

Hollywood/Sheridan Redevelopment Project Area
Tax Increment Finance District
Eligibility Study, Redevelopment Plan and Project

City of Chicago
Richard M. Daley, Mayor

June 1, 2007


 **S. B. Friedman & Company**
Real Estate Advisors and Development Consultants

Table of Contents

1. Executive Summary.....	1
2. Introduction.....	5
3. Eligibility Analysis	17
4. Redevelopment Plan & Project.....	29
5. Financial Plan	35
6. Required Findings and Tests.....	44
7. Provisions for Amending Redevelopment Plan and Project.....	52
8. Commitment to Fair Employment Practices and Affirmative Action Plan	53

List of Maps

Map 1: Community Context	7
Map 2: RPA Boundary	8
Map 3: Existing Land Use	13
Map 3A: Existing Land Use: Northern Portion	14
Map 3B: Existing Land Use: Southern Portion	15
Map 4A: Eligibility Factor-Lack of Growth in EAV	23
Map 4B: Eligibility Factor-Deterioration	24
Map 4C: Eligibility Factor-Inadequate Utilities	25
Map 4D: Eligibility Factor- Structures Below Minimum Code	26
Map 5: Proposed Future Land Use	33
Map 6: Community Facilities	51

Appendices

Appendix 1: Boundary and Legal Description	
Appendix 2: Housing Impact Study	
Appendix 3: Summary of Estimated 2005 EAV (by PIN)	

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1. Executive Summary

In March 2007, *S. B. Friedman & Company* was engaged to conduct a Tax Increment Financing Eligibility Study (the "Eligibility Study") for the proposed Hollywood/Sheridan Redevelopment Project Area. This report details the eligibility factors found within the proposed Hollywood/Sheridan Redevelopment Project Area 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"), and thus in support of its designation as the Hollywood/Sheridan Redevelopment Project Area (the "Hollywood/Sheridan RPA" or "RPA"). In addition, since the Eligibility Study has determined that the RPA qualifies as a conservation area, this report also contains the Redevelopment Plan and Project (the "Redevelopment Plan" or "Redevelopment Plan and Project") for the Hollywood/Sheridan RPA.

The Hollywood/Sheridan RPA is located within the Edgewater and Uptown community areas ("Community Area") of the City of Chicago, and is generally bounded by Rosemont Avenue on the north, Sheridan Road on the east, Ainslie Street to the south, and Broadway Street to the west. The RPA consists of the majority of the street frontage along Broadway from Rosemont Avenue on the north to Bryn Mawr Avenue on the south, along Granville Avenue from Kenmore Avenue on the east to Broadway on the west, along Hollywood Avenue from Sheridan Road on the east to Broadway Street on the west, along Kenmore Avenue from Bryn Mawr Avenue on the north to Foster Avenue on the south, along of Sheridan Road from Berwyn Avenue on the north to Ainslie Street on the south and along Foster and Argyle Avenues between McCutcheon Terrace on the east to Winthrop Avenue on the west.

Determination of Eligibility

This Eligibility Study concludes that the Hollywood/Sheridan RPA is eligible for Tax Increment Financing ("TIF") designation as a "conservation area" because 50 percent or more of the structures in the area are 35 years in age or older, and because the following four eligibility factors have been found to be present to a meaningful extent and reasonably distributed throughout the RPA:

1. Lack of Growth in Equalized Assessed Value (EAV);
2. Deterioration;
3. Inadequate Utilities; and
4. Structures Below Minimum Code.

Redevelopment Plan, Goal, Objectives, and Strategies

Goal. The overall goal of the Redevelopment Plan is to reduce or eliminate the conditions that qualify the Hollywood/Sheridan RPA as a conservation area, and to provide the mechanisms necessary to support public and private development and improvements in the RPA. This goal is to be achieved through an integrated and comprehensive strategy that leverages public resources to

stimulate private investment in order to strengthen the area as a cohesive and vibrant mixed-use neighborhood. Redevelopment of the RPA is anticipated to improve retail, commercial, and housing conditions; improve the relationship between the area's land uses; and attract private development and redevelopment.

Objectives. Eleven broad objectives support the overall goal of area-wide revitalization of the Hollywood/Sheridan RPA. These include:

1. Facilitate the preservation and rehabilitation of residential, commercial, and public/institutional uses and architecturally or historically significant buildings, and encourage the adaptive reuse of vacant, underutilized, and/or obsolete building where appropriate;
2. Facilitate the assembly, preparation, and marketing of vacant and underutilized sites for new retail, commercial, and residential development, along with off-street parking areas;
3. Promote new residential development that accommodates a diverse demographic mix of residents, including the development of new affordable housing, as well as new commercial, public/institutional, and mixed use developments;
4. Improve commercial districts along Sheridan Road, Argyle Street, Thorndale Avenue, Granville Avenue, Foster Avenue, and Broadway Street in such a way that will that promote a lively pedestrian environment including the provision of streetscape and landscape elements;
5. Replace, repair, or provide for new infrastructure where needed, including streets, sidewalks, viaducts, curbs, gutters, alleys, underground water and sewer systems, and parking as needed to support new development and redevelopment within the RPA;
6. Improve public transit facilities within the RPA, including facilitating upgrades and improvements to Chicago Transit Authority facilities, and providing for supportive parking facilities;
7. Improve vehicular circulation throughout the RPA, through improvements to streets, alleys, and loading areas;
8. Support the improvements and/or expansion of public facilities such as schools and/or parks and provide resources for other community facilities such as recreational, health, and social services in order to expand neighborhood amenities and support private development;
9. Provide opportunities for women-owned, minority-owned, and locally-owned businesses to share in job opportunities associated with the redevelopment of the Hollywood/Sheridan RPA;

10. Support job training and welfare to work programs and increase employment opportunities for City residents; and
11. Provide daycare assistance to support employees of local businesses.

Strategies. These objectives will be implemented through four specific and integrated strategies. These include:

1. **Encourage Private Sector Activities and Support Rehabilitation of Existing Buildings.** Through the creation and support of public-private partnerships, or through written agreements, the City may provide financial and other assistance to encourage the private sector, including local property owners, to undertake rehabilitation and redevelopment projects and other improvements, in addition to programming such as job training and retraining, that are consistent with the goals of this Redevelopment Plan and Project.

The City may enter into redevelopment agreements or intergovernmental agreements with private or public entities to construct, rehabilitate, renovate, or restore private or public improvements on one or several parcels (collectively referred to as "Redevelopment Projects").

The City requires that developers who receive TIF assistance for market-rate housing set aside twenty percent (20 percent) of the units to meet affordability criteria established by the City's Department of Housing or any successor agency. Generally, this means that affordable for-sale housing units should be priced at a level that is affordable to persons earning no more than one hundred percent (100 percent) of the area median income, and affordable rental units should be affordable to persons earning no more than sixty percent (60 percent) of the area median income. TIF funds can also be used to pay for up to fifty percent (50 percent) of the cost of construction or up to seventy five percent (75 percent) of interest costs for new housing units to be occupied by low-income and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act.

2. **Implement Public Improvements.** A series of public improvements throughout the Hollywood/Sheridan RPA may be designed and implemented to build upon and improve the character of the area, and to create a more conducive environment for private development. Public improvements that are implemented with TIF assistance are intended to complement and not replace existing funding sources for public improvements in the RPA.

These improvements may include new streets, streetscaping, street and sidewalk lighting, alleyways, underground water and sewer infrastructure, parks or open space, schools, and other public improvements consistent with the Redevelopment Plan and Project. 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.

3. **Facilitate Property Assembly, Demolition, and Site Preparation.** Financial assistance may be provided to private developers seeking to acquire land, and to assemble and prepare sites in order to undertake projects in support of this Redevelopment Plan and Project.

To meet the goals of this Redevelopment Plan and Project, the City may acquire and assemble property throughout the RPA. Land assemblage by the City may be by purchase, exchange, donation, lease, eminent domain, through the Tax Reactivation Program, or other programs and may be for the purpose of (a) sale, lease or conveyance to private developers, or (b) sale, lease, conveyance, or dedication for the construction of public improvements or facilities. Site preparation may include such preparatory work as demolition of existing improvements and environmental remediation, where appropriate. Furthermore, the City may require written redevelopment agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

Required Findings

The conditions required under the Act for the adoption of the Eligibility Study and Redevelopment Plan and Project are found to be present within the Hollywood/Sheridan RPA.

1. The RPA has not been subject to growth and development through investment by private enterprise. The EAV of the Hollywood/Sheridan RPA has not kept pace with the City of Chicago as a whole. In addition, construction activity within the RPA has been limited to a small number of buildings, and the total value of these construction projects has been minimal relative to the estimated market value of the area.
2. Without the support of public resources, the redevelopment objectives of the Hollywood/Sheridan RPA will most likely not be realized. TIF assistance may be used to fund rehabilitation, infrastructure improvements, and expansions to public facilities. Without the creation of the Hollywood/Sheridan RPA, these types of projects are not likely to occur.
3. The Hollywood/Sheridan RPA includes only the contiguous real property that is expected to substantially benefit from the proposed Redevelopment Plan and Project improvements.
4. The proposed land uses described in this Redevelopment Plan and Project will be approved by the Chicago Plan Commission prior to its adoption by the City Council.

2. Introduction

The Study Area

This document serves as the Eligibility Study and Redevelopment Plan and Project for the Hollywood/Sheridan Redevelopment Project Area. The Hollywood/Sheridan RPA is located within the Edgewater and Uptown community areas of the City of Chicago (the "City"), in Cook County (the "County"). In March 2007, *S. B. Friedman & Company* was engaged to conduct a study of certain properties in these neighborhoods to determine whether the area containing these properties would qualify as a "blighted area" and/or "conservation area" under the Act.

The Eligibility Study and Plan summarizes the analyses and findings of *S.B. Friedman & Company's* work, which, unless otherwise noted, is the responsibility of *S.B. Friedman & Company*. The City is entitled to rely on the findings and conclusions of this Eligibility Study and Plan in designating the Hollywood/Sheridan Redevelopment Project Area as a redevelopment project area under the Act. *S. B. Friedman & Company* has prepared this Eligibility Study and Plan with the understanding that the City would rely: 1) on the findings and conclusions of the Eligibility Study and Plan in proceeding with the designation of the Hollywood/Sheridan Redevelopment Project Area and the adoption and implementation of the Plan, and 2) on the fact that *S.B. Friedman & Company* has obtained the necessary information to conclude that the Hollywood/Sheridan Redevelopment Project Area can be designated as a Redevelopment Project Area under the Act and that the Eligibility Study and Plan will comply with the Act.

The community context of the Hollywood/Sheridan RPA is detailed on Map 1. The RPA is generally bounded by Rosemont Avenue on the north, Sheridan Road on the east, Ainslie Street to the south, and Broadway Street to the west. The RPA consists of the majority of the street frontage along Broadway from Rosemont Avenue on the north to Bryn Mawr Avenue on the south, along Granville Avenue from Kenmore Avenue on the east to Broadway on the west, along Hollywood Avenue from Sheridan Road on the east to Broadway Street on the west, along Kenmore Avenue from Bryn Mawr Avenue on the north to Foster Avenue on the south, along of Sheridan Road from Berwyn Avenue on the north to Ainslie Street to the south and along Foster and Argyle Avenues between McCutcheon Terrace on the east to Winthrop Avenue on the west. The RPA consists of 903 tax parcels and 44 blocks, and is located wholly within the City of Chicago.

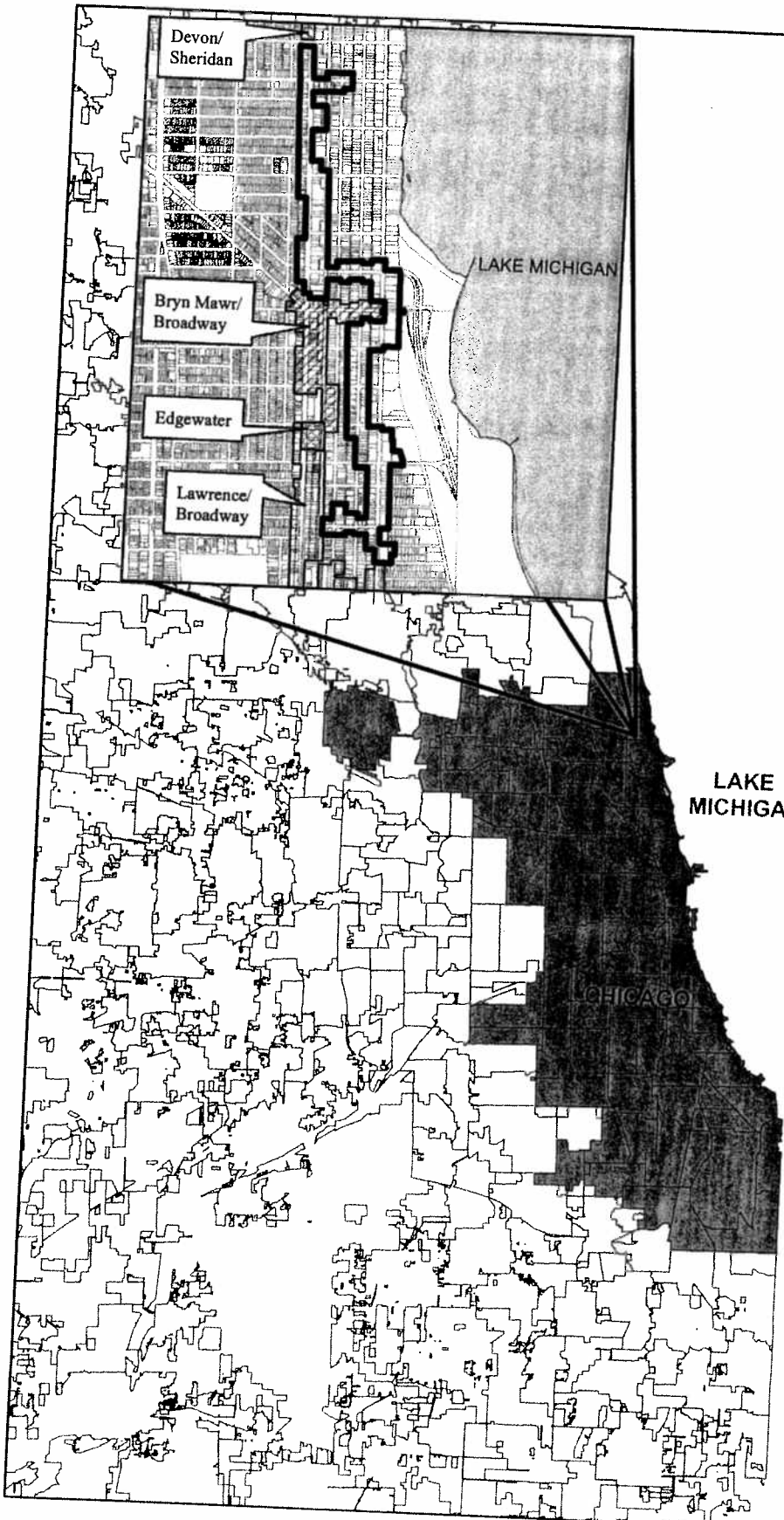
Map 2 details the boundary of the Hollywood/Sheridan RPA, which includes only the contiguous real property that is expected to substantially benefit from the Redevelopment Plan and Project improvements discussed herein.

Appendix 1 contains a legal description of the Hollywood/Sheridan RPA.

The Eligibility Study covers events and conditions that exist and that were determined to support the designation of the Hollywood/Sheridan RPA as a "conservation area" under the Act at the completion of our research on April 20, 2007 and not thereafter. Events or conditions, such as

governmental actions and additional developments occurring after that date are excluded from the analysis. The improved parcels suffer from lack of growth and investment, deterioration, and inadequate utilities. Many buildings show visible signs of disinvestment that include brick work in need of tuck pointing, broken windows and warped window frames, peeling roof shingles, and more. Much of the area's infrastructure is deteriorated and the majority of the sewer lines are antiquated. Without a comprehensive approach to address these issues, the RPA is not likely to see substantial private investment. The Redevelopment Plan and Project address these issues by providing the means to facilitate private development and rehabilitation, and the construction of public infrastructure.



These improvements will benefit all of the property within the RPA by alleviating the conditions that qualify the RPA as a conservation area.

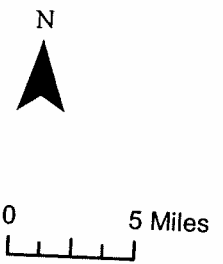


Map 1

Community
Context

Legend

-  Hollywood/Sheridan TIF Boundary
-  Adjacent TIFs



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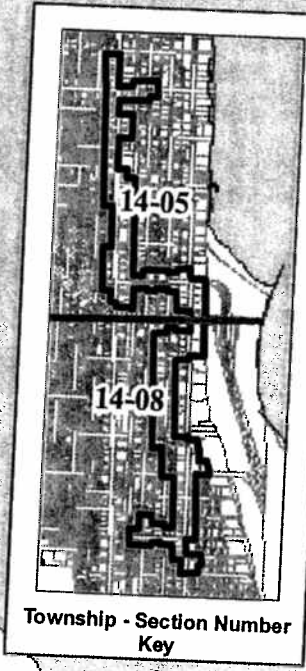
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Map 2

RPA Boundary

Legend

-  Hollywood/Sheridan TIF Boundary
-  RPA Buildings
-  Adjacent TIFs
- XXX** Block Numbers



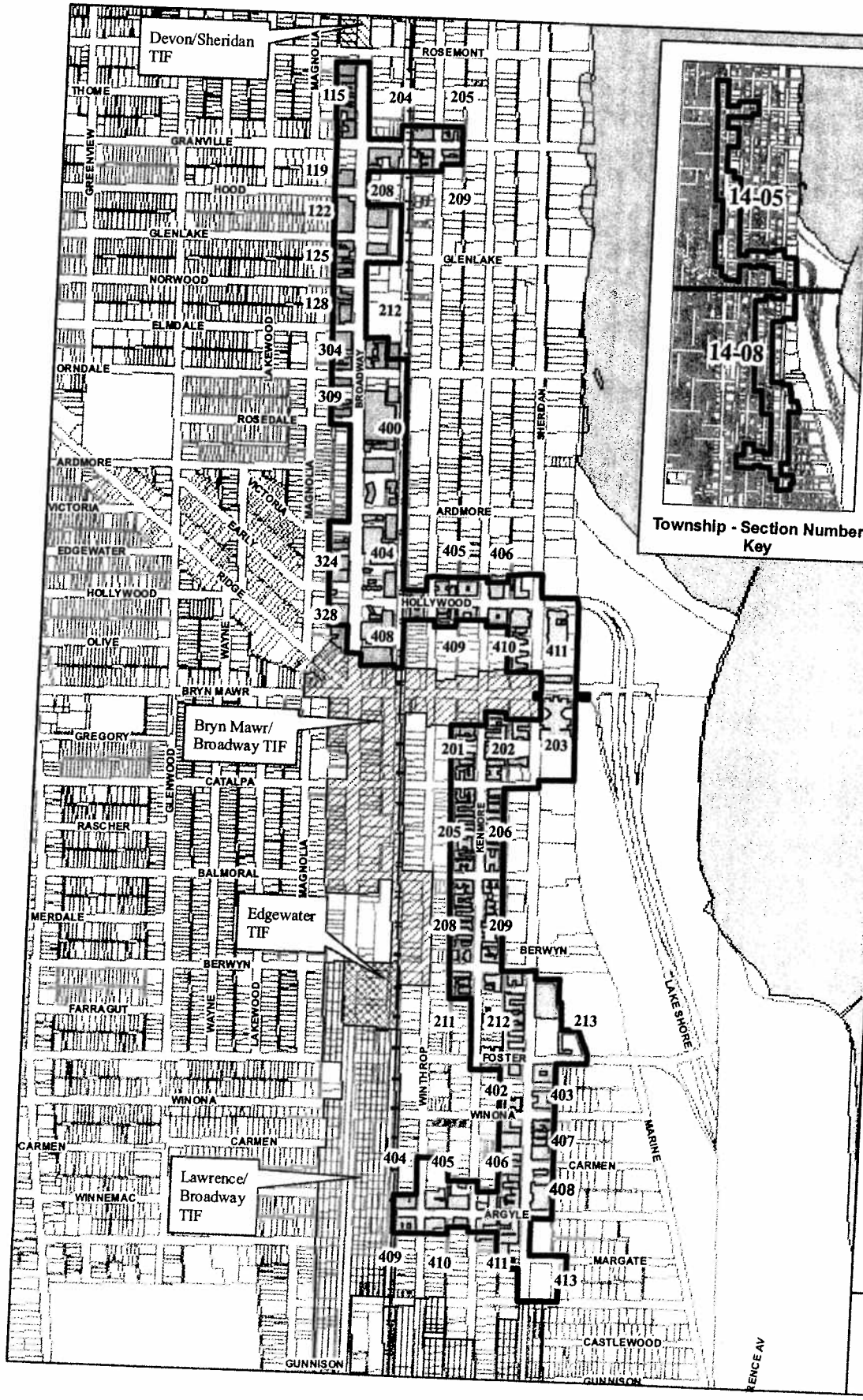
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History of Community Area¹

The Hollywood/Sheridan RPA is located within two Community Areas on the North Side of the City of Chicago: Edgewater and Uptown. The majority of the RPA is located within the Edgewater neighborhood, which is generally bounded by Devon/Sheridan Road on the north, Lake Michigan on the east, Foster Avenue on the south, and Ravenswood Avenue to the west. The northern portion of the RPA (north of Foster Avenue) lies in the Edgewater neighborhood while the southern portion south of Foster Avenue is contained within the Uptown community area. The history of each Community Area in which portions of the RPA are located is described below.

Edgewater. The Edgewater Community Area takes its name from an 1885 subdivision by developer John Lewis Cochran in the area bounded by Broadway, Bryn Mawr, and Foster Avenues and Lake Michigan. Known in the 1800s as “the celery-growing capital of the Middle West,” the area remained sparsely populated until the turn of the last century. The opening of the North Western Elevated Railroad to Wilson Avenue in 1900 and to Howard Avenue in 1907 facilitated rapid population growth in the area, particularly in the denser neighborhoods east of Broadway. In many cases, single-family homes were demolished to make way for hotels and apartment buildings. The areas west of Broadway developed more slowly, predominantly with single-family homes.

In 1922, the last undeveloped piece of land in Edgewater was subdivided. The community was one of the most prestigious in Chicago at the time, and construction boomed until the onset of the Great Depression. Construction virtually halted in the area between 1930 and the end of World War II, although Lake Shore Drive was extended north to Foster Avenue in 1933.

Prior to World War II, Swedes were the dominant ethnic group in Edgewater, making up about 40% of the population. They tended to cluster in the Andersonville neighborhood, located along Clark Street in the southwest corner of the Edgewater Community Area. The Swedish population began to decline after World War II, however. Simultaneously, residential densities east of Broadway increased as demand for additional housing caused homes to be subdivided or replaced with multi-family structures.

With the general trend of suburbanization in the 1950s, population declined slightly in Edgewater. However, this was more than offset by increases in the 1960s, as the Sheridan Road corridor between Foster and Devon Avenues became one of the densest areas in Chicago. Problems with urban decay contributed to population losses in the 1970s, particularly in the dense Winthrop-Kenmore corridor in southeast Edgewater. During the 1980s, large-scale apartment construction and community-led efforts to restore housing units in the Winthrop-Kenmore area helped Edgewater to bounce back almost to its 1970 population level by 1990. Growth and development, particularly of condominiums, continued through the 1990s. According to the U.S. Census, the community’s population was about 62,200 in the year 2000, the highest total in the area’s history.

¹ Information on the history of the Edgewater and Uptown community areas was derived from the *Local Community Fact Book of Chicago Metropolitan Area 1990*, edited by the Chicago Fact Book Consortium (copyright 1995, Board of Trustees of the University of Illinois).

Today, Edgewater is one of the densest and most diverse communities in Chicago. The bulk of the population is between the ages of 20 and 64, and average household sizes are relatively small. The community is predominantly made up of renters, although owner-occupancy increased from 27% to about 31% between 1990 and 2000. According to the 2000 U.S. Census, the median family income in Edgewater was about \$42,500 – similar to that of the City as a whole. The median value of owner-occupied homes in 2000 was about \$243,600, almost twice the overall City figure of about \$132,400.

Uptown. In 1889, Uptown became part of Chicago when Lake View Township was annexed by the City. The development of Uptown was fueled by the creation of the transportation networks in the neighboring Lincoln Square community in the early 1900s. The extension of the Broadway and Clark Streetcar lines attracted Chicagoans to Uptown in greater numbers. People were drawn to the Uptown Theater and the Riviera and Aragon Ballrooms, located in the heart of the Uptown community area near the intersection of Racine, Broadway, and Lawrence Avenues. The area also was desirable for its beaches and proximity to Lake Michigan. The extension of Lake Shore Drive to Foster Avenue in 1933 also spurred development in Uptown by improving accessibility to the area.

Uptown continued to grow during the first half of the century, during which the population reached an historic high of 84,000 in 1950. To accommodate the growth in population, single-family dwellings and small apartment buildings were torn down and replaced with larger multi-family structures and high-rise apartment buildings. This trend was particularly noticeable along Winthrop and Kenmore Avenues, marking the beginning of the “Winthrop-Kenmore corridor” of high-density apartments. Overcrowding became acute and many of these units were divided into smaller, one- and two- room units which rented at a low cost.

After 1950, the population of Uptown as a whole began to decline. While Uptown’s lakefront experienced a boom in construction of high-rent, high-rise apartments and an increase in population, the central section, particularly the area north of Lawrence Avenue and also along Kenmore Avenue between Irving Park Road and Montrose Avenue, lost a significant portion of its population and housing stock. The western section of the community experienced little change in population or housing during this time.

The loss of population can be largely attributed to the housing boom and suburbanization of major U.S. cities after World War II which encouraged people living in Uptown and other areas of the City to purchase homes in the suburbs. As the population decreased from the central area and shifted to the eastern edge, Uptown’s commercial corridor along Broadway began to decline. Major draws such as the Aragon Ballroom closed and other commercial buildings along the corridor were perceived as low-quality and obsolete. Tension developed between business owners who were trying to promote and revitalize commercial development and low-income residents who feared displacement. Both groups established organizations to promote their causes.

After the 1950s, the population of Uptown began a rapid transition as development patterns changed. The population loss that Uptown experienced during the 1950s was exacerbated by the development of large institutional uses in the 1960s and 1970s. The development of institutional

uses in the eastern area of the community led to further residential displacement as did the development of Truman College in the central area. At the same time, there was an influx of a variety of ethnic groups into the area. In the 1960s, Native Americans from the Midwest moved to the area. Mexican-Americans, Japanese, and Southeast Asians moved into the area in the 1970s and 1980s.

Today, with a population of nearly 64,000 residents, Uptown remains a culturally and economically diverse community. The changes in the population make up from the 1960s through the 1980s created a community of great ethnic and economic diversity. In 2000, approximately one-third of all residents were foreign born. In addition, according to the 2000 Census, fourteen percent of the area's population was Asian, about one-quarter was African-American, and approximately half were Caucasian. Roughly 20 percent of the population was of Hispanic descent.

Many of the structures that exist within the Hollywood/Sheridan RPA today date back to early 1900s when the two community areas were first developed. Although some of these structures may carry some historical or nostalgic significance, many of the RPA's older buildings and housing stock have suffered from deferred maintenance and a lack of investment. Designation of the area as a tax increment financing district will help facilitate new improvements, provide needed infrastructure improvements, and help strengthen the City's tax base.

Existing Land Use

Based on *S. B. Friedman & Company's* research, eight land uses have been identified within the Hollywood/Sheridan RPA:

- Residential;
- Commercial;
- Mixed Uses;
- Public;
- Institutional (including religious institutions, and social services);
- Light Industrial/Warehouse;
- Parks/Open space; and
- Railroad/Rights-of-way.

The existing land use pattern in the Hollywood/Sheridan RPA is shown in Map 3. This map represents the land use in the area on a parcel-by-parcel basis. The land uses displayed was documented during field observation. The mixed-use designation is used for those parcels that contain two or more of the following land uses: residential, commercial, or public/institutional.

Overall, the area contains mainly residential, commercial, and mixed land uses. Residential uses are found throughout the RPA. Mainly high-rise apartment and condominium buildings are located near the Lake along Sheridan Road, while lower density housing, ranging from mid-rise buildings to single-family homes, is located along Kenmore Avenue. Commercial and mixed uses are mainly concentrated on Broadway Street, Argyle Street, and Sheridan Road but there is also some retail

presence on Granville, Thorndale, and Foster Avenues. There is one light industrial/warehouse use along Hollywood Avenue, while public and institutional uses are dispersed throughout the RPA.

Residential. Residential use is the most predominant land use in the RPA. The most common building type is low rise multi-family condominium and apartment buildings. Some residential units are also located on the upper floors of mixed-use buildings along Broadway Street, Argyle Street, and Foster Avenue. The RPA's most dense housing is along Sheridan Road, where there are multiple high-rise condominium and apartment buildings. There are only a few scattered single family homes in the RPA, along with duplexes and six flat buildings, particularly along Kenmore Avenue.

Commercial. Commercial and retail development is located primarily along Broadway Street, Argyle Street, and Sheridan Road. Most of the RPA's retail uses are located within mixed-use buildings with residential or office occupying upper floors. Larger retail uses, including the Dominick's property at Foster and Sheridan, are contained in single story, single use buildings.

Public/Institutional. There are several public and/or institutional uses scattered throughout the RPA. These include the Chicago Park District Armory at Thorndale and Broadway and the Edgewater Library at Elmdale and Broadway as well as a number of community centers, medical centers, and religious institutions scattered throughout the RPA.

Light Industrial/Warehouse. The RPA's has one industrial/warehouse use located along Hollywood Avenue between Winthrop Avenue and Broadway Street. The facility is used as warehouse/storage facility.








Parks/Open Space. There is one recreational/ park facility within in RPA. Buttercup Park, located at Ainslie and Sheridan, is a small park run by the Chicago Park District. It contains a playlot and a small walking/biking path.

Railroad Right of Way. A portion of the Chicago Transit Authority's (CTA) railroad right-of-way, including two transit stations at Thorndale and Granville Avenues, is included within the RPA. Between Hollywood and Granville, there are retail/commercial uses under the CTA Red Line tracks that are included as part of the RPA. There are a total of six leasehold properties in the RPA, which are located under the viaducts at Thorndale and Granville Avenues.

Map 3

Existing Land Use

Legend

-  Hollywood/Sheridan TIF Boundary
-  Residential
-  Commercial
-  Industrial/Warehouse
-  Mixed Use
-  Public/Institutional
-  Open Space



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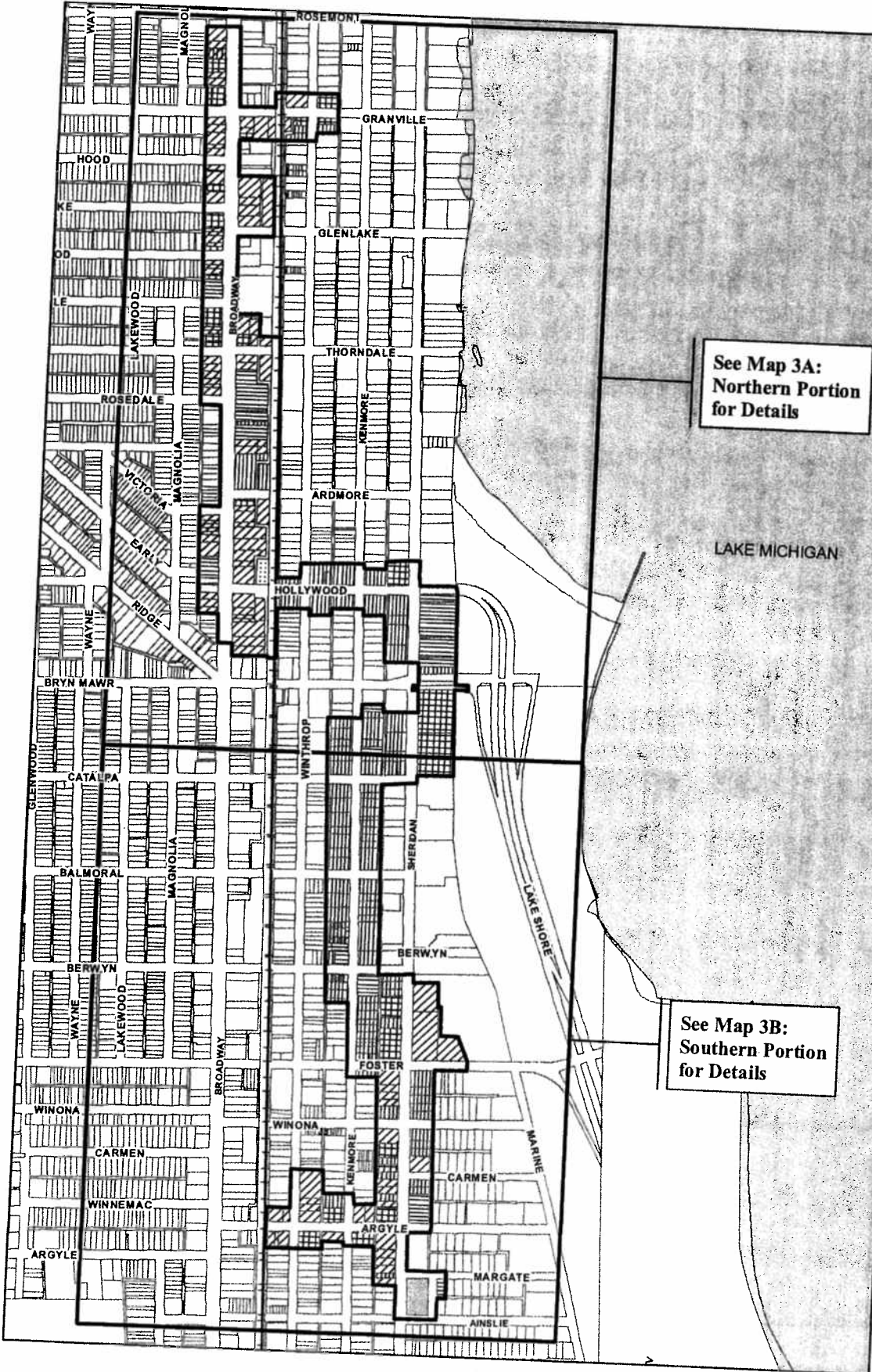
See Map 3A:
Northern Portion
for Details

See Map 3B:
Southern Portion
for Details

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Map 3A

Existing Land Use:
Northern Portion

Legend

-  Residential
-  Commercial
-  Industrial/Warehouse
-  Mixed Use
-  Public/Institutional
-  Open Space
-  CTA Stations
-  Hollywood/Sheridan TIF Boundary

N



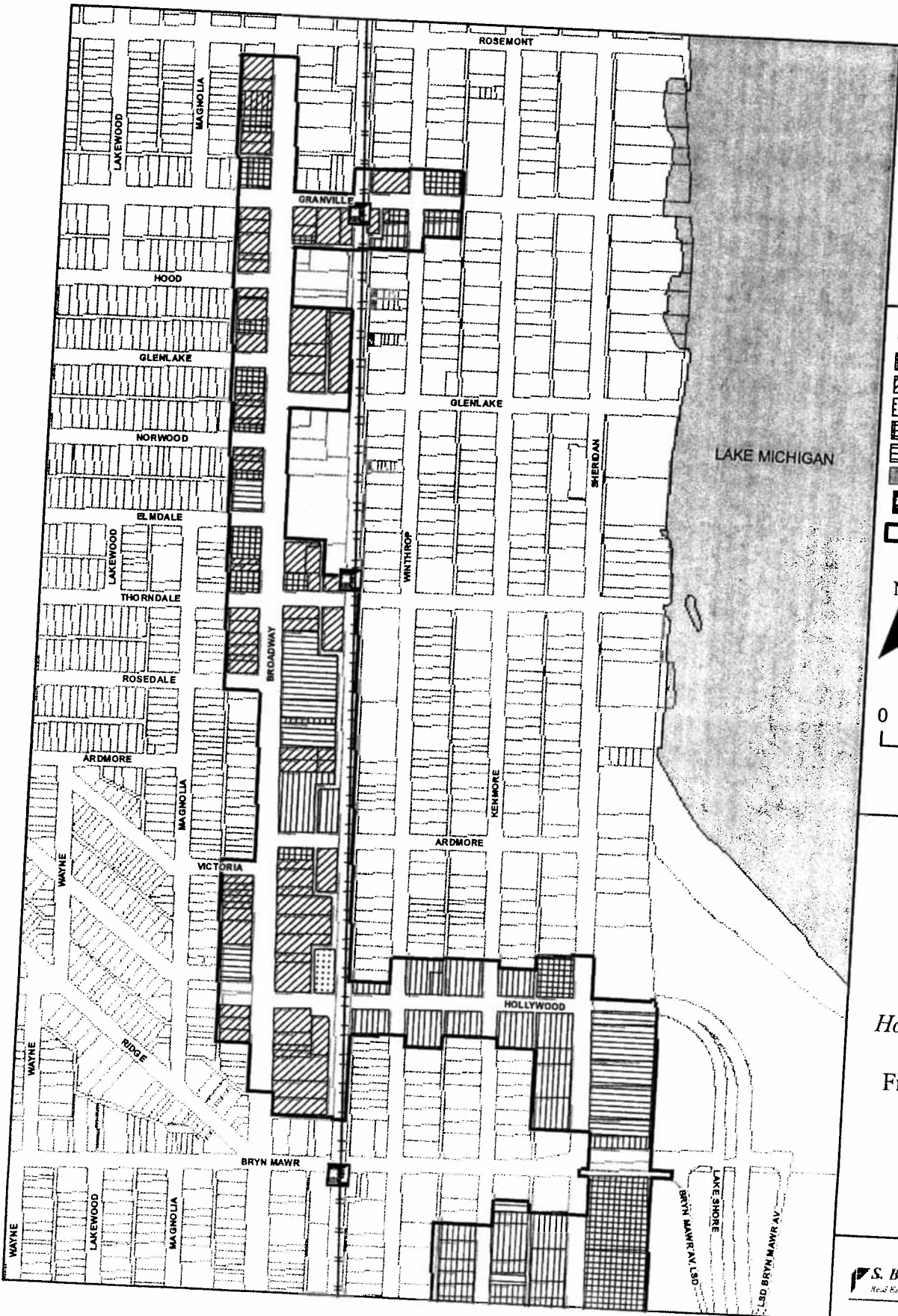
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Map 3B

Existing Land Use:
Southern Portion

Legend

-  Residential
-  Commercial
-  Industrial/Warehouse
-  Mixed Use
-  Public/Institutional
-  Open Space
-  CTA Stations
-  Hollywood/Sheridan TIF Boundary

N



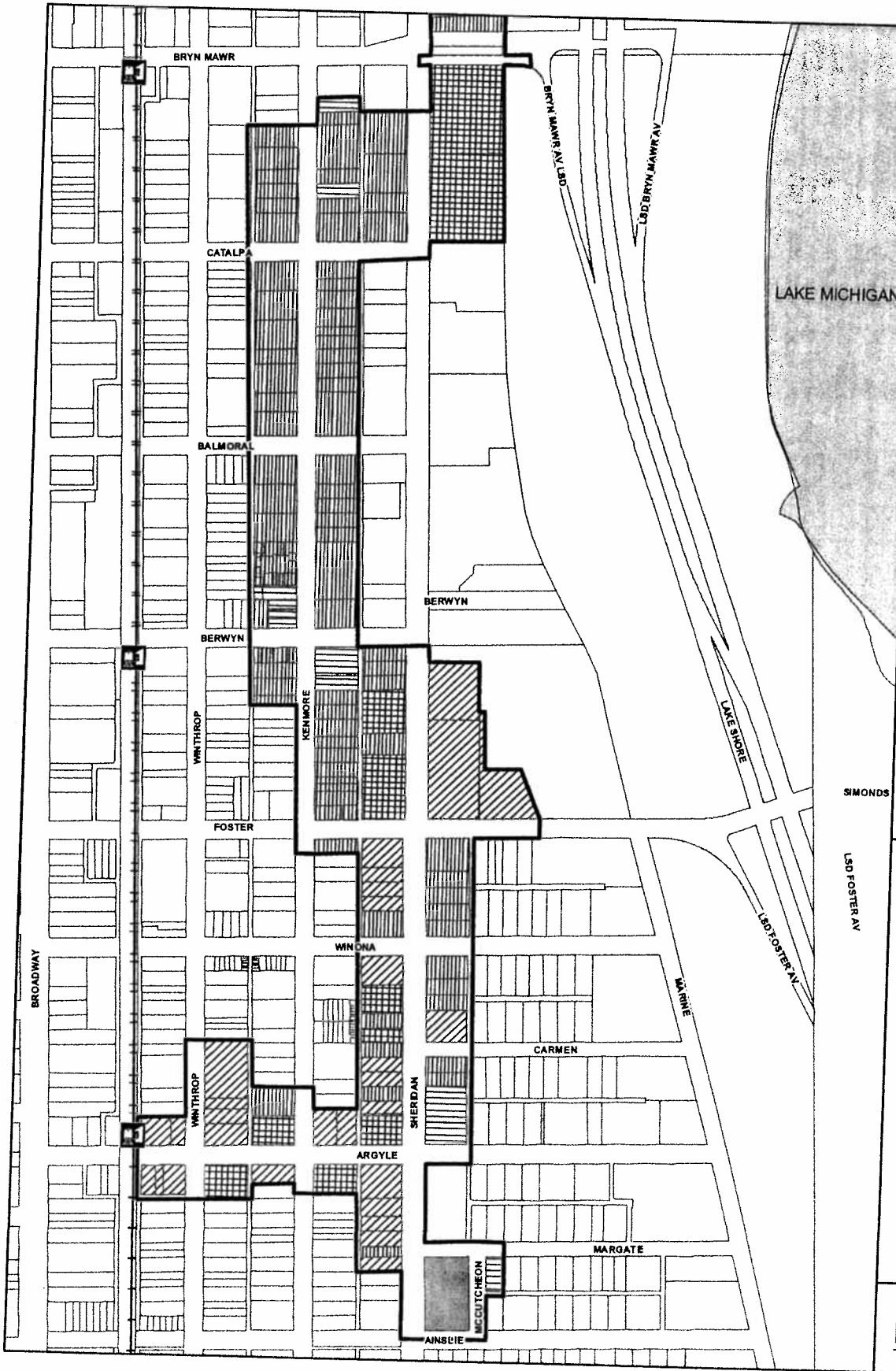
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Historically Significant Structures

S. B. Friedman & Company obtained data from the Chicago Historic Resources Survey (CHRS) to identify architecturally and/or historically significant buildings located within the Hollywood/Sheridan RPA. The CHRS identifies over 17,000 Chicago properties and contains information on buildings that may possess important architectural and/or historical significance. A ranking system was used to identify historic and architectural significance according to three criteria adopted by the CHRS: 1) age; 2) degree of external physical integrity; and 3) level of possible significance.

According to this survey, 14 buildings within the RPA have been identified by the CHRS as possessing some architectural feature or historical association that made them significant in the context of the community. Some structures may potentially qualify for Chicago Landmark designation. The properties identified by the CHRS are listed in Table 1.

Table 1: Historic Buildings in RPA

Name	Address	Type of Building	Style	Year Built	CHRS Color Code ^[1]
N/A	5718-5726 N Broadway	Commercial	Art Deco/Moderne	1914	Orange
N/A	5735 N Broadway	Garage	Art Deco/Moderne	1928	Orange
Chicago Street Railway Co.	5841-5847 N Broadway	Garage	Classic Revival	1911	Orange
N/A	5946-5960 N Broadway	Commercial/Residential	Gothic	1925	Orange
Mann Furniture	6130-6136 N Broadway	Commercial	Art Deco/Moderne	1939	Orange
Stickney School	1054 W Hollywood	School	Gothic	1902	Orange
N/A	1055-1065 W Hollywood	Multi-Residential	Gothic	N/A	Orange
N/A	5249 N Kenmore	Single Family Residence	American Four Square	N/A	Orange
Epworth Methodist Church & Community House	5253 N Kenmore	Church	Romanesque	N/A	Orange
N/A	5311-5329 N Kenmore	N/A	N/A	N/A	Orange
Edgewater Beach Apartments	5543-5555 N Sheridan	Multi-Residential	Classical	1927	Green
Thorndale El Station	1118 W Thorndale	Elevated Station	N/A	1921	Orange
N/A	5022 N Sheridan	Commercial	Art Deco/Moderne	1937	Orange
N/A	5104 N Winthrop	Residential	Queen Anne	N/A	Orange

[1] Orange indicates that the property "possesses potentially significant architectural or historical features." None of the identified properties possesses Chicago Landmark status. Green indicates that the property has less architectural significance but is either included in the Illinois Historic Structures Survey (ISS) or included in a designated or potential Chicago Landmark district.

3. Eligibility Analysis

Provisions of the Illinois Tax Increment Allocation Redevelopment Act

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

Under the Act, two 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 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. The eligibility factors for each designation are identical for improved property. A separate set of factors exists for the designation of vacant land as a "blighted area." There is no provision for designating vacant land as a conservation area.

Factors for Improved Property

For improved property to constitute a "blighted area," a combination of five or more of the following thirteen eligibility factors listed at 65 ILCS 5/11-74.4-3 (a) and (b) must exist to a meaningful extent and be reasonably distributed throughout the RPA. "Conservation areas" must have a minimum of fifty percent (50%) of the total structures within the area aged 35 years or older, plus a combination of three or more of the 13 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.

Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.

Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters,

sidewalks, off-street parking, and surface storage areas evidence deterioration including but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

Presence of Structures Below Minimum Code Standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

Illegal Use of Individual Structures. The use of structures in violation of the applicable Federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

Excessive Vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

Lack of Ventilation, Light or Sanitary Facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

Inadequate Utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.

Excessive Land Coverage and Overcrowding of Structures and Community Facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

Deleterious Land Use or Layout. The existence of incompatible land use relationships, buildings occupied by inappropriate mixed uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

Environmental Contamination. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or Federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

Lack of Community Planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

Lack of Growth in Equalized Assessed Value. The total equalized assessed value of the proposed redevelopment project area has declined for three of the last five calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for three of the last five calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three of the last five calendar years prior to the year in which the redevelopment project area is designated.

Factors for Vacant Land

Under the provisions of the "blighted area" section of the Act, for vacant land to constitute a "blighted area," a combination of two or more of the following six factors must be identified as being present to a meaningful extent and reasonably distributed which act in combination to impact the sound growth in tax base for the proposed district.

Obsolete Platting of Vacant Land. Parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.

Diversity of Ownership. Diversity of ownership is when adjacent properties are owned by multiple parties. When diversity of ownership of parcels of vacant land is sufficient in number to retard or impede the ability to assemble the land for development, this factor applies.

Tax and Special Assessment Delinquencies. Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last five years.

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.

Environmental Contamination. The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or Federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

Lack of Growth in Equalized Assessed Value. The total equalized assessed value of the proposed redevelopment project area has declined for three of the last five calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for three of the last five calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three of the last five calendar years prior to the year in which the redevelopment project area is designated.

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 or more of the 13 “blighted area” eligibility factors for improved property listed above were present immediately prior to demolition of the area’s structures.

The vacant “blighted area” section includes six other tests for establishing eligibility but none of these are relevant to the conditions within the Hollywood/Sheridan RPA.

Methodology Overview and Determination of Eligibility

Analysis of eligibility factors was done through research involving an extensive field survey of all property within the Hollywood/Sheridan RPA, and a review of building and property records. Building and property records include building code violation citations, building permit data, assessor information, and information on the age and condition of sewer and water lines within the study area. Our survey of the area established that there are 197 primary structures and 903 tax parcels within the Hollywood/Sheridan RPA. Ancillary structures are excluded from this total. Ancillary structures might include sheds, detached garages, car ports, and other non-primary structures.

The Hollywood/Sheridan RPA was examined for qualification factors consistent with either the “blighted area” or “conservation area” requirements of the Act. Based upon these criteria, the property within the Hollywood/Sheridan RPA qualifies for designation as a “conservation area” as defined by the Act.

To arrive at this designation, *S. B. Friedman & Company* noted the number of eligibility factors present, and analyzed the distribution of the eligibility factors on a building-by-building and/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 and/or parcels using structure-base maps, property files created from field observations, record searches, and field surveys. This information was then graphically plotted on a parcel map of the Hollywood/Sheridan RPA by parcel to establish the distribution of eligibility factors, and to determine which factors were present to a major extent.

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

To reasonably arrive at this designation, *S. B. Friedman & Company* documented the existence of qualifying eligibility factors and confirmed that a sufficient number of factors were present within the Hollywood/Sheridan RPA and reasonably distributed.

Although it may be concluded under the Act that the mere presence of the minimum number of the stated factors may be sufficient to make a finding of the RPA as a conservation area, this evaluation was made on the basis that the conservation area factors must be present to an extent that indicates that public intervention is appropriate or necessary.

Conservation Area Findings

As required by the Act, within a conservation area, at least fifty percent (50%) of the buildings must be 35 years of age or older, and at least three of the 13 eligibility factors must be found present to a major extent within the Hollywood/Sheridan RPA.

Establishing that at least 50 percent of the Hollywood/Sheridan RPA buildings are 35 years of age or older is a condition precedent to establishing the area as a conservation area under the Act. Based on information provided by the Cook County Assessor's office, we have established that of the 197 buildings located within the Hollywood/Sheridan RPA, 156 (79 percent) are 35 years of age or older.

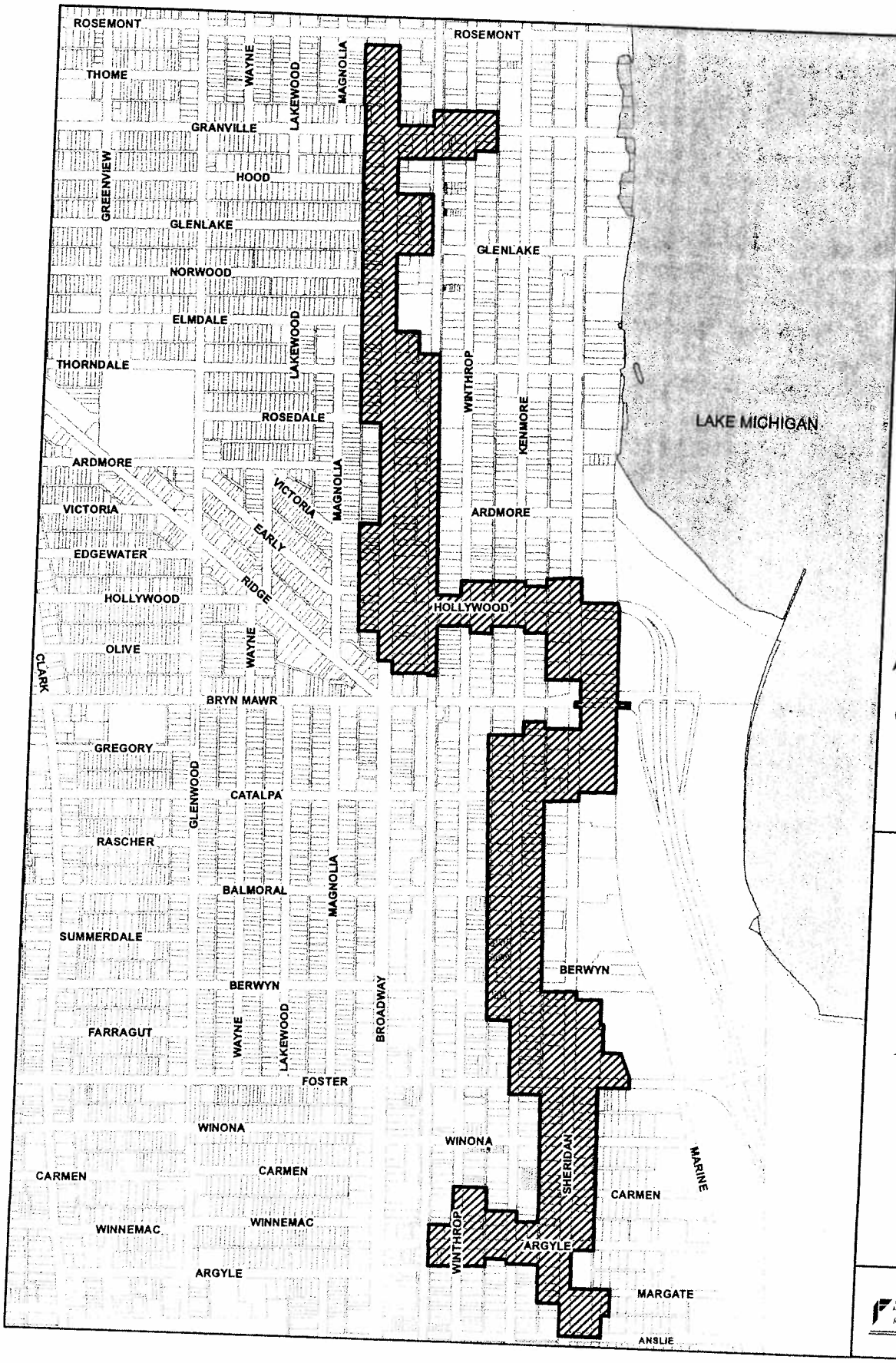
In addition to establishing that Hollywood/Sheridan RPA meets the age requirement, our research has revealed that the following four factors are present to a major extent:

1. Lack of Growth in Equalized Assessed Value (EAV);
2. Deterioration;
3. Inadequate Utilities; and
4. Structures Below Minimum Code.

Based on the presence of these factors, the RPA exceeds the minimum requirements of a "conservation area" under the Act.

Overall, the growth in equalized assessed value of the RPA has fallen behind that of the balance of the City for four out of the last five years. Approximately three-fourths of the parcels within the RPA are serviced by inadequate utilities, particularly sewer lines which are 100 years of age or older and are therefore antiquated. More than 95 percent of the parcels within the RPA either contain deteriorated buildings or parking surfaces, or are served by deteriorated infrastructure, including cracked or crumbling sidewalks, deteriorated alleys, and deteriorated roadways. The deterioration of buildings and structures is further supported by the fact more than 35% of buildings within the RPA have been issued code violations over the past five years. The high cost of rehabilitating these deteriorating structures and upgrading infrastructure increases the likelihood that the buildings within the RPA will fall into disrepair or disuse.

Maps 4A through 4D illustrate the presence and distribution of these eligibility factors on a parcel basis within the RPA. The following sections summarize our field research as it pertains to each of the identified eligibility factors found within the Hollywood/Sheridan RPA.





Map 4A

Eligibility Factor:


Lack of Growth in EAV

Legend


-  Lack of Growth in EAV*
-  Hollywood/Sheridan TIF Boundary

* This factor was analyzed on an area-wide basis

N



0 1,000 Feet



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Map 4B

Eligibility
Factor:

Deterioration

Legend

- Deterioration (Including Buildings, Parking, and Infrastructure)
- Hollywood/Sheridan TIF Boundary



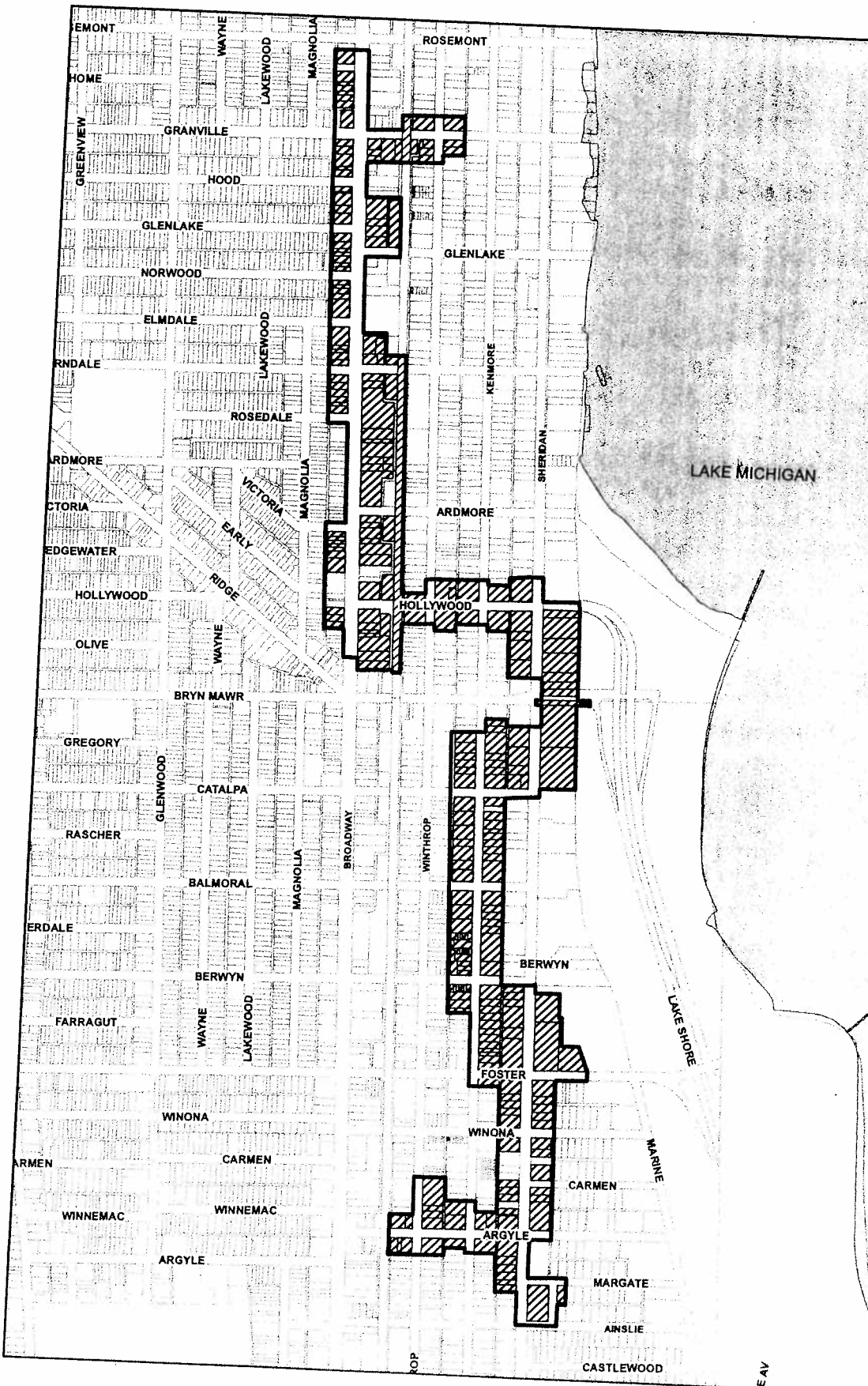
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Hollywood/Sheridan
Tax Increment
Financing District

June 2007

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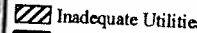
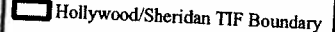


Map 4C

Eligibility
Factor:

Inadequate
Utilities

Legend

-  Inadequate Utilities
-  Hollywood/Sheridan TIF Boundary



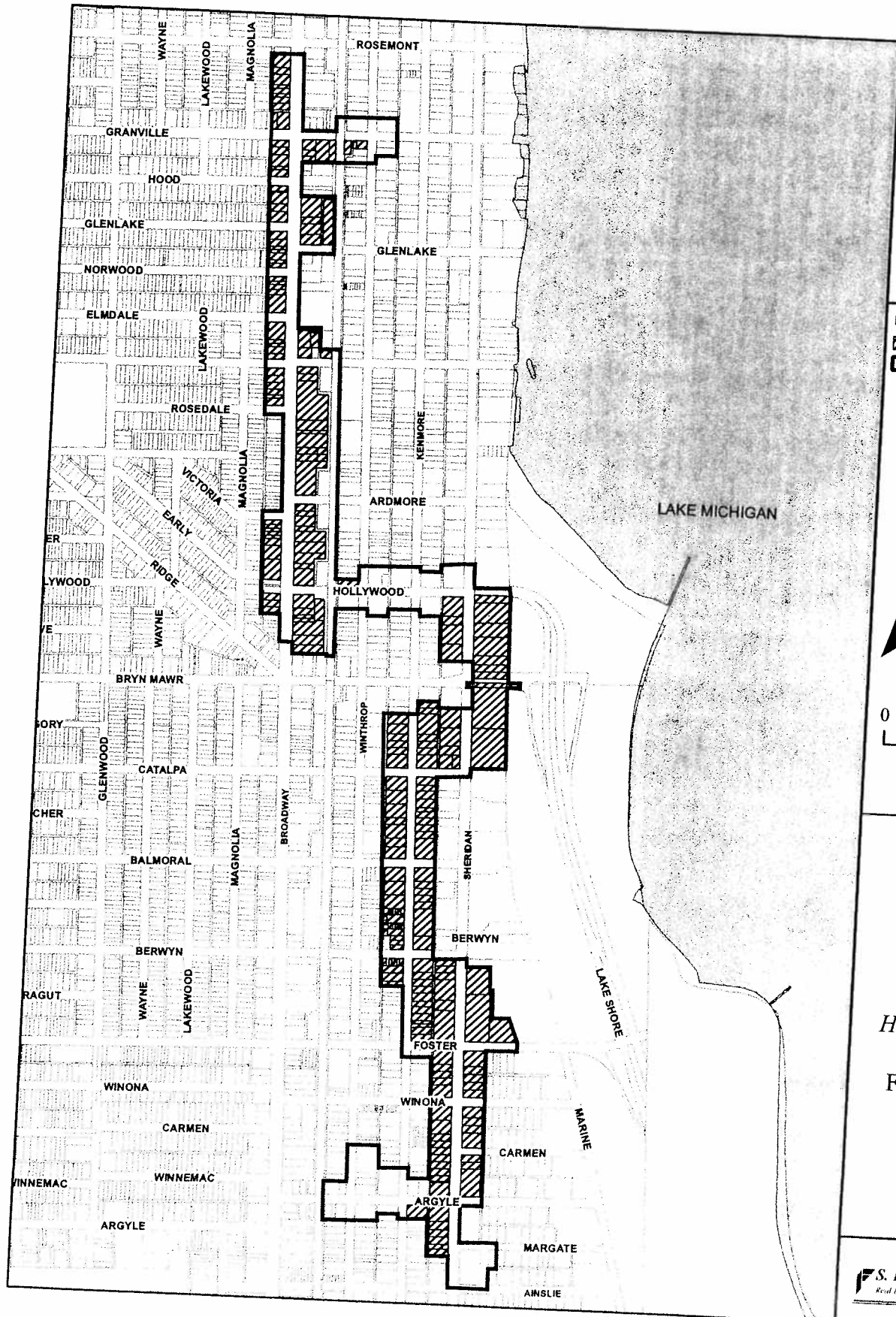
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Tax Increment
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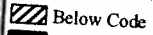


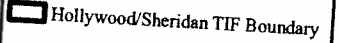
Map 4D

Eligibility
Factor:

Below Code

Legend

 Below Code

 Hollywood/Sheridan TIF Boundary

N

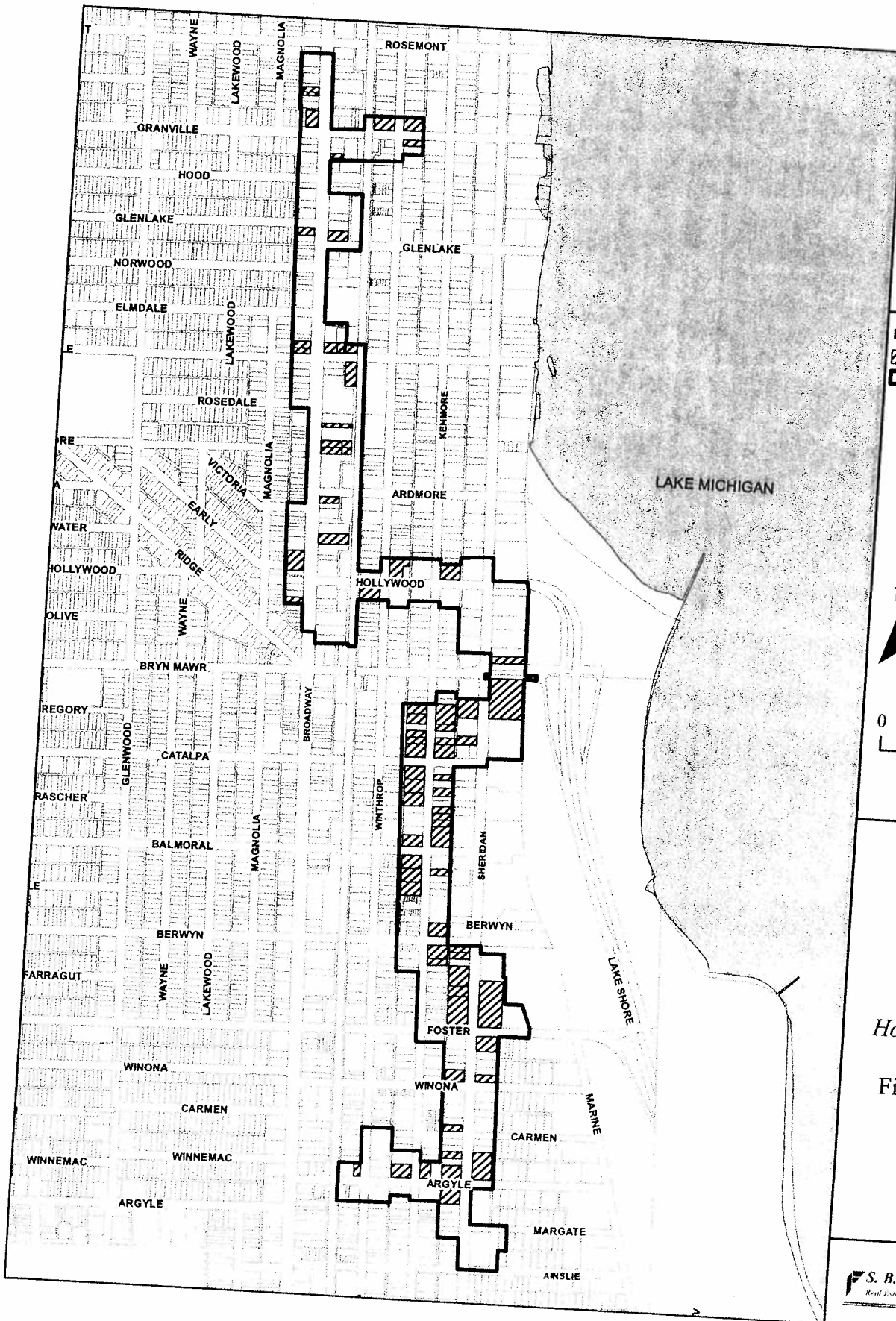
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Tax Increment
Financing District

June 2007

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1. Lack of Growth in Equalized Assessed Value

Total Equalized Assessed Value (EAV) is a measure of the value of property within the Hollywood/Sheridan RPA. For four of the previous five years, the total growth in EAV of the Hollywood/Sheridan RPA has not kept pace with that of the balance of the City of Chicago. This lack of growth in EAV is an indication that the RPA suffers from a lack of private investment as compared to the balance of the City of Chicago. The following table compares the annual growth in EAV within the Hollywood/Sheridan RPA with that of the balance of the City of Chicago.

Table 2: Percent Change in Annual Equalized Assessed Value (EAV)

	Percent Change in EAV 2000/2001	Percent Change in EAV 2001/2002	Percent Change in EAV 2002/2003	Percent Change in EAV 2003/2004	Percent Change in EAV 2004/2005
Hollywood/Sheridan RPA	3.94%	6.93%	15.72%	-2.91%	7.09%
City of Chicago (balance of)	3.71%	7.98%	17.30%	3.98%	7.29%

The percent change in EAV of the RPA was lower than that of the balance of the City of Chicago for four of the last five years. Therefore, the RPA as a whole qualifies for the Lack of Growth in EAV factor.

* Qualifying periods are shaded.

2. Deterioration

Deterioration was analyzed on a building and a parcel basis. This factor was attributed to buildings where exterior deterioration of buildings could be documented through a field survey. Catalogued building deterioration included crumbling building facades, including missing or deteriorating brick and other fascia, cracked exterior wall surfaces, damaged roofs, porches, and exterior doors, and broken windows. The deterioration of public improvements was also documented on associated parking lots, yards, and public improvements within the Hollywood Sheridan RPA. Examples of deterioration exhibited on parking and surface infrastructure includes cracked pavement, potholes, and missing curbs. This level of deterioration is not readily correctable through normal maintenance.

At the building level, 128 of the study area's 197 buildings (65%) exhibited some form of deterioration. The common incidences for many of the buildings were cracked fascia and/or crumbling near the foundation of buildings. Additionally, 15% of buildings were affected by deteriorated parking areas while 79% of buildings were affected by deteriorated infrastructure, including cracked or crumbling sidewalks, curbs, gutters, and alleys.

At the parcel level, deterioration of buildings affected 425 of the study area's 903 parcels (47%) while deterioration of parking and infrastructure affected 11% and 79% of parcels, respectively.

Overall, approximately 95% of the study area's parcels and 94% of buildings were affected by some level of building, parking, or infrastructure deterioration. This factor was found to be present

to a meaningful extent on all 44 (100%) of the RPA's blocks.

3. Inadequate Utilities

A review of the City's water and sewer atlases found that inadequate underground utilities affect 703 (or 78 percent) of the 903 tax parcels and 33 of the 44 blocks (75%) in the Hollywood/Sheridan RPA. This is due primarily to the number of antiquated sewer lines in the RPA, which were installed prior to 1907. These lines have surpassed their 100-year service lives and are in need of replacement, upgrades, or repairs.²

4. Structures Below Minimum Code

Relying on data provided by the City's Department of Buildings, code violation citations were issued for 71 separate property addresses within the Hollywood/Sheridan RPA between January 2002 and April 2007. This underscores the documented deterioration of buildings observed in the field.

Structures below code standards indicate that a building is in a current state of non-compliance and could potentially fall into more severe disrepair. Code violation citations have implicated 36 percent of the buildings (one out of every three buildings) within the Hollywood/Sheridan RPA between January 2002 and April 2007. Present on 32 of the RPA's 44 blocks, this eligibility factor was found to be widely distributed throughout the RPA.

² The City of Chicago Department of Water Management defines the projected service life of a water or sewer line as 100 years.

4. Redevelopment Plan & Project

Redevelopment Needs of the Hollywood/Sheridan RPA

The existing land use pattern and conditions in the Hollywood/Sheridan RPA suggest four redevelopment needs for the area:

1. Resources for commercial, residential, and mixed-use development and rehabilitation;
2. Infrastructure improvements, and streetscaping;
3. Property assembly, demolition, and site preparation; and
4. Job training and day care assistance.

The Redevelopment Plan and Project identifies tools the City will use to guide redevelopment in the Hollywood/Sheridan RPA to create, promote, and sustain a vibrant mixed use community.

The goals, objectives, and strategies discussed below have been developed to address these needs and to facilitate the sustainable redevelopment of the Hollywood/Sheridan RPA. The proposed public improvements outlined in the Redevelopment Plan and Project will help to create an environment conducive to private investment and redevelopment within the Hollywood/Sheridan RPA. To support specific projects and encourage future investment in the RPA, public resources, including tax increment financing, may be used to rehabilitate older buildings, improve, or repair RPA public facilities and/or infrastructure, and provide streetscape improvements. In addition, tax increment financing may be used to subsidize developer interest costs related to redevelopment projects.

Goals, Objectives, and Strategies

The goals, objectives, and strategies are designed to address the need for redevelopment within the overall framework of the Redevelopment Plan and Project for the use of anticipated tax increment funds generated within the Hollywood/Sheridan RPA.

Goal. The overall goal of the Redevelopment Plan is to reduce or eliminate the conditions that qualify the Hollywood/Sheridan RPA as a conservation area, and to provide the mechanisms necessary to support public and private development and improvements in the RPA. This goal is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate private investment in order to strengthen the area as a cohesive and vibrant mixed-use neighborhood. Redevelopment of the RPA is anticipated to improve retail, commercial, and housing conditions; improve the relationship between the area's land uses; and attract private development and redevelopment.

Objectives. Eleven broad objectives support the overall goal of area-wide revitalization of the Hollywood/Sheridan RPA. These include:

1. Facilitate the preservation and rehabilitation of residential, commercial, and public/institutional uses and architecturally or historically significant buildings, and encourage the adaptive reuse of vacant, underutilized, and/or obsolete building where appropriate;
2. Facilitate the assembly, preparation, and marketing of vacant and underutilized sites for new retail, commercial, and residential development, as well as off-street parking areas;
3. Promote new residential development that accommodates a diverse demographic mix of residents, including the development of new affordable housing, along with new commercial, public/institutional, and mixed use developments;
4. Improve commercial districts along Sheridan Road, Argyle Street, Thorndale Avenue, Granville Avenue, Foster Avenue, and Broadway Street in such a way that will that promote a lively pedestrian environment, including the provision of streetscape and landscape elements;
5. Replace, repair, or provide for new infrastructure where needed, including streets, sidewalks, viaducts, curbs, gutters, alleys, underground water and sewer systems, and parking as needed to support new development and redevelopment within the RPA;
6. Improve public transit facilities within the RPA, including facilitating upgrades and improvements to Chicago Transit Authority facilities, and providing for supportive parking facilities;
7. Improve vehicular circulation throughout the RPA, through improvements to streets, alleys, and loading areas;
8. Support the improvements and/or expansion of public facilities such as schools and/or parks and provide resources for other community facilities such as recreational, health, and social services in order to expand neighborhood amenities and support private development;
9. Provide opportunities for women-owned, minority-owned, and locally-owned businesses to share in job opportunities associated with the redevelopment of the Hollywood/Sheridan RPA;
10. Support job training and welfare to work programs and increase employment opportunities for City residents; and
11. Provide daycare assistance to support employees of local businesses.

Strategies. These objectives will be implemented through four specific and integrated strategies. These include:

- 1. Encourage Private Sector Activities and Support Rehabilitation of Existing Buildings.** Through the creation and support of public-private partnerships, or through written agreements, the City may provide financial and other assistance to encourage the private sector, including local property owners, to undertake rehabilitation and redevelopment projects and other improvements, in addition to programming such as job training and retraining, that are consistent with the goals of this Redevelopment Plan and Project.

The City may enter into redevelopment agreements or intergovernmental agreements with private or public entities to construct, rehabilitate, renovate, or restore private or public improvements on one or several parcels (collectively referred to as "Redevelopment Projects").

The City requires that developers who receive TIF assistance for market-rate housing set aside twenty percent (20 percent) of the units to meet affordability criteria established by the City's Department of Housing or any successor agency. Generally, this means that affordable for-sale housing units should be priced at a level that is affordable to persons earning no more than one hundred percent (100 percent) of the area median income, and affordable rental units should be affordable to persons earning no more than sixty percent (60 percent) of the area median income. TIF funds can also be used to pay for up to fifty percent (50 percent) of the cost of construction or up to seventy five percent (75 percent) of interest costs for new housing units to be occupied by low-income and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act.

- 2. Implement Public Improvements.** A series of public improvements throughout the Hollywood/Sheridan RPA may be designed and implemented to build upon and improve the character of the area, and to create a more conducive environment for private development. Public improvements that are implemented with TIF assistance are intended to complement and not replace existing funding sources for public improvements in the RPA.

These improvements may include new streets, streetscaping, street and sidewalk lighting, alleyways, underground water and sewer infrastructure, parks or open space, schools, and other public improvements consistent with the Redevelopment Plan and Project. 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.

- 3. Facilitate Property Assembly, Demolition, and Site Preparation.** Financial assistance may be provided to private developers seeking to acquire land, and to assemble and prepare sites in order to undertake projects in support of this Redevelopment Plan and Project.

To meet the goals of this Redevelopment Plan and Project, the City may acquire and assemble property throughout the RPA. Land assemblage by the City may be by purchase, exchange, donation, lease, eminent domain, through the Tax Reactivation Program, or

other programs and may be for the purpose of (a) sale, lease or conveyance to private developers, or (b) sale, lease, conveyance, or dedication for the construction of public improvements or facilities. Site preparation may include such preparatory work as demolition of existing improvements and environmental remediation, where appropriate. Furthermore, the City may require written redevelopment agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

These activities are representative of the types of projects contemplated to be undertaken during the life of the Hollywood/Sheridan 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. Furthermore, additional projects may be identified throughout the life of the Hollywood/Sheridan RPA. To the extent that these projects meet the goals, objectives, and strategies of this Redevelopment Plan and Project and the requirements of the Act and budget outlined in the next section, these projects may be considered for tax increment funding.

Proposed Future Land Use





The proposed future land use of the Hollywood/Sheridan RPA reflects the objectives of the Redevelopment Plan and Project, which are to provide resources for the rehabilitation of existing structures, facilitate diverse new residential and commercial/retail development, upgrade public infrastructure, enhance pedestrian and vehicular circulation, improve transit facilities, and enhance the quality of community and public facilities and open space within the RPA.

The proposed future land uses for the study area are Commercial Mixed Use and Residential Mixed Use, as shown on Map 5. These proposed future land uses are consistent with historical land use patterns and current redevelopment trends in and around the RPA, as well as the need to serve the community with modern facilities of the types noted above. The Commercial Mixed Use future land use designation includes a range of retail/commercial and residential uses; residential units above retail and commercial uses; and educational, civic, and institutional uses. The Residential Mixed Use future land use calls for the preservation of residential land use but also allows for public/institutional uses and parks and open space.

Map 5

Future Land Use

Legend

-  Hollywood/Sheridan TIF Boundary
-  Commercial Mixed Use - Commercial, Residential, Public/Institutional
-  Residential Mixed Use - Residential, Public/Institutional, Parks/Open Space
-  Open Space



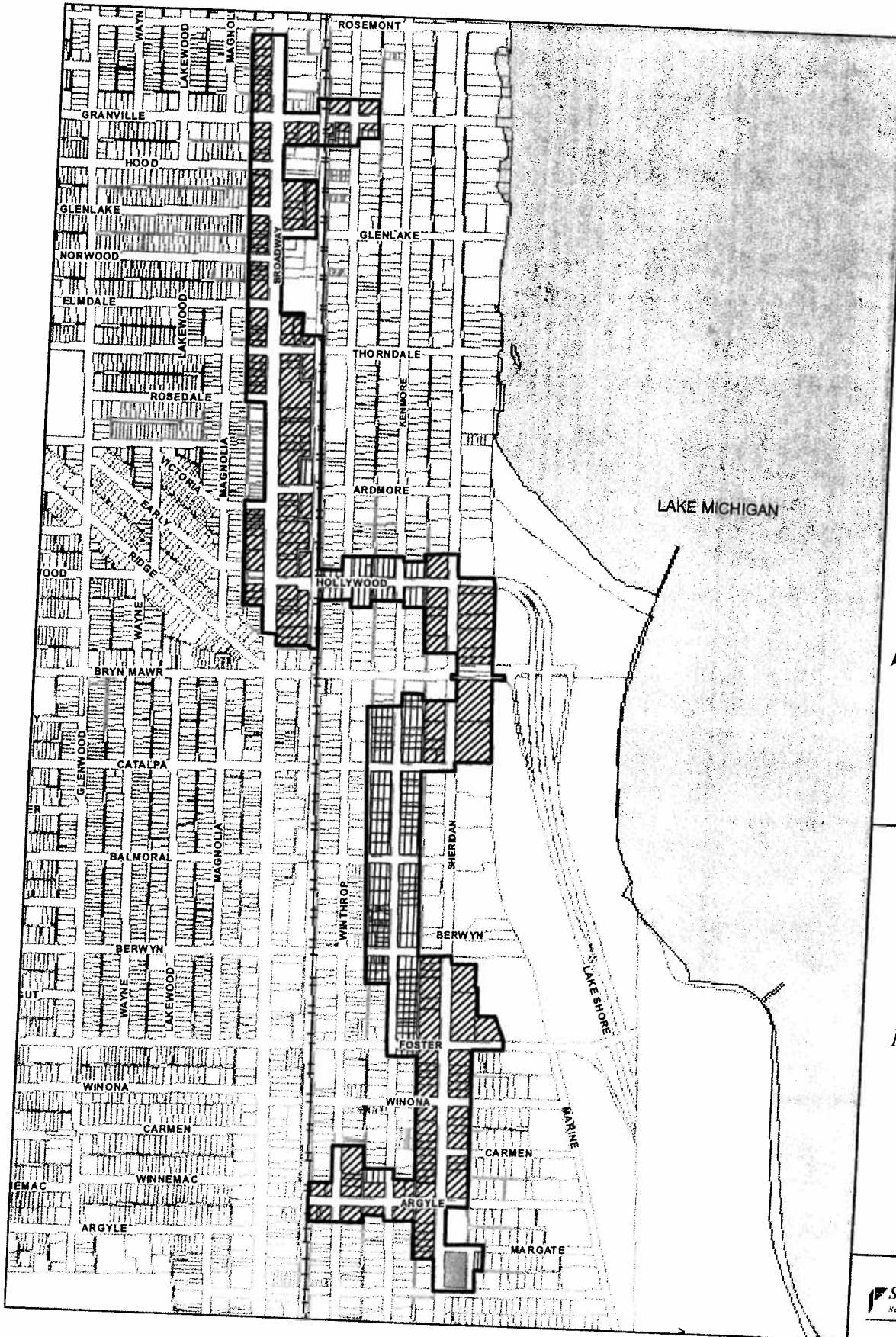
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Assessment of Housing Impact

As set forth in the Act, if the redevelopment plan for a redevelopment project area could potentially result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur, the municipality must prepare a Housing Impact Study and incorporate the study in the redevelopment project plan.

The RPA contains an estimated 4,834 inhabited residential units. While there are currently no plans to displace any occupied residential units within the RPA, the Redevelopment Plan provides for the development or redevelopment of several portions of the RPA that may contain occupied residential units. As a result, it is possible that by implementation of this Redevelopment Plan, the displacement of residents from 10 or more inhabited residential units could occur.

The results of the Housing Impact Study are described in a separate report which presents certain factual information required by the Act. The report, prepared by *S. B. Friedman & Company*, is entitled "*Hollywood/Sheridan Redevelopment Project Area Tax Increment Financing District Housing Impact Study*," is attached as Appendix 2 of this Redevelopment Plan.

5. Financial Plan

Eligible Costs

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

Redevelopment Project Costs include the sum total of all reasonable or necessary costs incurred, estimated to be incurred, or incidental to this Redevelopment Plan pursuant to the Act. 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 and Project including but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected;
2. The costs of marketing sites within the RPA to prospective businesses, developers, and investors;
3. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
4. Costs of rehabilitation, reconstruction, or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
5. Costs of the construction of public works or improvements subject to the limitations in Section 11-74.4-3(q)(4) of the Act;
6. Costs of job training and retraining projects including the costs of "welfare to work" programs implemented by businesses located within the RPA and such proposals feature a community-based training program which ensures maximum reasonable opportunities for residents of the Edgewater and Uptown Community Areas with particular attention to the needs of those residents who have previously experienced inadequate employment

- opportunities and development of job-related skills including residents of public and other subsidized housing and people with disabilities;
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 thereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto;
 8. To the extent the City by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan and Project;
 9. Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law, or by Section 74.4-3(n)(7) of the Act;
 10. Payment in lieu of taxes, as defined in the Act;
 11. Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical, or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs; (i) are related to the establishment and maintenance of additional job training, advanced vocational education, or career education programs for persons employed or to be employed by employers located in the RPA; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, which agreement describes the program to be undertaken including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program, and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, 105 ILCS 5/10-22.20a and 5/10-23.3a;
 12. Interest costs incurred by a redeveloper 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 year may not exceed thirty percent (30%) of the annual interest costs incurred by the redeveloper 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 provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - 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 redeveloper for the redevelopment project; (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act;
 - e. For the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, the percentage of seventy-five percent (75%) shall be substituted for thirty percent (30%) in subparagraphs 12b and 12d above;
13. Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;
 14. An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
 15. Instead of the eligible costs provided for in 12b, 12d, and 12e above, the City may pay up to 50 percent of the cost of construction, renovation, and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for benefits under the Act; and
 16. The costs of daycare services for children of employees from low-income families working for businesses located within the RPA and all or a portion of the cost of operation of day care centers established by RPA businesses to serve employees from low-income families working in businesses located in the RPA. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed eighty percent (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.

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

Estimated Redevelopment Project Costs

The estimated eligible costs that are deemed to be necessary to implement this Redevelopment Plan and Project are shown in Table 3. 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, to the extent permitted by the Act. Additional funding in the form of State, Federal, County, or local grants, private developer 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 3: Estimated Redevelopment Project Costs

Eligible Expenses	Estimated Project Costs
Professional Services (including analysis, administration, studies, surveys, legal, marketing, etc.)	\$1,000,000
Property Assembly (including acquisition, site preparation, demolition, and environmental remediation)	\$10,000,000
Rehabilitation of Existing Buildings, Fixtures, and Leasehold Improvements	\$20,000,000
Eligible Construction Costs (Affordable Housing Construction Costs)	\$15,000,000
Relocation Costs	\$3,000,000
Public Works or Improvements (including streets and utilities, parks and open space, public facilities (schools & other public facilities)) (1)	\$20,000,000
Job Training, Retraining, Welfare-to-Work	\$500,000
Interest Costs	\$5,000,000
Day Care Services	\$500,000
TOTAL REDEVELOPMENT COSTS (2), (3), (4)	\$75,000,000

(1) This category may also include paying for or reimbursing (i) an elementary, secondary, or unit school district's increased costs attributed to assisted housing units, and (ii) capital costs of taxing districts impacted by the redevelopment of the RPA. As permitted by the Act, to the extent the City by written agreement accepts and approves the same, the City may pay, or reimburse all, or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan.

(2) Total Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest, costs of issuance, and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs.

(3) The amount of the Total Redevelopment Project Costs that can be incurred in the RPA will be reduced by the amount of redevelopment project costs incurred in contiguous RPAs, or those separated from the RPA only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the RPA, but will not be reduced by the amount of redevelopment project costs incurred in the RPA which are paid from incremental property taxes generated in contiguous RPAs or those separated from the RPA only by a public right-of-way.

(4) All costs are in 2007 dollars and may be increased by five percent (5%) after adjusting for annual inflation reflected in the Consumer Price Index (CPI) for All Urban Consumers for All Items for the Chicago-Gary-Kenosha, IL-IN-WI CMSA, published by the U. S. Department of Labor. Increases in the estimated Total Redevelopment Project Costs of more than five percent after adjustment for inflation from the date of the Redevelopment Plan adoption, are subject to the Redevelopment Plan amendment procedures as provided under the Act. In addition to the above stated costs, each issue of obligations issued to finance a phase of the Redevelopment Plan and Project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including interest costs.

Adjustments to the estimated line item costs in Table 3 are anticipated, and may be made by the City without amendment to the Redevelopment Plan and Project to the extent permitted by the Act. 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.

In the event the Act is amended after the date of the approval of this Redevelopment Plan and Project by the City Council of Chicago to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/11-74.4-3(q)(11)), this Redevelopment Plan and Project shall be deemed to incorporate such additional, expanded, or increased eligible costs as eligible costs under the Redevelopment Plan and Project, to the extent permitted by the Act. In the event of such amendment(s), the City may add any new eligible redevelopment project costs as a line item in Table 3, or otherwise adjust the line items in Table 3 without amendment to this Redevelopment Plan and Project, to the extent permitted by the Act. In no instance, however, shall such additions or adjustments result in any increase in the total redevelopment project costs without a further amendment to this Redevelopment Plan and Project.

Phasing and Scheduling of the Redevelopment

Each private project within the Hollywood/Sheridan 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 and Project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31st of the year in which the payment to the City Treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third year calendar year following the year in which the ordinance approving this Redevelopment Plan and Project is adopted (by December 31, 2031, if the ordinances establishing the RPA are adopted during 2007).

Sources of Funds to Pay Costs

Funds necessary to pay for Redevelopment Project Costs and secure municipal obligations issued for such costs are to be derived primarily from incremental property taxes. Other sources of funds which may be used to pay for Redevelopment Project Costs or secure municipal obligations include land disposition proceeds, state and federal grants, investment income, private financing, and other legally permissible funds the City may deem appropriate. The City may incur redevelopment project costs which are paid for from funds of the City other than incremental taxes,

and the City may then be reimbursed for such costs from incremental taxes. Also, the City may permit the utilization of guarantees, deposits, and other forms of security made available by private sector developers. Additionally, the City may utilize revenues, other than State sales tax increment revenues, received under the Act from one redevelopment project area for eligible costs in another redevelopment project area that is either contiguous to, or is separated only by a public right-of-way from, the redevelopment project area from which the revenues are received.

The Hollywood/Sheridan RPA is contiguous to or separated by only a public right-of-way from the Bryn Mawr/Broadway RPA and the Lawrence/Broadway RPA, 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 taxes received from the Hollywood/Sheridan RPA to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas or project areas separated only by a public right-of-way, and vice versa. The amount of revenue from the 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 RPA, shall not at any time exceed the total Redevelopment Project Costs described in this Redevelopment Plan.

The Hollywood/Sheridan RPA may become contiguous to, or be separated only by a public right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.6-1, *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 RPA, the City may determine that it is in the best interests of the City and the furtherance of the purposes of the Redevelopment Plan that net revenues from the 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 RPA to pay eligible redevelopment project costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas and vice versa. Such revenues may be transferred or loaned between the RPA and such areas. The amount of revenue from the RPA so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the RPA or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Table 3 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 Incremental Property Taxes generated within the Hollywood/Sheridan RPA pursuant to Section 11-74.4-7 of the Act. To enhance the security of a municipal obligation, the City may pledge its full faith and credit through the issuance of general obligations bonds. 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 Eligibility Study and Redevelopment Plan and the Act shall be retired within the timeframe described under "Phasing and Scheduling of the Redevelopment" 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 Eligibility Study and Redevelopment Plan. Obligations may be issued on a parity or subordinated basis.

In addition to paying Redevelopment Project Costs, Incremental Property Taxes may be used for the scheduled retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves, and bond sinking funds. To the extent that Incremental Property Taxes are not needed for these purposes, and are not otherwise required, pledged, earmarked, or otherwise designated for the payment of Redevelopment Project Costs, any excess Incremental Property Taxes shall then become available for distribution annually to taxing districts having jurisdiction over the RPA 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 Hollywood/Sheridan 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 Hollywood/Sheridan RPA. The 2005 EAV of the 903 parcels in the RPA is approximately \$142,368,000. This total EAV amount by PIN is summarized in Appendix 3. 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 Project Area will be calculated by Cook County. The Redevelopment Plan has utilized the EAVs for the 2005 tax year. If the 2006 EAV shall become available prior to the date of the adoption of the Redevelopment Plan by the City Council, the City may update the Redevelopment Plan by replacing the 2005 EAV with the 2006 EAV.

Anticipated Equalized Assessed Valuation

By 2030, the EAV for the Hollywood/Sheridan RPA will be approximately \$337 million. This estimate is based on several key assumptions, including: 1) an inflation factor of two-and-one-half percent (2.5 percent) per year on the EAV of all properties within the Hollywood/Sheridan RPA,

with its cumulative impact occurring in each triennial reassessment year; 2) an equalization factor of 2.732 (2005 equalization factor) throughout the life of the RPA; and (3) estimated value of two potential redevelopment projects. Depending on actual redevelopment, EAV may be a higher or lower amount than indicated above.

6. Required Findings and Tests

Lack of Growth and Private Investment

The City is required under the Act 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. To investigate a lack of growth and private investment within the Hollywood/Sheridan RPA, *S. B. Friedman & Company* obtained and analyzed data for all building permits issued within the RPA between 2002 and 2007. This data was provided by the Department of Buildings. In addition, tax assessment data provided by the Cook County Assessor was analyzed for both the RPA and the City of Chicago.

As discussed in the Eligibility Study above, the Equalized Assessed Value (EAV) of the Hollywood/Sheridan RPA has not kept pace with that of the balance of the City of Chicago for four of the previous five periods for which data is available (2000-2005). During this time period, the EAV of the RPA grew at a compound annual growth rate of 5.99 percent; this rate of growth is 1.95 percent lower than the compound annual growth rate for the balance of the City, which was 7.94 percent. This suggests that private investment in the RPA has been limited relative to the rest of the City of Chicago.

A review of building permit data indicates that 60 building permits totaling \$17.1 million were issued within the Hollywood/Sheridan RPA between 2002 and 2007. Of this number, 10 were issued (17 percent of total) for new construction and rehabilitation, 15 were issued (25 percent of the total) to rebuild or replace ancillary structures or equipment, 26 (43 percent of the total) were issued for minor repairs to existing properties, and nine were issued for demolition (15 percent of the total).

Of the 10 new construction and rehabilitation permits issued in the RPA over the last five years, only one permit, totaling \$1 million, was issued for new construction to build a new banking facility. The remaining nine permits, totaling \$14 million, were issued for rehabilitation projects within the RPA- two of which were issued for public buildings accounting for \$12.5 million in permit value. Approximately \$9.5 million of the RPA's \$17 million permit value was issued to modernize a Chicago Housing Authority senior housing facility. Another \$3 million in permit value was issued to upgrade the Broadway Armory Park, which is owned and operated by the Chicago Park District. The remaining seven rehabilitation permits were primarily issued for interior alterations or minor exterior work. Overall, the total value of permits, excluding the new construction permit and permits issued for public facilities, was \$3.3 million or less than \$60,000 per project.

The total value of new construction and rehabilitation permits issued for private investment over a five year period was \$4.3 million. This represents \$860,000 per year, or approximately 0.4% of the total market value of all property within the RPA. At this rate, it would take a substantial amount of time to replace all of the existing value in the RPA.

Only a modest degree of investment has occurred in the RPA in recent years, the magnitude and nature of which does not suggest a robust level of private investment. Approximately 85% of building permits were issued for minor repairs or alterations/additions to existing structures, while new construction of primary structures has largely been attributed to public facility improvement. Private investment in market-rate properties located within the RPA appears to have been limited during the period analyzed.

Given the extensive infrastructure needs of the Hollywood/Sheridan RPA, as well as the high cost of rehabilitating structures that have become obsolescent, significantly deteriorated, or have fallen below current standards for new development, it is unlikely that the Hollywood/Sheridan RPA will see substantial private investment without public intervention such as that envisioned in this Redevelopment Plan and Project.

Finding: The Redevelopment Project Area (Hollywood/Sheridan 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 and Project.

Conformance to the Plans of the City

The Hollywood/Sheridan Redevelopment Plan and Project 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 uses described in this Redevelopment Plan and Project 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 under "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 Project and tax increment financing, the Hollywood/Sheridan RPA is not expected to see substantial investment from private enterprise. As a result, there is a genuine threat that property values in the area will stagnate or decline. This would 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. If a redevelopment project is successful, various new projects may be undertaken that will assist in alleviating blighting conditions, creating new jobs, and promoting both public and private development in the Hollywood/Sheridan RPA.

This Redevelopment Plan and Project 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 by the City) may be used to pay eligible redevelopment project costs for the Hollywood/Sheridan RPA. At the time when the Hollywood/Sheridan RPA is no longer in place under the Act, the real estate tax revenues resulting from the redevelopment of the Hollywood/Sheridan RPA will be distributed to all taxing districts levying taxes against property located in the Hollywood/Sheridan 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

In 1994, the Act was amended to require an assessment of any financial impact of a redevelopment project area on, or any increased demand for service from, any taxing district affected by the redevelopment plan, and a description of any program to address such financial impacts or increased demand.

The City intends to monitor development in the Hollywood/Sheridan RPA and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development. The following major taxing districts presently levy taxes on properties located within the Hollywood/Sheridan RPA and maintain the listed facilities within the boundaries of the RPA (designated with an asterisk), or within close proximity (three to five blocks) to the RPA boundaries:

1. **City of Chicago**
 - Fire Station E59 (5714 N. Ridge)
 - Fire Station E70 (1545 W. Rosemont Ave.)
2. **Chicago Board of Education**
 - Goudy School (5120 N. Winthrop Ave.)
 - McCutcheon School (4865 N. Sheridan Rd.)
 - Swift School (5900 N. Winthrop Ave.)
 - Rickover Naval Academy (5900 N. Glenwood Ave.)
 - Senn High School (5900 N. Glenwood Ave.)
3. **Chicago School Finance Authority**
4. **Chicago Park District**
 - Berger Park (6227 N. Sheridan Rd.)
 - Lane Beach (5915 N. Sheridan Rd.)
 - Broadway Armory Park - Park No. 462 (5917 N. Broadway Ave.)*
 - Bromann Park (5400 N. Broadway Ave.)
 - Cedar Park (5315 N Winthrop Ave.)
 - Carmen Park (1224 W. Carmen Ave.)

- Buttercup Park (4913 N. Sheridan Rd.)*
- Hickory Park (4834 N. Winthrop Ave.)
- Park No. 517 (5914-5924 N. Sheridan Rd.)
- Lincoln Park (Lake Shore Drive between Lawrence Ave. and Thorndale Ave.)

5. **City of Chicago Library Fund**
6. **Chicago Community College District 508**
7. **Metropolitan Water Reclamation District of Greater Chicago**
8. **County of Cook**
9. **Cook County Forest Preserve District**
10. **Special Service Area #26 (properties in 73050 and 73051 tax code only)**
11. **Special Service Area #34 (properties in 73071 tax code only)**

Map 6 illustrates the locations of community facilities operated by the above listed taxing districts within or in close proximity to the Hollywood/Sheridan RPA. Redevelopment activity may cause increased demand for services from one or more of the above listed taxing districts. The anticipated nature of the increased demand 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 sites with active and more intensive uses may result in additional demands on services and facilities provided by the districts. While no public service facilities are operated by the City within the Hollywood/Sheridan RPA, two fire stations lie within close proximity to the RPA.

Additional costs to the City for police, fire, and recycling and sanitation services arising from residential development may occur. However, it is expected that any increase in demand for the City services and programs associated with the Hollywood/Sheridan RPA can be handled adequately by City police, fire protection, sanitary collection and recycling services, and programs currently maintained and operated by the City. Therefore, the redevelopment of the Hollywood/Sheridan RPA is not anticipated to require expansion of services in this area.

City of Chicago Library Fund. The Library Fund, supported primarily by property taxes, provides for the operation and maintenance of City of Chicago public libraries. Additional costs to the City for library services arising from residential development may occur. However, it is expected that any increase in demand for City library services and programs associated with the

Hollywood/Sheridan RPA can be handled adequately by existing City library services. The redevelopment of the Hollywood/Sheridan RPA will not require expansion of services in this area.

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 possible that some families who purchase housing or rent new apartments in the Hollywood/Sheridan RPA will send their children to public schools, putting increased demand on area school districts. However, it is unlikely that the scope of new residential construction would exhaust the existing capacity of public schools that serve residents of the RPA.

Existing capacity was verified through data provided from the Department of School Demographics and Planning at the Chicago Public Schools (CPS). According to information from CPS, design capacity for a school is determined by counting the total number of classrooms and multiplying that number by 30. In elementary and middle schools, program capacity is calculated as 80% of the design capacity, allowing schools to use a percentage of classroom space for non-traditional learning spaces (e.g., art rooms, music rooms, computer rooms). In a high school, scheduling and more student/teacher mobility allow program capacity to be 100% of the design capacity.

Data obtained from CPS reveal that the elementary (K-8) and high schools that include the Hollywood/Sheridan RPA in their respective catchment areas currently operate at following capacities:

School Name	Address	School Type	Inside/ Outside RPA	Enrollment as % of Design Capacity	Enrollment as % of Program Capacity
Goudy	5120 N. Winthrop	Elementary	Outside	65.2%	81.5%
McCutcheon	4865 N. Sheridan Rd.	Elementary	Outside	36.5%	45.6%
Swift	5900 N. Winthrop Ave	Elementary	Outside	48.3%	48.3%
Rickover Naval Academy	5900 N. Glenwood Ave.	High School	Outside	N/A	N/A
Senn	5900 N. Glenwood Ave	High School	Outside	60.8%	76.0%

Currently, all of the area schools that would potentially serve residents with the Hollywood/Sheridan RPA are operating under design and program capacities. Increased costs to the local schools resulting from children residing in TIF-assisted housing units will trigger those provisions within the Act that provide for reimbursement to the affected school district(s) where eligible. The City intends to monitor development in the Hollywood/Sheridan RPA and, with the cooperation of the Board of Education, will attempt to ensure that any increased demands on the services and capital improvements provided by the Board of Education are addressed in connection with each new residential project.

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

It is expected that the households that may be added to the Hollywood/Sheridan 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 Hollywood/Sheridan 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 be provided by the Chicago Park District are addressed in connection with any particular residential development.

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

It is expected that any increase in demand for services from Community College District 508 indirectly or directly caused by development within the Hollywood/Sheridan RPA can be handled adequately by the district's existing service capacity, programs, and facilities. Therefore, at this time no special programs are proposed for this taxing district. Should demand increase, the City will work with the affected district to determine what, if any, program is necessary to provide adequate services.

Metropolitan Water Reclamation District. This district provides the main trunk lines for the collection of wastewater 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 Hollywood/Sheridan 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 this taxing district. Should demand increase, the City will work with the taxing district 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.







Special Service Areas #26 and #34. Special Service Areas (SSA) #26 and #34 partially overlap with the Hollywood/Sheridan RPA, funding expanded services and programs through a localized property tax levy for a contiguous subset of parcels within the SSA. It is expected that any increase in demand for SSA services can be handled adequately by existing services and programs offered by the SSA. Should demand increase, the City will work with the SSAs to determine what, if any, program is necessary to provide adequate services.

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

Map 6

Community Facilities

Legend

-  Schools (Public & Private)
-  Fire Stations
-  Libraries
-  Ward Office
-  Park District Facilities
-  Hollywood/Sheridan TIF Boundary



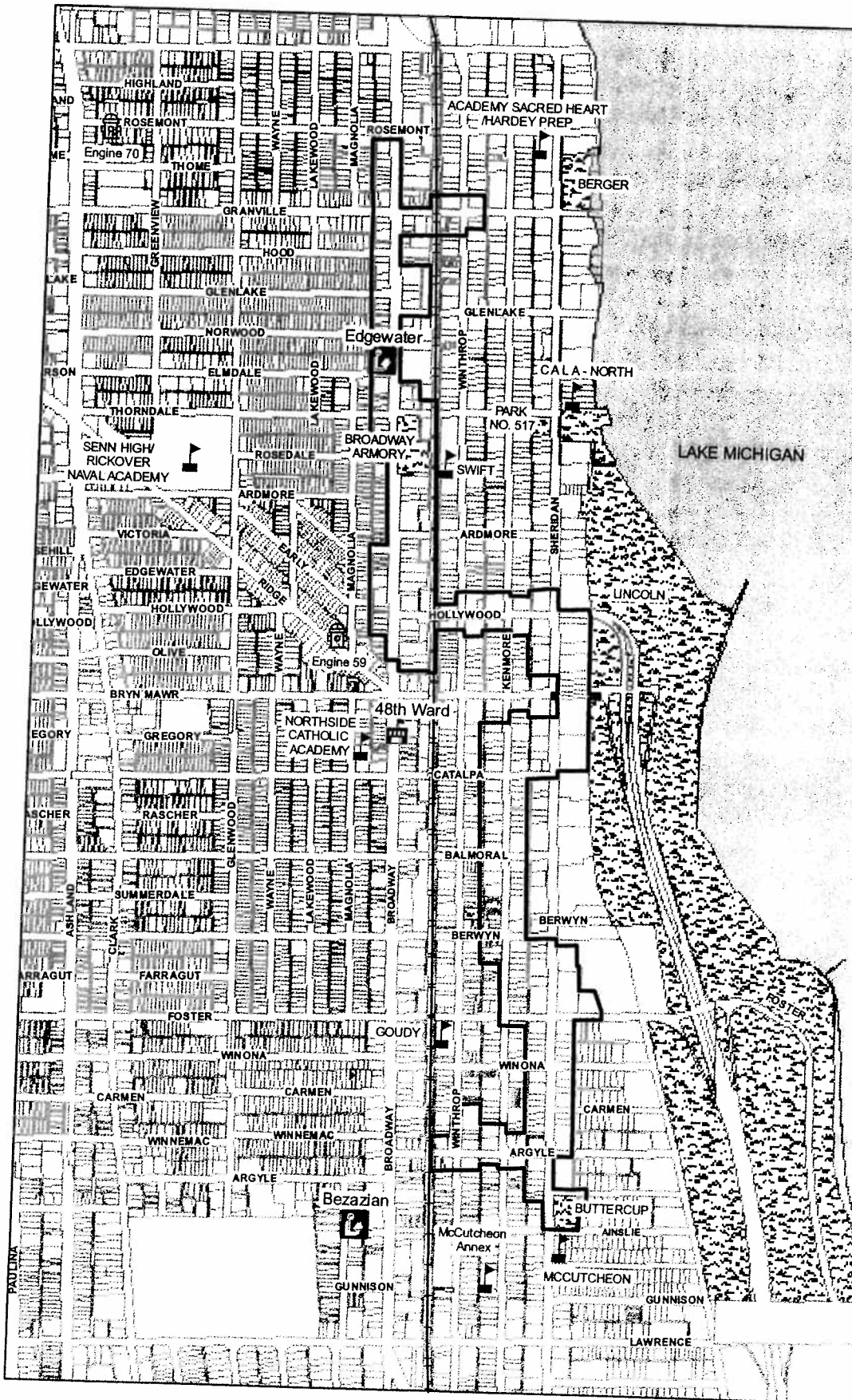
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City of Chicago

Proposed Hollywood/Sheridan Tax Increment Financing District

June 2007

S. B. Friedman & Company
Real Estate Advisors and Development Consultants



7. Provisions for Amending Redevelopment Plan and Project

This Redevelopment Plan and Project 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 with respect to this Redevelopment Plan and Project. However, the City shall have the right in its sole discretion to exempt certain small businesses, residential property owners, and developers from the above.

- 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, sex, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, or housing status.
- B. Meeting the City's standards for participation of twenty four percent (24%) Minority Business Enterprises and four percent (4%) Women Business Enterprises and the City Resident Construction Worker Employment Requirement 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. Redevelopers will meet City standards for any applicable prevailing wage rate as ascertained by the Illinois Department of Labor.

**Appendix 1:
Boundary and Legal Description**

HOLLYWOOD/SHERIDAN TIF DISTRICT

THAT PART OF SECTIONS 5 AND 8, IN TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF VACATED WEST AINSLIE STREET WITH THE WEST LINE OF NORTH SHERIDAN ROAD AND RUNNING;

THENCE NORTH ALONG SAID WEST LINE OF NORTH SHERIDAN ROAD TO THE SOUTH LINE OF LOT 19 IN BLOCK 3 IN CONARROE'S RESUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 8;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 19 AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF THE 15 FOOT WIDE ALLEY WEST OF NORTH SHERIDAN ROAD;

THENCE NORTH ALONG SAID WEST LINE OF THE 15 FOOT WIDE ALLEY WEST OF NORTH SHERIDAN ROAD TO THE NORTH LINE OF THE SOUTH 16 FEET OF LOT 3 IN BLOCK 3 IN SAID CONARROE'S RESUBDIVISION IN SECTION 8;

THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH 16 FEET OF LOT 3 AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF NORTH KENMORE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF NORTH KENMORE AVENUE TO THE SOUTH LINE OF LOT 25 IN BLOCK 2 IN SAID CONARROE'S RESUBDIVISION IN SECTION 8;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 25 TO THE EAST LINE OF THE 15 FOOT WIDE ALLEY WEST OF NORTH KENMORE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE 15 FOOT WIDE ALLEY WEST OF NORTH KENMORE AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 3 IN BLOCK 2 IN SAID CONARROE'S RESUBDIVISION IN SECTION 8;

THENCE WEST ALONG SAID EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 3 AND THE SOUTH LINE THEREOF TO THE EAST LINE OF NORTH WINTHROP AVENUE;

THENCE CONTINUING WEST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 3, A PORTION OF SAID LINE BEING ALSO THE SOUTH LINE OF THE 15 FOOT WIDE ALLEY SOUTH OF WEST ARGYLE STREET, TO THE EAST LINE OF THE CHICAGO TRANSIT AUTHORITY RIGHT-OF-WAY;

THENCE NORTH ALONG SAID EAST LINE OF THE CHICAGO TRANSIT AUTHORITY RIGHT-OF-WAY TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 17 IN BLOCK 8 IN ARGYLE SUBDIVISION IN SECTION 8;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 17 AND THE SOUTH LINE THEREOF TO THE WEST LINE OF NORTH WINTHROP AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF NORTH WINTHROP AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 37.5 FEET OF LOT 6 IN BLOCK 7 IN ARGYLE SUBDIVISION IN SECTION 8;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 37.5 FEET OF LOT 6 AND THE SOUTH LINE THEREOF TO THE WEST LINE OF THE 15 FOOT WIDE ALLEY EAST OF NORTH WINTHROP AVENUE;

THENCE CONTINUING EAST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 37.5 FEET OF LOT 6 TO THE EAST LINE OF THE 15 FOOT WIDE ALLEY EAST OF NORTH WINTHROP AVENUE;

Order No. 0705011

Ordered By: *S. B. Friedman & Company*

May 31, 2007

Chicago Guarantee Survey Company
601 S. LaSalle St., Suite 400
Chicago, Illinois 60605

THENCE SOUTH ALONG SAID EAST LINE OF THE 15 FOOT WIDE ALLEY EAST OF NORTH WINTHROP AVENUE TO THE SOUTH LINE OF LOT 18 IN BLOCK 7 IN SAID ARGYLE SUBDIVISION IN SECTION 8;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 18 AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF NORTH KENMORE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH KENMORE AVENUE TO THE NORTH LINE OF THE SOUTH 24.5 FEET OF LOT 11 IN BLOCK 6 IN SAID ARGYLE SUBDIVISION IN SECTION 8;

THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH 24.5 FEET OF LOT 11 TO THE WEST LINE OF THE 15 FOOT WIDE ALLEY EAST OF NORTH KENMORE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE 15 FOOT WIDE ALLEY EAST OF NORTH KENMORE AVENUE TO THE SOUTH LINE OF LOT 1 IN BLOCK 3 IN SAID ARGYLE SUBDIVISION IN SECTION 8;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 1 AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF NORTH KENMORE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF NORTH KENMORE AVENUE TO THE SOUTH LINE OF LOT 4 IN BLOCK 11 IN JOHN LEWIS COCHRAN'S SUBDIVISION OF THE WEST HALF OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 8;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 4 AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF THE 15 FOOT WIDE ALLEY WEST OF NORTH KENMORE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE 15 FOOT WIDE ALLEY WEST OF NORTH KENMORE AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 4 IN BLOCK 2 IN SAID JOHN LEWIS COCHRAN'S SUBDIVISION IN SECTION 8;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 4 AND THE SOUTH LINE THEREOF TO THE WEST LINE OF NORTH KENMORE AVENUE;

THENCE CONTINUING EAST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 4 TO THE EAST LINE OF NORTH KENMORE AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF NORTH KENMORE AVENUE TO THE SOUTH LINE OF THE NORTH 6 FEET OF LOT 22 IN BLOCK 1 IN SAID JOHN LEWIS COCHRAN'S SUBDIVISION IN SECTION 8;

THENCE EAST ALONG SAID SOUTH LINE OF THE NORTH 6 FEET OF LOT 22 AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF THE 15 FOOT WIDE ALLEY WEST OF NORTH SHERIDAN ROAD;

THENCE SOUTH ALONG SAID EAST LINE OF THE 15 FOOT WIDE ALLEY WEST OF NORTH SHERIDAN ROAD TO THE SOUTH LINE OF LOT 3 IN BLOCK 1 IN SAID JOHN LEWIS COCHRAN'S SUBDIVISION IN SECTION 8;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 3 AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF NORTH SHERIDAN ROAD;

THENCE NORTH ALONG SAID EAST LINE OF NORTH SHERIDAN ROAD TO THE SOUTH LINE OF WEST BRYN MAWR AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF WEST BRYN MAWR AVENUE TO THE CENTERLINE OF NORTH SHERIDAN ROAD;

THENCE NORTH ALONG SAID CENTERLINE OF NORTH SHERIDAN ROAD TO THE CENTERLINE OF WEST BRYN MAWR AVENUE;

THENCE EAST ALONG SAID CENTERLINE OF WEST BRYN MAWR AVENUE TO THE EAST LINE OF NORTH SHERIDAN ROAD;

THENCE NORTH ALONG SAID EAST LINE OF NORTH SHERIDAN ROAD TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH HALF OF LOT 10 IN BLOCK 7 IN COCHRAN'S ADDITION TO EDGEWATER IN SECTION 5;

THENCE WEST ALONG SAID EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH HALF OF LOT 10 AND THE SOUTH LINE THEREOF TO THE EAST LINE OF THE 15

FOOT WIDE ALLEY WEST OF NORTH SHERIDAN ROAD;
 THENCE CONTINUING WEST ALONG THE WESTERLY EXTENSION OF THE SOUTH
 LINE OF THE NORTH HALF OF LOT 10 TO THE WEST LINE OF THE 15 FOOT WIDE ALLEY
 WEST OF NORTH SHERIDAN ROAD;

THENCE NORTH ALONG SAID WEST LINE OF THE 15 FOOT WIDE ALLEY WEST OF
 NORTH SHERIDAN ROAD TO THE SOUTH LINE OF LOT 22 IN BLOCK 7 IN SAID COCHRAN'S
 ADDITION TO EDGEWATER IN SECTION 5;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 22 TO THE EAST LINE OF NORTH
 KENMORE AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF NORTH KENMORE AVENUE TO THE
 EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN BLOCK 8 IN SAID COCHRAN'S
 ADDITION TO EDGEWATER IN SECTION 5;

THENCE WEST ALONG SAID EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 2
 AND THE SOUTH LINE THEREOF TO THE EAST LINE OF THE 15 FOOT WIDE ALLEY WEST
 OF NORTH KENMORE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE 15 FOOT WIDE ALLEY WEST OF
 NORTH KENMORE AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 22
 IN BLOCK 8 IN SAID COCHRAN'S ADDITION TO EDGEWATER IN SECTION 5;

THENCE WEST ALONG SAID EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 22
 AND THE SOUTH LINE THEREOF TO THE EAST LINE OF NORTH WINTHROP AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF NORTH WINTHROP AVENUE TO THE
 EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN BLOCK 9 IN SAID COCHRAN'S
 ADDITION TO EDGEWATER IN SECTION 5;

THENCE WEST ALONG SAID EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 2
 AND THE SOUTH LINE THEREOF TO THE EAST LINE OF THE 15 FOOT WIDE ALLEY WEST
 OF NORTH WINTHROP AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE 15 FOOT WIDE ALLEY WEST OF
 NORTH WINTHROP AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT
 18 IN BLOCK 9 IN SAID COCHRAN'S ADDITION TO EDGEWATER IN SECTION 5;

THENCE WEST ALONG SAID EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 18
 AND THE SOUTH LINE THEREOF TO THE EAST LINE OF NORTH BROADWAY;

THENCE NORTH ALONG SAID EAST LINE OF NORTH BROADWAY TO THE EASTERLY
 EXTENSION OF THE SOUTH LINE OF LOT 17 IN BLOCK 9 IN CAIRNDUFF'S ADDITION TO
 EDGEWATER IN SECTION 5;

THENCE WEST ALONG SAID EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 17
 TO THE WEST LINE OF NORTH BROADWAY;

THENCE NORTH ALONG SAID WEST LINE OF NORTH BROADWAY TO THE SOUTH
 LINE OF LOT 10 IN BLOCK 9 IN SAID CAIRNDUFF'S ADDITION TO EDGEWATER IN SECTION
 5;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 10 AND THE WESTERLY
 EXTENSION THEREOF TO THE WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF NORTH
 BROADWAY;

THENCE NORTH ALONG SAID WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF
 NORTH BROADWAY AND THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF
 WEST VICTORIA STREET;

THENCE EAST ALONG SAID NORTH LINE OF WEST VICTORIA STREET TO THE WEST
 LINE OF NORTH BROADWAY;

THENCE NORTH ALONG SAID WEST LINE OF NORTH BROADWAY TO THE SOUTH
 LINE OF WEST ROSEDALE AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF WEST ROSEDALE AVENUE TO THE
 SOUTHERLY EXTENSION OF THE WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF
 NORTH BROADWAY;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION OF THE WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF NORTH BROADWAY AND THE WEST LINE THEREOF TO THE SOUTH LINE OF WEST GRANVILLE AVENUE;

THENCE CONTINUING NORTH ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF NORTH BROADWAY TO THE NORTH LINE OF WEST GRANVILLE AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF WEST GRANVILLE AVENUE TO THE WEST LINE OF LOT 7 IN JOHN N. YOUNG'S GRAND AVENUE ADDITION TO CHICAGO IN SECTION 5;

THENCE NORTH ALONG SAID WEST LINE OF LOT 7 TO THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF WEST GRANVILLE AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF WEST GRANVILLE AVENUE TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF NORTH BROADWAY;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION OF THE WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF NORTH BROADWAY AND THE WEST LINE THEREOF TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 13 IN BLOCK 1 IN BROCKHAUSEN AND FISCHER'S FIRST ADDITION TO EDGEWATER IN SECTION 5;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 13 AND THE SOUTH LINE THEREOF TO THE WEST LINE OF NORTH BROADWAY;

THENCE CONTINUING EAST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 13 TO THE EAST LINE OF NORTH BROADWAY;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH BROADWAY TO THE NORTH LINE OF WEST GRANVILLE AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF WEST GRANVILLE AVENUE TO THE WEST LINE OF THE CHICAGO TRANSIT AUTHORITY RIGHT-OF-WAY;

THENCE NORTH ALONG SAID WEST LINE OF THE CHICAGO TRANSIT AUTHORITY RIGHT-OF-WAY TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 39 FEET OF LOT 11 IN BLOCK 5 IN COCHRAN'S SECOND ADDITION TO EDGEWATER IN THE EAST HALF OF SECTION 5;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 39 FEET OF LOT 11 TO THE WEST LINE THEREOF;

THENCE NORTH ALONG SAID WEST LINE OF LOT 11 TO THE NORTH LINE THEREOF;

THENCE EAST ALONG SAID NORTH LINE OF LOT 11 AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF THE 15 FOOT WIDE ALLEY EAST OF NORTH WINTHROP AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE 15 FOOT WIDE ALLEY EAST OF NORTH WINTHROP AVENUE AND THE SOUTHERLY EXTENSION THEREOF TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 29 IN BLOCK 11 IN SAID COCHRAN'S SECOND ADDITION TO EDGEWATER IN SECTION 5;

THENCE WEST ALONG SAID EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 29 AND THE SOUTH LINE THEREOF TO THE EAST LINE OF NORTH WINTHROP AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH WINTHROP AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 3 IN J. L. COCHRAN'S RESUBDIVISION OF LOTS 1 TO 3 OF BLOCK 12 IN COCHRAN'S SECOND ADDITION TO EDGEWATER IN THE EAST HALF OF SECTION 5;

THENCE WEST ALONG SAID THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 3 AND THE SOUTH LINE THEREOF TO THE EAST LINE OF THE 15 FOOT WIDE ALLEY WEST OF NORTH WINTHROP AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE 15 FOOT WIDE ALLEY WEST OF NORTH WINTHROP AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE

15 FOOT WIDE ALLEY SOUTH OF WEST GRANVILLE AVENUE;

THENCE WEST ALONG SAID EASTERLY EXTENSION OF THE SOUTH LINE OF THE 15 FOOT WIDE ALLEY SOUTH OF WEST GRANVILLE AVENUE AND THE SOUTH LINE THEREOF TO THE EAST LINE OF NORTH BROADWAY;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH BROADWAY TO THE SOUTH LINE OF LOT 25 IN BLOCK 12 IN SAID COCHRAN'S SECOND ADDITION TO EDGEWATER IN SECTION 5;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 25 AND THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF THE CHICAGO TRANSIT AUTHORITY RIGHT-OF-WAY;

THENCE SOUTH ALONG SAID WEST LINE OF THE CHICAGO TRANSIT AUTHORITY RIGHT-OF-WAY TO THE SOUTH LINE OF WEST GLENLAKE AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF WEST GLENLAKE AVENUE TO THE EAST LINE OF NORTH BROADWAY;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH BROADWAY TO THE NORTH LINE OF THE 20 FOOT WIDE ALLEY NORTH OF WEST THORNDALE AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF THE 20 FOOT WIDE ALLEY NORTH OF WEST THORNDALE AVENUE TO THE EAST LINE OF THE 15 FOOT WIDE ALLEY EAST OF NORTH BROADWAY;

THENCE SOUTH ALONG SAID EAST LINE OF THE 15 FOOT WIDE ALLEY EAST OF NORTH BROADWAY TO THE NORTH LINE OF THE SOUTH 65.10 FEET OF LOT 17 IN BLOCK 13 IN SAID COCHRAN'S SECTION ADDITION TO EDGEWATER IN SECTION 5;

THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH 65.10 FEET OF LOT 17 AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF THE 15 FOOT WIDE ALLEY LYING EAST OF AND ADJOINING THE CHICAGO TRANSIT AUTHORITY RIGHT-OF-WAY;

THENCE SOUTH ALONG SAID EAST LINE OF THE 15 FOOT WIDE ALLEY LYING EAST OF AND ADJOINING THE CHICAGO TRANSIT AUTHORITY RIGHT-OF-WAY TO THE NORTH LINE OF LOT 12 IN BLOCK 4 IN SAID COCHRAN'S ADDITION TO EDGEWATER IN SECTION 5;

THENCE EAST ALONG SAID NORTH LINE OF LOT 12 TO THE WEST LINE OF NORTH WINTHROP AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF NORTH WINTHROP AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 15 IN BLOCK 5 IN SAID COCHRAN'S ADDITION TO EDGEWATER IN SECTION 5;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF LOT 15 AND THE NORTH LINE THEREOF TO THE WEST LINE OF THE 15 FOOT WIDE ALLEY WEST OF NORTH KENMORE AVENUE;

THENCE CONTINUING EAST ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 15 TO THE EAST LINE OF NORTH KENMORE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH KENMORE AVENUE TO THE NORTH LINE OF THE SOUTH 15 FEET OF LOT 15 IN BLOCK 6 IN SAID COCHRAN'S ADDITION TO EDGEWATER IN SECTION 5;

THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH 15 FEET OF LOT 15 TO THE WEST LINE OF THE 15 FOOT WIDE ALLEY EAST OF NORTH KENMORE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE 15 FOOT WIDE ALLEY EAST OF NORTH KENMORE AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 20 FEET OF LOT 9 IN BLOCK 6 IN SAID COCHRAN'S ADDITION TO EDGEWATER IN SECTION 5;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 20 FEET OF LOT 9 AND THE NORTH LINE THEREOF TO THE WEST LINE OF NORTH SHERIDAN ROAD;

THENCE CONTINUING EAST ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 20 FEET OF LOT 9 TO THE EAST LINE OF NORTH SHERIDAN ROAD;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH SHERIDAN ROAD TO THE NORTHERLY LINE OF WEST HOLLYWOOD AVENUE;

THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE OF WEST HOLLYWOOD AVENUE TO AN ANGLE POINT IN SAID NORTHERLY LINE;

THENCE EAST ALONG SAID NORTHERLY LINE OF WEST HOLLYWOOD AVENUE TO THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF LOTS 26 THROUGH 36 INCLUSIVE IN BLOCK 21 IN SAID COCHRAN'S SECOND ADDITION TO EDGEWATER IN SECTION 5;

THENCE SOUTHWESTERLY ALONG SAID NORTHERLY EXTENSION OF THE EASTERLY LINE OF LOTS 26 THROUGH 36 INCLUSIVE AND THE EASTERLY LINE THEREOF TO THE SOUTH LINE OF SAID LOT 36;

THENCE CONTINUING SOUTHWESTERLY ALONG THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 36 TO THE CENTERLINE OF WEST BRYN MAWR AVENUE;

THENCE EAST ALONG SAID CENTERLINE OF WEST BRYN MAWR AVENUE TO THE EAST LINE OF THE PARCEL OF LAND BEARING PIN 14-8-203-007;

THENCE SOUTH ALONG SAID EAST LINE OF THE PARCEL OF LAND BEARING PIN 14-8-203-007 TO THE SOUTHERLY LINE THEREOF;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF THE PARCEL OF LAND BEARING PIN 14-8-203-007, A PORTION OF SAID SOUTHERLY LINE BEING THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, TO THE WEST BOUNDARY LINE OF LINCOLN PARK;

THENCE SOUTH ALONG SAID WEST BOUNDARY LINE OF LINCOLN PARK TO THE SOUTH LINE OF THE PARCEL OF LAND BEARING PIN 14-8-203-002;

THENCE WEST ALONG SAID SOUTH LINE OF THE PARCEL OF LAND BEARING PIN 14-8-203-002 TO THE EAST LINE OF NORTH SHERIDAN ROAD;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH SHERIDAN ROAD TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF WEST CATALPA AVENUE;

THENCE WEST ALONG SAID EASTERLY EXTENSION OF THE SOUTH LINE OF WEST CATALPA AVENUE AND THE SOUTH LINE THEREOF TO THE EAST LINE OF THE 15 FOOT WIDE ALLEY WEST OF NORTH SHERIDAN ROAD;

THENCE SOUTH ALONG SAID EAST LINE OF THE 15 FOOT WIDE ALLEY WEST OF NORTH SHERIDAN ROAD TO THE NORTH LINE OF WEST BERWYN AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF WEST BERWYN AVENUE AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF NORTH SHERIDAN ROAD;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH SHERIDAN ROAD TO THE NORTH LINE OF LOT 1 IN FOSTER-LAKE SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTH 578.25 FEET OF THE EAST FRACTIONAL HALF OF THE NORTHEAST QUARTER OF SECTION 8;

THENCE EAST ALONG SAID NORTH LINE OF LOT 1 TO THE EAST LINE THEREOF;

THENCE SOUTH ALONG SAID EAST LINE OF LOT 1 TO THE NORTHWEST CORNER OF LOT 2 IN SAID FOSTER-LAKE SUBDIVISION IN SECTION 8;

THENCE EAST ALONG THE NORTHERNMOST LINE OF LOT 2 TO A POINT ON A LINE PARALLEL WITH AND 20 FEET EAST FROM THE EAST LINE OF SAID LOT 1;

THENCE SOUTH ALONG SAID PARALLEL LINE, A DISTANCE OF 200 FEET TO THE NORTHERLY LINE OF SAID LOT 2;

THENCE EAST ALONG SAID NORTHERLY LINE OF LOT 2 TO THE EASTERLY LINE THEREOF;

THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE OF LOT 2 AND THE SOUTHEASTERLY EXTENSION THEREOF TO THE SOUTH LINE OF WEST FOSTER AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF WEST FOSTER AVENUE TO THE EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF NORTH SHERIDAN ROAD;

THENCE SOUTH ALONG SAID EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF NORTH SHERIDAN ROAD AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH

LINE OF WEST WINONA STREET;

THENCE WEST ALONG SAID SOUTH LINE OF WEST WINONA STREET TO THE EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF NORTH SHERIDAN ROAD;

THENCE SOUTH ALONG SAID EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF NORTH SHERIDAN ROAD AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF WEST ARGYLE STREET;

THENCE WEST ALONG SAID SOUTH LINE OF WEST ARGYLE STREET TO THE EAST LINE OF NORTH SHERIDAN ROAD;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH SHERIDAN ROAD TO THE NORTH LINE OF WEST MARGATE TERRACE;

THENCE EAST ALONG SAID NORTH LINE OF WEST MARGATE TERRACE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 5 IN BLOCK 2 IN GEO. K. SPOOR'S SUBDIVISION OF BLOCK 4 OF CONARROE'S RESUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 8;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION OF THE EAST LINE OF LOT 5 AND THE EAST LINE THEREOF TO THE NORTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF WEST MARGATE TERRACE;

THENCE CONTINUING SOUTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 5 TO THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF WEST MARGATE TERRACE;

THENCE WEST ALONG SAID SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF WEST MARGATE TERRACE TO THE WEST LINE OF LOT 19 IN BLOCK 2 IN SAID GEO. K. SPOOR'S SUBDIVISION IN SECTION 8;

THENCE SOUTH ALONG SAID WEST LINE OF LOT 19 AND THE SOUTHERLY EXTENSION THEREOF TO THE CENTERLINE OF WEST AINSLIE STREET;

THENCE WEST ALONG SAID CENTERLINE OF WEST AINSLIE STREET, A PORTION OF WHICH IS VACATED, TO THE WEST LINE OF NORTH SHERIDAN ROAD AND THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

*Appendix 2:
Hollywood/Sheridan Redevelopment Project Area Tax Increment
Financing District Housing Impact Study*

Assessment of Housing Impact

The purpose of this section is to conduct a Housing Impact Study for the Hollywood/Sheridan RPA as set forth in the Tax Increment Allocation Redevelopment Act (the "Act") 65 ILCS 5/11-74.4-1 et seq., as amended. The Act requires that if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and the City is unable to certify that no displacement of residents will occur, the municipality shall prepare a Housing Impact Study and incorporate the study into the separate Feasibility Report required by subsection 11-74.4-5(a) of the Act, which for the purposes hereof shall also be the "Hollywood/Sheridan Redevelopment Project and Plan," or the "Redevelopment Plan."

The primary goal of the Redevelopment Project and Plan is to provide the necessary mechanisms to re-establish the Hollywood/Sheridan RPA as a cohesive and vibrant mixed-use area that provides a comprehensive range of commercial and retail uses, as well as a diverse mix of housing types to current and future residents, while accommodating institutional uses where appropriate. Currently, there are no proposed redevelopment projects that will result in the permanent displacement of any inhabited residential units. However, since the RPA contains more than 75 inhabited residential units and future redevelopment activity could conceivably result in the removal of inhabited residential units over the 23-year life of the RPA, a housing impact study is required. Under the provisions of the Act:

Part I of the housing impact study shall include:

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

Part II of the housing impact study identifies the inhabited residential units in the proposed redevelopment project area that are to be, or may be, removed. If inhabited residential units are to be removed, then the housing impact study shall identify:

- (i) The number and location of those units that will be, or may be, removed;
- (ii) The municipality's plans for relocation assistance for those residents in the proposed redevelopment project area whose residences are to be removed;
- (iii) The availability of replacement housing for those residents whose residences are

to be removed, and identification of the type, location, and cost of the replacement housing; and

- (iv) The type and extent of relocation assistance to be provided.

PART I

(i) Number and Type of Residential Units

The number and type of residential buildings in the area were identified during the building condition and land use survey conducted as part of the eligibility analysis for the area. This survey, completed in May 2007, revealed that the Hollywood/Sheridan RPA contains 104 residential buildings containing 5,143 total dwelling units. The number of residential units by building type is described as follows:

Building Type	Total Buildings	Total Units
Single-Family	3	3
Multi-Family	101	5,140
Total	104	5,143

Source: *S. B. Friedman & Company*

(ii) Number and Type of Rooms within Units

The distribution within the Hollywood/Sheridan RPA of the 5,143 residential units by number of rooms and by number of bedrooms is identified in tables within this section. The methodology to determine this information is described below.

Methodology

In order to describe the distribution of residential units by number and type of rooms within the Hollywood/Sheridan RPA, *S. B. Friedman & Company* analyzed 2000 Census data by Block Groups for those Block Groups encompassed by the Redevelopment Project Area. A Block Group is a combination of Census blocks, and is the lowest level of geography for which the Census Bureau tabulates sample, or long-form, data. In this study, we have relied on 2000 U.S. Census sample data because it is the best available information regarding the structures and residents of the Redevelopment Project Area. These Block Group data show the distribution of housing units by the number of bedrooms and the total number of rooms within each unit. We then applied the 2000 distribution percentage to the total number of units identified by the survey. The estimated distribution of units by bedroom type and number of rooms are described as follows:

Units by Bedroom Type¹		
Number of Bedrooms	2000 Census	Current Estimate for RPA
Studio	27%	1,389
1 Bedroom	43%	2,211
2 Bedrooms	20%	1,029
3 Bedrooms	8%	411
4 Bedrooms	1%	52
5+ Bedrooms	1%	51
Total	100%	5,143

Source: 2000 U.S. Census

Units by Number of Rooms²		
Number of Rooms	2000 Census	Current Estimate for RPA
1 Room	22%	1,132
2 Rooms	19%	978
3 Rooms	24%	1,234
4 Rooms	15%	771
5 Rooms	10%	514
6 Rooms	6%	309
7 Rooms	2%	103
8 Rooms	1%	51
9+ Rooms	1%	51
Total	100%	5,143

Source: 2000 U.S. Census

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

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

(iii) Number of Inhabited Units

According to data compiled from the survey completed by *S. B. Friedman & Company* in May 2007, the Hollywood/Sheridan RPA contains an estimated 5,143 residential units of which 309 units (or 6 percent) are estimated to be vacant. Therefore, there are approximately 4,834 total inhabited units within the redevelopment area. As required by the Act, this information was ascertained as of May 2007, which is a date not less than 45 days prior to the date that the resolution or ordinance required by Subsection 11-74.4-5 (a) of the Act was, or will be, passed (the resolution or ordinance setting the public hearing and Joint Review Board meeting dates).

(iv) Race and Ethnicity of Residents

As required by the Act, the racial and ethnic composition of the residents in the inhabited residential units was determined. According to U. S. Census data, the average household size within the Block Groups which comprise the Hollywood/Sheridan RPA was 1.87 persons in 2000. Therefore, there are an estimated 9,039 residents living within the proposed boundaries. The race and ethnic composition of these residents is as follows:

Race	Estimated Residents (2000)	Percentage
Black or African-American Alone	2,260	25%
White Alone	4,610	51%
Asian Alone	1,175	13%
American Indian or Alaska Native Alone	90	1%
Some other race Alone	452	5%
Two other races	452	5%
Three or more races	N/A	N/A
Total	9,039	100%

Source: 2000 U.S. Census

Hispanic Origin	Estimated Residents (2000)	Percentage
Hispanic	1,175	13%
Non-Hispanic	7,864	87%
Total	9,039	100%

Source: 2000 U.S. Census

We have also estimated the potential distribution by income of the households living in the inhabited units within the Hollywood/Sheridan RPA.

In order to estimate the number of moderate-, low-, very low-, and very, very low-income households in the RPA, *S. B. Friedman & Company* used data from ESRI, a national demographic data provider. As determined by HUD, the definitions of the above-mentioned income categories, adjusted for family size, are as follows:

- (i) A very, very low-income household has an adjusted income of less than 30% of the area median income.
- (ii) A very low-income household earns between 30% and 50% of the area median income.
- (iii) A low-income household earns between 50% and 80% of the area median.
- (iv) A moderate-income household earns between 80% and 120% of the area median.

ESRI estimates that of all households residing within the Block Groups encompassed by the Hollywood/Sheridan RPA, 1,934 may be classified as very low-income or lower, 943 may be classified as low-income, and 843 may be classified as moderate-income households.

Households By Income Category			
Income Category	2006 Percentage (from ESRI)	Number of Households	Annual Income Range (Average HH of 2 Persons)
Very, Very Low Income	27%	1,324	\$0 - \$18,100
Very Low-Income	13%	610	\$18,101 - \$30,150
Low-Income	20%	943	\$30,151 - \$47,700
Moderate-Income	17%	843	\$47,701 - \$72,360
Subtotal: Moderate-Income or Below	77%	3,720	\$0 - \$72,360
Above Moderate-Income	23%	1,114	\$72,360+
Total	100%	4,834	--

Source: HUD, ESRI and *S. B. Friedman & Co.*

PART II

(i) Number and Location of Units to be Removed

Currently, there are no proposed Redevelopment Projects that will result in the permanent displacement of any inhabited residential units. One development proposal seeks to rehabilitate an existing residential building that may result in temporary displacement of residents to rehabilitate individual units. The scope of the rehabilitation will not decrease the number of units nor will it permanently displace residents. However, it is probable that some existing units may be removed as a result of redevelopment activity over the 23-year life of the RPA. In order to meet the statutory requirement of defining the number and location of inhabited residential units that may be removed, a methodology was established that would provide a rough, yet reasonable, estimate. This methodology is described below.

Methodology

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

(i) Step one counts all inhabited residential units identified on any acquisition lists or maps. No pre-existing acquisition lists or maps were identified, nor has an acquisition list been included in the Hollywood/Sheridan Redevelopment Project and Plan. We therefore assume that no inhabited residential units are likely to be removed due to demolition or rehabilitation of dilapidated buildings.

(ii) Step two counts the number of inhabited residential units located on parcels that are dilapidated as defined by the Act. A survey of the entire RPA completed in May 2007

identified one dilapidated building. The one dilapidated building was identified as a single family home which could be rehabilitated in the future.

(iii) Step three counts the number of inhabited residential units that exist where the future land use indicated by the Redevelopment Plan will not include residential uses. After reviewing the Proposed Future Land Use for the Hollywood/Sheridan RPA, we determined that there will be no units impacted by changes to the existing land use. Therefore, the number of inhabited residential units that may be removed due to future land use change is zero.

We have identified all of the inhabited units that meet the criteria described above in order to arrive at a reasonable projection of the total number of inhabited residential units that may be removed as a result of redevelopment projects that are undertaken in accordance with the Redevelopment Plan. Though our analysis above suggests that one possible inhabited residential unit could potentially be removed, it is uncertain whether any such units will actually be removed as a result of projects within the RPA.

Based on the income distributions in and around the RPA, it is reasonable to assume that approximately 77% of households that may be displaced during the life of the RPA are of moderate, low, very low, or very, very low income. However, it is possible that a higher percentage, up to 100%, of potentially displaced households lie within these income brackets. Part II, subpart (iii) of this section discusses in detail the availability of replacement housing for households of low income or lower.

(ii) Relocation Plan

The City's plan for relocation assistance for those qualified residents in the Hollywood/Sheridan RPA whose residences may be removed shall be consistent with the requirements set forth in Section 11-74.4-3(n)(7) of the Act. The terms and conditions of such assistance are described in subpart (iv) below. No specific relocation plan has been prepared by the City as of this date; until such a redevelopment project is approved, there is no certainty that any removal of residences will actually occur.

(iii) Replacement Housing

In accordance with Subsection 11-74.4-3(n)(7) of the Act, the City shall make a good faith effort to ensure that affordable replacement housing located in or near the Hollywood/Sheridan RPA is available for any qualified displaced residents.

To promote development of affordable housing, the Redevelopment Plan requires that developers who receive tax increment financing assistance for market-rate housing are to set aside 20 percent of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means that income-restricted rental units should be affordable to households earning no more than 60 percent of the area median income (adjusted for family size) and no more than 100 percent of area median income for for-sale units. If, during the 23-year life of the Hollywood/Sheridan RPA, the acquisition plans change, the City shall make every effort

to ensure that appropriate replacement housing will be found in the Redevelopment Project Area or the surrounding Edgewater and Uptown Community Areas.

In order to determine the availability of replacement housing for those residents who may potentially be displaced by redevelopment activity, *S. B. Friedman & Company* examined several data sources, including vacancy data from the 2000 U.S. Census, apartment listings from local newspapers, and housing sales data from Multiple Listing Service.

Vacancy Data

According to the 2000 Census, the 14 Block Groups surrounding and encompassing the Hollywood/Sheridan RPA contained 21,535 housing units, of which 1,192 (6%) were vacant. For the purposes of this analysis, the term "RPA Vicinity" refers to these Block Groups. The following table shows the distribution of vacant residential units in the RPA by vacancy status, as compared to the City of Chicago as a whole.

Vacancy Status	Vacancy Rate by Vacancy Status	
	Share of all Housing Units (RPA Vicinity)	Citywide Percentage
For rent	3.8%	3.4%
For sale	0.4%	0.8%
Rented/sold but not occupied	0.4%	0.9%
For seasonal/recreational/occasional use/migrant	0.3%	0.5%
Other	0.9%	3.0%
TOTAL VACANT UNITS	5.9%	8.6%

Source: 2000 U.S. Census

The percentage of residential units that are vacant and awaiting rental in the RPA Vicinity is slightly higher than that of the City of Chicago (3.8% vs. 3.4%). The percentage of vacant for-sale units is half of the citywide percentage. This suggests that there is a small amount of vacant for-sale units in the area or the for-sale housing demand is high, causing vacant units to remain on the market for a short period of time. In general, the amount of vacant units in this vicinity is relatively small compared to the citywide percentage. This is reflected in the comparison of the total percentage of vacant units between the vicinity and the city; the vicinity's vacancy rate is approximately 2.7% less than the citywide total vacancy percentage.

Replacement Rental Housing

According to information obtained from the City of Chicago by *S. B. Friedman & Company*, there are no current projects located within the Hollywood/Sheridan RPA that will result in a loss of housing units. However, the possibility remains that some existing units may be removed in the future as a result of redevelopment activity over the 23-year life of the RPA. Therefore, our firm has defined a sample of possible replacement rental housing units located within the

Edgewater and Uptown Community Areas.

The location, type, and cost of this sample were determined through the examination of classified advertisements from the *Chicago Tribune* and the *Chicago Sun Times* during the month of May 2007. It is important to note that the Chicago metro-area has a rental cycle where apartments turn over at a greater rate on May 1 and October 1 of each year. These higher turnover times would likely reflect a wider variety of rental rates, unit sizes, and locations.

The range of maximum affordable monthly rents, according to HUD standards, is shown in the following table in comparison with the advertised rents found in the above-mentioned newspaper listings.

Number of Bedrooms	Implied Family Size*	Maximum Monthly Rent (Including Utilities) Affordable to Income Bracket				Observed Range**	Units in Sample
		Very, Very Low	Very Low	Low	Moderate		
Studio	1	\$396	\$660	\$1,043	\$1,583	\$573-\$878	15
1	1.5	\$424	\$707	\$1,118	\$1,697	\$719-\$1582	17
2	3	\$509	\$848	\$1,341	\$2,036	\$1,227-\$1,447	4
3	4.5	\$588	\$980	\$1,550	\$2,352	\$1,672	1
4	6	\$655	\$1,093	\$1,728	\$2,624	N/A	N/A
5	7.5	\$723	\$1,206	\$1,907	\$2,895	N/A	N/A
6	9	\$791	\$1,320	\$2,086	\$3,167	N/A	N/A
Total							37

Source: HUD, *Chicago Tribune*, *Chicago Sun-Times*, S. B. Friedman & Company

*Derived from the number of bedrooms using HUD formulas.

**Based on a random sample of apartments located in the Edgewater and Uptown Community Areas and advertised in the *Chicago Tribune* and *Sun Times* during the month of May 2007.

The table on page 11 provides a detailed summary of the apartment listings found in the *Chicago Tribune* and *Chicago Sun Times* during the month of May 2007. Since HUD affordability standards state that monthly rent, including utilities, should equal no more than 30% of gross household income, S.B. Friedman & Company has adjusted the monthly rents listed below to include utility payments using Section 8 utility cost estimates for various apartment unit sizes developed by the Chicago Housing Authority.

The above table indicates that there are more smaller unit apartments (studios and one bedroom apartments) available in the area than larger apartment units. There were no units with 4 bedrooms or more listed within the selected rental sources. This could indicate that the units with 4 bedrooms or more are more likely to be single family, owner occupied homes. In this sample (summarized above), approximately 97% of available rental units have two bedrooms or less, while the 2000 Census indicates approximately 90% of residential units in the RPA Vicinity

have that number of bedrooms. The sample also suggests that the RPA may contain relatively few non-income-restricted units affordable to very, very low-income households.

S. B. Friedman & Company has also researched the availability of subsidized and income-restricted housing in and near the Hollywood/Sheridan RPA. According to data provided by the Illinois Housing Development Authority (IHDA), there are at least 3,166 units in IHDA properties in the zip codes of 60660 and 60640. Of this total, 3,057 are income-restricted units, including an estimated 596 units of project-based Section 8 housing. In Section 8 housing, qualifying households are required to pay 30% of their income as monthly rent, with the Section 8 subsidy making up the difference between that amount and the contract rent.

Available Apartments in/near the Proposed Hollywood/Sheridan TIF (May 2007)

Ref. #	Street Address	ZIP	Bedrooms	Heat Incl.?	Rent	Util Adj.	Adjusted Rent	Affordable To
1	1055 W. Calapa	60660	0		\$510	\$63	\$573	Very Low Income or higher
2	6214 N Winthrop	60660	0		\$512	\$63	\$575	Very Low Income or higher
3	6161 N Winthrop	60660	0		\$38	\$63	\$601	Very Low Income or higher
4	1210 W Granville	60659	0		\$365	\$63	\$628	Very Low Income or higher
5	5600 N Sheridan	60660	0		\$370	\$63	\$633	Very Low Income or higher
6	5550 N Kenmore	60660	0		\$370	\$63	\$633	Very Low Income or higher
7	1016 W Hollywood	60660	0		\$390	\$63	\$653	Very Low Income or higher
8	N/A		0		\$390	\$30	\$620	Very Low Income or higher
9	5630 N Sheridan	60660	0	Y	\$625	\$63	\$688	Low Income or higher
10	5200 N Sheridan	60660	0		\$646	\$63	\$709	Low Income or higher
11	6000 N Sheridan	60660	0		\$662	\$63	\$725	Low Income or higher
12	1040 W. Granville	60660	0		\$693	\$63	\$756	Low Income or higher
13	5650 N Sheridan Rd	60660	0		\$735	\$63	\$798	Low Income or higher
14	5630 N Sheridan	60660	0		\$795	\$63	\$858	Low Income or higher
15	5240 N Sheridan	60660	0		\$815	\$63	\$878	Low Income or higher
16	6214 N Winthrop	60660	1		\$637	\$82	\$719	Low Income or higher
17	6000 N Sheridan	60660	1		\$662	\$82	\$744	Low Income or higher
18	6161 N Winthrop	60660	1		\$664	\$82	\$746	Low Income or higher
19	1055 W Calapa	60660	1		\$685	\$82	\$767	Low Income or higher
20	1210 W Granville	60660	1		\$715	\$82	\$797	Low Income or higher
21	5550 N Kenmore	60660	1		\$756	\$82	\$838	Low Income or higher
22	N/A		1		\$770	\$37	\$807	Low Income or higher
23	1016 W Hollywood	60660	1	Y	\$795	\$82	\$877	Low Income or higher
24	5415 N Sheridan	60640	1		\$860	\$82	\$942	Low Income or higher
25	5200 N Sheridan	60660	1		\$881	\$82	\$963	Low Income or higher
26	1040 W. Granville	60660	1		\$894	\$82	\$976	Low Income or higher
27	5600 N Sheridan	60660	1		\$910	\$82	\$992	Low Income or higher
28	5240 N Sheridan	60660	1		\$932	\$82	\$1,014	Low Income or higher
29	5757 N Sheridan	60660	1		\$980	\$82	\$1,062	Moderate Income or higher
30	5650 N Sheridan Rd	60660	1		\$1,048	\$82	\$1,130	Moderate Income or higher
31	5455 N Sheridan	60640	1		\$1,300	\$82	\$1,382	Moderate Income or higher
32	5320 N Sheridan	60660	1		\$1,500	\$82	\$1,582	Moderate Income or higher
33	1016 W Hollywood	60660	2		\$1,125	\$102	\$1,227	Moderate Income or higher
34	5600 N Sheridan	60660	2		\$1,275	\$102	\$1,377	Moderate Income or higher
35	5650 N Sheridan Rd	60660	2		\$1,295	\$102	\$1,397	Moderate Income or higher
36	N/A		2	Y	\$1,400	\$47	\$1,447	Moderate Income or higher
37	5600 N Sheridan	60660	3		\$1,550	\$122	\$1,672	Not affordable to households of moderate income or less
Total Units in Sample:			37					

Source: Apartments.com, Suntimes.com, Department of Housing and Urban Development, Chicago Housing Authority

Replacement For-Sale Housing

In order to determine the availability of replacement for-sale housing for those home owners who may potentially be displaced, *S. B. Friedman & Company* reviewed data available from the Multiple Listing Service (MLS) of Northern Illinois which lists most of the currently active for-sale properties in the Northern Illinois region, as well as historical data listing housing sales within the region over the past three years. The following table describes housing sales for detached and attached (condominium and town home) residential units within the Edgewater and Uptown Community Areas for the past three years, as well as all current available properties listed for sale.

Price Range	2005 Sales	2006 Sales	2007 Sales (through 5/1/07)	Currently Active Properties (as of 5/1/07)
\$0 - \$100,000	64	41	9	9
\$100,000-\$150,000	404	245	86	124
\$150,000- \$200,000	520	372	96	315
\$200,000- \$250,000	449	350	116	245
\$250,000 & Above	1,165	1,121	359	976
Totals	2,602	2,129	666	1,669

Source: Multiple Listing Service of Northern Illinois, *S. B. Friedman & Company*

Based on the available data, we anticipate that the rental and for-sale residential markets for the community areas in and around Hollywood/Sheridan RPA should be adequate to furnish needed replacement housing for those residents that may potentially be displaced because of redevelopment activity within the RPA. There are no planned redevelopment projects that will reduce the number of residential units within the RPA, and those types of mixed-use projects which might be proposed in accordance with the Redevelopment Plan may include new residential units. Therefore, it is assumed that any displacement caused by activities as part of the Redevelopment Plan could potentially occur simultaneously with the development of new housing, either rental or for-sale. As a result, there could potentially be a net gain of residential units within the RPA. Furthermore, it is likely that any displacement of units would occur incrementally over the 23-year life of the RPA as individual development projects are initiated.

(iv) Relocation Assistance

In the event that the implementation of the Plan results in the removal of residential housing units in the Project Area occupied by low-income households or very low-income households, or the displacement of low-income households or very low-income households from such residential housing units, such households 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 hereunder, including the eligibility criteria. Affordable housing may be either existing or newly constructed

housing. The City shall make a good faith effort to ensure that this affordable housing is located in or near the Project Area.

As used in the above paragraph, “low-income households,” “very low-income households,” and “affordable housing” have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 65/3 et seq., as amended. As of the date of this study, these statutory terms are defined as follows:

- (i) “Low-income household” means a single person, family, or unrelated persons living together whose adjusted income is more than 50% but less than 80% of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development (“HUD”) for purposes of Section 8 of the United States Housing Act of 1937;
- (ii) “Very low-income household” means a single person, family, or unrelated persons living together whose adjusted income is not more than 50% of the median income of the area of residence, adjusted for family size, as so determined by HUD; and
- (iii) “Affordable housing” means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30% of the maximum allowable income for such households, as applicable.

The City of Chicago will make a good faith effort to relocate these households to affordable housing located in or near the Hollywood/Sheridan RPA and will provide relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Policies Act of 1970.

Appendix 3:
Summary of Estimated 2005 EAV (by PIN)

No.	PIN	2005 EAV
1	14-05-115-013-0000	\$319,644
2	14-05-115-014-0000	\$270,036
3	14-05-115-016-0000	\$92,568
4	14-05-115-017-0000	\$485,859
5	14-05-115-018-0000	\$80,714
6	14-05-115-019-0000	\$262,859
7	14-05-115-020-0000	\$233,583
8	14-05-115-024-0000	\$544,441
9	14-05-115-025-0000	\$582,695
10	14-05-115-029-1001	\$25,927
11	14-05-115-029-1002	\$25,927
12	14-05-115-029-1003	\$25,927
13	14-05-115-029-1004	\$25,927
14	14-05-115-029-1005	\$10,059
15	14-05-115-029-1006	\$23,624
16	14-05-115-029-1007	\$25,927
17	14-05-115-029-1008	\$25,927
18	14-05-115-031-0000	\$93,385
19	14-05-119-020-0000	\$161,024
20	14-05-119-021-0000	\$254,901
21	14-05-119-025-0000	\$342,137
22	14-05-119-026-0000	\$120,582
23	14-05-119-027-0000	\$124,514
24	14-05-122-063-0000	\$152,325
25	14-05-122-064-0000	\$33,374
26	14-05-122-065-0000	\$519,077
27	14-05-122-066-0000	\$402,762
28	14-05-122-067-0000	\$418,305
29	14-05-125-066-0000	\$433,910
30	14-05-125-067-0000	\$228,589
31	14-05-125-068-0000	\$221,819
32	14-05-125-069-0000	\$78,007
33	14-05-125-070-0000	\$155,057
34	14-05-125-071-0000	\$80,261
35	14-05-125-072-0000	\$207,629
36	14-05-128-066-0000	\$165,644
37	14-05-128-067-0000	\$138,042
38	14-05-128-068-0000	\$209,719
39	14-05-128-069-0000	\$83,564
40	14-05-128-074-0000	\$0
41	14-05-204-024-0000	\$741,244
42	14-05-205-026-1001	\$140,985

43	14-05-205-026-1002	\$26,170
44	14-05-205-026-1003	\$15,821
45	14-05-205-026-1004	\$152,448
46	14-05-205-026-1005	\$158,751
47	14-05-205-026-1006	\$152,448
48	14-05-205-026-1007	\$152,681
49	14-05-205-026-1008	\$26,170
50	14-05-205-026-1009	\$26,170
51	14-05-205-026-1010	\$8,685
52	14-05-205-026-1011	\$7,076
53	14-05-205-026-1012	\$7,076
54	14-05-205-026-1013	\$7,076
55	14-05-205-026-1014	\$26,290
56	14-05-205-026-1015	\$7,076
57	14-05-205-026-1016	\$6,756
58	14-05-205-026-1017	\$6,557
59	14-05-205-026-1018	\$24,255
60	14-05-205-026-1019	\$26,170
61	14-05-205-026-1020	\$26,170
62	14-05-205-026-1021	\$8,685
63	14-05-205-026-1022	\$7,076
64	14-05-205-026-1023	\$7,076
65	14-05-205-026-1024	\$7,076
66	14-05-205-026-1025	\$26,170
67	14-05-205-026-1026	\$26,170
68	14-05-205-026-1027	\$24,998
69	14-05-205-026-1028	\$24,255
70	14-05-205-026-1029	\$24,255
71	14-05-205-026-1030	\$26,170
72	14-05-205-026-1031	\$26,170
73	14-05-205-026-1032	\$8,685
74	14-05-205-026-1033	\$7,076
75	14-05-205-026-1034	\$7,076
76	14-05-205-026-1035	\$7,076
77	14-05-205-026-1036	\$26,170
78	14-05-205-026-1037	\$26,170
79	14-05-205-026-1038	\$24,998
80	14-05-205-026-1039	\$24,255
81	14-05-205-026-1040	\$24,255
82	14-05-208-001-0000	\$341,981
83	14-05-208-003-0000	\$612,176
84	14-05-208-004-0000	\$183,200
85	14-05-208-013-0000	\$360,695
86	14-05-208-014-0000	\$169,895
87	14-05-208-015-0000	\$503,428
88	14-05-208-017-0000	\$100,587
89	14-05-208-018-0000	\$202,780
90	14-05-208-019-0000	\$194,633
91	14-05-208-036-0000	\$0

92	14-05-208-037-0000	\$78,903
93	14-05-208-038-0000	\$126,863
94	14-05-208-039-0000	\$752,723
95	14-05-208-051-8001	\$0
96	14-05-208-057-8002	\$25,511
97	14-05-208-057-8003	\$22,733
98	14-05-208-057-8005	\$93,598
99	14-05-208-058-1001	\$58,334
100	14-05-208-058-1002	\$61,776
101	14-05-208-058-1003	\$69,573
102	14-05-208-058-1004	\$69,117
103	14-05-208-058-1005	\$59,902
104	14-05-208-058-1006	\$61,724
105	14-05-208-058-1007	\$63,194
106	14-05-208-058-1008	\$62,738
107	14-05-209-001-0000	\$1,348,023
108	14-05-209-002-0000	\$1,163,261
109	14-05-212-012-0000	\$273,195
110	14-05-212-013-0000	\$158,959
111	14-05-212-029-0000	\$464,459
112	14-05-212-030-0000	\$131,040
113	14-05-212-042-0000	\$174,722
114	14-05-304-008-0000	\$306,295
115	14-05-304-009-0000	\$35,519
116	14-05-304-010-0000	\$35,519
117	14-05-304-011-0000	\$330,840
118	14-05-304-012-0000	\$405,024
119	14-05-309-008-0000	\$302,900
120	14-05-309-009-0000	\$103,868
121	14-05-309-010-0000	\$103,857
122	14-05-309-011-0000	\$98,527
123	14-05-309-012-0000	\$25,353
124	14-05-309-013-0000	\$491,506
125	14-05-324-010-0000	\$79,638
126	14-05-324-011-0000	\$55,725
127	14-05-324-012-0000	\$171,294
128	14-05-324-013-0000	\$162,762
129	14-05-324-014-0000	\$162,762
130	14-05-324-015-0000	\$60,104
131	14-05-324-016-0000	\$655,680
132	14-05-324-017-0000	\$0
133	14-05-328-010-0000	\$0
134	14-05-328-011-0000	\$166,988
135	14-05-328-012-0000	\$166,376
136	14-05-328-013-0000	\$236,700
137	14-05-328-038-0000	\$0
138	14-05-328-039-0000	\$39,382
139	14-05-400-001-0000	\$0
140	14-05-400-002-0000	\$0

141	14-05-400-003-0000	\$0
142	14-05-400-004-0000	\$548,400
143	14-05-400-005-0000	\$0
144	14-05-400-006-0000	\$138,286
145	14-05-400-007-0000	\$0
146	14-05-400-014-0000	\$226,256
147	14-05-400-026-0000	\$179,001
148	14-05-400-027-0000	\$179,001
149	14-05-400-028-0000	\$0
150	14-05-400-029-0000	\$0
151	14-05-400-030-0000	\$0
152	14-05-404-001-0000	\$354,810
153	14-05-404-002-0000	\$84,911
154	14-05-404-003-0000	\$200,578
155	14-05-404-004-0000	\$196,925
156	14-05-404-005-0000	\$1,092,792
157	14-05-404-006-0000	\$1,141,971
158	14-05-404-007-0000	\$317,314
159	14-05-404-008-0000	\$88,017
160	14-05-404-009-0000	\$594,885
161	14-05-404-010-0000	\$269,206
162	14-05-404-020-0000	\$359,881
163	14-05-404-021-0000	\$273,197
164	14-05-405-024-0000	\$1,528,385
165	14-05-405-034-1001	\$16,083
166	14-05-405-034-1002	\$16,083
167	14-05-405-034-1003	\$10,332
168	14-05-405-034-1004	\$19,496
169	14-05-405-034-1005	\$18,523
170	14-05-405-034-1006	\$19,496
171	14-05-405-034-1007	\$16,570
172	14-05-405-034-1008	\$18,523
173	14-05-405-034-1009	\$13,452
174	14-05-405-034-1010	\$13,646
175	14-05-405-034-1011	\$13,452
176	14-05-405-034-1012	\$13,646
177	14-05-405-034-1013	\$16,570
178	14-05-405-034-1014	\$18,034
179	14-05-405-034-1015	\$17,061
180	14-05-405-034-1016	\$16,570
181	14-05-405-034-1017	\$18,034
182	14-05-405-034-1018	\$19,496
183	14-05-405-034-1019	\$18,523
184	14-05-405-034-1020	\$19,496
185	14-05-405-034-1021	\$16,570
186	14-05-405-034-1022	\$18,523
187	14-05-405-034-1023	\$13,452
188	14-05-405-034-1024	\$13,646
189	14-05-405-034-1025	\$13,452

190	14-05-405-034-1026	\$13,646
191	14-05-405-034-1027	\$16,570
192	14-05-405-034-1028	\$18,034
193	14-05-405-034-1029	\$17,061
194	14-05-405-034-1030	\$16,570
195	14-05-405-034-1031	\$18,034
196	14-05-405-034-1032	\$19,496
197	14-05-405-034-1033	\$18,523
198	14-05-405-034-1034	\$19,496
199	14-05-405-034-1035	\$16,570
200	14-05-405-034-1036	\$18,523
201	14-05-405-034-1037	\$13,452
202	14-05-405-034-1038	\$13,646
203	14-05-405-034-1039	\$13,452
204	14-05-405-034-1040	\$13,646
205	14-05-405-034-1041	\$16,570
206	14-05-405-034-1042	\$18,034
207	14-05-405-034-1043	\$17,061
208	14-05-405-034-1044	\$16,570
209	14-05-405-034-1045	\$18,034
210	14-05-405-034-1046	\$19,496
211	14-05-405-034-1047	\$18,523
212	14-05-405-034-1048	\$19,496
213	14-05-405-034-1049	\$18,523
214	14-05-405-034-1050	\$18,523
215	14-05-405-034-1051	\$13,452
216	14-05-405-034-1052	\$13,646
217	14-05-405-034-1053	\$13,452
218	14-05-405-034-1054	\$13,646
219	14-05-405-034-1055	\$16,570
220	14-05-405-034-1056	\$18,034
221	14-05-405-034-1057	\$17,061
222	14-05-405-034-1058	\$16,570
223	14-05-405-034-1059	\$18,034
224	14-05-405-035-1001	\$96,106
225	14-05-405-035-1002	\$80,927
226	14-05-405-035-1003	\$65,748
227	14-05-405-035-1004	\$73,701
228	14-05-405-035-1005	\$50,569
229	14-05-405-035-1006	\$60,672
230	14-05-406-008-0000	\$1,142,481
231	14-05-406-021-0000	\$0
232	14-05-408-003-0000	\$275,448
233	14-05-408-004-0000	\$222,633
234	14-05-408-005-0000	\$222,633
235	14-05-408-006-0000	\$963,336
236	14-05-408-012-0000	\$840,789
237	14-05-408-025-0000	\$876,139
238	14-05-408-027-0000	\$244,566

239	14-05-408-028-0000	\$422,520
240	14-05-408-029-0000	\$904,685
241	14-05-409-001-0000	\$868,421
242	14-05-409-009-0000	\$0
243	14-05-410-001-0000	\$1,426,309
244	14-05-410-013-0000	\$204,520
245	14-05-410-014-0000	\$2,830,398
246	14-05-410-015-0000	\$2,512,844
247	14-05-410-017-0000	\$3,655,766
248	14-05-411-001-0000	\$0
249	14-05-411-004-0000	\$0
250	14-05-411-005-0000	\$0
251	14-05-411-006-0000	\$0
252	14-05-411-008-0000	\$0
253	14-05-411-010-0000	\$0
254	14-05-411-011-0000	\$0
255	14-05-411-012-1001	\$47,949
256	14-05-411-012-1002	\$48,247
257	14-05-411-012-1003	\$48,553
258	14-05-411-012-1004	\$48,851
259	14-05-411-012-1005	\$49,157
260	14-05-411-012-1006	\$49,455
261	14-05-411-012-1007	\$49,758
262	14-05-411-012-1008	\$50,058
263	14-05-411-012-1009	\$50,362
264	14-05-411-012-1010	\$50,662
265	14-05-411-012-1011	\$50,965
266	14-05-411-012-1012	\$51,263
267	14-05-411-012-1013	\$51,569
268	14-05-411-012-1014	\$51,867
269	14-05-411-012-1015	\$52,173
270	14-05-411-012-1016	\$52,471
271	14-05-411-012-1017	\$52,774
272	14-05-411-012-1018	\$73,382
273	14-05-411-012-1019	\$29,853
274	14-05-411-012-1020	\$30,016
275	14-05-411-012-1021	\$30,189
276	14-05-411-012-1022	\$30,353
277	14-05-411-012-1023	\$30,519
278	14-05-411-012-1024	\$30,686
279	14-05-411-012-1025	\$30,852
280	14-05-411-012-1026	\$31,022
281	14-05-411-012-1027	\$31,186
282	14-05-411-012-1028	\$31,352
283	14-05-411-012-1029	\$31,522
284	14-05-411-012-1030	\$31,686
285	14-05-411-012-1031	\$31,855
286	14-05-411-012-1032	\$32,022
287	14-05-411-012-1033	\$32,188

288	14-05-411-012-1034	\$32,355
289	14-05-411-012-1035	\$32,519
290	14-05-411-012-1036	\$22,014
291	14-05-411-012-1037	\$18,009
292	14-05-411-012-1038	\$18,176
293	14-05-411-012-1039	\$18,345
294	14-05-411-012-1040	\$18,512
295	14-05-411-012-1041	\$18,679
296	14-05-411-012-1042	\$18,843
297	14-05-411-012-1043	\$19,012
298	14-05-411-012-1044	\$19,179
299	14-05-411-012-1045	\$19,345
300	14-05-411-012-1046	\$19,512
301	14-05-411-012-1047	\$19,679
302	14-05-411-012-1048	\$19,845
303	14-05-411-012-1049	\$20,012
304	14-05-411-012-1050	\$20,179
305	14-05-411-012-1051	\$20,345
306	14-05-411-012-1052	\$20,515
307	14-05-411-012-1053	\$20,679
308	14-05-411-012-1054	\$21,012
309	14-05-411-012-1055	\$28,350
310	14-05-411-012-1056	\$28,519
311	14-05-411-012-1057	\$28,686
312	14-05-411-012-1058	\$28,853
313	14-05-411-012-1059	\$29,019
314	14-05-411-012-1060	\$29,183
315	14-05-411-012-1061	\$29,355
316	14-05-411-012-1062	\$29,519
317	14-05-411-012-1063	\$29,686
318	14-05-411-012-1064	\$29,853
319	14-05-411-012-1065	\$30,016
320	14-05-411-012-1066	\$30,189
321	14-05-411-012-1067	\$30,353
322	14-05-411-012-1068	\$30,519
323	14-05-411-012-1069	\$30,686
324	14-05-411-012-1070	\$30,852
325	14-05-411-012-1071	\$31,022
326	14-05-411-012-1072	\$31,697
327	14-05-411-012-1073	\$41,373
328	14-05-411-012-1074	\$41,554
329	14-05-411-012-1075	\$5
330	14-05-411-012-1076	\$41,914
331	14-05-411-012-1077	\$42,095
332	14-05-411-012-1078	\$42,278
333	14-05-411-012-1079	\$42,458
334	14-05-411-012-1080	\$42,638
335	14-05-411-012-1081	\$42,821
336	14-05-411-012-1082	\$43,122

337	14-05-411-012-1083	\$43,425
338	14-05-411-012-1084	\$43,723
339	14-05-411-012-1085	\$44,029
340	14-05-411-012-1086	\$44,327
341	14-05-411-012-1087	\$44,633
342	14-05-411-012-1088	\$44,930
343	14-05-411-012-1089	\$45,231
344	14-05-411-012-1090	\$45,835
345	14-05-500-002-8003	\$43,709
346	14-05-500-002-8004	\$37,685
347	14-05-500-002-8005	\$14,980
348	14-05-500-002-8007	\$27,905
349	14-05-500-002-8008	\$24,588
350	14-05-500-002-8010	\$93,161
351	14-08-201-011-0000	\$615,085
352	14-08-201-012-0000	\$679,588
353	14-08-201-013-0000	\$63,530
354	14-08-201-014-0000	\$614,757
355	14-08-201-015-0000	\$232,605
356	14-08-201-018-1001	\$32,555
357	14-08-201-018-1002	\$46,786
358	14-08-201-018-1003	\$47,810
359	14-08-201-018-1004	\$48,963
360	14-08-201-018-1005	\$46,786
361	14-08-201-018-1006	\$47,810
362	14-08-201-018-1007	\$48,963
363	14-08-201-018-1008	\$30,377
364	14-08-201-018-1012	\$52,170
365	14-08-201-018-1013	\$42,425
366	14-08-201-018-1014	\$43,452
367	14-08-201-018-1015	\$41,272
368	14-08-201-018-1016	\$42,425
369	14-08-201-018-1017	\$43,452
370	14-08-201-018-1018	\$41,272
371	14-08-201-018-1019	\$43,452
372	14-08-201-018-1020	\$44,605
373	14-08-201-018-1021	\$46,786
374	14-08-201-018-1022	\$47,810
375	14-08-201-018-1023	\$48,963
376	14-08-201-018-1024	\$32,555
377	14-08-201-018-1025	\$41,272
378	14-08-201-018-1026	\$42,425
379	14-08-201-018-1027	\$43,452
380	14-08-201-018-1028	\$32,555
381	14-08-201-018-1029	\$41,272
382	14-08-201-018-1030	\$42,425
383	14-08-201-018-1031	\$43,452
384	14-08-201-018-1032	\$74,218
385	14-08-202-002-0000	\$1,765,585

386	14-08-202-003-0000	\$55,905
387	14-08-202-004-0000	\$1,311,723
388	14-08-202-005-0000	\$234,209
389	14-08-202-006-0000	\$0
390	14-08-202-007-0000	\$703,602
391	14-08-202-008-0000	\$1,253,330
392	14-08-202-013-0000	\$5
393	14-08-202-016-0000	\$1,662,611
394	14-08-202-017-1001	\$46,092
395	14-08-202-017-1002	\$45,228
396	14-08-202-017-1003	\$49,026
397	14-08-202-017-1004	\$84,744
398	14-08-202-017-1005	\$95,666
399	14-08-202-017-1006	\$53,167
400	14-08-202-017-1007	\$54,897
401	14-08-202-017-1008	\$53,167
402	14-08-202-017-1009	\$53,165
403	14-08-202-017-1010	\$54,897
404	14-08-202-017-1011	\$91,828
405	14-08-202-017-1012	\$60,249
406	14-08-202-017-1013	\$63,702
407	14-08-202-017-1014	\$52,304
408	14-08-202-017-1015	\$65,082
409	14-08-202-017-1016	\$49,545
410	14-08-202-017-1017	\$55,760
411	14-08-202-017-1018	\$56,274
412	14-08-202-017-1019	\$63,702
413	14-08-202-017-1020	\$50,580
414	14-08-202-017-1021	\$51,963
415	14-08-202-017-1022	\$65,601
416	14-08-202-017-1023	\$58,175
417	14-08-202-017-1024	\$59,385
418	14-08-202-017-1025	\$54,550
419	14-08-202-017-1026	\$53,687
420	14-08-202-017-1029	\$50,408
421	14-08-202-017-1030	\$50,061
422	14-08-202-017-1031	\$77,362
423	14-08-202-017-1032	\$49,717
424	14-08-202-017-1033	\$55,588
425	14-08-202-017-1034	\$11,390
426	14-08-202-020-0000	\$16
427	14-08-202-021-0000	\$5
428	14-08-203-001-0000	\$7,305,406
429	14-08-203-002-0000	\$1,191,015
430	14-08-203-007-0000	\$0
431	14-08-205-015-0000	\$571,939
432	14-08-205-016-0000	\$553,949
433	14-08-205-017-0000	\$588,598
434	14-08-205-018-0000	\$79,313

435	14-08-205-023-0000	\$970,721
436	14-08-205-025-1001	\$50,856
437	14-08-205-025-1002	\$51,864
438	14-08-205-025-1003	\$53,561
439	14-08-205-025-1004	\$55,490
440	14-08-205-025-1005	\$57,031
441	14-08-205-025-1006	\$57,804
442	14-08-205-025-1007	\$40,824
443	14-08-205-025-1008	\$40,600
444	14-08-205-025-1009	\$41,250
445	14-08-205-025-1010	\$41,597
446	14-08-205-025-1011	\$42,021
447	14-08-205-025-1012	\$42,368
448	14-08-205-025-1013	\$32,336
449	14-08-205-025-1014	\$32,759
450	14-08-205-025-1015	\$33,186
451	14-08-205-025-1016	\$34,147
452	14-08-205-025-1017	\$34,303
453	14-08-205-025-1018	\$34,650
454	14-08-205-025-1019	\$32,336
455	14-08-205-025-1020	\$32,759
456	14-08-205-025-1021	\$28,197
457	14-08-205-025-1022	\$34,147
458	14-08-205-025-1023	\$34,303
459	14-08-205-025-1024	\$34,650
460	14-08-205-025-1025	\$43,914
461	14-08-205-025-1026	\$45,108
462	14-08-205-025-1027	\$46,999
463	14-08-205-025-1028	\$48,619
464	14-08-205-025-1029	\$48,968
465	14-08-205-025-1030	\$49,315
466	14-08-205-025-1031	\$46,999
467	14-08-205-025-1032	\$47,425
468	14-08-205-025-1033	\$48,042
469	14-08-205-025-1034	\$48,619
470	14-08-205-025-1035	\$48,968
471	14-08-205-025-1036	\$49,315
472	14-08-205-025-1037	\$26,162
473	14-08-205-025-1038	\$23,074
474	14-08-205-026-1001	\$51,222
475	14-08-205-026-1002	\$33,358
476	14-08-205-026-1003	\$52,840
477	14-08-205-026-1004	\$48,717
478	14-08-205-026-1005	\$34,655
479	14-08-205-026-1006	\$50,485
480	14-08-205-026-1007	\$49,261
481	14-08-205-026-1008	\$38,565
482	14-08-205-026-1009	\$33,727
483	14-08-205-026-1010	\$43,065

484	14-08-205-026-1011	\$54,665
485	14-08-205-026-1012	\$63,290
486	14-08-205-026-1013	\$61,817
487	14-08-205-026-1014	\$62,555
488	14-08-205-026-1015	\$63,290
489	14-08-205-026-1016	\$56,372
490	14-08-205-026-1017	\$57,107
491	14-08-205-026-1018	\$57,992
492	14-08-205-026-1019	\$48,717
493	14-08-205-026-1020	\$41,141
494	14-08-205-026-1021	\$43,860
495	14-08-205-026-1022	\$51,222
496	14-08-205-026-1023	\$51,954
497	14-08-205-026-1024	\$52,840
498	14-08-205-026-1025	\$33,410
499	14-08-205-026-1026	\$38,562
500	14-08-205-026-1027	\$33,410
501	14-08-205-026-1028	\$38,562
502	14-08-206-004-0000	\$542,881
503	14-08-206-005-0000	\$38,117
504	14-08-206-006-0000	\$559,806
505	14-08-206-007-0000	\$292,534
506	14-08-206-008-0000	\$293,608
507	14-08-206-009-0000	\$266,302
508	14-08-206-022-0000	\$1,230,717
509	14-08-206-024-1001	\$46,146
510	14-08-206-024-1002	\$63,732
511	14-08-206-024-1003	\$64,582
512	14-08-206-024-1004	\$51,968
513	14-08-206-024-1005	\$65,431
514	14-08-206-024-1006	\$66,281
515	14-08-206-024-1007	\$53,667
516	14-08-206-024-1008	\$65,431
517	14-08-206-024-1009	\$70,466
518	14-08-206-024-1010	\$58,700
519	14-08-206-026-1001	\$94,934
520	14-08-206-026-1002	\$94,934
521	14-08-206-026-1003	\$94,934
522	14-08-206-026-1004	\$94,934
523	14-08-206-026-1005	\$94,934
524	14-08-206-026-1006	\$94,934
525	14-08-206-028-1001	\$31,314
526	14-08-206-028-1002	\$63,071
527	14-08-206-028-1003	\$63,071
528	14-08-206-028-1004	\$63,071
529	14-08-208-023-0000	\$519,957
530	14-08-208-024-0000	\$442,125
531	14-08-208-026-0000	\$0
532	14-08-208-029-0000	\$0

533	14-08-208-030-0000	\$0
534	14-08-208-031-0000	\$0
535	14-08-208-037-1001	\$86,872
536	14-08-208-037-1002	\$86,872
537	14-08-208-037-1003	\$52,566
538	14-08-208-037-1004	\$52,566
539	14-08-208-038-1001	\$55,050
540	14-08-208-038-1002	\$61,350
541	14-08-208-038-1003	\$48,747
542	14-08-208-038-1004	\$46,425
543	14-08-208-038-1005	\$46,425
544	14-08-208-038-1006	\$42,999
545	14-08-208-038-1007	\$48,747
546	14-08-208-038-1008	\$48,747
547	14-08-208-038-1009	\$44,657
548	14-08-208-038-1010	\$55,602
549	14-08-208-038-1011	\$55,602
550	14-08-208-038-1012	\$60,686
551	14-08-208-038-1013	\$73,950
552	14-08-208-038-1014	\$45,212
553	14-08-208-038-1015	\$45,212
554	14-08-208-038-1016	\$52,176
555	14-08-208-038-1017	\$61,350
556	14-08-208-038-1018	\$47,531
557	14-08-208-038-1019	\$47,531
558	14-08-208-038-1020	\$54,386
559	14-08-208-038-1021	\$63,005
560	14-08-208-039-0000	\$0
561	14-08-208-041-0000	\$76,597
562	14-08-208-042-0000	\$3
563	14-08-208-043-0000	\$76,652
564	14-08-208-044-0000	\$76,414
565	14-08-208-045-0000	\$76,439
566	14-08-208-046-0000	\$75,635
567	14-08-208-047-0000	\$76,439
568	14-08-208-048-0000	\$76,439
569	14-08-208-049-0000	\$76,501
570	14-08-208-050-0000	\$93,399
571	14-08-208-051-0000	\$58,828
572	14-08-208-052-0000	\$62,038
573	14-08-208-053-0000	\$64,516
574	14-08-208-054-0000	\$62,191
575	14-08-208-055-0000	\$93,399
576	14-08-208-056-0000	\$77,581
577	14-08-208-057-0000	\$93,145
578	14-08-208-058-0000	\$76,592
579	14-08-208-059-0000	\$84,036
580	14-08-208-060-0000	\$83,061
581	14-08-208-061-0000	\$101,778

582	14-08-209-005-0000	\$189,918
583	14-08-209-006-0000	\$223,185
584	14-08-209-008-0000	\$403,557
585	14-08-209-017-0000	\$197,196
586	14-08-209-020-1001	\$47,578
587	14-08-209-020-1002	\$47,578
588	14-08-209-020-1003	\$53,129
589	14-08-209-020-1004	\$49,165
590	14-08-209-020-1005	\$73,750
591	14-08-209-020-1006	\$47,777
592	14-08-209-020-1007	\$38,262
593	14-08-209-020-1008	\$73,750
594	14-08-209-020-1009	\$73,750
595	14-08-209-020-1010	\$47,777
596	14-08-209-020-1011	\$38,262
597	14-08-209-020-1012	\$47,777
598	14-08-209-020-1013	\$38,262
599	14-08-209-020-1014	\$45,002
600	14-08-209-020-1015	\$39,253
601	14-08-209-020-1016	\$38,855
602	14-08-209-020-1017	\$41,237
603	14-08-209-020-1018	\$51,348
604	14-08-209-020-1019	\$48,769
605	14-08-209-020-1020	\$49,957
606	14-08-209-020-1021	\$48,769
607	14-08-209-020-1022	\$49,957
608	14-08-209-020-1023	\$45,002
609	14-08-209-020-1024	\$39,253
610	14-08-209-020-1025	\$38,855
611	14-08-209-020-1026	\$41,237
612	14-08-209-020-1027	\$51,348
613	14-08-209-020-1028	\$73,750
614	14-08-209-020-1029	\$47,777
615	14-08-209-020-1030	\$38,262
616	14-08-209-020-1031	\$73,750
617	14-08-209-020-1032	\$47,777
618	14-08-209-020-1033	\$38,262
619	14-08-209-020-1034	\$73,750
620	14-08-209-020-1035	\$38,262
621	14-08-209-020-1036	\$38,262
622	14-08-209-020-1037	\$47,578
623	14-08-209-020-1038	\$47,578
624	14-08-209-020-1039	\$53,129
625	14-08-209-020-1040	\$49,165
626	14-08-209-025-1001	\$53,271
627	14-08-209-025-1002	\$53,271
628	14-08-209-025-1003	\$71,032
629	14-08-209-025-1004	\$71,032
630	14-08-209-025-1005	\$72,808

631	14-08-209-025-1006	\$72,808
632	14-08-209-025-1007	\$76,359
633	14-08-209-025-1008	\$76,359
634	14-08-209-025-1009	\$81,687
635	14-08-209-025-1010	\$81,687
636	14-08-209-027-1001	\$113,627
637	14-08-209-027-1002	\$58,886
638	14-08-209-027-1003	\$58,886
639	14-08-209-027-1004	\$80,616
640	14-08-209-027-1005	\$52,913
641	14-08-209-027-1006	\$52,913
642	14-08-209-027-1007	\$90,735
643	14-08-209-027-1008	\$57,391
644	14-08-209-027-1009	\$57,391
645	14-08-209-027-1010	\$85,427
646	14-08-209-027-1011	\$54,738
647	14-08-209-027-1012	\$54,738
648	14-08-209-027-1013	\$86,588
649	14-08-209-027-1014	\$56,894
650	14-08-209-027-1015	\$56,894
651	14-08-209-027-1016	\$87,749
652	14-08-209-027-1017	\$57,724
653	14-08-209-027-1018	\$57,724
654	14-08-209-027-1019	\$90,735
655	14-08-209-027-1020	\$58,552
656	14-08-209-027-1021	\$58,552
657	14-08-209-027-1022	\$56,066
658	14-08-209-027-1023	\$58,719
659	14-08-209-027-1024	\$58,719
660	14-08-209-027-1025	\$55,566
661	14-08-211-018-0000	\$200,540
662	14-08-211-020-0000	\$149,531
663	14-08-211-031-1001	\$57,517
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665	14-08-211-031-1003	\$57,517
666	14-08-211-031-1004	\$57,517
667	14-08-211-031-1005	\$57,517
668	14-08-211-031-1006	\$57,517
669	14-08-211-032-0000	\$101,622
670	14-08-211-033-0000	\$96,128
671	14-08-211-034-0000	\$96,128
672	14-08-211-035-0000	\$96,128
673	14-08-211-036-0000	\$96,128
674	14-08-211-037-0000	\$96,128
675	14-08-211-038-0000	\$95,306
676	14-08-212-001-0000	\$0
677	14-08-212-002-0000	\$0
678	14-08-212-003-0000	\$46,561
679	14-08-212-004-0000	\$46,561

680	14-08-212-005-0000	\$781,398
681	14-08-212-006-0000	\$764,903
682	14-08-212-007-0000	\$407,194
683	14-08-212-008-0000	\$46,321
684	14-08-212-009-0000	\$23,170
685	14-08-212-010-0000	\$23,170
686	14-08-212-011-0000	\$46,321
687	14-08-212-013-0000	\$694,280
688	14-08-212-014-0000	\$694,280
689	14-08-212-015-0000	\$169,370
690	14-08-212-016-0000	\$4,230,469
691	14-08-212-017-0000	\$937,620
692	14-08-212-018-0000	\$4,234,597
693	14-08-212-020-0000	\$145,449
694	14-08-212-021-1001	\$44,163
695	14-08-212-021-1002	\$44,816
696	14-08-212-021-1003	\$45,469
697	14-08-212-021-1004	\$46,094
698	14-08-212-021-1005	\$45,469
699	14-08-212-021-1006	\$46,094
700	14-08-213-005-0000	\$1,009,914
701	14-08-213-006-0000	\$1,681,814
702	14-08-213-010-0000	\$3,336
703	14-08-213-011-0000	\$1,729,375
704	14-08-402-007-0000	\$613,932
705	14-08-402-008-0000	\$136,365
706	14-08-402-009-0000	\$136,537
707	14-08-402-010-0000	\$135,884
708	14-08-402-013-1001	\$19,364
709	14-08-402-013-1002	\$20,594
710	14-08-402-013-1003	\$19,676
711	14-08-402-013-1004	\$20,908
712	14-08-402-013-1005	\$19,979
713	14-08-402-013-1006	\$21,209
714	14-08-402-013-1007	\$20,291
715	14-08-402-013-1008	\$21,523
716	14-08-402-013-1009	\$22,744
717	14-08-402-013-1010	\$22,744
718	14-08-402-013-1011	\$21,523
719	14-08-402-013-1012	\$21,523
720	14-08-402-013-1013	\$23,055
721	14-08-402-013-1014	\$23,055
722	14-08-402-013-1015	\$21,826
723	14-08-402-013-1016	\$21,826
724	14-08-402-013-1017	\$23,361
725	14-08-402-013-1018	\$23,361
726	14-08-402-013-1019	\$22,129
727	14-08-402-013-1020	\$22,129
728	14-08-402-013-1021	\$23,673

729	14-08-402-013-1022	\$23,673
730	14-08-402-013-1023	\$22,441
731	14-08-402-013-1024	\$22,441
732	14-08-402-013-1025	\$17,523
733	14-08-402-013-1026	\$17,523
734	14-08-402-013-1027	\$15,693
735	14-08-402-013-1028	\$16,906
736	14-08-402-013-1029	\$17,826
737	14-08-402-013-1030	\$17,826
738	14-08-402-013-1031	\$15,990
739	14-08-402-013-1032	\$17,212
740	14-08-402-013-1033	\$18,138
741	14-08-402-013-1034	\$18,138
742	14-08-402-013-1035	\$16,310
743	14-08-402-013-1036	\$17,523
744	14-08-402-013-1037	\$18,444
745	14-08-402-013-1038	\$18,444
746	14-08-402-013-1039	\$16,597
747	14-08-402-013-1119	\$17,870
748	14-08-402-013-1120	\$866
749	14-08-402-013-1121	\$866
750	14-08-402-013-1122	\$866
751	14-08-402-013-1123	\$866
752	14-08-402-013-1124	\$866
753	14-08-402-013-1125	\$866
754	14-08-402-013-1126	\$866
755	14-08-402-013-1127	\$866
756	14-08-402-013-1128	\$866
757	14-08-402-013-1129	\$866
758	14-08-402-013-1130	\$866
759	14-08-402-013-1131	\$866
760	14-08-402-013-1132	\$866
761	14-08-402-013-1133	\$866
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763	14-08-402-013-1135	\$866
764	14-08-402-013-1136	\$866
765	14-08-402-013-1137	\$866
766	14-08-402-013-1138	\$866
767	14-08-402-013-1139	\$866
768	14-08-402-013-1140	\$866
769	14-08-402-013-1141	\$866
770	14-08-402-013-1142	\$866
771	14-08-402-013-1143	\$866
772	14-08-402-013-1144	\$866
773	14-08-402-013-1145	\$866
774	14-08-402-013-1146	\$866
775	14-08-402-013-1147	\$866
776	14-08-402-013-1148	\$15,990
777	14-08-402-014-1001	\$78,053

778	14-08-402-014-1002	\$66,322
779	14-08-402-014-1003	\$69,477
780	14-08-402-014-1004	\$70,204
781	14-08-402-014-1005	\$73,357
782	14-08-402-014-1006	\$76,512
783	14-08-402-014-1007	\$58,558
784	14-08-402-014-1008	\$50,711
785	14-08-402-014-1009	\$52,654
786	14-08-402-014-1010	\$66,322
787	14-08-402-014-1011	\$53,058
788	14-08-402-014-1012	\$54,594
789	14-08-402-014-1013	\$38,983
790	14-08-403-001-0000	\$1,337,459
791	14-08-403-002-0000	\$313,754
792	14-08-403-003-0000	\$302,637
793	14-08-403-004-0000	\$582,675
794	14-08-403-005-0000	\$582,675
795	14-08-404-030-0000	\$303,102
796	14-08-404-032-1001	\$178,501
797	14-08-404-032-1002	\$260,092
798	14-08-404-032-1003	\$169,381
799	14-08-405-007-0000	\$259,078
800	14-08-405-008-0000	\$44,324
801	14-08-405-009-0000	\$313,746
802	14-08-405-010-0000	\$466,631
803	14-08-405-018-0000	\$204,616
804	14-08-405-019-0000	\$494,467
805	14-08-406-010-0000	\$524,631
806	14-08-406-011-0000	\$1,480,523
807	14-08-406-012-0000	\$92,866
808	14-08-406-013-0000	\$954,320
809	14-08-406-014-0000	\$207,173
810	14-08-406-015-0000	\$487,034
811	14-08-406-016-0000	\$275,760
812	14-08-406-018-0000	\$340,123
813	14-08-406-019-0000	\$12,513
814	14-08-406-020-0000	\$543,772
815	14-08-406-021-0000	\$435,893
816	14-08-406-022-0000	\$416,881
817	14-08-406-035-1001	\$47,438
818	14-08-406-035-1002	\$54,610
819	14-08-406-035-1003	\$56,162
820	14-08-406-035-1004	\$56,935
821	14-08-406-035-1005	\$48,029
822	14-08-406-035-1006	\$54,610
823	14-08-406-035-1007	\$55,774
824	14-08-406-035-1008	\$55,774
825	14-08-406-035-1009	\$30,596
826	14-08-406-035-1010	\$30,596

827	14-08-406-035-1011	\$30,596
828	14-08-406-035-1012	\$30,596
829	14-08-406-035-1013	\$30,596
830	14-08-406-035-1014	\$30,596
831	14-08-407-004-0000	\$313,601
832	14-08-407-023-1001	\$77,042
833	14-08-407-023-1002	\$78,676
834	14-08-407-023-1003	\$80,321
835	14-08-407-023-1004	\$68,841
836	14-08-407-023-1005	\$70,475
837	14-08-407-023-1006	\$72,119
838	14-08-407-023-1007	\$54,064
839	14-08-407-023-1008	\$58,987
840	14-08-407-023-1009	\$60,629
841	14-08-407-023-1010	\$52,427
842	14-08-407-023-1011	\$54,072
843	14-08-407-023-1012	\$54,971
844	14-08-407-029-1001	\$68,229
845	14-08-407-029-1002	\$68,229
846	14-08-407-029-1003	\$68,229
847	14-08-407-029-1004	\$68,229
848	14-08-407-029-1005	\$68,229
849	14-08-407-029-1006	\$68,229
850	14-08-407-029-1007	\$68,229
851	14-08-407-029-1008	\$68,229
852	14-08-407-030-1001	\$77,567
853	14-08-407-030-1002	\$80,793
854	14-08-407-030-1003	\$90,623
855	14-08-407-030-1004	\$63,281
856	14-08-407-030-1005	\$68,352
857	14-08-407-030-1006	\$77,928
858	14-08-407-030-1007	\$53,094
859	14-08-408-003-0000	\$8,974,191
860	14-08-408-031-0000	\$135,660
861	14-08-408-042-1001	\$87,804
862	14-08-408-042-1002	\$82,993
863	14-08-408-042-1003	\$76,977
864	14-08-408-042-1004	\$76,977
865	14-08-408-042-1005	\$78,179
866	14-08-408-042-1006	\$78,179
867	14-08-409-020-0000	\$167,578
868	14-08-409-021-0000	\$123,484
869	14-08-409-022-0000	\$598,431
870	14-08-410-012-0000	\$318,505
871	14-08-410-023-1001	\$113,747
872	14-08-410-023-1002	\$122,364
873	14-08-410-023-1003	\$37,065
874	14-08-410-023-1004	\$67,213
875	14-08-410-023-1007	\$132,701

876	14-08-410-023-1008	\$75,829
877	14-08-410-023-1009	\$27,356
878	14-08-410-023-1010	\$27,356
879	14-08-410-023-1011	\$13,676
880	14-08-410-023-1012	\$13,676
881	14-08-410-023-1013	\$16,785
882	14-08-410-023-1014	\$27,356
883	14-08-410-023-1015	\$27,356
884	14-08-410-023-1016	\$27,356
885	14-08-410-023-1017	\$27,356
886	14-08-410-023-1018	\$27,356
887	14-08-410-023-1019	\$13,676
888	14-08-410-023-1020	\$13,676
889	14-08-410-023-1021	\$16,785
890	14-08-410-023-1022	\$27,356
891	14-08-410-023-1023	\$27,356
892	14-08-410-023-1024	\$27,356
893	14-08-410-023-1025	\$75,832
894	14-08-410-023-1026	\$94,787
895	14-08-411-001-0000	\$539,723
896	14-08-411-012-0000	\$95,166
897	14-08-411-013-0000	\$482,365
898	14-08-411-016-0000	\$143,829
899	14-08-411-017-0000	\$105,070
900	14-08-411-024-0000	\$107,706
901	14-08-411-025-0000	\$107,977
902	14-08-413-035-0000	\$0
903	14-08-413-036-0000	\$0
Total		\$142,367,637