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*Goose Island Redevelopment Project Area Tax  
Increment Allocation Finance Program  
Redevelopment Plan and Project  
Chicago, Illinois*

Prepared for  

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The City of Chicago, Illinois  
May 15, 1996



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## I. EXECUTIVE SUMMARY

Chicago's continued growth and development into the next century relies on the ability of government policies to work with the private sector to eliminate blighted areas and ensure the sound growth and development of property. Based upon the City's establishment of the Redevelopment Project Areas adjacent to the proposed Redevelopment Project Area, it is understood that the City of Chicago recognizes the necessity of the relationship between continued community growth and public participation. Additionally, the City understands the dangers associated with blighting factors and problems arising from blighted conditions. Both of these statements are supported by the City of Chicago's establishment of Redevelopment Project Areas on Goose Island adjacent to this proposed Redevelopment Project Area.

The Illinois General Assembly passed the Tax Increment Allocation Redevelopment Act (the "Act" 65 ILCS 5/11-74.4-1 et seq.) to address the growing number of blighted areas in many Illinois municipalities. The blighting of communities impairs the value of private investments and threatens the growth of the community's property tax base. The Act declares that in order to promote and protect public health, safety, morals and welfare, blighting conditions must be eliminated.

The Goose Island Redevelopment Project Area Tax Increment Allocation Finance Program Redevelopment Plan and Project (the "Redevelopment Plan and Project") was developed to provide a description of the necessary actions to address the existing blighting conditions. Specifically, the Redevelopment Plan and Project focuses on the portion of Goose Island; Goose Island is bounded by the North Branch of the Chicago River, Halsted Street and the North Branch of the Canal (this portion is the "Redevelopment Project Area"). From an economic perspective, the implementation of the Redevelopment Plan and Project through the use of tax increment financing ("TIF") revenues should stimulate private investment in the area. This combined public/private investment should eliminate the blighting conditions that exist in the Redevelopment Project Area.

Numerous aspects of the Redevelopment Plan and Project are covered below. A legal description of the Redevelopment Project Area is provided by Mackie Consultants, Inc. Redevelopment goals and current land use are provided for evaluation of the overall Redevelopment Plan and Project. Blighting factors present on the site are summarized. (For a more detailed discussion of the blighting factors, see Eligibility Report of a Proposed Redevelopment Project Area for Tax Increment Allocation Financing in the Goose Island Study Area). The Redevelopment Plan and Project estimates all of the eligible costs associated with the Redevelopment Plan and Project. It assumes that elimination of the blighting factors through implementation of the Redevelopment Plan and Project will stimulate the District's sound growth and development. The Redevelopment Plan and Project outlines the nature of the financial obligations which the City of Chicago may issue to finance the eligible costs. To provide an estimate of

the potential growth in value resulting from the Redevelopment Plan and Project's full implementation, estimates of both the initial equalized assessed value and the equalized assessed value in the redevelopment area are provided.

The Redevelopment Plan and Project reviews major issues involved with implementation of the Redevelopment Plan and Project. These issues include conformance with the City of Chicago's community and economic development goals, the schedule of the implementation of the Redevelopment Plan and Project, an analysis of past growth in the Redevelopment Project Area, an estimate of the financial impact and demand for services on the various taxing districts and a program to address any estimated impacts.

## II. REDEVELOPMENT PROJECT AREA DESCRIPTION

The Redevelopment Project Area encompasses approximately 94 acres of land on Goose Island. The Redevelopment Project Area is bounded on the west by the west bank of the Chicago River from Halsted Street to Division Street, then east on the northern side of Division Street to the east side of North Branch Street, then northwest to the south side of Eastman Street, then northeast to the east side of Cherry Street and north on Cherry Street to the north side of Blackhawk Street, then west on Blackhawk Street to the west side of Cherry Street, then north to the northern tip of Goose Island at the United States Turning Basin. The Redevelopment Project Area then runs southeast all the way to the southern side of Division Street and then heads west to Hickory Avenue, then southeast to Haines Street, then northeast to Hooker Street, heading southeast to Halsted Street, and finally south along the western side of Halsted Street back to the point of beginning at the North Branch of the Chicago River (See Project Area Map in the Appendix). The Redevelopment Project Area contains only those contiguous parcels of real property that are expected to be substantially benefited by the Redevelopment Plan and Project.

### A. History of the Redevelopment Project Area

Based upon the "North Branch Industrial Corridor" study and "A Plan for Industry on Goose Island" by the City of Chicago, Department of Planning and Development, the portion of the near northwest side of Chicago that now includes Goose Island was originally settled by Irish fleeing the great famine of the 1840's. In the 1860's, the Chicago Land Company, headed by former Mayor William Ogden, built the North Branch Canal, thus effectively creating an island out of land through which the Chicago River meandered. That island became known as Goose Island.

By 1920, industry had taken firm root on Goose Island. In fact, by the 1950's, Goose Island had completed the transition from a dense residential area to an active industrial district. Easy access to road, river and rail transportation, and proximity to a large skilled labor force made Goose Island attractive to industry. Today, Goose Island retains all of its industrial location amenities. For example, Goose Island is uniquely situated in one of the three Planned Manufacturing Districts in the City of Chicago within the North Branch Industrial Corridor. The North Branch Industrial Corridor is the oldest, largest and most diverse industrial corridor on the North Side of Chicago. Proximity to the central business district is an amenity for a number of Corridor companies with Loop customers and suppliers.

Specifically, Goose Island is located at the southern end of an extensive industrial corridor running along the Chicago River and Kennedy Expressway. Its location affords easy access to a number of transportation modes, most important of which is Interstate 90/94 two blocks west of Goose Island with access at Division Street. Goose

Island also benefits from proximity to a large skilled labor force and Chicago's central business district.

Based on site surveys and a review of City building permit data, the successful industrial development on Goose Island has generally occurred in those areas designated by the City of Chicago as Redevelopment Project Areas. Without the establishment of a redevelopment project area and the use of tax increment financing, the proposed Redevelopment Project Area is not likely to develop.



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### III. REDEVELOPMENT PROJECT AREA GOALS AND ZONING

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The Act encourages both public and private sector cooperation to address and resolve issues involved with deteriorating and declining areas. The Act, as seen in its legislative history, recognizes that the physical and economic decline of properties impairs the value of private investment and threatens the community's health, safety and welfare. The continued investment in, and development of, the Redevelopment Project Area will not only strengthen the Redevelopment Project Area, but the entire City of Chicago as well through sound economic growth, an increased tax base and additional employment opportunities.

The Redevelopment Plan and Project is based on the following redevelopment goals:

#### General Goals

- Continue to develop and strengthen Chicago's industrial base;
- Eliminate remaining blighting conditions which prevent further development of the Redevelopment Project Area;
- Increase revenue (e.g., property and sales tax revenues) generation from currently vacant land and underutilized buildings on Goose Island, and restore and enhance the tax base of the Redevelopment Project Area;
- Complete the upgrading of public infrastructure serving the Redevelopment Project Area to meet the needs of existing and new businesses, such as parking and improved access to buildings;
- Create job opportunities; and
- Encourage participation of women and minorities in the development of the Redevelopment Project Area.

#### Zoning for the Redevelopment Project Area

We have determined the uses of the land in the Goose Island Redevelopment Project Area are in accordance with those permitted in Planned Manufacturing District No. 3. The PMD specifies the permitted activities for Goose Island. Some of the categories of the permitted activities follow:

- Production, Processing, or Storage of Materials
- Contractor Construction
- Garage and Parking Lots for Motor Vehicles
- Dwelling Units for Watchmen
- Business and Professional Office Space
- Storage, Warehousing, and Wholesale Establishments
- Recycling Facilities

For a comprehensive list of permitted uses of the land, please see PMD No. 3 in the Chicago Zoning Ordinance, p. 194D-10 and 194D-11.

These general types of permitted uses are consistent with the overall goals of the Redevelopment Plan and Project for the following reasons:

- Will retain and create jobs and encourage participation of women and minorities as vacant land develops and as existing businesses are renovated;
- Through the private investment in development and renovation, the tax base of the Redevelopment Project Area will increase;
- The increased tax base will generate additional incremental property tax revenues which may be used to fund eligible project costs in accordance with the Redevelopment Plan and Project;
- Through private investment and implementation of the Redevelopment Plan and Project, it is anticipated that the improved and vacant blighting factors will be eliminated; and
- Full implementation of the Redevelopment Plan and Project is expected to increase the industrial base of the City of Chicago.

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

As set forth in the Act, the Illinois General Assembly has determined that, in order to promote and protect the health, safety, morals, and welfare of the public, blighted conditions need to be eradicated. The Act also states that the eradication of these blighted areas is essential to the public interest and that the use of tax incremental revenues to fund certain redevelopment projects is of benefit to the community.

Prior to the adoption of an ordinance adopting tax increment financing, there are certain statutory requirements that must be met. One of the requirements for eligibility of the area is that the municipality must demonstrate that the Redevelopment Project Area qualifies as a "blighted area." Based on site inspections, surveys and area analysis, the Redevelopment Project Area qualifies for designation as both an improved blighted area and a vacant blighted area as defined in the Act.

##### Improved Blighted Area

The qualification is based on analysis performed regarding each of the improved blighting factors listed in the Act to determine whether each or any are present in the Redevelopment Project Area and, if so, to what extent and in what locations. The Eligibility Report describes in detail the methodology and analysis performed resulting in the conclusion that the Redevelopment Project Area qualifies as an improved blighted area under the Act. A summary of the improved blighting factors present in the Redevelopment Project Area follows:

- 1.) **Age** - Because there has been little, if any, new investment or additions in the Redevelopment Project Area within the past thirty-five years, age as a factor is present to a major extent.
- 2.) **Dilapidation** - Dilapidation is present to a major extent. Most of the basic structural components of the buildings in the Redevelopment Project Area are dilapidated. The foundations, walls and roofs are in need of basic rehabilitation, as they are deteriorating from normal erosion of the elements. Several of the walls do not appear to provide adequate support for the buildings, and, in some cases, parts of roofs are completely missing. In addition, structural components requiring major repair include many of the truck loading docks and bays, along with ingress and egress areas to the facilities. The parking areas are significantly dilapidated and in need of major repairs. Cracks, pot holes and uneven pavement exist throughout the Redevelopment Project Area. Moreover, there is improper access for trucks and cars which has created increased congestion on the streets within the area.
- 3.) **Obsolescence** - Obsolescence as a factor is present to a major extent. The buildings in the Redevelopment Project Area demonstrate both economic and functional obsolescence. Building design, height, amount of space and layout are significant

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hindrances to business being transacted in the area (i.e., deliveries, pick-ups). Most of the building facilities represent manufacturing standards which are not practical in today's competitive business environment.

- 4.) **Deterioration** - Deterioration as a factor is present to a major extent. The area has deterioration present in a majority of components. Examples of significant factors include but are not limited to uninhabitable buildings (i.e., entire insides of buildings exposed to the elements), corroded doors and rusted window panes, uneven or no sidewalks, and significant pot holes. Further examples of deterioration include ingress and egress to the various buildings, truck loading docks and bays, and many of the roofing structures.
- 5.) **Illegal use of individual structures** - Illegal use of individual structures as a factor is present to a major extent. For example, many of the vacant lots located within the Redevelopment Project Area have been used as dumping sites for old railroad ties, used tires, and various unused and abandoned vehicles. Throughout most of the Redevelopment Project Area, garbage and refuse are strewn across the properties and cover significant areas inside some of the unused buildings.
- 6.) **Presence of structures below minimum code standards** - Presence of structures below minimum code standards as a factor is present to a limited extent. An external examination reveals that certain buildings within the Redevelopment Project Area are definitely unsafe and under no circumstances suitable in current condition for either commercial or residential use or habitation. This is evidenced by faulty and broken fire escapes, lack of windows, missing portions of walls or roofs, unusable fire hydrants, broken or nonexistent ventilation systems, and electrical wires dangling from utility poles.
- 7.) **Excessive vacancies** - Excessive vacancies as a factor is present to a limited extent. For examples, there are some buildings that are completely uninhabitable due to their state of deterioration, dilapidation, and general condition. Little, if any, development or investment in these buildings within the Redevelopment Project Area has taken place over approximately the last ten years.
- 8.) **Overcrowding of structures and community facilities** - Overcrowding of structures and community facilities as a factor is present to a major extent. Most building structures were built over thirty years ago and, as a result, reflect the economic demands and needs of that time. Clearly, these demands and needs are outdated. For example, present economic demands require more flexible ingress and egress capacity. Due to the narrow streets and the small lots, trucks tend to crowd the docks and bays, as well as the sidewalks, and the streets are congested and pose a traffic hazard to employee vehicles, as well as other trucks.
- 9.) **Lack of ventilation, light, or sanitary facilities** - Without entering any of the properties, it is difficult to determine whether this blighting factor is present to a

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major extent. However, based on our external survey, this factor may be present to a limited extent.

- 10.) Inadequate utilities** - Inadequate utilities as a factor are present to a major extent. Certain blocks throughout the Redevelopment Project Area contain electrical wires which are dangling from unused telephone poles and frayed at the ends. Obviously, these provide for inadequate electric and telephone utilities within this area. In addition, because of the lack of curbs and gutters in certain places within the Redevelopment Project Area, there is inadequate storm drainage and sanitary sewers. Unusable fire hydrants also present a probable water supply problem and potential fire hazard.
- 11.) Excessive land coverage** - Excessive land coverage as a factor is present to a major extent. The building structures are overbuilt for the amount of land that they occupy. The buildings generally come right up to the street and have very little, if any, space for truck docks or general parking. The buildings are very close together as there are many businesses in certain two square block areas.
- 12.) Deleterious land-use or layout** - The land use is not conducive to businesses that require easy access to buildings. The streets are very narrow and do not allow for travel of more than one vehicle at a time. The loading docks or bays extend to the edge of the street because the buildings do not have enough extra land to put the docking facilities on private property. As a result, ingress and egress problems arise within the individual businesses as well as causing congestion within the narrow streets.
- 13.) Depreciation of physical maintenance** - Depreciation of physical maintenance as a factor is present to a major extent. Most of the buildings within the Redevelopment Project Area are in desperate need of maintenance. Furthermore, the streets present a hazard to vehicles because not equipped to handle the numerous pot holes and debris, including rocks, metal and glass.
- 14.) Lack of community planning** - Lack of community planning as a factor is present to a limited extent. The streets are too narrow to support business, the buildings are too close together, and the buildings do not have enough space for the efficient operation of the businesses contained in the buildings. This is the result of businesses being unable to benefit from the overall community planning which existed when the businesses were originally built. Clearly, the community planning is outdated, and minimal, if any, community planning has been implemented since.

#### Vacant Blighted Area

The qualification is based on analysis performed regarding each of the vacant blighting factors listed in the Act to determine whether each or any are present in the Redevelopment Project Area and, if so, to what extent and in what locations. The

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Eligibility Report describes in detail the methodology and analysis performed resulting in the conclusion that the Redevelopment Project Area qualifies as a vacant blighted area under the Act. The Act delineates the seven factors for a vacant blighted area, the following three of which apply to the Redevelopment Project Area:

1. The area consists of unused rail yards, rail tracks or railroad rights-of-way;
2. The area contains a combination of two or more of the following factors: obsolete platting of the vacant land; diversity of ownership of such land; tax and special assessment delinquencies on such land; flooding on all or part of such vacant land; and deterioration of structures or site improvements in neighboring areas adjacent to the vacant land; and
3. The area consists of an unused disposal site, containing earth, stone, building debris or similar material, which were removed from construction, demolition, excavation or dredge sites.

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## V. TAX INCREMENT FINANCING (TIF) REDEVELOPMENT PROJECT

This section presents the Redevelopment Project Plan to be implemented by the City of Chicago and prospective tenants in the proposed TIF district. The section is divided into the following subsections:

- Redevelopment Objectives
- Redevelopment Plan and Project and Project Activities
- General Land-Use Plan
- Estimated Redevelopment Project Costs
- Sources of Funds to Pay Redevelopment Project Costs
- Issuance of Obligations
- Surplus Incremental Property Tax Revenue
- Most Recent Equalized Assessed Valuation (EAV)
- Anticipated EAV

### **Redevelopment Objectives**

The following represent the major Redevelopment objectives based on our discussions with City officials:

- Continue to develop and strengthen Chicago's industrial base;
- Eliminate remaining blighting conditions which prevent further development of the Redevelopment Project Area;
- Increase revenue (e.g., property and sales tax revenues) generation from currently vacant land and underutilized buildings on Goose Island, and restore and enhance the tax base of the Redevelopment Project Area;
- Complete the upgrading of public infrastructure serving the Redevelopment Project Area to meet the needs of existing and new businesses, such as parking and improved access to buildings;
- Create job opportunities; and
- Encourage participation of women and minorities in the development of the Redevelopment Project Area.

### **Redevelopment Plan and Project and Project Activities**

To achieve the goals outlined above, the City of Chicago proposes to assist with the redevelopment of designated parcels located in the Redevelopment Project Area through the use of tax increment financing. The actions necessary to implement such a strategy relate to the following:

- 1.) Costs of studies, surveys, development and implementation of plans, and professional fees including but not limited to architectural, engineering, legal, marketing & planning services fees;

- 2.) Property acquisition, site preparation, demolition and relocation costs;
- 3.) Rehabilitation, reconstruction or repair and remodeling of existing buildings and fixtures;
- 4.) Costs of the construction of public works or improvements;
- 5.) Costs of job training and retraining projects;
- 6.) Financing costs;
- 7.) The taxing districts' capital costs related to the implementation of the redevelopment plan and project;
- 8.) Relocation costs;
- 9.) Costs of job training, advanced vocational education or career education;
- 10.) Interest costs incurred by the redeveloper related to the construction, renovation or rehabilitation of a redevelopment project;
- 11.) Make and enter into all contracts necessary or incidental to the implementation and furtherance of its redevelopment plan and project;
- 12.) Acquire by purchase, donation, lease or eminent domain; own convey, lease, mortgage or dispose of land and other property, real or personal, or rights or interests therein, and grant or acquire licenses, easements and options with respect thereto, all in the manner and at such price the municipality determines is reasonably necessary to achieve the objectives of the redevelopment plan and project;
- 13.) Clear any area by demolition or removal of any existing buildings and structures;
- 14.) Renovate or rehabilitate or construct any structure or building;
- 15.) Install, repair, construct, reconstruct or relocate streets, utilities and site improvements essential to the preparation of the Redevelopment Plan and Project;
- 16.) Fix, charge and collect fees, rents and charges for the use of any building or property owned or leased by it or any part thereof, or facility therein;
- 17.) Accept grants, guarantees and donations of property, labor, or other things of value from a public or private source for use within a Redevelopment Plan and Project; and



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18.) Acquire and construct public facilities within a Redevelopment Plan and Project.

### **General Land Use Plan**

The Redevelopment Project Area is located in one of several Planned Manufacturing Districts identified in Chapter 16-8 of the Municipal Code of Chicago. All parcels within the Redevelopment Project Area except those within Commercial Planned Development No. 424 at the south end of Goose Island are zoned PMD No. 3. PMD No. 3 zoning allows a variety of industrial uses such as manufacturing plants, assembly, warehouse, storage and wholesale establishments. Article II of Chapter 16-8 of the Municipal Code of Chicago provides additional guidance as to the permitted uses within the Goose Island Manufacturing District.

The land available for development in the Redevelopment Project Area is bounded by industrial property and major thoroughfares including Halsted and Division streets. Several years ago, there was a movement afoot to replace the manufacturing and industrial building on Goose Island with residential dwellings. With the exception of the existing Commercial Planned Development No. 424 at the south end of Goose Island, the City of Chicago determined at that time to establish Goose Island's PMD zoning and to develop the City's industrial base.

### **Estimated Redevelopment Project Costs**

To eliminate the blighting factors present in the Redevelopment Project Area and to meet the Redevelopment objectives, the City of Chicago plans to make a number of improvements to the Redevelopment Project Area. Table 1 identifies the eligible redevelopment project costs under the Act that the City of Chicago may fund to implement the Redevelopment Plan and Project over the Redevelopment Project Area's 23-year life.

Redevelopment projects in the Redevelopment Project Area would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan and Project.

**Table 1**

Estimated Redevelopment Project Costs (3)  
Redevelopment Project Area

<u>Eligible Activities:</u>	<u>Eligible Redevelopment Costs</u>
1. Costs of studies, surveys, development and implementation of plans, and professional fees including but not limited to architectural, engineering, legal, marketing & planning services fees:	\$1,000,000
2. Property acquisition, site preparation, demolition and relocation costs	\$7,500,000
3. Rehabilitation, reconstruction or repair and remodeling of existing buildings and fixtures	\$10,000,000
4. Costs of the construction of public works or improvements	\$12,500,000
5. Costs of job training and retraining projects, advanced vocational education or career education	\$1,500,000
6. Financing costs	\$1,500,000
7. The taxing district's capital costs related to the implementation of the redevelopment plan and project	\$2,000,000
8. Relocation costs	\$5,000,000
9. Interest costs incurred by the redeveloper related to the construction, renovation or rehabilitation of a redevelopment project	\$3,000,000
<b>Total Redevelopment Eligible Project Costs (1)(2)</b>	<u>\$44,000,000</u>

(1) The City of Chicago reserves the right to move amounts among the eligible cost categories. Table 1 represents a listing of costs associated with the Redevelopment Project Area. This budget of eligible costs does not obligate the City of Chicago to fund specific levels.

(2) To the extent that municipal obligations have been issued to pay for such redevelopment costs incurred prior to, but in anticipation of, the adoption of tax increment financing, the City shall be reimbursed for such redevelopment project costs. The total redevelopment project costs provide an upper limit on expenditures (exclusive of capitalized interest, issuance costs, interest and other financing costs).

(3) The ability of the City to fund all or a portion of the eligible redevelopment cost is based on the amount of incremental taxes generated over the 23 year life of the district. Based on certain assumptions provided by the City, we expect that redevelopment of the entire Redevelopment Project Area will support this level of eligible expenditure.

### **Source of Funds**

Funds necessary to pay for redevelopment project costs and/or municipal obligations which have been issued or incurred to pay for such costs are to be derived principally from tax increment revenues and/or proceeds from municipal obligations which have as their revenue source tax increment revenue. Incremental real property tax revenues will be the principal source of tax increment revenues, but other tax revenues as the City of Chicago may deem appropriate from time to time may also be used. In accordance with section 11-74.4-4 of the Act, the City of Chicago may utilize the provisions of the Act in the event there is a contiguous redevelopment project area or if the City of Chicago adopts tax increment financing with respect to a redevelopment project area which includes contiguous real property. The Eastman/North Branch, Division/North Branch and the Proposed Division/Hooker Redevelopment Project Areas and the proposed Redevelopment Project Area are contiguous to one another, and the City finds the goals, objectives and financial success of such redevelopment project areas to be interdependent. The City further finds that it is in the best interests of the City and in furtherance of the purposes of the Act that net revenues from each such redevelopment project area be made available to support the other. The City therefore proposes to utilize net incremental revenues received from one redevelopment project area to pay eligible redevelopment project costs, or obligations issued to pay such costs, in the other redevelopment project area, and vice versa. The amount of revenues from the Redevelopment Project Area made available to support such contiguous redevelopment project areas, when added to all amounts used to pay eligible redevelopment project costs within the Redevelopment Project Area, shall not at any time exceed the total Redevelopment Eligible Project Costs described on Table 1 (unless otherwise amended).

### **Issuance of Obligations**

According to section 11-74.4-7 of the Act, the City of Chicago may issue obligations secured by the incremental property tax revenues from the Redevelopment Project Area. In addition, the City of Chicago may wish to secure the obligations with other designated revenue, or a pledge of the full faith and credit of the municipality, or available increments from adjacent districts. All obligations must be retired by the 23rd year from the date of designation of the Redevelopment Project Area by the City of Chicago. The final maturity date of any financial obligation may not exceed 20 years from its date of issuance. One or more series of obligations may be issued to implement the Redevelopment Plan and Project for the Redevelopment Project Area. Subsequent obligations, if any, may be issued as junior lien obligations or as parity obligations.

### **Surplus Incremental Property Tax Revenue**

Moneys in the special tax allocation fund not required for payment and security of the obligations and redevelopment project costs shall be calculated annually and declared

surplus. Surplus funds must be distributed to the taxing districts in accordance with the Act.

**Most Recent Equalized Assessed Valuation (EAV)**

The most recent equalized assessed valuation for the Redevelopment Project Area is based on the 1994 EAV, and is estimated to be \$15,170,473. (See Appendix for a detailed description of each parcel).

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**Anticipated EAV**

Based upon the implementation of the proposed Redevelopment Plan and Project, numerous blighting factors will be eliminated and growth and development of the area will occur in accordance with the Redevelopment Agreement(s) between the City of Chicago and businesses in the Redevelopment Project Area and other interested parties. It is estimated that the total equalized assessed valuation of the real property within the Redevelopment Project Area following completion of the redevelopment project will be approximately \$159,600,000. This EAV estimate assumes that growth from reassessment of existing property is at an annual rate of 2.5 percent and that property is reassessed every three years. This EAV estimate assumes that immediate implementation of the Redevelopment Plan and Project will stimulate approximately \$10 million in real and personal property improvements in the Redevelopment Project Area during the first three years. (1)

(1) All phasing and tax per square foot figures were determined through discussions with City officials from the Chicago Department of Planning and Development.

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## VI. CONFORMITY TO THE COMPREHENSIVE PLAN

The Redevelopment Plan and Project conforms with the City of Chicago's land use plan for the Redevelopment Project Area. Specifically, the designation of a Redevelopment Project Area and the use of tax increment financing supports the infrastructure plans and recommendations which are detailed in the "North Branch Industrial Corridor" study and "A Plan for Industry on Goose Island" by the City of Chicago, Department of Planning and Development. In addition, all proposed projects will be approved by the Chicago Planning Commission. This process ensures that all projects are in conformance with the City of Chicago's approved land uses for the Planned Manufacturing District No. 3 for Goose Island.

**VII. PROVISIONS FOR AMENDING THIS REDEVELOPMENT PLAN AND  
PROJECT**

The Redevelopment Plan and Project may be amended by the City of Chicago in accordance with the Act.

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## VIII. SCHEDULING OF REDEVELOPMENT PLAN AND PROJECT

Over the life of the Redevelopment Project Area, the timing of business investment cannot be predicted with precision. However, it is reasonable to expect the following public and private investments over the life of the Redevelopment Project Area. As the Redevelopment Plan and Project is implemented, the numerous blighting factors will be eliminated and the following activities are likely to occur:

- Implement reconstruction and renovation of public roadways as required to service existing and new businesses
- Construct new roadways to secure expanding and relocating businesses
- Provision for adequate water, sewer and electrical power to support business development
- Assistance in land acquisition as necessary to promote business development
- Renovation or rehabilitation of existing structures to allow more efficient use of existing space
- Demolition of unusable structures to foster new business development in these areas
- Fortification and reconstruction of seawall as required
- Interest subsidy to encourage major manufacturing investments in the Redevelopment Project Area
- Relocation assistance to encourage business to relocate for the purpose of expansion
- Clearing and grading of existing debris on vacant parcels, and assistance in environmental remediation as necessary to address existing conditions
- Private investment in new facilities

The estimated date for completion of the Redevelopment Project Area shall be no later than 23 years from the adoption of the ordinance of the City Council of the City of Chicago approving the Redevelopment Project Area.



## IX. AFFIRMATIVE ACTION PLAN

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

- 1.) The assurance of equal opportunity in all personnel and employment actions with respect to the Redevelopment Plan and Project, including but not limited to hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, sexual orientation, age, handicapped status, national origin, creed, or ancestry;
- 2.) Each redeveloper will meet City of Chicago standards for participation of Minority Business Enterprise and Woman Business Enterprises as required in redevelopment agreements;
- 3.) This commitment to affirmative action and non discrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.

## X. LACK OF GROWTH AND DEVELOPMENT THROUGH PRIVATE INVESTMENT

Based on our observations of the Redevelopment Project Area and our research of the City of Chicago's building permit data for the prior three-year period, there has been no construction or redevelopment in the Redevelopment Project Area, with the exception of the area located within Block 223. However, there are various factors which lead us to reasonably conclude that the construction within Block 223 is progressing very slowly, if at all. For example, on the two separate occasions our team was present at the site during normal business hours, there was no activity. In fact, there was little indication that any activity had taken place in quite some time. No construction vehicles were present as would be expected on a site which is being redeveloped. Also, the area contained minimal amounts of construction material which would indicate that the project had been suspended or even abandoned.

Based on conversations with City of Chicago officials, Block 409 has been vacant for several years and efforts to renovate have proven to be unsuccessful. Our review of the building permit data at the Department of Building Services indicates that there have been no permit requests, other than that mentioned above for Block 223, for any part of the Redevelopment Project Area for the past three years. As a result, the Redevelopment Project Area is an excellent representation of the type of area which lacks the requisite private investment to prevent or eliminate blighted area factors.

The conditions in the Redevelopment Project Area demonstrate that the area has not been subject to growth and development through private investment. For example, the Equalized Assessed Values of the Redevelopment Project Area in 1989 and 1994 were \$11.7 million and \$15.1 million, respectively. This represents approximately a 29% change in the Equalized Assessed Values over the course of five years. On the other hand, the Equalized Assessed Values for the entire City of Chicago for the exact same years are \$21.7 billion and \$30.1 billion, respectively. This represents approximately a 39% change for the entire City of Chicago. This clarifies the fact that the growth of the Equalized Assessed Value of the Redevelopment Project Area has historically lagged behind the growth of the Equalized Assessed Value of the City of Chicago. Unless the Redevelopment Project Area is designated as a Redevelopment Project Area, and the Redevelopment Plan and Project is implemented, we expect that the value of the Redevelopment Project Area will continue to grow at a lower rate than the City of Chicago as a whole.

As evidenced by the recent relocation of River North Distributing and Tru Vue into separate redevelopment project areas on Goose Island, the area immediately north of Division Street and west of Branch Street has developed with the assistance of tax increment financing. These relocations support the conclusion that the tax increment financing is required to encourage business development.

In summary, the Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise, and the Redevelopment Project Area is not reasonably anticipated to develop without the direct participation of the City of Chicago through the implementation of the Redevelopment Plan and Project and the use of tax increment financing.

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## XI. FINANCIAL AND SERVICE IMPACTS ON TAXING DISTRICTS

The following government entities levy property tax on land located within the Redevelopment Project Area: Cook County; Cook County Forest Preserve District; Metropolitan Water Reclamation District; City of Chicago; Chicago Board of Education; Chicago School Finance Authority; Chicago Community College District #508; and the Chicago Park District. These local government entities will continue to receive property tax revenues net of any incremental property tax revenues attributable to new development within the Redevelopment Project Area during the 23-year life of the Project Area. In addition, some of these local taxing jurisdictions will reap additional revenues from other revenue sources (e.g., local sales and use tax etc.). It is also reasonable to assume that the economic and financial benefits resulting from redevelopment efforts in the Redevelopment Project Area will spill into other sections of the community and generate additional revenues for these government entities. In addition, after the 23-year life of the Redevelopment Project Area, the taxing districts will receive the benefits of an increased property tax base.

The demands that new development in the Redevelopment Project Area will place on local government services should be minimal. The City of Chicago already has established adequate public safety facilities (i.e., fire and police stations) within a close proximity to the Redevelopment Project Area. Specifically, the Chicago Police Station at 113 West Chicago Street and the Chicago Fire Department at 548 West Division Street are in close proximity to the Redevelopment Project Area. Therefore, it is not anticipated at this time that the City will need to invest in additional public safety facilities to meet new development in the Redevelopment Project Area. Also, the zoning in the Redevelopment Project Area does not permit the construction of residential structures, so the elimination of blighting factors will not increase school enrollments.

Non-residential development, such as retail, commercial and industrial uses, should not cause increased demand for services or capital improvements on any of the taxing districts except for the Metropolitan Water Reclamation District. Replacement of vacant and underutilized land with active and more intensive uses will result in additional demands on services and facilities provided by the Metropolitan Water Reclamation District. However, it is expected that any increase in demand for treatment of sanitary and storm sewage associated with the Redevelopment Project Area can be adequately handled by existing treatment facilities maintained and operated by the Metropolitan Water Reclamation District. Additionally, any additional cost to the City of Chicago for police, fire protection and sanitation services will be minimal since the commercial/retail and industrial developments will privately pay for the majority of the costs of these services (i.e., sanitation services). In summary, the designation of the Redevelopment Project Area and the implementation of the Redevelopment Project and Plan will increase revenues to the taxing districts without imposing significant additional costs.

## IX. Conclusions

The following statements summarize the Redevelopment Plan and Project:

- The Redevelopment Project Area has not been subject to growth and development.
- Without the establishment of a Redevelopment Project Area and the use of tax increment financing, the Redevelopment Project Area is not likely to experience significant private investment.
- Implementation of the Redevelopment Plan and Project will meet the City of Chicago's long-term development objectives, eliminate the blighting conditions which exist, and enhance the morals, safety and welfare of Goose Island.

# APPENDIX

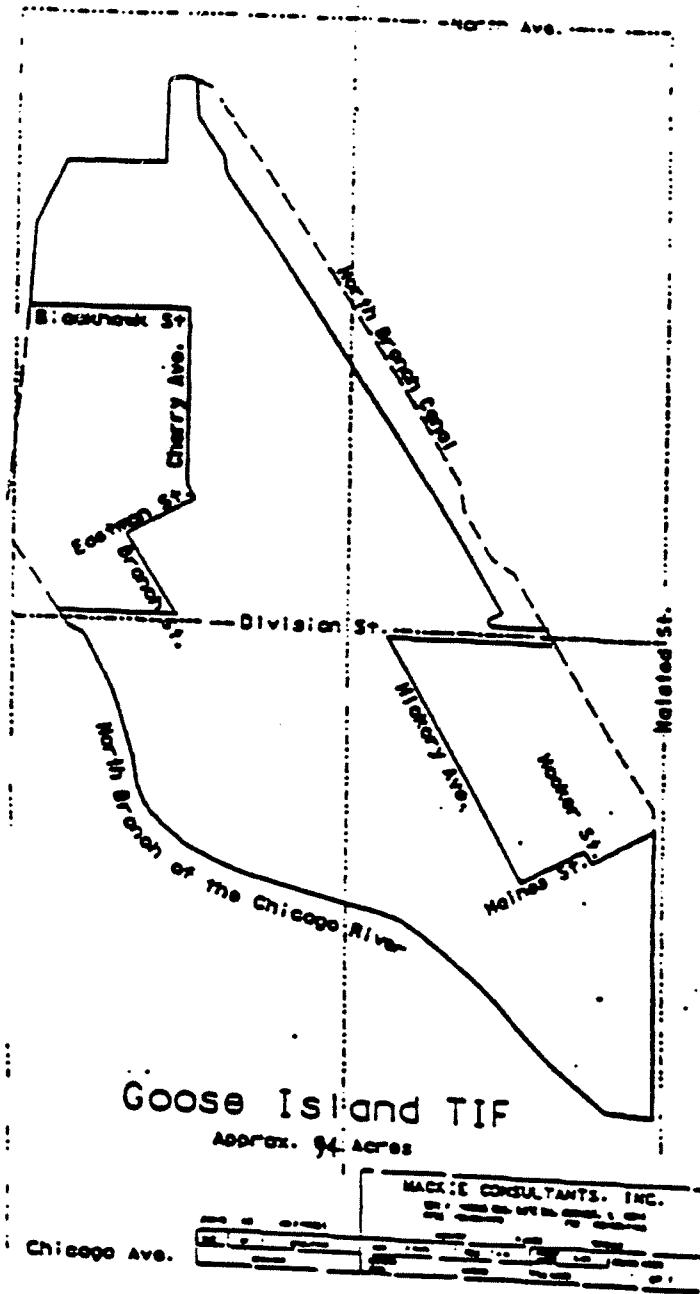
## LEGAL DESCRIPTION OF REDEVELOPMENT PROJECT AREA

### Goose Island TIF

That part of the East half of Section 5, Township 39 North, Range 14 East of the Third Principal Meridian, in the City of Chicago, Cook County, Illinois, described as follows:

Commencing at the East quarter corner of Section 5 aforesaid, being the centerline intersection of N. Halsted Street and W. Division Street; thence South along the centerline of N. Halsted Street to the Northerly seawall of the North Branch of the Chicago River; thence Northwesterly along said seawall to the West line of N. Halsted Street for a point of beginning; thence continuing Northwesterly along said seawall to the North line of Division Street; thence East along said North line, to the East line of Branch Street; thence Northwesterly along said East line to the South line of Eastman Street; thence Northeasterly along said South line and its extension to the East line of Cherry Avenue; thence North along said East line to the Easterly projection of the South line of Lot 11 in Block 50 in Elston's Addition to Chicago in the West half of the Northeast quarter of Section 5 aforesaid; thence West along said projected South line to the Southwest corner of Lot 11 aforesaid; thence Northerly along the West line of Block 50 to the Northwest corner of Lot 4 therein; thence East along the North line of said Lot 4 to the Southwest corner of Lot 3; thence North along the West line of Lots 3, 2, and 1 to the Northwest corner of Lot 1; thence East along the North line of Lot 1, and along the Southerly seawall of the North Branch Canal to the property line between CMC Properties to the West and Waste Management Corporation to the East; thence Southerly and Southeasterly along said common property line to the North line of Division Street; thence East along North line to the Westerly seawall of the North Branch Canal; thence Southeasterly along said seawall to the South line of Division Street; thence West along said South line to the Easterly line of Hickory Avenue; thence Southeasterly along said Easterly line to the said Westerly projection of the Northerly line of Haines Street; thence Northeasterly along said North line to the Westerly line of Hooker Street; thence Southeasterly along Westerly line to the Southerly line of Haines Street; thence Northeasterly along said Southerly line to the West line of North Halsted Street; thence South along said West line to the point of beginning.

REDEVELOPMENT PROJECT AREA



Arthur Andersen LLP  
State and Local Tax Group and Real Estate Services Group



**Blight  
Factors  
Distribution**

Block 200: 1, 2, 3, 4,  
5, 10, 11, 12, 13, 14

Block 203: 1, 2, 3, 4,  
5, 6, 7, 10, 12, 13, 14

Block 204: 1, 2, 3, 4,  
5, 8, 10, 11, 12, 13, 14

Block 205: 1, 2, 3, 4,  
5, 6, 7, 10, 12, 13, 14

Block 223: 1, 2, 4, 5,  
7, 10, 12, 13, 14

Block 400: 1, 2, 3, 4,  
5, 8, 11, 12, 13

Block 401: 1, 2, 3, 4,  
5, 8, 11, 12, 13

Block 402: 1, 2, 3, 4,  
5, 8, 11, 12, 13, 14

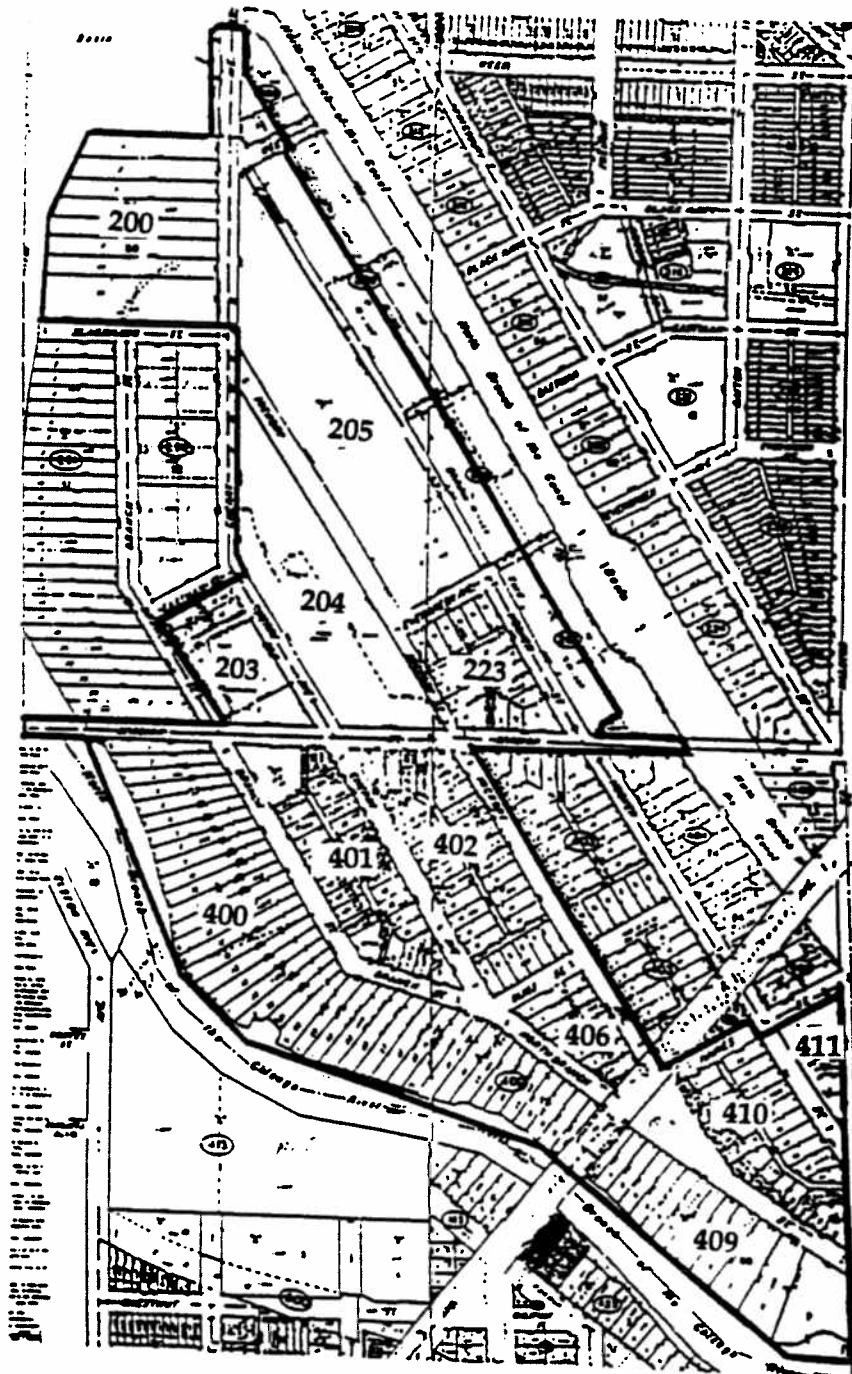
Block 406: 1, 3, 4, 5,  
8, 11, 12, 13, 14

Block 409: 1, 2, 3, 4,  
5, 6, 7, 8, 13

Block 410: 1, 2, 3, 4,  
5, 8, 12, 13

Block 411: 1, 2, 3, 4,  
5, 8, 11, 12, 13

See next page for the  
list of blight factors.



**Vacant  
Area  
Blight  
Distribution**

Block 203: 1, 2, 3

Block 204: 1, 2, 3

Block 205: 1, 2

Block 410: 1, 2

Arthur Andersen LLP

State and Local Tax Group and Real Estate Services Group

1. Age
2. Dilapidation
3. Obsolescence
4. Deterioration
5. Illegal use of individual structures
6. Presence of structures below minimum code standards
7. Excessive vacancies
8. Overcrowding of structures and community facilities
9. Lack of ventilation, light, or sanitary facilities
10. Inadequate utilities
11. Excessive land coverage
12. Deleterious land-use or layout
13. Depreciation of physical maintenance
14. Lack of community planning

**ELIGIBILITY REPORT  
IMPROVED PROJECT AREA**

<b>CRITERIA</b>	<b>BLOCK 200</b>	<b>BLOCK 203</b>	<b>BLOCK 204</b>	<b>BLOCK 205</b>	<b>BLOCK 223</b>	<b>BLOCK 400</b>
AGE	ME	ME	ME	ME	ME	ME
DILAPIDATION	LE	ME	ME	ME	LE	ME
OBSOLESCENCE	LE	ME	ME	ME	NP	ME
DETERIORATION	ME	ME	ME	ME	LE	LE
ILLEGAL USE OF INDIVIDUAL STRUCTURES	LE	LE	LE	LE	LE	ME
PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS	NP	ME	NP	LE	NP	NP
EXCESSIVE VACANCIES	NP	ME	NP	ME	LE	NP
OVERCROWDING OF STRUCTURES & COMMUNITY FACILITIES	NP	NP	ME	NP	NP	ME
LACK OF VENTILATION, LIGHT OR SANITARY FACILITIES	NA	NA	NA	NA	NA	NA
INADEQUATE UTILITIES	LE	ME	ME	ME	LE	NP
EXCESSIVE LAND USE COVERAGE	LE	NP	LE	NP	NP	LE
DELETERIOUS LAND-USE OR LAYOUT	LE	LE	ME	ME	LE	ME
DEPRECIATION OF PHYSICAL MAINTENANCE	ME	ME	ME	ME	ME	LE
LACK OF COMMUNITY PLANNING	LE	LE	LE	LE	LE	NP
<b>CRITERIA</b>	<b>BLOCK 401</b>	<b>BLOCK 402</b>	<b>BLOCK 406</b>	<b>BLOCK 409</b>	<b>BLOCK 410</b>	<b>BLOCK 411</b>
AGE	ME	LE	ME	ME	ME	ME
DILAPIDATION	ME	ME	NP	ME	LE	LE
OBSOLESCENCE	ME	ME	ME	ME	LE	LE
DETERIORATION	ME	ME	LE	ME	LE	LE
ILLEGAL USE OF INDIVIDUAL STRUCTURES	LE	LE	ME	ME	LE	LE
PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS	NP	NP	NP	ME	NP	NP
EXCESSIVE VACANCIES	NP	NP	NP	ME	NP	NP
OVERCROWDING OF STRUCTURES & COMMUNITY FACILITIES	ME	ME	ME	LE	LE	LE
LACK OF VENTILATION, LIGHT OR SANITARY FACILITIES	NA	NA	NA	NA	NA	NA
INADEQUATE UTILITIES	NP	NP	NP	NP	NP	NP
EXCESSIVE LAND USE COVERAGE	LE	LE	LE	NP	NP	LE
DELETERIOUS LAND-USE OR LAYOUT	ME	ME	ME	NP	LE	LE
DEPRECIATION OF PHYSICAL MAINTENANCE	LE	LE	ME	ME	LE	LE
LACK OF COMMUNITY PLANNING	NP	LE	LE	NP	NP	NP
<b>KEY</b>						
Present to a Major Extent	<b>ME</b>					
Present to a Limited Extent	<b>LE</b>					
Not Present	<b>NP</b>					
Unknown	<b>NA</b>					

ELIGIBILITY REPORT  
VACANT PROJECT AREA

CRITERIA	BLOCK 203	BLOCK 204	BLOCK 205	BLOCK 223	BLOCK 410
Obsolete platting; diversity of ownership; tax and special assessment delinquencies; flooding on all or part of such vacant land; and deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.	ME	ME	ME	ME	ME
The area immediately prior to becoming vacant qualified as a blighted improved area.	NP	NP	NP	NP	NP
The area consists of an unused quarry or unused quarries.	NP	NP	NP	NP	NP
The area consists of unused rail yards, rail tracks or railroad rights-of-way	ME	ME	ME	ME	ME
Chronic flooding adversely impacts the real property which is included in or (is) in proximity to any improvement on real property which has been in existence for at least 5 years and which substantially contributes to such flooding.	NP	NP	NP	NP	NP
The area consists of an unused disposal site, containing earth, stone, building debris or similar material, which were removed from construction, demolition, excavation or dredge sites.	ME	ME	ME	ME	ME
Area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose; 75% of which is vacant.	NP	NP	NP	NP	NP
<b>KEY</b>					
Present to a Major Extent	ME				
Present to a Limited Extent	LE				
Not Present	NP				

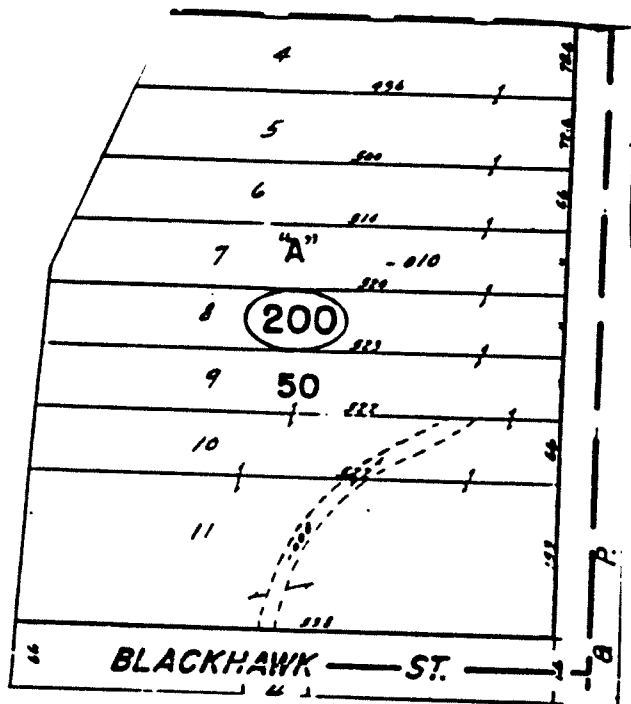
## Current and Prospective Uses of the Land in Goose Island Redevelopment Project Area

We have determined the uses of the land in the Goose Island Redevelopment Project Area in accordance with the description in the Planned Manufacturing District No. 3 Report for Goose Island (PMD). The PMD specifies the permitted activities for Goose Island. Some of the categories of the permitted activities follow:

- Production, Processing, or Storage of Materials
- Contractor Construction
- Garage and Parking Lots for Motor Vehicles
- Dwelling Units for Watchmen
- Business and Professional Office Space
- Storage, Warehousing, and Wholesale Establishments
- Recycling Facilities

For a comprehensive list of permitted uses of the land, please see PMD Report in the Chicago Zoning Ordinance, p. 194D-10 and 194D-11.

# Block 200

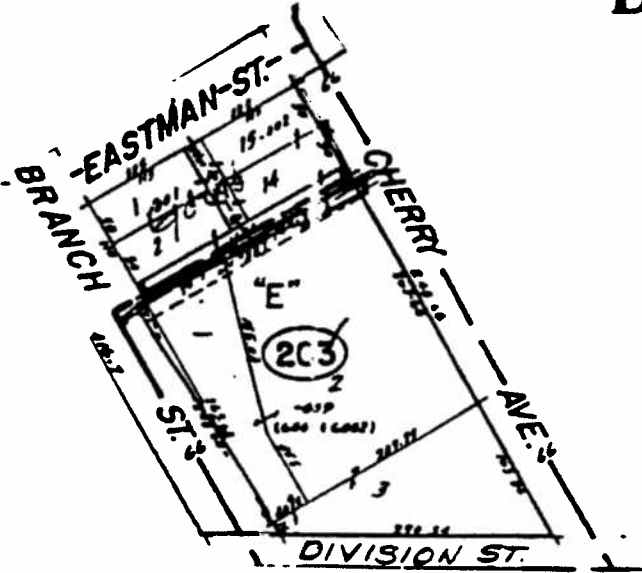


**Block 200**

The uses of Block 200 currently include:

- Wholesale
- Processing
- Manufacturing
- Warehousing
- Storage
- Vacant Land

# Block 203



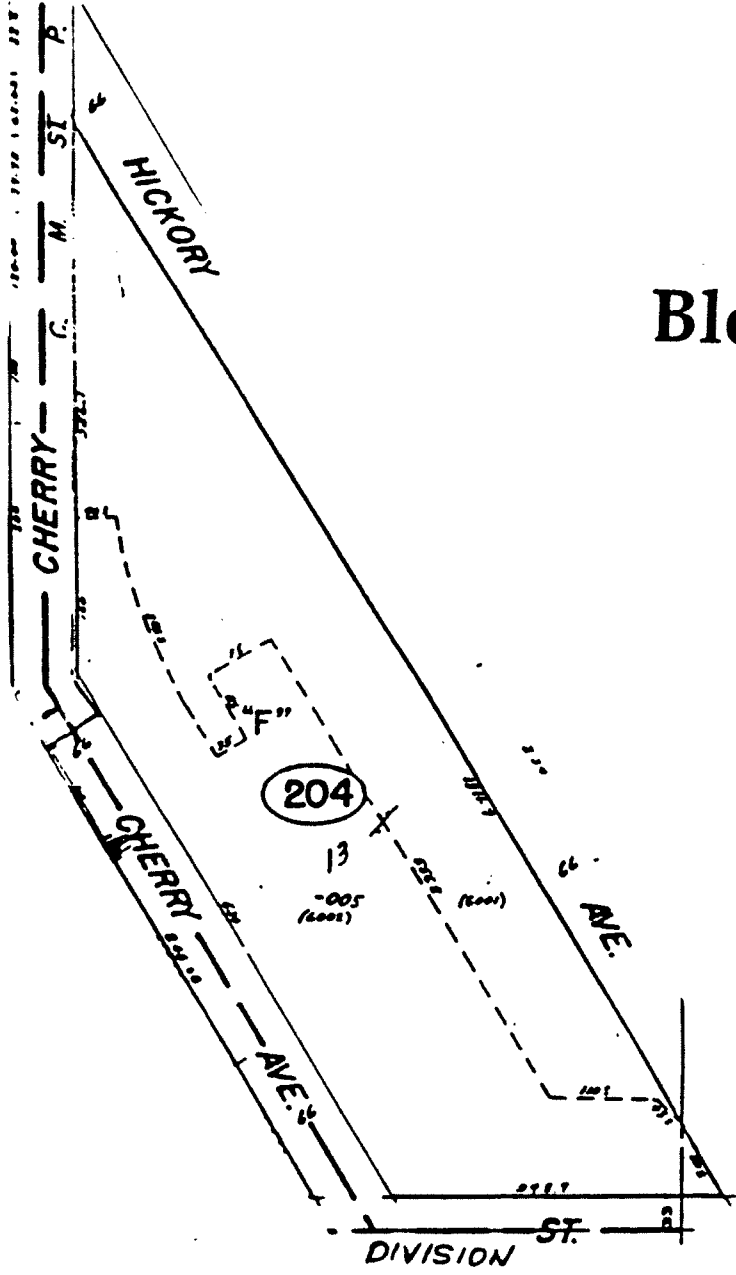


**Block 203**

The uses of Block 203 currently include:

- Vacant Land

# Block 204

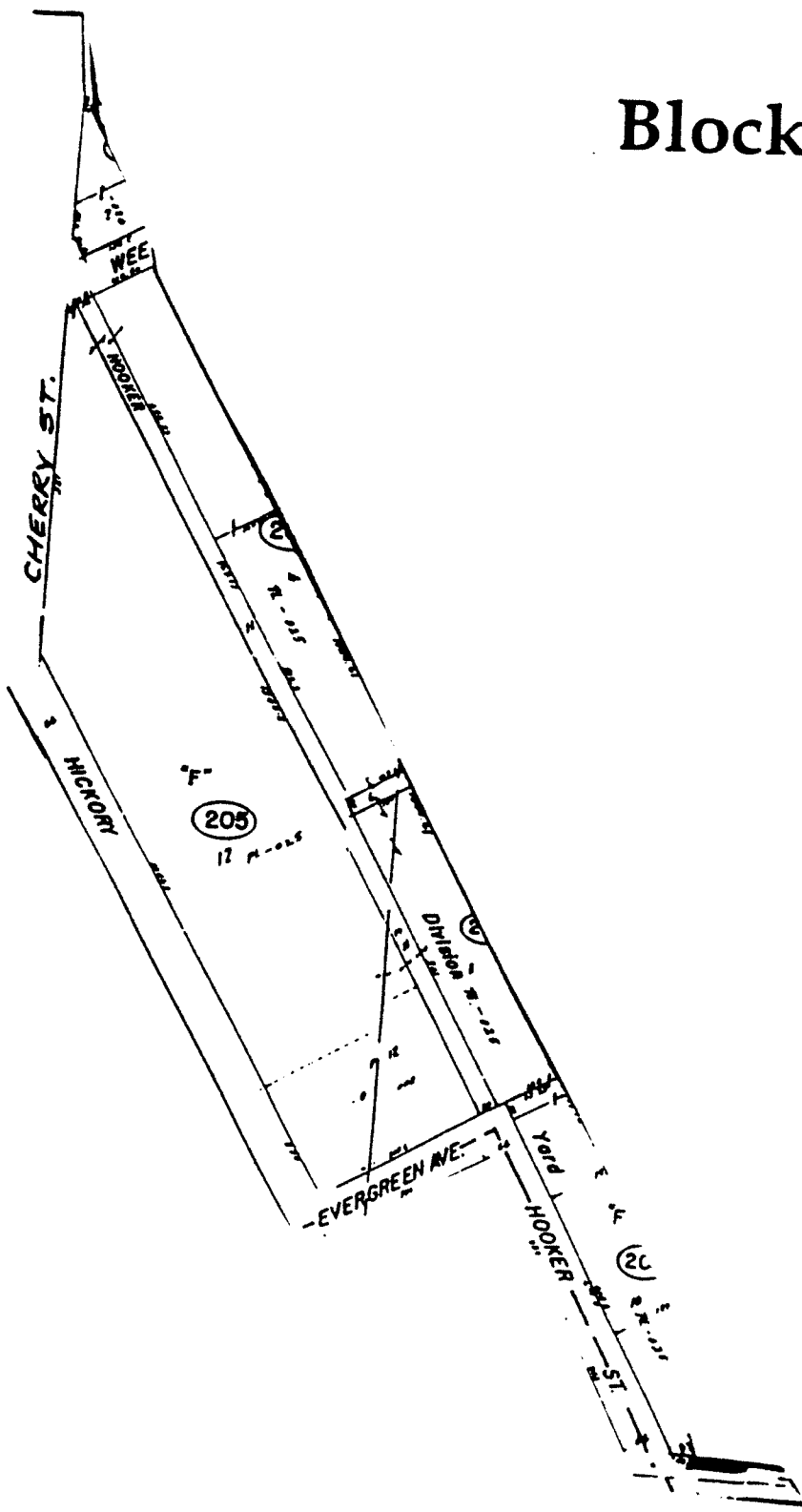


**Block 204**

The uses of Block 204 currently include:

- Storage
- Vacant Land

# Block 205

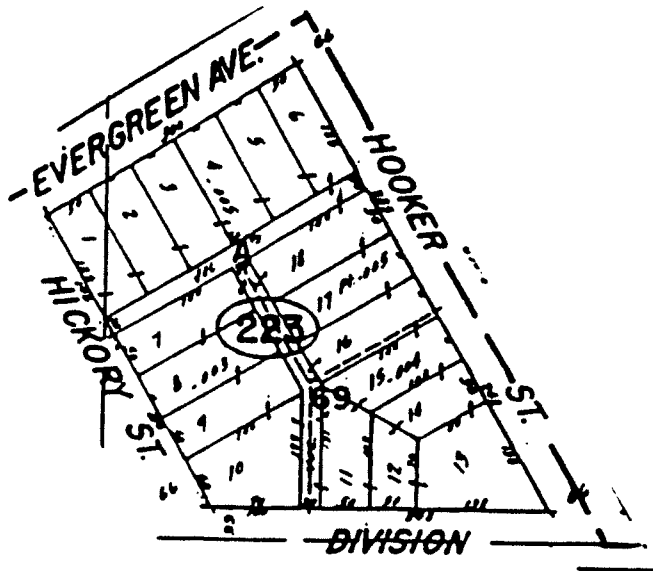


**Block 205**

The uses of Block 205 currently include:

- Vacant Land

# Block 223

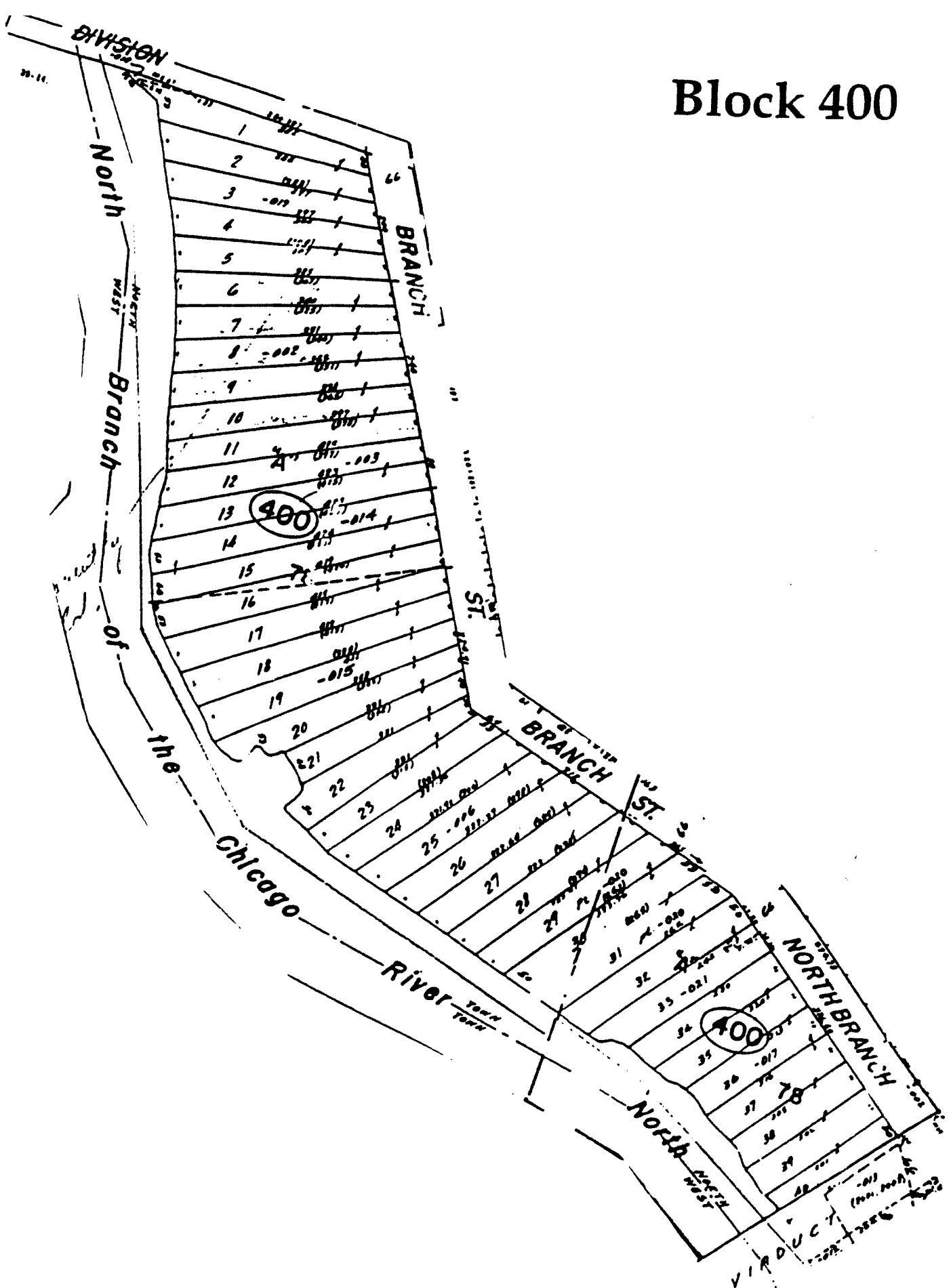


**Block 223**

The uses of Block 223 currently include:

- Vacant Land
- Partial Construction

# Block 400



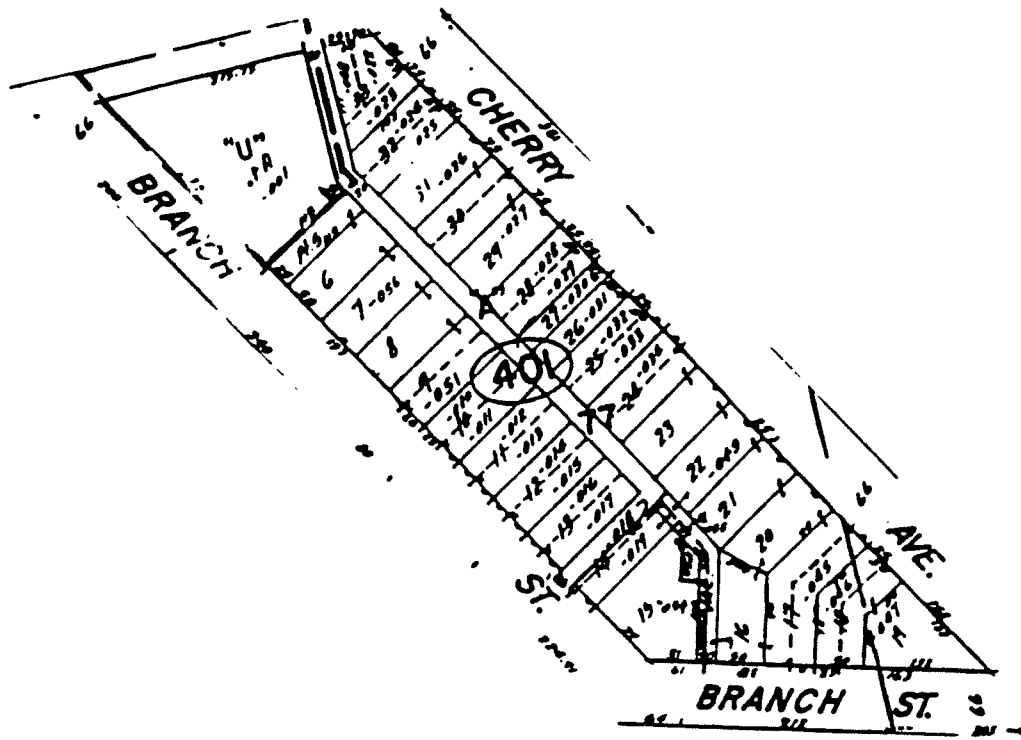


**Block 400**

The current uses of Block 400 currently include:

- Warehousing
- Storage
- Wholesaling
- Production
- Processing
- Business Office Space
- Parking Area

# Block 401

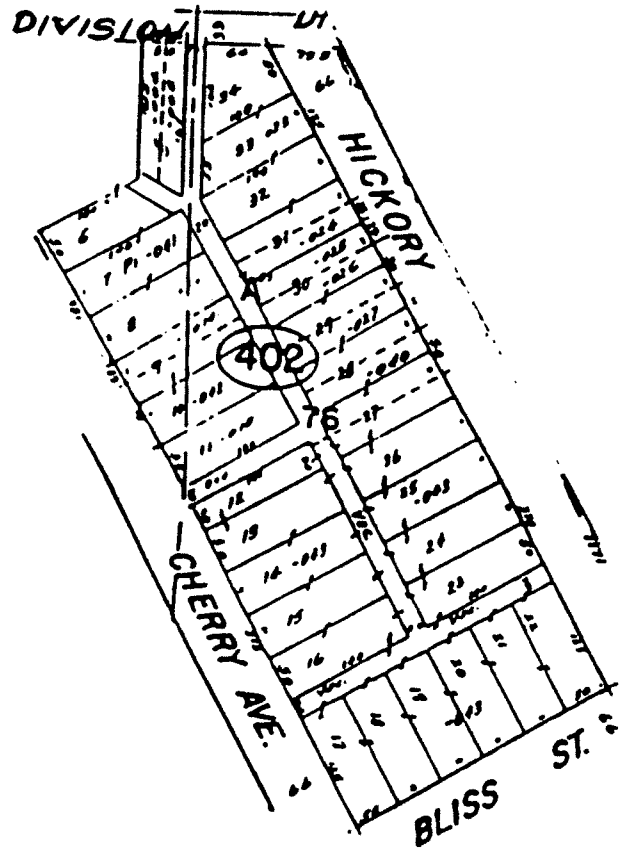


**Block 401**

The uses of Block 401 currently include:

- Warehousing
- Manufacturing
- Processing
- Distribution
- Storage of Materials
- Wholesale
- Parking Lots

# Block 402

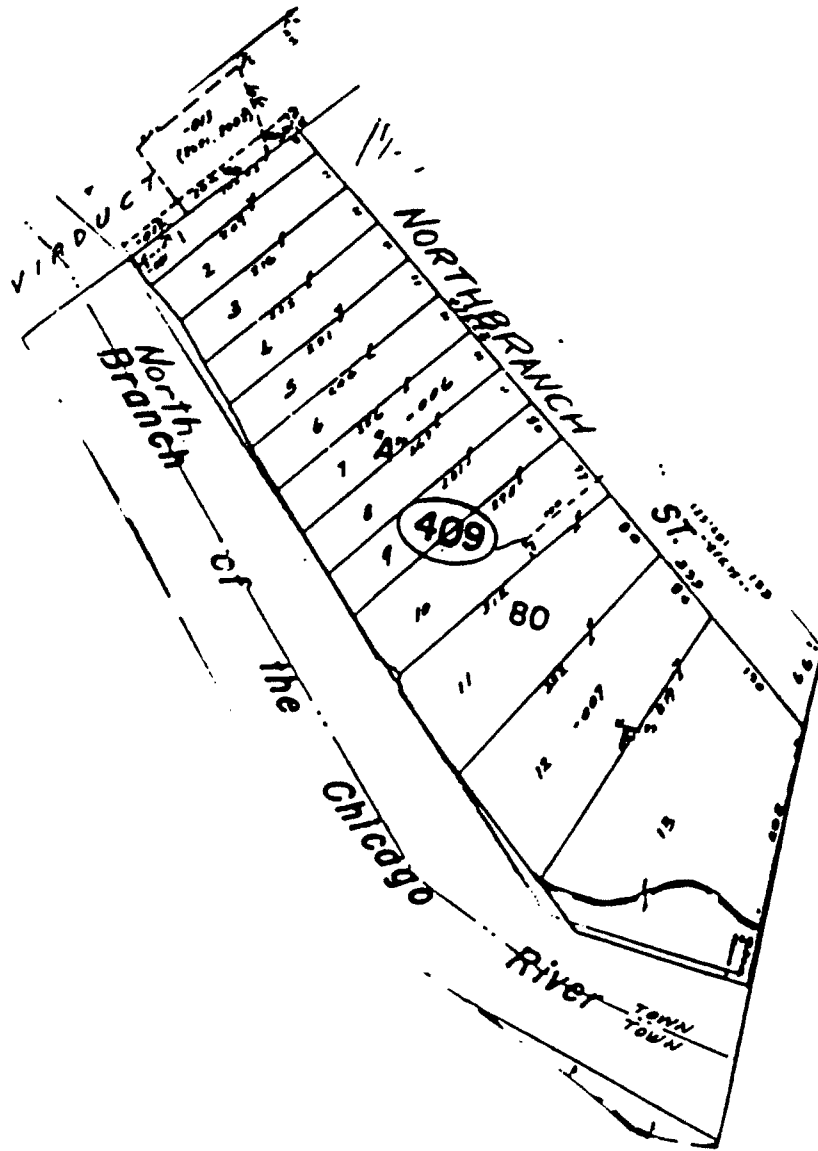


**Block 402**

The current uses of Block 402 currently include:

Processing  
Warehousing  
Wholesale  
Storage  
Production  
Processing

# Block 409

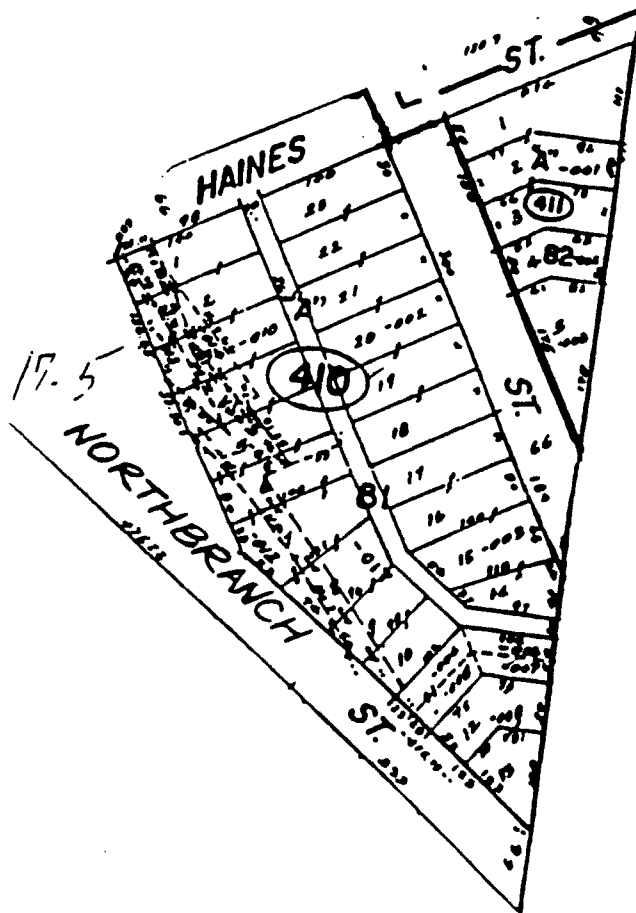


**Block 409**

The uses of Block 409 currently include:

- Warehousing
- Processing
- Distribution
- Processing
- Wholesale
- Commercial Planned Development

Block 410



Block 411



**Block 410**

The uses of Block 410 currently include:

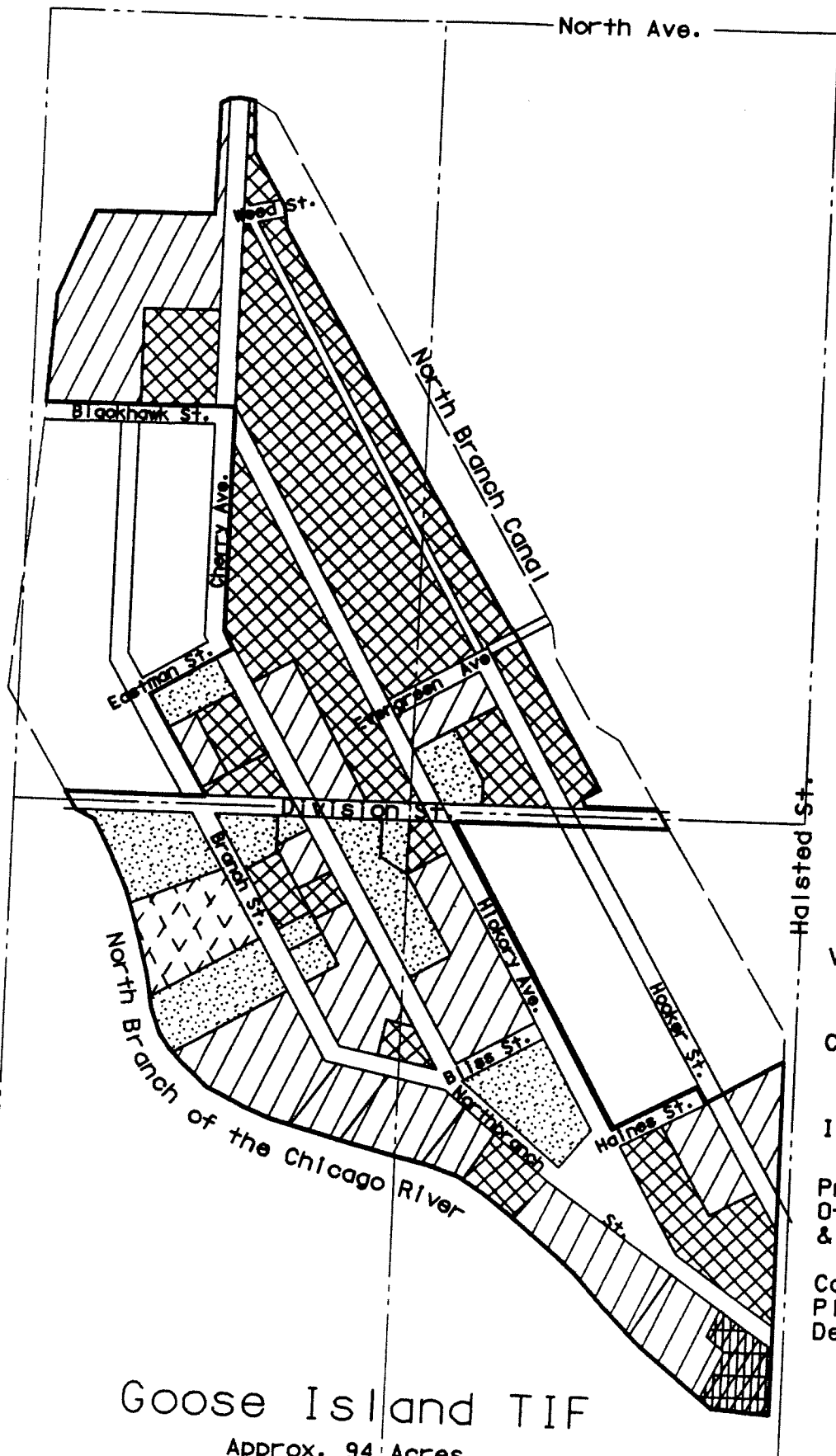
- Processing
- Storage
- Warehousing
- Production
- Vacant Land

**Block 411**

The uses of Block 411 currently include:

- Processing
- Storage
- Retail Sales
- Wholesale

**CURRENT LAND USE**



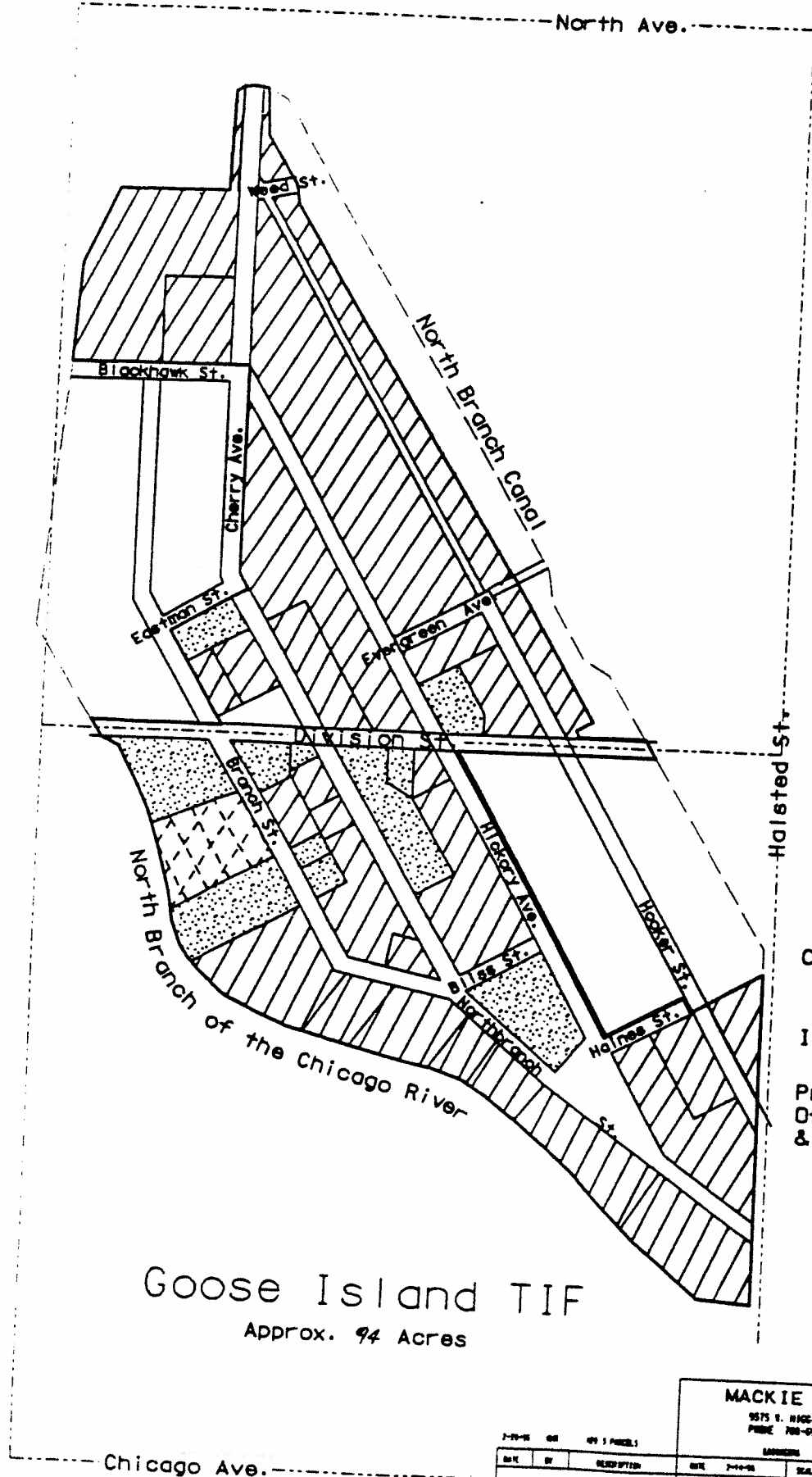
Goose Island TIF  
Approx. 94 Acres




- Vacant Land
- Commercial
- Industrial
- Precinct Office & Yard
- Commercial Planned Development

Chicago Ave.

<b>MACKIE CONSULTANTS, INC.</b>					
9575 W. HIGGINS ROAD, SUITE 500, ROSEMONT, IL 60018					
PHONE 708-696-1400 FAX 708-696-1410					
8-91-96		DR / GR	ADD R.O.P.D.	ENGINEERS	PLANNERS
2-95-96		ADD	ADD 3 PARCELS		SURVEYORS
DATE	BY	DESCRIPTION	DATE	SCALE	PROJECT NUMBER
			2-14-96	1" = 60'	2-366
REVISIONS		DESIGNED	APPROVED	FILE NUMBER	DRAFTING NUMBER
		DRURY			1 of 1

PROPOSED LAND USE



- Commercial 
- Industrial 
- Precinct Office & Yard 

Goose Island TIF  
Approx. 94 Acres

**MACKIE CONSULTANTS, INC.**  
 9575 N. MADISON ROAD, SUITE 500, ROSEMONT, IL 60018  
 PHONE 708-496-1400 FAX 708-496-1410

DATE	BY	DESCRIPTION	DATE	SCALE	PROJECT NUMBER	REVISION NUMBER
		REVISED				1 of 1

2-28-02 001 001 5 PAGES

Chicago Ave.

# Goose Island Redevelopment Project

## Parcel Numbers and Owner's Addresses

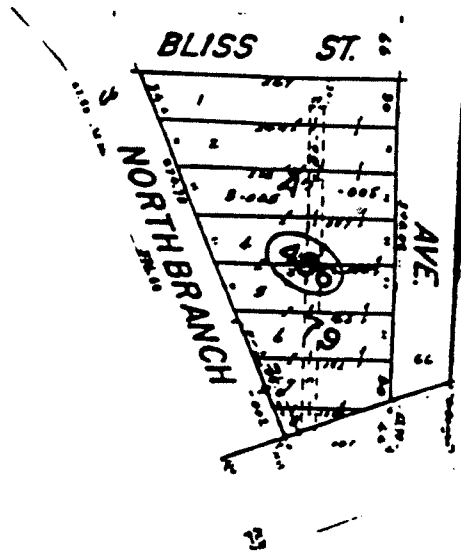
PIN	Name	Address	
17-05-200-001	CMC Heartland Partners	P.O. Box 6205	Chicago, IL 60680-6205
17-05-200-002	EXEMPT		
17-05-200-008	RAILROAD		
17-05-200-010	Klemp Corp.	1132 W. Blackhawk	Chicago, IL 60622-2404
17-05-200-011	CMC Heartland Partners	P.O. Box 6205	Chicago, IL 60680-6205
17-05-203-001	Louise M. Berezny	1229 N. North Branch Street	Chicago, IL 60622-2411
17-05-203-002	Louise M. Berezny	1229 N. North Branch Street	Chicago, IL 60622-2411
17-05-203-007	Louise M. Berezny	1229 N. North Branch Street	Chicago, IL 60622-2411
17-05-203-010	CMC Heartland Partners	547 W. Jackson, Suite 1510	Chicago, IL 60661
17-05-204-006	CMC Heartland Partners	547 W. Jackson, Suite 1510	Chicago, IL 60661
17-05-205-003	ACE Recyl & Waste	1500 N. Hooker Street	Chicago, IL 60622-2444
17-05-205-008	CMC Heartland Partners	P.O. Box 6205	Chicago, IL 60680-6205
17-05-205-020	CMC Heartland Partners	P.O. Box 6205	Chicago, IL 60680-6205
17-05-205-025	CMC Heartland Partners	P.O. Box 6205	Chicago, IL 60680-6205
17-05-223-003	Harris TR 36804	111 West Monroe	Chicago, IL 60603-4003
17-05-223-004	Terry L. Birk Trustee	930 West Division Street	Chicago, IL 60622-4215
17-05-223-005	Taxpayer of or Current Owner	134 North LaSalle	Chicago, IL 60602-1086
17-05-400-014	C. Levy Circulating Co.	1200 N. North Branch Street	Chicago, IL 60622-2410
17-05-400-015	Vulcan Materials Co.	500 West Plainfield Road	Countryside, IL 60525-3534
17-05-400-017	Midwest Industrial Met	1000 N. North Branch	Chicago, IL 60622-4209
17-05-400-019	Taxpayer of or Current Owner of	1127 N. North Branch Street	Chicago, IL 60622-4212
17-05-400-020	Midwest Industries	1111 N. Cherry Street	Chicago, IL 60622-4204
17-05-400-021	Midwest Industrial Met	1000 N. North Branch Street	Chicago, IL 60622-4209
17-05-401-001	Division Buildings	1071 W. Division Street	Chicago, IL 60622-4206
17-05-401-010	Chas Levy Circ Co.	1200 N. North Branch	Chicago, IL 60622-2410
17-05-401-011	Chas Levy Circ Co.	1200 N. North Branch	Chicago, IL 60622-2410
17-05-401-012	Chas Levy Circ Co.	1200 N. North Branch	Chicago, IL 60622-2410
17-05-401-013	Chas Levy Circ Co.	1200 N. North Branch	Chicago, IL 60622-2410
17-05-401-014	Chas Levy Circ Co.	1200 N. North Branch	Chicago, IL 60622-2410
17-05-401-015	Helen Cloud	1119 N. North Branch	Chicago, IL 60622-4212
17-05-401-016	Goose Island, Inc.	1115 N. North Branch	Chicago, IL 60622-4212
17-05-401-017	Goose Island, Inc.	1115 N. North Branch	Chicago, IL 60622-4212
17-05-401-018	Naz Dar Company	1087 N. North Branch	Chicago, IL 60622-4234
17-05-401-019	Naz Dar Company	1087 N. North Branch	Chicago, IL 60622-4234
17-05-401-022	Berger Bros, Inc.	1176 N. Cherry Avenue	Chicago, IL 60622-4203
17-05-401-023	Berger Bros, Inc.	1176 N. Cherry Avenue	Chicago, IL 60622-4203
17-05-401-024	Berger Bros, Inc.	1176 N. Cherry Avenue	Chicago, IL 60622-4203
17-05-401-025	Berger Bros, Inc.	1176 N. Cherry Avenue	Chicago, IL 60622-4203
17-05-401-026	Berger Bros, Inc.	1176 N. Cherry Avenue	Chicago, IL 60622-4203
17-05-401-027	Berger Bros, Inc.	1176 N. Cherry Avenue	Chicago, IL 60622-4203
17-05-401-028	Naz Dar Company	1087 N. North Branch	Chicago, IL 60622-4234
17-05-401-029	Naz Dar Company	1087 N. North Branch	Chicago, IL 60622-4234
17-05-401-030	Naz Dar Company	1087 N. North Branch	Chicago, IL 60622-4234
17-05-401-031	Naz Dar Company	1087 N. North Branch	Chicago, IL 60622-4234
17-05-401-032	Naz Dar Company	1087 N. North Branch	Chicago, IL 60622-4234
17-05-401-033	Naz Dar Company	1087 N. North Branch	Chicago, IL 60622-4234
17-05-401-034	Naz Dar Company	1087 N. North Branch	Chicago, IL 60622-4234
17-05-401-045	Midwest Ind. Metals	1111 N. Cherry Street	Chicago, IL 60622-4202
17-05-401-046	Midwest Ind. Metals	1111 N. Cherry Street	Chicago, IL 60622-4202
17-05-401-047	Midwest Ind. Metals	1111 N. Cherry Street	Chicago, IL 60622-4202
17-05-401-048	Berger Bros, Inc.	1176 N. Cherry Avenue	Chicago, IL 60622-4203
17-05-401-049	Naz Dar Company	1087 N. North Branch	Chicago, IL 60622-4234
17-05-401-051	C. Levy Circulating Co.	1200 N. North Branch	Chicago, IL 60622-2410
17-05-401-052	Naz Dar Company	1087 N. North Branch	Chicago, IL 60622-4234
17-05-401-053	Naz Dar Company	1087 N. North Branch	Chicago, IL 60622-4234
17-05-401-054	Naz Dar Company	1087 N. North Branch	Chicago, IL 60622-4234
17-05-401-055	Naz Dar Company	1087 N. North Branch	Chicago, IL 60622-4234
17-05-401-056	Charles Levy Co.	1200 N. North Branch	Chicago, IL 60622-2410
17-05-402-026	Midwest Ind Metals	1111 N. Cherry Street	Chicago, IL 60622-4204
17-05-402-027	Midwest Ind Metals	1111 N. Cherry Street	Chicago, IL 60622-4204
17-05-402-040	Midwest Ind Metals	1111 N. Cherry Street	Chicago, IL 60622-4204
17-05-402-041	Big Bay Lumber Company	1017 West Division Street	Chicago, IL 60622-4206
17-05-402-042	Shelvin J. Ciral	1017 W. Division Street	Chicago, IL 60622-4206

# Goose Island Redevelopment Project

## Parcel Numbers and Owner's Addresses

PIN	Name	Address	
17-05-402-043	Midwest Ind Metals	1111 N. Cherry Street	Chicago, IL 60622-4204
17-05-406-002	RAILROAD		
17-05-406-003	Pickens Kane Moving	410 N. Milwaukee Avenue	Chicago, IL 60610-3915
17-05-406-005	Pickens Kane Moving	410 N. Milwaukee Avenue	Chicago, IL 60610-3915
17-05-409-001	EXEMPT		
17-05-409-006	Akzo Salt Inc.	P.O. Box 352	Chicago, IL 18411-0352
17-05-409-007	Loft Development Corp.	641 W. Lake Street, Suite 40	Chicago, IL 60661-1007
17-05-409-008	EXEMPT		
17-05-409-009	No Name		
17-05-409-010	Edward I. Lissner TR	1048 North Branch	Chicago, IL 60622-4209
17-05-409-012	EXEMPT		
17-05-410-002	Gutmann & Co.	1503 Webster Avenue	Chicago, IL 60614-3039
17-05-410-003	Loft Development Corp.	641 W. Lake Street, Suite 40	Chicago, IL 60661-1007
17-05-410-004	Greyhound Lines, Inc.	P.O. Box 660362	Dallas, TX 75266-0362
17-05-410-005	Greyhound Lines, Inc.	P.O. Box 660362	Dallas, TX 75266-0362
17-05-410-006	Greyhound Lines, Inc.	P.O. Box 660362	Dallas, TX 75266-0362
17-05-410-007	Greyhound Lines, Inc.	P.O. Box 660362	Dallas, TX 75266-0362
17-05-410-008	Greyhound Lines, Inc.	P.O. Box 660362	Dallas, TX 75266-0362
17-05-410-010	Taxpayer of or Current Owner	P.O. Box 262	Riverside, IL 60546-0262
17-05-410-012	Loft Development Corp.	641 W. Lake Street, Suite 40	Chicago, IL 60661-1007
17-05-410-013	Loft Development Corp.	641 W. Lake Street, Suite 40	Chicago, IL 60661-1007
17-05-410-014	Taxpayer of or Current Owner	P.O. Box 262	Riverside, IL 60546-0262
17-05-410-016	CMC Heartland Partners	P.O. Box 6205	Chicago, IL 60680-6205
17-05-410-016	Loft Development Corp.	641 W. Lake Street, Suite 40	Chicago, IL 60661-1007
17-05-411-001	H Haines L T M Lobin	105 W. Madison St.	Chicago, IL 60602-4602
17-05-411-002	1000 N. Halsted Group	P.O. Box 477040	Chicago, IL 60647-7040
17-05-411-003	1001 N. Halsted Group	P.O. Box 477040	Chicago, IL 60647-7040

# Block 406



**Block 406**

The uses of Block 406 currently include:

- Warehousing
- Storage