

**Western Avenue North Redevelopment Project Area
Tax Increment Financing District
Eligibility Study, Redevelopment Plan and Project**

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

**September 1999
(Revised October 29, 1999)
(Revised January 7, 2000)**

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1. Executive Summary

In May 1999, *S. B. Friedman & Company* was engaged by the City of Chicago (the "City") to conduct a Tax Increment Financing Eligibility Study and prepare a Redevelopment Plan and Project (the "Redevelopment Plan"). This report details the eligibility factors found within the Western Avenue North Redevelopment Project Area Tax Increment Financing District (the "Western Avenue North RPA" or "RPA") in support of its designation as a "conservation area" within the definitions set forth in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the "Act"). This report also contains the Redevelopment Plan and Project for the Western Avenue North RPA.

The Western Avenue North RPA is located within the North Center community area. It consists of 635 tax parcels and 437 buildings on 70 blocks and contains approximately 227 acres of land.

Determination of Eligibility

This report concludes that the Western Avenue North RPA is eligible for Tax Increment Financing ("TIF") designation as a "conservation area" because 50% or more of the structures in the area have an age of 35 years or more and because the following five (5) eligibility factors have been found to be present to a major extent:

- Depreciation of Physical Maintenance;
- Deterioration;
- Structures Below Minimum Code;
- Obsolescence; and
- Deleterious Land Use or Lay-out

Additionally, two other eligibility factors, Excessive Vacancy and Lack of Community Planning, are present to a minor extent and demonstrate that the Western Avenue North RPA is in a state of gradual decline through disinvestment. Left unchecked, these conditions could accelerate the decline of the community and, combined with those factors that have been documented to be present to a major extent, could lead to more widespread and intensive commercial and residential disinvestment.

Redevelopment Plan Goal, Objectives, and Strategies

The overall goal of the Redevelopment Plan is to reduce or eliminate conditions that qualify the Western Avenue North RPA as a conservation area and to provide the direction and mechanisms necessary to re-establish the RPA as an active and vibrant mixed-use commercial district that provides a comprehensive range of commercial and retail uses to the surrounding residential community, while accommodating residential and institutional uses where appropriate. Redevelopment of the RPA will induce redevelopment opportunities in surrounding neighborhoods.

Rehabilitation and redevelopment of the RPA is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment.

The underlying strategy is to use tax increment financing, as well as other funding sources, to reinforce and encourage further private investment.

Objectives. Thirteen objectives support the overall goal of area-wide revitalization of the Western Avenue North RPA. These include:

1. Encourage retail, commercial, and residential development by facilitating the assembly, preparation, and marketing of vacant and improved sites, and assisting private developers to assemble suitable sites for modern development needs;
2. Encourage the development of senior housing;
3. Facilitate the remediation of environmental problems to provide additional land for new retail, commercial, and residential development and redevelopment, as appropriate;
4. Foster the replacement, repair, and/or improvement of infrastructure where needed, including sidewalks, streets, curbs, gutters, and underground water and sanitary systems to facilitate the construction of new retail, commercial, and residential development as well as the rehabilitation of residential, commercial, institutional, and public properties within the Western Avenue North RPA;
5. Facilitate the preservation and/or rehabilitation of anchor retail, commercial, and institutional uses, established institutional facilities, and architecturally or historically significant buildings in the Western Avenue North RPA;
6. Support the goals and objectives of other overlapping plans, including the *Lincoln Square Master Plan* (City of Chicago Planning Now Study, March 1998), and coordinate available federal, state, and local resources to further the goals of this redevelopment plan;
7. Encourage the development of mixed-use retail/commercial, residential, and institutional uses, as appropriate, along the major corridors of Western, Damen, Lawrence, Lincoln, and Montrose, and at the core Lawrence/Lincoln/Western intersection;
8. Preserve and enhance the pedestrian orientation of appropriate retail nodes, such as the Lawrence/Lincoln/Western intersection, by encouraging pedestrian-friendly uses and design strategies that include, but are not limited to, the following: facilitate safe pedestrian movement across wide arterial streets with pedestrian amenities; widen narrow sidewalks; and create visual interest and safer pedestrian environments with streetscaping, landscaping, lighting, and buffering;
9. Facilitate the provision of adequate on- and off-street parking for visitors, employees, and customers of the RPA;
10. Strengthen the economic well-being of the Western Avenue North RPA by providing

resources for retail, commercial, residential, and institutional development in the Western Avenue North RPA, as appropriate.

11. Create an environment for educational, recreational, and other institutional facilities where needed and in accordance with the Redevelopment Plan by providing enhancement opportunities for public facilities and institutions, such as schools, parks, transit facilities, and libraries;
12. Provide opportunities for women-owned, minority-owned, and locally owned businesses to share in the job and construction opportunities associated with the redevelopment of the Western Avenue North RPA; and
13. Support job training programs and increase employment opportunities, including high-technology jobs, for area residents.

Strategies. These objectives will be implemented through five (5) specific and integrated strategies. These include:

Implement Public Improvements. A series of public improvements throughout the Western Avenue North RPA may be designed and implemented to help define and create an identity for the area and subareas, prepare sites for anticipated private investment, and create a more conducive environment for retail, commercial, and residential development.

These improvements may include new streetscaping, improved street and sidewalk lighting, resurfacing of alleys, sidewalks and streets, reductions in area curb-cuts, and other public improvements consistent with the Redevelopment Plan. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation, or restoration of public improvements on one or more parcels.

Develop Vacant and Underutilized Sites. The redevelopment of vacant and underutilized sites within the Western Avenue North RPA is expected to stimulate both physical and economic private investment and enhance properties within the RPA.

Encourage Private Sector Activities. Through active marketing of prepared sites and public-private partnerships, the City may provide financial and other assistance to encourage the private sector to undertake redevelopment and rehabilitation projects and other improvements that are consistent with the goals of this Redevelopment Plan.

Facilitate Property Assembly, Demolition, and Site Preparation. To meet the goals, policies or objectives of this Redevelopment Plan, the City may acquire and assemble property throughout the RPA. Land assemblage by the City may be done by purchase, exchange, donation, lease, eminent domain, or through the Tax Reactivation Program and may be for the purposes 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 development agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

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

The private sector often acquires and assembles property to create redevelopment opportunities and suitable sites for modern development needs. Property assembly by the private sector to meet the goals, policies, or objectives of this Redevelopment Plan may be assisted using tax increment revenues.

Facilitate/Support New Development. To facilitate private market interest, the City may enter into agreements within the limits of the Act to facilitate and support redevelopment projects that complement and comport with the goals, objectives and strategies of this Redevelopment Plan and/or the acquisition and assembly of property by the City under the authority of this Redevelopment Plan.

Required Findings

The required conditions for the adoption of the Redevelopment Plan and Project are found to be present within the Western Avenue North RPA.

First, the City is required to evaluate whether or not the RPA has been subject to growth and private investment and must substantiate a finding of lack of such investment prior to establishing a tax increment financing district.

While some new investment has occurred in the Western Avenue North RPA between 1994 and the beginning of 1999, this investment has been minimal in scope and isolated in areas within the RPA. Taken as a whole, the RPA has not been subject to growth and development through investment by private enterprise. The Western Avenue North RPA is located within Jefferson and Lake View Townships. From 1994 through 1998 the growth of equalized assessed valuation ("EAV," which is the value of property from which property taxes are based) in the RPA has lagged behind that of the City of Chicago and Jefferson and Lake View Townships. The compound annual growth rate of EAV for the Western Avenue North RPA was 2.61% between 1994 and 1998. In comparison, the compound annual growth rate of EAV was 3.06% for the City of Chicago, 3.10% for Jefferson Township, and 4.37% for Lake View Township over the same period of time.

As another method to examine the scope of new investment in the Western Avenue North RPA, S.

B. Friedman & Company examined building permit data provided by the City of Chicago Department of Buildings. Specifically, we examined building permit data for the period 1994 to early 1999 which revealed that 213 permits were issued within the Western Avenue North RPA totaling \$6.8 million. Approximately 7 of these permits were for building demolition, 14 were for code compliance, and the remaining 192, (\$6.5 million after adjusting for demolition and code compliance permits), were for new construction, rehabilitation, mechanical upgrades, or minor repairs.

Based on our review of the data of the 192 permits, approximately 18 permits (totaling approximately \$950,000) were initiated for public (i.e., public schools, libraries, and CTA) or private institutional purposes. The remaining 174 permits (\$5.5 million) were privately initiated, with only \$883,000, or 16%, of the total private investment issued for new construction. On average over our 5-year study period, privately initiated permits amounted to approximately \$1.1 million per year of total private investment, or approximately 1% of total market value of all property within the Western Avenue North RPA. At this rate, it would take the private market a substantial amount of time to replace the current market value of the RPA.

Furthermore, a majority of the private investment has been limited to specific locations within the RPA and has not been evenly distributed throughout the area. Seventeen permits totaling \$3.2 million dollars, or nearly 60% of the total private investment, were issued to only 6 different buildings. Three of these 17 permits, totaling approximately \$700,000, were issued to 3 of these 6 buildings for new construction. The remaining 11 permits, totaling \$2.5 million, were issued for general repairs, alterations to existing uses, and additions. These 6 buildings are isolated instances and are not a result of concentrated private development efforts in the RPA. Furthermore, these 6 buildings represent only 1% of the total buildings in the RPA and therefore do not represent widespread new investment throughout the RPA. Without these 17 permits, the total private investment would total only \$2.4 million dollars. This is approximately \$480,000 per year, or approximately 0.5% of the total market value of all property within the TIF district.

The impact on surrounding properties of the property investment on which building permits were issued has been isolated and minimal. These new investments and existing property improvements have not stimulated widespread new private investment in the Western Avenue North RPA.

Second, the City is required to find that, but for the designation of the TIF district and the use of tax increment financing, it is unlikely that significant investment will occur in the Western Avenue North RPA.

Without the support of public resources, the redevelopment objectives of the Western Avenue North RPA would most likely not be realized. The scope of area-wide improvements and development assistance resources needed to rehabilitate the Western Avenue North RPA as a mixed-use commercial district are expensive, and the private market, on its own, has shown little ability to absorb all of these costs. Public resources to assist with site assembly and preparation, public infrastructure improvements, and private property rehabilitation are needed to leverage private investment and facilitate area-wide redevelopment consistent with the Redevelopment Plan. TIF

funds can be used to fund land assembly, site preparation, infrastructure improvements, and building rehabilitation. Accordingly, but for creation of the Western Avenue North RPA, these projects, which would contribute substantially to area-wide redevelopment, are unlikely to occur without TIF designation for the Western Avenue North RPA.

Third, the Western Avenue North RPA includes only those contiguous parcels of real property that are expected to benefit substantially from the proposed Redevelopment Plan improvements.

Finally, the proposed land uses described in this Redevelopment Plan will be approved by the Chicago Plan Commission prior to its adoption by the City Council. The redevelopment opportunities identified in earlier area planning initiatives will be substantially supported and their implementation facilitated through the creation of the Redevelopment Plan.

2. Introduction

The Study Area

This document serves as the eligibility study ("Eligibility Study") and Redevelopment Plan and Project for the Western Avenue North Redevelopment Project Area ("Western Avenue North RPA" or "RPA"). The Western Avenue North RPA is located within the Lincoln Square and Uptown community areas of the City of Chicago (the "City"), in Cook County (the "County"). In May 1999, *S. B. Friedman & Company* was engaged by the City to conduct a study of certain properties in these neighborhoods to determine whether the area containing these properties would qualify for status as a "blighted area" and/or "conservation area" under the Act.

The community context of the Western Avenue North RPA is detailed on Map 1.

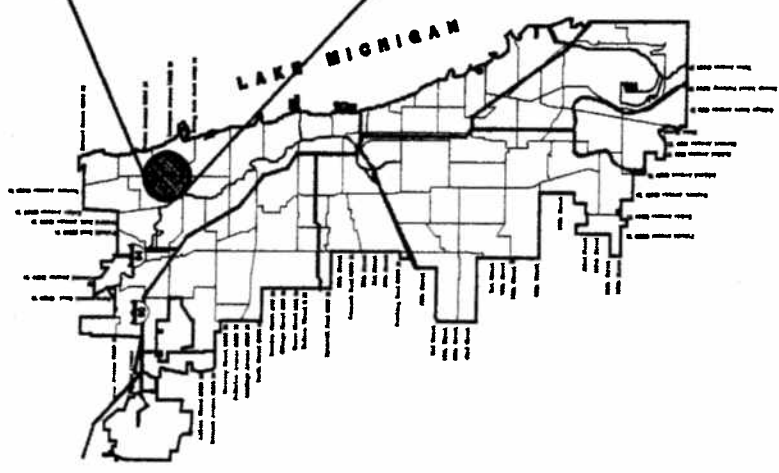
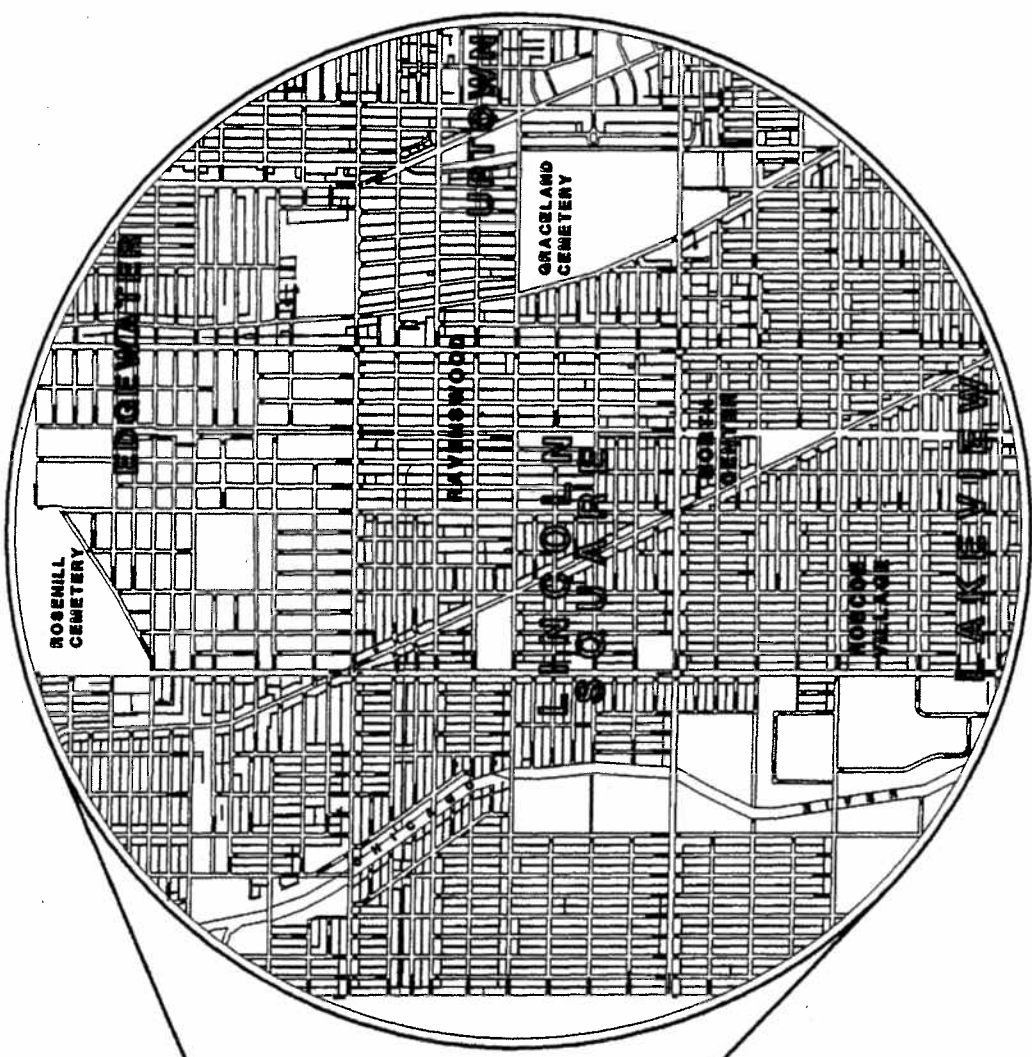
The Western Avenue North RPA consists of approximately of 635 tax parcels and 437 buildings on 70 blocks and contains approximately 227 acres of land. The RPA is generally linear in shape. Most parcels within the RPA front commercial corridors and extend to the respective alleys located behind the corridors. Included within the boundaries of the RPA are certain properties along:

- The north side of Lawrence Avenue from California Avenue on the west to approximately 100 feet west of Ashland Avenue on the east;
- The south side of Lawrence Avenue from Virginia Avenue on the west to Ashland Avenue on the east;
- The north side of Montrose Avenue from Campbell Avenue on the west to Leavitt Street on the east;
- The east and west sides of Western Avenue from Foster Avenue on the north to Montrose Avenue on the south;
- The east and west sides of Lincoln Avenue from Foster Avenue on the north to Lawrence Avenue on the south;
- The west side of Lincoln Avenue from Leland Avenue on the north to Eastwood Avenue on the south;
- The east and west sides of Ravenswood Avenue from Argyle Street on the north to approximately 250 feet south of Lawrence Avenue on the south;
- The east and west sides of Damen Avenue from Argyle Street on the north to Eastwood Avenue on the south;
- The west side of Damen Avenue from Argyle Street on the south to Foster Avenue on the north; and

- The east side of Damen Avenue from just north of Winona Street on the south to Foster Avenue on the north.

Map 2 details the boundaries of the Western Avenue North RPA which includes only those contiguous parcels of real property that are expected to benefit substantially by the Redevelopment Plan improvements discussed herein. The boundaries represent an area that is a connected series of commercial mixed-use corridors that serve adjacent residential neighborhoods. The commercial corridors contain common characteristics that influence the viability of the entire RPA:

- The primary corridors along Lincoln, Lawrence, Western, Damen, and Montrose represent a commercial and institutional core for the adjacent residential neighborhoods;
- Building age, building conditions, and streetscape conditions are relatively similar throughout the entire RPA;



MAP 1
COMMUNITY
CONTEXT

SEPTEMBER 1999

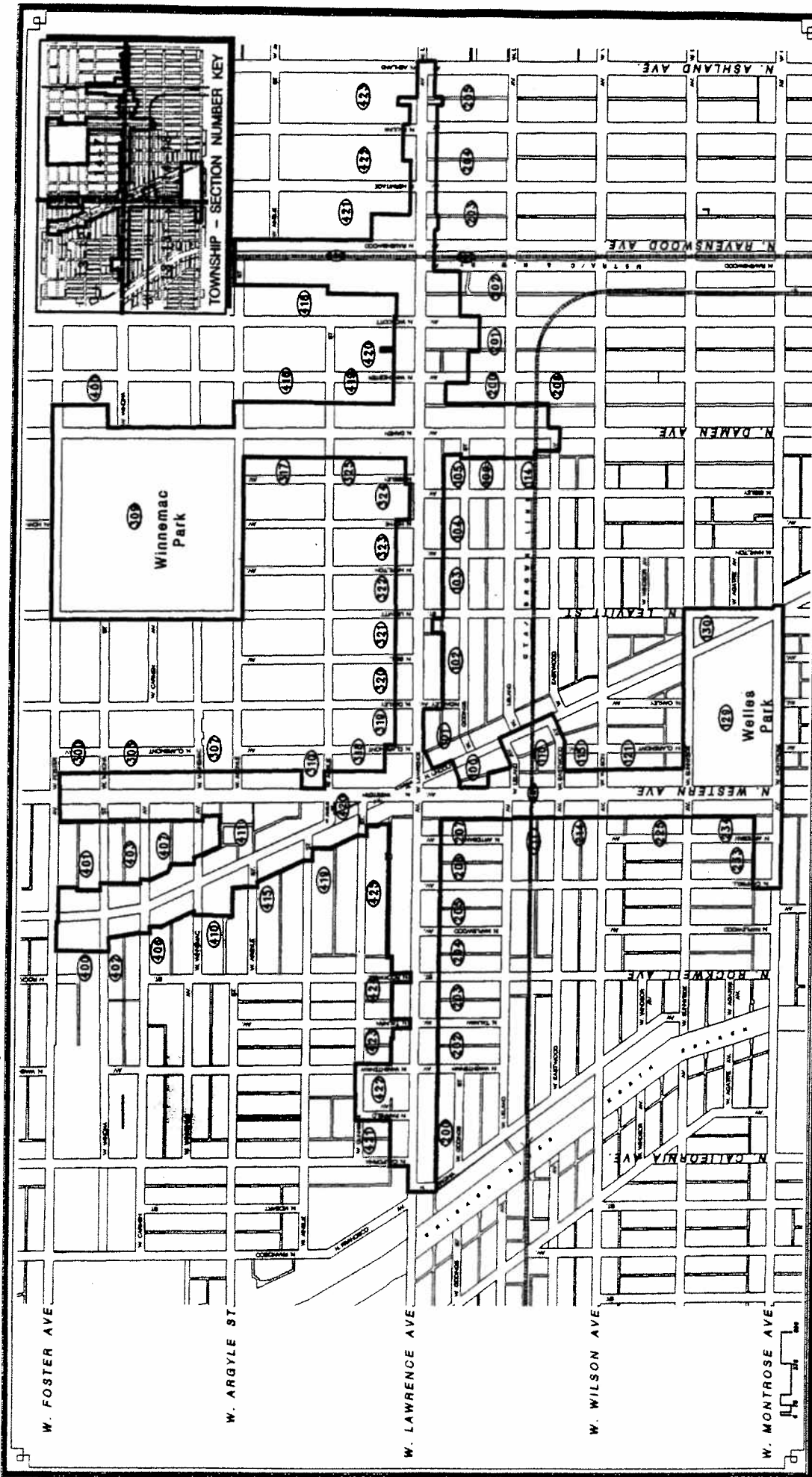
CITY OF CHICAGO

WESTERN AVENUE NORTH
TIF DISTRICT



S. B. Friedman & Company
Architect - Planners and Development Consultants

Campbell Thi Campbell, Inc.
Architect - Planners - Construction Managers



MAP 2
STUDY
AREA
SEPTEMBER 1999

CITY OF CHICAGO

WESTERN AVENUE NORTH
TIF DISTRICT



LEGEND
 TIF BOUNDARY
 BLOCK NUMBER



*Based on Cook County Property Index Numbering (P-I-N) System

S. B. Friedman & Company
and their Authors and Designated Contributors
Campbell Tiv Campbell, Inc.
 Architects - Planners - Construction Managers

The corridors included in the RPA also are cohesive in that they together provide a complete range of retail, commercial, service, and institutional uses for area residents. Lincoln Avenue contains neighborhood-oriented retail, professional, and services, particularly near the core intersection of Lawrence, Lincoln, and Western. Lawrence, Damen, Western, and Montrose Avenues house a mix of commercial, service, and large institutional facilities, such as Welles Park, Sulzer Regional Library, and the Amundsen/Chappell/Winnemac Park campus. Because the corridors are in close proximity to one another and intersect each other, all the corridors together act as a cohesive commercial mixed-use environment providing retail, commercial, and services to area residents. In order to remain a viable commercial corridor, it is critical that the appearance of all major corridors successfully blends with one another and with the neighboring residential areas. Without streetscaping and the facilitation of safe pedestrian movement, the RPA can fall into further disrepair and minimize development opportunities in the surrounding areas. Each corridor and therefore all property in the Western Avenue North RPA will benefit from a strategy that addresses the deteriorating streetscapes and building conditions throughout the RPA.

Appendix 1 contains the legal description of the Western Avenue North RPA.

The Eligibility Analysis covers events and conditions that exist and that were determined to support the designation of the Western Avenue North RPA as a "conservation area" under the Act at the completion of our research on August 5, 1999 and not thereafter. These events or conditions include, without limitation, governmental actions and additional developments.

This Eligibility Study and Redevelopment Plan summarize the analysis and findings of the consultant's work, which, unless otherwise noted, is solely the responsibility of *S. B. Friedman & Company*. The City is entitled to rely on the findings and conclusions of the Redevelopment Plan in designating the Western Avenue North RPA as a redevelopment project area under the Act. *S. B. Friedman & Company* has prepared this Redevelopment Plan with the understanding that the City would rely (1) on the findings and conclusions of the Redevelopment Plan in proceeding with the designation of the Western Avenue North RPA and the adoption and implementation of the Redevelopment Plan, and (2) on the fact that *S. B. Friedman & Company* has obtained the necessary information including, without limitation, information relating to the equalized assessed value of parcels comprising the Western Avenue North RPA, so that the Redevelopment Plan will comply with the Act and that the Western Avenue North RPA can be designated as a redevelopment project area in compliance with the Act.

History of Area¹

The Western Avenue North RPA is located within two (2) community areas located on the North Side of the City of Chicago. A majority of the Western Avenue North RPA is located within the Lincoln Square community area which is generally bounded by Peterson on the north; Ravenswood

¹Information on the history of the Lincoln Square and Uptown community areas was derived from the Local Community Fact Book Chicago Metropolitan Area 1990, edited by the Chicago Fact Book Consortium, (copyright 1995, Board of Trustees of the University of Illinois) at pages 44 through 47.

Avenue on the east; Montrose on the south; and the North Branch of the Chicago River on the west. A small 6-block portion of the east boundary of the Western Avenue North RPA is located within the Uptown community which is generally defined by Foster Avenue on the north; Lake Michigan on the east; Irving Park Road on the south; and Ravenswood Avenue on the west.

Lincoln Square. Settlement of the Lincoln Square community began in the 1850s and 1860s when truck farmers moved into the area. Anchored by the Budlong Pickle Factory, most of the raw material for pickling was grown in the area's farmland. Much of the southern portion of Lincoln Square remained prairie and farmland throughout the 1850s and much of the 1860s. However, in 1868 the Ravenswood Land Company was formed. Starting with 40 acres of estate property, the Company eventually purchased 194 acres on either side of the Chicago and North Western tracks. Following was the installation of a sewage system and waterworks in the Ravenswood section of the community.

Substantial growth in the area was instigated primarily by increased and improved modes of transportation. Development in the Lincoln Square area occurred following the area's annexation to Chicago (from 1895 to 1924) which brought with it the transition to modern transportation. In the 1890s, horsecars on Lawrence, Montrose, Lincoln and Western Avenues were replaced with electric street cars. Areas of Lincoln Square began to develop following the opening of the Albany Park branch of the elevated line in 1907. The community population swelled from 12,169 in 1910 to 27,900 in 1920, an increase of 129%. Accompanying the surge in population was a boom in residential construction that lasted well into the 1920s. Neighborhoods consisted of a mix of large apartment buildings, brick bungalows, brick single-family homes, and 2- and 3- flat buildings.

Concurrent with the increase in residential development in the area was increased growth in the industrial and business sectors of the community. This was initiated by the location of the Chicago and North Western train depot just to the south of the intersection of Wilson and Ravenswood. As a result of the establishment of the depot, a new mix of shops and stores began to congest the area along Ravenswood. During the expansion of the 1920s, the old stores were remodeled or razed to make room for light manufacturing and assembly plants. By 1930 the population had risen to 46,419 and then to its historical peak of just under 50,000 by the end of the 1960s. Overall, the community's total population has dropped 10% from 50,000 in 1970 to 44,891 in 1990.

In spite of hopeful signs of residential and commercial development in the area, Lincoln Square is in need of investment from the private sector. Much of the area suffers from physical decay and obsolete and outdated structures. Rehabilitation in the area has been scattered. A coordinated redevelopment strategy is needed to address these issues and improve the appearance and functionality of Lincoln Square and its main thoroughfares.

Uptown. In 1889, Uptown became part of Chicago when Lake View Township was annexed by the City. The eastern boundary of the Western Avenue North RPA includes a 6-block area that is located in the western portion of Uptown. The western edge of Uptown is characterized mainly by single-family dwellings, many of which were built before World War I. In the early 1900s, residential construction was fueled by creation of the transportation networks in the neighboring

Lincoln Square community. The extension of the Broadway and Clark Streetcar lines attracted Chicagoans to Uptown in greater numbers. People were attracted to the Uptown Theater and the Riveria and Aragon Ballrooms, located in the heart of the Uptown community area.

Although in 1990 home ownership in Uptown was low (15%), the median housing value was high compared to the City of Chicago. According to 1990 Census data, the median housing value for one-unit, owner-occupied structures within the two census tracts included in part within the Western Avenue North RPA was \$94,850 compared to Chicago's median housing value of \$77,576. Overall, the number of housing units in Uptown declined by 21% between 1960 and 1990. The population during the same time period dropped 16%.

The small portion of Uptown that is included in the Western Avenue North RPA is located along a 3-block area on Lawrence Avenue between Ravenswood and Ashland Avenues. This area, like the rest of the RPA, is important to the continuity and viability of the Lawrence Avenue commercial corridor located within the RPA.

Existing Land Use

Based upon *S. B. Friedman & Company's* research, nine (9) land uses have been identified within the Western Avenue North RPA:

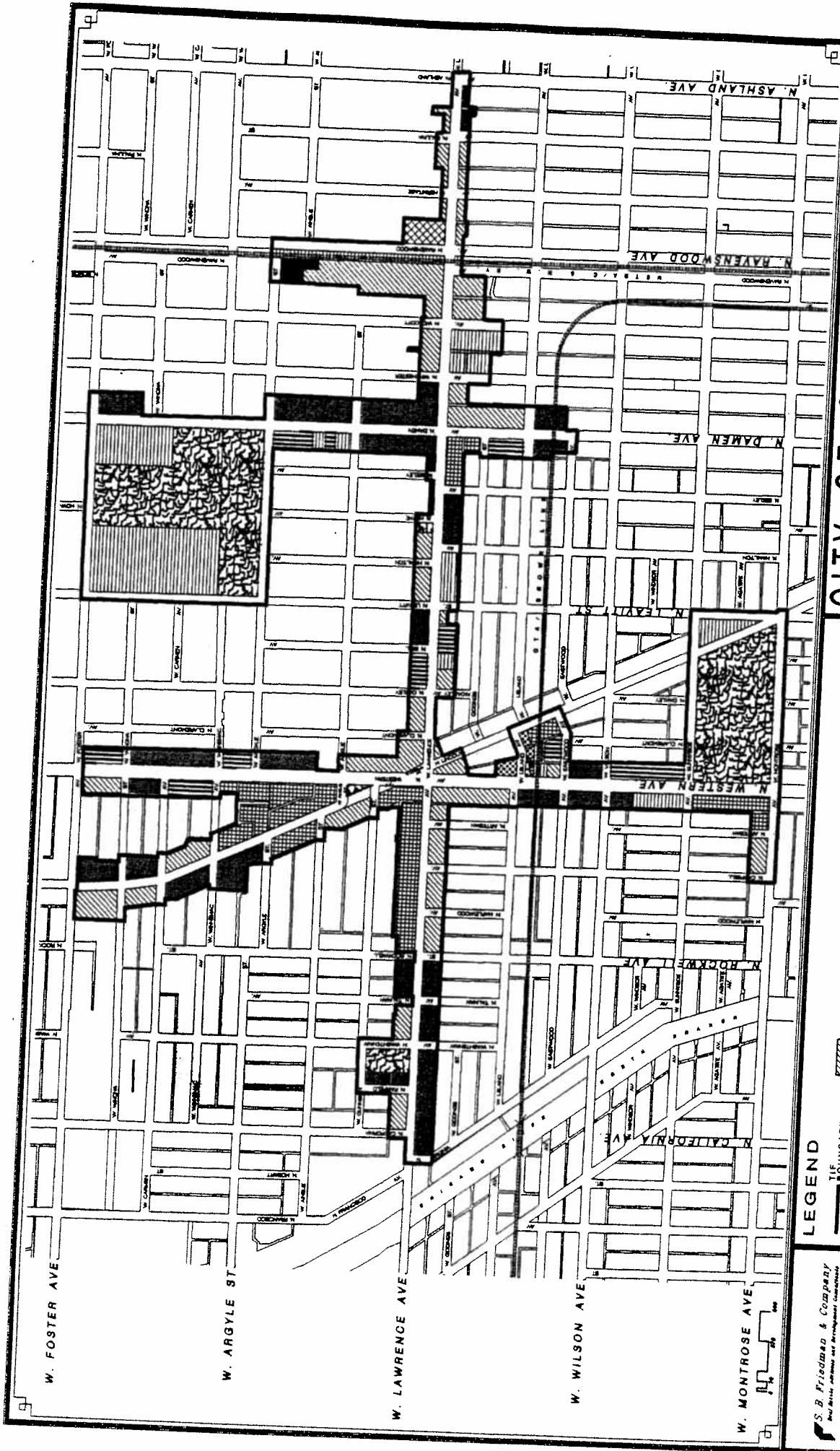
- Residential;
- Commercial;
- Commercial/Residential;
- Institutional (including public facilities, hospitals, social services);
- Parks/Open Space;
- Vacant land;
- Public parking (City of Chicago);
- Industrial; and
- Mixed-use.

The overall pattern of land use in the Western Avenue North RPA is shown in Map 3. The land uses displayed on Map 3 represent the *predominant* land use, mainly on block-by-block basis; the predominant land use displayed is not necessarily the only land use present on a given block, but rather the *predominant* use. The mixed-use designation is used in those areas where no one land use category predominates. These areas contain two or more of the following land uses: residential, commercial, commercial/residential, institutional, or vacant land. The predominant land use in the Western Avenue North RPA is commercial interspersed with residential and institutional land uses. Almost all blocks within the RPA contain more than one land use.

Institutional uses include public facilities, religious institutions, day care facilities, and social service uses. The public schools within the Western Avenue North RPA are Chappell and McPherson elementary schools, and Amundsen High School. Combined, these schools have unfunded capital needs totaling approximately \$2.8 million according to the Chicago Public Schools Capital

Improvements Program (CIP) for Fiscal Years 1999-2003. Furthermore, Winnemac Stadium, which is adjacent to Chappell and Amundsen schools, has approximately \$840,000 in unfunded capital improvement costs. Even though Chappell does not currently have unfunded needs, it is located immediately adjacent to Amundsen High School and Winnemac Stadium. These facilities are all located on one parcel and function and appear to be a cohesive "campus." Therefore, it is critical to include all three facilities within the RPA boundaries to provide for coordinated and cohesive planning and capital improvements in the future. The Sulzer Regional Library is in need of capital improvements including site work and life safety mechanisms. Other public uses and facilities within the RPA include Chicago Transit Authority (CTA) stations at Damen and Western Avenues on the Ravenswood line; and Welles, Winnemac, Gross, and Vogle Parks. According to the Planning, Research, and Evaluation Department of the Chicago Park District, there are approximately \$3 million in unfunded capital improvement costs for parks within the RPA, broken down as follows: \$2.5 million for Welles Park and \$600,000 for Gross Park. As discussed earlier, the Winnemac Stadium has approximately \$840,000 in unfunded needs.

Public facilities are shown in Map 6.



MAP 3
 EXISTING
 LAND USE
 SEPTEMBER 1999

CITY OF CHICAGO
 WESTERN AVENUE NORTH
 TIF DISTRICT



- LEGEND**
- TIF BOUNDARY
 - COMMERCIAL
 - MIXED USE
 - RESIDENTIAL
 - INSTITUTIONAL
 - PARKS/ OPEN SPACE
 - VACANT LAND
 - CITY OF CHICAGO PARKING LOT

S. B. Friedman & Company
 And Other Architects and Surveyors
Compass Thru Campbell, Inc.
 Architects - Planners - Construction Managers

3. Eligibility Analysis

Provisions of the Illinois Tax Increment Allocation Redevelopment Act

Based upon the conditions found within the Western Avenue North RPA at the completion of *S. B. Friedman & Company's* research, it has been determined that the Western Avenue North RPA meets the eligibility requirements of the Act as a conservation area. The following outlines the provisions of the Act to establish eligibility.

Under the Act, two (2) primary avenues exist to establish eligibility for an area to permit the use of tax increment financing for area redevelopment: declaring an area as a "blighted area" and/or a "conservation area."

"Blighted areas" are those improved or vacant areas with blighting influences that are impacting the public safety, health, morals, or welfare of the community, and are substantially impairing the growth of the tax base in the area. "Conservation areas" are those improved areas which are deteriorating and declining and soon may become blighted if the deterioration is not abated.

The statutory provisions of the Act specify how a district can be designated as a "conservation" and/or "blighted area" district based upon an evidentiary finding of certain eligibility factors listed in the Act. These factors are identical for each designation with the exception that "abandonment" is an added eligibility factor under "conservation area" designation.

According to the Act, "blighted areas" must have a combination of five (5) or more of these eligibility factors acting in concert which threaten the health, safety, morals or welfare of the proposed district. "Conservation areas" must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three (3) or more additional eligibility factors which are detrimental to the public safety, health, morals, or welfare and which could result in such an area becoming a blighted area.

The factors are listed at 65 ILCS 5/11-74.4-3 (a) and (b) and are defined for purposes of this Redevelopment Plan (these factors are not defined in the Act) as follows:

Age of Structure. Age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures and exposure to the elements over a period of many years. These problems and conditions negatively affect building condition, adaptability, re-use, and value.

Deterioration. This is the process of basically sound structures worsening in quality due to deficiencies in primary and secondary building components. Primary components include exterior walls, foundations, roof structure, etc. Secondary components include window and door units, porches, exterior surfaces, etc. Buildings in this category generally contain defects which seriously impair the usefulness of the structure.

Deterioration of site improvements refers to physical deficiencies or disrepair to roadways, alleys, curbs, sidewalks, parking areas, and other site features which require treatment or repair beyond that

of normal maintenance.

Dilapidation. Dilapidation is an advanced stage of deterioration. Structures or improvements in this category contain critical deficiencies in structural components which are virtually uncorrectable and present a safety hazard for the occupants of the building.

Obsolescence. This is the condition or process of becoming out-of-date or non-functional for the use or uses the structure or improvement was originally designed for and is evidenced by such factors as insufficient width and size, irregular shape, and random additions. Buildings are obsolete when conditions limit the use and marketability of such buildings. Site improvements are obsolete in terms of their relationship to contemporary development standards.

Illegal Use of Individual Structures. Illegal use is the presence of land uses or activities which are contrary to law and/or not permitted by municipal ordinances.

Structure Below Minimum Code. This factor represents structures containing conditions that are less than the accepted minimum standards of zoning, subdivision, fire, housing, building, or other governmental codes applicable to the property.

Excessive Vacancy. Excessive vacancy is a condition evidenced by vacant buildings or portions of buildings which are not being utilized which have an adverse impact on the area.

Abandonment. Abandoned properties are those in which the property owner has relinquished all interest and in which it is apparent that no effort will be directed toward future utilization.

Overcrowding of Structures and Community Facilities. This refers to over-intensive use of buildings, facilities and properties beyond that permitted by ordinance or capacity.

Lack of Ventilation, Light or Sanitary Facilities. These are considered to be substandard conditions which are below minimum code standards that adversely affect the health, safety and welfare of building occupants.

Inadequate Utilities. This includes deficiencies and inadequacies in the capacity of utilities which service a property or area.

Excessive Land Coverage. Excessive land coverage is the over-intensive use of property evidenced by inadequate yards, setbacks, open space, and the crowding of buildings and accessory facilities onto a site which is out of character with the neighborhood and community as a whole and could have an adverse effect on use of a building.

Deleterious Land Use or Lay-Out. Deleterious land use or lay-out refers to the configuration of lot and/or improvements which minimize opportunity for redevelopment on a particular parcel, as well as surrounding parcels, thereby minimizing redevelopment opportunities on a more area-wide basis. Specific problems include inappropriate land use, conflicts with surrounding land uses,

inadequate lot frontage, irregular lot shape, insufficient vehicular access, fragmentation of ownership, and other blighting conditions which discourage development and redevelopment.

Depreciation of Physical Maintenance. This is the lack of normal maintenance of building components, but not to a degree of structural deficiency or inadequate provision for upkeep of site features and landscaping.

Lack of Community Planning. The absence of an effective planning program at the time the area was originally developed which results in physical obstacles to redevelopment, or failure to implement approved plans for the community is considered to be lack of community planning.

As explained, "blighted areas" must have a combination of five (5) or more of these eligibility factors and "conservation areas" must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three (3) or more additional eligibility factors.

Under the provisions of the "blighted area" section of the Act, if the land is vacant, a combination of two (2) or more of the following factors also may be identified which combine to impact the sound growth in tax base for the proposed district.

Obsolete Platting of Vacant Land. Obsolete platting of land is the arrangement of parcels of land which is not conducive to supporting contemporary land uses evidenced by lay-out which is inconsistent with accepted site planning standards and development trends.

Diversity of Ownership. Diversity of ownership is when adjacent properties are owned by multiple people. This complicates the assembly of small parcels to a size that is large enough to accommodate modern types of development.

Tax and Special Assessment Delinquencies. Evidence of delinquent tax payment.

Flooding on All or Part of the Vacant Land. Poor drainage of the soil or the location of the property within a special flood hazard area makes financing or insuring the property impossible or more costly and may hinder redevelopment.

Deterioration of Structures or Site Improvements in Neighboring Areas Adjacent to the Vacant Land. Evidence of structural deterioration and area disinvestment in blocks adjacent to the vacant land may substantiate why new development had not previously occurred on the vacant parcels.

Additionally, under the "blighted area" section of the Act, eligibility may be established for those vacant areas that would have qualified as a blighted area immediately prior to becoming vacant. Under this test for establishing eligibility, building records may be reviewed to determine that a combination of five (5) or more of the 14 "blighted area" eligibility factors were present immediately prior to demolition of the area's structures.

The vacant "blighted area" section includes five (5) other tests for establishing eligibility, but none of these are relevant to the conditions within the Western Avenue North RPA.

Methodology Overview and Determination of Eligibility

Analysis of eligibility factors was done through research involving an extensive exterior survey of all properties within the Western Avenue North RPA, as well as a review of building and property records. Property records included building code violation citations, building permit data and assessor information. Our survey of the area established that there are 437 buildings within the Western Avenue North RPA.

The areas located within the Western Avenue North RPA are predominantly characterized by commercial, institutional, residential, industrial, and mixed-use structures of varying degrees of deterioration. All properties were examined for qualification factors consistent with either "blighted area" or "conservation area" requirements of the Act. Based upon these criteria, the properties within the Western Avenue North RPA qualify for designation as a TIF Redevelopment Project Area as a "conservation area" as defined by the Act.

To arrive at this designation, *S. B. Friedman & Company* calculated the number of eligibility factors present on a building-by-building or parcel-by-parcel basis and analyzed the distribution of the eligibility factors on a block-by-block basis. When appropriate, we calculated the presence of eligibility factors on infrastructure and ancillary properties associated with the structures. The eligibility factors were correlated to buildings using Sanborn Maps, property files created from field observations, and record searches. Deleterious land use or lay-out was evaluated on a parcel-by-parcel and area-wide basis. This factor may be present regardless of whether or nor a structure exists on a parcel, or may relate to the conflict between incompatible land uses between nearby and adjacent properties. The information was then graphically plotted on a block map of the Western Avenue North RPA to establish the distribution of eligibility factors, and to determine which factors were present to a major or minor extent.

Major factors are used to establish eligibility. These factors are present to a meaningful extent on most of the blocks and evenly distributed throughout the RPA. Minor factors are supporting factors present to a meaningful extent on some of the blocks or on a scattered basis. The presence of minor factors suggests that the area is at risk of more extensive deterioration and disinvestment.

Conservation Area Findings

As required by the Act, within a conservation area, at least 50% of the buildings must be 35 years of age or older, and at least three (3) of the 14 other eligibility factors must be found present to a major extent within the Western Avenue North RPA.

Establishing that at least 50% of the Western Avenue North RPA buildings are 35 years of age or older is a condition precedent to establishing the area as a conservation area under the Act.

Taking into account information obtained from architectural characteristics, building configurations, information from the Cook County Assessor's Office, structure base maps, and the historic development patterns within the community, we have established that of the 437 buildings, 385 buildings (88%) within the Western Avenue North RPA are 35 years of age or older.

In addition to establishing that the Western Avenue North RPA meets the age requirement, our research has revealed that the following five (5) factors are present to a major extent:

- Depreciation of Physical Maintenance;
- Deterioration;
- Structures Below Minimum Code;
- Obsolescence; and
- Deleterious Land Use or Lay-out.

The widespread presence of both depreciation of physical maintenance and deterioration of both buildings and public infrastructure characterizes the level of building deficiencies within the Western Avenue North RPA. Our building-by-building analysis of the presence of depreciation and deterioration within the RPA accounted for the infrastructure and ancillary properties associated with each building. Of the 437 buildings within the RPA, 64% exhibited either depreciation of physical maintenance or deterioration. In other words, a total of approximately two (2) out of every three (3) buildings throughout the area exhibits some level of deficiency in building components. In addition, 140 buildings (32%) were cited with building code violations between 1994 and the beginning of 1999, which further emphasizes the extent of noncompliant structures throughout the Western Avenue North RPA. Two (2) out of every three (3) blocks (65%) within the RPA exhibit structures below minimum code standards to a major extent. The level of obsolescence among the buildings also is significant and well distributed throughout the area: 109 (25%) of all buildings display some type of functional and/or economic obsolescence. Overall, more than one (1) out of every three (3) blocks (43%) exhibited this factor to a major extent. The presence of obsolescence suggests possible future vacancies and disinvestment which may result in more widespread deterioration.

Deleterious land use and lay-out was another factor present to a major extent in the RPA. Unlike other factors, deleterious land use or lay-out was evaluated on a parcel-by-parcel basis and area-wide basis. Deleterious land use or lay-out exists in several forms throughout the RPA, including shallow lot depths, including insufficient vehicular access, incompatible land use relationships, and deteriorated streetscaping. Of the 635 total parcels located within the Western Avenue North RPA, 520 (82%) exhibit deleterious land use or lay-out. This factor was present to a meaningful extent on 55 (79%) of the 70 blocks in the RPA.

Excessive vacancies and lack of community planning were found to be present to a minor extent within the Western Avenue North RPA. While these factors may not be present to the same extent as the other documented factors, they suggest that the Western Avenue North RPA is susceptible to continued disinvestment which may result in future deterioration.

The following sections summarize our field research as it pertains to each of the identified eligibility factors found present within the Western Avenue North RPA.

Table 1 details the conservation eligibility factors by block within the Western Avenue North RPA. Maps 4a through 4f illustrate the distribution of those conservation eligibility factors found to be present to a major extent within the RPA as a whole by highlighting each block where the respective factors were found to be present to a meaningful degree. The following sections summarize our field research as it pertains to each of the identified eligibility factors found present within the Western Avenue North RPA.

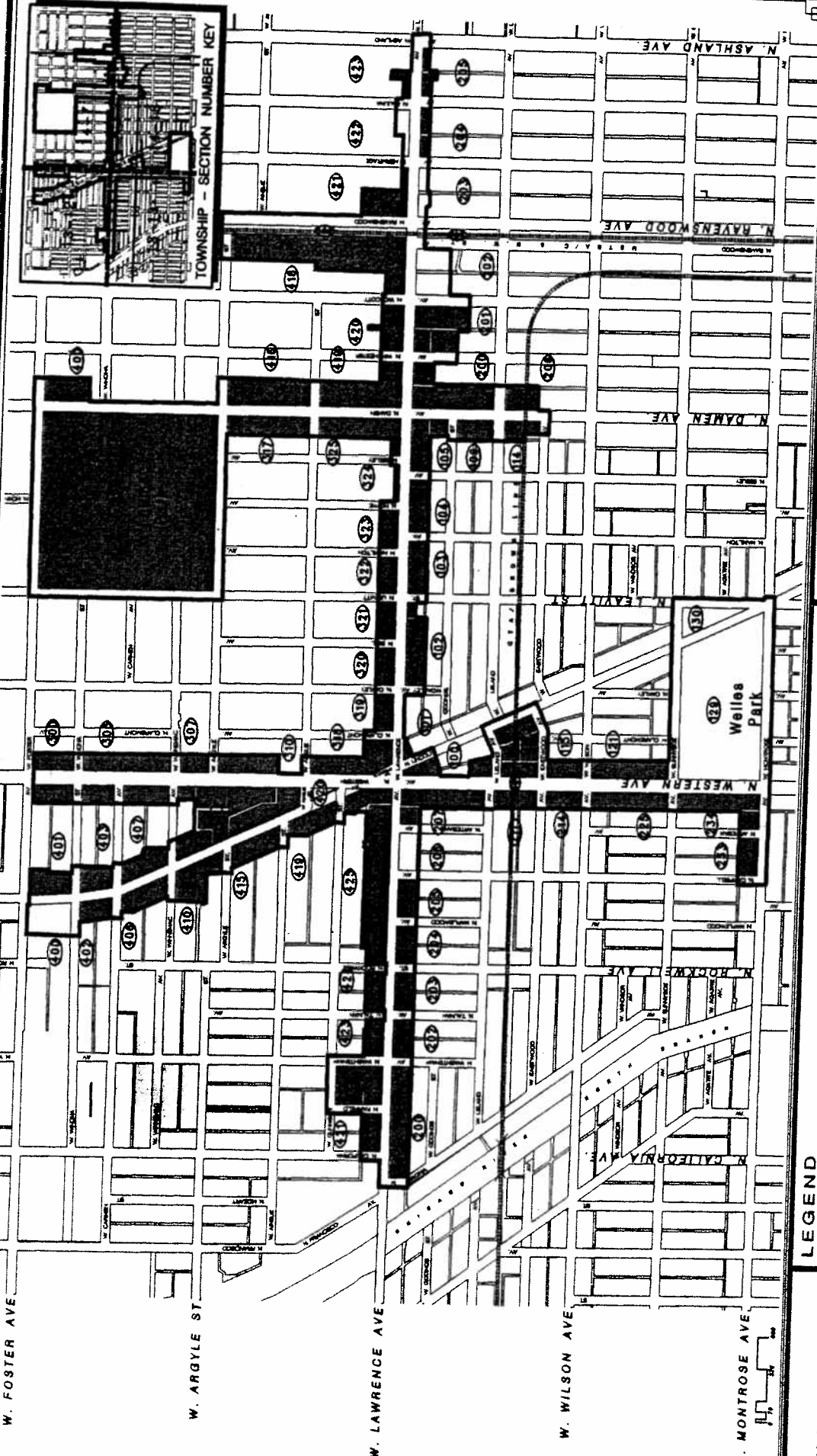
Table 1. Block-by-Block Distribution of Eligibility Factors

- (1) xx signifies those factors present to a major extent.
- (2) x signifies those supporting factors present to minor extent.
- (3) Gray shaded columns indicate that these factors are not present within the proposed RPA to either a minor or major extent.

Block Number	Number of Blocks		Age	Disruption	Overlooks	Deterioration	Illegal Use	Below Minimum Code	Abandonment	Excessive Vacancies	Overcrowding	Lack of Vent, Light or Sundry Facilities	Inadequate Utilities	Land Coverage	Deteriorated Land Use or Lay-Out	Depreciation	Lack of Community Planning
	13	12															
1	13	12	400														
2	13	12	401	xx	xx	xx									xx		x
3	13	12	402	xx						x					xx		x
4	13	12	403	xx	xx					x					xx		x
5	13	12	406	xx											xx		x
6	13	12	407	xx											xx		x
7	13	12	410	xx	xx	xx									xx		x
8	13	12	411	xx	xx	xx									xx		x
9	13	12	415	xx	xx	xx									xx		x
10	13	12	419	xx											xx		x
11	13	12	421	xx						x					xx		x
12	13	12	422	xx											xx		x
13	13	12	423	xx											xx		x
14	13	12	424	xx											xx		x
15	13	12	425	xx	xx	xx									xx		x
16	13	13	200	xx	xx	xx				x					xx		x
17	13	13	202	xx	xx	xx				x					xx		x
18	13	13	203	xx	xx	xx									xx		x
19	13	13	204	xx	xx	xx									xx		x
20	13	13	205	xx	xx	xx									xx		x
21	13	13	206	xx	xx	xx				x					xx		x
22	13	13	207	xx											xx		x
23	13	13	211	xx	xx	xx				x					xx		x
24	13	13	214	xx	xx	xx									xx		x
25	13	13	225	xx	xx	xx									xx		x
26	13	13	233	xx											xx		x
27	13	13	234	xx						x					xx		x
28	13	13	500	xx	xx	xx									xx		x

Number of Blocks	Stowell Block Numbers	Age	Dilapidation	Obsolescence	Deterioration	Illegal Use	Below Minimum Code	Abandonment	Excessive Vacancies	Overcrowding	Lack of Vent, Light, or Sanitary Facilities	Inadequate Utilities	Land Coverage	Deteriorated Land Use or Lay-Out	Depreciation	Lack of Community Planning
29	14 18 100	XX	XX	XX	XX									XX		X
30	14 18 101	XX												XX		X
31	14 18 102	XX	XX				XX							XX		X
32	14 18 103	XX												XX		X
33	14 18 104	XX												XX		X
34	14 18 105	XX					XX							XX		X
35	14 18 109	XX					XX							XX		X
36	14 18 110	XX					XX							XX		X
37	14 18 114	XX					XX							XX		X
38	14 18 115	XX					XX							XX		X
39	14 18 121	XX					XX							XX		X
40	14 18 130	XX					XX							XX		X
41	14 18 200	XX					XX							XX		X
42	14 18 201	XX					XX		X					XX		X
43	14 18 202	XX					XX							XX		X
44	14 18 203	XX					XX							XX		X
45	14 18 204	XX					XX							XX		X
46	14 18 205	XX					XX							XX		X
47	14 18 206	XX					XX							XX		X
48	14 18 500	XX					XX						XX	XX		X
49	14 07 300	XX					XX							XX		X
50	14 07 303	XX					XX							XX		X
51	14 07 307	XX					XX							XX		X
52	14 07 309	XX					XX							XX		X
53	14 07 310	XX					XX							XX		X
54	14 07 317	XX					XX							XX		X
55	14 07 318	XX					XX							XX		X
56	14 07 319	XX					XX						XX	XX		X
57	14 07 320	XX					XX							XX		X
58	14 07 321	XX					XX		X					XX		X
59	14 07 322	XX					XX							XX		X
60	14 07 323	XX					XX		X					XX		X
61	14 07 324	XX					XX		X					XX		X

Number of Blocks	Sidwell Block Numbers	Age	Dilapidation	Obsolescence	Destruction	Illegal Use	Below Minimum Code	Abandonment	Excessive Vacancies	Overcrowding	Lack of Vent., Light, or Sanitary Facilities	Inadequate Utilities	Lead Coverage	Detritious Land Use or Lay-Out	Depreciation	Lack of Community Planning
62	14 07 325	XX			XX		XX		X							X
63	14 07 400	XX	XX		XX			X						XX		X
64	14 07 416	XX					XX							XX		X
65	14 07 418	XX					XX							XX		X
66	14 07 419	XX					XX	X						XX		X
67	14 07 420	XX	XX				XX							XX		X
68	14 07 421	XX					XX							XX		X
69	14 07 422	XX					XX							XX		X
70	14 07 423	XX					XX	X						XX		X
Total Blocks		64	30	43%	26	37%	45	64%	17	24%				55	79%	70
% of Total Blocks		91%												81%		100%



MAP 4A
CONSERVATION
FACTORS MAP
AGE
SEPTEMBER 1999

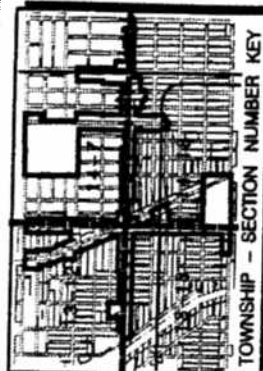
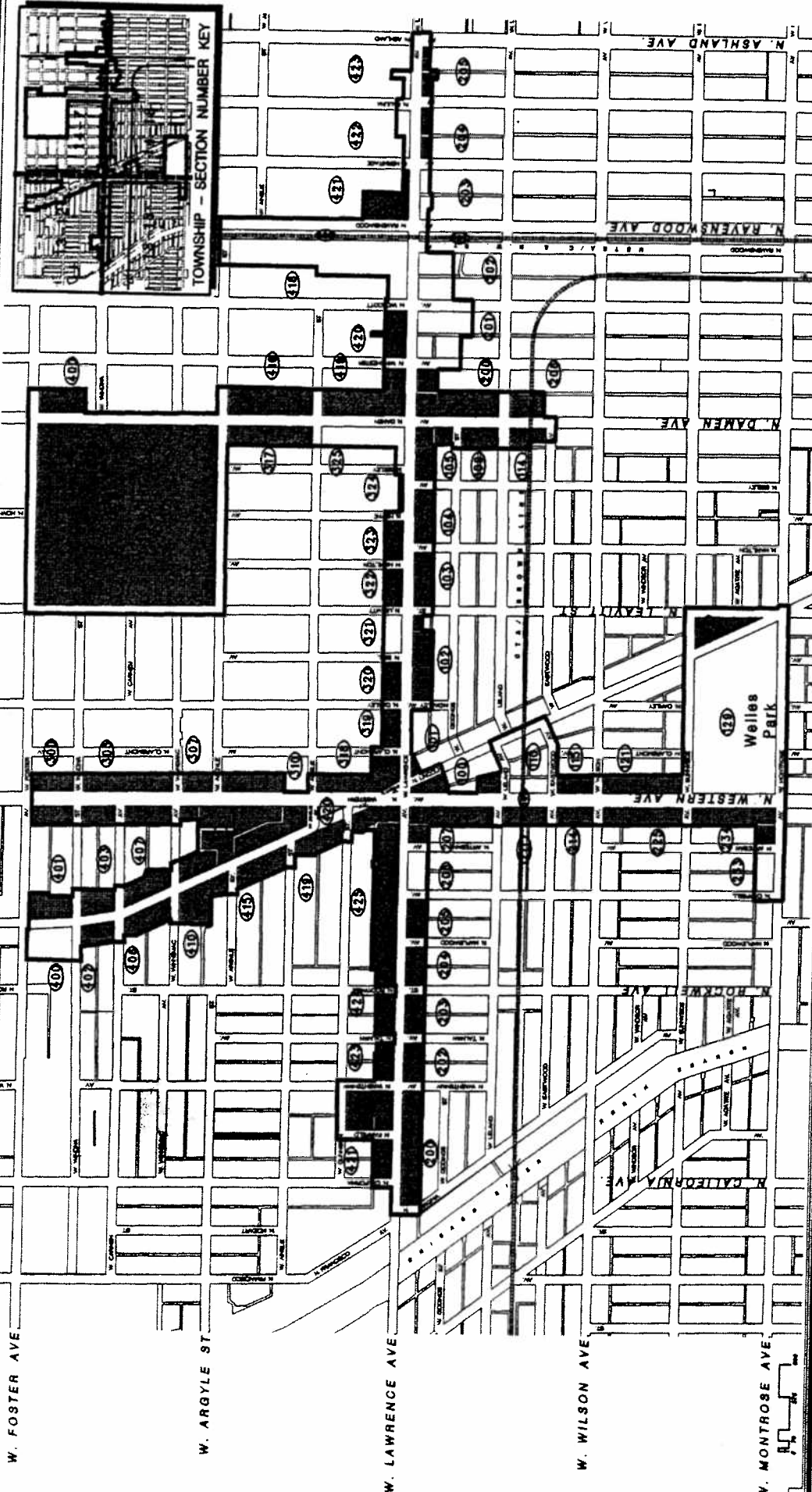
CITY OF CHICAGO
WESTERN AVENUE NORTH
TIF DISTRICT



LEGEND
 BOUNDARY
 AGE
 BLOCK NUMBER

*Based on Cook County Property Index Mapping (P-I-98 System).

S. B. Friedman & Company
and their affiliates and associated companies
Campbell The Campbell, Inc.
Architects - Planners - Construction Managers



MAP 4B
 CONSERVATION
 FACTORS MAP
 DEPRECIATION
 SEPTEMBER 1999

CITY OF CHICAGO
 WESTERN AVENUE NORTH
 TIF DISTRICT



LEGEND

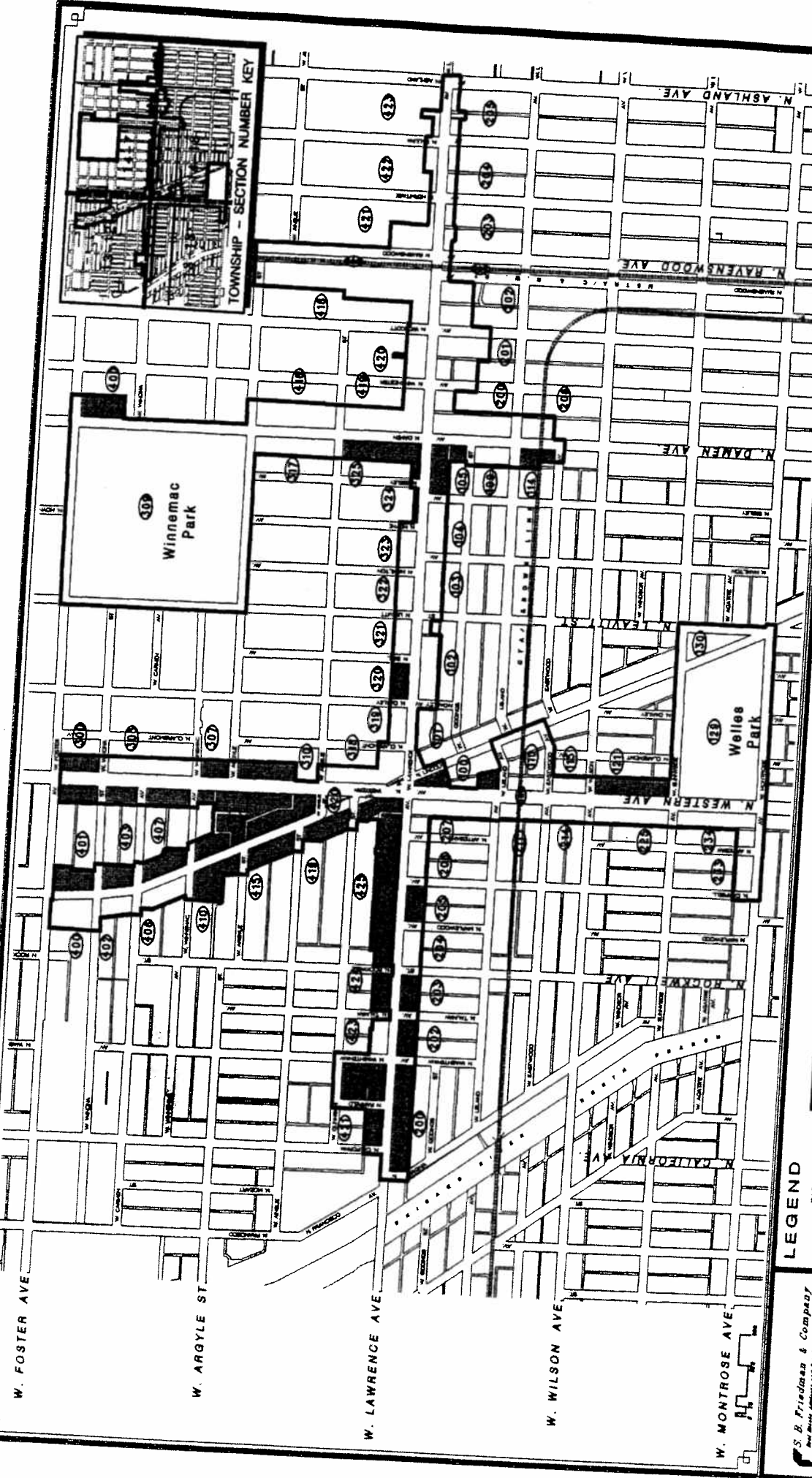
- TIF BOUNDARY
- DEPRECIATION
- BLOCK NUMBER

S. B. Friedman & Company
 Real Estate Advisors and Project Management
Campbell The Campbell, Inc.
 Architects - Planners - Construction Managers

*Based on Cook County Property Index Numbering (P-I-N) System.

MAP 4C
 CONSERVATION
 FACTORS MAP
 DETERIORATION
 SEPTEMBER 1999

CITY OF CHICAGO
 WESTERN AVENUE NORTH
 TIF DISTRICT



LEGEND
 — TIF BOUNDARY
 ■ DETERIORATION
 400 BLOCK NUMBER

S. B. Friedman & Company
 Real Estate Services and Environmental Assessments
Campbell Thi Campbell, Inc.
 Architects - Planners - Construction Managers

*Based on Cook County Property Index Numbering (P-I-N) System.



MAP 4D
 CONSERVATION
 FACTORS MAP
 STRUCTURES BELOW
 MINIMUM CODE
 SEPTEMBER 1999

CITY OF CHICAGO

WESTERN AVENUE NORTH
 TIF DISTRICT



LEGEND

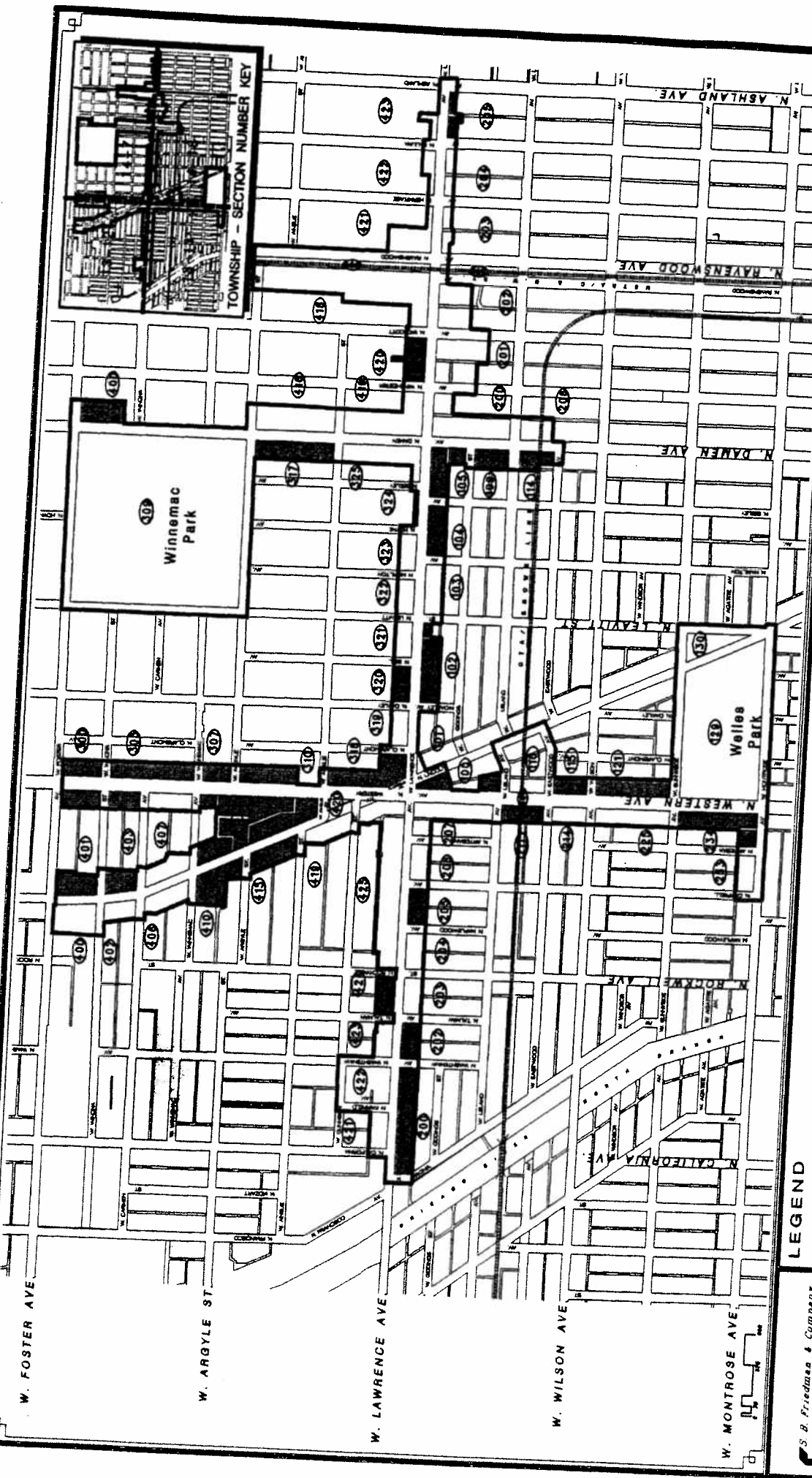
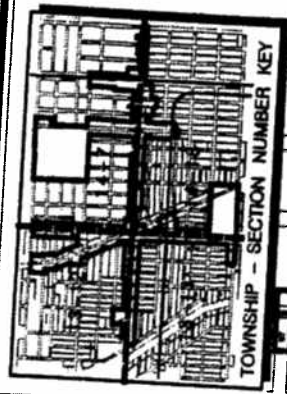
-  TIF BOUNDARY
-  BLOCK RUBBER
-  STRUCTURES BELOW MINIMUM CODE

S. B. Friedman & Company
 AND ASSOCIATES, INC. ARCHITECTS AND PLANNERS
Campbell The Campbell, Inc.
 ARCHITECTS - PLANNERS - CONSTRUCTION MANAGERS

*Based on Cook County Property Index Numbering (P-I-N) System.

MAP 4E
 CONSERVATION
 FACTORS MAP
 OBSOLESCENCE
 SEPTEMBER 1999

CITY OF CHICAGO
 WESTERN AVENUE NORTH
 TIF DISTRICT



LEGEND
 TIF BOUNDARY
 OBSOLESCENCE
 BLOCK NUMBER

S. B. Friedman & Company
 Real Estate, Appraisals, and Development Consultants
Campbell The Campbell, Inc.
 Architects - Planners - Construction Managers

*Based on Cook County Property Index Numbering (P-I-40) System.

MAP 4F
 CONSERVATION
 FACTORS MAP
 DELETERIOUS LAND
 USE OR LAY-OUT
 SEPTEMBER 1989

CITY OF CHICAGO
 WESTERN AVENUE NORTH
 TIF DISTRICT

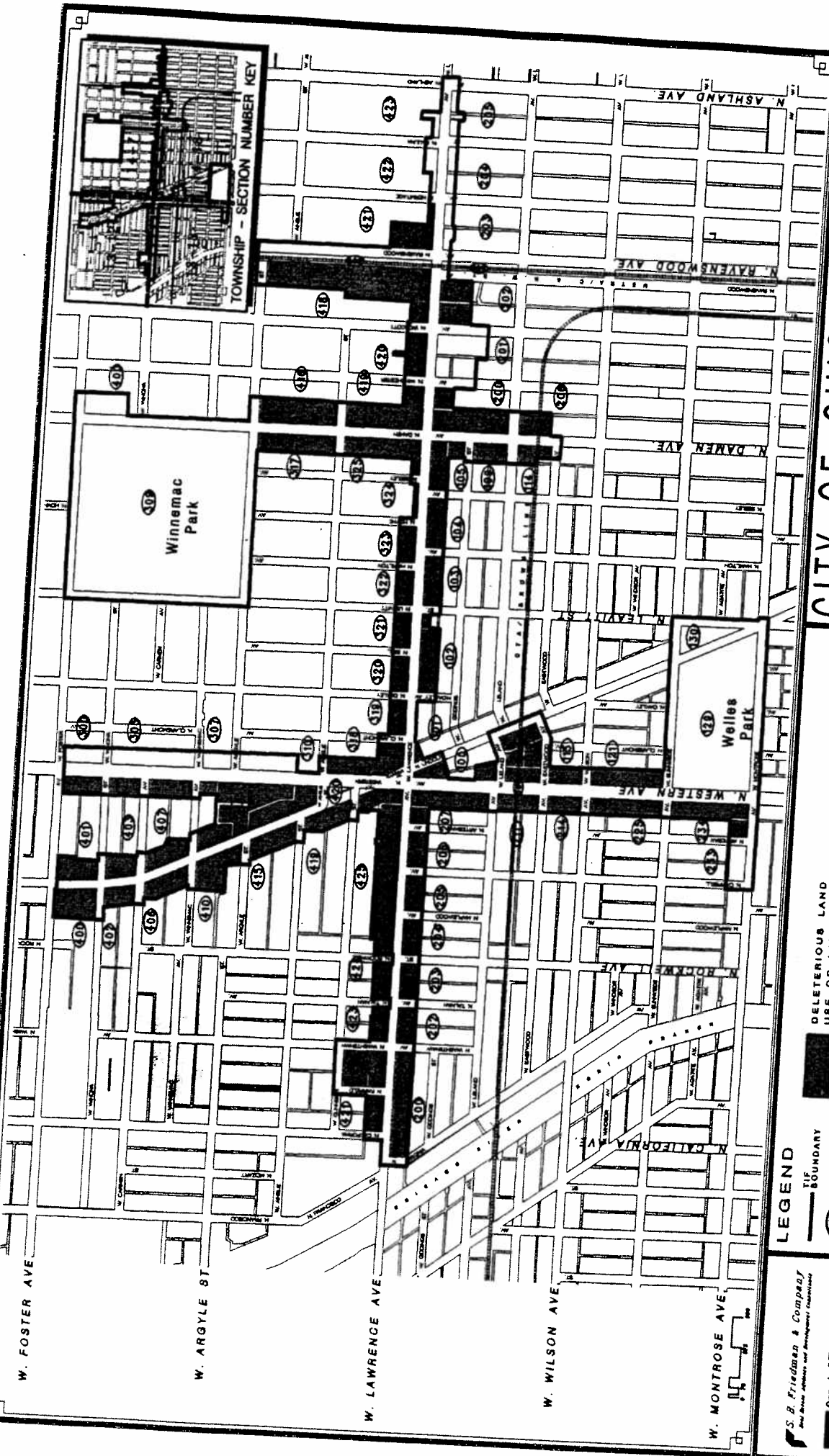
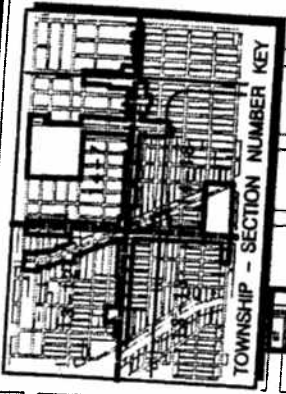


DELETERIOUS LAND
 USE OR LAY-OUT

LEGEND
 TIF BOUNDARY
 BLOCK NUMBER

*Based on Cook County Property Index Numbering (P-I-N) System.

S. B. Friedman & Company
 Real Estate Advisors and Development Consultants
Comptrol The Campbell, Inc.
 Real Estate Planners - Construction Managers



1. Depreciation of Physical Maintenance

Widespread lack of maintenance for properties within an area is a strong indicator that the area is beginning to fall into disrepair and exhibits blighting conditions that need remediation. Nearly one (1) out of every two (2) buildings exhibits some level of depreciation of physical maintenance. One hundred ninety-seven (197) of the 437 (45%) buildings within the Western Avenue North RPA exhibit significant deferred maintenance of building components, including missing roof materials, rotted window and door frames, missing brick mortar in exterior walls, and peeling paint or unfinished surfaces.

In addition, some alleys, sidewalks, curbs and gutters, and street pavements are in poor condition with irregular, cracked, rutted, and patched surfaces. Some fences and gates surrounding the properties exhibit deferred maintenance as well, including peeling paint, rusting, weakening, and bowing.

This eligibility factor was considered to be present to a meaningful extent on 81% of the blocks within the Western Avenue North RPA.

2. Deterioration

Eighty-two of the 437 buildings (19%) within the Western Avenue North RPA demonstrate a significant level of deterioration. This factor was considered to be present to a meaningful extent on one (1) out of every three (3) blocks within the RPA. Cataloged deterioration included the occurrence of major defects in building components, including collapsed or missing gutters and down spouts, cracked, broken or missing windows, evidence of roof leaks, building foundation problems, and cracked exterior wall surfaces. These are structural conditions not readily correctable through normal maintenance. Structural deterioration, coupled with depreciation of physical maintenance, are indicative of an area that is at risk of becoming blighted without direct intervention.

In addition, deterioration was documented on accessory buildings and ancillary property within the Western Avenue North RPA. Accessory buildings and ancillary property include garages, surface parking lots, and property enclosed with fencing. Deterioration also was documented on Western Avenue North RPA infrastructure and included potholed, cracked and uneven pavement.

Deterioration was considered to be present to a meaningful extent on 37% of the blocks within the Western Avenue North RPA.

3. Structures Below Minimum Code

Relying upon data provided by the City of Chicago's Department of Buildings, 214 code violation citations have been issued for 140 different property addresses within the Western Avenue North RPA between 1994 and the beginning of 1999. The 214 code violation citations have implicated

32% of the buildings and two (2) out of every three (3) blocks within the Western Avenue North RPA between 1994 and the beginning of 1999. This continuing problem underscores the documented depreciation of physical maintenance, and in more extreme cases, deterioration of the area's buildings. Structures below code standards indicate that a building is in a current state of non-compliance and poses the risk for a structure to fall into more severe disrepair.

This eligibility factor was found to be present to a meaningful extent on 64% of the blocks within the Western Avenue North RPA.

4. **Obsolescence**

An appreciable amount of functional obsolescence exists within the Western Avenue North RPA. Obsolescence, either functional, economic, or some combination of both, was documented for 109 of the 437 buildings (25%) within the RPA. More than one (1) out of every three (3) blocks exhibits some type of obsolescence. A majority of the buildings within the Western Avenue North RPA were built at least 35 years ago and the floor lay-outs of these buildings were designed for business operations that have become outmoded, or they were designed to accommodate specific types of businesses. Reconfiguration and rehabilitation of such structures would result in substantial cost to any future user and therefore would render the structure functionally obsolete. This functional obsolescence directly inhibits the redevelopment of these properties due to the enormous practical disadvantages faced by potential new users.

In addition to functional obsolescence, the economic obsolescence of many area properties is demonstrated by the stagnant, or in some cases declining, assessed valuation (other than routine increases attributable to the effect of inflation upon triennial reassessment values), and lack of viable tenants for commercial space. The incidence of excessively vacant buildings to a minor extent further indicates economic obsolescence, as disuse is a strong indicator of obsolescence.

Often, the economic disadvantage of an area's buildings is the direct result of their functional obsolescence. Many of these buildings cannot compete in the market without some intervention or correction of obsolete factors. In addition, there is a significant number of buildings which are non-conforming uses within areas within the RPA. Economically obsolete buildings and properties have an adverse effect on nearby properties and detract from the physical, functional, and economic vitality of the surrounding community.

This eligibility factor is present to a meaningful extent on 43% of the blocks within the RPA.

5. **Deleterious Land Use and Lay-out**

Deleterious land use and lay-out was evaluated on a parcel-by-parcel and area-wide basis. This factor may be present regardless of whether or not a structure exists on a parcel. Therefore, it was necessary to evaluate deleterious land use and lay-out in this manner. There are 635 total parcels (or PINS) within the Western Avenue North RPA. Eighty-two percent (82%), or 520 parcels, exhibit deleterious land use or lay-out. Deleterious land use or lay-out exists in several forms

throughout the Western Avenue North RPA. The following discusses the instances of deleterious land use and lay-out as sub-areas for clarity of discussion and to convey the impact of each area to the whole RPA.

This factor was present to a meaningful extent on 55 (79%) of the 70 blocks in the RPA and therefore was found to be present to a major extent throughout the Western Avenue North RPA.

Lawrence Avenue from Damen to Ravenswood

The area bound roughly by Lawrence Avenue from Damen to Ravenswood exhibits deleterious land use or lay-out in several instances. This factor is prevalent more specifically in the areas included in the intersection of Wolcott and Lawrence, but has a widespread effect on the surrounding blocks. This area is highly congested with both pedestrian and vehicular traffic due to the close proximity of several high-use facilities:

- The industrial property located at the northeast corner of Lawrence and Ravenswood including its employee and visitor parking located one block west, at the north end of a commercial parking lot;
- The commercial building on the north side of Lawrence between Winchester and Wolcott including its employee and customer parking one block east between Wolcott and Ravenswood;
- The two bank buildings and drive-through facilities located on the south side of Lawrence between Wolcott and Ravenswood;
- McPherson elementary school located on the south side of Lawrence between Wolcott and Winchester.

There is insufficient vehicular access to the commercial parking lot and the industrial parking lot located at the north end of the commercial lot on the north side of Lawrence. The commercial parking lot has only one ingress/egress to the lot on Lawrence Avenue. Likewise, the industrial parking lot is located at the north end of the commercial parking with two points of access from Lawrence Avenue, and one from Ravenswood Avenue, a one-way street. The close proximity of ingress/egress points of these various parking lots contributes to the congestion of this area and is potentially harmful to surrounding areas included within the RPA.

In addition, the locations of the industrial and commercial parking lots pose significant dangers to pedestrian traffic in the RPA by causing increased foot traffic in the area because customers must cross the intersection of Wolcott and Lawrence to access the commercial building. Likewise, employees and visitors to the industrial property must walk through the commercial parking before crossing under the CTA tracks at Ravenswood and Lawrence to access the facility. Lighted and designated walkways and crosswalks could be aids in making these areas safer for pedestrians.

The two bank buildings, located on the south side of Lawrence across from the commercial parking lot, further contribute to the automobile congestion in the area. The bank is a drive-through facility, thereby attracting significant automobile traffic. The bank has two points of access, one on Lawrence Avenue and one on Winchester Avenue. While the side-street access may alleviate vehicular turning movements on to and off of the main thoroughfare, it contributes to the existing traffic congestion of school buses and pick-up and drop-off areas for children around McPherson school, which is located to the west of the bank facilities and across the street from the commercial building. In addition, the proximity of the two banks' two curb cuts to that of the commercial parking lot poses potential hazards to users of both facilities and the elementary school children. The success of the commercial uses in this area is dependent upon improvements that promote safe pedestrian movement.

Damen Avenue from Argyle to Eastwood

The area along Damen, bounded by Argyle on the north and Eastwood on the south, exhibits widespread deleterious land use exemplified by conflicting land uses and by the large number of structures that are non-conforming uses. Single-family homes are interspersed throughout the area. The presence of single-family homes is not consistent with the current zoning of the area, which is a restricted service district. Conflicts of shared alley spaces between commercial and residential uses arise from truck traffic and loading areas. The coexistence of the commercial uses with the residential character is not conducive to either use and poses problems to the area as a whole.

Lincoln Square Area and Lawrence Avenue from Western to the Chicago River

The Lincoln Square area, bounded roughly by the intersection of Lawrence/Lincoln/Western, and the commercial areas along Lawrence going west to the Chicago River, exhibits widespread deleterious land use and lay-out because of numerous curb cuts and unsafe pedestrian movement. According to a planning study completed in March 1998, the intersection of Lawrence/Lincoln/Western has very wide crossing distances and pedestrian signals that do not provide adequate crossing time. The intersection is particularly difficult to cross because of the large number of vehicular turning movements. Another problem with Lawrence Avenue is the sidewalk width in relation to the street width. The sidewalks for such a busy street are much too narrow, as found in a design charette conducted in October 1995. The problem is compounded where parking lots adjoin the street. The area between Rockwell and Western has several large surface parking lots that interrupt the streetscape and the flow of pedestrians traveling from storefront to storefront. A fragmented streetscape does not encourage pedestrian movement and is not conducive to promoting a walkable commercial corridor. Wider sidewalks would allow street trees and light fixtures to create a more comfortable pedestrian environment. Without wider sidewalks, landscaping, and light fixtures, Lawrence Avenue could continue to decline as a commercial corridor and redevelopment opportunities could be limited.

Additional problems in the Lincoln Square area include inadequate parking for area businesses and hazardous traffic movement, particularly in the areas south of Lawrence to Montrose between Lincoln and Western. The Lincoln Square area has a documented parking deficiency. The area is

home to several major institutions and commercial establishments. These factors have caused a serious parking shortage. The current parallel parking configuration is outdated and inefficient, and limits the supply of parking in the area. This current parking configuration decreases the availability of neighborhood parking for residents and visitors and therefore could limit redevelopment opportunities in the area. On-street parking could be increased by reconfiguring on-street parking and increasing the off-street parking supply.

The area also suffers from traffic circulation problems. The Leland/Lincoln intersection is confusing and dangerous. Northbound traffic on Lincoln directly faces southbound traffic when turning north onto Leland, making the intersection difficult for automobiles to cross from Leland. The problem is so extensive that the Lincoln Square Master Plan recommends the realignment of Leland and Lincoln to improve traffic movement and safety at this busy intersection.

Pedestrian activity around Welles Park, Sulzer Library, and Queen of Angels Catholic school also presents safety concerns as people attempt to cross Lincoln, Montrose, and Western mid-block, often emerging from between parked cars parked along the streets. These streets are major arterial roads that generate high volumes of traffic, thereby posing potential hazards for users of the park, library, and the school. These hazards may be resolved with improved streetscaping, new traffic signals, and narrowed intersections to shorten the pedestrian crossing distance.

The irregularly shaped block on the south side of Lawrence Avenue between Lincoln and Western forms parcels that are angular. These angular and irregularly shaped parcels are functionally and economically obsolete and limit redevelopment opportunities in the heart of the Lincoln Square area. These parcels could limit potential redevelopment opportunities because they are not suited for modern commercial use. Private developers may incur costs for land assembly to create larger, more rectangularly-shaped tracts of land that are more conducive to modern commercial uses.

Lincoln Avenue from Lawrence to Foster

The large angular block north of Lawrence from Ainslie to Winnemac creates parcels which are triangular and/or angular. The incidence of irregularly shaped blocks and parcels contributes to the widespread deleterious land use and lay-out of this area. In addition, this block also contains an appreciable number of lots with shallow depths. Of the 52 parcels included within this block, 21 (40%) have lot depths less than 113 feet; some are as shallow as 60 feet. Also included in this block are houses and a parking lot located behind and between other structures. These parcels have no street frontage. Not only are these parcels functionally and economically obsolete, their location (in an alley) poses potential risks to individuals occupying these parcels given the heavy alley traffic in this area and the potential problems accessing the buildings with emergency vehicles. These parcels could limit potential redevelopment opportunities because of their location and also because of the costs that private developers may incur for land assembly to create larger, more rectangularly-shaped tracts of land that are conducive to modern commercial uses. Shallow lots restrict the size of current and future occupants on these sites as well as limit the size and feasibility of new development.

A high-use commercial property located at the southwest corner of Lincoln Avenue and Foster exhibits a high incidence of deleterious lay-out due to insufficient vehicular access, noncompliance with the standards for curb-cuts as indicated by the Chicago Department of Transportation, and noncompliance with the Chicago Landscape Ordinance.

The building's parking lot can be accessed by three ingress/egress points; two are located on Lincoln Avenue and one is located on Winona Street, which offers only limited access because it is a one-way street going east. The existing congestion at the intersection of Lincoln and Foster is exacerbated by the absence of a left turn lane for customers attempting to access the parking lot from the northbound lane on Lincoln Avenue. This causes traffic jams for blocks south along Lincoln Avenue and poses danger to cars attempting to enter or exit the parking lot.

In addition to inadequate vehicular access, the parking lot does not conform to the curb-cut standards set forth by the Chicago Department of Transportation. The standard requires two-way driveways to have auto curb cuts of at least 24 feet in width. Inspection of the lot showed curb cut widths of approximately 16 to 18 feet. CDOT also requires curb cuts to be a minimum of 25 feet from the corner of an intersection. Inspection of the lot showed curb cuts to be approximately 10 to 15 feet from the intersection. Noncompliance coupled with limited automobile access pose a danger to residents who travel and shop in this area.

Finally, the parking lot does not meet the requirements for landscaping as outlined in the Chicago Landscape Ordinance. The ordinance requires projects above a minimum lot size to install and maintain landscaping as part of their construction, repair, or rehabilitation. Various standards apply to parking lot beautification including lot screening, parkway planting, and internal planting. Currently, the parking lot located at Lincoln and Foster has no landscaping. The surrounding residential and business owners would benefit from the improvements and such measures help commercial uses to blend with the adjacent residential area.

The Lincoln-Foster intersection is a major hub of traffic and commercial/residential uses and therefore the problems exhibited at the commercial site have far-reaching effects into the Western Avenue North RPA including increased traffic problems and an unsightly block fronting on two major arterial roads.

Summary

Combined, the presence of these deleterious land use and lay-out features limit the development opportunities throughout the Western Avenue North RPA. The combination of insufficient vehicular access, unsafe pedestrian movement, shallow lot depths, and nonconforming land uses aggravate traffic patterns and pose special hazards for pedestrians who shop or live in the Western Avenue North RPA, thereby limiting potential redevelopment opportunities.

Minor Supporting Factors

In addition to the factors that previously have been documented as being present to a major extent

within the Western Avenue North RPA, two additional factors are present to a minor extent. These additional factors demonstrate that the Western Avenue North RPA is gradually declining through disinvestment. Left unchecked, these conditions could accelerate the decline of the community, and combined with those factors that have been used to qualify the RPA as a conservation area, could lead to more widespread and intensive commercial and residential disinvestment.

1. Excessive Vacancies

A building was judged to be excessively vacant if it appeared to be at least one-third vacant. The high incidence of functionally or economically obsolete buildings also may be indicative of future increases in vacancy levels since these buildings may eventually be unable to facilitate the needs of specific types of businesses. As a result of high reconfiguration and rehabilitation costs, current tenants may eventually vacate the premises.

This eligibility factor was considered to be meaningfully present on 24%, or nearly one (1) out of every four (4), of the blocks within the Western Avenue North RPA.

2. Lack of Community Planning

Lack of community planning is an area-wide factor, not necessarily attributable to any one parcel. Throughout the Western Avenue North RPA, there is evidence that community plans for the area have not been implemented. The Lincoln Square Commercial Area Master Plan, completed in March 1998, and the Lawrence Avenue Design Charette in October 1995, outline redevelopment and design strategies for areas within the RPA. Implementation of these strategies is dependent upon the adoption of the Western Avenue North RPA.

This eligibility factor is present throughout the Western Avenue North RPA.

4. Redevelopment Project & Plan

Redevelopment Needs of the Western Avenue North RPA

The land use and existing conditions for the area suggest 5 redevelopment needs for the Western Avenue North RPA:

- site assembly, site preparation, and demolition
- infrastructure and streetscape improvements
- capital improvements for public facilities and institutional uses that further the objectives set forth in the Redevelopment Project and Plan
- resources for retail, commercial, and residential development
- job training assistance

The Redevelopment Plan identifies tools for the City to: support the re-establishment and improvement of the RPA as active mixed-use districts suitable for modern-day users; support other improvements that serve the redevelopment interests of the local community and the City; and assist existing businesses to promote the desirability of their businesses through expansion, improvement, and/or other mechanisms as set forth in the Redevelopment Plan.

Currently, the Western Avenue North RPA is characterized by conflicting land use patterns, structural deterioration, poor vehicular and pedestrian access, and buildings that no longer are suitable for modern commercial and industrial uses. These area and building conditions are minimizing the value of commercial, industrial, and residential properties in the area compared to other commercial and residential districts elsewhere in the City, limiting local area employment opportunities and growth, and contributing to the lack of new investment within the RPA.

The public improvements outlined in the Redevelopment Plan will create an environment conducive to private investment and redevelopment within the Western Avenue North RPA. The goals, objectives, and strategies discussed below have been developed to address these needs and facilitate the sustainable redevelopment of the Western Avenue North RPA. To support specific projects and encourage future investment in the RPA, public resources including tax increment financing may be used to facilitate site assembly, site preparation, and demolition for future private sector redevelopment activities; modernize RPA infrastructure; create an identity for the community; and support building rehabilitation. The private sector often acquires and assembles property to create redevelopment opportunities and suitable sites for modern development needs. Property assembly and demolition by the private sector to meet the goals, policies, or objectives of this Redevelopment Plan can be assisted using tax increment revenues.

Ultimately, the goals, objectives and strategies are designed to redevelop the RPA as a vibrant mixed-use commercial district, strengthening adjacent residential districts, and providing new and enhanced commercial activities that complement and service the residential population.

Goals, Objectives and Strategies

Goals, objectives and strategies designed to address the needs of the community form the overall framework of the Redevelopment Plan for the use of anticipated tax increment funds generated within the Western Avenue North RPA.

Goal. The overall goal of the Redevelopment Plan is to reduce or eliminate conditions that qualify the Western Avenue North RPA as a conservation area and to provide the direction and mechanisms necessary to re-establish the RPA as an active and vibrant mixed-use commercial district that provides a comprehensive range of commercial and retail uses to the surrounding residential community, while accommodating residential and institutional uses where appropriate. Redevelopment of the RPA will induce redevelopment opportunities in surrounding neighborhoods.

Rehabilitation and redevelopment of the RPA is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment. The underlying strategy is to use tax increment financing, as well as other funding sources, to reinforce and encourage further private investment.

Objectives. Thirteen objectives support the overall goal of area-wide revitalization of the Western Avenue North RPA. These include:

1. Encourage retail, commercial, and residential development by facilitating the assembly, preparation, and marketing of vacant and improved sites, and assisting private developers to assemble suitable sites for modern development needs;
2. Encourage the development of senior housing;
3. Facilitate the remediation of environmental problems to provide additional land for new retail, commercial, and residential development and redevelopment, as appropriate;
4. Foster the replacement, repair, and/or improvement of infrastructure where needed, including sidewalks, streets, curbs, gutters, and underground water and sanitary systems to facilitate the construction of new retail, commercial, and residential development as well as the rehabilitation of residential, commercial, institutional, and public properties within the Western Avenue North RPA;
5. Facilitate the preservation and/or rehabilitation of anchor retail, commercial, and institutional uses, established institutional facilities, and architecturally or historically significant buildings in the Western Avenue North RPA;
6. Support the goals and objectives of other overlapping plans, including the *Lincoln Square Master Plan* (City of Chicago Planning Now Study, March 1998), and coordinate available federal, state, and local resources to further the goals of this redevelopment plan;

7. Encourage the development of mixed-use retail/commercial, residential, and institutional uses, as appropriate, along the major corridors of Western, Damen, Lawrence, Lincoln, and Montrose, and at the core Lawrence/Lincoln/Western intersection;
8. Preserve and enhance the pedestrian orientation of appropriate retail nodes, such as the Lawrence/Lincoln/Western intersection, by encouraging pedestrian-friendly uses and design strategies that include, but are not limited to, the following: facilitate safe pedestrian movement across wide arterial streets with pedestrian amenities; widen narrow sidewalks; and create visual interest and safer pedestrian environments with streetscaping, landscaping, lighting, and buffering;
9. Facilitate the provision of adequate on- and off-street parking for visitors, employees, and customers of the RPA;
10. Strengthen the economic well-being of the Western Avenue North RPA by providing resources for retail, commercial, residential, and institutional development in the Western Avenue North RPA, as appropriate.
11. Create an environment for educational, recreational, and other institutional facilities where needed and in accordance with the Redevelopment Plan by providing enhancement opportunities for public facilities and institutions, such as schools, parks, transit facilities, and libraries;
12. Provide opportunities for women-owned, minority-owned, and locally owned businesses to share in the job and construction opportunities associated with the redevelopment of the Western Avenue North RPA; and
13. Support job training programs and increase employment opportunities, including high-technology jobs, for area residents.

Strategies. These objectives will be implemented through five (5) specific and integrated strategies. These include:

Implement Public Improvements. A series of public improvements throughout the Western Avenue North RPA may be designed and implemented to help define and create an identity for the area and subareas, prepare sites for anticipated private investment, and create a more conducive environment for retail, commercial, and residential development.

These improvements may include new streetscaping, improved street and sidewalk lighting, resurfacing of alleys, sidewalks and streets, reductions in area curb-cuts, and other public improvements consistent with the Redevelopment Plan. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation, or restoration of public improvements on one or more parcels.

Develop Vacant and Underutilized Sites. The redevelopment of vacant and underutilized sites within the Western Avenue North RPA is expected to stimulate both physical and economic private investment and enhance properties within the RPA.

Encourage Private Sector Activities. Through active marketing of prepared sites and public-private partnerships, the City may provide financial and other assistance to encourage the private sector to undertake redevelopment and rehabilitation projects and other improvements that are consistent with the goals of this Redevelopment Plan.

Facilitate Property Assembly, Demolition, and Site Preparation. To meet the goals, policies or objectives of this Redevelopment Plan, the City may acquire and assemble property throughout the RPA. Land assemblage by the City may be done by purchase, exchange, donation, lease, eminent domain, or through the Tax Reactivation Program and may be for the purposes 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 development agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

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

The private sector often acquires and assembles property to create redevelopment opportunities and suitable sites for modern development needs. Property assembly by the private sector to meet the goals, policies, or objectives of this Redevelopment Plan may be assisted using tax increment revenues.

Facilitate/Support New Development. To facilitate private market interest, the City may enter into agreements within the limits of the Act to facilitate and support redevelopment projects that complement and comport with the goals, objectives and strategies of this Redevelopment Plan and/or the acquisition and assembly of property by the City under the authority of this Redevelopment Plan.

Redevelopment Plan Elements

There are three (3) general categories of activities that may be supported by tax increment funds under the provisions of the Act:

- **Development/Redevelopment/Rehabilitation Activities, such as:**
 - Site assembly, demolition, and site preparation

- Interest subsidies
 - Rehabilitation costs
 - Relocation costs
 - Environmental remediation
- **Public Improvements, such as:**
 - Provision or rehabilitation of public improvements, including open space and taxing district facilities
 - Capital costs, as they are incurred as a result of, or in furtherance of, the redevelopment plan
 - **Administrative Support and Financing, such as:**
 - Job training and related educational programs
 - Analysis, administration, studies, legal, etc.
 - Financing costs

The City may enter into redevelopment agreements or intergovernmental agreements with public or private entities to construct, rehabilitate, renovate, or restore private or public improvements on one or several parcels (collectively referred to as "Redevelopment Projects"). A number of key types of projects, activities and improvements were identified for the Western Avenue North RPA and are described below. These activities are those which could be undertaken as resources become available. As community needs and market conditions change, it is likely that additional projects may be suggested throughout the life of the Western Avenue North RPA. To the extent that these projects are consistent with the goals of this Redevelopment Plan, and the related costs are eligible under the Act, these projects may be considered for funding.

Site Assembly, Demolition, and Preparation. Land may be acquired for the purposes of land assembly for future redevelopment in accordance with the "Facilitate Property Assembly, Demolition, and Site Preparation," under the Strategies section of this report. Relocation assistance may be provided in order to facilitate redevelopment of portions of the Western Avenue North RPA, and to meet other City objectives. Business or households legally occupying properties that are acquired by the City may be provided with relocation advisory and/or financial assistance as determined by the City. Site preparation may include demolition of existing improvements and environmental remediation, where appropriate. The private sector often acquires and assembles property to create redevelopment opportunities and suitable sites for modern development needs. Property assembly by the private sector to meet the goals, policies, or objectives of this Redevelopment Plan can be funded using tax increment revenues.

Marketing. In conjunction with site assembly activities, the City may market sites to commercial and retail developers, by means of site signage, direct mailings, audio/visual marketing materials, and site brochures.

Public Improvements. Public improvements within the Western Avenue North RPA along

all arterial and collector streets, and railroad and public right-of-way overpasses may be undertaken to facilitate redevelopment activities, including but not limited to, the following:

- Street, alley and sidewalk resurfacing;
- Street lighting;
- Traffic signalization;
- Reconstruction of street curbs and gutters;
- Underground water and sanitary systems;
- Streetscaping; and
- Open space.

These public improvements should be designed to enhance the area for private commercial, industrial, and residential investment. The public improvements also will be designed to give a marketable identity to the RPA as an important commercial and retail destination within the Lincoln Square and Uptown communities.

Environmental Remediation of Redevelopment Sites. Many of the potential redevelopment opportunity sites within the Western Avenue North RPA may contain hazardous building materials that were left on-site which must be removed prior to any new construction.

Commercial, Residential, and Institutional Rehabilitation. Existing commercial properties may be targeted for rehabilitation to improve their market competitiveness, stabilize the commercial segments within the Western Avenue North RPA, and provide opportunities for commercial, and retail job retention and attraction. Residential properties may also benefit from TIF assistance to repair structural and/or mechanical elements. Similarly, community institutional resources may also be eligible to receive TIF assistance to improve their facilities to better serve the surrounding communities.

These activities are representative of the types of projects contemplated to be undertaken during the life of the Western Avenue North RPA. Market forces are critical to the completion of these projects. Phasing of projects will depend on the interests and resources of both public and private sector parties. Not all projects will necessarily be undertaken. Further, additional projects may be identified throughout the life of the Western Avenue North RPA. To the extent that these projects meet the goals of this Redevelopment Plan and the requirements of the Act and budget outlined in the next section, these projects may be considered for tax increment funding.

The City requires that developers who receive TIF assistance for the development of market rate housing must set aside 20% of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means that affordable for-sale housing 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.







Future Land Use

The future land use of the Western Avenue North RPA reflects the objectives of the Redevelopment Plan, which are to: support the improvement of the RPA an active mixed-use district; and support other improvements that serve the redevelopment interests of the local community, current business owners, and the City. The proposed objectives are compatible with historic land use patterns and support current development trends in the area. Currently, most of the blocks within the RPA contain more than one use. The mixed-use category allows for a broader range of future development opportunities.

The proposed land uses are detailed on Map 5 and are as follows:

- Institutional (including public facilities, hospitals, social services);
- Parks/Open Space;
- Industrial; and
- Mixed-use.

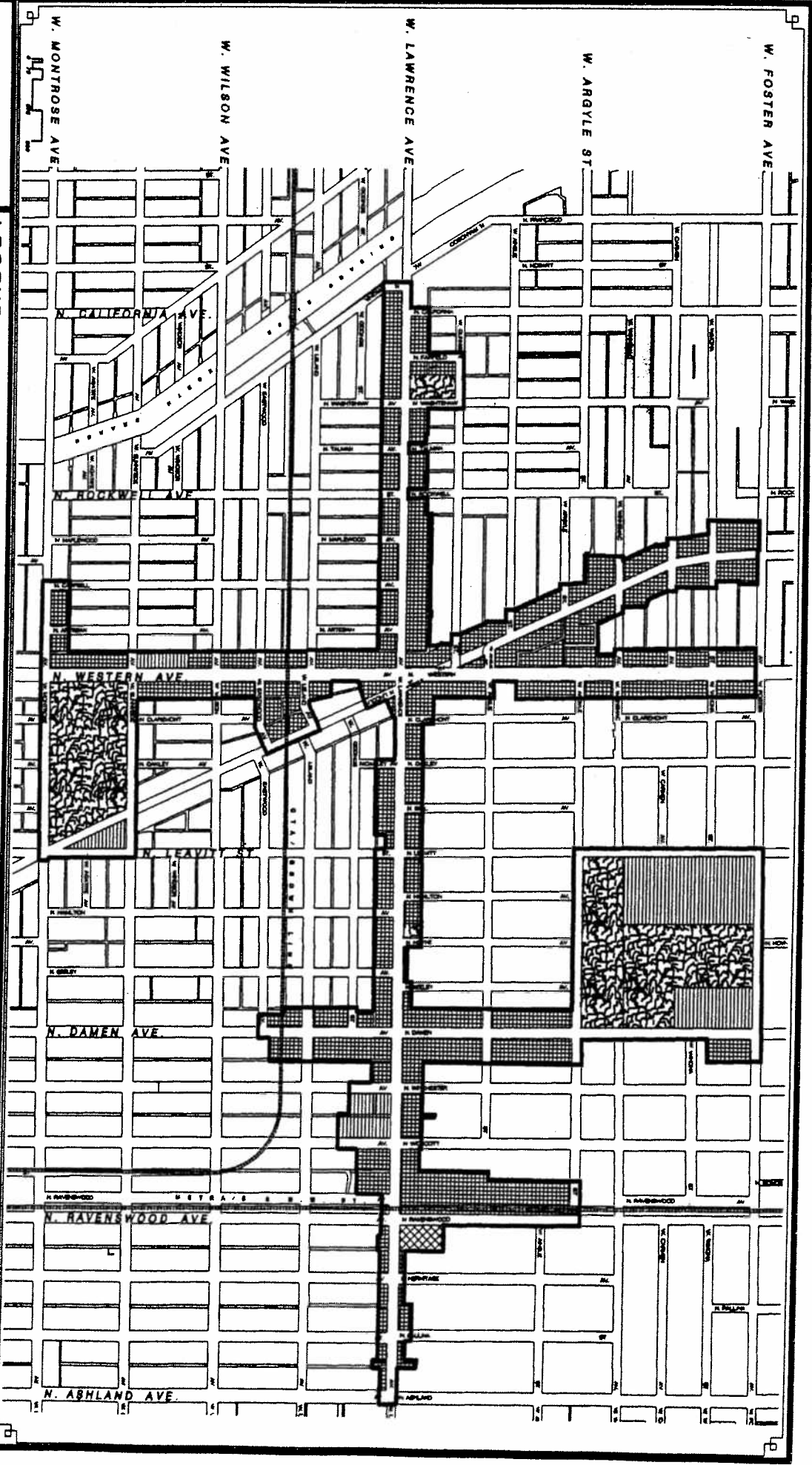
S. B. Friedman & Company
Real Estate, Insurance and Development Associates
Compbell Thi Compbell, Inc.
Architects, Planners & Construction Managers

- LEGEND**
-  TIF BOUNDARY
 -  RESIDENTIAL USE
 -  MIXED USE
 -  INSTITUTIONAL
 -  PARK/OPEN SPACE
 -  INDUSTRIAL



CITY OF CHICAGO
WESTERN AVENUE NORTH
TIF DISTRICT

MAP 5
PROPOSED
LAND USE
SEPTEMBER 1999



Housing Impact and Related Matters

The Area contains 55 single-family buildings, 74 multi-family buildings, and 125 mixed-use buildings with upper story residential for a total of 1,443 residential units. Of the 1,443 total residential units in the Area, 1,280 are inhabited. Because the Area includes a significant number of residential units, information is provided regarding this Plan's potential impact on housing.

Included in the Plan is Map 5, Proposed Land Use. This map indicates parcels of real property on which there are buildings containing residential units that could be removed if the Plan is implemented in this regard, and that to the extent those units are inhabited, the residents thereof might be displaced.

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

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

Map and Survey Overview

Based on the Plan's Map 5, Proposed Land Use Map, where compared to Map 3, Existing Land Use included herein, there are certain parcels of property currently containing residential uses and units that, if the Plan is implemented in that regard, could result in such buildings being removed. There are 1,443 total residential units potentially affected by land use change as reflected on the Proposed Land Use Map of which 1,280 units are occupied residential units. Of this number, 306 are estimated to be occupied by residents classified as low-income, and 426 are estimated to be occupied by residents classified as very low-income. In instances where residential uses on the Existing Land Use Map are changed to mixed use, as shown on the Proposed Land Use Map, the future land use

may continue to be residential.

The Appendix contains references to reflect the parcels containing buildings and units of residential housing that are impacted by the discussion presented in the previous paragraphs. Additional references to reflect the impacted buildings are included in the Eligibility Analysis in Part 3 of this report. Parcels that may be impacted are listed and indicated by an asterisk (*) in the EAV Summary Table located in Appendix 2 of this report.

Eligible Costs

The Act outlines several categories of expenditures that can be funded using tax increment revenues. These expenditures, referred to as eligible redevelopment project costs, include all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this plan pursuant to the Act. The City proposes to realize its goals and objectives of redevelopment through public finance techniques, including, but not limited to, tax increment financing, and by undertaking certain activities and incurring certain costs. Some of the costs listed below will become eligible costs under the Act pursuant to an amendment to the Act which will become effective November 1, 1999. Such costs may include, without limitation, the following:

1. Costs of studies, surveys, development of plans and specifications, implementation and administration of the Redevelopment Plan, including but not limited to, staff and professional service costs for architectural, engineering, development advisors, development managers, legal, marketing sites within the area to prospective businesses, developers, and investors, financial, planning or other services, related hard and soft costs, and other related expenses; provided however, that no such charges may be based on a percentage of the tax increment collected;
2. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, and clearing and grading of land, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but limited to parking lots and other concrete or asphalt barriers;
3. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings or fixtures and leasehold improvements;
4. Up to 50% of the cost of construction, renovation, and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very-low income households, only the low- and very low-income units shall be eligible for this benefit under the Act;
5. Costs of the construction of public works or improvements including the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project if the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
6. Costs of job training and retraining projects including the costs of "welfare to work" programs implemented by businesses located within the redevelopment project area;
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 hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto and interest accruing during a construction period;
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 objectives of the Redevelopment Plan and project, to the extent the municipality 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 in the Act;
 10. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;
 11. Payment in lieu of taxes;
 12. Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and taxing district(s), which agreement describes the program to be undertaken, including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by the community college district of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-41.1 of the Public and Community College Act as cited in the Act and by the school districts of cost pursuant to Section 10-22.20a and 10-23.3a of the School Code as cited in the Act.
 13. Interest costs incurred by a developer or other users related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - a. Such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - b. Such payments in any one (1) year may not exceed thirty percent (30%) of the annual interest costs incurred by the developer/user with regard to the development project during that year;

- c. If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (11) then the amount so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; and
 - d. The total of such interest payments paid pursuant to the Act may not exceed thirty percent (30%) of the total of (i) cost paid or incurred by the developer/user for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act.
 - e. The percentage increases from thirty percent (30%) to seventy-five percent (75%) for the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act;
14. The cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the City, county, or regional median income as determined from time to time by the United States Department of Housing and Urban Development.
15. Unless explicitly stated in the Act and as provided for in relation to low- and very-low income housing units, the cost of construction of new privately owned buildings shall not be an eligible redevelopment project cost.

Estimated Redevelopment Project Costs

The estimated eligible costs of this Redevelopment Plan are shown in Table 2. The total eligible cost provides an upper limit on expenditures that are to be funded using tax increment revenues, exclusive of capitalized interest, issuance costs, interest, and other financing costs. Within this limit, adjustments may be made in line items without amendment to this Redevelopment Plan. Additional funding in the form of State and Federal grants, private developers contributions and other outside sources may be pursued by the City as a means of financing improvements and facilities which are of benefit to the general community.

TABLE 2: ESTIMATED TIF ELIGIBLE COSTS

Project/Improvements	Estimated Project Costs*
Professional Services	\$1,500,000
Property Assembly: land assembly, demolition, site preparation, environmental remediation	\$9,000,000
Rehabilitation Costs	\$15,000,000
Public Works or Improvements (1)	\$20,000,000
Relocation	\$750,000
Job Training	\$1,000,000
Interest Costs	\$11,500,000
Day Care	\$2,250,000
TOTAL REDEVELOPMENT COSTS (2)	\$61,000,000

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

(1) This category also may include the reimbursement of capital costs of taxing districts including schools resulting from the redevelopment project necessarily incurred in the furtherance of the objectives of the Redevelopment Project Area Plan and Project to the extent the City by written agreement accepts and approves such costs.

(2) All costs are in 1999 dollars and may be increased by the rate of inflation reflected in the National Consumer Price Index. In addition to the above stated costs, each issue of obligations issued to finance a phase of the Redevelopment Project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including interest costs.

Adjustments to the estimated line item costs in Table 2 are expected and may be made by the City without amendment to the Plan. Each individual project cost will be re-evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing line item costs as a result of changed redevelopment costs and needs.

Phasing and Scheduling of the Redevelopment

Each private project within the Western Avenue North RPA shall be governed by the terms of a written redevelopment agreement entered into by a designated developer and the City and approved by the City Council. Where tax increment funds are used to pay eligible redevelopment project costs, to the extent funds are available for such purposes, expenditures by the City shall be coordinated to coincide on a reasonable basis with the actual redevelopment expenditures of the developer(s). The redevelopment plan shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the City treasurer provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third year calendar year following the year in which the ordinance approving this redevelopment project area is adopted (by December 31, 2024).

Sources of Funds to Pay Costs

Funds necessary to pay for redevelopment project costs and/or municipal obligations which may be 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 a repayment source tax increment revenue. To secure the issuance of these obligations and the developer's performance of redevelopment agreement obligations, the City may require the utilization of guarantees, deposits, reserves, and/or other forms of security made available by private sector developers. The City may incur Redevelopment Project Costs which are paid from the funds of the City other than incremental taxes, and the City may then be reimbursed for such costs from incremental taxes.

The tax increment revenue which will be used to fund tax increment obligations and eligible redevelopment project costs shall be the incremental real property tax revenues. Incremental real property tax revenue is attributable to the increase of the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the redevelopment project area over and above the certified initial equalized assessed value of each such property. Without the use of such incremental revenues, the redevelopment project area is not likely to redevelop.

Other sources of funds which may be used to pay for development costs and associated obligations issued or incurred include land disposition proceeds, state and federal grants, investment income, private investor and financial institution funds, and other sources of funds and revenues as the municipality and developer from time to time may deem appropriate.

The Western Avenue North RPA is contiguous to the proposed Clark/Montrose, Devon and Western, Lincoln Avenue, and Western Avenue South RPAs and may, in the future, be contiguous to, or be separated only by a public right-of-way from, other redevelopment areas created under the Act. The City may utilize net incremental property tax revenues received from the Western Avenue North RPA to pay eligible redevelopment 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 Western Avenue North RPA 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 Western Avenue North RPA, shall not at any time exceed the total Redevelopment Project Costs described in Table 2 of this Redevelopment Plan.

The Western Avenue North RPA may become contiguous to, or separated only by a public right-of-way from, other redevelopment project areas created under the Illinois 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 Western Avenue North RPA, the City may determine that it is the best interests of the City and in furtherance of the purposes of the Plan that net revenues from the Western Avenue North RPA 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 Western Avenue North RPA to pay eligible redevelopment projects 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 Western Avenue North RPA and such areas. The amount of revenue from the Western Avenue North RPA so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Western Avenue North RPA or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Table 2 of this Redevelopment Plan.

If necessary, the redevelopment plans for other contiguous redevelopment project areas that may be or already have been created under the Act may be drafted or amended as applicable to add appropriate and parallel language to allow for sharing of revenues between such districts.

Issuance of Obligations

To finance project costs, the City may issue bonds or obligations secured by the anticipated tax increment revenue generated within the Western Avenue North RPA, or such other bonds or obligations as the City may deem as appropriate. The City may require the utilization of guarantees, deposits or other forms of security made available by private sector developers to secure such obligations. In addition, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

All obligations issued by the City pursuant to this Redevelopment Plan and the Act shall be retired within the time frame described above. Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more of a series

of obligations may be sold at one or more times in order to implement this Redevelopment Plan. The amounts payable in any year as principal and interest on all obligations issued by the City shall not exceed the amounts available from tax increment revenues, or other sources of funds, if any, as may be provided by ordinance. Obligations may be of parity or senior/junior lien nature. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund, or optional redemptions.

In addition to paying redevelopment project costs, tax increment revenues may be used for the scheduled and/or early retirement of obligations, and for reserves, bond sinking funds and redevelopment project costs. To the extent that real property tax increment is not required for such purposes, revenues shall be declared surplus and become available for distribution annually to area taxing districts in the manner provided by the Act.

Most Recent Equalized Assessed Valuation of Properties in the Redevelopment Project Area

The purpose of identifying the most recent equalized assessed valuation ("EAV") of the Western Avenue North RPA 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 Western Avenue North RPA. The 1998 EAV of all taxable parcels in the Western Avenue North RPA is approximately \$71,987,000. This total EAV amount by PIN is summarized in Appendix 2. 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 Redevelopment Project Area will be calculated by Cook County.

Anticipated Equalized Assessed Valuation

By 2023, the EAV for the Western Avenue North RPA will be approximately \$145,287,000. This estimate is based on several key assumptions, including: 1) an inflation factor of 3% per year on the EAV of all properties within the Western Avenue North RPA, with its cumulative impact occurring in each triennial reassessment year; 2) an equalization factor of 2.1799; and 3) a tax rate of 8.872% for the duration of the Western Avenue North RPA.

6. Required Findings and Tests

Lack of Growth and Private Investment

The City is required to evaluate whether or not the RPA has been subject to growth and private investment and must substantiate a finding of lack of such investment prior to establishing a tax increment financing district.

While some new investment has occurred in the Western Avenue North RPA between 1994 and the beginning of 1999, this investment has been minimal in scope and isolated in areas within the RPA. Taken as a whole, the RPA has not been subject to growth and development through investment by private enterprise. The Western Avenue North RPA is located within Jefferson and Lake View Townships. From 1994 through 1998 the growth of equalized assessed valuation ("EAV," which is the value of property from which property taxes are based) in the RPA has lagged behind that of the City of Chicago and Jefferson and Lake View Townships. The compound annual growth rate of EAV for the Western Avenue North RPA was 2.61% between 1994 and 1998. In comparison, the compound annual growth rate of EAV was 3.06% for the City of Chicago, 3.10% for Jefferson Township, and 4.37% for Lake View Township over the same period of time.

As another method to examine the scope of new investment in the Western Avenue North RPA, *S. B. Friedman & Company* examined building permit data provided by the City of Chicago Department of Buildings. Specifically, we examined building permit data for the period 1994 to early 1999 which revealed that 213 permits were issued within the Western Avenue North RPA totaling \$6.8 million. Approximately 7 of these permits were for building demolition, 14 were for code compliance, and the remaining 192, (\$6.5 million after adjusting for demolition and code compliance permits), were for new construction, rehabilitation, mechanical upgrades, or minor repairs.

Based on our review of the data of the 192 permits, approximately 18 permits (totaling approximately \$950,000) were initiated for public (i.e., public schools, libraries, and CTA) or private institutional purposes. The remaining 174 permits (\$5.5 million) were privately initiated, with only \$883,000, or 16%, of the total private investment issued for new construction. On average over our 5-year study period, privately initiated permits amounted to approximately \$1.1 million per year of total private investment, or approximately 1% of total market value of all property within the Western Avenue North RPA. At this rate, it would take the private market a substantial amount of time to replace the current market value of the RPA.

Furthermore, a majority of the private investment has been limited to specific locations within the RPA and has not been evenly distributed throughout the area. Seventeen permits totaling \$3.2 million dollars, or nearly 60% of the total private investment, were issued to only 6 different buildings. Three of these 17 permits, totaling approximately \$700,000, were issued to 3 of these 6 buildings for new construction. The remaining 11 permits, totaling \$2.5 million, were issued for general repairs, alterations to existing uses, and additions. These 6 buildings are isolated instances and are not a result of concentrated private development efforts in the RPA. Furthermore, these 6 buildings represent only 1% of the total buildings in the RPA and therefore do not represent widespread new investment throughout the RPA. Without these 17 permits, the total private

investment would total only \$2.4 million dollars. This is approximately \$480,000 per year, or approximately 0.5% of the total market value of all property within the TIF district.

The impact on surrounding properties of the property investment on which building permits were issued has been isolated and minimal. These new investments and existing property improvements have not stimulated widespread new private investment in the Western Avenue North RPA.

Finding: The Redevelopment Project Area (Western Avenue North RPA) on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.

But for...

The City is required to find that, but for the designation of the TIF district and the use of tax increment financing, it is unlikely that significant investment will occur in the Western Avenue North RPA.

Without the support of public resources, the redevelopment objectives of the Western Avenue North RPA would most likely not be realized. The scope of area-wide improvements and development assistance resources needed to rehabilitate the Western Avenue North RPA as a mixed-use commercial district are expensive, and the private market, on its own, is not likely to absorb all of these costs. Public resources to assist with site assembly and preparation, public infrastructure improvements, and private property rehabilitation are needed to leverage private investment and facilitate area-wide redevelopment consistent with the Redevelopment Plan. TIF funds can be used to fund land assembly, site preparation, infrastructure improvements, and building rehabilitation. Accordingly, but for creation of the Western Avenue North RPA, these projects, which would contribute substantially to area-wide redevelopment, are unlikely to occur without TIF designation for the Western Avenue North RPA.

Finding: But for the adoption of this Redevelopment Plan, critical resources will be lacking that would otherwise support the redevelopment of the Western Avenue North RPA and the Western Avenue North RPA would not reasonably be anticipated to be developed.

Conformance to the Plans of the City

The Western Avenue North RPA and Redevelopment Plan must conform to the comprehensive plan for the City, conform to the strategic economic development plans, or include land uses that have been approved by the Chicago Plan Commission.

The proposed land Chicago uses described in this Redevelopment Plan will be approved by the Chicago Plan Commission prior to its adoption by the City Council.

Dates of Completion

The dates of completion of the project and retirement of obligations are described in "Phasing and Scheduling of the Redevelopment" in Section 5 above.

Financial Impact of the Redevelopment Project

As explained above, without the adoption of this Redevelopment Plan and tax increment financing, the Western Avenue North RPA is not expected to be redeveloped by private enterprise. Additionally, there is a genuine threat that blighting conditions will continue to exist and spread, and that the entire area will become a less attractive place to maintain and improve existing buildings and sites. The lagging growth of property values also may lead to a decline of property values in surrounding areas and could lead to a reduction of real estate tax revenue to all taxing districts.

This document describes the comprehensive redevelopment program proposed to be undertaken by the City to create an environment in which private investment can reasonably occur. The redevelopment program will be staged gradually over the 23-year life of the Western Avenue North RPA. If a redevelopment project is successful, various new projects will be undertaken that will assist in alleviating blighting conditions, creating new jobs, and promoting rehabilitation and development in the Western Avenue North RPA.

This Redevelopment Plan is expected to have short- and long-term financial impacts on the affected taxing districts. During the period when tax increment financing is utilized, real estate tax increment revenues from the increases in EAV over and above the certified initial EAV (established at the time of adoption of this document) may be used to pay eligible redevelopment project costs for the Western Avenue North RPA. At the time when the Western Avenue North RPA is no longer in place under the Act, the real estate tax revenues resulting from the redevelopment of the Western Avenue North RPA will be distributed to all taxing district levying taxes against property located in the Western Avenue North RPA. These revenues will then be available for use by the affected taxing districts.

Demand on Taxing District Services and Program to Address Financial and Service Impact

The following major taxing districts presently levy taxes on properties located within the Western Avenue North RPA and maintain the listed facilities within the boundaries of the RPA, or within close proximity (approximately three blocks) of the RPA boundaries:

City of Chicago

- Sulzer Regional Library (4455 N. Lincoln)
- Chicago Fire Department-Engine Station House 110 (2322 W. Foster)
- 20th District Station (1940 W. Foster)

Chicago Board of Education

- Amundsen High School (5110 N. Damen)
- Budlong Elementary (2701 W. Foster)
- Chappell Elementary (5145 N. Leavitt)
- McPherson Elementary (4728 N. Wolcott)
- Waters Elementary (4540 N. Campbell)

Chicago School Finance Authority**Chicago Park District**

- Gross Park (2708 W. Lawrence)
- Vogle Park (2100 W. Lawrence)
- Welles Park (2333 W. Sunnyside)
- Winnemac Park (5100 N. Leavitt)

Metropolitan Water Reclamation District of Greater Chicago**County of Cook****Cook County Forest Preserve District**

Map 6 illustrates the locations of community facilities operated by the above listed taxing districts within close proximity to the Western Avenue North RPA.

Redevelopment activity may cause increased demand for services from one or more of the above listed taxing districts. In 1994, the Act was amended to require an assessment of any financial impact of the Redevelopment Project Area on, or any increased demand for service from, any taxing district affected by the Redevelopment Plan and description of any program to address such financial impacts or increased demand. The City intends to monitor development in the areas 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.

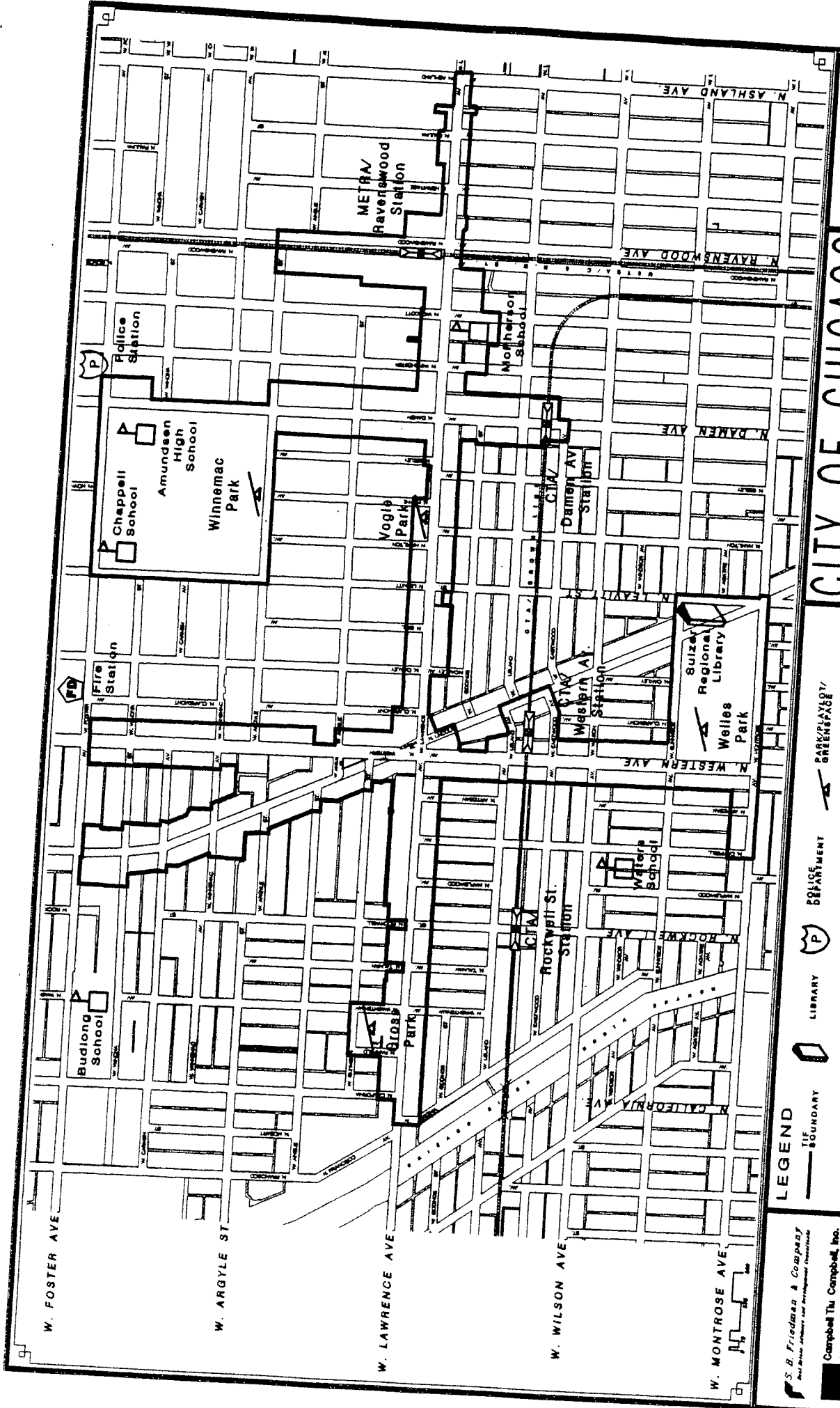
The anticipated nature of increased demands for services on these taxing districts, and the proposed activities to address increased demand are described below.

City of Chicago. The City is responsible for a wide range of municipal services, including: police and fire protection; capital improvements and maintenance; water supply and distribution; sanitation service; and building, housing and zoning codes.

Replacement of vacant and under-utilized buildings and sites with active and more intensive uses may result in additional demands on services and facilities provided by the districts. Additional costs to the City for police, fire, library circulation, and recycling and sanitation services arising from residential and non-residential development may occur. However, it is expected that any increase in demand for the City services and programs associated with the Western Avenue North RPA can be handled adequately by City police, fire protection, library, sanitary collection and recycling services and programs maintained and operated by the City. In addition to several public service facilities operated by the City within the Western Avenue North RPA, there also are public facilities in close proximity to the area. Therefore, no special programs are proposed for the City. In addition, to the extent that the revitalization efforts result in reduced crime and physical improvements which reduce the risk of fire, the Redevelopment Plan actually may result in some cost savings.

CITY OF CHICAGO

WESTERN AVENUE NORTH TIF DISTRICT



- LEGEND**
- TIF BOUNDARY
 - TRANSIT STATION
 - LIBRARY
 - POLICE DEPARTMENT
 - FIRE DEPARTMENT
 - SCHOOL
 - PARK/PLAYLOT/ GREENSPACE

S. B. Friedman & Company
Real Estate, Finance and Development Consultants

Campbell Thi Campbell, Inc.
Architects - Planners - Construction Managers

Chicago Board of Education and Associated Agencies. General responsibilities of the Board of Education include the provision, maintenance and operation of educational facilities and the provision of education services for kindergarten through twelfth grade.

It is likely that some families who purchase new housing or rent new apartments in the Western Avenue North RPA will send their children to public schools, putting increased demand on area school districts. However, the Western North RPA is predominately commercial and will most likely contain limited new residential development in the future. In addition, many of the new home owners or renters may come from the immediate neighborhood and some of these families may send their children to private schools, and senior residential development will add few, if any, additional children. Existing absorption capacity was verified through enrollment and capacity data provided by the office of Planning & Educational Programming at the Chicago Public Schools (CPS). In accordance with the practice of the CPS, we used design capacity to calculate the utilization rates for high schools and program capacity to calculate the utilization rates for elementary schools. Program capacity is 80% of design capacity. The enrollment and capacity data provided by the CPS reveal that the public schools that serve the area immediately surrounding the Western Avenue North RPA collectively operate at almost 100% of full capacity (using design capacity for high schools and program capacity for elementary schools). Given the limited scope of new residential construction within the Western Avenue North RPA, it is unlikely that the existing capacity will be exceeded as a result of TIF supported activities. However, the City intends to monitor development in the Western Avenue North RPA and, with the cooperation of the Board of Education, and will ensure that any increased demands for the services and capital improvements provided by the Board of Education are addressed in connection with each new residential project.

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

The replacement of vacant and underutilized properties with residential and non-residential development may result in an increase in population within the Western Avenue North RPA, which may result in additional demand for services from the district. It is expected that the households that may be added to the Western Avenue North RPA may generate additional demand for recreational services and programs and may create the need for additional open spaces and recreational facilities operated by the Chicago Park District. The City intends to monitor development in the Western Avenue North RPA and, with the cooperation of the Chicago Park District, will attempt to ensure that any increased demands for the services and capital improvements that may provided by the Chicago Park District are addressed in connection with any particular residential development.

Metropolitan Water Reclamation District. This district provides the main trunk lines for the collection of waste water from Cities, Villages and Towns, and for the treatment and disposal thereof.

It is expected that any increase in demand for treatment of sanitary and storm sewage associated with the Western Avenue North RPA can be handled adequately by existing treatment facilities maintained and operated by the Metropolitan Water Reclamation District of Greater Chicago.

Therefore, no special program is proposed for the Metropolitan Water Reclamation District of Greater Chicago.

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

It is expected that any increase in demand for Cook County services can be handled adequately by existing services and programs maintained and operated by the County. Therefore, at this time, no special programs are proposed for these taxing districts. Should demand increase, the City will work with the affected taxing districts to determine what, if any, program is necessary to provide adequate services.

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. It is expected that any increase in demand for Forest Preserve services can be handled adequately by existing facilities and programs maintained and operated by the District. No special programs are proposed for the Forest Preserve.

Given the preliminary nature of the Redevelopment Plan, specific fiscal impacts on the taxing districts and increases in demand for services provided by those districts cannot accurately be assessed within the scope of this plan.

7. Provisions for Amending Action Plan

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

8. Commitment to Fair Employment Practices and Affirmative Action Plan

The City is committed to and will require developers to follow and affirmatively implement the following principles in redevelopment agreements with respect to this Redevelopment Plan. However, the City may implement programs aimed at assisting small businesses which may not be subject to these requirements.

- A. The assurance of equal opportunity in all personnel and employment actions with respect to this Redevelopment Plan and project, including, but not limited to, hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, terminations, etc. without regard to race, color, religion, sex, age, handicapped status, national origin, sexual preference, creed, or ancestry.
- B. Meeting City standards for participation of Minority Business Enterprise and Women Business Enterprise businesses as required in redevelopment agreements.
- C. The 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.
- D. Meeting City standards for the hiring of City residents to work on redevelopment project construction projects.

***Appendix 1:
Boundary and Legal Description (Balsamo/Olson Engineering Co.)***

Legal Description for Western Avenue North RPA

9-24-99

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE EAST HALF OF SECTION 12 AND THE EAST HALF OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE SOUTH HALF OF SECTION 7 AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 8 AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17 AND THE NORTH HALF OF SECTION 18, TOWNSHIP 40 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF FOSTER AVENUE WITH THE EAST RIGHT OF WAY LINE OF LINCOLN AVENUE; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE WEST LINE OF THE EAST 110 FEET OF LOTS 1 AND 2 IN BOWMANVILLE SUBDIVISION; THENCE SOUTH ALONG SAID WEST LINE AND ITS SOUTH EXTENSION TO THE SOUTH LINE OF A PUBLIC ALLEY ADJOINING SAID LOT 2; THENCE WEST ALONG SAID SOUTH ALLEY LINE TO THE EAST LINE OF A PUBLIC ALLEY ADJOINING LOTS 31 THROUGH 36 IN VOLLNERS SUBDIVISION; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE NORTH RIGHT OF WAY LINE OF WINONA STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE NORTH EXTENSION OF THE EAST LINE OF A PUBLIC ALLEY ADJOINING LOTS 1 THROUGH 9 IN RICHARD RUSKS SUBDIVISION; THENCE SOUTH ALONG SAID EXTENSION AND SAID EAST ALLEY LINE TO THE NORTH RIGHT OF WAY LINE OF CARMEN AVENUE; THENCE SOUTHEAST TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SAID CARMEN AVENUE WITH THE EASTERLY LINE OF A PUBLIC ALLEY ADJOINING LOTS 61 THROUGH 73 IN SAID RICHARD RUSKS SUBDIVISION; THENCE SOUTHERLY AND SOUTHEAST ALONG SAID EASTERLY ALLEY LINE TO THE NORTH RIGHT OF WAY LINE OF WINNEMAC AVENUE; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE NORTHWEST EXTENSION OF THE NORTHEASTERLY LINE OF A PUBLIC ALLEY ADJOINING LOTS 1 THROUGH 9 IN SCHUPPS SUBDIVISION; THENCE SOUTHEASTERLY ALONG SAID EXTENSION AND SAID NORTHEASTERLY ALLEY LINE TO THE NORTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 10 THROUGH 14 IN SAID SCHUPPS SUBDIVISION AND LOTS 1 THROUGH 7 IN PETER BARTZENS SUBDIVISION; THENCE EAST ALONG SAID NORTH ALLEY LINE TO THE EAST LINE OF LOT 4 IN SAID PETER BARTZENS SUBDIVISION; THENCE NORTH ALONG SAID EAST LINE TO THE SOUTH RIGHT OF WAY LINE OF WINNEMAC AVENUE; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE SOUTH EXTENSION OF THE WEST LINE OF A PUBLIC ALLEY ADJOINING LOTS 1

Legal Description for Western Avenue North RPA

9-24-99

THROUGH 4 IN BARTZENS RESUBDIVISION AND LOTS 1 THROUGH 8 IN THE SUBDIVISION OF LOTS 9 AND 10 IN BOWMANVILLE SUBDIVISION; THENCE NORTH ALONG SAID EXTENSION AND SAID WEST ALLEY LINE TO THE SOUTH RIGHT OF WAY LINE OF CARMEN AVENUE; THENCE NORTH TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SAID CARMEN AVENUE WITH THE WEST LINE OF A PUBLIC ALLEY ADJOINING LOTS 30 THROUGH 36 IN RICHARD RUSKS SUBDIVISION AND FREDRICK W. DRAKES RESUBDIVISION OF LOTS 28 AND 29 IN SAID RICHARD RUSKS SUBDIVISION; THENCE NORTH ALONG SAID WEST ALLEY LINE TO THE SOUTH RIGHT OF WAY LINE OF WINONA STREET; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE SOUTH EXTENSION OF THE WEST LINE OF A PUBLIC ALLEY ADJOINING LOTS 1 THROUGH 11 IN VOLLNERS SUBDIVISION; THENCE NORTH ALONG SAID EXTENSION AND SAID WEST ALLEY LINE TO THE SOUTH RIGHT OF WAY LINE OF FOSTER AVENUE; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE EAST LINE OF A PUBLIC ALLEY ADJOINING LOTS 1 THROUGH 8 IN BLOCK 1 OF PORTMAN'S ADDITION TO RAVENSWOOD; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE NORTH RIGHT OF WAY LINE OF WINONA STREET; THENCE SOUTH TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SAID WINONA STREET WITH THE EAST LINE OF A PUBLIC ALLEY ADJOINING LOTS 3 THROUGH 21 AND LOT 26 IN BLOCK 3 OF SAID PORTMAN'S ADDITION TO RAVENSWOOD; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE NORTH RIGHT OF WAY LINE OF WINNEMAC AVENUE; THENCE SOUTH TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SAID WINNEMAC AVENUE WITH THE EAST LINE OF A PUBLIC ALLEY ADJOINING LOTS 7 THROUGH 14 IN PETER SCHMITZ'S WESTERN AVENUE ADDITION TO RAVENSWOOD; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE NORTH RIGHT OF WAY LINE OF ARGYLE STREET; THENCE SOUTH TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SAID ARGYLE STREET WITH THE EAST LINE OF A PUBLIC ALLEY ADJOINING LOTS 1 THROUGH 3 IN PETER BARTZEN'S SUBDIVISION, LOTS 1 THROUGH 5 IN HELENA KLEIN'S ADDITION TO CHICAGO AND LOTS 1 THROUGH 4 IN PETER BARTZEN'S ADDITION TO CHICAGO; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE EAST EXTENSION OF THE SOUTH LINE OF SAID LOT 4 IN SAID PETER BARTZEN'S ADDITION TO CHICAGO; THENCE WEST ALONG SAID EXTENSION AND SAID SOUTH LINE TO THE EAST RIGHT OF WAY LINE OF WESTERN AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF AINSLIE STREET; THENCE EAST ALONG SAID NORTH LINE OF AINSLIE STREET TO THE NORTH EXTENSION OF THE EAST LINE OF A PUBLIC ALLEY ADJOINING LOTS 5

Legal Description for Western Avenue North RPA

9-24-99

THROUGH 8 IN JOHN BAUER'S SUBDIVISION AND LOTS 10 THROUGH 19 IN BLOCK 2 OF LENZ AND HOEFLES SUBDIVISION; THENCE SOUTH ALONG SAID EXTENSION AND SAID EAST ALLEY LINE TO THE SOUTH LINE OF SAID BLOCK 2; THENCE EAST ALONG SAID SOUTH LINE AND ITS EAST EXTENSION TO THE EAST RIGHT OF WAY LINE OF CLAREMONT AVENUE; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 13 THROUGH 22 IN F. SCHAEGLER'S SUBDIVISION; THENCE EAST ALONG SAID NORTH ALLEY LINE TO THE WEST RIGHT OF WAY LINE OF OAKLEY AVENUE; THENCE EAST TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SAID OAKLEY AVENUE WITH THE NORTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 1 THROUGH 4 IN A SUBDIVISION OF LOT 19 IN SAM BROWN JR.'S SUBDIVISION OF LOT 3 AND LOTS 45 THROUGH 49 IN JOHN R. WILLIAMS SUBDIVISION; THENCE EAST ALONG SAID NORTH ALLEY LINE TO THE WEST RIGHT OF WAY LINE OF BELL AVENUE; THENCE EAST TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SAID BELL AVENUE WITH THE NORTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 50 THROUGH 59 IN SAID JOHN R. WILLIAMS SUBDIVISION; THENCE EAST ALONG SAID NORTH ALLEY LINE TO THE WEST RIGHT OF WAY LINE OF LEAVITT STREET; THENCE EAST TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SAID LEAVITT STREET WITH THE NORTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 90 THROUGH 99 IN ROAD'S SUBDIVISION; THENCE EAST ALONG SAID NORTH ALLEY LINE TO THE WEST RIGHT OF WAY LINE OF HAMILTON AVENUE; THENCE EAST TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SAID HAMILTON AVENUE WITH THE NORTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 1 THROUGH 5 IN SAID ROAD'S SUBDIVISION; THENCE EAST ALONG SAID NORTH ALLEY LINE TO THE EAST LINE OF A PUBLIC ALLEY ADJOINING LOTS 6 THROUGH 23 IN SAID ROAD'S SUBDIVISION; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE NORTH LINE OF THE SOUTH 133 FEET OF LOT 2 IN MARBACH AND OTHER'S SUBDIVISION; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF LOT 1 IN SAID MARBACH AND OTHER'S SUBDIVISION; THENCE SOUTH ALONG SAID WEST LINE TO THE NORTH LINE OF THE SOUTH 125 FEET OF SAID LOT 1; THENCE EAST ALONG SAID NORTH LINE AND ITS EAST EXTENSION TO THE EAST RIGHT OF WAY LINE OF HOYNE AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH LINE OF LOT 24 IN BLOCK 3 OF CULVER PARK SUBDIVISION; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF A PUBLIC ALLEY ADJOINING SAID LOT; THENCE EAST TO THE NORTHWEST CORNER OF LOT 23 IN SAID BLOCK 3; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 23 TO THE WEST RIGHT OF WAY LINE OF SEELEY AVENUE;

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THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE WEST EXTENSION OF THE NORTH LINE OF LOT 25 IN BLOCK 2 OF SAID CULVER PARK SUBDIVISION; THENCE EAST ALONG SAID EXTENSION AND SAID NORTH LINE TO THE WEST LINE OF A PUBLIC ALLEY ADJOINING LOTS 1 THROUGH 23 IN SAID BLOCK 2; THENCE NORTH ALONG SAID WEST ALLEY LINE TO THE SOUTH RIGHT OF WAY LINE OF AINSLIE STREET; THENCE NORTH TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SAID AINSLIE STREET WITH THE WEST LINE OF A PUBLIC ALLEY ADJOINING LOTS 1 THROUGH 23 IN BLOCK 1 OF SAID CULVER PARK SUBDIVISION; THENCE NORTH ALONG SAID WEST ALLEY LINE TO THE SOUTH RIGHT OF WAY LINE OF ARGYLE STREET; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE WEST RIGHT OF WAY LINE OF LEAVITT STREET; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF FOSTER AVENUE; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE NORTH EXTENSION OF THE EAST LINE OF A PUBLIC ALLEY ADJOINING LOTS 2, 3, 6, 7, 10 AND 11 IN CLYBOURNE'S ADDITION TO RAVENSWOOD; THENCE SOUTH ALONG SAID EXTENSION AND SAID EAST ALLEY LINE TO THE EAST EXTENSION OF THE SOUTH LINE OF SAID LOT 11; THENCE WEST ALONG SAID EXTENSION AND SAID SOUTH LINE TO THE EAST RIGHT OF WAY LINE OF DAMEN AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF ARGYLE STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE NORTH EXTENSION OF THE EAST LINE OF A PUBLIC ALLEY ADJOINING LOTS 19 THROUGH 36 IN BLOCK 3 OF NORTH RAVENSWOOD; THENCE SOUTH ALONG SAID EXTENSION AND SAID EAST ALLEY LINE TO THE NORTH RIGHT OF WAY LINE OF AINSLIE STREET; THENCE SOUTH TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SAID AINSLIE STREET WITH THE EAST LINE OF A PUBLIC ALLEY ADJOINING LOTS 21 THROUGH 34 IN BLOCK 4 OF SAID NORTH RAVENSWOOD; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE NORTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 15 THROUGH 20 IN SAID BLOCK 4; THENCE EAST ALONG SAID NORTH ALLEY LINE TO THE WEST RIGHT OF WAY LINE OF WINCHESTER AVENUE; THENCE EAST TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SAID WINCHESTER AVENUE WITH THE NORTH LINE OF A VACATED PUBLIC ALLEY ADJOINING LOTS 15 THROUGH 20 IN BLOCK 5 OF SAID NORTH RAVENSWOOD; THENCE EAST ALONG SAID NORTH VACATED ALLEY LINE TO THE WEST LINE OF A VACATED PUBLIC ALLEY ADJOINING LOTS 12 THROUGH 14 AND LOTS 21 THROUGH 23 IN SAID BLOCK 5; THENCE NORTH ALONG SAID WEST VACATED ALLEY LINE TO THE NORTHEAST CORNER OF SAID LOT 23; THENCE EAST TO THE NORTHWEST CORNER OF SAID LOT 12; THENCE SOUTH ALONG THE EAST LINE OF THE SAID VACATED PUBLIC

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ALLEY TO A POINT 15 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID LOT 14; THENCE SOUTHEAST TO THE NORTH LINE OF SAID VACATED PUBLIC ALLEY ADJOINING LOTS 15 THROUGH 20 IN BLOCK 5, 10 FEET EAST FROM SAID SOUTHWEST CORNER OF LOT 14; THENCE EAST ALONG SAID NORTH VACATED ALLEY LINE AND ITS EAST EXTENSION TO THE EAST RIGHT OF WAY LINE OF WOLCOTT AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH LINE OF LOT 6 IN PLOTKE AND GROSBY' S SUBDIVISION; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF A PUBLIC ALLEY ADJOINING LOT 7 IN SAID PLOTKE AND GROSBY' S SUBDIVISION; THENCE NORTH ALONG SAID WEST ALLEY LINE AND ITS NORTH EXTENSION TO THE SOUTH LINE OF LOT 6 IN EMIL G. SKOGLUNDS LINCOLN ARGYLE SUBDIVISION; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF A PUBLIC ALLEY ADJOINING LOTS 1 THROUGH 6 IN SAID EMIL G. SKOGLUNDS LINCOLN ARGYLE SUBDIVISION; THENCE NORTH ALONG SAID WEST ALLEY LINE AND ITS NORTH EXTENSION TO THE NORTH RIGHT OF WAY LINE OF ARGYLE STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE AND ITS EAST EXTENSION TO THE EAST RIGHT OF WAY LINE OF EAST RAVENSWOOD AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH LINE OF LOT 20 IN BLOCK 4 OF KEENEY' S ADDITION TO RAVENSWOOD; THENCE EAST ALONG SAID NORTH LINE AND ITS EAST EXTENSION TO THE EAST LINE OF A PUBLIC ALLEY ADJOINING LOTS 12 THROUGH 22 IN SAID BLOCK 4; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE NORTH LINE OF LOT 11 IN SAID BLOCK 4; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 11 TO THE WEST RIGHT OF WAY LINE OF HERMITAGE AVENUE; THENCE EAST TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SAID HERMITAGE AVENUE WITH THE NORTH LINE OF LOT 12 IN BLOCK 3 OF SAID KEENEY' S ADDITION TO RAVENSWOOD; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF A PUBLIC ALLEY ADJOINING LOTS 1 THROUGH 11 IN SAID BLOCK 3; THENCE NORTH ALONG SAID WEST ALLEY LINE TO THE WEST EXTENSION OF THE NORTH LINE OF LOT 10 IN SAID BLOCK 3; THENCE EAST ALONG SAID EXTENSION, SAID NORTH LINE AND ITS EAST EXTENSION TO THE EAST RIGHT OF WAY LINE OF PAULINA STREET; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH LINE OF LOT 11 IN W. H. WHITEHEAD' S SUBDIVISION; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF A PUBLIC ALLEY ADJOINING LOT 9 IN SAID W. H. WHITEHEAD' S SUBDIVISION; THENCE NORTH ALONG SAID WEST ALLEY LINE TO THE NORTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 6 THROUGH 9 IN SAID W. H. WHITEHEAD' S SUBDIVISION; THENCE EAST ALONG SAID NORTH ALLEY LINE TO THE NORTH EXTENSION OF THE EAST LINE OF A

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PUBLIC ALLEY ADJOINING LOTS 7 AND 8 IN SAID W. H. WHITEHEAD'S SUBDIVISION; THENCE SOUTH ALONG SAID EXTENSION AND SAID EAST ALLEY LINE TO THE NORTH RIGHT OF WAY LINE OF LAWRENCE AVENUE; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF ASHLAND AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE EAST EXTENSION OF THE SOUTH LINE OF LOT 1 IN THE RESUBDIVISION OF LOTS 9 THROUGH 12 OF BLOCK 2 OF BALD'S SUBDIVISION; THENCE WEST ALONG SAID EXTENSION AND SAID SOUTH LINE TO THE EAST LINE OF A PUBLIC ALLEY ADJOINING LOT 3 IN THE RESUBDIVISION OF LOTS 1 AND 2 IN SAID BLOCK 2 OF BALD'S SUBDIVISION; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE EAST EXTENSION OF THE SOUTH LINE OF LOT 2 IN SAID RESUBDIVISION; THENCE WEST ALONG SAID EXTENSION AND SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 2 TO THE NORTH LINE OF THE SOUTH 5 FEET OF SAID LOT 1 IN SAID RESUBDIVISION; THENCE WEST ALONG SAID NORTH LINE TO THE EAST RIGHT OF WAY LINE OF PAULINA STREET; THENCE WEST TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SAID PAULINA STREET WITH THE NORTH LINE OF THE SOUTH FIVE FEET OF LOT 1 IN BLOCK 1 OF SAID BALD'S SUBDIVISION; THENCE WEST ALONG SAID NORTH LINE AND ITS WEST EXTENSION TO THE WEST LINE OF A PUBLIC ALLEY ADJOINING SAID LOT; THENCE NORTH ALONG SAID WEST ALLEY LINE TO THE SOUTH LINE OF LOT 1 IN BLOCK 1 OF KEDZIE'S ADDITION TO RAVENSWOOD; THENCE WEST ALONG SAID SOUTH LINE TO THE EAST RIGHT OF WAY LINE OF HERMITAGE AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE EAST EXTENSION OF THE SOUTH LINE OF LOT A IN THOMPSON'S CONSOLIDATION; THENCE WEST ALONG SAID EXTENSION AND SAID SOUTH LINE TO THE EAST LINE OF A PUBLIC ALLEY ADJOINING LOTS 22 THROUGH 24 IN BLOCK 2 OF SAID KEDZIE'S ADDITION TO RAVENSWOOD; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE EAST EXTENSION OF THE SOUTH LINE OF THE NORTH 33.71 FEET OF LOT 23 IN SAID BLOCK 2; THENCE WEST ALONG SAID EXTENSION AND SAID SOUTH LINE, 101.20 FEET, MORE OR LESS; THENCE NORTH, 21.50 FEET; THENCE WEST, 9.61 FEET; THENCE SOUTH, 1.01 FEET; THENCE WEST, 74.71 FEET, MORE OR LESS, TO THE EAST RIGHT OF WAY LINE OF EAST RAVENSWOOD AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE EAST EXTENSION OF THE SOUTH LINE OF LOT 5 IN BLOCK 1 IN RAVENSWOOD SUBDIVISION; THENCE WEST ALONG SAID EXTENSION AND SAID SOUTH LINE TO THE EAST LINE OF A PUBLIC ALLEY ADJOINING SAID LOT; THENCE WEST TO THE INTERSECTION OF WEST LINE OF SAID ALLEY

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LINE WITH THE NORTH LINE OF LOT 19 IN SAID BLOCK 1; THENCE WEST ALONG SAID NORTH LINE TO THE EAST RIGHT OF WAY LINE OF WOLCOTT AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE EAST EXTENSION OF THE SOUTH LINE OF THE NORTH 25 FEET OF LOT 8 IN BLOCK 2 OF SAID RAVENSWOOD SUBDIVISION; THENCE WEST ALONG SAID EXTENSION, SAID SOUTH LINE AND ITS WEST EXTENSION TO THE WEST LINE OF A PUBLIC ALLEY ADJOINING LOTS 15 THROUGH 22 IN SAID BLOCK 2; THENCE NORTH ALONG SAID WEST ALLEY LINE TO THE SOUTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 18 AND 19 IN SAID BLOCK 2; THENCE WEST ALONG SAID SOUTH ALLEY LINE AND ITS WEST EXTENSION TO THE WEST RIGHT OF WAY LINE OF WINCHESTER AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE SOUTH LINE OF LOT 3 IN BLOCK 3 OF SAID RAVENSWOOD SUBDIVISION; THENCE WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF A PUBLIC ALLEY ADJOINING LOTS 13 THROUGH 21 IN SAID BLOCK 3; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE NORTH RIGHT OF WAY LINE OF LELAND AVENUE; THENCE SOUTH TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SAID LELAND AVENUE WITH THE EAST LINE OF A PUBLIC ALLEY ADJOINING LOTS 1 AND 5 IN F. R. KIRKHAM'S SUBDIVISION OF LOTS 22 TO 24 AND LOTS 16 THROUGH 21 IN BLOCK 4 OF SAID RAVENSWOOD SUBDIVISION; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE EAST EXTENSION OF THE SOUTH LINE OF LOT 20 IN SAID BLOCK 4; THENCE WEST ALONG SAID EXTENSION AND SAID SOUTH LINE TO THE EAST RIGHT OF WAY LINE OF DAMEN AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE EAST EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF EASTWOOD AVENUE; THENCE WEST ALONG SAID EXTENSION AND SAID SOUTH RIGHT OF WAY LINE TO THE SOUTH EXTENSION OF THE EAST LINE OF THE WEST 39 FEET OF LOTS 25 AND 26 IN BLOCK 6 OF THOMAS J. LYMAN'S SUBDIVISION; THENCE NORTH ALONG SAID EXTENSION AND SAID EAST LINE TO THE NORTH LINE OF SAID LOT 26; THENCE WEST ALONG SAID NORTH LINE AND ITS WEST EXTENSION TO THE WEST LINE OF A PUBLIC ALLEY ADJOINING LOTS 25 THROUGH 30 IN SAID BLOCK 6; THENCE NORTH ALONG SAID WEST ALLEY LINE TO THE SOUTH RIGHT OF WAY LINE OF LELAND AVENUE; THENCE NORTH TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SAID LELAND AVENUE WITH THE WEST LINE OF A PUBLIC ALLEY ADJOINING LOTS 7 THROUGH 12 IN BLOCK 1 OF SAID THOMAS J. LYMAN'S SUBDIVISION; THENCE NORTH ALONG SAID WEST ALLEY LINE AND ITS NORTH EXTENSION TO THE NORTH RIGHT OF WAY LINE OF GIDDINGS STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE EAST LINE OF LOT 5 IN LOUIS P. HAMMOND'S

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RESUBDIVISION; THENCE NORTH ALONG SAID EAST LINE TO THE SOUTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 29 THROUGH 38 IN BLOCK 1 OF SAID THOMAS J. LYMAN'S SUBDIVISION; THENCE WEST ALONG SAID SOUTH ALLEY LINE TO THE EAST RIGHT OF WAY LINE OF SEELEY AVENUE; THENCE WEST TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SEELY AVENUE WITH THE SOUTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 31 THROUGH 40 IN BLOCK 2 OF SAID THOMAS J. LYMAN'S SUBDIVISION; THENCE WEST ALONG SAID SOUTH ALLEY LINE TO THE EAST RIGHT OF WAY LINE OF HAMILTON AVENUE; THENCE WEST TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SAID HAMILTON AVENUE WITH THE SOUTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 31 THROUGH 40 IN BLOCK 3 OF SAID THOMAS J. LYMAN'S SUBDIVISION; THENCE WEST ALONG SAID SOUTH ALLEY LINE AND ITS WEST EXTENSION TO THE WEST RIGHT OF WAY LINE OF LEAVITT STREET; THENCE NORTH ALONG SAID WEST RIGHT OF WAY TO THE SOUTH LINE OF THE NORTH 70 FEET OF LOTS 1 THROUGH 3 AND THE EAST 9 FEET OF LOT 4 IN CIRCUIT COURT PARTITION OF LOT 1; THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID EAST 9 FEET; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 1 THROUGH 23 IN SAID CIRCUIT COURT PARTITION; THENCE WEST ALONG SAID SOUTH ALLEY LINE AND ITS WEST EXTENSION TO THE WEST RIGHT OF WAY LINE OF OAKLEY AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF LAWRENCE AVENUE; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE NORTHEASTERLY LINE OF A PUBLIC ALLEY ADJOINING LOTS 35 THROUGH 47 IN SAID CIRCUIT COURT PARTITION; THENCE SOUTHEASTERLY ALONG SAID NORTHEAST ALLEY LINE TO THE NORTHEAST EXTENSION OF THE SOUTHEAST LINE OF LOT 36 IN SAID CIRCUIT COURT PARTITION; THENCE SOUTHWESTERLY ALONG SAID EXTENSION AND SAID SOUTHEAST LINE TO THE NORTHEASTERLY RIGHT OF WAY LINE OF LINCOLN AVENUE; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE TO THE NORTHEAST EXTENSION OF THE NORTHWESTERLY LINE OF LOT 8 IN P. J. SEXTON'S ADDITION TO CHICAGO; THENCE SOUTHWESTERLY ALONG SAID EXTENSION AND SAID NORTHWESTERLY LINE TO THE EASTERLY LINE OF A PUBLIC ALLEY ADJOINING LOTS 8 THROUGH 23 IN SAID P. J. SEXTON'S ADDITION TO CHICAGO; THENCE SOUTHERLY ALONG SAID EASTERLY ALLEY LINE TO THE EAST EXTENSION OF THE SOUTH LINE OF A PUBLIC ALLEY ADJOINING LOT 7 IN SAID P. J. SEXTON'S ADDITION TO CHICAGO; THENCE WEST ALONG SAID EXTENSION AND SAID SOUTH ALLEY LINE TO THE EAST RIGHT OF WAY LINE OF WESTERN AVENUE; THENCE

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SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE SOUTH LINE OF LOT 106 IN SAID P. J. SEXTON'S ADDITION TO CHICAGO; THENCE EAST ALONG SAID SOUTH LINE AND ITS EAST EXTENSION TO THE EASTERLY LINE OF A PUBLIC ALLEY ADJOINING LOTS 8 THROUGH 23 IN SAID P. J. SEXTON'S ADDITION TO CHICAGO; THENCE SOUTHERLY ALONG SAID EASTERLY ALLEY LINE TO THE NORTHERLY RIGHT OF WAY LINE OF LELAND AVENUE; THENCE EASTERLY AND NORTHEASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND ITS NORTHEASTERLY EXTENSION TO THE NORTHEASTERLY RIGHT OF WAY LINE OF LINCOLN AVENUE; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE TO THE NORTHEAST EXTENSION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF EASTWOOD AVENUE; THENCE SOUTHWESTERLY ALONG SAID EXTENSION AND SOUTHWESTERLY AND WESTERLY ALONG SAID SOUTHEASTERLY AND SOUTH RIGHT OF WAY LINE TO THE EAST LINE OF A PUBLIC ALLEY ADJOINING LOTS 68 THROUGH 77 IN SAID P. J. SEXTON'S ADDITION TO CHICAGO; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE NORTH RIGHT OF WAY LINE OF WILSON AVENUE; THENCE SOUTH TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SAID WILSON AVENUE WITH THE EAST LINE OF A PUBLIC ALLEY ADJOINING LOTS 47 THROUGH 53 IN E. W. ZANDER AND COMPANY'S SUBDIVISION AND LOTS 52 THROUGH 66 IN D. NASHLUND'S ADDITION TO CHICAGO; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE NORTH RIGHT OF WAY LINE OF SUNNYSIDE AVENUE; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF LEAVITT STREET; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF MONTROSE AVENUE; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE WEST RIGHT OF WAY LINE OF CAMPBELL AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE WEST EXTENSION OF THE NORTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 16 THROUGH 25 IN BLOCK 13 OF NORTH WEST LAND ASSOCIATION; THENCE EAST ALONG SAID EXTENSION AND SAID NORTH ALLEY LINE TO THE WEST RIGHT OF WAY LINE OF ARTESIAN AVENUE; THENCE EAST TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SAID ARTESIAN AVENUE WITH THE NORTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 25 THROUGH 29 IN BLOCK 12 OF SAID NORTH WEST LAND ASSOCIATION; THENCE EAST ALONG SAID NORTH ALLEY LINE TO THE WEST LINE OF A PUBLIC ALLEY ADJOINING LOTS 1 THROUGH 24 IN BLOCK 12 OF SAID NORTH WEST LAND ASSOCIATION; THENCE NORTH ALONG SAID WEST ALLEY LINE TO THE SOUTH RIGHT OF WAY LINE OF SUNNYSIDE AVENUE; THENCE NORTH TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE

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OF SAID SUNNYSIDE AVENUE WITH THE WEST LINE OF A PUBLIC ALLEY ADJOINING LOTS 1 THROUGH 22 IN BLOCK 11 OF SAID NORTH WEST LAND ASSOCIATION; THENCE NORTH ALONG SAID WEST ALLEY LINE TO THE SOUTH RIGHT OF WAY LINE OF WILSON AVENUE; THENCE NORTH TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SAID WILSON AVENUE WITH THE WEST LINE OF A PUBLIC ALLEY ADJOINING LOTS 1 THROUGH 10 IN BLOCK 10 OF SAID NORTH WEST LAND ASSOCIATION; THENCE NORTH ALONG SAID WEST ALLEY LINE TO THE SOUTH RIGHT OF WAY LINE OF EASTWOOD AVENUE; THENCE NORTH TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SAID EASTWOOD AVENUE WITH THE WEST LINE OF A PUBLIC ALLEY ADJOINING LOTS 1 THROUGH 4 IN BLOCK 7 OF SAID NORTH WEST LAND ASSOCIATION; THENCE NORTH ALONG SAID WEST ALLEY LINE AND ITS NORTH EXTENSION TO THE SOUTH RIGHT OF WAY LINE OF C. T. A. RAILROAD; THENCE NORTH TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SAID C. T. A. RAILROAD AND THE SOUTH EXTENSION OF THE WEST LINE OF A PUBLIC ALLEY ADJOINING LOTS 1 THROUGH 5 IN BLOCK 6 OF SAID NORTH WEST LAND ASSOCIATION; THENCE NORTH ALONG SAID WEST ALLEY LINE TO THE SOUTH RIGHT OF WAY LINE OF LELAND AVENUE; THENCE NORTH TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SAID LELAND AVENUE WITH THE WEST LINE OF A PUBLIC ALLEY ADJOINING LOTS 1 THROUGH 24 IN BLOCK 1 OF SAID NORTH WEST LAND ASSOCIATION; THENCE NORTH ALONG SAID WEST ALLEY LINE TO THE SOUTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 40 THROUGH 44 IN BLOCK 1 OF SAID NORTH WEST LAND ASSOCIATION; THENCE WEST ALONG SAID SOUTH ALLEY LINE TO THE EAST RIGHT OF WAY LINE OF ARTESIAN AVENUE; THENCE WEST TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SAID ARTESIAN AVENUE WITH THE SOUTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 1 THROUGH 10 IN BLOCK 2 OF SAID NORTH WEST LAND ASSOCIATION; THENCE WEST ALONG SAID SOUTH ALLEY LINE TO THE EAST RIGHT OF WAY LINE OF CAMPBELL AVENUE; THENCE WEST TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SAID CAMPBELL AVENUE WITH THE SOUTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 1 THROUGH 10 IN BLOCK 3 OF SAID NORTH WEST LAND ASSOCIATION; THENCE WEST ALONG SAID SOUTH ALLEY LINE TO THE EAST RIGHT OF WAY LINE OF MAPLEWOOD AVENUE; THENCE WEST TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SAID MAPLEWOOD AVENUE WITH THE SOUTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 1 THROUGH 10 IN BLOCK 4 OF SAID NORTH WEST LAND ASSOCIATION; THENCE WEST ALONG SAID SOUTH ALLEY LINE TO THE EAST RIGHT OF WAY LINE OF ROCKWELL STREET; THENCE WEST TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SAID ROCKWELL

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STREET WITH THE SOUTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 1 THROUGH 10 IN BLOCK 24 OF RAVENSWOOD GARDENS; THENCE WEST ALONG SAID SOUTH ALLEY LINE TO THE EAST RIGHT OF WAY LINE OF TALMAN AVENUE; THENCE WEST TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SAID TALMAN AVENUE WITH THE SOUTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 1 THROUGH 10 IN BLOCK 25 OF SAID RAVENSWOOD GARDENS; THENCE WEST ALONG SAID SOUTH ALLEY LINE TO THE EAST RIGHT OF WAY LINE OF WASHTENAW AVENUE; THENCE WEST TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SAID WASHTENAW AVENUE WITH THE SOUTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 1 THROUGH 31 IN BLOCK 27 OF SAID RAVENSWOOD GARDENS; THENCE WEST ALONG SAID SOUTH ALLEY LINE AND ITS WEST EXTENSION TO THE WEST RIGHT OF WAY LINE OF VIRGINIA AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF LAWRENCE AVENUE; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE WEST RIGHT OF WAY LINE OF CALIFORNIA AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE WEST EXTENSION OF THE NORTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 10 THROUGH 19 IN FRYE'S RESUBDIVISION; THENCE EAST ALONG SAID WEST EXTENSION AND SAID NORTH ALLEY LINE TO THE WEST RIGHT OF WAY LINE OF FAIRFIELD AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF GUNNISON STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF WASHTENAW AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 8 THROUGH 14 IN W. F. KAISER & CO.'S LAWRENCE AVENUE SUBDIVISION; THENCE EAST ALONG SAID NORTH ALLEY LINE TO THE WEST LINE OF LOT 5 IN A SUBDIVISION OF THE WEST 163.5 FEET OF LOT 44 AND ALL OF LOTS 45 AND 50 IN SAM SHACKFORD'S BOWMANVILLE SUBDIVISION; THENCE SOUTH ALONG SAID WEST LINE TO THE NORTH LINE OF THE SOUTH 125 FEET OF SAID LOT 5; THENCE EAST ALONG SAID NORTH LINE TO THE WEST RIGHT OF WAY LINE OF TALMAN AVENUE; THENCE SOUTH ALONG SAID WEST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF LAWRENCE AVENUE; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF SAID TALMAN AVENUE; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE TO THE WEST EXTENSION OF THE NORTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 1 THROUGH 5 IN VOGT & REINERT'S SUBDIVISION; THENCE EAST ALONG SAID EXTENSION AND SAID NORTH ALLEY LINE TO THE WEST RIGHT OF WAY LINE OF ROCKWELL STREET; THENCE SOUTH

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ALONG SAID WEST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF LAWRENCE AVENUE; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF SAID ROCKWELL STREET; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 7 THROUGH 11 IN E. VOGT'S SUBDIVISION OF LOT 1; THENCE EAST ALONG SAID NORTH ALLEY LINE TO THE WEST LINE OF A PUBLIC ALLEY ADJOINING LOT 6 IN SAID E. VOGT'S SUBDIVISION OF LOT 1; THENCE NORTH ALONG SAID WEST ALLEY LINE TO THE WEST EXTENSION OF THE NORTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 3 AND 4 IN E. VOGT'S SUBDIVISION OF LOT 44 (EXCEPT W. 163.5 FEET) IN BOWMANVILLE SUBDIVISION AND LOTS 1 THROUGH 9 IN THE SUBDIVISION OF LOT 43 IN BOWMANVILLE SUBDIVISION AND LOTS 41 AND 42 IN SAID BOWMANVILLE SUBDIVISION AND LOTS 1 THROUGH 8 IN STEINBEISS SUBDIVISION; THENCE EAST ALONG SAID NORTH ALLEY LINE TO A SERIES OF SOUTH TO NORTH LINES, BEING THE CENTER OF A VACATED PUBLIC ALLEY ADJOINING LOT 1 IN SAID STEINBEISS SUBDIVISION; THENCE NORTHERLY ALONG SAID LINE SERIES TO THE SOUTH RIGHT OF WAY LINE OF GUNNISON STREET; THENCE WEST TO THE SOUTHEAST EXTENSION OF THE WESTERLY LINE OF A PUBLIC ALLEY ADJOINING LOTS 4 THROUGH 16 IN THE SUBDIVISION OF LOTS 30 & 31 IN BOWMANVILLE SUBDIVISION; THENCE NORTHWESTERLY ALONG SAID EXTENSION AND NORTHWESTERLY AND NORTHERLY ALONG SAID WESTERLY ALLEY LINE TO THE SOUTH RIGHT OF WAY LINE OF AINSLIE STREET; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE SOUTHEAST EXTENSION OF THE WESTERLY LINE OF A PUBLIC ALLEY ADJOINING LOTS 1 AND 49 IN CHARLES TOELLE'S ADDITION TO CHICAGO; THENCE NORTHWESTERLY ALONG SAID EXTENSION AND SAID WESTERLY LINE TO THE SOUTH RIGHT OF WAY LINE OF ARGYLE STREET; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF A PUBLIC ALLEY ADJOINING LOTS 1 THROUGH 4 IN GOETZ BROTHERS RESUBDIVISION; THENCE NORTH ALONG SAID EXTENSION AND SAID WEST ALLEY LINE TO THE SOUTH LINE OF A PUBLIC ALLEY ADJOINING LOT 19 IN BOWMANVILLE SUBDIVISION; THENCE WEST ALONG SAID SOUTH ALLEY LINE TO THE WEST LINE OF THE EAST 117 FEET OF LOTS 18 AND 19 (AS MEASURED ALONG THE NORTH LINE OF SAID LOT 18) IN SAID BOWMANVILLE SUBDIVISION; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH RIGHT OF WAY LINE OF WINNEMAC AVENUE; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE OF WINNEMAC AVENUE TO THE SOUTHEAST EXTENSION OF THE WESTERLY LINE OF A PUBLIC ALLEY ADJOINING LOTS 1 THROUGH 12 IN BRUNTON'S

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SUBDIVISION; THENCE NORTHWESTERLY ALONG SAID EXTENSION AND NORTHWESTERLY AND NORTHERLY ALONG SAID WESTERLY ALLEY LINE TO THE SOUTH RIGHT OF WAY LINE OF CARMEN AVENUE; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF A PUBLIC ALLEY ADJOINING LOTS 1 THROUGH 9 IN LINCOLN AVENUE SUBDIVISION; THENCE NORTHERLY ALONG SAID EXTENSION AND SAID WEST ALLEY LINE TO THE SOUTH RIGHT OF WAY LINE OF WINONA STREET; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE SOUTH EXTENSION OF THE EAST LINE OF LOT 14 IN ANTON CONRAD'S SUBDIVISION; THENCE NORTH ALONG SAID EXTENSION AND SAID EAST LINE TO THE SOUTH RIGHT OF WAY LINE OF FOSTER AVENUE; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF LINCOLN AVENUE, BEING SAID POINT OF BEGINNING.

***Appendix 2:
Summary of EAV (by PIN)***

Summary of 1998 EAV By Permanent Index Number (PIN)

No.	PIN Number	Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
1	13 - 12 - 400 - 061 - 0000	\$ 181,992	\$ 396,724
2	13 - 12 - 400 - 063 - 0000	\$ 129,576	\$ 282,463
3	13 - 12 - 400 - 064 - 0000	\$ 95,901	\$ 209,055
4	13 - 12 - 401 - 001 - 0000	\$ 79,982	\$ 174,353 *
5	13 - 12 - 401 - 003 - 0000	\$ 55,198	\$ 120,326
6	13 - 12 - 401 - 004 - 0000	\$ 166,551	\$ 363,065 *
7	13 - 12 - 401 - 005 - 0000	\$ 34,110	\$ 74,356
8	13 - 12 - 401 - 006 - 0000	\$ 45,480	\$ 99,142
9	13 - 12 - 401 - 007 - 0000	\$ 139,952	\$ 305,081
10	13 - 12 - 401 - 008 - 0000	\$ 8,357	\$ 18,217
11	13 - 12 - 401 - 009 - 0000	\$ 12,642	\$ 27,558
12	13 - 12 - 401 - 043 - 0000	\$ 17,791	\$ 38,783 *
13	13 - 12 - 401 - 044 - 0000	\$ 2,968	\$ 6,470
14	13 - 12 - 401 - 045 - 0000	\$ 7,400	\$ 16,131
15	13 - 12 - 401 - 046 - 0000	\$ 23,793	\$ 51,866 *
16	13 - 12 - 401 - 048 - 0000	\$ 24,481	\$ 53,366
17	13 - 12 - 401 - 049 - 0000	\$ 5,033	\$ 10,971 *
18	13 - 12 - 401 - 050 - 0000	\$ 131,909	\$ 287,548
19	13 - 12 - 402 - 073 - 0000	\$ 126,860	\$ 276,542 *
20	13 - 12 - 402 - 074 - 0000	\$ 65,869	\$ 143,588
21	13 - 12 - 402 - 075 - 0000	\$ 31,200	\$ 68,013
22	13 - 12 - 402 - 076 - 0000	\$ 28,159	\$ 61,384 *
23	13 - 12 - 402 - 077 - 0000	\$ 5,374	\$ 11,715 *
24	13 - 12 - 402 - 078 - 0000	\$ 40,678	\$ 88,674
25	13 - 12 - 402 - 079 - 0000	\$ 41,427	\$ 90,307
26	13 - 12 - 403 - 002 - 0000	\$ 23,172	\$ 50,513
27	13 - 12 - 403 - 003 - 0000	\$ 23,126	\$ 50,412
28	13 - 12 - 403 - 004 - 0000	\$ 55,170	\$ 120,265
29	13 - 12 - 403 - 005 - 0000	\$ 43,906	\$ 95,711
30	13 - 12 - 403 - 006 - 0000	\$ 25,978	\$ 56,629 *
31	13 - 12 - 403 - 007 - 0000	\$ 33,772	\$ 73,620 *
32	13 - 12 - 403 - 042 - 0000	\$ 3,316	\$ 7,229 *
33	13 - 12 - 403 - 043 - 0000	\$ 12,053	\$ 26,274 *
34	13 - 12 - 403 - 044 - 0000	\$ 10,830	\$ 23,608 *
35	13 - 12 - 403 - 045 - 0000	\$ 17,403	\$ 37,937 *
36	13 - 12 - 403 - 046 - 0000	\$ 31,753	\$ 69,218 *
37	13 - 12 - 403 - 047 - 0000	\$ 22,332	\$ 48,682
38	13 - 12 - 403 - 048 - 0000	\$ 63,597	\$ 138,635
39	13 - 12 - 403 - 049 - 0000	\$ 61,092	\$ 133,174
40	13 - 12 - 403 - 052 - 0000	\$ 40,471	\$ 88,223
41	13 - 12 - 403 - 053 - 0000	\$ 34,934	\$ 76,153
42	13 - 12 - 406 - 026 - 0000	\$ 41,036	\$ 89,454
43	13 - 12 - 406 - 027 - 0000	\$ 14,683	\$ 32,007
44	13 - 12 - 406 - 028 - 0000	\$ 31,948	\$ 69,643 *
45	13 - 12 - 406 - 029 - 0000	\$ 42,902	\$ 93,522 *
46	13 - 12 - 406 - 030 - 0000	\$ 49,875	\$ 108,723

Summary of 1998 EAV By Permanent Index Number (PIN)

No.	PIN Number	Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
47	13 - 12 - 406 - 031 - 0000	\$ 49,875	\$ 108,723
48	13 - 12 - 406 - 032 - 0000	\$ 19,418	\$ 42,329 *
49	13 - 12 - 406 - 033 - 0000	\$ 52,000	\$ 113,355 *
50	13 - 12 - 406 - 034 - 0000	\$ 27,040	\$ 58,944
51	13 - 12 - 406 - 035 - 0000	\$ 26,524	\$ 57,820
52	13 - 12 - 406 - 036 - 0000	\$ 38,547	\$ 84,029
53	13 - 12 - 407 - 001 - 0000	\$ 33,484	\$ 72,992 *
54	13 - 12 - 407 - 002 - 0000	\$ 47,658	\$ 103,890 *
55	13 - 12 - 407 - 003 - 0000	\$ 63,505	\$ 138,435 *
56	13 - 12 - 407 - 004 - 0000	\$ 44,854	\$ 97,777
57	13 - 12 - 407 - 005 - 0000	\$ 13,793	\$ 30,067
58	13 - 12 - 407 - 006 - 0000	\$ 31,884	\$ 69,504
59	13 - 12 - 407 - 007 - 0000	\$ 31,884	\$ 69,504
60	13 - 12 - 407 - 008 - 0000	\$ 4,741	\$ 10,335
61	13 - 12 - 407 - 009 - 0000	\$ 11,803	\$ 25,729
62	13 - 12 - 407 - 010 - 0000	\$ 38,726	\$ 84,419
63	13 - 12 - 407 - 011 - 0000	\$ 26,206	\$ 57,126 *
64	13 - 12 - 407 - 012 - 0000	\$ 39,285	\$ 85,637 *
65	13 - 12 - 407 - 041 - 0000	\$ 16,301	\$ 35,535 *
66	13 - 12 - 407 - 042 - 0000	\$ 11,699	\$ 25,503 *
67	13 - 12 - 407 - 043 - 0000	\$ 14,003	\$ 30,525
68	13 - 12 - 407 - 044 - 0000	\$ 13,357	\$ 29,117
69	13 - 12 - 407 - 045 - 0000	\$ 13,520	\$ 29,472
70	13 - 12 - 407 - 046 - 0000	\$ 11,183	\$ 24,378
71	13 - 12 - 407 - 047 - 0000	\$ 13,266	\$ 28,919
72	13 - 12 - 407 - 048 - 0000	\$ 12,662	\$ 27,602
73	13 - 12 - 407 - 049 - 0000	\$ 15,818	\$ 34,482
74	13 - 12 - 407 - 050 - 0000	\$ 29,287	\$ 63,843 *
75	13 - 12 - 407 - 051 - 0000	\$ 35,623	\$ 77,655 *
76	13 - 12 - 410 - 013 - 0000	\$ 443,963	\$ 967,795 *
77	13 - 12 - 410 - 035 - 0000	\$ 42,874	\$ 93,461
78	13 - 12 - 410 - 036 - 0000	\$ 15,852	\$ 34,556 *
79	13 - 12 - 410 - 037 - 0000	\$ 15,204	\$ 33,143 *
80	13 - 12 - 410 - 038 - 0000	\$ 42,185	\$ 91,959 *
81	13 - 12 - 411 - 009 - 0000	\$ 165,576	\$ 360,939
82	13 - 12 - 411 - 011 - 0000	\$ 56,235	\$ 122,587
83	13 - 12 - 411 - 012 - 0000	\$ -	\$ -
84	13 - 12 - 411 - 013 - 0000	\$ -	\$ -
85	13 - 12 - 411 - 014 - 0000	\$ -	\$ -
86	13 - 12 - 411 - 015 - 0000	\$ -	\$ -
87	13 - 12 - 411 - 016 - 0000	\$ -	\$ -
88	13 - 12 - 411 - 017 - 0000	\$ -	\$ -
89	13 - 12 - 411 - 018 - 0000	\$ 28,895	\$ 62,988
90	13 - 12 - 411 - 019 - 0000	\$ 28,895	\$ 62,988
91	13 - 12 - 411 - 020 - 0000	\$ 28,895	\$ 62,988
92	13 - 12 - 411 - 024 - 0000	\$ 38,129	\$ 83,117
		\$ 4,581	\$ 9,986

Summary of 1998 EAV By Permanent Index Number (PIN)

No.	PIN Number	Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
93	13 - 12 - 411 - 025 - 0000		
94	13 - 12 - 411 - 026 - 0000	\$ 41,763	\$ 91,039
95	13 - 12 - 411 - 027 - 0000	\$ 8,512	\$ 18,555
96	13 - 12 - 411 - 028 - 0000	\$ 7,828	\$ 17,064
97	13 - 12 - 411 - 039 - 0000	\$ 31,547	\$ 68,769
98	13 - 12 - 411 - 040 - 0000	\$ 17,324	\$ 37,765
99	13 - 12 - 411 - 041 - 0000	\$ 13,943	\$ 30,394
100	13 - 12 - 411 - 042 - 0000	\$ 4,315	\$ 9,406
101	13 - 12 - 411 - 043 - 0000	\$ 17,100	\$ 37,276 *
102	13 - 12 - 411 - 044 - 0000	\$ 13,354	\$ 29,110 *
103	13 - 12 - 411 - 045 - 0000	\$ 9,273	\$ 20,214
104	13 - 12 - 411 - 046 - 0000	\$ 9,273	\$ 20,214
105	13 - 12 - 411 - 047 - 0000	\$ 7,047	\$ 15,362
106	13 - 12 - 411 - 048 - 0000	\$ 16,189	\$ 35,290
107	13 - 12 - 411 - 049 - 0000	\$ 15,851	\$ 34,554 *
108	13 - 12 - 411 - 050 - 0000	\$ 12,566	\$ 27,393 *
109	13 - 12 - 411 - 051 - 0000	\$ 17,043	\$ 37,152 *
110	13 - 12 - 411 - 052 - 0000	\$ 13,044	\$ 28,435 *
111	13 - 12 - 411 - 053 - 0000	\$ 13,836	\$ 30,161 *
112	13 - 12 - 411 - 054 - 0000	\$ 13,684	\$ 29,830 *
113	13 - 12 - 411 - 055 - 0000	\$ 14,385	\$ 31,358 *
114	13 - 12 - 411 - 056 - 0000	\$ 14,291	\$ 31,153 *
115	13 - 12 - 411 - 057 - 0000	\$ 164,301	\$ 358,160
116	13 - 12 - 411 - 058 - 0000	\$ 15,326	\$ 33,409 *
117	13 - 12 - 411 - 059 - 0000	\$ 16,999	\$ 37,056 *
118	13 - 12 - 411 - 060 - 0000	\$ 15,425	\$ 33,625 *
119	13 - 12 - 411 - 061 - 0000	\$ 14,487	\$ 31,580 *
120	13 - 12 - 411 - 062 - 0000	\$ 16,850	\$ 36,731 *
121	13 - 12 - 411 - 063 - 0000	\$ 14,642	\$ 31,918 *
122	13 - 12 - 411 - 064 - 0000	\$ 16,703	\$ 36,411 *
123	13 - 12 - 411 - 065 - 0000	\$ 6,964	\$ 15,181 *
124	13 - 12 - 411 - 066 - 0000	\$ 22,096	\$ 48,167
125	13 - 12 - 411 - 067 - 0000	\$ 55,186	\$ 120,300
126	13 - 12 - 411 - 068 - 0000	\$ 67,054	\$ 146,171
127	13 - 12 - 411 - 069 - 0000	\$ 66,408	\$ 144,763
128	13 - 12 - 411 - 070 - 0000	\$ 7,311	\$ 15,937
129	13 - 12 - 411 - 071 - 0000	\$ 32,292	\$ 70,393
130	13 - 12 - 411 - 072 - 0000	\$ 12,362	\$ 26,948
131	13 - 12 - 411 - 073 - 0000	\$ 55,911	\$ 121,880
132	13 - 12 - 411 - 074 - 0000	\$ 196,076	\$ 427,426
133	13 - 12 - 415 - 048 - 0000	\$ 61,613	\$ 134,310 *
134	13 - 12 - 415 - 049 - 0000	\$ 70,464	\$ 153,604
135	13 - 12 - 415 - 050 - 0000	\$ 204,820	\$ 446,487
136	13 - 12 - 415 - 051 - 0000	\$ 134,375	\$ 292,924
137	13 - 12 - 415 - 052 - 0000	\$ 51,300	\$ 111,829
138	13 - 12 - 415 - 053 - 0000	\$ 27,588	\$ 60,139
		\$ 48,086	\$ 104,823 *

Summary of 1998 EAV By Permanent Index Number (PIN)

No.	PIN Number	Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
139	13 - 12 - 419 - 063 - 0000		
140	13 - 12 - 419 - 064 - 0000	\$ 216,964	\$ 472,960
141	13 - 12 - 419 - 065 - 0000	\$ 10,134	\$ 22,091
142	13 - 12 - 419 - 072 - 0000	\$ 10,228	\$ 22,296
143	13 - 12 - 419 - 073 - 0000	\$ 67,508	\$ 147,161
144	13 - 12 - 420 - 001 - 0000	\$ 115,704	\$ 252,223
145	13 - 12 - 421 - 013 - 0000	\$ -	\$ -
146	13 - 12 - 421 - 019 - 0000	\$ 50,861	\$ 110,872
147	13 - 12 - 421 - 020 - 0000	\$ 156,315	\$ 340,751
148	13 - 12 - 422 - 001 - 0000	\$ 140,740	\$ 306,799
149	13 - 12 - 422 - 002 - 0000	\$ 136,459	\$ 297,467 *
150	13 - 12 - 422 - 003 - 0000	\$ 18,984	\$ 41,383 *
151	13 - 12 - 422 - 004 - 0000	\$ -	\$ -
152	13 - 12 - 422 - 005 - 0000	\$ 193,978	\$ 422,853 *
153	13 - 12 - 423 - 013 - 0000	\$ -	\$ -
154	13 - 12 - 423 - 015 - 0000	\$ 159,137	\$ 346,903
155	13 - 12 - 423 - 016 - 0000	\$ 98,515	\$ 214,753
156	13 - 12 - 424 - 009 - 0000	\$ 118,782	\$ 258,933
157	13 - 12 - 424 - 010 - 0000	\$ 38,020	\$ 82,880
158	13 - 12 - 424 - 011 - 0000	\$ 26,979	\$ 58,812
159	13 - 12 - 424 - 012 - 0000	\$ 17,548	\$ 38,253 *
160	13 - 12 - 424 - 013 - 0000	\$ 87,323	\$ 190,355
161	13 - 12 - 424 - 015 - 0000	\$ 33,745	\$ 73,561 *
162	13 - 12 - 425 - 029 - 0000	\$ -	\$ -
163	13 - 12 - 425 - 030 - 0000	\$ 80,939	\$ 176,439 *
164	13 - 12 - 425 - 031 - 0000	\$ 35,475	\$ 77,332 *
165	13 - 12 - 425 - 032 - 0000	\$ 60,448	\$ 131,771 *
166	13 - 12 - 425 - 033 - 0000	\$ 9,496	\$ 20,700
167	13 - 12 - 425 - 034 - 0000	\$ 10,052	\$ 21,912
168	13 - 12 - 425 - 035 - 0000	\$ 21,260	\$ 46,345
169	13 - 12 - 425 - 036 - 0000	\$ 731	\$ 1,594
170	13 - 12 - 425 - 037 - 0000	\$ 111,274	\$ 242,566
171	13 - 12 - 425 - 038 - 0000	\$ 9,782	\$ 21,324
172	13 - 12 - 425 - 039 - 0000	\$ 9,782	\$ 21,324
173	13 - 12 - 425 - 040 - 0000	\$ 19,284	\$ 42,037
174	13 - 12 - 425 - 041 - 0000	\$ 11,150	\$ 24,306
175	13 - 12 - 425 - 042 - 0000	\$ -	\$ -
176	13 - 12 - 425 - 043 - 0000	\$ 284,268	\$ 619,676
177	13 - 12 - 425 - 044 - 0000	\$ 53,137	\$ 115,833
178	13 - 12 - 425 - 045 - 0000	\$ 13,463	\$ 29,348
179	13 - 12 - 425 - 046 - 0000	\$ 23,723	\$ 51,714
180	13 - 12 - 425 - 047 - 0000	\$ 23,723	\$ 51,714
181	13 - 12 - 425 - 048 - 0000	\$ 137,535	\$ 299,813
182	13 - 12 - 425 - 049 - 0000	\$ 168,534	\$ 367,387
183	13 - 12 - 425 - 050 - 0000	\$ 25,360	\$ 55,282
184	13 - 12 - 425 - 051 - 0000	\$ 38,806	\$ 84,593
		\$ 118,072	\$ 257,385

Summary of 1998 EAV By Permanent Index Number (PIN)

No.	PIN Number	Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
185	13 - 12 - 425 - 052 - 0000	\$ 319,944	\$ 697,446
186	13 - 12 - 425 - 053 - 0000	\$ 211,537	\$ 461,130
187	13 - 13 - 200 - 001 - 0000	\$ 47,435	\$ 103,404
188	13 - 13 - 200 - 002 - 0000	\$ 43,765	\$ 95,403
189	13 - 13 - 200 - 003 - 0000	\$ 151,952	\$ 331,240 *
190	13 - 13 - 200 - 004 - 0000	\$ 83,345	\$ 181,684
191	13 - 13 - 200 - 005 - 0000	\$ 83,345	\$ 181,684
192	13 - 13 - 200 - 006 - 0000	\$ 85,625	\$ 186,654
193	13 - 13 - 200 - 007 - 0000	\$ 54,572	\$ 118,962
194	13 - 13 - 200 - 008 - 0000	\$ 136,897	\$ 298,422
195	13 - 13 - 200 - 009 - 0000	\$ 82,893	\$ 180,698 *
196	13 - 13 - 200 - 010 - 0000	\$ 42,127	\$ 91,833
197	13 - 13 - 200 - 011 - 0000	\$ 62,980	\$ 137,290 *
198	13 - 13 - 200 - 012 - 0000	\$ 24,415	\$ 53,222
199	13 - 13 - 200 - 013 - 0000	\$ 48,831	\$ 106,447
200	13 - 13 - 200 - 014 - 0000	\$ 24,415	\$ 53,222
201	13 - 13 - 200 - 015 - 0000	\$ 42,436	\$ 92,506 *
202	13 - 13 - 200 - 016 - 0000	\$ 42,032	\$ 91,626
203	13 - 13 - 200 - 017 - 0000	\$ 38,135	\$ 83,130
204	13 - 13 - 200 - 018 - 0000	\$ 36,479	\$ 79,521
205	13 - 13 - 200 - 019 - 0000	\$ 133,010	\$ 289,948 *
206	13 - 13 - 202 - 001 - 0000	\$ 89,326	\$ 194,722 *
207	13 - 13 - 202 - 002 - 0000	\$ 36,786	\$ 80,190 *
208	13 - 13 - 202 - 003 - 0000	\$ 108,901	\$ 237,393 *
209	13 - 13 - 202 - 004 - 0000	\$ 9,711	\$ 21,169
210	13 - 13 - 202 - 005 - 0000	\$ 9,624	\$ 20,979
211	13 - 13 - 202 - 006 - 0000	\$ 9,624	\$ 20,979
212	13 - 13 - 202 - 007 - 0000	\$ 12,834	\$ 27,977
213	13 - 13 - 203 - 001 - 0000	\$ 77,167	\$ 168,216 *
214	13 - 13 - 203 - 002 - 0000	\$ 48,636	\$ 106,022
215	13 - 13 - 203 - 003 - 0000	\$ 28,975	\$ 63,163 *
216	13 - 13 - 203 - 004 - 0000	\$ 29,919	\$ 65,220 *
217	13 - 13 - 203 - 005 - 0000	\$ 111,557	\$ 243,183 *
218	13 - 13 - 203 - 006 - 0000	\$ 72,639	\$ 158,346 *
219	13 - 13 - 204 - 001 - 0000	\$ 45,598	\$ 99,399
220	13 - 13 - 204 - 003 - 0000	\$ 39,765	\$ 86,684
221	13 - 13 - 204 - 004 - 0000	\$ 19,914	\$ 43,411
222	13 - 13 - 204 - 005 - 0000	\$ 113,850	\$ 248,182
223	13 - 13 - 204 - 034 - 0000	\$ 18,795	\$ 40,971
224	13 - 13 - 204 - 035 - 0000	\$ 37,043	\$ 80,750
225	13 - 13 - 205 - 001 - 0000	\$ 249,352	\$ 543,562 *
226	13 - 13 - 205 - 002 - 0000	\$ 9,892	\$ 21,564 *
227	13 - 13 - 205 - 003 - 0000	\$ 38,320	\$ 83,534
228	13 - 13 - 205 - 004 - 0000	\$ 14,586	\$ 31,796
229	13 - 13 - 205 - 038 - 0000	\$ 214,530	\$ 467,654
230	13 - 13 - 206 - 038 - 0000	\$ 225,668	\$ 491,934

Summary of 1998 EAV By Permanent Index Number (PIN)

No.	PIN Number	Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
231	13 - 13 - 207 - 001 - 0000		
232	13 - 13 - 207 - 002 - 0000	\$ 208,141	\$ 453,727
233	13 - 13 - 207 - 017 - 0000	\$ 167,083	\$ 364,224
234	13 - 13 - 207 - 018 - 0000	\$ 168,740	\$ 367,836
235	13 - 13 - 207 - 019 - 0000	\$ 25,162	\$ 54,851
236	13 - 13 - 207 - 020 - 0000	\$ 158,972	\$ 346,543
237	13 - 13 - 207 - 021 - 0000	\$ 52,990	\$ 115,513
238	13 - 13 - 207 - 022 - 0000	\$ 95,830	\$ 208,900
239	13 - 13 - 207 - 023 - 0000	\$ 21,950	\$ 47,849
240	13 - 13 - 207 - 024 - 0000	\$ 14,322	\$ 31,221
241	13 - 13 - 207 - 025 - 0000	\$ 14,381	\$ 31,349
242	13 - 13 - 207 - 026 - 0000	\$ 14,990	\$ 32,677
243	13 - 13 - 207 - 027 - 0000	\$ 43,133	\$ 94,026
244	13 - 13 - 207 - 028 - 0000	\$ 64,863	\$ 141,395
245	13 - 13 - 207 - 029 - 0000	\$ 13,128	\$ 28,618
246	13 - 13 - 211 - 015 - 0000	\$ 25,329	\$ 55,215
247	13 - 13 - 211 - 016 - 0000	\$ 16,972	\$ 36,997 *
248	13 - 13 - 211 - 017 - 0000	\$ 17,014	\$ 37,089 *
249	13 - 13 - 211 - 032 - 0000	\$ 63,413	\$ 138,234
250	13 - 13 - 211 - 033 - 0000	\$ 100,958	\$ 220,078
251	13 - 13 - 211 - 034 - 0000	\$ 23,753	\$ 51,779
252	13 - 13 - 214 - 028 - 0000	\$ 48,419	\$ 105,549 *
253	13 - 13 - 214 - 029 - 0000	\$ 50,891	\$ 110,937
254	13 - 13 - 214 - 030 - 0000	\$ 9,536	\$ 20,788
255	13 - 13 - 214 - 031 - 0000	\$ 89,198	\$ 194,443 *
256	13 - 13 - 214 - 032 - 0000	\$ 19,653	\$ 42,842 *
257	13 - 13 - 214 - 033 - 0000	\$ 63,763	\$ 138,997 *
258	13 - 13 - 214 - 034 - 0000	\$ 36,095	\$ 78,683 *
259	13 - 13 - 225 - 019 - 0000	\$ 167,030	\$ 364,109 *
260	13 - 13 - 225 - 020 - 0000	\$ 141,529	\$ 308,519 *
261	13 - 13 - 225 - 021 - 0000	\$ 47,249	\$ 102,998
262	13 - 13 - 225 - 022 - 0000	\$ 33,276	\$ 72,538 *
263	13 - 13 - 225 - 023 - 0000	\$ 18,622	\$ 40,594 *
264	13 - 13 - 225 - 024 - 0000	\$ 26,298	\$ 57,327 *
265	13 - 13 - 233 - 029 - 0000	\$ -	\$ -
266	13 - 13 - 233 - 030 - 0000	\$ 74,284	\$ 161,932 *
267	13 - 13 - 233 - 031 - 0000	\$ 64,891	\$ 141,456 *
268	13 - 13 - 233 - 032 - 0000	\$ 27,379	\$ 59,683 *
269	13 - 13 - 233 - 033 - 0000	\$ 59,260	\$ 129,181
270	13 - 13 - 234 - 015 - 0000	\$ 123,192	\$ 268,546
271	13 - 13 - 234 - 016 - 0000	\$ 24,336	\$ 53,050
272	13 - 13 - 234 - 017 - 0000	\$ 24,156	\$ 52,658
273	13 - 13 - 234 - 018 - 0000	\$ 24,156	\$ 52,658
274	13 - 13 - 234 - 019 - 0000	\$ 24,156	\$ 52,658
275	13 - 13 - 234 - 020 - 0000	\$ 24,156	\$ 52,658
276	13 - 13 - 234 - 021 - 0000	\$ 47,736	\$ 104,060
		\$ 43,048	\$ 93,840

Summary of 1998 EAV By Permanent Index Number (PIN)

No.	PIN Number	Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
277	13 - 13 - 234 - 022 - 0000		
278	13 - 13 - 234 - 023 - 0000	\$ 29,879	\$ 65,133 *
279	13 - 13 - 234 - 029 - 0000	\$ 132,015	\$ 287,779 *
280	13 - 13 - 234 - 030 - 0000	\$ -	\$ -
281	13 - 13 - 234 - 031 - 0000	\$ 39,665	\$ 86,466
282	13 - 13 - 234 - 032 - 0000	\$ 103,162	\$ 224,883
283	13 - 13 - 500 - 003 - 8001	\$ 95,599	\$ 208,396
284	13 - 13 - 500 - 003 - 8002	\$ -	\$ -
285	14 - 7 - 300 - 001 - 0000	\$ 2,759	\$ 6,014
286	14 - 7 - 300 - 002 - 0000	\$ 38,057	\$ 82,960
287	14 - 7 - 300 - 003 - 0000	\$ 49,779	\$ 108,513
288	14 - 7 - 300 - 004 - 0000	\$ 13,819	\$ 30,124 *
289	14 - 7 - 300 - 005 - 0000	\$ 13,847	\$ 30,185 *
290	14 - 7 - 300 - 006 - 0000	\$ 12,019	\$ 26,200 *
291	14 - 7 - 300 - 007 - 0000	\$ 2,903	\$ 6,328 *
292	14 - 7 - 300 - 008 - 0000	\$ 13,343	\$ 29,086 *
293	14 - 7 - 300 - 009 - 0000	\$ 19,023	\$ 41,468 *
294	14 - 7 - 303 - 001 - 0000	\$ 25,045	\$ 54,596
295	14 - 7 - 303 - 002 - 0000	\$ 63,983	\$ 139,477 *
296	14 - 7 - 303 - 003 - 0000	\$ 16,480	\$ 35,925 *
297	14 - 7 - 303 - 004 - 0000	\$ 19,297	\$ 42,066 *
298	14 - 7 - 303 - 005 - 0000	\$ 32,686	\$ 71,252
299	14 - 7 - 303 - 006 - 0000	\$ 44,673	\$ 97,383
300	14 - 7 - 303 - 009 - 0000	\$ 13,925	\$ 30,355 *
301	14 - 7 - 303 - 010 - 0000	\$ 26,161	\$ 57,028
302	14 - 7 - 303 - 011 - 0000	\$ 11,282	\$ 24,594 *
303	14 - 7 - 303 - 012 - 0000	\$ 12,496	\$ 27,240 *
304	14 - 7 - 303 - 013 - 0000	\$ 13,904	\$ 30,309 *
305	14 - 7 - 303 - 016 - 0000	\$ 26,343	\$ 57,425 *
306	14 - 7 - 303 - 017 - 0000	\$ 23,788	\$ 51,855
307	14 - 7 - 303 - 041 - 0000	\$ 124,460	\$ 271,310
308	14 - 7 - 303 - 042 - 0000	\$ 16,295	\$ 35,521
309	14 - 7 - 307 - 001 - 0000	\$ 62,000	\$ 135,154
310	14 - 7 - 307 - 002 - 0000	\$ 59,331	\$ 129,336 *
311	14 - 7 - 307 - 003 - 0000	\$ 36,749	\$ 80,109 *
312	14 - 7 - 307 - 004 - 0000	\$ 34,997	\$ 76,290 *
313	14 - 7 - 307 - 005 - 0000	\$ 15,194	\$ 33,121 *
314	14 - 7 - 307 - 006 - 0000	\$ 17,315	\$ 37,745 *
315	14 - 7 - 307 - 007 - 0000	\$ 14,239	\$ 31,040 *
316	14 - 7 - 307 - 008 - 0000	\$ 12,573	\$ 27,408 *
317	14 - 7 - 309 - 002 - 0000	\$ 18,347	\$ 39,995 *
318	14 - 7 - 309 - 003 - 0000	\$ -	\$ -
319	14 - 7 - 310 - 001 - 0000	\$ 16,302	\$ 35,537
320	14 - 7 - 310 - 002 - 0000	\$ 18,863	\$ 41,119 *
321	14 - 7 - 310 - 003 - 0000	\$ 45,166	\$ 98,457 *
322	14 - 7 - 310 - 004 - 0000	\$ 13,968	\$ 30,449 *
		\$ 41,465	\$ 90,390

Summary of 1998 EAV By Permanent Index Number (PIN)

No.	PIN Number	Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
323	14 - 7 - 310 - 005 - 0000	\$	\$
324	14 - 7 - 310 - 006 - 0000	\$ 74,656	\$ 162,743
325	14 - 7 - 310 - 007 - 0000	\$ 51,279	\$ 111,783
326	14 - 7 - 310 - 008 - 0000	\$ 21,840	\$ 47,609 *
327	14 - 7 - 310 - 009 - 0000	\$ 16,484	\$ 35,933 *
328	14 - 7 - 310 - 010 - 0000	\$ 17,165	\$ 37,418 *
329	14 - 7 - 310 - 011 - 0000	\$ 16,893	\$ 36,825 *
330	14 - 7 - 310 - 012 - 0000	\$ 43,942	\$ 95,789
331	14 - 7 - 310 - 013 - 0000	\$ 43,518	\$ 94,865
332	14 - 7 - 310 - 014 - 0000	\$ 5,035	\$ 10,976
333	14 - 7 - 310 - 015 - 0000	\$ 16,093	\$ 35,081 *
334	14 - 7 - 317 - 021 - 0000	\$ 36,849	\$ 80,327 *
335	14 - 7 - 317 - 022 - 0000	\$ 59,117	\$ 128,869 *
336	14 - 7 - 317 - 023 - 0000	\$ 17,148	\$ 37,381 *
337	14 - 7 - 317 - 024 - 0000	\$ 12,977	\$ 28,289 *
338	14 - 7 - 317 - 025 - 0000	\$ 17,002	\$ 37,063 *
339	14 - 7 - 317 - 026 - 0000	\$ 4,498	\$ 9,805 *
340	14 - 7 - 317 - 027 - 0000	\$ 16,271	\$ 35,469 *
341	14 - 7 - 317 - 028 - 0000	\$ 3,935	\$ 8,578 *
342	14 - 7 - 317 - 029 - 0000	\$ 21,407	\$ 46,665 *
343	14 - 7 - 317 - 030 - 0000	\$ 14,787	\$ 32,234 *
344	14 - 7 - 317 - 031 - 0000	\$ 15,974	\$ 34,822 *
345	14 - 7 - 317 - 032 - 0000	\$ 18,587	\$ 40,518 *
346	14 - 7 - 317 - 033 - 0000	\$	\$
347	14 - 7 - 317 - 034 - 0000	\$	\$
348	14 - 7 - 317 - 035 - 0000	\$	\$
349	14 - 7 - 317 - 036 - 0000	\$ 19,772	\$ 43,101 *
350	14 - 7 - 317 - 037 - 0000	\$ 18,018	\$ 39,277 *
351	14 - 7 - 317 - 038 - 0000	\$	\$
352	14 - 7 - 317 - 039 - 0000	\$	\$
353	14 - 7 - 317 - 040 - 0000	\$	\$
354	14 - 7 - 318 - 001 - 0000	\$	\$
355	14 - 7 - 318 - 002 - 0000	\$ 42,959	\$ 93,646 *
356	14 - 7 - 318 - 003 - 0000	\$ 13,439	\$ 29,296 *
357	14 - 7 - 318 - 004 - 0000	\$ 12,359	\$ 26,941 *
358	14 - 7 - 318 - 006 - 0000	\$ 12,017	\$ 26,196
359	14 - 7 - 318 - 007 - 0000	\$ 216,184	\$ 471,260
360	14 - 7 - 318 - 008 - 0000	\$ 52,326	\$ 114,065
361	14 - 7 - 318 - 010 - 0000	\$ 52,326	\$ 114,065
362	14 - 7 - 318 - 011 - 0000	\$ 61,105	\$ 133,203
363	14 - 7 - 318 - 012 - 0000	\$ 44,237	\$ 96,432 *
364	14 - 7 - 318 - 013 - 0000	\$ 107,156	\$ 233,589
365	14 - 7 - 318 - 014 - 0000	\$ 193,338	\$ 421,458
366	14 - 7 - 318 - 027 - 0000	\$ 58,105	\$ 126,663
367	14 - 7 - 318 - 028 - 0000	\$ 14,067	\$ 30,665
368	14 - 7 - 318 - 029 - 0000	\$ 11,131	\$ 24,264
		\$	\$

Summary of 1998 EAV By Permanent Index Number (PIN)

No.	PIN Number	Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
369	14 - 7 - 318 - 030 - 0000	\$ -	\$ -
370	14 - 7 - 318 - 032 - 0000	\$ -	\$ -
371	14 - 7 - 318 - 033 - 0000	\$ 30,868	\$ 67,289
372	14 - 7 - 319 - 031 - 0000	\$ 75,566	\$ 164,726
373	14 - 7 - 319 - 032 - 0000	\$ 107,000	\$ 233,249
374	14 - 7 - 319 - 033 - 0000	\$ 14,320	\$ 31,216
375	14 - 7 - 319 - 034 - 0000	\$ 13,085	\$ 28,524
376	14 - 7 - 319 - 035 - 0000	\$ 32,098	\$ 69,970
377	14 - 7 - 319 - 037 - 0000	\$ 41,872	\$ 91,277
378	14 - 7 - 319 - 038 - 0000	\$ 137,931	\$ 300,676
379	14 - 7 - 320 - 032 - 0000	\$ 48,534	\$ 105,799
380	14 - 7 - 320 - 034 - 0000	\$ 63,270	\$ 137,922
381	14 - 7 - 320 - 035 - 0000	\$ 23,833	\$ 51,954 *
382	14 - 7 - 320 - 036 - 0000	\$ 12,616	\$ 27,502 *
383	14 - 7 - 320 - 040 - 0000	\$ 2,783	\$ 6,067 *
384	14 - 7 - 320 - 041 - 0000	\$ 15,663	\$ 34,144 *
385	14 - 7 - 320 - 042 - 0000	\$ 14,973	\$ 32,640 *
386	14 - 7 - 321 - 033 - 0000	\$ 62,700	\$ 136,680
387	14 - 7 - 321 - 036 - 0000	\$ 229,562	\$ 500,422 *
388	14 - 7 - 321 - 037 - 0000	\$ 94,648	\$ 206,323
389	14 - 7 - 322 - 030 - 0000	\$ 164,376	\$ 358,323
390	14 - 7 - 322 - 031 - 0000	\$ 52,771	\$ 115,036
391	14 - 7 - 322 - 032 - 0000	\$ 9,586	\$ 20,897
392	14 - 7 - 322 - 033 - 0000	\$ 9,334	\$ 20,347
393	14 - 7 - 322 - 034 - 0000	\$ 9,514	\$ 20,740
394	14 - 7 - 322 - 035 - 0000	\$ 9,514	\$ 20,740
395	14 - 7 - 322 - 036 - 0000	\$ 58,143	\$ 126,746
396	14 - 7 - 323 - 015 - 0000	\$ 75,014	\$ 163,523
397	14 - 7 - 323 - 016 - 0000	\$ 113,893	\$ 248,275 *
398	14 - 7 - 323 - 017 - 0000	\$ 55,328	\$ 120,610
399	14 - 7 - 323 - 018 - 0000	\$ 84,541	\$ 184,291
400	14 - 7 - 323 - 028 - 0000	\$ 34,845	\$ 75,959
401	14 - 7 - 323 - 031 - 0000	\$ 205,375	\$ 447,697
402	14 - 7 - 324 - 020 - 0000	\$ -	\$ -
403	14 - 7 - 324 - 042 - 0000	\$ 54,955	\$ 119,796 *
404	14 - 7 - 325 - 022 - 0000	\$ 26,706	\$ 58,216
405	14 - 7 - 325 - 023 - 0000	\$ 19,218	\$ 41,893
406	14 - 7 - 325 - 024 - 0000	\$ 16,951	\$ 36,951 *
407	14 - 7 - 325 - 025 - 0000	\$ 29,857	\$ 65,085 *
408	14 - 7 - 325 - 026 - 0000	\$ 48,762	\$ 106,296
409	14 - 7 - 325 - 027 - 0000	\$ 18,613	\$ 40,574 *
410	14 - 7 - 325 - 028 - 0000	\$ 18,230	\$ 39,740 *
411	14 - 7 - 325 - 029 - 0000	\$ 14,072	\$ 30,676 *
412	14 - 7 - 325 - 030 - 0000	\$ 16,162	\$ 35,232 *
413	14 - 7 - 325 - 031 - 0000	\$ 12,926	\$ 28,177 *
414	14 - 7 - 325 - 032 - 0000	\$ 46,606	\$ 101,596
		\$ 15,090	\$ 32,895 *

Summary of 1998 EAV By Permanent Index Number (PIN)

No.	PIN Number	Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
415	14 - 7 - 325 - 033 - 0000		
416	14 - 7 - 325 - 034 - 0000	\$ 19,264	\$ 41,994 *
417	14 - 7 - 325 - 035 - 0000	\$ 12,603	\$ 27,473 *
418	14 - 7 - 325 - 036 - 0000	\$ 136,106	\$ 296,697 *
419	14 - 7 - 325 - 037 - 0000	\$ 8,982	\$ 19,580
420	14 - 7 - 325 - 038 - 0000	\$ 17,655	\$ 38,486
421	14 - 7 - 325 - 039 - 0000	\$ 31,408	\$ 68,466
422	14 - 7 - 325 - 040 - 0000	\$ 39,802	\$ 86,764
423	14 - 7 - 325 - 041 - 0000	\$ 99,299	\$ 216,462 *
424	14 - 7 - 325 - 042 - 0000	\$ 17,776	\$ 38,750
425	14 - 7 - 400 - 001 - 0000	\$ -	\$ -
426	14 - 7 - 400 - 002 - 0000	\$ 158,829	\$ 346,231 *
427	14 - 7 - 400 - 003 - 0000	\$ 41,446	\$ 90,348
428	14 - 7 - 416 - 001 - 0000	\$ 68,713	\$ 149,787
429	14 - 7 - 416 - 002 - 0000	\$ 74,472	\$ 162,342 *
430	14 - 7 - 416 - 003 - 0000	\$ 23,974	\$ 52,261 *
431	14 - 7 - 416 - 004 - 0000	\$ 19,219	\$ 41,895
432	14 - 7 - 416 - 005 - 0000	\$ 52,490	\$ 114,423
433	14 - 7 - 416 - 006 - 0000	\$ 49,303	\$ 107,476
434	14 - 7 - 416 - 007 - 0000	\$ 94,851	\$ 206,766
435	14 - 7 - 416 - 008 - 0000	\$ 18,397	\$ 40,104
436	14 - 7 - 416 - 009 - 0000	\$ 21,459	\$ 46,778 *
437	14 - 7 - 416 - 010 - 0000	\$ 115,549	\$ 251,885 *
438	14 - 7 - 416 - 011 - 0000	\$ 28,178	\$ 61,425 *
439	14 - 7 - 416 - 012 - 0000	\$ 17,771	\$ 38,739 *
440	14 - 7 - 418 - 002 - 0000	\$ 188,598	\$ 411,125 *
441	14 - 7 - 418 - 008 - 0000	\$ 146,619	\$ 319,615
442	14 - 7 - 418 - 013 - 0000	\$ 307,901	\$ 671,193 *
443	14 - 7 - 419 - 001 - 0000	\$ 906,374	\$ 1,975,805
444	14 - 7 - 419 - 002 - 0000	\$ 78,704	\$ 171,567 *
445	14 - 7 - 419 - 003 - 0000	\$ 144,540	\$ 315,083 *
446	14 - 7 - 419 - 004 - 0000	\$ 22,169	\$ 48,326 *
447	14 - 7 - 419 - 005 - 0000	\$ 157,364	\$ 343,038
448	14 - 7 - 419 - 006 - 0000	\$ 166,296	\$ 362,509 *
449	14 - 7 - 419 - 007 - 0000	\$ 35,649	\$ 77,711 *
450	14 - 7 - 419 - 008 - 0000	\$ 67,799	\$ 147,795
451	14 - 7 - 419 - 009 - 0000	\$ 5,617	\$ 12,244 *
452	14 - 7 - 419 - 024 - 0000	\$ 47,773	\$ 104,140 *
453	14 - 7 - 419 - 025 - 0000	\$ 135,454	\$ 295,276 *
454	14 - 7 - 419 - 026 - 0000	\$ 28,377	\$ 61,859 *
455	14 - 7 - 419 - 027 - 0000	\$ 152,862	\$ 333,224 *
456	14 - 7 - 419 - 028 - 0000	\$ 229,788	\$ 500,915 *
457	14 - 7 - 419 - 029 - 0000	\$ 85,500	\$ 186,381
458	14 - 7 - 420 - 030 - 0000	\$ 177,987	\$ 387,994 *
459	14 - 7 - 421 - 015 - 0000	\$ 766,488	\$ 1,670,867
460	14 - 7 - 421 - 035 - 0000	\$ 1,382,330	\$ 3,013,341
		\$ 73,901	\$ 161,097 *

Summary of 1998 EAV By Permanent Index Number (PIN)

No.	PIN Number	Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
461	14 - 7 - 422 - 024 - 0000		
462	14 - 7 - 422 - 045 - 0000	\$ 114,001	\$ 248,511
463	14 - 7 - 423 - 025 - 0000	\$ 103,836	\$ 226,352
464	14 - 7 - 423 - 026 - 0000	\$ 60,713	\$ 132,348
465	14 - 7 - 500 - 004 - 0000	\$ 37,999	\$ 82,834
466	14 - 18 - 100 - 001 - 0000	\$ -	\$ -
467	14 - 18 - 100 - 002 - 0000	\$ 120,000	\$ 261,588
468	14 - 18 - 100 - 003 - 0000	\$ 77,196	\$ 168,280
469	14 - 18 - 100 - 004 - 0000	\$ 111,074	\$ 242,130
470	14 - 18 - 100 - 005 - 0000	\$ 72,864	\$ 158,836 *
471	14 - 18 - 100 - 013 - 0000	\$ 49,975	\$ 108,941 *
472	14 - 18 - 100 - 014 - 0000	\$ -	\$ -
473	14 - 18 - 100 - 015 - 0000	\$ -	\$ -
474	14 - 18 - 101 - 001 - 0000	\$ -	\$ -
475	14 - 18 - 102 - 001 - 0000	\$ 89,300	\$ 194,665
476	14 - 18 - 102 - 002 - 0000	\$ 57,924	\$ 126,269
477	14 - 18 - 102 - 009 - 0000	\$ 57,924	\$ 126,269
478	14 - 18 - 102 - 010 - 0000	\$ 24,239	\$ 52,839
479	14 - 18 - 102 - 011 - 0000	\$ 18,439	\$ 40,195 *
480	14 - 18 - 102 - 012 - 0000	\$ 19,103	\$ 41,643 *
481	14 - 18 - 102 - 013 - 0000	\$ 18,465	\$ 40,252 *
482	14 - 18 - 102 - 014 - 0000	\$ 18,465	\$ 40,252 *
483	14 - 18 - 102 - 015 - 0000	\$ 18,732	\$ 40,834 *
484	14 - 18 - 102 - 016 - 0000	\$ 18,829	\$ 41,045 *
485	14 - 18 - 102 - 017 - 0000	\$ 48,240	\$ 105,158
486	14 - 18 - 102 - 035 - 0000	\$ 67,295	\$ 146,696
487	14 - 18 - 102 - 036 - 0000	\$ 35,332	\$ 77,020
488	14 - 18 - 102 - 037 - 0000	\$ 48,301	\$ 105,291
489	14 - 18 - 102 - 038 - 0000	\$ 24,811	\$ 54,085
490	14 - 18 - 102 - 039 - 0000	\$ 21,678	\$ 47,256
491	14 - 18 - 102 - 040 - 0000	\$ 110,521	\$ 240,925
492	14 - 18 - 103 - 001 - 0000	\$ -	\$ -
493	14 - 18 - 103 - 009 - 0000	\$ 59,620	\$ 129,966 *
494	14 - 18 - 103 - 022 - 0000	\$ -	\$ -
495	14 - 18 - 104 - 001 - 0000	\$ -	\$ -
496	14 - 18 - 104 - 002 - 0000	\$ 22,199	\$ 48,392 *
497	14 - 18 - 104 - 003 - 0000	\$ 22,161	\$ 48,309 *
498	14 - 18 - 104 - 004 - 0000	\$ 30,135	\$ 65,691 *
499	14 - 18 - 104 - 005 - 0000	\$ 30,693	\$ 66,908 *
500	14 - 18 - 104 - 006 - 0000	\$ 119,324	\$ 260,114 *
501	14 - 18 - 104 - 007 - 0000	\$ 20,622	\$ 44,954
502	14 - 18 - 104 - 008 - 0000	\$ 15,167	\$ 33,063
503	14 - 18 - 104 - 009 - 0000	\$ 51,758	\$ 112,827
504	14 - 18 - 104 - 010 - 0000	\$ 53,405	\$ 116,418
505	14 - 18 - 105 - 001 - 0000	\$ 14,781	\$ 32,221
506	14 - 18 - 105 - 010 - 0000	\$ -	\$ -

Summary of 1998 EAV By Permanent Index Number (PIN)

No.	PIN Number	Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
507	14 - 18 - 105 - 018 - 0000		
508	14 - 18 - 105 - 019 - 0000	\$ 18,518	\$ 40,367 *
509	14 - 18 - 105 - 020 - 0000	\$ 18,703	\$ 40,771 *
510	14 - 18 - 105 - 021 - 0000	\$ 17,173	\$ 37,435 *
511	14 - 18 - 105 - 022 - 0000	\$ 17,610	\$ 38,388 *
512	14 - 18 - 105 - 023 - 0000	\$ 51,404	\$ 112,056 *
513	14 - 18 - 109 - 014 - 0000	\$ -	\$ -
514	14 - 18 - 109 - 015 - 0000	\$ 16,111	\$ 35,120 *
515	14 - 18 - 109 - 016 - 0000	\$ 15,865	\$ 34,584 *
516	14 - 18 - 109 - 017 - 0000	\$ 16,012	\$ 34,905 *
517	14 - 18 - 109 - 018 - 0000	\$ 21,205	\$ 46,225 *
518	14 - 18 - 109 - 019 - 0000	\$ 31,692	\$ 69,085 *
519	14 - 18 - 109 - 020 - 0000	\$ 57,992	\$ 126,417 *
520	14 - 18 - 109 - 021 - 0000	\$ 28,978	\$ 63,169 *
521	14 - 18 - 110 - 001 - 0000	\$ 133,758	\$ 291,579 *
522	14 - 18 - 110 - 002 - 0000	\$ -	\$ -
523	14 - 18 - 110 - 006 - 0000	\$ -	\$ -
524	14 - 18 - 110 - 007 - 0000	\$ 112,347	\$ 244,905
525	14 - 18 - 110 - 008 - 0000	\$ -	\$ -
526	14 - 18 - 110 - 009 - 0000	\$ -	\$ -
527	14 - 18 - 110 - 010 - 0000	\$ -	\$ -
528	14 - 18 - 110 - 012 - 0000	\$ -	\$ -
529	14 - 18 - 110 - 013 - 0000	\$ 12,117	\$ 26,414 *
530	14 - 18 - 110 - 014 - 0000	\$ 10,786	\$ 23,512 *
531	14 - 18 - 110 - 015 - 0000	\$ 10,376	\$ 22,619 *
532	14 - 18 - 110 - 016 - 0000	\$ 13,137	\$ 28,637 *
533	14 - 18 - 110 - 017 - 0000	\$ 11,159	\$ 24,326 *
534	14 - 18 - 110 - 018 - 0000	\$ 19,558	\$ 42,634 *
535	14 - 18 - 110 - 019 - 0000	\$ 2,237	\$ 4,876 *
536	14 - 18 - 110 - 020 - 0000	\$ -	\$ -
537	14 - 18 - 110 - 021 - 0000	\$ -	\$ -
538	14 - 18 - 110 - 022 - 0000	\$ 43,683	\$ 95,225
539	14 - 18 - 110 - 023 - 0000	\$ 44,420	\$ 96,831
540	14 - 18 - 110 - 024 - 0000	\$ -	\$ -
541	14 - 18 - 110 - 025 - 0000	\$ 34,924	\$ 76,131 *
542	14 - 18 - 110 - 026 - 0000	\$ 41,723	\$ 90,952
543	14 - 18 - 110 - 027 - 0000	\$ -	\$ -
544	14 - 18 - 110 - 028 - 0000	\$ -	\$ -
545	14 - 18 - 114 - 013 - 0000	\$ 18,005	\$ 39,249 *
546	14 - 18 - 114 - 014 - 0000	\$ 91,079	\$ 198,543 *
547	14 - 18 - 114 - 015 - 0000	\$ 15,900	\$ 34,660 *
548	14 - 18 - 114 - 019 - 0000	\$ 16,247	\$ 35,417 *
549	14 - 18 - 115 - 001 - 0000	\$ 52,455	\$ 114,347
550	14 - 18 - 115 - 002 - 0000	\$ 23,447	\$ 51,112 *
551	14 - 18 - 115 - 003 - 0000	\$ 65,529	\$ 142,847 *
552	14 - 18 - 115 - 004 - 0000	\$ 26,229	\$ 57,177
		\$ 59,992	\$ 130,777 *

Summary of 1998 EAV By Permanent Index Number (PIN)

No.	PIN Number	Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
553	14 - 18 - 115 - 005 - 0000		
554	14 - 18 - 115 - 006 - 0000	\$ 16,039	\$ 34,963 *
555	14 - 18 - 115 - 007 - 0000	\$ 77,220	\$ 168,332 *
556	14 - 18 - 121 - 001 - 0000	\$ 34,785	\$ 75,828 *
557	14 - 18 - 121 - 002 - 0000	\$ 218,535	\$ 476,384 *
558	14 - 18 - 121 - 003 - 0000	\$ 15,974	\$ 34,822 *
559	14 - 18 - 121 - 004 - 0000	\$ 16,125	\$ 35,151 *
560	14 - 18 - 121 - 005 - 0000	\$ 24,810	\$ 54,083 *
561	14 - 18 - 121 - 006 - 0000	\$ 55,647	\$ 121,305 *
562	14 - 18 - 121 - 007 - 0000	\$ 15,857	\$ 34,567 *
563	14 - 18 - 121 - 008 - 0000	\$ 15,808	\$ 34,460 *
564	14 - 18 - 121 - 009 - 0000	\$ 23,803	\$ 51,888 *
565	14 - 18 - 121 - 010 - 0000	\$ 18,062	\$ 39,373 *
566	14 - 18 - 121 - 011 - 0000	\$ 15,489	\$ 33,764 *
567	14 - 18 - 121 - 012 - 0000	\$ 2,444	\$ 5,328 *
568	14 - 18 - 121 - 013 - 0000	\$ 16,404	\$ 35,759 *
569	14 - 18 - 121 - 014 - 0000	\$ 17,186	\$ 37,464 *
570	14 - 18 - 121 - 015 - 0000	\$ 18,665	\$ 40,688 *
571	14 - 18 - 121 - 016 - 0000	\$ 15,548	\$ 33,893 *
572	14 - 18 - 121 - 017 - 0000	\$ 18,122	\$ 39,504 *
573	14 - 18 - 121 - 018 - 0000	\$ 16,334	\$ 35,606 *
574	14 - 18 - 121 - 019 - 0000	\$ 23,143	\$ 50,449 *
575	14 - 18 - 121 - 020 - 0000	\$ 16,708	\$ 36,422 *
576	14 - 18 - 129 - 001 - 0000	\$ 22,937	\$ 50,000 *
577	14 - 18 - 129 - 002 - 0000	\$ -	\$ -
578	14 - 18 - 130 - 003 - 0000	\$ -	\$ -
579	14 - 18 - 130 - 004 - 0000	\$ -	\$ -
580	14 - 18 - 200 - 001 - 0000	\$ -	\$ -
581	14 - 18 - 200 - 004 - 0000	\$ 88,896	\$ 193,784 *
582	14 - 18 - 200 - 005 - 0000	\$ -	\$ -
583	14 - 18 - 200 - 006 - 0000	\$ 46,009	\$ 100,295
584	14 - 18 - 200 - 007 - 0000	\$ 129,322	\$ 281,909
585	14 - 18 - 200 - 008 - 0000	\$ 84,393	\$ 183,968 *
586	14 - 18 - 200 - 009 - 0000	\$ 39,710	\$ 86,564
587	14 - 18 - 200 - 010 - 0000	\$ 61,705	\$ 134,511 *
588	14 - 18 - 200 - 011 - 0000	\$ 69,552	\$ 151,616
589	14 - 18 - 200 - 012 - 0000	\$ 57,203	\$ 124,697
590	14 - 18 - 200 - 013 - 0000	\$ 111,096	\$ 242,178
591	14 - 18 - 200 - 014 - 0000	\$ 12,312	\$ 26,839 *
592	14 - 18 - 200 - 015 - 0000	\$ 27,657	\$ 60,289
593	14 - 18 - 200 - 016 - 0000	\$ 45,427	\$ 99,026 *
594	14 - 18 - 200 - 034 - 0000	\$ 53,424	\$ 116,459
595	14 - 18 - 201 - 001 - 0000	\$ 159,297	\$ 347,252
596	14 - 18 - 201 - 002 - 0000	\$ -	\$ -
597	14 - 18 - 201 - 008 - 0000	\$ -	\$ -
598	14 - 18 - 201 - 017 - 0000	\$ -	\$ -

Summary of 1998 EAV By Permanent Index Number (PIN)

No.	PIN Number	Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
599	14 - 18 - 202 - 005 - 0000	\$ 16,343	\$ 35,626
600	14 - 18 - 202 - 006 - 0000	\$ 13,295	\$ 28,982
601	14 - 18 - 202 - 007 - 0000	\$ 13,119	\$ 28,598
602	14 - 18 - 202 - 008 - 0000	\$ 24,145	\$ 52,634 *
603	14 - 18 - 202 - 009 - 0000	\$ 136,196	\$ 296,894
604	14 - 18 - 202 - 010 - 0000	\$ 15,779	\$ 34,397
605	14 - 18 - 202 - 011 - 0000	\$ 14,977	\$ 32,648
606	14 - 18 - 202 - 012 - 0000	\$ 23,426	\$ 51,066
607	14 - 18 - 202 - 024 - 0000	\$ 170,663	\$ 372,028
608	14 - 18 - 202 - 025 - 0000	\$ 51,666	\$ 112,627
609	14 - 18 - 202 - 029 - 0000	\$ 751,958	\$ 1,639,193
610	14 - 18 - 203 - 012 - 0000	\$ 113,820	\$ 248,116
611	14 - 18 - 203 - 031 - 0000	\$ 93,461	\$ 203,736
612	14 - 18 - 204 - 001 - 0000	\$ 85,346	\$ 186,046
613	14 - 18 - 204 - 017 - 0000	\$ 54,717	\$ 119,278
614	14 - 18 - 205 - 001 - 0000	\$ 98,913	\$ 215,620 *
615	14 - 18 - 205 - 003 - 0000	\$ 21,326	\$ 46,489
616	14 - 18 - 205 - 031 - 0000	\$ -	\$ -
617	14 - 18 - 205 - 043 - 0000	\$ 25,465	\$ 55,511 *
618	14 - 18 - 205 - 044 - 0000	\$ 43,446	\$ 94,708 *
619	14 - 18 - 206 - 001 - 0000	\$ 16,815	\$ 36,655
620	14 - 18 - 206 - 002 - 0000	\$ 38,345	\$ 83,588 *
621	14 - 18 - 206 - 003 - 0000	\$ 19,441	\$ 42,379 *
622	14 - 18 - 206 - 004 - 0000	\$ 19,285	\$ 42,039 *
623	14 - 18 - 206 - 005 - 0000	\$ 18,544	\$ 40,424 *
624	14 - 18 - 206 - 009 - 0000	\$ 36,913	\$ 80,467
625	14 - 18 - 206 - 010 - 0000	\$ 65,042	\$ 141,785 *
626	14 - 18 - 500 - 002 - 0000	\$ -	\$ -
627	14 - 18 - 500 - 003 - 0000	\$ -	\$ -
628	14 - 18 - 500 - 004 - 0000	\$ -	\$ -
629	14 - 18 - 500 - 005 - 0000	\$ -	\$ -
630	14 - 18 - 500 - 017 - 0000	\$ -	\$ -
631	14 - 18 - 500 - 018 - 0000	\$ -	\$ -
632	14 - 18 - 500 - 019 - 0000	\$ -	\$ -
633	14 - 18 - 500 - 049 - 0000	\$ -	\$ -
634	14 - 18 - 500 - 055 - 0000	\$ -	\$ -
635	14 - 18 - 501 - 001 - 0000	\$ -	\$ -
Total		\$ 33,023,020	\$ 71,986,881

*Indicates parcels that may be impacted by the Housing Impact and Related Matters sub-section of Section 4 of this report.

1998 Equalization Factor

2.1799