff.

19 The recent amendment to the TIF
20 Act requires us to base our recommendation to
21 approve or disapprove the Roseland/Michigan
22 Plan, the designation of the
23 Roseland/Michigan TIF Area on the basis that
24 the area and the plan satisfying the plan

1 requirements, the eligibility criteria
2 defined in the TIF Act and the objectives of
3 the TIF Act.

4 If the board approves the plan,
5 and the designation of the area, the board
6 will then issue an advisory non-binding
7 recommendation by the vote of the majority of
8 those members present and voting.

9 Such recommendation shall be
10 submitted to the City within 30 days after
11 the board meeting. Failure to submit such
12 recommendation shall be deemed to constitute
13 approval by the board.

14 If the board disapproves the plan
15 and the designation of the area the board
16 must issue a written report describing why
17 the plan and area failed to meet one or more
18 of the objectives of the TIF Act on both the
19 plan requirement and the eligibility criteria
20 of the TIF Act.

21 The City will then have 30 days
22 to resubmit a revised plan. The board and
23 the City must also confer during this time to
24 try to resolve the issues that led to the

1 board's disapproval. If such issues cannot
2 be resolved or if the revised plan is
3 disapproved, the City may proceed with the
4 plan but the plan can be approved only with
5 the three-fifths vote of the City Council,
6 excluding positions of members that are
7 vacant and those members that are ineligible
8 to vote because of conflicts of interest.

9 With that I will turn the meeting
10 over for the presentation of the TIF plan to
11 the City's Department of Planning and
12 Development.

13 MS. MORONEY: Good morning everyone.
14 My name is Ann Moroney. I'm with the firm of
15 Trkla, Pettigrew, Allen & Payne. Our firm
16 was hired to assist the City in preparing an
17 eligibility study and assisting in preparing
18 redevelopment plan and project documents for
19 the proposed Roseland/Michigan Avenue TIF.

20 On my left here we have a graphic
21 of the area. The project area is, roughly
22 includes the Michigan Avenue frontage, you
23 can see it on both sides here. From 100th
24 Street on the north all the way to 120th

1 Street on the south. It also includes the
2 103rd Street frontage from Wentworth on the
3 west all the way to Indiana Avenue on the
4 east. And that includes a residential area
5 right here on Edbrooke and 107th Street to
6 111th Street.

7 Part of the area does extend past
8 the Michigan Avenue frontage to include area
9 up to State Street to about 110th and 116th
10 Place. The area contains 175.7 acres of
11 land. It includes 484 buildings on 65 full
12 and partial blocks.

13 As part of our studies and
14 surveys we found that the area qualifies as a
15 blighted area. There are five factors
16 required for qualification as a blighted
17 area. We have found that ten are present in
18 the project area.

19 These include dilapidation,
20 obsolescence, deterioration, presence of
21 structures below minimum code standards,
22 excessive vacancies, inadequate utilities,
23 excessive land coverage and overcrowding of
24 structure and community facilities,

1 deleterious land use and layout, lack of
2 community planning and a declining or lagging
3 total EAV.

4 In addition to these factors we
5 found evidence of disinvestment present in
6 the project area. 86.4 of the buildings were
7 classified as deteriorating. Twenty-six
8 percent of the properties were delinquent,
9 tax delinquent in 1999. There are 252 vacant
10 lots in the project area.

11 Between 1993 and 2001 there were
12 308 building code violations cited in the
13 area in the 303 different buildings. The
14 growth rate of the project area EAV has
15 lagged behind that of the City for four of
16 the last five years. In three of those five,
17 same five years, the project area EAV
18 declined.

19 And between 1994 and 1999 the EAV
20 of the project area increased at an average
21 annual rate of 1.9 percent while the
22 remainder of the City increased at 3.3
23 percent. The budget for the proposed
24 Roseland/Michigan Avenue TIF is estimated at

1 \$62.4 million.

2 This includes sort of a line by
3 line run through: Analysis and administration
4 study surveys estimated at \$1.5 million.
5 Property assembly which includes acquisition,
6 site plan, site prep, demolition,
7 environmental remediation costs, \$14.5
8 million. Rehab of existing buildings,
9 fixtures and lease hold improvements and
10 affordable housing construction and rehab
11 costs estimated at \$12.62 million.

12 Public works and improvements
13 which could include public facilities, parks
14 and open space, streets and utilities,
15 estimated at \$18.1 million. Relocation costs
16 estimated at \$1.63 million. Job training,
17 retraining and welfare to work services
18 estimated at \$4 million. Day care services
19 estimated at \$5 million. And inter-subsidy
20 costs estimated at \$5 million.

21 Now sources of the fund that will
22 go toward paying off these redevelopment
23 activities and costs will be generated from
24 incremental property tax revenue from the

1 area. The 1999 EAV of the project area was
2 estimated at \$28,521,041. The anticipated
3 EAV of the project area following
4 redevelopment project, infill, development
5 rehab any number of things like that, is
6 estimated to total between 71.6 and \$94.6
7 million by the year 2024.

8 The total estimated tax revenues
9 that are conservatively expected to be
10 generated increased from about 337,000 in
11 year three of the TIF to 3.9 million in year
12 23 of the TIF.

13 As part of this project we have
14 been required to prepare a Housing Impact
15 Statement. We have found as part of our
16 inventory that there are 353 inhabited
17 residential units in the area and these are
18 broken down into 146 in single-family homes,
19 141 units in multi-family buildings and 76
20 units in mixed-use buildings with generally
21 retail or some commercial use on the bottom
22 and residential above.

23 It is possible through
24 implementation of the redevelopment

1 activities and projects that are proposed
2 that some dislocation, relocation of
3 residents may occur. But there are no plans
4 in place at this time and the focus of this
5 TIF has been to concentrate on infill
6 development of the many vacant lots.

7 As we indicated before there was
8 252 vacant lots and that is the concentration
9 of this, of the redevelopment efforts for
10 this plan. A Housing Impact Study, a
11 complete Housing Impact Study has been
12 included as part of the redevelopment plan
13 and is included as the final appendix to the
14 document.

15 That concludes our presentation
16 if there are any questions.

17 MR. GORDON: Before hearing questions
18 I'd like to introduce another member of the
19 board who's joined us.

20 MR. SKOSEY: Hi. Peter Skosey,
21 representing Mary Sue Barrett, public member.
22 And I might be in the wrong meeting. I
23 thought we were doing the annual meeting
24 today.

1 MR. GORDON: We're doing the annual
2 meeting after, right.

3 MR. SKOSEY: Thank you. I'm in the
4 right place.

5 MR. GORDON: Are there any questions
6 from any of the board members?

7 MS. MAREK: So it's just basically a
8 commercial district that you're trying to
9 have or is it residential?

10 MS. MORONEY: It's generally a mixed
11 use so there is a land use, a general land
12 use map to show you the area. You can see
13 it's almost entirely mixed use through the
14 entirety of the corridor with the exception
15 of Edbrook Avenue section which is
16 residential.

17 And what their hope is to
18 concentrate uses so that there's some rhyme
19 and reason to the layout of all the uses in
20 the future.

21 MR. GORDON: What public spaces,
22 parks, libraries, sports parks within the
23 plan?

24 MS. MORONEY: There are no parks in

1 the area. There is one school at I think
2 about 115th Street. Right around here. I
3 don't know the name of it offhand. There's
4 an old school, an elementary school.

5 MS. MAREK: Curtis Elementary School.

6 MS. MORONEY: And that's the only
7 school in the project area. There are a
8 number outside.

9 MR. GORDON: Any questions, any
10 questions of the board?

11 MS. WOLCZEK: You say you're
12 concentrating on the refill in, the
13 residential refill. What about trying to,
14 I'm a lifelong member living in Roseland.

15 MS. MORONEY: Okay.

16 MS. WOLCZEK: I grew up shopping in
17 Roseland when it was -- Is there any plan on
18 trying to redevelop Roseland into bringing it
19 back to a good shopping area?

20 MS. MORONEY: What they're finding
21 right now is that the commercial, in its
22 heyday Roseland Avenue was commercial all
23 along.

24 MS. WOLCZEK: Yes, 103rd Avenue.

1 MS. MORONEY: From 103rd all the way to
2 117th. And --

3 MS. WOLCZEK: And between 111th and
4 113th was really, really, really a great
5 shopping place.

6 MS. MORONEY: Right. Yeah, the
7 People's store, and you had, I mean further
8 up you have Ruth Brothers and --

9 MS. WOLCZEK: Yeah.

10 MS. MORONEY: A number of great still,
11 still great buildings. The hope is, I can
12 probably discuss this a little bit, is to
13 create sort of concentration of uses. Up
14 here on the north, or up here, yeah, on the
15 north --

16 MS. KOSMAL: Is that proposed land use
17 map down there?

18 MS. MORONEY: Yes.

19 MS. KOSMAL: Why don't you put that
20 up. Maybe it would be easier to explain
21 that.

22 MS. MORONEY: What we hope to, or what
23 we've laid out as the general land use plan
24 is to create mixed use subareas with a

1 different focus. So Subarea A is the 103rd
2 Street project, we're suggesting that it will
3 have a residential focus. The concentration
4 and uses should be in particular nodes. This
5 is a lower, less intensive area, and so we
6 would suggest more residentially, more
7 stronger residential uses there.

8 Subarea B also is suggested for
9 residential. There are quite a few
10 residential properties there now. There are
11 some new development that's right here on the
12 south that's residential. But we're
13 suggesting that that should be residential
14 with possibly some small neighborhood
15 commercial right at 103rd and Michigan.

16 Then Subarea C is right now has a
17 number of public uses in it, and we're
18 suggesting that that should have a focus of
19 sort of a transitional area between
20 residential and commercial, some public uses,
21 some still residential uses to turn, sort of
22 transition you down to this area, Subarea D,
23 which is like its heyday, kind of a
24 concentration of commercial uses.

1 Subarea D is going to be the
2 commercial core, or as the strategic plan
3 that was completed a year or so ago, called
4 it, the Heart of Roseland. And that will
5 have the bulk of your commercial uses, and
6 then related, related uses, services, and
7 secondary commercial kind of extending north
8 as you get closer to this less intensive
9 area.

10 And then again as you cross the
11 tracks here you jump into this kind of a
12 clean buffer and --

13 MS. WOLCZEK: Yeah.

14 MS. MORONEY: -- a division, and it
15 allows you, you get into this less intensive
16 area again. That will have a more
17 residential focus as well.

18 MS. WOLCZEK: Yeah. Is 115th and,
19 between Michigan going to stay down there, or
20 do they have --

21 MS. MORONEY: Yes it is. It's right
22 here.

23 MS. WOLCZEK: There's a perfect place
24 for a grocery store, or a supermarket there.

1 It once was a National's. Now it's a God
2 forbid. That area needs a supermarket.

3 MS. MORONEY: Well, I think, I don't
4 know if Dinah wants to speak to that, but
5 it's my understanding that the Alderman,
6 Alderman Beale is in the process of
7 discussing that and is well aware that
8 grocery is a strong, strong need in that
9 area.

10 Everybody has to go outside their
11 neighborhood in order to get groceries, from
12 what I understand. So I know that that is
13 very important to the Alderman and to the
14 community.

15 MR. GORDON: Are there any further
16 questions? If there are no further questions
17 I will entertain a motion of this Joint
18 Review Board to find that the proposed
19 Redevelopment Plan, the Roseland/Michigan Tax
20 Increment Financing Redevelopment Project
21 Area satisfies the redevelopment plan
22 requirements under the TIF Act, the
23 eligibility criteria defined in Section 11-
24 74.4-3 of the TIF Act, and the objectives of

1 the TIF Act.

2 And that based on such findings
3 approve such a proposed plan and the
4 designation of such area as a redevelopment
5 project under the TIF Act. Is there a
6 motion?

7 MS. KOSMAL: So moved.

8 MR. GORDON: Is there a second?

9 MS. MAREK: Second.

10 MR. GORDON: All those in favor
11 signify by saying aye.

12 (Chorus of ayes.)

13 Those opposed signify by saying
14 nay. Let the record reflect the TIF plan has
15 been approved.

16 Are we're ready to move on to the
17 second TIF? Are we prepared to do that? We
18 are prepared to do the second one?

19 MS. KROLL: Yeah.

20 MR. GORDON: We'll now move on to the
21 plan for 119th and Halsted Street.

22 MS. KROLL: My name is Susan Kroll,
23 I'm a coordinating planner with the City's
24 Department of Planning. And we have sort of

1 an interesting situation here. We're pinch-
2 hitting. Our consultant who normally would
3 be giving this report is apparently in the
4 brown line/green line train wreck. So we
5 are, staff today will be making the
6 presentation.

7 I'd like to begin by saying that
8 this is --

9 MR. GORDON: Actually I'd like to
10 introduce the members and go through the
11 process.

12 We're going to, the motion, we're
13 going to conclude the presentation of the
14 TIFs, we'll then convene the annual meeting,
15 and then after the annual meeting we'll
16 return to the second TIF after some of these
17 issues are worked out.

18 So if that's acceptable to the
19 board members, is a motion to adjourn this
20 meeting of the TIF Joint Review Board.

21 MS. MAREK: So moved.

22 MR. GORDON: Is there a second?

23 MS. KOSMAL: Second.

24 MR. GORDON: All those in favor

1 signify by saying aye.

2 (Chorus of ayes.)

3 Those opposed signify by saying
4 nay. The meeting is adjourned. Then we'll
5 convene in just a moment.

6 MS. KOSMAL: Does that mean a
7 different day or?

8 MR. GORDON: No, I'd like to convene
9 the meeting of the Annual Joint Review Board.
10 Again for the record my name is Gary Gordon,
11 Chicago Park District. Would you introduce
12 the board members.

13 MS. KOSMAL: Kay Kosmal, with Cook
14 County.

15 MR. SKOSEY: Peter Skosey representing
16 Mary Sue Barrett, Public Member.

17 MS. EVANGELISTI: Cindi Evangelisti,
18 City of Chicago.

19 MS. MAREK: Susan Marek, Board of
20 Education.

21 MR. GORDON: Notice of this meeting
22 was provided by certified mail on July 13,
23 2001 to each taxing district represented on
24 this board and to the public member. Public

1 notice of this meeting was posted as of
2 August 1, 2001 in various locations
3 throughout City Hall of the City of Chicago.

4 For the record, this is the Year
5 2001 Annual Meeting of the Joint Review
6 Board. It is being held pursuant to Section
7 74.4-5E of the Illinois Tax Increment
8 Allocation Redevelopment Act, commonly known
9 as the TIF Act, and Section 74.6-22E of the
10 Illinois Industrial Job Recovery Law commonly
11 known as the IJRL, and Section 3B of the
12 Mayor's Executive Order 97-2A.

13 The purpose of this meeting is to
14 hear an overview of the Year 2000 Annual
15 Reports prepared by the City of Chicago for
16 each TIF and IJRL district that existed as of
17 the end of fiscal year 2000, which ended on
18 December 31, 2000, and to review the
19 effectiveness and status of the existing
20 redevelopment project area redevelopment
21 project plans, TIF and IJRL projects and TIF
22 and IJRL financing up to that date.

23 As you may be aware the City's
24 Year 2000 Annual Report was delivered on June

1 30th 2001 to each of the taxing districts
2 represented on this board as well as the
3 office of the State Comptroller and to
4 several other interested agencies.

5 With that I'd like to turn over
6 to Department of Planning and Development for
7 the presentation.

8 MR. MADIAR: Good morning. For the
9 record my name is Bob Madiar, Assistant
10 Commissioner of the Development, excuse me
11 Development Finance Division for the
12 Department of Planning and Development.

13 I would like to give you just a
14 brief overview of some of the information
15 you've received in your package that we just
16 handed out. As of December 31, 2000 the City
17 has designated 103 TIF district. In 2000 the
18 City designated 24 new TIF districts, which
19 represents a 50 percent increase from 1999.

20 As of June 30, 2001, the City has
21 designated seven new TIF districts with
22 another 11 at various stages of the
23 designation process. In 2000 the City
24 instituted one new neighborhood improvement

1 program or NIP and designated five new small
2 business improvement fund areas or what are
3 commonly called SBIF areas.

4 In 2000 the City executed 15 TIF
5 redevelopment agreements committing 135
6 million in public funds. That leveraged to
7 over 987 million in private investment for a
8 leverage ratio of \$7.31 for every public
9 dollar.

10 In 2000 the City issued 169.6
11 million in TIF bonds in three TIF districts.
12 Of that 141.2 million was issued in the
13 Central Loop TIF, 16.8 million was issued in
14 the Goose Island TIF District and another
15 11.6 million issued in the Near West TIF
16 District.

17 In 2000 the City acquired 161
18 parcels, 63 parcels were acquired for the TIF
19 programs, eminent domain 30, or lien
20 foreclosures and negotiated sales. An
21 additional 98 parcels were acquired for the
22 City's Tax Resolution Program.

23 Of the 103 approved TIF
24 districts, 78 or 76 percent of all TIF

1 districts were audited. The remaining 25
2 TIFs were not audited due to being very young
3 and creating no increment whatsoever or
4 generating less than \$100,000 in revenue, or
5 the district's EAV had not been certified by
6 the County.

7 In 2000 the TIF program collected
8 over 100.9 million in revenue, 92.7 of that
9 in property tax, 1.6 million in sales tax and
10 16.6 million in interest. In 2000 the TIF
11 program expended 160.6 million and that's
12 part of what your package includes.

13 Also in 2000 the TIF program
14 assisted in the development of 802 housing
15 units, raising the overall program total to
16 4,857 units, of which 51 percent are
17 considered affordable units.

18 In 2000 the program stimulated
19 development of 400,000 square feet of new
20 industrial facilities, 1.6 million square
21 feet of new office space, and 151,000 square
22 feet of new retail space.

23 And finally, in 2000 the program,
24 the TIF program assisted in the retention of

1 1700 jobs and the creation of 1900 jobs.
2 Much of what I have just spoken to you about
3 is included in the packages I've handed out
4 to you. That would conclude my speaking
5 notes on the annual report and I'll open it
6 up to any questions you may have.

7 And any questions I cannot answer
8 or staff cannot answer we will certainly get
9 those answers back to the members.

10 MR. GORDON: I think a question
11 particularly relevant to this board and the
12 other taxing bodies, is there any specific
13 information provided in this package or can
14 you speak to specific projects and such, or
15 TIF funding for the other taxing bodies?

16 MR. MADIAR: That, I don't, I can tell
17 you that in our expenditure report we
18 expended of the total 160.6 million, 22, over
19 22 percent of that went to public
20 improvements. I do not have any specifics on
21 the type, whether it be CTA or Park District
22 or Board of Ed, but we can get that
23 information to you, so we can sort of match
24 that up for you. That would be fine.

1 MR. GORDON: Other questions?

2 MR. SKOSEY: We did not receive a
3 copy of the annual reports in our office, or
4 if we did the two cases that I presume they
5 came in slipped by me.

6 MS. MADIAR: Okay.

7 MR. SKOSEY: Can I get a set?

8 MR. MADIAR: A full set?

9 MR. SKOSEY: Please.

10 MR. MADIAR: Certainly, no problem.

11 MS. WAYNE: Peter, are you with --
12 right, yeah, we wouldn't have sent you a set
13 because you're not a taxing district. But we
14 can get you, there are actually two boxes.

15 MR. SKOSEY: Okay.

16 MR. MADIAR: We'll be glad to send you
17 a courtesy set.

18 MR. SKOSEY: I appreciate it. Thank
19 you.

20 MR. MADIAR: No problem.

21 MR. GORDON: Other questions?

22 MS. KOSMAL: Well just when you said
23 there are two boxes, I have one box. I guess
24 I should check and see.

1 MS. WAYNE: Yeah, they, one box, it's
2 like a box and a half. So if you have a
3 really full box in your --

4 MS. KOSMAL: Probably, okay.

5 MS. WAYNE: Well, no, I mean you can,
6 you might be missing the last part of the
7 alphabet, so check and then let us know and
8 we'll --

9 MS. KOSMAL: I'll check. Okay. Maybe
10 they're all there. I'll check and see.

11 MS. WAYNE: Yeah. Everyone should
12 check and see, make sure they have them, yes.
13 Unless they gave you larger boxes.

14 MR. GORDON: I think we got one
15 box, and my staff went through and actually
16 went through the reports and put together a
17 summary for me, and confirmed the set we
18 received.

19 MS. WAYNE: Okay, then they
20 probably --

21 MR. MADIAR: What I would suggest is
22 that you call Dinah Wayne at 742-6088 if you
23 think you don't have what you should have and
24 we can arrange for it.

1 MR. GORDON: Any other questions? Any
2 questions from the public? Thank you very
3 much for your presentation.

4 MR. MADIAR: Thank you.

5 MR. GORDON: If there are no other
6 questions, and there's no other issues to be
7 addressed at this meeting, I will entertain a
8 motion to adjourn the meeting.

9 MR. SKOSEY: So moved.

10 MR. GORDON: Is there a second?

11 MS. MAREK: Second.

12 MR. GORDON: All those in favor please
13 signify by saying aye.

14 (Chorus of ayes.)

15 That adjourns the meeting. Thank
16 you very much.

17 MS. WAYNE: I think they're still
18 working.

19 MR. GORDON: We'll stay for a few
20 minutes, we'll see if we can't take care of
21 the third and final.

22 MR. SKOSEY: This is a nice summary
23 sheet. We didn't get this last year, this is
24 a good capsulation.

1 MS. KOSMAL: It makes it a lot easier.

2 MR. SKOSEY: It sure does. This is
3 great.

4 MR. GORDON: I'd like to convene the
5 meeting again with introductions of the
6 members. Gary Gordon, Chicago Park District.

7 MS. KOSMAL: Kay Kosmal, Cook County.

8 MS. MAREK: Susan Marek, Board of
9 Education.

10 MS. EVANGELISTI: Cindi Evangelisti,
11 City of Chicago for John McCormick.

12 MR. GORDON: Thank you. This meeting
13 had initially been scheduled to discuss the
14 119th and Halsted Street TIF. There has been
15 an issue, and a public member is not
16 available for us today. So there is a
17 motion, I'll move that we adjourn this
18 meeting to be rescheduled by the Department
19 of Planning of Development when we can
20 identify a public member that can attend the
21 meeting.

22 Is there a motion to adjourn the
23 meeting?

24 MS. MAREK: So moved.

1 MR. GORDON: Is there a second?

2 MS. KOSMAL: Second.

3 MR. GORDON: All those in favor
4 signify by saying aye.

5 (Chorus of ayes.)

6 The meeting is adjourned. Thank
7 you very much.

8 (Whereupon the meeting adjourned
9 at 10:45 a.m.)

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STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

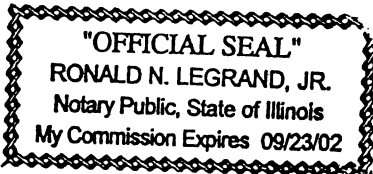
I, JACK ARTSTEIN, depose and say
that I am a verbatim court reporter doing business
in the County of Cook and City of Chicago; that
I caused to be transcribed the proceedings
heretofore identified and that the foregoing is
a true and correct transcript of the aforesaid
hearing.

Jack Artstein

JACK ARTSTEIN

SUBSCRIBED AND SWORN TO
BEFORE ME THIS 24th DAY
OF August,
A.D. 2001.

Ronald N. LeGrand, Jr.



**119th and Halsted Redevelopment Project Area
2002 Annual Report**

**(8) DOCUMENTS RELATING TO OBLIGATIONS ISSUED BY THE
MUNICIPALITY - 65 ILCS 5/11-74.4-5(d)(8)(A)**

During 2002, there were no obligations issued for the Project Area.

**119th and Halsted Redevelopment Project Area
2002 Annual Report**

(9) ANALYSIS OF DEBT SERVICE - 65 ILCS 5/11-74.4-5(d)(8)(B)

During 2002, there were no obligations issued for the Project Area.

**119th and Halsted Redevelopment Project Area
2002 Annual Report**

(10) CERTIFIED AUDIT REPORTS - 65 ILCS 5/11-74.4-5(d)(9)

During 2002, there were no tax increment expenditures or cumulative deposits over \$100,000 within the Project Area. Therefore, no compliance statement was prepared.

119th and Halsted Redevelopment Project Area 2002 Annual Report

(11) GENERAL DESCRIPTION AND MAP

The 119th and Halsted Redevelopment Project Area boundaries are irregular, generally extending north-south along Halsted Street from 111th Street to 123rd Street and east-west along 119th Street from Wentworth Avenue to Morgan Street. The map below illustrates the location and general boundaries of the Project Area. For precise boundaries, please consult the legal description in the Redevelopment Plan.

