

**EWING AVENUE
TAX INCREMENT FINANCING
REDEVELOPMENT AREA PROJECT AND PLAN**

City of Chicago, Illinois

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I. INTRODUCTION

This document is to serve as the redevelopment plan (the “**Redevelopment Plan**”) for an area located on the far south side of the City of Chicago (the “**City**”) approximately 15 miles southeast of the City’s central business district (the “**Loop**”). The area is generally bounded by 93rd Court on the north, 130th Street on the south, Indianapolis Boulevard and the Illinois state line on the east, and Buffalo Avenue and Avenue O on the west. The area includes frontage along Ewing Avenue, Indianapolis Boulevard, 95th Street, 100th Street, 106th Street and Avenue O. This area is referred to in this document as the Ewing Avenue Tax Increment Financing Redevelopment Project Area (the “**Project Area**”).

As part of a strategy to encourage managed growth and stimulate private investment within the Project Area, the City engaged Johnson Research Group, Inc. (“**JRG**” or the “**Consultant**”) to study whether the Project Area of approximately 347.7 acres qualifies as a “conservation area,” a “blighted area,” or a combination of both blighted areas and conservation areas under the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as amended (the “**Act**”). The Project Area, described in more detail below as well as in the accompanying eligibility report, has not been subject to growth and development through investment by private enterprise and is not reasonably expected to be developed without public intervention and leadership by the City.

The Redevelopment Plan summarizes the analyses and findings of the Consultants’ work, which, unless otherwise noted, is the responsibility of JRG. The City is entitled to rely on the findings and conclusions of this Redevelopment Plan in designating the Redevelopment Project Area as a redevelopment project area under the Act. The Consultant has prepared this Redevelopment Plan and the related eligibility report with the understanding that the City would rely: 1) on the findings and conclusions of the Redevelopment Plan and the related eligibility report in proceeding with the designation of the Redevelopment Project Area and the adoption and implementation of the Redevelopment Plan, and 2) on the fact that the Consultant has obtained the necessary information so that the Redevelopment Plan and the related eligibility report will comply with the Act.

A. Ewing Avenue Tax Increment Financing Redevelopment Project Area

The Ewing Avenue Project Area is a largely developed area on the far South Side of Chicago. The Project Area spans portions of the East Side and Hegewisch community areas and is located entirely within the 10th Ward. Approximately 347.7 acres in size, the Project Area includes 1,116 tax parcels within 99 full or partial tax blocks. The Project Area consists of an improved area characterized by buildings and infrastructure improvements and a vacant area that has been subdivided but never developed.

The improved portion of the Project Area comprises the majority of the Project Area and is largely situated north of 118th Street but also includes industrial properties between 118th and 126th Streets (the “**Improved Area**”). The Improved Area is approximately 233.2 acres and contains 612 buildings.

Not included in the acreage calculation of the Improved Area but located throughout the Project Area is a significant area of land dedicated to street, railroad and Interstate-90/Chicago Skyway rights of way. These properties cut diagonally through the Project Area in multiple places and comprise approximately 70 acres of land area.

The vacant portion of the Project Area is entirely located south of 118th Street and includes a large area east of Ewing Avenue, a corner parcel at 118th Street and Avenue O, and subdivided but

undeveloped land on Avenue O at the southernmost point of the Project Area (the “**Vacant Area**”). The Vacant Area is 44.54 acres and consists of seven (7) parcels of varying size. For a map depicting the Project Area boundaries and delineating the Improved and Vacant Areas, see **Redevelopment Plan Figure 1. Project Area Boundary**. A legal description of the Project Area is included in **Section II, Legal Description and Project Area Boundary**.

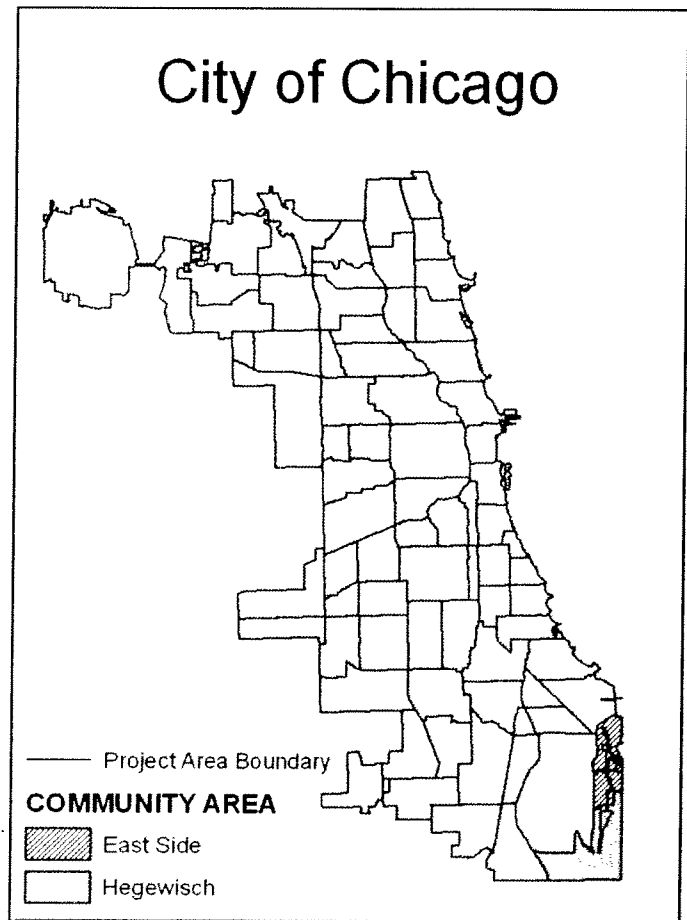
Geographical and Historical Context

The two community areas that are encompassed by the Project Area include East Side and Hegewisch. These communities have similar beginnings in the second half of the 19th Century closely tied to the development of railroads and industry.

East Side

The extension of the Lake Shore and Michigan Southern Railroad (later became New York Central) in 1848 through what is now the East Side community area, was followed by multiple other rail lines. By the mid to late 1800s, the East Side became the entry to Chicago via surface travel. Good land transportation options and the possibilities for harbor and dock facilities at Calumet River attracted industries that included a tin plate and steel tool works, a brewery, a bottling plant, and a stocking factory. By 1920 heavy industries such as Iroquois Steel, Chicago Shipbuilding Company and Chicago Tack Company (later Republic Steel) predominated providing good employment and increased housing needs.

Residential settlement of East Side started in 1865 with a handful of families living in wooded areas and surviving by hunting, fishing and farming. This number grew to nearly 1,100 by 1880 with the development of the first industries. To meet the demand of the growing industrial development, residential construction boomed in the 1920s reaching a population of 17,000 by 1930. Post World War II saw another increase in population followed by more modest growth, reaching a peak in 1970 of nearly 25,000.



East Side and Hegewisch Community Areas at the Southeast edge of Chicago

Hegewisch

Hegewisch settlement began later than East Side and its development occurred more slowly. Originally made up of extensive marshlands, Hegewisch is the most southeasterly community area located immediately south of East Side, running from 112th Street to the City limits on the south. The original community was envisioned as an industrial town like Pullman with a population of 10,000. Only a small portion of the land was platted and streets laid in 1883. Modest development of industry and housing occurred over the next two decades but didn't really take off

until the 1920s when it reached a population of 7,200. Two decades of declining population were followed in the 1950s by a housing boom with an increase of housing units by 39%. Population peaked in 1980 at 11,572.

East Side and Hegewisch populations have declined since their peaks in 1970 and 1980, respectively, a statistic that can be attributed in part to the demise of the steel industry in and around this area. The estimated 2006 population for East Side was 22,655 and Hegewisch was 8,932. The communities are characterized today by modestly sized, low density housing. A high percentage of housing is single family detached, owner-occupied units. The communities remain a predominantly blue collar area with many municipal employees – policemen and fireman – as well as steel workers.

Within the Project Area are five buildings that have been identified in the City of Chicago’s Historic Resources Survey as having potential architectural or historic significance in the context of the surrounding community. Included among these are residential, institutional and commercial properties, many of which were built prior to the turn of the 20th Century. The list of properties is provided below:

Table 1. Buildings with Architectural or Historic Significance

Address	Name	Yr Constructed	Architect
9550 S Ewing Av	St. George's Church	1900s	Brinkmann, William J.
9624-9630 S Ewing Av		1880s	
9701 S Ewing Av		1920s	Kocher, Jacques J.
10210-10212 S Ewing Av		1880s	
10261 S Avenue H	Colhour Residence	1870s	

In addition, the Project Area includes a number of other physical assets:

- Convenient access to and from Interstate-90/Chicago Skyway Expressway. Entrance/exit to the Skyway (I-90) can be made at 105th Street and Indianapolis Boulevard.
- Public transportation options include CTA bus service and Metra electric train services. CTA buses that serve the area include the #30 along Ewing Avenue and Avenue O, #100 along 106th Street, Torrence Avenue, Yates Avenue, and 95th Street to the CTA Red Line Station at 95th and Dan Ryan Expressway; and, #26 along 106th Street, Buffalo Avenue, Ewing Avenue and Lake Shore Drive to Downtown. The Metra Electric Line provides service to and from Downtown via the South Chicago Branch with a station just north of the Project Area. Regional and intrastate service is also available the South Shore Line to Gary, Michigan City, and South Bend. The last station before entering Indiana is located at 137th Street and Burley Avenue just south of the Project Area.
- There are several recreational facilities in or near the Project Area offering a wide range of activities for community residents. Calumet Park, a large community park with beach access, field house, walking trails and ball fields is located just east of the Project Area boundary at 98th Street. Eggers Grove, a Cook County Forest Preserve recreation site, is located east of the Project Area along the Illinois-Indiana border and offers picnic facilities, hiking, biking, skating and cross country skiing opportunities. Other public park and recreation opportunities that are available within the Project Area include small playlots and park facilities such as Krause Playlot Park, Ewing Avenue Playlot Park and Park No. 499 (also known as the Chicago portion of the Burnham Greenway Trail).

Both community areas and the Project Area in particular, face unique market challenges. The community is effectively isolated from the larger Chicago community by the Calumet River, the

Lake Calumet Industrial District and rail lines at the far south and by their immediate proximity to Indiana, where tax rates are generally lower.

The retail sales tax rate in Chicago is presently 10.25% (2.25% on grocery-type food, and medical drugs and appliances), while in Indiana the rate is 7.0% on all items. Property taxes are also lower in the Indiana. These two tax differences create a competitive disadvantage to retail and commercial businesses in the Project Area due to their close proximity to the Indiana border.

Retail market profiles for each community, conducted by LISC MetroEdge for the City of Chicago, indicate that more than 58% of estimated expenditures by local residents are going outside the community area. The retail district for East Side is located along 106th Street and Indianapolis Boulevard while the retail district for Hegewisch, located outside the Project Area boundaries, is concentrated along Brandon and Baltimore Avenues at 133rd Street. Retail in these districts are characterized by traditional commercial corridors with a mix of uses, generally limited to one or two stories in height.

The Project Area as a whole has not been subject to growth and development through investment by the private sector. The Improved Area is characterized by the presence of obsolete commercial and industrial structures; conversion of residential structures and accessory buildings to commercial uses; aging and deteriorated structures and buildings; scattered locations of dilapidated structures; conflicting and deleterious land uses, overcrowding of structures; inadequate provision of playground, parking or loading facilities for school facilities; aging and inadequate utilities including some areas unserved by public utilities; illegal dumping of excavation and building materials; and parcels of irregular size and shape caused by the development of street, rail line and expressway rights of way and tax delinquencies.

Evidence of this lack of growth and development is detailed in **Section VI** and summarized below.

- Between January 2004 and June 2009, there were a total of 237 building permits issued in the Project Area to a total of 133 separate addresses. This represents 21% of the 619 buildings in the Project Area.
- Of the 237 permits issued, 7 (3%) were for new construction including one permit issued for the public construction of the new branch library. Of the total amount of permits issued during this time frame, more than 50% (119 permits) were for electrical wiring and repairs or replacement of components within an existing structure.
- A sizable area of land on the southern portion remains undeveloped and off the tax rolls. Several of these vacant parcels have been tax delinquent for multiple years.
- The Vacant Area is largely unserved by public utilities, lacking sewer and water mains as well as street infrastructure.

These declining physical and economic conditions continue to impede growth and development through private investment. Without the intervention of the City and the adoption of Tax Increment Financing and this Redevelopment Plan, the Project Area would not reasonably be expected to be redeveloped.

B. Tax Increment Financing

In January 1977, Tax Increment Financing (“TIF”) was authorized by the Illinois General Assembly through passage of the Act. The Act provides a means for municipalities, after the approval of a redevelopment plan and project, to redevelop blighted, conservation, or industrial park conservation areas and to finance eligible “**redevelopment project costs**” with incremental property tax revenues. “**Incremental Property Tax**” or “**Incremental Property Taxes**” are

derived from the increase in the current Equalized Assessed Valuation (“EAV”) of real property within the redevelopment project area over and above the “Certified Initial EAV” of such real property. Any increase in EAV is then multiplied by the current tax rate to arrive at the Incremental Property Taxes. A decline in current EAV does not result in a negative Incremental Property Tax.

To finance redevelopment project costs, a municipality may issue obligations secured by Incremental Property Taxes to be generated within the redevelopment project area. In addition, a municipality may pledge towards payment of such obligations any part or any combination of the following: (a) net revenues of all or part of any redevelopment project; (b) taxes levied and collected on any or all property in the municipality; (c) the full faith and credit of the municipality; (d) a mortgage on part or all of the redevelopment project; or (e) any other taxes or anticipated receipts that the municipality may lawfully pledge.

Tax increment financing does not generate tax revenues. This financing mechanism allows the municipality to capture, for a certain number of years, the new tax revenues produced by the enhanced valuation of properties resulting from the municipality's redevelopment program, improvements and activities, various redevelopment projects, and the reassessment of properties. This revenue is then reinvested in the area through rehabilitation, developer subsidies, public improvements and other eligible redevelopment activities. Under TIF, all taxing districts continue to receive property taxes levied on the initial valuation of properties within the redevelopment project area. Additionally, taxing districts can receive distributions of excess Incremental Property Taxes when annual Incremental Property Taxes received exceed principal and interest obligations for that year and redevelopment project costs necessary to implement the redevelopment plan have been paid. Taxing districts also benefit from the increased property tax base after redevelopment project costs and obligations are paid.

C. The Redevelopment Plan for the Ewing Avenue Tax Increment Financing Redevelopment Project Area

As evidenced in Section VI, the Project Area as a whole has not been subject to growth and development through private investment. Furthermore, it is not reasonable to expect that the Project Area as a whole will be redeveloped on a comprehensive and coordinated basis without the use of TIF.

JRG has prepared the Redevelopment Plan and the related Eligibility Report with the understanding that the City would rely on (i) the findings and conclusions of the Redevelopment Plan and the related Eligibility Report in proceeding with the designation of the Project Area as a Redevelopment Project Area under the Act and adoption of the Redevelopment Plan, and (ii) the fact that JRG has obtained the necessary information so that the Redevelopment Plan and the related Eligibility Report will comply with the Act.

This Redevelopment Plan has been formulated in accordance with the provisions of the Act and is intended to guide improvements and activities within the Project Area to stimulate private investment in the Project Area. The goal of the City, through implementation of this Redevelopment Plan, is that the entire Project Area be revitalized on a comprehensive and planned basis to ensure that private investment in rehabilitation and new development occurs:

1. On a coordinated rather than piecemeal basis to ensure that land use, access and circulation, parking, public services and urban design are functionally integrated and meet present-day principles and standards;
2. On a reasonable, comprehensive and integrated basis to ensure that the factors of blight are eliminated; and

3. Within a reasonable and defined time period so that the Project Area may contribute productively to the economic vitality of the City.

Redevelopment of the Project Area will constitute a complex endeavor. The success of this redevelopment effort will depend to a large extent on the cooperation between the private sector and agencies of local government. Adoption of this Redevelopment Plan will make possible the implementation of a comprehensive program for redevelopment of the Project Area. By means of public investment, the Project Area can become a stable environment that will attract new private investment. Public investment will set the stage for redevelopment by the private sector. Through this Redevelopment Plan, the City will provide a basis for directing the assets and energies of the private sector to ensure a unified and cooperative public-private redevelopment effort.

This Redevelopment Plan sets forth the overall "**Redevelopment Project**" to be undertaken to accomplish the City's above-stated goals. During implementation of the Redevelopment Project, the City may, from time to time: (i) undertake or cause to be undertaken public improvements and other redevelopment project activities authorized under the Act; and (ii) enter into redevelopment agreements and intergovernmental agreements with private or public entities to construct, rehabilitate, renovate or restore private improvements and undertake other redevelopment project activities authorized under the Act on one or several parcels (items (i) and (ii) are collectively referred to as "**Redevelopment Projects**").

This Redevelopment Plan specifically describes the Project Area and summarizes the criteria that qualify the Improved Area as a "**conservation area**" and the Vacant Area as a "**blighted area**" as defined in the Act.

Successful implementation of this Redevelopment Plan requires that the City utilize Incremental Property Taxes and other resources in accordance with the Act to stimulate the comprehensive and coordinated development of the Project Area. Only through the utilization of TIF will the Project Area develop on a comprehensive and coordinated basis, thereby eliminating the existing and threatening blight conditions which have limited development of the Project Area by the private sector on a comprehensive and area-wide basis.

The use of Incremental Property Taxes will permit the City to direct, implement and coordinate public improvements and activities to stimulate private investment within the Project Area. These improvements, activities and investments will benefit the City, its residents, and all taxing districts having jurisdiction over the Project Area. These anticipated benefits include:

- Elimination of problem conditions in the Project Area;
- The construction of new public school facilities to relieve overcrowding and respond to the needs of the community;
- A strengthened tax base for affected taxing districts arising from new residential, commercial and industrial development, rehabilitation of existing buildings and returning tax exempt properties to the tax rolls;
- Increased opportunities for affordable rental and for-sale housing within the Project Area; and
- An improved system of roadways, utilities and other infrastructure that can adequately accommodate desired new development.

II. LEGAL DESCRIPTION AND PROJECT BOUNDARY

The boundaries of the Project Area have been drawn to include only those contiguous parcels of real property and improvements substantially benefited by the proposed Redevelopment Project to be undertaken as part of this Redevelopment Plan. The boundaries of the Project Area are shown in ***Redevelopment Plan Figure 1, Project Area Boundary***, and are generally described below:

The area is generally bounded by 93rd Court on the north, 130th Street on the south, Indianapolis Boulevard and the Illinois state line on the east, and Buffalo Avenue and Avenue O on the west.

The legal description of the Project Area is found in **EXHIBIT I** at the end of this report.

III. ELIGIBILITY CONDITIONS

The results summarized in this section are more fully described in a separate report that presents the definition, application and extent of the blight factors in the Project Area. The report, prepared by JRG is entitled "Ewing Avenue Tax Increment Financing Eligibility Report," (the "Eligibility Report") and is attached as **EXHIBIT III** to this Redevelopment Plan.

A. Summary of Project Area Eligibility

Based upon surveys, inspections and analyses of the Project Area, the Improved Area within the Project Area qualifies under the applicable criteria as a conservation area and the Vacant Area within the Project Area qualifies under the applicable criteria as a vacant blighted area within the requirements of the Act.

Improved Area

The Improved Area meets the required age condition for a conservation area which requires that 50% or more of the buildings must be 35 years of age or older. The Improved Area is characterized by the presence of a combination of three or more of the factors listed in the Act, rendering the Project Area detrimental to the public safety, health and welfare of the citizens of the City and if left unchecked, may allow the Project Area to become a blighted area. It is common and indeed desirable that a sufficient number of sound and well maintained buildings exist to provide the foundation for a successful program designed to stimulate private investment in both the upgrading and adapting of existing buildings and in new development. Specifically,

- Of the 612 buildings in the Project Area 539, or 88%, are 35 years of age or older.
- Of the 13 factors set forth in the Act for conservation areas, eight (8) factors are found to be present in the Project Area.
- Of the eight (8) factors present, four (4) are present to a meaningful extent and reasonably distributed throughout the Project Area. These factors include: deterioration; inadequate utilities; declining or lagging EAV; and lack of community planning. Three factors are required for eligibility as a conservation area.
- Four (4) other eligibility factors were found present to a meaningful degree. However, these factors were generally present in the area north of 112th Street and therefore not reasonably distributed throughout the entire Project Area. These factors include: obsolescence; overcrowding of structures; excessive vacancies; and deleterious and use or layout and contribute to the overall finding of disinvestment.

Vacant Area

The Vacant Area meets the criteria for a vacant blighted area. The Vacant Area is characterized by the presence of two or more factors under the first set of criteria. Additionally, the Vacant Area exhibits the presence of one factor under the second set of criteria. Specifically,

1. Two or More Factors Impair the Sound Growth of the Vacant Area, including:
 - a. Tax and Special Assessment Delinquencies;
 - b. Deterioration of Adjacent Improvements; and
 - c. Declining or Lagging EAV.

Each of these three factors is present to a meaningful extent and reasonably distributed throughout the Vacant Area.

2. Single Factor Criterion Impairs the Sound Growth of the Vacant Area :

The Vacant Area consists of an Unused or Illegal Disposal Site. This factor directly impacts the four largest of the seven Vacant Area parcels, representing 86% of the Vacant Area.

As a whole, the Project Area includes only real property and improvements thereon substantially benefited by the proposed redevelopment project improvements.

B. Surveys and Analyses Conducted

The conditions documented in the Project Area are based upon surveys and analyses conducted by JRG. The surveys and analyses conducted for the Project Area include:

1. Exterior survey of the condition and use of all buildings and sites;
2. Field survey of environmental conditions covering streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences, and general property maintenance;
3. Analysis of the existing uses within the Project Area and their relationships to the surroundings;
4. Comparison of current land use to current zoning ordinance and the current zoning map;
5. Analysis of original platting and current parcel size and layout;
6. Analysis of vacant parcels and buildings;
7. Analysis of building floor area and site coverage;
8. Review of previously prepared plans, studies and data;
9. Analysis of City of Chicago building permit data and building code violation data for the period from January 2004 through June 2009;
10. Analysis of storm, sanitary sewer lines and water supply lines within the Project Area via existing infrastructure maps provided by the City of Chicago's Department of Water Management;
11. Analysis of Cook County Assessor records for assessed valuations and equalization factors for tax parcels in the Project Area for assessment years 2002 to 2008; and
12. Review of Cook County Treasurer records for collection years 2007, 2008 and 2009.

IV. REDEVELOPMENT GOALS AND OBJECTIVES

Comprehensive and coordinated investment in new public and private improvements and facilities is essential for the successful redevelopment of the Project Area and the elimination of conditions that have impeded redevelopment of the Project Area in the past. Redevelopment of the Project Area will benefit the City through improvements in the physical environment, an increased tax base, and additional employment opportunities.

This section identifies the general goals and objectives adopted by the City for redevelopment of the Project Area. **Section V** presents more specific objectives for development and design within the Project Area and the redevelopment activities that the City plans to undertake to achieve the goals and objectives presented in this section.

A. General Goals

Listed below are the general goals adopted by the City for redevelopment of the Project Area. These goals provide overall focus and direction for this Redevelopment Plan.

1. An environment that will contribute more positively to the health, safety and general welfare of the Project Area and the surrounding community.
2. An improved quality of life in the Project Area and the surrounding communities.
3. Elimination of the factors that qualified the Improved Area as a conservation area and the Vacant Area as a blighted area.
4. New and improved public school facilities that adequately serve the needs of the community.
5. A community that is stable, economically and racially diverse, secure, and beautiful.
6. New investment and development opportunities that will increase the real estate tax base of the City and other taxing districts having jurisdiction over the Project Area.
7. Increased employment options for community residents.
8. Improvement and enhancement of public parks and open spaces that serve the neighboring residents, complements adjacent uses, and provides effective and attractive pedestrian connections.

B. Redevelopment Objectives

Listed below are the redevelopment objectives which will guide planning decisions regarding redevelopment within the Project Area.

1. Create an environment that stimulates private investment in the Project Area.
2. Strengthen the economic well being of the Project Area by returning vacant and underutilized properties to the tax rolls.
3. Provide for new and/or improved public facilities to serve a growing residential community, particularly schools, community centers and parks, as appropriate.
4. Support the development of new housing, including for sale and rental units at market rate and affordable prices.

5. Strengthen the main commercial corridors of 106th Street, Indianapolis Boulevard and Ewing Avenue by encouraging new commercial at key intersections and mixed use development opportunities along the corridors.
6. Assemble or encourage the assembly of vacant land into parcels of appropriate shape and sufficient size for redevelopment in accordance with this Redevelopment Plan.
7. Encourage visually attractive buildings, rights-of-way and open spaces and encourage high standards of design.
8. Upgrade public utilities, infrastructure and streets, including streetscape and beautification projects.
9. Create a strong, sustainable system of parks and open spaces that link the Project Area to amenities, parks and boulevards in the greater Chicago community.
10. Create new job opportunities for City residents utilizing the most current hiring programs and appropriate job training programs.
11. Provide opportunities for women-owned, minority-owned and local businesses and local residents to share in the redevelopment of the Project Area.
12. Encourage improvements in accessibility for people with disabilities.

V. REDEVELOPMENT PROJECT

This section presents the Redevelopment Project anticipated to be undertaken by the City and by other public and private entities on behalf of the City in furtherance of this Redevelopment Plan. The Redevelopment Project, as outlined in this section conforms to the plans and policies in place within the Project Area including the Chicago Zoning Ordinance.

The Redevelopment Project described in this Redevelopment Plan and pursuant to the Act includes: a) the land use plan; b) redevelopment goals and objectives; c) a description of redevelopment improvements and activities; d) estimated redevelopment project costs; e) a description of sources of funds to pay estimated redevelopment project costs; f) a description of obligations that may be issued; and g) identification of the most recent EAV of properties in the Project Area and an estimate of future EAV.

A. Land Use Plan

The land uses within the Project Area and their recommended uses within those land uses are listed and described below. The Land Use Plan is intended to direct TIF eligible expenditures and does not affect the zoning currently in place within the Project Area. The land uses proposed for the Project Area are described below and illustrated in *Redevelopment Plan Figure 2a. Land Use Plan – North; Redevelopment Plan Figure 2b Land Use Plan – Center; and Redevelopment Plan Figure 2c. Land Use Plan – South.*

Residential

Residential land uses make up a large percentage of the Project Area and should continue to be the predominant land use. This land use is currently characterized by low density single-family and two-flat buildings with limited number of multi-family buildings. The Land Use Plan encourages the continuation of the low density residential pattern on interior portions of the Project Area. Multi-family residential is encouraged where more intensive pedestrian activity is desired, particularly in areas near transit and along non-local streets. This may include multiple family attached or detached residential dwellings but could include lower density residential dwellings and limited mixed-use residential/commercial.

Complementary uses within residential areas include public and institutional school uses as well and park and open space facilities. Infill development should be encouraged that respects and complements the character and architecture of the existing properties.

Commercial

Areas designated for commercial retail/service uses are intended to provide goods and services for the nearby residential neighborhoods and surrounding community. Commercial retail/service areas should be clustered in areas near primary intersections with good vehicular accessibility and visibility. Particular attention should be given to commercial development along Indianapolis Boulevard, which is a high visibility gateway corridor through the community. Commercial retail and service uses should be compatible with adjacent residential areas and be consistent with the City Zoning Ordinance.

Select locations which serve as a transitional area between industrial uses to the west and residential uses to the east should consider more intensive commercial zoning uses that emphasize commercial service uses or light industrial uses. These areas include Avenue N at 100th Street and Buffalo Avenue just south of 106th Street. This classification is intended to

provide flexibility in land use planning over time and act as a buffer against incompatible or noxious uses or high traffic generating uses in close proximity to residential. Within this land use area, sound existing industries should be retained and enhanced and underutilized and severely deteriorated properties should be considered for high quality new development and reuse of older structures where possible.

Mixed-Use (Residential/Commercial or Residential/Institutional)

Like many urban blockfronts in Chicago that developed prior to the predominance of cars, the Project Area is dominated by blocks which include small commercial storefronts with residential above interspersed with other commercial structures, single family homes and two or three-flat buildings. Because of the compact and isolated nature of the community – surrounded by industrial areas and the Skyway on the east - these mixed use corridors should continue to serve as community workhorses providing many of the day to day needs of community residents. These areas are intended to be more pedestrian oriented and accommodate a mix of uses that serve and support employees, businesses and residents within the Project Area. Multi-family residential or office uses would be encouraged in upper floors and as permitted in the City Zoning Ordinance. Ground floor residential should be encouraged in areas away from the major street intersections. Ancillary uses such as parking lots or facilities to serve the commercial and mixed use corridors should be encouraged where appropriate.

Industrial

Primarily, industrial uses have been designated for the area south of 118th Street. The area currently includes areas moderately sized manufacturing and/or distribution operations as well as a large area of vacant land. New light to moderate industrial development should be encouraged on this site that takes advantage of the site's size, zoning, and complementary uses. Given the proximity to residential immediately north of 118th Street, careful consideration should be given to the type of noise, odor and vehicular activity generated by the users.

A smaller, secondary location for light industrial or commercial service would be appropriate along Avenue N just north of 100th Street as a transitional use between the more intensive industrial uses on the west and low density residential on the east. Appropriate fencing and/or buffering treatments should be encouraged between this site and adjacent residential uses.

Public/Institutional

Public and institutional use areas are located throughout the Project Area as primary uses on the block as well as one of several uses along a mixed use blockfront. This classification identifies areas of existing and future public or institutional uses that serve as the primary use on a single or multiple blocks. These institutions are critically important facilities that serve the Project Area and surrounding neighborhoods and should be maintained and enhanced for the benefit and development of the community.

A primary goal of this Redevelopment Plan is the development of a new public elementary school facility on Indianapolis Boulevard between 104th and 105th Streets. The new school facility is intended to relieve overcrowding issues at other elementary school facilities in the neighborhood. Despite the unusual shape of the future site, accommodations should be made to incorporate playground facilities as well as staff parking as part of the development.

Open Space

This category includes areas owned and operated by the Chicago Park District and Forest Preserve District of Cook County that are dedicated to the provision of park and recreation facilities. This includes two public parks and one bicycle trail within the boundaries of the Project

Area: Krause Playlot Park; Ewing Avenue Playlot Park; and the Burnham Greenway Trail (also known as Park 499). The eastern edge of the Project Area abuts the Eggers Grove Forest Preserve and Calumet Park is less than a half mile to the east. Despite the proximity to these excellent regional park and recreational facilities, the Project Area would benefit from expanded or additional park and open space locations. Additional park space is encouraged within the Project Area and should be an integral part of planned developments.

All development should comply with the Redevelopment Plan objectives set forth in **Section IV**, the Chicago Zoning Ordinance or any applicable Planned Residential Development, the Comprehensive Plan of Chicago, and all other relevant City ordinances and development guidelines.

B. Redevelopment Goals and Objectives

Listed below are the specific redevelopment goals and objectives which will assist the City in directing and coordinating public and private improvements and investment within the Project Area in order to achieve the general goals and objectives identified in **Section IV** of this Redevelopment Plan.

The Development and Design Objectives are intended to enhance and attract a variety of desirable uses such as new public/institutional redevelopment, new industrial development and infill residential development; foster a consistent and coordinated development pattern; and revitalize the overall identity of the Project Area.

a) Land Use

- Strengthen the commercial base of the Project Area to provide local shopping and employment opportunities for community residents and improve the area's image as a well-planned, sustainable and cohesive urban neighborhood.
- Establish community facilities, including new schools and renovated facilities, community centers, and day care centers at appropriate locations within the Project Area.
- Encourage new business and commercial development along the major thoroughfares with a focus on key intersections/commercial nodes to provide the goods and services necessary to sustain a thriving and vibrant residential community.
- Develop a comprehensive housing program that serves homeowners and renters.
- Remove or minimize physical barriers and other impediments to unified development.
- Create a sustainable network of park and open spaces that serve the neighborhood uses and link the community to the larger park system.

b) Building and Site Development

- Maintain Chicago's traditional neighborhood form that is characterized by a grid pattern of streets, buildings oriented toward the street, and a human scale that is attractive and inviting to pedestrians.
- Maintain the cohesive character of the larger community by encouraging new developments that reflect designs consistent with the surrounding neighborhoods, including consistent front yard setbacks and building lines/heights; street orientation of buildings; alleys; parking to the rear of housing; and limited curb cuts.

- Encourage a variety of architectural styles that would be consistent with the surrounding neighborhood.
- Ensure that private development and redevelopment improvements to sites and streetscapes are consistent with public improvement goals and plans.
- Strive to attain LEED certification in all public and private buildings consistent with the City of Chicago's Green Building Agenda.

c) Transportation, Circulation and Infrastructure

- Improve the street surface, curb and gutter conditions, street lighting, and traffic signalization.
- Install or upgrade public utilities and infrastructure as required.
- Ensure that provision of off-street parking meets or exceeds the minimum requirements of the City.
- Promote improved provision of or access to public transportation facilities, including bus and rail transit.

d) Urban Design, Landscaping, and Open Space

- Promote high quality and harmonious architectural, landscape and streetscape design that contributes to and complements the surrounding neighborhoods.
- Provide new pedestrian-scale lighting where appropriate.
- Encourage streetscape features within the Project Area including street trees.
- Screen active rail tracks for safety and appearance, as appropriate.
- Develop new neighborhood parks that are accessible to all residents.
- Ensure that all open spaces are designed, landscaped and lit to achieve a high level of public safety and security.
- Ensure that all landscaping and design materials comply with the City of Chicago Landscape Ordinance or any applicable Planned Residential Development and reflect the character of the area.

C. Redevelopment Improvements and Activities

The City proposes to achieve its redevelopment goals and objectives for the Project Area through the use of public financing techniques including, but not limited to, tax increment financing, to undertake some or all of the activities and improvements authorized under the Act, including the activities and improvements described below. The City also maintains the flexibility to undertake additional activities and improvements authorized under the Act, if the need for activities or improvements change as redevelopment occurs in the Project Area.

The City may enter into redevelopment agreements or intergovernmental agreements with public or private entities for the furtherance of this Redevelopment Plan to construct, rehabilitate, renovate or restore improvements for public or private facilities on one or several parcels or any other lawful purpose. Redevelopment agreements may contain terms and provisions that are more specific than the general principles set forth in this Redevelopment Plan and which include affordable housing requirements as described below.

Developers who receive TIF assistance for market-rate housing are required to set aside 20 percent of the units as affordable units. For-sale housing must be affordable to households earning no more than 100 percent of the area median income, as defined by the **US Department of housing and Urban Development (“HUD”)**. Rental units must be affordable to households earning no more than 60 percent of the area median income.

1. Property Assembly

Property acquisition and land assembly by the private sector in accordance with this Redevelopment Plan will be encouraged by the City. To meet the goals and objectives of this Redevelopment Plan, the City may acquire and assemble property throughout the Project Area. Land assemblage by the City may be by purchase, exchange, donation, lease, eminent domain or through the Tax Reactivation Program and may be for the purpose of: (a) sale, lease or conveyance to private developers or other public bodies; or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Furthermore, the City may require written redevelopment agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

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

The City or a private developer may acquire any historic structure (whether a designated City or State landmark or on, or eligible for, nomination to the National Register of Historic Places) and (a) demolish any non-historic feature of such structure; (b) demolish all or portions, as allowed by laws, of historic structures, if necessary, to implement a project that meets the goals and objectives of the Redevelopment Plan; and (c) incorporate any historic structure or historic feature into a development on the subject property or adjoining property.

2. Relocation

Relocation assistance may be provided to facilitate redevelopment of portions of the Project Area and to meet other City objectives. Business or households legally occupying properties that may be acquired by the City subsequent to this Redevelopment Plan may be provided with relocation advisory and financial assistance as determined by the City. In the event that the implementation of the Redevelopment 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 there under, 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**” shall have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 65/3. As of the date of this Redevelopment

Plan, 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 percent but less than 80 percent 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 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 percent 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 percent of the maximum allowable income for such households, as applicable.

3. Provision of Public Works or Improvements

The City may provide (or assist other public bodies in providing) public improvements and facilities that are necessary to service the Project Area in accordance with this Redevelopment Plan and the comprehensive plan for development of the City as a whole. Public improvements and facilities may include, but are not limited to, the following:

a) Streets and Utilities

A range of roadway, utility and related improvement projects, from repair and resurfacing to major construction or reconstruction, may be undertaken.

b) Schools and Public Facilities

Improvements to or construction of new public facilities, including schools and other public facilities may be provided to serve the existing and future residential development in the Project Area.

c) Parking and Transportation Facilities

Improvements to existing or construction of new public parking and transportation facilities including the development of new off-street parking sites and/or facilities to ensure coordinated vehicular movement and access to the primary mixed use corridors as well as sufficient off street parking for public/institutional uses.

d) Parks and Open Space

Improvements to existing or construction of new parks, open spaces and public plazas may be provided, including the construction of pedestrian walkways, lighting, landscaping and general beautification improvements intended for use of the general public.

4. Rehabilitation of Existing Buildings

The City will encourage the rehabilitation of public and private buildings that are basically sound and/or historically or architecturally significant.

5. Job Training and Related Educational Programs

Programs designed to increase the skills of the labor force that would take advantage of the employment opportunities within the Project Area may be implemented.

6. Day Care Services

Incremental Property Taxes may be used to cover the cost of day care services and centers within the Project Area for children of low-income employees of Project Area businesses or institutions.

7. Taxing Districts Capital Costs

The City may reimburse all or a portion of the costs incurred by certain taxing districts in the furtherance of the objectives of this Redevelopment Plan.

8. Interest Subsidies

Funds may be provided to developers for a portion of interest costs incurred by a developer 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 30 percent of the annual interest costs incurred by the developer with respect to the redevelopment project during that year;
- (c) if there are not sufficient funds available in the special tax allocation fund to make an interest payment, 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 30 percent of the total: (i) cost paid or incurred by a redeveloper for a redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act; and
- (e) The cost limits set forth in this paragraph in subparagraphs (b) and (d) above shall be modified to permit payment of up to 75 percent of interest costs incurred by a developer for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.

9. Affordable Housing

Funds may be provided to developers for 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.

10. Analysis, Administration, Studies, Surveys, Legal, etc.

Under contracts that will run for three years or less (excluding contracts for architectural and engineering services which are not subject to such time limits) the City and/or private developers may undertake or engage professional consultants, engineers, architects, attorneys, etc. to conduct various analyses, studies, surveys, administration or legal services to establish, implement and manage this Redevelopment Plan.

D. Redevelopment Project 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 (the "**Redevelopment Project Costs**").

1. Eligible 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:

- a) Costs of studies, surveys, development of plans and specifications, implementation and administration of the redevelopment plan including but not limited to, staff and professional service costs for architectural, engineering, 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;
- b) The cost of marketing sites within the Project Area to prospective businesses, developers and investors;
- c) 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;
- d) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
- e) Costs of the construction of public works or improvements subject to the limitations in Section 11-74.4-3(q) (4) of the Act;
- f) Costs of job training and retraining projects including the cost of "**welfare to work**" programs implemented by businesses located within the redevelopment project area and such proposals feature a community-based training program which ensures maximum reasonable opportunities for residents of the East Side and Hegewisch Community Areas;
- g) 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;
- h) To the extent the municipality 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;
- i) Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law or by Section 74.4-3(n)(7) of the Act (see **Section V.C.2** above);
- j) Payment in lieu of taxes, as defined in the Act;
- k) 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 Project Area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and 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;

- l) Interest costs incurred by a developer related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - 1. such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - 2. such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - 3. 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;
 - 4. the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total: (i) cost paid or incurred by the developer for such redevelopment project, plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act; and
 - 5. Up to 75 percent of the interest cost incurred by a developer for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.
- m) Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;
- n) An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
- o) 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

- p) The cost of daycare services for children of employees from low-income families working for businesses located within the Project Area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the Project Area. For the purposes of this paragraph, “**low-income families**” means families whose annual income does not exceed 80 percent 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 redevelopment project area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

2. Estimated Redevelopment Project Costs

A range of redevelopment activities and improvements will be required to implement this Redevelopment Plan. The activities and improvements and their estimated costs are set forth in **Table 2. Estimated Redevelopment Project Costs**. All estimates are based on 2009 dollars. Funds may be moved from one line item to another or to an eligible cost category described in this Redevelopment Plan at the City’s discretion.

Redevelopment Project Costs described in this Redevelopment Plan are intended to provide an upper estimate of expenditures. Within this upper estimate, adjustments may be made in line items without amending this Redevelopment Plan.

In the event the Act is amended after the date of the approval of this Redevelopment Plan 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 5/1-74.4-3(q)(11)), this Redevelopment Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as Redevelopment Project Costs under the Redevelopment Plan to the extent permitted by the Act. In the event of such amendment(s) to the Act, the City may add any new eligible redevelopment project costs as a line item in Table 2 or otherwise adjust the line items in Table 2 without amendments to this Redevelopment Plan, 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.

Table 2. Estimated Redevelopment Project Costs

ELIGIBLE EXPENSE	ESTIMATED COST
Analysis, Administration, Studies, Surveys, Legal, Marketing etc.	\$4,100,000
Property Assembly including Acquisition, Site Prep and Demolition, Environmental Remediation	6,560,000
Rehabilitation of Existing Buildings, Fixtures and Leasehold Improvements, Affordable Housing Construction and Rehabilitation costs	12,300,000
Public Works & Improvements, including streets and utilities, parks and open space, public facilities (schools & other public facilities) ^[1]	45,100,000
Relocation Costs	820,000
Job Training, Retraining, Welfare-to-Work	4,100,000
Day Care Services	820,000
Interest Subsidy	8,200,000
TOTAL REDEVELOPMENT COSTS^{[2] [3] [4]}	\$82,000,000

^[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 Project Area. 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 Costs exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Project Costs.

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

^[4] Increases in 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.

Additional funding from other sources such as other contiguous TIF Districts, federal, state, county, or local grant funds may be utilized to supplement the City's ability to finance Redevelopment Project Costs identified above.

E. Sources of Funds to Pay Redevelopment Project 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 are 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 Project Area is contiguous to the Lake Calumet Industrial Corridor and 126th/Torrence redevelopment project areas and may, in the future, be contiguous to or separated by only a public right-of-way from other redevelopment project areas created under the Act. The City may utilize net incremental property taxes received from the Project Area 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 Project Area, made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area, shall not at any time exceed the total Redevelopment Project Costs described in this Redevelopment Plan.

The Project Area may become contiguous to, or be separated only by a public right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.6-1, 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 Project Area, the City may determine that it is in the best interests of the City and in furtherance of the purposes of the Redevelopment Plan that net revenues from the Project Area be made available to support any such redevelopment project areas. The City therefore proposes to utilize net incremental revenues received from the Project Area to pay eligible redevelopment project costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas and vice versa. Such revenues may be transferred or loaned between the Project Area and such areas. The amount of revenue from the Project Area so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Table 2. Estimated Redevelopment Project Costs.

F. Issuance of Obligations

The City may issue obligations secured by Incremental Property Taxes 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 obligation bonds. Additionally, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

The redevelopment project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Project Area is adopted (i.e., December 31, 2034, assuming City Council approval of the Project Area and Redevelopment Plan in 2010). 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 series of obligations may be sold at one or more times in order to implement this Redevelopment Plan. Obligations may be issued on 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 Project Area in the manner provided by the Act.

G. Valuation of the Project Area

1. Most Recent EAV of Properties in the Project Area

The purpose of identifying the most recent EAV of the Project Area is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Project Area. The final 2007 EAV of all taxable parcels in the Project Area is approximately \$50,361,994. This total EAV amount by PIN is summarized in **EXHIBIT II**. 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 2007 tax year. If the 2008 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 2007 EAV with the 2008 EAV.

2. Anticipated Equalized Assessed Valuation

By the tax year 2033 (collection year 2034) and following the substantial completion of the Redevelopment Project, the EAV of the Project Area is estimated at approximately \$233 million. The estimate is based on several assumptions, including: 1) redevelopment of the Project Area will occur in a timely manner; 2) approximately 100 new residential units will be constructed in the Project Area and occupied by December 2020; 3) approximately 150,000 square feet of new and renovated retail space; 4) approximately 400,000 square feet of new industrial space will be developed by December 2020; 4) an estimated annual inflation rate in EAV of 3.0 percent through 2033, realized in triennial reassessment years only (9.273 percent per triennial reassessment period); and 5) the most recent state equalization factor of 2.8439 (tax year 2007) is used in all years to calculate estimated EAV.

VI. LACK OF GROWTH AND DEVELOPMENT THROUGH INVESTMENT BY PRIVATE ENTERPRISE

As described in Section III of this Redevelopment Plan, the Project Area as a whole is adversely impacted by the presence of numerous conservation and blight factors, and these factors are reasonably distributed throughout the Project Area. Blight factors within the Project Area represent major impediments to sound growth and development.

The decline of and the lack of private investment in the Project Area are evidenced by the following:

- Between January 2004 and June 2009, there were a total of 237 building permits issued in the Project Area to a total of 133 separate addresses. This represents 21% of the 612 buildings in the Project Area.
- Of the 237 permits issued, only 3% (7 permits) were for new construction including one permit issued for the public construction of the new branch library. Of the total amount of permits issued during this time frame, more than 50% (119 permits) were for electrical wiring and repairs or replacement of components within existing structures.
- Based on field surveys, approximately 539 of the 612 buildings in the Project Area (88%) were constructed before 1970, with less than 12% of the buildings having been constructed within the last 4 decades.
- Of the 612 buildings in the Project Area, more than 52% are classified as exhibiting some level of deterioration.
- A sizable area of land on the southern portion remains undeveloped and off the tax rolls. Several vacant parcels have been tax delinquent for multiple years.
- The Vacant Area is largely unserved by public utilities, lacking sewer and water mains as well as street, curb and gutter infrastructure.
- The chronically vacant industrial area, located in the vacant portion of the Project Area, is accessible by an unpaved, gravel street has become a hot spot for illegal fly dumping of roadway and building debris from excavation or construction sites.

In summary, the Project Area qualifies under the Act as a combination of a conservation area and a vacant blighted area on the basis that 1) it meets the age threshold and exhibits the meaningful presence and reasonable distribution of 4 of the 13 criteria listed in the Act for a conservation area; and 2) it meets the blighted area criteria for a vacant area. Therefore, the Project Area as a whole is eligible under the TIF Act as a redevelopment project area, with the meaningful presence and reasonable distribution of blighting conditions that are detrimental to the public safety, health, and welfare.

The Project Area on the whole has not been subject to growth and development through investment by private enterprise. The Project Area would not reasonably be anticipated to be developed on a comprehensive and coordinated basis without the adoption of this Redevelopment Plan for the Project Area.

VII. FINANCIAL IMPACT

Without the adoption of the Redevelopment Plan and TIF, the Project Area is not reasonably expected to be redeveloped by private enterprise. In the absence of City-sponsored redevelopment initiatives, there is a prospect that blight factors will continue to exist and spread, and the Project Area on the whole and adjacent properties will become less attractive for the maintenance and improvement of existing buildings and sites. In the absence of City-sponsored redevelopment initiatives, erosion of the assessed valuation of property in and outside of the Project Area could lead to a reduction of real estate tax revenue to all taxing districts.

Section V of this Redevelopment Plan describes the comprehensive, area-wide Redevelopment Project proposed to be undertaken by the City to create an environment in which private investment can occur. The Redevelopment Project will be staged over a period of years consistent with local market conditions and available financial resources required to complete the various redevelopment improvements and activities as well as Redevelopment Projects set forth in this Redevelopment Plan. Successful implementation of this Redevelopment Plan is expected to result in new private investment in privately and publicly-funded new construction and rehabilitation of buildings on a scale sufficient to eliminate problem conditions and to return the area to a long-term sound condition.

The Redevelopment Project is expected to have significant short- and long-term positive financial impacts on the taxing districts affected by this Redevelopment Plan. In the short-term, the City's effective use of TIF, through the encouragement of new development and redevelopment, can be expected to enhance the assessed value of existing properties in the Project Area, thereby enhancing the existing tax base for local taxing agencies. In the long-term, after the completion of all redevelopment improvements and activities, Redevelopment Projects and the payment of all Redevelopment Project Costs and municipal obligations, the taxing districts will benefit from the enhanced tax base that results from the increase in EAV caused by the Redevelopment Projects.

VIII. DEMAND ON TAXING DISTRICT SERVICES

The following major taxing districts presently levy taxes against properties located within the Project Area:

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

Cook County Forest Preserve District. The Forest Preserve District is responsible for acquisition, restoration and management of lands for the purpose of protecting and preserving open space in the City and County for the education, pleasure and recreation of the public. Portions of the Burnham Greenway Trail are located within the boundaries of the Project Area and beyond. Eggers Grove is located immediately east of the Project Area.

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

Chicago Community College District 508. 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.

City of Chicago Library Fund. General responsibilities of the Library Fund include the provision, maintenance and operation of the City's library facilities. The Vodak/East Side Public Library is branch facility located in the Project Area at 3710 E 106th Street.

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

Board of Education of the City of Chicago. General responsibilities of the Board of Education include the provision, maintenance and operation of educational facilities and the provision of educational services for kindergarten through twelfth grade. There are three (3) public school facilities located in the Project Area: Jane Addams Elementary School, Matthew Gallistel Elementary Language Academy and the Matthew Gallistel Elementary Language Academy branch facility.

In addition to those school facilities in the boundaries of the Project Area, three (3) schools are located within approximately ¼ mile of the Project Area. These include: George Washington Elementary School, George Washington High School, and Douglas Taylor Elementary School.

Chicago Park District and Chicago Park District Aquarium & Museum Bonds. The Park District is responsible for the provision, maintenance and operation of park and recreational facilities throughout the City and for the provision of recreation programs. There are three public parks in the Project Area including Ewing Avenue Playlot Park, Krause Playlot Park and a portion of the Burnham Greenway Trail System (Park No. 499).

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

All public facilities located within the Project Area as well as those facilities located within ¼ mile of the Project Area are identified in **Redevelopment Plan Figure 3. Community Facilities**.

In 1994, the Act was amended to require an assessment of any financial impact of the Project Area on, or any increased demand for services 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 Project Area and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development.

A. Impact of the Redevelopment Project

The rehabilitation or replacement of underutilized properties with business, commercial, residential, and other development may cause increased demand for services and/or capital improvements to be provided by the Metropolitan Water Reclamation District, the City, the Board of Education and the Chicago Park District. The estimated nature of these increased demands for services on these taxing districts is described below.

Metropolitan Water Reclamation District of Greater Chicago. The rehabilitation of or replacement of underutilized properties with new development may cause increased demand for the services and/or capital improvements provided by the Metropolitan Water Reclamation District.

City of Chicago. The replacement or rehabilitation of underutilized properties with new development may increase the demand for services and programs provided by the City, including police protection, fire protection, sanitary collection, recycling, etc.

Board of Education. Current demographics indicate the need for additional school facilities to serve residents in and around the Project Area. The replacement or rehabilitation of underutilized properties with new residential development, beyond the current demand, is likely to increase the demand for services and programs provided by the City. Three (3) Chicago Public School facilities are located within the boundaries of the Project Area: Jane Addams Elementary School, Matthew Gallistel Elementary Language Academy and the Matthew Gallistel Elementary Language Academy branch facility.

Chicago Park District. The replacement or rehabilitation of underutilized properties with residential, commercial, business and other development is likely to increase the demand for services, programs and capital improvements provided by the Chicago Park District within and adjacent to the Project Area. These public services or capital improvements may include, but are not necessarily limited to, the provision of additional open spaces and recreational facilities by the Chicago Park District. There are three (3) public parks located within the Project Area: Ewing Avenue Playlot Park; Krause Playlot Park; and a portion of the Burnham Greenway Trail System (Park No. 499).

City of Chicago Library Fund. The replacement or rehabilitation of underutilized properties with residential, commercial, business and other development is likely to increase the demand for services, programs and capital improvements provided by the City of Chicago Library Fund. There is one (1) branch library facility located within the Project Area boundary: Vodak/East Side Public Library.

B. Program to Address Increased Demand for Services or Capital Improvements

The following activities represent the City's program to address increased demand for services or capital improvements provided by the impacted taxing districts.

- Metropolitan Water Reclamation District of Greater Chicago. It is expected that any increase in demand for treatment of sanitary and storm sewage associated with the Project Area can be adequately served by existing treatment facilities maintained and operated by the Metropolitan Water Reclamation District. Therefore, no special program is proposed for the Metropolitan Water Reclamation District.
- City of Chicago. It is expected that any increase in demand for City services and programs associated with the Project Area can be adequately handled by existing City, police, fire protection, sanitary collection and recycling services and programs maintained and operated by the City. Therefore, no special programs are proposed for the City.
- Board of Education. It is expected that new residential development and the redevelopment of vacant, underutilized or non-residential property to residential and/or mixed-use will result in an increase in demand for services provided by the Board of Education. The amount and type of new development is not known at this time but will be closely monitored by the City of Chicago.

Jane Addams Elementary School and Matthew Gallistel Elementary Language Academy are both exceeding their school capacity. Matthew Gallistel Elementary Language Academy, in particular, is operating out of two public school facilities and occupies third floor space in a St. Francis De Sales high school facility. The total estimated number of Pre-Kindergarten (**Pre-K**) through 8th grade public school students that can be accommodated in the Matthew Gallistel Elementary Language Academy (main) building and the Jane Addams Elementary School (main) building (excluding mobile and leased capacity) is 1,235. The total number of Pre-K through 8th grade public school students residing within the two schools' combined attendance areas is 2,400. Therefore, the approximate school capacity deficit in this area is 1,165. Effectively, there are two public school students residing in the area for every one seat available.

The nearest public high school, located just outside the Project Area, is George Washington High School. Due to the mobility of high school age children, capacity issues at the high school level are not considered as critical as elementary schools. It is anticipated that new high school age children resulting from new development in the Project Area can be accommodated by the regional school system but may require, over time, new or expanded school facilities.

To address the current need for additional public school facilities, this Redevelopment Plan accommodates and supports plans by the City and the Board of Education to construct a new elementary school facility within the Project Area. The City and the Board of Education will monitor the implementation of the facility to ensure that current residents are adequately served and any increased demand for services and capital improvements provided by the Board of Education are addressed.

Other Taxing Districts. It is expected that any increase in demand for Chicago Park District, Chicago Library Fund, Cook County, Cook County Forest Preserve District, and Chicago Community College District 508's services and programs associated with the Project Area can be adequately served by existing services and programs maintained and operated by these taxing districts. Therefore, at this time, no special programs are proposed for these taxing districts.

The City's program to address increased demand for services or capital improvements provided by some or all of the impacted taxing districts is contingent upon: (i) the Redevelopment Project occurring as anticipated in this Redevelopment Plan, (ii) the Redevelopment Project resulting in demand for services sufficient to warrant the allocation of Redevelopment Project Costs; and (iii) the generation of sufficient Incremental Property Taxes to pay for the Redevelopment Project Costs (identified in **Table 2. Estimated Redevelopment Project Costs**). In the event that the Redevelopment Project fails to materialize, or involves a different scale of development than that currently anticipated, the City may revise its program to address increased demand, to the extent permitted by the Act, without amending this Redevelopment Plan.

IX. CONFORMITY OF THE REDEVELOPMENT PLAN FOR THE PROJECT AREA TO LAND USES APPROVED BY THE PLANNING COMMISSION OF THE CITY

This Redevelopment Plan and the Redevelopment Project described herein include land uses that will be approved by the Chicago Plan Commission prior to the adoption of the Redevelopment Plan.

X. PHASING AND SCHEDULING

A phased implementation strategy will be utilized to achieve comprehensive and coordinated redevelopment of the Project Area.

It is anticipated that City expenditures for Redevelopment Project Costs will be carefully staged on a reasonable and proportional basis to coincide with Redevelopment Project expenditures by private developers and the receipt of Incremental Property Taxes by the City.

The estimated date for completion of Redevelopment Projects is no later than December 31 of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Project Area is adopted (i.e., December 31, 2034, assuming City Council approval of the Project Area and Redevelopment Plan in 2010).

XI. PROVISIONS FOR AMENDING THIS REDEVELOPMENT PLAN

This Redevelopment Plan may be amended pursuant to the Act.

XII. COMMITMENT TO FAIR EMPLOYMENT PRACTICES AND AFFIRMATIVE ACTION PLAN

The City is committed to and will affirmatively implement the following principles with respect to this Redevelopment Plan:

- A) The assurance of equal opportunity in all personnel and employment actions, with respect to the Redevelopment Project, including, but not limited to hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, 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) Redevelopers must meet the City's standards for participation of 24 percent Minority Business Enterprises and 4 percent Woman Business Enterprises and the City Resident Construction Worker Employment Requirement as required in redevelopment agreements.
- C) This commitment to affirmative action and nondiscrimination 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 to all project employees.

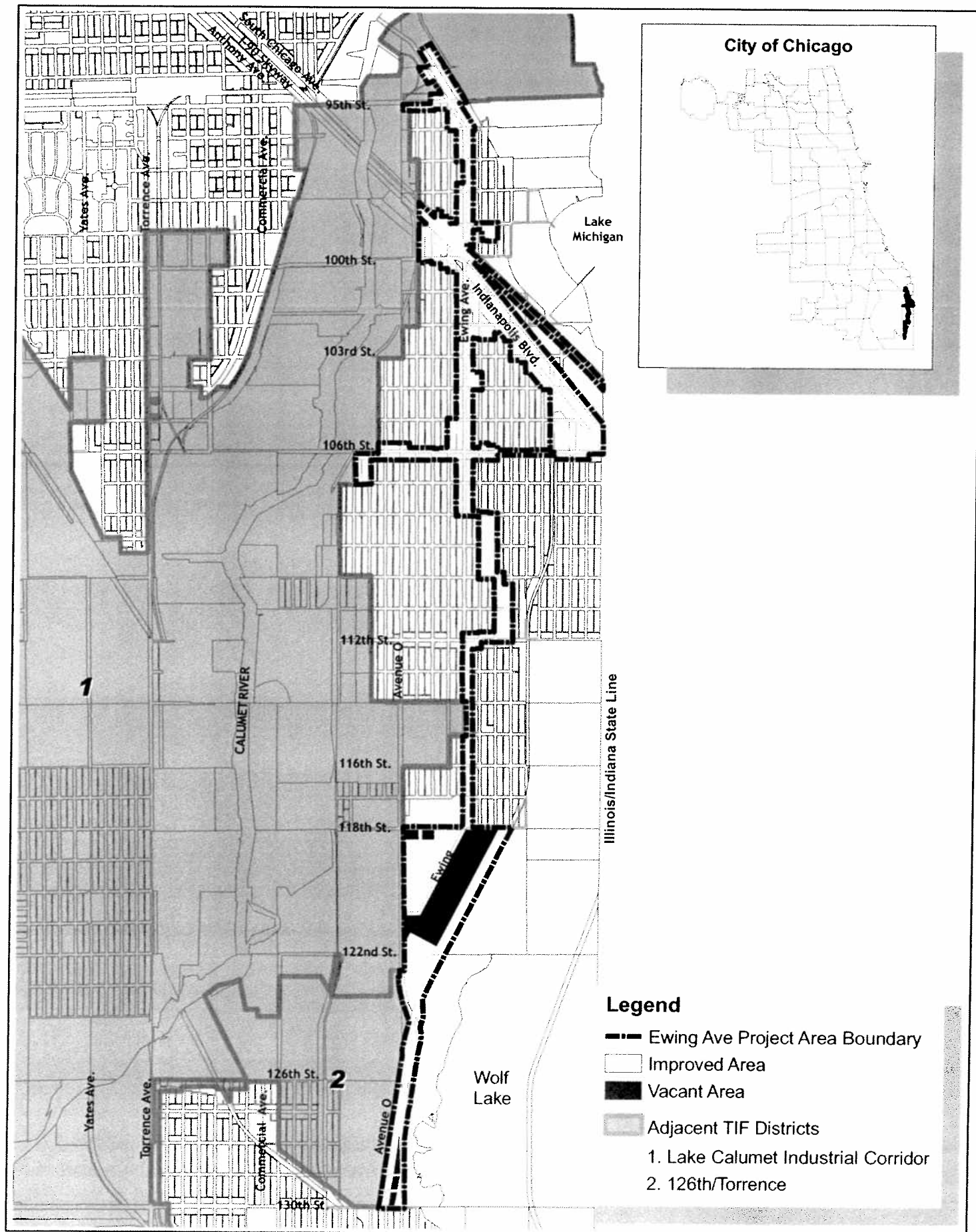
The City shall have the right in its sole discretion to exempt certain small businesses, residential property owners and developers from the above.

XIII. HOUSING IMPACT

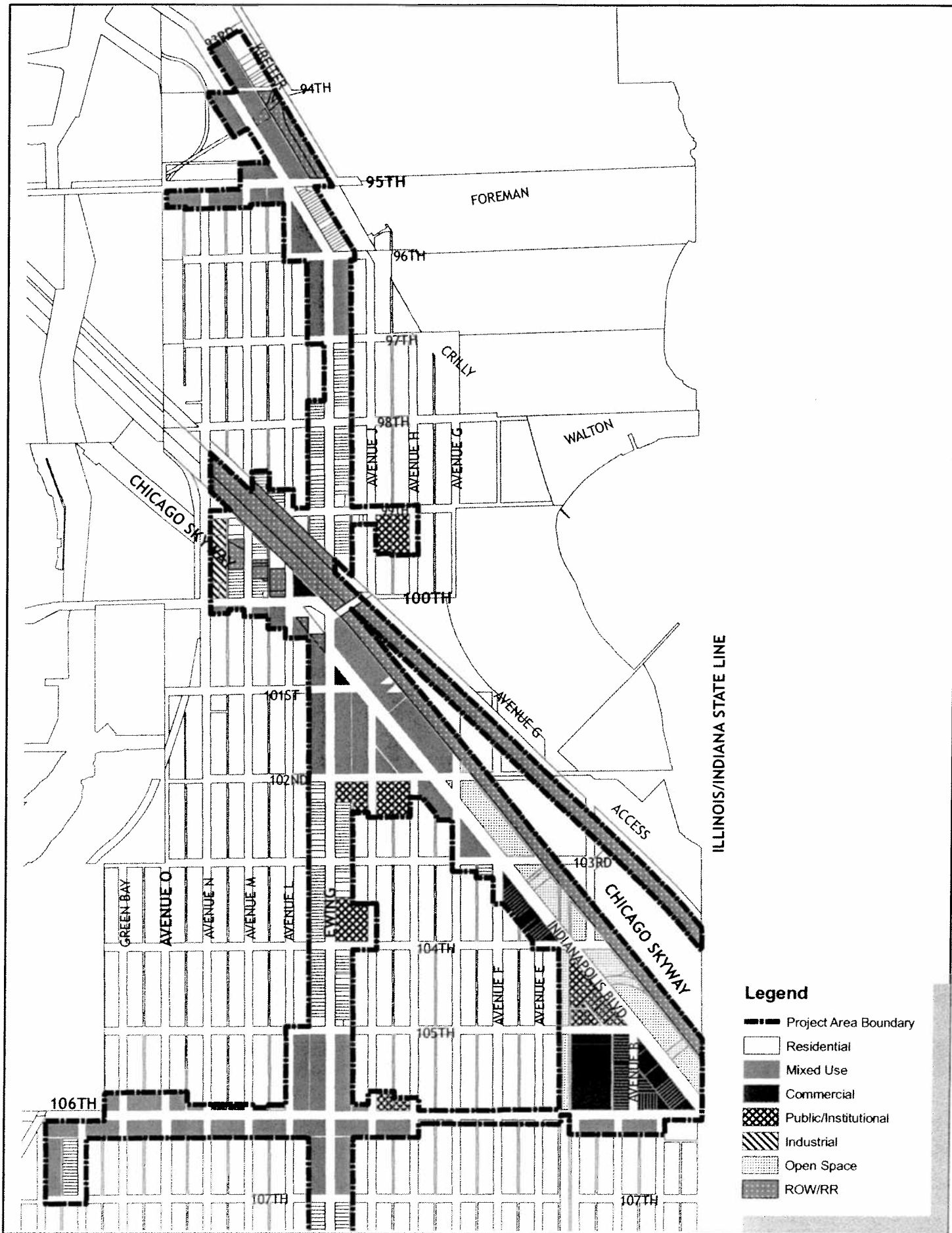
As set forth in the Act, if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that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

The Redevelopment Project Area contains 760 inhabited residential units. The Redevelopment Plan allows for the development or redevelopment of several portions of the Project Area 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 section are described in a separate report which presents certain factual information required by the Act. The report, prepared by JRG, is entitled "*Ewing Avenue Tax Increment Financing Housing Impact Study*," and is attached as **EXHIBIT IV** to this Redevelopment Plan.

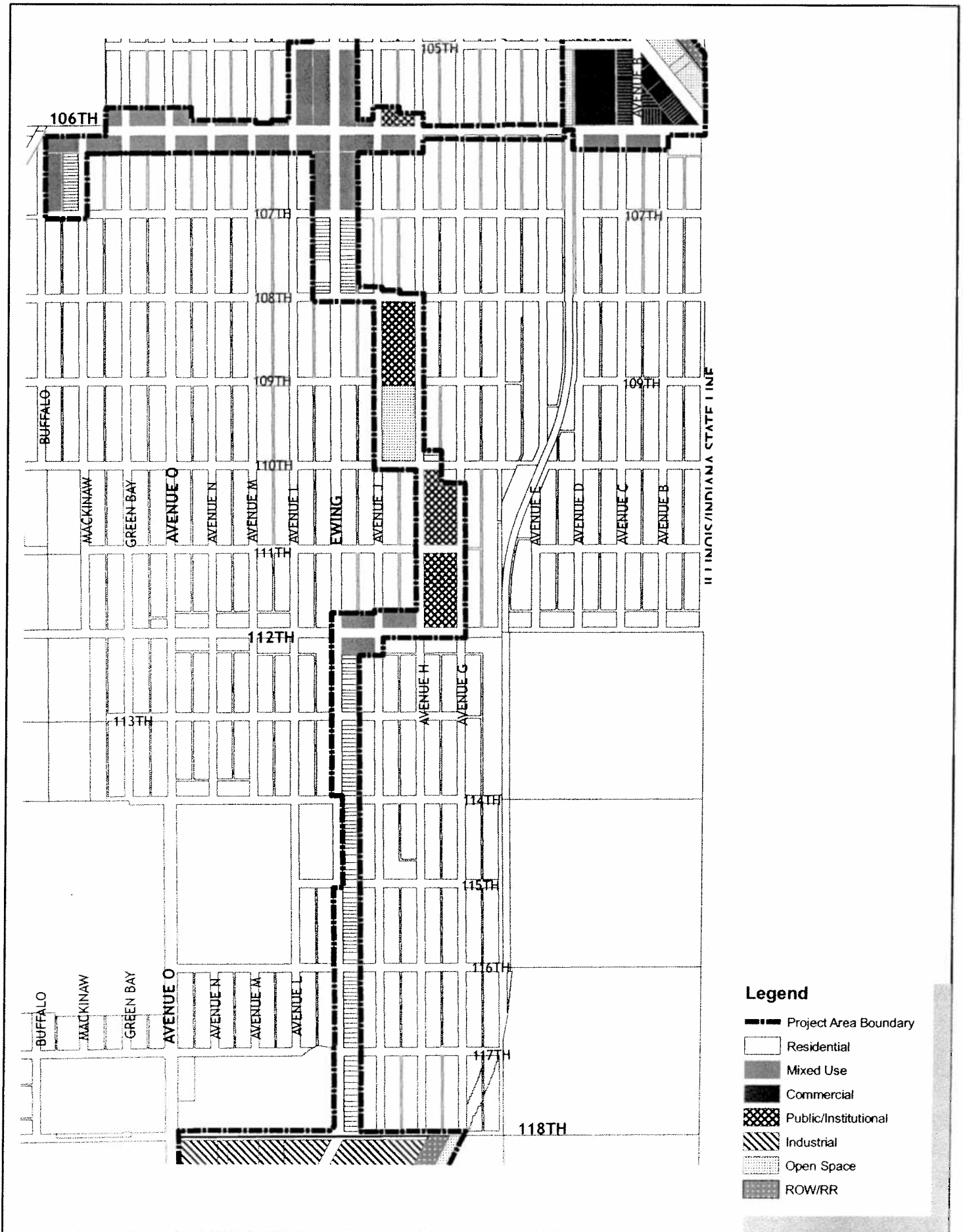


Redevelopment Plan Figure 1: Project Area Boundary
EWING AVENUE TIF

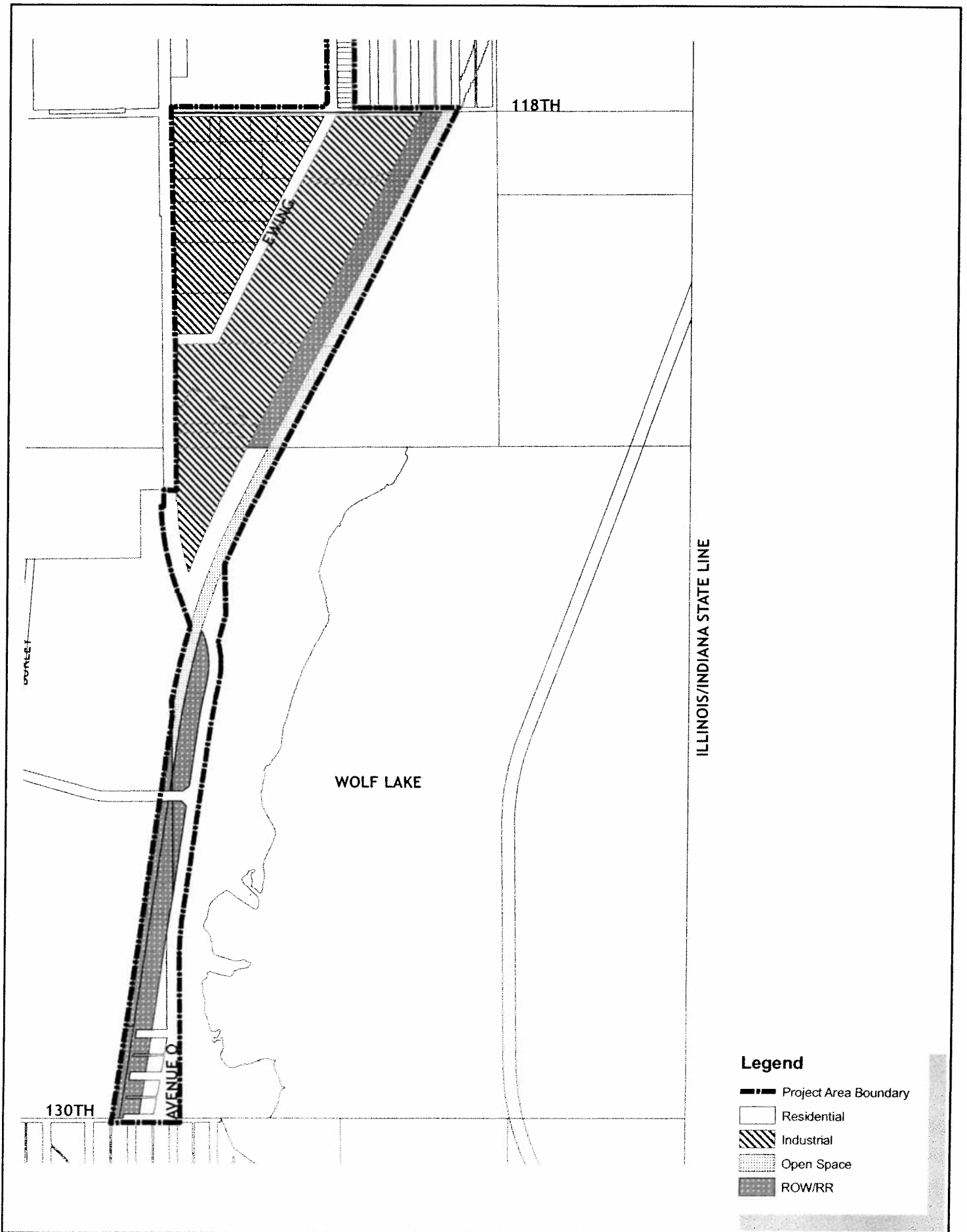


Redevelopment Plan Figure 2a: Land Use Plan-North
 EWING AVENUE TIF



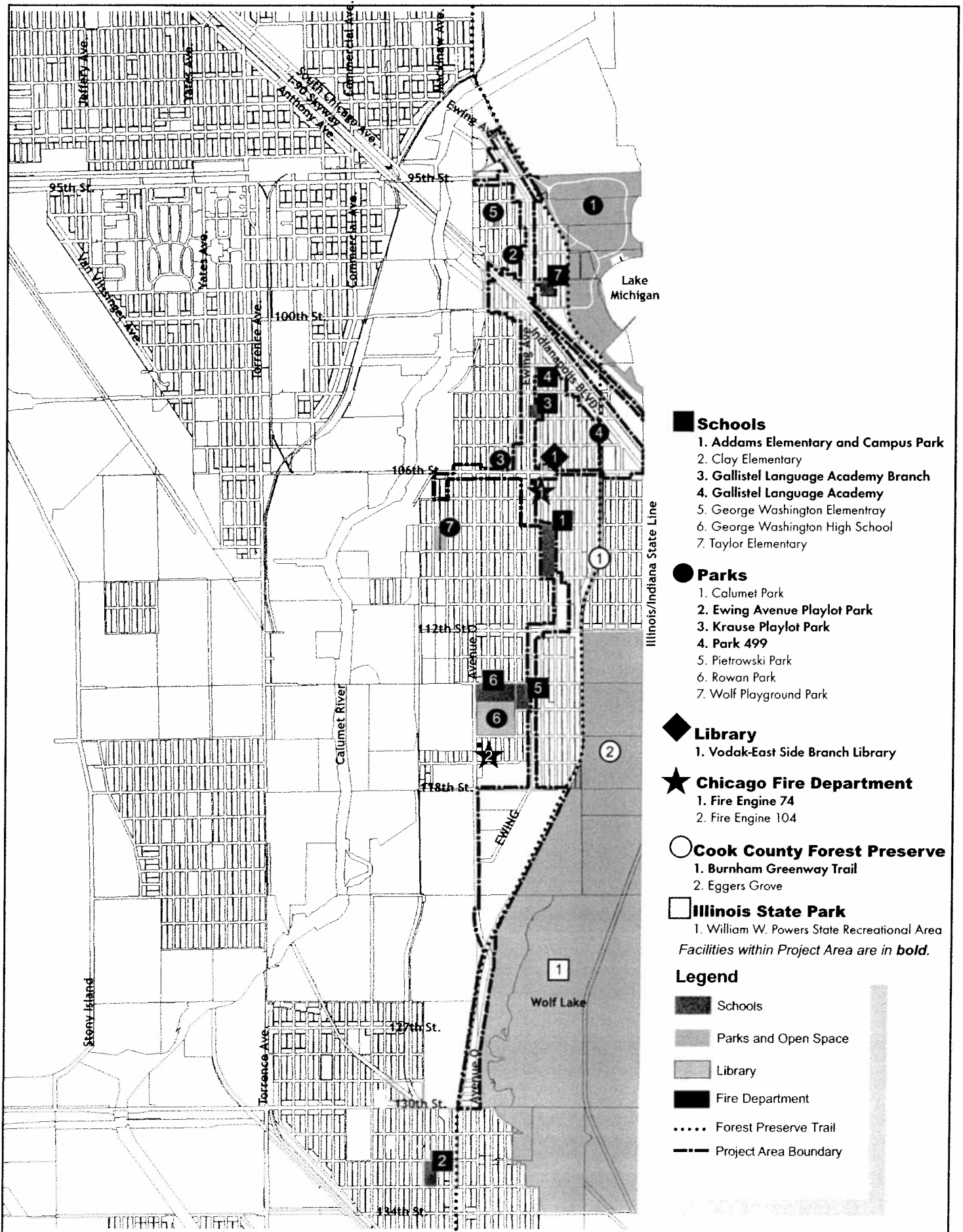


Redevelopment Plan Figure 2b: Land Use Plan-Center
 EWING AVENUE TIF



Redevelopment Plan Figure 2c: Land Use Plan-South
 EWING AVENUE TIF





Redevelopment Plan Figure 3: Community Facilities

EWING AVENUE TIF



EXHIBIT I:

Legal Description of Project Boundary

EWING AVENUE TIF

That part of Sections 4, 5, 7, 8, 17, 16, 19, 20, 29, 30, 31, and 32, Township 37 North, Range 15 East of the third Principal Meridian, all in Cook County, Illinois, described as follows:

Beginning at the Southeast corner of Ewing Avenue and 93rd Court; thence Northeast along the South right of way line of 93rd Court to the West right of way line of Kreiter Avenue; thence Southeast along the West line of Kreiter Avenue, to the South right of way line of 95th Street; thence West along the South right of way line of 95th Street to the Easterly line of the alley in Block 6 of the Subdivision of Lots 1, 2, 3, 4, also being West of Kreiter; thence Southeast along the Easterly line of said alley, to the North right of way line of 96th Street; thence South at a 90 degrees angle from the North Right of Way Line of 96th Street to the South right of way line of 96th Street also being a point on Lot 1 in Block 9 in Taylor's Second Addition; thence West along the South right of way line of 96th Street to the East line of the alley, also being the West line of Lot 1, also being West of Avenue J; thence South along the East line of said alley to the North right of way line of 99th Street; thence East along the North right of way line of 99th Street to the East right of way line of Avenue H; thence South with the extension of the East right of way line of Avenue H to a line on the North line extended East of PIN# 26-05-111-015, being the North line of the South half of Lot 13 in Block 18 in The Resubdivision of that part of Taylor's First Addition to Chicago; thence West along aforesaid line extension to the West line of the alley lying West of Avenue H; thence North along the West line of said alley to the North line of PIN# 26-08-111-002; thence West along the North line of said PIN# 26-08-111-002 to a point on the West right of way line of Avenue J; thence North along the West right of way line of Avenue J to the North line of Lot 4 in Block 17 in The Resubdivision of that part of Taylor's First Addition to Chicago; thence West along the North line of Lot 4 in Block 17 in The Resubdivision of that part of Taylor's First Addition to Chicago, to the East line of the alley lying West of Avenue J; thence South along said alley to a point on the North right of way line of B&O RY Railroad; thence North along the Northeast right of way of B&O RY Railroad to the Northwest corner of PIN# 26-08-500-004; thence South along the West line of PIN# 26-08-500-004 to the North right of way line of NYC Railroad; thence Southeast along the North right of way line of NYC Railroad to the Illinois State Border; thence South along the Illinois State Border to the South right of way line of NYC Railroad; thence Northwest along the South right of way line of NYC Railroad to the intersection of NYC Railroad and Penn Railroad; thence Southeast along the Northeast right of way line of Penn Railroad to the Illinois State Border; thence South along the Illinois State border to the South right of way line of 106th Street; thence West along the South right of way line of 106th Street to the East right of way line of Avenue B; thence South to the South line of the alley lying South of 106th Street in State Line Park Subdivision; thence West along the South line of said alley to a point on the East line of PIN# 26-17-201-019; thence North to the North line of said East line of PIN# 26-17-201-019; thence West to the West line of said PIN# 26-17-201-019; thence South along the West line of said PIN# 26-17-201-019 to a line extended East, said line being the South line of Lot 1 in Fred & Merritt Rathje's Addition to Chicago; thence West along said South line of Lot 1 in Fred &

Merritt Rathje's Addition to Chicago to the West right of way line of Avenue F; thence North to the North line of PIN# 26-17-107-019; thence West along the North line of PIN# 26-17-107-019 to the West right of way line of Avenue G; thence North along the West right of way line of Avenue G to the North line of PIN# 26-17-106-018; thence West along the North line of PIN# 26-17-107-018 to the East right of way line of Avenue H; thence South along the East right of way line of Avenue H to a line extended East, said line being the South line of an alley lying South of 106th Street in Jackson's Subdivision; thence West along the South line of said alley to the East line of an alley lying West of Avenue J in Taylor's Subdivision; thence South along the East line of said alley to the South line of PIN# 26-17-112-037; thence East along the South line of said PIN# 26-17-112-037 extended to the East right of way line of Avenue J; thence South along the East right of way line of Avenue J to the South line of Lot 23 in Jackson Subdivision of the East ½ of the Southwest ¼ of the Northeast ¼ of the Northwest ¼ of Section 17; thence East along the South line of Said Lot 23 in Jackson Subdivision to the East Right of Way line of Avenue H; thence South along the East Right of Way line of Avenue H to the South line of Lot 27 in Block 7 in Lloyd & Other's Subdivision; thence East along the South line of Said Lot 27 in Block 7 in Lloyd & Other's Subdivision to the East line of the alley East of Avenue H; thence South along the East line of said alley to the South line of PIN# 26-17-306-038; thence East along the South line of PIN# 26-17-306-038 to the East right of way line of Avenue G; thence South along the East right of way line of Avenue G to the South right of way line of 112th Street F.J. Louis' Southeastern Development; thence West along the South right of way line of 112th Street to the East right of way line of Avenue J in F.J. Louis' Southeastern Development; thence South along the East right of way line of Avenue J to the South line of the alley South of 112th Street; thence West along the South line of said alley to the East line of the alley West of Avenue J; thence South along the East line of said alley to the North right of way line of 118th Street; thence East along the North line of 118th Street to the intersection of 118th Street and the East extension line of PIN# 26-20-300-002; thence Southwest along the East line of said PIN# 26-20-300-002 to the South line of PIN# 26-20-300-002; thence East along the North line of PIN# 26-29-500-001 being Penna RR, to the East line of PIN# 26-29-500-001; thence South along the East line of PIN# 26-29-500-001 to a point on PIN# 26-29-100-002; thence South along the East line of PIN# 26-29-100-002 to the Easterly right of way of Avenue O. thence Southeasterly along the Easterly right of way line of Avenue O to the South right of way line of 130th Street; thence West along the South right of way line of 130th Street to the extension of the East line of PIN# 26-30-501-002 in Cleaveland's Subdivision; thence Northeast along the East line of PIN# 26-30-501-002 to the North line of 26-30-501-002; thence West along the North line of PIN# 26-30-501-002 to the West line of PIN# 26-30-501-003, also being the West line of the Penna Railroad; thence Northeast along the West line of PIN# 26-30-501-003 to the South right of way of Avenue O; thence Northwesterly along the Westerly right of way line of Avenue O to the Northeast corner of PIN# 26-30-204-002; thence directly East to the East right of way line of Avenue O; thence North along the East right of way line of Avenue O to the North right of way line of 118th Street; thence East along the North right of way line of 118th Street to the West right of way line of Ewing Ave.; thence North along the West right of way line of Ewing Avenue to the South right of way line of 115th Street; thence East along the South right of way line of 115th Street to the East right of way line of Ewing Avenue; thence North along the East right of way of Ewing Avenue to the North right of way line of 114th Street; thence West along the North right of way line of 114th Street to the West right of way line of Ewing Avenue; thence North along the West right of way line of Ewing Avenue to the North line of the alley North of

112th Street extended to the West right of way of Ewing Avenue; thence East along the North line of said alley to the West right of way line of Avenue J; thence North along the West right of way line of Avenue J to the North line of the alley lying North of 112th Street and West of Avenue H extended to the West right of way line of Avenue H; thence East along the North line of said alley to the West right of way line of Avenue H; thence North along the West right of way line of Avenue H to the South right of way line of 110th Street; thence West along the South right of way line of 110th Street to the West right of way line of Avenue J; thence North along the West right of way line of Avenue J to the South line of 108th Street; thence West along the South right of way line of 108th Street to the West line of the alley lying West of Ewing Avenue; thence North along the West line of said alley to the South line of the alley South of 106th Street; thence West along the South line of said alley to the East right of way line of Mackinaw Avenue; thence South along the East right of way line of Mackinaw Avenue to the South right of way line of 107th Street; thence West along the South right of way line of 107th Street to the East right of way line of Buffalo Avenue, thence North along the East right of way line of Buffalo Avenue to the South right of way line of 106th Street; thence East along the South right of way line of 106th Street to the East line of PIN# 26-07-401-009 as extended; thence North along the East line of PIN# 26-07-401-009 to the North line of the alley North of 106th Street as extended; thence East along the North line of said alley to the East right of way line of Avenue O; thence North along the East right of way line of Avenue O to the North right of way line of PIN# 26-08-326-053; thence East along the North line of PIN# 26-08-326-053 to the East line of the alley East of Avenue O; thence South along the East line of said alley to the North line of Lot 23 in Block 32 in Ironworker's Addition to South Chicago; thence East along the North line of said Lot 23 extended to the East right of way line of Avenue M; thence South along the East right of way line of Avenue M to the North line of PIN# 26-08-328-022; thence East along the North line of PIN# 26-08-328-022 to the West line of the alley lying East of Avenue M; thence North along the West line of said alley to the North line of Lot 23 in Block 34 in Ironworker's Addition to South Chicago; thence East along the North line of said Lot 23 in Block 34 to the West right of way line of Avenue L; thence North along the West right of way line of Avenue L to the North right of way line of 105th Street; thence East along the North right of way line of 105th Street to the West line of the alley lying East of Avenue L; thence North along the West line of said alley to the North right of way line of Lot 40 in Block 29 in Taylor's First Addition to South Chicago; thence West along the North line of said Lot 40 in Block 29 to the West right of way line of Avenue L; thence North along the West right of way of Avenue L to the North line of Lot 8 in Block 30 in Taylor's First Addition to South Chicago; thence West along the North line of said Lot 8 in Block 30 to the West line of the alley lying West of Avenue L; thence North along the West line of said alley to the North line of Lot 47 in Block 30 in Taylor's First Addition to South Chicago; thence West along the North line of said Lot 47 to the West right of way line of Avenue M; thence North along the West right of way line of Avenue M to the North line of PIN# 26-08-114-025; thence West along the North line of PIN# 26-08-114-025 to the East line of the alley lying West of Avenue M; thence South along the East line of said alley to the North line of Lot 48 in Block 31 in Taylor's First Addition to South Chicago as extended to the East line of said alley; thence West along the North line of Lot 48 in Block 12 to the East right of way line of Avenue N; thence North along the East right of way line of Avenue N to the North right of way line of 99th Street; thence East along the North right of way line of 99th Street to the Southwest right of way of Penna Railroad; thence Northwest along the Southwest right of way of Penna Railroad to the East right of way of Avenue N; thence North along the East right of way line of

Avenue N to the Southwest right of way line of B&O RY Railroad; thence Southeast along the Southwest right of way line of B&O RY Railroad to the East right of way line of Avenue M; thence North along the East right of way line of Avenue M to the North line of Lot 31 in Block 6 in Taylor's First Addition to South Chicago; thence East along the North line of said Lot 31 in Block 6 to the East line of the alley lying West of Avenue L; thence South along the East line of said alley to the North line of Lot 18 in Block 6 in Taylor's First Addition to South Chicago; thence East along the North line of said Lot 18 in block 6 to the East right of way line of Avenue L; thence South along the East right of way line of Avenue L to the North right of way line of 99th Street; thence East along the North right of way line of 99th Street to the West line of the alley lying East of Avenue L; thence North along the West line of said alley to the North line of PIN# 26-05-322-033 extended to the West line of said alley; thence East along the North line of PIN# 26-05-322-033 to the West right of way line of Ewing Avenue; thence North along the West right of way line of Ewing Avenue to the South right of way line of 97th Street; thence West along the South right of way line of 97th Street to the West line of the alley lying West of Ewing Avenue; thence North along the West line of said alley to the South right of way line of 96th Street; thence West along the South right of way line of 96th Street to the West right of way line of Avenue L; thence North along the West right of way line of Avenue L to the North line of Lot 6 in Block 4 in Taylor's First Addition to South Chicago; thence West along the North line of said Lot 6 in Block 4 to the East right of way line of Avenue M; thence South along the East right of way line of Avenue M to the South line of the alley lying West of Avenue M and South of 95th Street as extended to the East right of way line of Avenue M; thence West along the South line of said alley to the East right of way line of Avenue O; thence North along the East right of way of Avenue O to the South right of way of 95th Street; thence East along the South right of way line of 95th Street to the West line of PIN# 26-05-307-007; thence North along the West line of PIN# 26-05-307-007 to the North right of way of 95th Street; thence East along the North right of way line of 95th Street to the East line of PIN# 26-05-304-044; thence North along the East line of PIN# 26-05-304-044 to the South line of the alley lying North of 95th Street; thence East along the North line of said alley to the Southwest right of way line of Ewing Avenue; thence Northwest along the Southwest right of way line of Ewing Avenue to the Northwest line of PIN# 26-05-304-056; thence Southwest along the Northwest line of PIN# 26-05-304-056 to the Southwest line of PIN# 26-05-304-056; thence Northwest along the Southwest line of PIN# 26-05-304-056 to the South right of way line of 94th Street; thence East along the South right of way line of 94th Street to the Northeast right of way line of Ewing Avenue; thence Northwest along the Northeast right of way line of Ewing Avenue to the Point of Beginning,

(Except that part within the following described area; Beginning at the Southeast corner of Lot 25 in Block 41 of Ironworker's Addition to South Chicago; thence West along the North right of way line of 106th Street to the East right of way line of Avenue H; thence North along the East right of way line of Avenue H to the Northwest corner of Lot 28 in Block 38 in Andrew Ringman's Resubdivision of Block 39 of Ironworker's Addition to South Chicago; thence West along said North line of Lot 21 in Block 37 in Andrew Ringman's Resubdivision of Block 39 of Ironworker's Addition to South Chicago, extended to the East line of an alley West of Avenue H in Block 37; thence North along the East line of said alley to the North line of an alley lying North of 106th Street extended to the East line of the alley lying West of Avenue H; thence West along the North line of the alley lying North of 106th Street to the West right of way line of Avenue J; thence South along the West right of way line of Avenue J to the North line of Lot 23

in Block 36 in Andrew Ringman's Resubdivision of Block 39 of Ironworker's Addition to South Chicago; thence West along the North line of said Lot 23 in Block 36 in Andrew Ringman's Resubdivision of Block 39 of Ironworker's Addition to South Chicago, to the East line of the alley lying West of Avenue J; thence North along the East line of said alley to the South right of way line of 104th Street; thence East along the South right of way line of 104th Street to the East right of way line of Avenue J; thence North along the East right of way line of Avenue J to the North line of PIN# 26-08-314-008; thence West along the North line of said PIN# 26-08-314-008 to the East line of an alley lying West of Avenue J; thence North along the East line of said alley to the North line of PIN# 26-08-304-021; thence East along the North line of said PIN# 26-08-314-021 to the West right of way line of Avenue J; thence South along the West right of way line of Avenue J to the North line of PIN# 26-08-305-002 extended to the West right of way line of Avenue J; thence East along the North line of said PIN# 26-08-305-002 to the West right of way line of Avenue H; thence North along the West right of way line of Avenue H to the South line of the alley lying South of 102nd Street; thence East along the South line of said alley to the Northeast corner of Lot 31 in Block 4 in the Subdivision of the North 462 feet of blocks 4, 5, 6, and 8 and the North 495 feet of the East ½ of Block 9 of Ironworkers Addition to South Chicago; thence Southeast along the line of aforesaid alley to the East line of Lot 27 in Block 4 in Subdivision of the North 462 feet of blocks 4, 5, 6, and 8 and the North 495 feet of the East ½ of Block 9 of Ironworkers Addition to South Chicago; thence South along the West line of aforesaid alley to the South line of Lot 13 in Block 4 in Subdivision of the North 462 feet of blocks 4, 5, 6, and 8 and the North 495 feet of the East ½ of Block 9 of Ironworkers Addition to South Chicago; thence East along the South line of Lot 13 in Block 4 in Subdivision of the North 462 feet of blocks 4, 5, 6, and 8 and the North 495 feet of the East ½ of Block 9 of Ironworkers Addition to South Chicago to the West right of way line of Avenue G; thence South along the West right of way line of Avenue G to the North line of Lot 3 in Block 16 in Andrew Ringman's Resubdivision of Block 39 of Ironworker's Addition to South Chicago; thence East along the North line of Lot 3 in Block 16 in Andrew Ringman's Resubdivision of Block 39 of Ironworker's Addition to South Chicago to the Northwest corner of Lot 46 in Block 17 in Andrew Ringman's Resubdivision of Block 39 of Ironworker's Addition to South Chicago; thence East along the North line of Lot 46 in Block 17 in Andrew Ringman's Resubdivision of Block 39 of Ironworker's Addition to South Chicago to the West line of the alley lying East of Avenue G; thence South to the North line of Lot 4 in Block 17 in Andrew Ringman's Resubdivision of Block 39 of Ironworker's Addition to South Chicago extended West to the West line of said alley; thence East along the North line of said Lot 4 in Block 17 in Andrew Ringman's Resubdivision of Block 39 of Ironworker's Addition to South Chicago to the West right of way line of Avenue F; thence South along the West right of way of Avenue F to a point perpendicular to the North corner of Lot 33 in Block 18 in Ironworker's Addition to South Chicago; thence East to the North corner of Lot 33 in Block 18 in Ironworker's Addition to South Chicago; thence Southeast along the Southwest line of the alley running Northwest and Southeast and being East of Avenue F and North of 104th Street, to the North right of way line of 104th Street; thence directly South to the South right of way line of 104th Street; thence East along the South right of way line of 104th Street to the West line of the alley lying East of Avenue E; thence South along the West line of said alley to the point of beginning.)

EXHIBIT II:

2007 Equalized Assessed Valuation by Tax Parcel

Exhibit II. 2007 Equalized Assessed Valuation by Tax Parcel

Count	PIN 2007 EAV		Count	PIN 2007 EAV	
	PIN	2007 EAV		PIN	2007 EAV
1	26-05-302-001-0000	\$70,210	58	26-05-305-015-0000	\$38,666
2	26-05-302-002-0000	\$7,821	59	26-05-305-016-0000	\$7,154
3	26-05-302-003-0000	\$18,382	60	26-05-305-017-0000	\$135,347
4	26-05-302-004-0000	\$15,641	61	26-05-305-018-0000	\$9,527
5	26-05-302-005-0000	\$7,821	62	26-05-305-019-0000	\$0
6	26-05-302-006-0000	\$7,821	63	26-05-305-020-0000	\$0
7	26-05-302-007-0000	\$7,821	64	26-05-305-022-0000	\$30,791
8	26-05-302-008-0000	\$4,632	65	26-05-305-024-0000	\$40,705
9	26-05-302-009-0000	\$30,970	66	26-05-306-001-0000	\$7,807
10	26-05-302-010-0000	\$6,341	67	26-05-306-002-0000	\$7,807
11	26-05-302-011-0000	\$8,663	68	26-05-306-003-0000	\$7,807
12	26-05-302-012-0000	\$19,734	69	26-05-306-004-0000	\$27,034
13	26-05-302-013-0000	\$8,122	70	26-05-306-005-0000	\$14,444
14	26-05-302-014-0000	\$15,141	71	26-05-306-006-0000	\$32,534
15	26-05-302-019-0000	\$17,644	72	26-05-306-007-0000	\$13,767
16	26-05-302-020-0000	\$17,644	73	26-05-307-002-0000	\$13,999
17	26-05-302-021-0000	\$17,644	74	26-05-307-003-0000	\$12,294
18	26-05-302-022-0000	\$8,822	75	26-05-307-004-0000	\$12,294
19	26-05-302-023-0000	\$11,937	76	26-05-307-005-0000	\$12,294
20	26-05-302-024-0000	\$31,711	77	26-05-307-006-0000	\$52,262
21	26-05-302-025-0000	\$7,479	78	26-05-307-007-0000	\$48,736
22	26-05-302-026-0000	\$9,723	79	26-05-307-008-0000	\$11,802
23	26-05-302-027-0000	\$70,574	80	26-05-307-039-0000	\$49,831
24	26-05-304-003-0000	\$7,852	81	26-05-307-040-0000	\$20,638
25	26-05-304-004-0000	\$4,397	82	26-05-308-001-0000	\$23,087
26	26-05-304-005-0000	\$21,061	83	26-05-308-002-0000	\$39,229
27	26-05-304-006-0000	\$3,680	84	26-05-308-003-0000	\$17,083
28	26-05-304-007-0000	\$33,569	85	26-05-308-019-0000	\$186,995
29	26-05-304-008-0000	\$33,569	86	26-05-309-001-0000	\$43,964
30	26-05-304-009-0000	\$32,687	87	26-05-309-002-0000	\$12,106
31	26-05-304-010-0000	\$27,953	88	26-05-309-003-0000	\$21,614
32	26-05-304-011-0000	\$33,060	89	26-05-309-004-0000	\$12,294
33	26-05-304-012-0000	\$25,951	90	26-05-309-005-0000	\$30,427
34	26-05-304-013-0000	\$4,397	91	26-05-309-006-0000	\$30,350
35	26-05-304-014-0000	\$0	92	26-05-309-007-0000	\$0
36	26-05-304-015-0000	\$0	93	26-05-309-008-0000	\$0
37	26-05-304-046-0000	\$70,241	94	26-05-309-009-0000	\$0
38	26-05-304-047-0000	\$8,641	95	26-05-310-002-0000	\$8,227
39	26-05-304-048-0000	\$4,397	96	26-05-310-004-0000	\$1,257
40	26-05-304-049-0000	\$57,259	97	26-05-310-005-0000	\$33,990
41	26-05-304-050-0000	\$17,918	98	26-05-310-006-0000	\$23,438
42	26-05-304-051-0000	\$32,531	99	26-05-310-007-0000	\$4,118
43	26-05-304-052-0000	\$17,265	100	26-05-310-008-0000	\$28,987
44	26-05-304-053-0000	\$34,829	101	26-05-310-009-0000	\$27,822
45	26-05-304-054-0000	\$103,202	102	26-05-310-010-0000	\$27,810
46	26-05-304-055-0000	\$107,898	103	26-05-310-011-0000	\$5,898
47	26-05-305-001-0000	\$38,827	104	26-05-310-012-0000	\$13,347
48	26-05-305-002-0000	\$4,397	105	26-05-310-013-0000	\$32,000
49	26-05-305-003-0000	\$28,322	106	26-05-310-016-0000	\$15,581
50	26-05-305-004-0000	\$36,811	107	26-05-310-017-0000	\$11,731
51	26-05-305-005-0000	\$4,397	108	26-05-310-018-0000	\$0
52	26-05-305-006-0000	\$21,819	109	26-05-310-019-0000	\$0
53	26-05-305-007-0000	\$4,397	110	26-05-310-020-0000	\$12,535
54	26-05-305-008-0000	\$45,264	111	26-05-310-021-0000	\$11,731
55	26-05-305-012-0000	\$34,278	112	26-05-310-022-0000	\$11,731
56	26-05-305-013-0000	\$28,395	113	26-05-310-023-0000	\$11,731
57	26-05-305-014-0000	\$4,397	114	26-05-310-024-0000	\$0
			115	26-05-310-026-0000	\$36,112

Exhibit II. 2007 Equalized Assessed Valuation by Tax Parcel

PIN		2007 EAV	PIN		2007 EAV
116	26-05-310-027-0000	\$39,001	174	26-05-323-016-0000	\$4,542
117	26-05-310-028-0000	\$39,544	175	26-05-323-017-0000	\$40,873
118	26-05-310-029-0000	\$5,261	176	26-05-503-001-0000	\$0
119	26-05-315-022-0000	\$0	177	26-05-503-002-0000	\$0
120	26-05-315-023-0000	\$0	178	26-05-504-001-0000	\$0
121	26-05-315-024-0000	\$0	179	26-07-406-024-0000	\$16,258
122	26-05-315-025-0000	\$0	180	26-07-406-025-0000	\$23,728
123	26-05-315-026-0000	\$0	181	26-07-406-026-0000	\$18,662
124	26-05-315-027-0000	\$10,761	182	26-07-406-027-0000	\$19,587
125	26-05-315-028-0000	\$0	183	26-07-407-062-0000	\$18,185
126	26-05-315-029-0000	\$37,480	184	26-07-407-063-0000	\$12,195
127	26-05-315-030-0000	\$47,695	185	26-07-407-064-0000	\$4,462
128	26-05-315-031-0000	\$42,769	186	26-07-407-065-0000	\$14,894
129	26-05-315-032-0000	\$91,702	187	26-07-407-066-0000	\$36,592
130	26-05-315-033-0000	\$31,118	188	26-07-407-067-0000	\$19,499
131	26-05-315-034-0000	\$10,901	189	26-07-407-068-0000	\$34,644
132	26-05-315-035-0000	\$10,901	190	26-07-407-069-0000	\$36,592
133	26-05-315-036-0000	\$10,901	191	26-07-407-070-0000	\$37,212
134	26-05-315-037-0000	\$10,901	192	26-08-101-013-0000	\$4,886
135	26-05-315-038-0000	\$117,880	193	26-08-101-014-0000	\$4,886
136	26-05-315-039-0000	\$40,918	194	26-08-101-015-0000	\$4,360
137	26-05-315-040-0000	\$41,057	195	26-08-101-016-0000	\$3,245
138	26-05-315-041-0000	\$63,450	196	26-08-101-017-0000	\$1,661
139	26-05-315-042-0000	\$62,085	197	26-08-101-018-0000	\$1,231
140	26-05-316-001-0000	\$269,067	198	26-08-101-038-0000	\$72,289
141	26-05-316-002-0000	\$11,356	199	26-08-101-039-0000	\$4,906
142	26-05-316-003-0000	\$11,356	200	26-08-101-040-0000	\$3,831
143	26-05-316-006-0000	\$13,423	201	26-08-101-041-0000	\$10,770
144	26-05-316-007-0000	\$10,260	202	26-08-101-042-0000	\$0
145	26-05-316-008-0000	\$27,253	203	26-08-101-043-0000	\$0
146	26-05-316-009-0000	\$11,147	204	26-08-101-044-0000	\$0
147	26-05-316-010-0000	\$17,029	205	26-08-102-023-0000	\$36,442
148	26-05-316-011-0000	\$22,711	206	26-08-102-024-0000	\$111,643
149	26-05-316-012-0000	\$360,604	207	26-08-102-025-0000	\$65,543
150	26-05-316-013-0000	\$277,351	208	26-08-102-026-0000	\$2,799
151	26-05-316-034-0000	\$9,538	209	26-08-102-027-0000	\$0
152	26-05-316-035-0000	\$10,720	210	26-08-102-028-0000	\$0
153	26-05-322-033-0000	\$34,619	211	26-08-102-029-0000	\$34,588
154	26-05-322-034-0000	\$34,329	212	26-08-102-030-0000	\$27,330
155	26-05-322-035-0000	\$21,378	213	26-08-102-031-0000	\$6,641
156	26-05-322-036-0000	\$40,514	214	26-08-102-032-0000	\$25,438
157	26-05-322-037-0000	\$11,907	215	26-08-102-033-0000	\$39,746
158	26-05-322-038-0000	\$12,183	216	26-08-102-034-0000	\$56,158
159	26-05-323-001-0000	\$97,202	217	26-08-102-035-0000	\$12,250
160	26-05-323-002-0000	\$35,532	218	26-08-102-036-0000	\$46,265
161	26-05-323-003-0000	\$19,734	219	26-08-102-037-0000	\$43,813
162	26-05-323-004-0000	\$38,996	220	26-08-102-038-0000	\$43,415
163	26-05-323-005-0000	\$70,799	221	26-08-102-039-0000	\$4,769
164	26-05-323-006-0000	\$7,096	222	26-08-102-040-0000	\$30,032
165	26-05-323-007-0000	\$33,953	223	26-08-102-041-0000	\$11,450
166	26-05-323-008-0000	\$4,729	224	26-08-102-042-0000	\$0
167	26-05-323-009-0000	\$4,729	225	26-08-102-043-0000	\$11,450
168	26-05-323-010-0000	\$4,729	226	26-08-103-002-0000	\$4,769
169	26-05-323-011-0000	\$4,729	227	26-08-103-003-0000	\$4,769
170	26-05-323-012-0000	\$3,496	228	26-08-103-004-0000	\$4,959
171	26-05-323-013-0000	\$25,469	229	26-08-103-005-0000	\$8,458
172	26-05-323-014-0000	\$4,542	230	26-08-103-006-0000	\$14,306
173	26-05-323-015-0000	\$4,542	231	26-08-103-007-0000	\$9,486

Exhibit II. 2007 Equalized Assessed Valuation by Tax Parcel

PIN		2007 EAV	PIN		2007 EAV
232	26-08-103-008-0000	\$48,619	290	26-08-109-004-0000	\$31,290
233	26-08-103-009-0000	\$4,343	291	26-08-109-005-0000	\$24,691
234	26-08-103-010-0000	\$41,945	292	26-08-109-006-0000	\$59,773
235	26-08-103-011-0000	\$27,614	293	26-08-109-007-0000	\$48,693
236	26-08-103-012-0000	\$33,871	294	26-08-109-008-0000	\$9,197
237	26-08-103-013-0000	\$14,047	295	26-08-109-009-0000	\$0
238	26-08-103-014-0000	\$30,378	296	26-08-109-011-0000	\$0
239	26-08-103-015-0000	\$16,124	297	26-08-109-012-0000	\$25,407
240	26-08-103-016-0000	\$4,934	298	26-08-110-001-0000	\$146,731
241	26-08-103-017-0000	\$31,044	299	26-08-110-002-0000	\$10,284
242	26-08-103-018-0000	\$27,168	300	26-08-110-003-0000	\$41,362
243	26-08-103-044-0000	\$24,420	301	26-08-110-004-0000	\$31,380
244	26-08-103-045-0000	\$33,054	302	26-08-110-005-0000	\$41,330
245	26-08-103-046-0000	\$251,788	303	26-08-110-006-0000	\$26,397
246	26-08-103-047-0000	\$32,010	304	26-08-110-007-0000	\$40,739
247	26-08-107-001-0000	\$14,023	305	26-08-110-008-0000	\$0
248	26-08-107-020-0000	\$7,161	306	26-08-110-009-0000	\$0
249	26-08-107-021-0000	\$13,196	307	26-08-110-010-0000	\$11,450
250	26-08-107-022-0000	\$13,911	308	26-08-110-011-0000	\$38,168
251	26-08-107-032-0000	\$17,232	309	26-08-110-012-0000	\$28,172
252	26-08-107-033-0000	\$0	310	26-08-110-035-0000	\$39,644
253	26-08-107-034-0000	\$4,397	311	26-08-110-036-0000	\$7,212
254	26-08-107-035-0000	\$38,381	312	26-08-110-037-0000	\$37,906
255	26-08-107-036-0000	\$41,100	313	26-08-111-001-0000	\$0
256	26-08-107-037-0000	\$27,785	314	26-08-111-014-0000	\$0
257	26-08-107-038-0000	\$22,485	315	26-08-111-029-0000	\$0
258	26-08-107-039-0000	\$4,397	316	26-08-114-001-0000	\$2,761
259	26-08-107-040-0000	\$88,178	317	26-08-114-002-0000	\$15,066
260	26-08-107-041-0000	\$12,317	318	26-08-114-025-0000	\$5,819
261	26-08-107-042-0000	\$9,675	319	26-08-114-051-0000	\$0
262	26-08-107-043-0000	\$26,286	320	26-08-114-052-0000	\$0
263	26-08-107-045-0000	\$0	321	26-08-115-001-0000	\$10,082
264	26-08-107-047-0000	\$9,177	322	26-08-115-002-0000	\$10,082
265	26-08-107-048-0000	\$0	323	26-08-115-003-0000	\$32,372
266	26-08-107-049-0000	\$410,787	324	26-08-115-004-0000	\$37,713
267	26-08-108-001-0000	\$10,417	325	26-08-115-005-0000	\$51,921
268	26-08-108-002-0000	\$6,945	326	26-08-115-027-0000	\$47,962
269	26-08-108-003-0000	\$7,821	327	26-08-115-028-0000	\$26,841
270	26-08-108-004-0000	\$31,582	328	26-08-115-029-0000	\$0
271	26-08-108-007-0000	\$0	329	26-08-115-030-0000	\$105,304
272	26-08-108-008-0000	\$7,698	330	26-08-115-031-0000	\$107,104
273	26-08-108-014-0000	\$36,001	331	26-08-116-001-0000	\$33,567
274	26-08-108-015-0000	\$20,768	332	26-08-116-002-0000	\$33,808
275	26-08-108-016-0000	\$17,956	333	26-08-116-003-0000	\$8,071
276	26-08-108-029-0000	\$8,451	334	26-08-116-004-0000	\$4,144
277	26-08-108-030-0000	\$16,716	335	26-08-116-005-0000	\$0
278	26-08-108-031-0000	\$7,854	336	26-08-116-021-0000	\$540
279	26-08-108-032-0000	\$18,457	337	26-08-116-022-0000	\$2,909
280	26-08-108-033-0000	\$17,550	338	26-08-116-023-0000	\$4,786
281	26-08-108-034-0000	\$0	339	26-08-116-024-0000	\$6,663
282	26-08-108-035-0000	\$0	340	26-08-116-025-0000	\$8,540
283	26-08-108-036-0000	\$34,477	341	26-08-116-026-0000	\$49,086
284	26-08-108-037-0000	\$0	342	26-08-116-027-0000	\$191,329
285	26-08-108-039-0000	\$0	343	26-08-116-028-0000	\$0
286	26-08-108-040-0000	\$0	344	26-08-116-029-0000	\$47,348
287	26-08-109-001-0000	\$0	345	26-08-116-030-0000	\$102,659
288	26-08-109-002-0000	\$48,653	346	26-08-116-031-0000	\$45,642
289	26-08-109-003-0000	\$25,480	347	26-08-116-032-0000	\$10,121

Exhibit II. 2007 Equalized Assessed Valuation by Tax Parcel

PIN		2007 EAV	PIN		2007 EAV
348	26-08-116-033-0000	\$55,649	406	26-08-123-002-0000	\$23,806
349	26-08-116-034-0000	\$22,899	407	26-08-123-004-0000	\$194,375
350	26-08-116-035-0000	\$0	408	26-08-123-005-0000	\$13,139
351	26-08-116-036-0000	\$0	409	26-08-123-006-0000	\$13,139
352	26-08-117-001-0000	\$0	410	26-08-123-007-0000	\$126,574
353	26-08-117-002-0000	\$48,980	411	26-08-123-008-0000	\$13,895
354	26-08-121-024-0000	\$128,860	412	26-08-123-009-0000	\$19,131
355	26-08-121-025-0000	\$249	413	26-08-123-010-0000	\$14,853
356	26-08-121-026-0000	\$184,981	414	26-08-123-011-0000	\$6,510
357	26-08-121-027-0000	\$34,328	415	26-08-123-012-0000	\$29,443
358	26-08-121-028-0000	\$20,148	416	26-08-123-013-0000	\$13,139
359	26-08-121-029-0000	\$21,584	417	26-08-123-014-0000	\$50,894
360	26-08-121-030-0000	\$31,571	418	26-08-123-015-0000	\$50,206
361	26-08-121-031-0000	\$0	419	26-08-123-017-0000	\$1,460
362	26-08-121-032-0000	\$46,899	420	26-08-123-018-0000	\$20,064
363	26-08-121-033-0000	\$34,268	421	26-08-123-019-0000	\$27,791
364	26-08-121-034-0000	\$43,205	422	26-08-123-020-0000	\$50,647
365	26-08-121-035-0000	\$43,591	423	26-08-124-004-0000	\$0
366	26-08-121-036-0000	\$17,328	424	26-08-124-022-0000	\$0
367	26-08-121-037-0000	\$46,822	425	26-08-124-023-0000	\$0
368	26-08-121-038-0000	\$45,113	426	26-08-124-024-0000	\$0
369	26-08-121-039-0000	\$5,790	427	26-08-124-045-0000	\$0
370	26-08-121-040-0000	\$31,461	428	26-08-124-046-0000	\$0
371	26-08-121-041-0000	\$32,084	429	26-08-125-002-0000	\$0
372	26-08-121-045-0000	\$0	430	26-08-303-021-0000	\$52,456
373	26-08-121-047-0000	\$0	431	26-08-303-022-0000	\$125,672
374	26-08-121-048-0000	\$37,249	432	26-08-303-023-0000	\$56,921
375	26-08-122-001-0000	\$66,968	433	26-08-303-026-0000	\$63,041
376	26-08-122-002-0000	\$16,745	434	26-08-303-027-0000	\$31,979
377	26-08-122-003-0000	\$143,728	435	26-08-303-028-0000	\$6,200
378	26-08-122-004-0000	\$34,875	436	26-08-303-029-0000	\$6,200
379	26-08-122-011-0000	\$0	437	26-08-303-030-0000	\$6,200
380	26-08-122-012-0000	\$0	438	26-08-303-031-0000	\$21,715
381	26-08-122-013-0000	\$47,576	439	26-08-303-032-0000	\$20,993
382	26-08-122-014-0000	\$30,896	440	26-08-303-033-0000	\$31,307
383	26-08-122-015-0000	\$19,441	441	26-08-303-034-0000	\$56,889
384	26-08-122-016-0000	\$32,074	442	26-08-303-035-0000	\$55,888
385	26-08-122-017-0000	\$15,540	443	26-08-303-036-0000	\$29,380
386	26-08-122-018-0000	\$12,195	444	26-08-303-042-0000	\$44,419
387	26-08-122-019-0000	\$13,232	445	26-08-303-043-0000	\$131,178
388	26-08-122-020-0000	\$14,475	446	26-08-303-044-0000	\$79,496
389	26-08-122-021-0000	\$7,358	447	26-08-303-045-0000	\$106,623
390	26-08-122-022-0000	\$5,563	448	26-08-304-001-0000	\$0
391	26-08-122-023-0000	\$3,289	449	26-08-304-002-0000	\$17,527
392	26-08-122-024-0000	\$18,455	450	26-08-304-003-0000	\$33,879
393	26-08-122-025-0000	\$17,059	451	26-08-304-004-0000	\$39,118
394	26-08-122-026-0000	\$0	452	26-08-304-005-0000	\$5,995
395	26-08-122-027-0000	\$0	453	26-08-304-006-0000	\$15,576
396	26-08-122-028-0000	\$0	454	26-08-304-007-0000	\$12,118
397	26-08-122-029-0000	\$0	455	26-08-304-008-0000	\$0
398	26-08-122-030-0000	\$0	456	26-08-304-009-0000	\$40,119
399	26-08-122-031-0000	\$0	457	26-08-304-010-0000	\$18,326
400	26-08-122-032-0000	\$0	458	26-08-304-011-0000	\$18,457
401	26-08-122-033-0000	\$45,710	459	26-08-304-012-0000	\$18,457
402	26-08-122-034-0000	\$55,604	460	26-08-304-013-0000	\$18,457
403	26-08-122-035-0000	\$62,765	461	26-08-304-014-0000	\$17,438
404	26-08-122-036-0000	\$0	462	26-08-304-015-0000	\$23,354
405	26-08-123-001-0000	\$2,421	463	26-08-304-016-0000	\$6,200

Exhibit II. 2007 Equalized Assessed Valuation by Tax Parcel

PIN		2007 EAV	PIN		2007 EAV
464	26-08-304-017-0000	\$73,575	522	26-08-314-017-0000	\$0
465	26-08-304-018-0000	\$78,162	523	26-08-314-018-0000	\$0
466	26-08-304-019-0000	\$0	524	26-08-314-019-0000	\$38,133
467	26-08-304-020-0000	\$0	525	26-08-317-024-0000	\$23,408
468	26-08-305-001-0000	\$0	526	26-08-317-025-0000	\$23,224
469	26-08-305-013-0000	\$0	527	26-08-317-026-0000	\$14,777
470	26-08-305-014-0000	\$0	528	26-08-317-027-0000	\$6,200
471	26-08-306-018-0000	\$13,332	529	26-08-317-046-0000	\$27,767
472	26-08-306-019-0000	\$8,759	530	26-08-321-025-0000	\$84,723
473	26-08-306-020-0000	\$11,657	531	26-08-321-026-0000	\$10,989
474	26-08-306-021-0000	\$9,774	532	26-08-321-027-0000	\$45,792
475	26-08-306-022-0000	\$9,774	533	26-08-321-028-0000	\$16,235
476	26-08-306-023-0000	\$9,774	534	26-08-321-029-0000	\$51,341
477	26-08-306-024-0000	\$11,731	535	26-08-321-030-0000	\$17,384
478	26-08-306-025-0000	\$11,731	536	26-08-321-031-0000	\$17,828
479	26-08-306-026-0000	\$11,731	537	26-08-321-032-0000	\$26,355
480	26-08-306-027-0000	\$11,731	538	26-08-321-033-0000	\$100,953
481	26-08-306-028-0000	\$42,405	539	26-08-321-034-0000	\$100,953
482	26-08-306-029-0000	\$17,007	540	26-08-321-035-0000	\$32,759
483	26-08-306-030-0000	\$22,703	541	26-08-321-036-0000	\$110,295
484	26-08-307-001-0000	\$0	542	26-08-321-037-0000	\$22,758
485	26-08-308-001-0000	\$40,810	543	26-08-321-038-0000	\$6,200
486	26-08-308-002-0000	\$20,341	544	26-08-321-039-0000	\$20,085
487	26-08-308-003-0000	\$17,816	545	26-08-321-040-0000	\$31,378
488	26-08-308-004-0000	\$26,429	546	26-08-321-041-0000	\$28,646
489	26-08-308-005-0000	\$11,731	547	26-08-321-042-0000	\$20,867
490	26-08-308-006-0000	\$40,938	548	26-08-321-043-0000	\$9,376
491	26-08-308-010-0000	\$85,473	549	26-08-321-044-0000	\$8,338
492	26-08-309-022-0000	\$0	550	26-08-321-045-0000	\$103,387
493	26-08-313-023-0000	\$122,100	551	26-08-322-003-0000	\$43,267
494	26-08-313-024-0000	\$24,068	552	26-08-322-004-0000	\$55,459
495	26-08-313-025-0000	\$26,203	553	26-08-322-005-0000	\$0
496	26-08-313-026-0000	\$17,941	554	26-08-322-006-0000	\$33,601
497	26-08-313-027-0000	\$13,232	555	26-08-322-007-0000	\$3,620
498	26-08-313-028-0000	\$38,378	556	26-08-322-008-0000	\$19,021
499	26-08-313-029-0000	\$5,799	557	26-08-322-011-0000	\$37,571
500	26-08-313-030-0000	\$30,702	558	26-08-322-012-0000	\$74,109
501	26-08-313-031-0000	\$16,747	559	26-08-322-013-0000	\$25,328
502	26-08-313-032-0000	\$4,274	560	26-08-322-014-0000	\$16,338
503	26-08-313-033-0000	\$6,200	561	26-08-322-015-0000	\$20,762
504	26-08-313-034-0000	\$28,013	562	26-08-322-016-0000	\$17,237
505	26-08-313-035-0000	\$40,622	563	26-08-322-017-0000	\$16,207
506	26-08-313-036-0000	\$42,283	564	26-08-322-018-0000	\$6,200
507	26-08-313-037-0000	\$6,114	565	26-08-322-019-0000	\$17,851
508	26-08-313-038-0000	\$29,016	566	26-08-322-020-0000	\$31,371
509	26-08-313-039-0000	\$19,933	567	26-08-322-039-0000	\$174,431
510	26-08-313-040-0000	\$15,099	568	26-08-322-040-0000	\$24,882
511	26-08-313-041-0000	\$44,806	569	26-08-322-041-0000	\$29,611
512	26-08-313-042-0000	\$13,368	570	26-08-322-048-0000	\$181,401
513	26-08-313-043-0000	\$41,839	571	26-08-322-049-0000	\$45,198
514	26-08-313-044-0000	\$6,200	572	26-08-326-044-0000	\$122,856
515	26-08-313-046-0000	\$27,734	573	26-08-326-053-0000	\$308,299
516	26-08-313-047-0000	\$31,644	574	26-08-327-022-0000	\$76,040
517	26-08-314-001-0000	\$0	575	26-08-327-042-0000	\$139,610
518	26-08-314-002-0000	\$0	576	26-08-328-022-0000	\$65,922
519	26-08-314-005-0000	\$13,707	577	26-08-328-043-0000	\$0
520	26-08-314-008-0000	\$0	578	26-08-328-044-0000	\$0
521	26-08-314-016-0000	\$28,850	579	26-08-329-001-0000	\$20,982

Exhibit II. 2007 Equalized Assessed Valuation by Tax Parcel

PIN		2007 EAV	PIN		2007 EAV
580	26-08-329-002-0000	\$37,875	638	26-08-330-046-0000	\$123,781
581	26-08-329-003-0000	\$44,026	639	26-08-331-016-0000	\$0
582	26-08-329-004-0000	\$19,019	640	26-08-331-017-0000	\$0
583	26-08-329-005-0000	\$21,923	641	26-08-331-018-0000	\$0
584	26-08-329-006-0000	\$32,185	642	26-08-331-019-0000	\$0
585	26-08-329-007-0000	\$37,076	643	26-08-331-020-0000	\$0
586	26-08-329-008-0000	\$6,200	644	26-08-331-035-0000	\$0
587	26-08-329-009-0000	\$16,556	645	26-08-331-036-0000	\$0
588	26-08-329-010-0000	\$12,128	646	26-08-331-037-0000	\$0
589	26-08-329-011-0000	\$22,038	647	26-08-331-038-0000	\$0
590	26-08-329-012-0000	\$50,943	648	26-08-400-014-0000	\$0
591	26-08-329-013-0000	\$16,345	649	26-08-400-017-0000	\$0
592	26-08-329-014-0000	\$15,968	650	26-08-400-027-0000	\$0
593	26-08-329-015-0000	\$5,799	651	26-08-400-028-0000	\$18,474
594	26-08-329-016-0000	\$32,861	652	26-08-400-029-0000	\$0
595	26-08-329-017-0000	\$6,840	653	26-08-400-033-0000	\$0
596	26-08-329-018-0000	\$72,329	654	26-08-401-002-0000	\$0
597	26-08-329-019-0000	\$41,603	655	26-08-401-012-0000	\$0
598	26-08-329-020-0000	\$24,304	656	26-08-401-014-0000	\$0
599	26-08-329-021-0000	\$59,835	657	26-08-401-015-0000	\$0
600	26-08-329-025-0000	\$39,232	658	26-08-401-016-0000	\$0
601	26-08-329-026-0000	\$105,366	659	26-08-401-017-0000	\$0
602	26-08-329-032-0000	\$27,133	660	26-08-402-011-0000	\$38,171
603	26-08-329-033-0000	\$72,773	661	26-08-402-012-0000	\$66,775
604	26-08-329-034-0000	\$197,441	662	26-08-402-013-0000	\$44,595
605	26-08-329-036-0000	\$70,731	663	26-08-402-014-0000	\$50,735
606	26-08-329-037-0000	\$200,219	664	26-08-402-015-0000	\$21,306
607	26-08-329-038-0000	\$83,645	665	26-08-402-016-0000	\$21,306
608	26-08-329-039-0000	\$88,704	666	26-08-402-019-0000	\$13,139
609	26-08-329-040-0000	\$165,330	667	26-08-402-020-0000	\$13,139
610	26-08-329-041-0000	\$108,142	668	26-08-402-027-0000	\$21,053
611	26-08-329-042-0000	\$37,669	669	26-08-402-028-0000	\$71,948
612	26-08-329-044-0000	\$80,997	670	26-08-402-029-0000	\$71,948
613	26-08-329-045-0000	\$49,623	671	26-08-402-030-0000	\$71,137
614	26-08-329-046-0000	\$22,615	672	26-08-402-031-0000	\$86,807
615	26-08-329-047-0000	\$61,118	673	26-08-402-035-0000	\$175,258
616	26-08-329-048-0000	\$159,696	674	26-08-402-036-0000	\$89,827
617	26-08-330-001-0000	\$17,715	675	26-08-402-037-0000	\$84,401
618	26-08-330-002-0000	\$18,360	676	26-08-402-038-0000	\$17,561
619	26-08-330-003-0000	\$43,205	677	26-08-404-025-0000	\$0
620	26-08-330-004-0000	\$45,045	678	26-08-404-026-0000	\$1,160
621	26-08-330-005-0000	\$57,871	679	26-08-404-027-0000	\$270
622	26-08-330-006-0000	\$21,645	680	26-08-404-028-0000	\$4,397
623	26-08-330-007-0000	\$43,691	681	26-08-404-029-0000	\$39,368
624	26-08-330-008-0000	\$11,450	682	26-08-404-030-0000	\$29,943
625	26-08-330-009-0000	\$36,093	683	26-08-404-031-0000	\$120,206
626	26-08-330-010-0000	\$18,221	684	26-08-404-033-0000	\$20,106
627	26-08-330-011-0000	\$11,450	685	26-08-404-034-0000	\$21,033
628	26-08-330-012-0000	\$91,008	686	26-08-404-035-0000	\$21,033
629	26-08-330-013-0000	\$34,138	687	26-08-404-036-0000	\$21,033
630	26-08-330-014-0000	\$134,750	688	26-08-404-037-0000	\$21,033
631	26-08-330-015-0000	\$84,100	689	26-08-404-038-0000	\$21,033
632	26-08-330-019-0000	\$903,908	690	26-08-404-039-0000	\$92,745
633	26-08-330-020-0000	\$18,679	691	26-08-404-040-0000	\$92,526
634	26-08-330-021-0000	\$18,136	692	26-08-404-041-0000	\$92,526
635	26-08-330-043-0000	\$102,932	693	26-08-404-042-0000	\$21,033
636	26-08-330-044-0000	\$102,124	694	26-08-404-043-0000	\$20,064
637	26-08-330-045-0000	\$109,888	695	26-08-404-062-0000	\$271,644

Exhibit II. 2007 Equalized Assessed Valuation by Tax Parcel

PIN		2007 EAV	PIN		2007 EAV
696	26-08-404-064-0000	\$0	754	26-17-100-001-0000	\$147,658
697	26-08-404-066-0000	\$106,490	755	26-17-100-002-0000	\$36,515
698	26-08-404-067-0000	\$20,795	756	26-17-101-002-0000	\$75,318
699	26-08-404-068-0000	\$31,937	757	26-17-101-031-0000	\$132,443
700	26-08-404-069-0000	\$22,288	758	26-17-101-032-0000	\$132,443
701	26-08-406-046-0000	\$0	759	26-17-101-033-0000	\$132,443
702	26-08-407-025-0000	\$52,197	760	26-17-101-034-0000	\$132,443
703	26-08-407-026-0000	\$50,511	761	26-17-101-035-0000	\$132,443
704	26-08-407-027-0000	\$97,631	762	26-17-101-036-0000	\$118,767
705	26-08-407-028-0000	\$6,931	763	26-17-101-037-0000	\$7,752
706	26-08-407-029-0000	\$11,731	764	26-17-101-038-0000	\$22,578
707	26-08-407-030-0000	\$11,731	765	26-17-101-039-0000	\$57,501
708	26-08-407-031-0000	\$11,731	766	26-17-101-040-0000	\$11,262
709	26-08-407-032-0000	\$11,731	767	26-17-102-001-0000	\$30,059
710	26-08-407-033-0000	\$23,462	768	26-17-102-004-0000	\$54,808
711	26-08-407-034-0000	\$11,731	769	26-17-102-005-0000	\$39,371
712	26-08-407-035-0000	\$79,140	770	26-17-102-006-0000	\$32,489
713	26-08-407-036-0000	\$79,140	771	26-17-102-007-0000	\$44,712
714	26-08-407-037-0000	\$79,140	772	26-17-102-008-0000	\$28,044
715	26-08-407-038-0000	\$79,140	773	26-17-102-009-0000	\$47,951
716	26-08-407-039-0000	\$79,140	774	26-17-102-010-0000	\$86,002
717	26-08-407-040-0000	\$18,139	775	26-17-102-055-0000	\$10,403
718	26-08-407-041-0000	\$11,731	776	26-17-102-056-0000	\$88,738
719	26-08-407-042-0000	\$18,938	777	26-17-103-009-0000	\$114,254
720	26-08-407-043-0000	\$94,184	778	26-17-103-010-0000	\$145,539
721	26-08-407-044-0000	\$127,611	779	26-17-103-026-0000	\$49,538
722	26-08-407-045-0000	\$94,184	780	26-17-103-027-0000	\$46,612
723	26-08-407-046-0000	\$94,184	781	26-17-103-028-0000	\$54,000
724	26-08-407-047-0000	\$89,458	782	26-17-103-029-0000	\$48,474
725	26-08-407-048-0000	\$1,990,355	783	26-17-103-030-0000	\$43,623
726	26-08-408-003-0000	\$74,010	784	26-17-103-031-0000	\$43,620
727	26-08-408-004-0000	\$74,010	785	26-17-103-032-0000	\$27,311
728	26-08-408-005-0000	\$70,574	786	26-17-103-033-0000	\$31,329
729	26-08-408-006-0000	\$71,021	787	26-17-103-034-0000	\$46,361
730	26-08-408-007-0000	\$67,565	788	26-17-103-035-0000	\$36,506
731	26-08-408-008-0000	\$67,119	789	26-17-103-036-0000	\$31,890
732	26-08-408-009-0000	\$70,574	790	26-17-103-037-0000	\$44,917
733	26-08-408-010-0000	\$70,574	791	26-17-103-038-0000	\$6,887
734	26-08-408-011-0000	\$187,675	792	26-17-103-039-0000	\$46,361
735	26-08-408-013-0000	\$17,345	793	26-17-103-040-0000	\$60,080
736	26-08-408-014-0000	\$20,723	794	26-17-103-072-0000	\$694,719
737	26-08-408-015-0000	\$6,621	795	26-17-104-001-0000	\$135,449
738	26-08-408-016-0000	\$4,644	796	26-17-104-002-0000	\$70,694
739	26-08-408-017-0000	\$4,644	797	26-17-104-003-0000	\$80,113
740	26-08-408-018-0000	\$20,305	798	26-17-104-004-0000	\$43,435
741	26-08-408-019-0000	\$4,644	799	26-17-104-005-0000	\$305,256
742	26-08-408-020-0000	\$20,305	800	26-17-104-007-0000	\$0
743	26-08-408-021-0000	\$6,902	801	26-17-104-008-0000	\$18,966
744	26-08-408-022-0000	\$17,860	802	26-17-104-009-0000	\$17,712
745	26-08-408-023-0000	\$78,699	803	26-17-104-010-0000	\$11,356
746	26-08-408-024-0000	\$440,549	804	26-17-104-011-0000	\$17,712
747	26-08-408-025-0000	\$0	805	26-17-104-012-0000	\$17,527
748	26-08-408-026-0000	\$12,985	806	26-17-104-013-0000	\$17,527
749	26-08-408-027-0000	\$18,013	807	26-17-104-014-0000	\$17,564
750	26-08-408-028-0000	\$20,712	808	26-17-104-015-0000	\$233,749
751	26-08-500-003-0000	\$0	809	26-17-104-016-0000	\$240,335
752	26-08-501-003-0000	\$540,566	810	26-17-104-017-0000	\$233,749
753	26-08-502-003-0000	\$0	811	26-17-104-018-0000	\$17,837

Exhibit II. 2007 Equalized Assessed Valuation by Tax Parcel

PIN		2007 EAV	PIN		2007 EAV
812	26-17-104-019-0000	\$26,007	870	26-17-200-001-0000	\$27,669
813	26-17-104-020-0000	\$26,286	871	26-17-200-017-0000	\$51,271
814	26-17-104-021-0000	\$17,289	872	26-17-201-001-0000	\$108,154
815	26-17-104-022-0000	\$47,462	873	26-17-202-006-0000	\$10,440
816	26-17-104-043-0000	\$101,422	874	26-17-202-007-0000	\$17,840
817	26-17-104-044-0000	\$92,373	875	26-17-202-008-0000	\$14,945
818	26-17-105-001-0000	\$235,247	876	26-17-202-009-0000	\$14,945
819	26-17-105-002-0000	\$190,786	877	26-17-202-010-0000	\$19,722
820	26-17-105-005-0000	\$97,586	878	26-17-202-053-0000	\$155,175
821	26-17-105-006-0000	\$94,027	879	26-17-203-001-0000	\$52,902
822	26-17-105-007-0000	\$60,164	880	26-17-203-002-0000	\$39,928
823	26-17-105-042-0000	\$37,343	881	26-17-203-005-0000	\$43,327
824	26-17-106-001-0000	\$70,841	882	26-17-203-006-0000	\$9,385
825	26-17-106-017-0000	\$43,105	883	26-17-203-007-0000	\$27,990
826	26-17-107-001-0000	\$22,488	884	26-17-203-008-0000	\$36,627
827	26-17-107-018-0000	\$31,633	885	26-17-203-009-0000	\$36,627
828	26-17-111-021-0000	\$73,802	886	26-17-203-010-0000	\$19,128
829	26-17-111-022-0000	\$25,047	887	26-17-203-045-0000	\$62,415
830	26-17-111-023-0000	\$4,306	888	26-17-203-046-0000	\$50,078
831	26-17-111-024-0000	\$49,410	889	26-17-306-001-0000	\$0
832	26-17-111-027-0000	\$125,857	890	26-17-306-002-0000	\$0
833	26-17-111-028-0000	\$62,711	891	26-17-306-003-0000	\$0
834	26-17-111-029-0000	\$0	892	26-17-306-004-0000	\$0
835	26-17-111-030-0000	\$0	893	26-17-306-039-0000	\$0
836	26-17-111-031-0000	\$0	894	26-17-306-041-0000	\$0
837	26-17-111-038-0000	\$22,694	895	26-17-312-028-0000	\$350,297
838	26-17-111-039-0000	\$22,032	896	26-17-312-029-0000	\$90,504
839	26-17-111-040-0000	\$19,927	897	26-17-312-030-0000	\$114,404
840	26-17-111-058-0000	\$402,292	898	26-17-312-031-0000	\$28,689
841	26-17-111-059-0000	\$69,312	899	26-17-313-058-0000	\$30,478
842	26-17-111-060-0000	\$87,077	900	26-17-313-059-0000	\$20,479
843	26-17-112-001-0000	\$52,208	901	26-17-313-060-0000	\$14,658
844	26-17-112-002-0000	\$53,241	902	26-17-313-061-0000	\$30,148
845	26-17-112-003-0000	\$4,857	903	26-17-313-062-0000	\$42,991
846	26-17-112-004-0000	\$21,772	904	26-17-313-063-0000	\$29,981
847	26-17-112-005-0000	\$20,561	905	26-17-314-001-0000	\$0
848	26-17-112-006-0000	\$31,911	906	26-17-314-002-0000	\$0
849	26-17-112-007-0000	\$40,651	907	26-17-314-003-0000	\$0
850	26-17-112-008-0000	\$31,819	908	26-17-314-004-0000	\$0
851	26-17-112-009-0000	\$27,246	909	26-17-314-005-0000	\$0
852	26-17-112-012-0000	\$22,603	910	26-17-314-006-0000	\$0
853	26-17-112-013-0000	\$37,972	911	26-17-314-007-0000	\$0
854	26-17-112-014-0000	\$23,961	912	26-17-314-008-0000	\$0
855	26-17-112-015-0000	\$32,393	913	26-17-314-015-0000	\$0
856	26-17-112-016-0000	\$44,063	914	26-17-314-016-0000	\$0
857	26-17-112-017-0000	\$48,500	915	26-17-314-017-0000	\$0
858	26-17-112-018-0000	\$70,958	916	26-17-314-018-0000	\$0
859	26-17-112-019-0000	\$68,996	917	26-17-314-019-0000	\$0
860	26-17-112-020-0000	\$68,996	918	26-17-314-020-0000	\$0
861	26-17-112-021-0000	\$69,747	919	26-17-314-021-0000	\$0
862	26-17-112-039-0000	\$47,448	920	26-17-314-022-0000	\$0
863	26-17-112-040-0000	\$489	921	26-17-314-037-0000	\$0
864	26-17-112-041-0000	\$20,978	922	26-17-314-037-0000	\$0
865	26-17-113-023-0000	\$23,674	923	26-17-319-004-0000	\$26,059
866	26-17-121-001-0000	\$0	924	26-17-319-008-0000	\$8,772
867	26-17-129-047-0000	\$0	925	26-17-319-009-0000	\$27,474
868	26-17-130-041-0000	\$9,591	926	26-17-319-015-0000	\$29,559
869	26-17-130-042-0000	\$11,168	927	26-17-319-020-0000	\$2,267

Exhibit II. 2007 Equalized Assessed Valuation by Tax Parcel

PIN		2007 EAV	PIN		2007 EAV
928	26-17-319-021-0000	\$1,715	986	26-18-202-026-0000	\$76,956
929	26-17-319-022-0000	\$1,715	987	26-18-202-027-0000	\$18,420
930	26-17-319-023-0000	\$186,739	988	26-18-202-028-0000	\$18,758
931	26-17-319-050-0000	\$28,962	989	26-18-202-029-0000	\$18,420
932	26-17-319-051-0000	\$52,587	990	26-18-202-030-0000	\$13,116
933	26-17-319-052-0000	\$52,372	991	26-18-202-031-0000	\$11,020
934	26-17-319-053-0000	\$42,197	992	26-18-202-032-0000	\$7,821
935	26-17-319-054-0000	\$44,088	993	26-18-202-033-0000	\$7,821
936	26-17-319-056-0000	\$853	994	26-18-202-034-0000	\$17,897
937	26-17-319-057-0000	\$2,139	995	26-18-202-035-0000	\$5,898
938	26-17-319-058-0000	\$30,928	996	26-18-202-036-0000	\$13,209
939	26-17-319-059-0000	\$29,092	997	26-18-202-037-0000	\$5,898
940	26-17-319-060-0000	\$21,305	998	26-18-202-038-0000	\$18,968
941	26-17-319-061-0000	\$32,878	999	26-18-202-039-0000	\$22,201
942	26-17-319-062-0000	\$46,400	1000	26-18-202-040-0000	\$19,608
943	26-17-319-063-0000	\$34,818	1001	26-18-202-041-0000	\$33,842
944	26-17-327-037-0000	\$9,035	1002	26-18-202-042-0000	\$5,898
945	26-17-327-038-0000	\$21,782	1003	26-18-202-043-0000	\$38,805
946	26-17-327-039-0000	\$21,888	1004	26-18-202-044-0000	\$41,538
947	26-17-327-040-0000	\$22,588	1005	26-18-203-001-0000	\$186,986
948	26-17-327-041-0000	\$21,522	1006	26-18-203-002-0000	\$23,422
949	26-17-327-042-0000	\$18,201	1007	26-18-203-003-0000	\$11,538
950	26-17-327-043-0000	\$18,527	1008	26-18-203-004-0000	\$11,538
951	26-17-327-044-0000	\$36,914	1009	26-18-203-005-0000	\$11,262
952	26-17-327-045-0000	\$22,532	1010	26-18-203-006-0000	\$11,262
953	26-17-327-046-0000	\$21,968	1011	26-18-203-007-0000	\$11,262
954	26-17-327-047-0000	\$19,903	1012	26-18-203-047-0000	\$26,571
955	26-17-327-048-0000	\$19,026	1013	26-18-203-050-0000	\$23,455
956	26-17-327-049-0000	\$22,821	1014	26-18-203-051-0000	\$12,431
957	26-17-327-050-0000	\$21,269	1015	26-18-204-001-0000	\$55,459
958	26-17-327-051-0000	\$11,794	1016	26-18-204-002-0000	\$11,262
959	26-17-327-052-0000	\$19,026	1017	26-18-204-003-0000	\$11,262
960	26-17-327-053-0000	\$21,584	1018	26-18-204-004-0000	\$29,910
961	26-18-202-001-0000	\$49,433	1019	26-18-204-005-0000	\$34,007
962	26-18-202-002-0000	\$7,696	1020	26-18-204-006-0000	\$123,073
963	26-18-202-003-0000	\$7,696	1021	26-18-204-007-0000	\$44,436
964	26-18-202-004-0000	\$7,696	1022	26-18-204-008-0000	\$6,532
965	26-18-202-005-0000	\$7,696	1023	26-18-204-009-0000	\$11,262
966	26-18-202-006-0000	\$7,696	1024	26-18-204-010-0000	\$55,462
967	26-18-202-007-0000	\$7,696	1025	26-20-102-044-0000	\$60,032
968	26-18-202-008-0000	\$7,696	1026	26-20-102-045-0000	\$36,139
969	26-18-202-009-0000	\$7,696	1027	26-20-102-046-0000	\$36,889
970	26-18-202-010-0000	\$58,519	1028	26-20-102-047-0000	\$35,666
971	26-18-202-011-0000	\$11,012	1029	26-20-102-058-0000	\$36,293
972	26-18-202-012-0000	\$11,012	1030	26-20-102-059-0000	\$11,558
973	26-18-202-013-0000	\$11,012	1031	26-20-102-060-0000	\$20,096
974	26-18-202-014-0000	\$7,821	1032	26-20-102-061-0000	\$17,188
975	26-18-202-015-0000	\$7,821	1033	26-20-102-062-0000	\$37,562
976	26-18-202-016-0000	\$15,641	1034	26-20-102-063-0000	\$36,184
977	26-18-202-017-0000	\$17,557	1035	26-20-102-064-0000	\$29,525
978	26-18-202-018-0000	\$7,821	1036	26-20-102-065-0000	\$62,441
979	26-18-202-019-0000	\$7,821	1037	26-20-102-066-0000	\$56,639
980	26-18-202-020-0000	\$212,678	1038	26-20-102-067-0000	\$48,793
981	26-18-202-021-0000	\$35,025	1039	26-20-102-068-0000	\$18,923
982	26-18-202-022-0000	\$7,821	1040	26-20-102-069-0000	\$12,743
983	26-18-202-023-0000	\$35,236	1041	26-20-107-037-0000	\$36,508
984	26-18-202-024-0000	\$8,435	1042	26-20-107-038-0000	\$38,396
985	26-18-202-025-0000	\$49,376	1043	26-20-107-039-0000	\$36,251

Exhibit II. 2007 Equalized Assessed Valuation by Tax Parcel

PIN		2007 EAV	PIN		2007 EAV
1044	26-20-107-040-0000	\$32,461	1102	26-20-301-006-0000	\$152,575
1045	26-20-107-041-0000	\$35,339	1103	26-20-301-007-0000	\$43,350
1046	26-20-107-042-0000	\$20,361	1104	26-20-301-008-0000	\$69,823
1047	26-20-107-043-0000	\$34,167	1105	26-20-301-009-0000	\$548,182
1048	26-20-107-044-0000	\$32,461	1106	26-20-301-011-0000	\$261,380
1049	26-20-107-045-0000	\$32,461	1107	26-20-301-012-0000	\$302,764
1050	26-20-107-046-0000	\$27,591	1108	26-20-302-001-0000	\$324,179
1051	26-20-107-047-0000	\$34,167	1109	26-20-302-002-0000	\$482,422
1052	26-20-107-048-0000	\$34,167	1110	26-20-302-003-0000	\$293,732
1053	26-20-107-049-0000	\$17,492	1111	26-29-100-002-0000	\$240,907
1054	26-20-107-050-0000	\$10,136	1112	26-29-100-004-0000	\$550,596
1055	26-20-107-051-0000	\$58,547	1113	26-29-500-001-0000	\$0
1056	26-20-107-052-0000	\$59,608	1114	26-30-416-003-0000	\$343,916
1057	26-20-107-053-0000	\$42,261	1115	26-30-416-004-0000	\$145,881
1058	26-20-107-054-0000	\$34,104	1116	26-30-501-003-0000	\$0
1059	26-20-115-011-0000	\$46,957	TOTAL		\$50,361,994
1060	26-20-115-012-0000	\$46,607			
1061	26-20-115-013-0000	\$45,094			
1062	26-20-115-014-0000	\$40,887			
1063	26-20-115-015-0000	\$39,625			
1064	26-20-115-016-0000	\$41,756			
1065	26-20-115-017-0000	\$51,869			
1066	26-20-115-018-0000	\$44,768			
1067	26-20-115-019-0000	\$60,979			
1068	26-20-115-034-0000	\$40,567			
1069	26-20-115-035-0000	\$45,004			
1070	26-20-115-036-0000	\$42,183			
1071	26-20-115-037-0000	\$11,074			
1072	26-20-115-038-0000	\$43,273			
1073	26-20-115-039-0000	\$62,304			
1074	26-20-115-040-0000	\$14,844			
1075	26-20-115-041-0000	\$49,106			
1076	26-20-127-001-0000	\$55,226			
1077	26-20-127-002-0000	\$49,688			
1078	26-20-127-003-0000	\$45,670			
1079	26-20-127-004-0000	\$49,809			
1080	26-20-127-010-0000	\$62,876			
1081	26-20-127-011-0000	\$51,118			
1082	26-20-127-012-0000	\$62,532			
1083	26-20-127-013-0000	\$44,783			
1084	26-20-127-014-0000	\$39,734			
1085	26-20-127-015-0000	\$52,449			
1086	26-20-127-031-0000	\$59,401			
1087	26-20-127-032-0000	\$62,195			
1088	26-20-127-033-0000	\$68,498			
1089	26-20-127-034-0000	\$29,846			
1090	26-20-300-002-0000	\$484,868			
1091	26-20-300-004-0000	\$0			
1092	26-20-300-012-0000	\$260,990			
1093	26-20-300-020-0000	\$366,081			
1094	26-20-300-021-0000	\$367,241			
1095	26-20-300-026-0000	\$85,300			
1096	26-20-300-027-0000	\$128,854			
1097	26-20-300-028-0000	\$456,355			
1098	26-20-300-029-0000	\$39,161			
1099	26-20-300-030-0000	\$1,182,812			
1100	26-20-301-001-0000	\$84,464			
1101	26-20-301-005-0000	\$152,453			

EXHIBIT III:

Ewing Avenue Tax Increment Financing Eligibility Report

EWING AVENUE TAX INCREMENT FINANCING ELIGIBILITY REPORT

City of Chicago, Illinois

September 29, 2009

City of Chicago
Richard M. Daley, Mayor

Department of Community Development
Christine Raguso, Acting Commissioner

Prepared by:

Johnson Research Group Inc.
343 South Dearborn Street, Suite 404
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INTRODUCTION

The purpose of this report entitled, the *Ewing Avenue Tax Increment Financing Eligibility Report*, (the "**Eligibility Report**") is to determine whether approximately 347.7 acres of land located on the far southeast side of the City of Chicago (the "**City**") qualifies for designation as redevelopment project area based on findings for a "**conservation area**," and/or a "**blighted area**" within the requirements set forth in the Tax Increment Allocation Redevelopment Act (the "**Act**"). The Act is found in Illinois Compiled Statutes, Chapter 65, Act 5, Section 11-74.4-1 *et. seq.* as amended.

The irregularly shaped area examined in this Eligibility Report is generally bounded by 93rd Court on the north; Indianapolis Boulevard and the Illinois state line on the east; 130th Street on the south; and Avenue O and Buffalo Avenue on the west. This area is referred to in this document as the Ewing Avenue Tax Increment Financing Redevelopment Project Area (the "**Project Area**"). The boundaries of the Project Area are shown on three maps: *Eligibility Report Figure 1a, Project Area Boundary – North; Eligibility Report Figure 1b, Project Area Boundary – Center; and Eligibility Report Figure 1c, Project Area Boundary – South.*

The findings and conclusions presented in this report are based on surveys, documentation, and analyses conducted by Johnson Research Group ("**JRG**" or the "**Consultant**") for the Project Area. The Eligibility Report summarizes the analyses and findings of JRG's work, which is the responsibility of JRG. The City of Chicago is entitled to rely on the findings and conclusions of this Eligibility Report in designating the Project Area as a redevelopment project area under the Act. JRG has prepared this Eligibility Report and the related Redevelopment Project and Plan with the understanding that the City would rely on (i) the findings and conclusions of this Eligibility Report and the related Redevelopment Plan, and (ii) the fact that JRG has obtained the necessary information so that the Eligibility Report and related Redevelopment Plan will comply with the Act. The determination of whether the Project Area qualifies for designation as redevelopment project area based on findings of the area as a conservation area, or a blighted area, or a combination of both, pursuant to the Act is made by the City of Chicago after careful review and consideration of the conclusions contained in this Eligibility Report.

The Project Area

The Project Area is located in the southeastern most corner of the City of Chicago. The residential community in which the Project Area is located is bordered on the east by the Illinois-Indiana State Line and effectively isolated from the City of Chicago by the Calumet River and the Lake Calumet Industrial District just north and west of the Project Area.

The Project Area contains 612 buildings on 1,116 parcels within 99 tax blocks located in the East Side and Hegewisch community areas, with total land area of 347.7 acres. For purposes of the eligibility analysis, the Project Area is divided into a vacant area (44.5 acres), an improved area (233.2 acres), and rights-of-way (70 acres). The vacant area consists of seven parcels on three tax blocks all located south of 118th Street (the "**Vacant Area**"). The improved area consists of the 612 buildings on 1,109 parcels in 99 tax blocks (the "**Improved Area**"). The remainder of the Project Area is dedicated to

streets, railroad and other public rights-of-way. Note that the three tax blocks with vacant parcels also contain improved parcels.

The Project Area is a predominantly commercial and residential area. The portion of the Project Area south of 118th Street, however, consists of industrial uses (the “**Industrial Area**”) and the Vacant Area parcels. The vast majority of the Project Area north of 118th Street is contained in three mixed use (commercial/residential) corridors along Ewing Avenue, Indianapolis Avenue and 106th Street. Existing land uses in the Project Area are illustrated in *Eligibility Report Figure 2a, Existing Land Use – North; Eligibility Report Figure 2b, Existing Land Use – Center; and Eligibility Report Figure 2c, Existing Land Use – South.*

The Project Area as a whole is physically characterized by aging and deteriorating commercial, residential, and industrial property on improved parcels, with debris, dumping and weeds on vacant parcels. The Improved Area includes deteriorated site, infrastructure and buildings, as well as numerous obsolete commercial and mixed use buildings that lack sufficient off-street parking, collectively creating a negative impact on the Project Area.

The Vacant Area parcels all lie south of 118th Street in the Industrial Area, have poor street access because Ewing Avenue is unpaved south of 118th Street and are covered with weeds and demolition debris from illegal fly-dumping. One vacant parcel is situated at the southernmost point of the Project Area, just north of 130th Street on the west side of Avenue O. Although the parcel has good street access and appropriately located for residential development, it has been difficult to develop due to a high underground water table.

Despite the recent City-wide building boom (1994 to 2008) this rather large Project Area can only document a few recently constructed buildings.

Summary of Project Area Eligibility

For TIF designation, an improved redevelopment project area must qualify for classification as a conservation area, a blighted area, or a combination of both blighted and conservation areas as set forth in the Act. Surveys and analyses documented in this report indicate that the Project Area is eligible as a combination of conservation and blighted areas within the requirements of the Act.

The Improved Area qualifies as a conservation area under the improved property criteria as set forth in the Act. Specifically,

- Eighty-eight percent (88%) of the buildings are 35 years of age or older;
- Four factors are present to a meaningful extent and reasonably distributed throughout the entire Improved Area. These include:
 1. Deterioration
 2. Inadequate Utilities
 3. Declining or Lagging EAV
 4. Lack of Community Planning
- Four additional factors, Obsolescence, Excessive Vacancies, Excessive Land Coverage, and Deleterious Land Use and Layout, are present to a meaningful

extent and significantly impact the Improved Area, but are not present in the southern portion of the Project Area so are not considered to be “reasonably” distributed throughout the Improved Area. Nonetheless, these four factors support the overall eligibility of the Improved Area.

The Vacant Area qualifies as a blighted area under two of the criteria set forth in the Act for vacant areas (only one is required). Specifically,

1. **Multi-Factor Criteria Impair Sound Growth** - a combination of two or more of 6 blighting factors listed in the Act. The Vacant Area exhibits the following:
 - A. Tax Delinquencies
 - B. Deterioration of Adjacent Improvements
 - C. Declining or Lagging EAV
2. **Single-Factor Criterion Impairs Sound Growth** – A substantial portion of the Vacant Area is being used as an illegal disposal site as documented by the presence of, earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation or dredge sites.

Finally, the Project Area includes only real property and improvements that would be substantially benefited by the proposed redevelopment project improvements.

I. BASIS FOR REDEVELOPMENT

The Illinois General Assembly made these key findings in adopting the Act:

1. That there exists in many municipalities within the state blighted and conservation areas;
2. That as a result of the existence of blighted areas and areas requiring conservation, there is an excessive and disproportionate expenditure of public funds, inadequate public and private investment, unmarketability of property, growth in delinquencies and crime, and housing and zoning law violations in such areas together with an abnormal exodus of families and businesses so that the decline of these areas impairs the value of private investments and threatens the sound growth and the tax base of taxing districts in such areas, and threatens the health, safety, morals, and welfare of the public; and
3. That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest.

To ensure that the exercise of these powers is proper and in the public interest, the Act also specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment project. One of these requirements is that the municipality must demonstrate that a prospective redevelopment project qualifies either as a blighted area or as a conservation area within the definitions for each set forth in the Act (Section 11-74.4-3).

Blighted areas are defined as: 1) any improved area in which buildings or improvements are detrimental to the public safety, health or welfare because of a combination of 5 or more of the thirteen (13) improved area eligibility factors set forth in the Act; and 2) any vacant area in which its sound growth is impaired by the presence of 1 or more of 7 eligibility criteria set forth in the Act.

Conservation areas are defined in the Act as any improved area in which 50% or more the structures have an age of 35 years and the improved area exhibits the presence of a combination of 3 or more of the thirteen (13) improved area eligibility factors set forth in the Act. Such an area is not yet a blighted area but if left unchecked, the presence of 3 or more such factors which are detrimental to the public safety, health or welfare, such an area may become a blighted area.

Improved Area Eligibility Criteria

Section 11-74.4.3 of the Act defines the thirteen (13) eligibility factors for improved areas. To support a designation as a blighted or conservation area each qualifying factor must be: (i) present to a meaningful extent and that presence documented so that the City may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the Project Area.

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Illegal use of individual structures

5. Presence of structures below minimum code standards
6. Excessive vacancies
7. Lack of ventilation, light, or sanitary facilities
8. Inadequate utilities
9. Excessive land coverage and overcrowding of structures and community facilities
10. Deleterious land-use or layout
11. Lack of community planning
12. Environmental remediation costs have been incurred or are required
13. Declining or lagging rate of growth of total equalized assessed valuation

It is also important to note that the test of eligibility is based on the conditions of the area as a whole; it is not required that eligibility be established for each and every property in the Project Area.

Vacant Area Eligibility Criteria

Section 11-74.4.3 of the Act defines the seven eligibility criteria for vacant areas. To support a designation as a blighted area at least one of the seven qualifying criteria must be: (i) present to a meaningful extent and that presence documented so that the City may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the Project Area.

1. The vacant part of the Project Area exhibits a combination of 2 or more of the following 6 factors:
 - (a) Obsolete platting of the vacant land
 - (b) Diversity of ownership
 - (c) Tax and special assessment delinquencies or the subject of tax sales
 - (d) Deterioration of structures or site improvements in adjacent areas
 - (e) Environmental remediation costs have been incurred or are required
 - (f) Declining or lagging rate of growth of total equalized assessed valuation
2. The area consists of one or more unused quarries, mines or strip mine ponds.
3. The area consists of unused railyards, rail tracks or railroad rights-of-way.
4. The area is subject to chronic flooding.
5. The area consists of an unused or illegal disposal site.
6. The area had been designated as a town or village center and not developed as such.
7. The area qualified as a blighted improved area immediately prior to becoming vacant.

II. ELIGIBILITY SURVEY AND ANALYSIS

An analysis was made of each of the factors listed in the Act for conservation areas and blighted areas to determine whether each or any factors are present in the Project Area, and if so, to what extent and in what locations. Surveys and analyses conducted by JRG included:

1. Exterior survey of the condition and use of all buildings and sites;
2. Field survey of environmental conditions covering streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences, and general property maintenance;
3. Analysis of the existing uses within the Project Area and their relationships to the surroundings;
4. Comparison of current land use to current zoning ordinance and the current zoning map;
5. Analysis of original platting and current parcel size and layout;
6. Analysis of vacant parcels and buildings;
7. Analysis of building floor area and site coverage;
8. Review of previously prepared plans, studies and data;
9. Analysis of City of Chicago building permit data and building code violation data for the period from January 2004 through June 2009;
10. Analysis of storm, sanitary sewer lines and water supply lines within the Project Area via existing infrastructure maps provided by the City of Chicago's Department of Water Management;
11. Analysis of Cook County Assessor records for assessed valuations and equalization factors for tax parcels in the Project Area for assessment years 2002 to 2008; and
12. Review of Cook County Treasurer property tax payment records for collection years 2007, 2008 and 2009.

A statement of findings is presented for each factor listed in the Act. The conditions that exist and the relative extent to which each factor is present are described below.

A factor noted as "**not present**" indicates either that no information was available or that no evidence could be documented as part of the various surveys and analyses. A factor noted as present to a limited extent indicates that conditions exist that document that the factor is present, but that the distribution or impact of the condition is limited. Finally, a factor noted as present to a meaningful extent indicates that conditions exist which document that the factor is present throughout major portions of the block and that the presence of such conditions have a major adverse impact or influence on adjacent and nearby development.

The following is the summary evaluation of the eligibility factors for the Improved Area and Vacant Area, presented in the order in which they appear in the Act.

III. IMPROVED AREA ELIGIBILITY FACTORS

The following is the summary evaluation of the eligibility factors for the Improved Area presented in the order in which they appear in the Act.

Age

Age is a primary and threshold criterion in determining an area's qualification for designation as a conservation area. Age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures over an extended period of years. Since building deterioration and related structural problems can be a function of time and climate, structures which are 35 years or older typically exhibit more problems and require greater maintenance than more recently constructed buildings.

Of the 612 buildings within the 99 tax blocks, 539 (88%) are 35 years of age or more.

Conclusion: The Project Area meets the required age test for designation as a conservation area. Eighty-eight percent (88%) of the buildings within the Project Area exceed 35 years in age.

A. Dilapidation

Section 11-74.4-3 of the Act defines 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.

This section summarizes the process used for assessing building conditions in the Project Area, the standards and criteria used for evaluation, and the findings as to the existence of dilapidation or deterioration of structures. The process, standards and criteria were applied in accordance with the Building Conditions Survey Manual. The Building Conditions Manual, with updates to current standards, has been in use for over 40 years and is used by Midwest planning consultants. The original manual was developed by staff involved in field surveys and analysis, providing a consistent method of evaluating buildings necessary for the background findings for the planning profession since the days of assessing properties during the 1960's Urban Renewal years.

The building condition analysis is based on a thorough exterior inspection of the buildings and sites conducted in May and June 2009. Structural deficiencies in building components and related environmental deficiencies in the Project Area were noted during the inspections.

Building Components Evaluated

During the field survey, each component of the buildings in the Project Area was examined to determine whether it was in sound condition or had minor, major, or critical defects. Building components examined were of two types:

Primary Structural

These include the basic elements of any building: foundation walls, load-bearing walls and columns, floors, roof and roof structure.

Secondary Components

These are components generally added to the primary structural components and are necessary parts of the building, including exterior and interior stairs, windows and window units, doors and door units, interior walls, porches and steps, chimneys, and gutters and downspouts.

Criteria for Classifying Defects for Building Components

Each primary and secondary component was evaluated separately as a basis for determining the overall condition of individual buildings. This evaluation considered the relative importance of specific components within a building and the effect that deficiencies in components will have on the remainder of the building.

Building Component Classifications

The four categories used in classifying building components and systems and the criteria used in evaluating structural deficiencies are described below:

Sound

Building components that contain no defects, are adequately maintained, and require no treatment outside of normal ongoing maintenance.

Deficient - Requiring Minor Repair

Building components containing defects (loose or missing material or holes and cracks over a limited area) which often may be corrected through the course of normal maintenance. Minor defects have no real effect on either primary or secondary components and the correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated components. Minor defects are not considered in rating a building as structurally substandard.

Deficient - Requiring Major Repair

Building components which contain major defects over a widespread area and would be difficult to correct through normal maintenance. Buildings in the major deficient category would require replacement or rebuilding of components by people skilled in the building trades.

Critical

Building components that contain major defects (bowing, sagging, or settling to any or all exterior components causing the structure to be out-of-plumb, or broken, loose or missing material and deterioration over a widespread area) so extensive that the cost of repair would be excessive.

Final Building Rating

After completion of the exterior-interior building condition survey, each structure was placed in one of four categories based on the combination of defects found in various primary and secondary building components. Each final rating is described below:

Sound

Sound buildings can be kept in a standard condition with normal maintenance. Buildings so classified have no minor defects.

Deficient

Deficient buildings contain defects that collectively are not easily correctable and cannot be accomplished in the course of normal maintenance. The classification of major or minor reflects the degree or extent of defects found during the survey of the building.

Minor -- one or more minor defect, but no major defect.

Major -- one or more major defects in one of the primary components or in the combined secondary components, but no critical defect.

Substandard

Structurally substandard buildings contain defects that are so serious and so extensive that the building must be removed or major components substantially repaired and/or replaced. Buildings classified as structurally substandard have two or more major defects.

"Minor deficient" and "major deficient" buildings are considered to be the same as "deteriorating" buildings as referenced in the Act; "substandard" buildings are the same as "dilapidated" buildings. The words "building" and "structure" are presumed to be interchangeable.

Exterior Survey

The conditions of the buildings within the Project Area were determined based on observable components. JRG conducted an exterior survey of each building within the Project Area to determine its condition. JRG identified seven buildings as dilapidated. Dilapidation is evidenced by critical defects in all building components including crumbling portions of exterior walls and roof, foundations, missing windows and doors, porches and steps that are visible from the exterior. Of the 612 buildings in the Project Area:

- 292 buildings (47.7%) were classified as structurally sound;
- 275 buildings (44.9%) were classified as minor deficient (deteriorating);
- 41 buildings (6.7%) were classified as major deficient (deteriorating); and
- 4 buildings (0.7%) were classified as structurally substandard dilapidated).

Conclusion: Dilapidation (structurally substandard buildings) as a factor is present to a limited extent in a limited number of tax blocks in the Improved Area. Therefore, this factor is not a supporting factor for Improved Area eligibility.

B. Obsolescence

Section 11-74.4-3 of the Act defines Obsolescence: The condition or process of falling into disuse. Structures have become ill suited for the original use.

In making findings with respect to buildings, it is important to distinguish between *functional obsolescence*, which relates to the physical utility of a structure, and *economic obsolescence*, which relates to a property's ability to compete in the market place.

Functional Obsolescence

Historically, structures have been built for specific uses or purposes. The design, location, height, and space arrangement are intended for a specific occupant at a given time. Buildings become obsolete when they contain characteristics or deficiencies which limit their use and marketability after the original use ceases. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor design or layout, the improper orientation of the building on its site, etc., which detracts from the overall usefulness or desirability of a property.

Economic Obsolescence

Economic obsolescence is normally a result of adverse conditions which cause some degree of market rejection and, hence, depreciation in market values.

If functionally obsolete properties are not periodically improved or rehabilitated, or economically obsolete properties are not converted to higher and better uses, the income and value of the property erodes over time. This value erosion leads to deferred maintenance, deterioration, and excessive vacancies. These manifestations of obsolescence then begin to have an overall blighting influence on surrounding properties and detract from the economic vitality of the overall area.

Site improvements, including sewer and water lines, public utility lines (gas, electric and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting, etc., may also evidence obsolescence in terms of their relationship to contemporary development standards for such improvements. Factors of obsolescence may include inadequate utility capacities, outdated building designs, etc.

Obsolescence as a factor should be based upon the documented presence and reasonable distribution of buildings and site improvements evidencing such obsolescence.

Obsolete Building Types

Obsolete buildings contain characteristics or deficiencies that limit their long-term sound use or reuse. Obsolescence in such buildings is typically difficult and expensive to correct. Obsolete building types have an adverse affect on nearby and surrounding development and detract from the physical, functional and economic vitality of the area.

Obsolescence is present in seventy-one (71) of the 612 structures and in 44 of the 99 tax blocks in the Improved Area. These structures are characterized by conditions that limit their efficient or economic use according to contemporary standards.

Obsolete buildings include two industrial properties in the area south of 118th Street. Both of these industrial buildings were built prior to 1950 and reflect outmoded building and site design for current industrial uses. The remaining 69 buildings considered obsolete are commercial or mixed use buildings and are generally considered obsolete due to their age, inadequate or irregularly shaped space to accommodate modern commercial tenants, and lack of sufficient off street parking. Many of the obsolete buildings are the result of conversions (i.e. gas stations converted to auto repair uses) or include buildings of limited size or single purpose design making it difficult for expansion or alteration for another future use. See **Eligibility Report Figure 3a, Obsolescence - North** and **Eligibility Report Figure 3b, Obsolescence - South**.

Conclusion: The analysis indicates that obsolescence is present to a meaningful extent in 44 of the 99 tax blocks in the Project Area but is not reasonably distributed throughout the Improved Area. This factor is not a supporting factor for Improved Area eligibility.

C. Deterioration

Section 11-74.4-3 of the Act defines 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.

Based on the definition given by the Act, deterioration refers to any physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair.

- Deterioration may be evident in basically sound buildings containing minor defects, such as lack of painting, loose or missing materials, or holes and cracks over limited areas. This deterioration can be corrected through normal maintenance.
- Deterioration which is not easily correctable and cannot be accomplished in the course of normal maintenance may also be evident in buildings. Such buildings may be classified as minor deficient or major deficient buildings, depending upon the degree or extent of defects. This would include buildings with defects in the secondary building components (e.g., doors, windows, porches, gutters and downspouts, fascia materials, etc.), and defects in primary building components (e.g., foundations, frames, roofs, etc.), respectively.

Deterioration of Sites and Infrastructure

As part of the survey JRG documented site conditions that include broken pavement, lack of curbed streets, and gravel surfaces within parking areas, sidewalks, and alleys. Based on the field survey of streets and alleys within the Project Area, deterioration of pavement, curb and gutters, and sidewalks was noted in various locations throughout the Project Area. The most notable problem in this regard is the unpaved condition of Ewing Avenue south of 118th Street. This section of Ewing Avenue is simply a gravel and dirt road, though it is being used by industrial properties and its repair would be critical in order to facilitate development on the east side of Ewing (in the Vacant Area). This extension of Ewing Avenue lacks pavement, curbs, gutters, and storm sewers and contains depressions/uneven surface and fly dumping on both sides of the right of way.

Additionally, most of the railroad viaducts crossing Ewing Avenue, Indianapolis Boulevard and other major streets crossing under these rail lines are in deteriorating condition with crumbling concrete, exposed reinforcing bars, rusting steel side walls and generally are in poor condition.

Deterioration of Buildings

The analysis of building deterioration is based on the survey methodology and criteria described in the preceding section on "Dilapidation." A total of 320 of the 612 buildings within the Project Area (52%), are classified as deteriorating or dilapidated. These buildings suffer from loose or falling bricks, broken and boarded up windows, deteriorating and rusting doors and loading berths, broken and missing gutters, siding, and roofing materials in varying degrees. The deterioration exhibited by these buildings significantly impacts the appearance and marketability of the Project Area as a whole. See ***Eligibility Report Figure 4a, Deterioration - North*** and ***Eligibility Report Figure 4b, Deterioration - South***.

Conclusion: Deterioration is present to a meaningful extent in 69 of the 99 tax blocks and therefore is present to a meaningful extent and reasonably distributed throughout the Improved Area. This factor is a supporting factor for eligibility.

D. Presence of Structures Below Minimum Code Standards

Section 11-74.4-3 of the Act defines the 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.

As referenced in the definition above, the principal purposes of governmental codes applicable to properties are to require buildings to be constructed in such a way as to sustain safety of loads expected from the type of occupancy; to be safe for occupancy against fire and similar hazards; and/or to establish minimum standards essential for safe and sanitary habitation. Structures below minimum code standards are characterized by defects or deficiencies that threaten health and safety.

Conclusion: Structures below minimum code standards has not been documented in the Project Area to an extent that would determine a sufficient presence. Therefore, the factor of structures below minimum code standards is not a supporting factor for Improved Area eligibility.

E. Illegal Use of Individual Structures

Section 11-74.4-3 of the Act defines illegal use of individual structures: The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

Conclusion: No condition pertaining to illegal uses of individual structures has been documented as part of the exterior surveys and analyses undertaken within the Project Area. This factor is not a supporting factor for Improved Area eligibility.

F. Excessive Vacancies

Section 11-74.4-3 of the Act defines 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.

Vacancies are present as individual units within buildings as well as entirely vacant buildings. Eighty-four vacancies were documented in the Project Area, representing nearly 14% of the buildings. Of these vacancies, 30 were entirely vacant buildings.

Excessive vacancies are concentrated in the northern portion of the Project Area, particularly in the mixed-use buildings along Ewing Avenue. Vacancies include commercial units as well as residential units. Excessive vacancies result in the loss of income and corresponding difficulty with building maintenance and improvement, which are necessary to compete with fully occupied buildings. Excessive Vacancies as a factor is present in 66 (11%) buildings and impacts 26 of the 99 tax blocks in the Improved Area See **Eligibility Report Figure 5a, Excessive Vacancies - North** and **Eligibility Report Figure 5b, Excessive Vacancies - South**.

Conclusion: Excessive vacancies as a factor is present to a meaningful extent in 26 of the 99 tax blocks but is not reasonably distributed throughout the Improved Area. This factor is not a supporting factor for Improved Area eligibility.

G. Lack of Ventilation, Light, or Sanitary Facilities

Section 11-74.4-3 of the Act defines 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 or inadequacy of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

Conclusion: No condition pertaining to a lack of ventilation, light, or sanitary facilities has been documented as part of the exterior surveys and analyses undertaken within the Project Area. This factor is not a supporting factor for Improved Area eligibility.

H. Inadequate Utilities

Section 11-74.4-3 of the Act defines 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.

Existing sewer and water supply lines throughout the City were largely put in place 50 to 100 years ago and many are undersized. These aging and/or undersized lines are obsolete by today's development standards and inadequate to accommodate new development.

Review and analysis of the City's water and sewer atlases indicate that many of the existing lines have or will have exceeded their intended life within 5 to 20 years and negatively impact the Improved Area. The majority of the sewer lines in the Project Area were installed between the years 1892 and 1939. The youngest of these is over 70 years old, and would be over 94 years old before the TIF would expire. Many of these sewer lines will require replacement or repair over the next 20 years. The oldest of the sewer lines service the bulk of the Project Area running north south through the center of the Project Area along Ewing Avenue. Both sewer and water lines in the Project Area south of 114th Street, however, were installed much more recently and should be in good condition for the foreseeable future. Unfortunately, these lines serve a very small percentage of the properties in the Project Area. See **Eligibility Report Figure 6a. Inadequate Utilities-North** and **Eligibility Report Figure 6b. Inadequate Utilities-South**.

Conclusion: Inadequate Utilities, as a factor, impacts 1,001 of the 1,106 parcels in the Improved Area, and is present to a meaningful extent and reasonably distributed throughout the Improved Area. This factor is a supporting factor for Improved Area eligibility.

I. Excessive Land Coverage & Overcrowding of Structures and Community Facilities

Section 11-74.4-3 of the Act defines 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: 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 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 reasonable required off-street parking, or inadequate provision for loading and service.

Excessive land coverage and overcrowding of structures and community facilities is present in 145 parcels and 41 of the 99 tax blocks in the Project Area. Conversions of commercial, mixed-use, and residential buildings to add more commercial or residential units than the original design have resulted in the condition of overcrowding. Many of the multi-unit residential or mixed use buildings cover most or all of the parcels upon which they are situated and do not contain adequate front, rear and side yards, off-street parking space, and loading and service areas. In addition, many of the older commercial buildings were built at a time when vehicle ownership was much lower, resulting in a severe shortage of off-street parking. See **Eligibility Report Figure 7a, Excessive Land Coverage/Overcrowding of Structures and Community Facilities** and **Eligibility Report Figure 7b, Excessive Land Coverage/Overcrowding of Structures and Community Facilities**.

Conclusion: Excessive land coverage and overcrowding of structures and community facilities is present to a meaningful extent in 41 of the 99 tax blocks in the Project Area, but is not reasonably distributed throughout the Improved Area. Consequently, this factor is not a supporting factor for Improved Area eligibility.

J. Deleterious Land Use or Layout

Section 11-74.4-3 of the Act defines 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.

The Improved Area contains several major mixed commercial corridors which include Ewing Avenue, Indianapolis Boulevard, 100th Street, 106th Street, 112th Street, and a portion of 95th Street. These major streets all contain an inconsistent mix of commercial and/or mixed use buildings located adjacent to single-family residential properties creating adverse and improper functioning of vehicular traffic, accessibility, noise, and compatibility of properties. Select blocks on the western edge of the Project Area including Buffalo Avenue at 106th Street and Avenue O north of 100th Street contain industrial uses in close proximity to low density residential uses. Industrial properties and activities are not adequately screened from residential properties and traffic and noise negatively impact adjacent or nearby residential properties. The corridors, in particular, serve major day-to-day functions within this geographically isolated neighborhood and consequently have a significant impact on the larger community. See **Eligibility Report Figure 8, Deleterious Land-use or Layout**.

Conclusion: Deleterious land-use or layout has been documented as present in 89 of the 1,106 parcels and in 25 of the 99 blocks of the Improved Area. This factor is present to a meaningful extent but is not reasonably distributed throughout the Improved Area. Consequently, this factor is not a supporting factor for Improved Area eligibility.

K. Lack of Community Planning

Section 11-74.4-3 of the Act defines 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.

The City of Chicago developed over many years. Starting with adoption of the Burnham Plan in 1909, the City followed a pattern of streets laid out on a grid system with residential, commercial and confined industrial areas separated by major rail lines, commercial corridors and the parks connected by green boulevards. Residential and commercial development of the Project Area began during the late 1800s and early 1900's to serve the emerging steel mill and related industrial activity. The development of the area was so rapid that properties were developed on a parcel by parcel basis without any emphasis on compatibility or compliance with any plan or guidelines that the City of Chicago had in place at the time. As a result, the Project Area's major commercial corridors and other portions of the area contain isolated residences, surrounded by commercial uses, resulting in an admixture of low density residential and more intensive commercial uses along all of the major commercial corridors. The area also contains industrial activity at the south end of the Project Area which is partly served by incomplete streets, improper access and a confusing layout of tax parcels and property lines. Although this may be similar to other portions of the City, this would not have been part of any long term planning effort if the City had sufficient community development guidelines or broader monitoring processes in place during the development of this area.

Conclusion: Lack of community planning has been documented as meaningfully present and reasonably distributed throughout the Improved Area. Therefore, this factor is a supporting factor for Improved Area eligibility.

L. Environmental Remediation

Section 11-74.4-3 of the Act defines environmental remediation: 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.

Conclusion: No condition pertaining to a need for environmental remediation has been documented as part of the surveys and analyses undertaken within the Project Area.

M. Declining or Lagging Equalized Assessed Valuation

Section 11-74.4-3 of the Act defines declining or lagging equalized assessed valuation: The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years for which information is available or is

increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 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 3 of the last 5 calendar years for which information is available.

Over the period from 2002 to 2007, the growth rate of the total equalized assessed valuation (EAV) of the Improved Area has lagged behind that of the balance of the City of Chicago in three of those years. These figures are shown below in **Table 1. Growth of Improved Area vs. City of Chicago.**

Table 1. Growth of Improved Area vs. City of Chicago

Year	Total EAV of City of Chicago, minus Project Area EAV	% Change	Total EAV – Improved Area	% Change	Area growing at a rate less than the City?
2007	73,642,970,300	5.9%	56,261,012	9.4%	NO
2006	69,508,958,969	17.2%	51,447,288	22.4%	NO
2005	59,303,296,568	7.3%	42,044,776	5.7%	YES
2004	55,275,933,070	4.0%	39,784,476	0.8%	YES
2003	53,167,521,704	17.3%	39,481,264	0.3%	YES
2002	45,329,867,515		39,378,251		

2002 to 2007 is the most recent five year period for which data is available for the Project Area and the City as a whole.

Percent Change reflects the annual change in EAV Growth from the prior year (e.g. 5.95% change in Total EAV of City of Chicago for Year 2007 represents the change in EAV growth from 2006 to 2007).

Conclusion: Declining or Lagging Equalized Assessed Valuation as a factor is present to a meaningful extent and reasonably distributed throughout the Improved Area.

N. Summary of Improved Area Criteria

1. Age

The Improved Area meets the threshold criteria which requires that 50% or more of buildings are 35 years of age or older. Eighty eight percent (88%) are 35 years of age or older.

2. Conservation Area Criteria

The Improved Area exhibits the presence of 4 of the 13 factors listed in the Act for qualification as a conservation area. These factors include:

- Deterioration
- Inadequate Utilities
- Lack of Community Planning
- Declining or Lagging EAV

Each factor is present to a meaningful degree and reasonably distributed within the improved portion of the Project Area

IV. VACANT AREA ELIGIBILITY FACTORS

The vacant area encompasses seven parcels of land in the Project Area, all located south of 118th Street. The following is the summary evaluation of the eligibility criteria for the Vacant Area. The Vacant Area criteria presented below are illustrated in *Eligibility Report Figure 9, Vacant Area Eligibility*.

Criteria 1. Two or More Factors Impair the Sound Growth of the Project Area

The vacant portion of the Project Area must exhibit a combination of 2 or more of the 6 factors listed below for qualification as a blighted area under the first criteria set forth in the Act.

(a) Obsolete Platting Of The Vacant Land

Pursuant to the Act, obsolete platting of the vacant land that results in 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.

Conclusion: Obsolete Platting is not present in the Vacant Area.

(b) Diversity Of Ownership

Pursuant to the Act, diversity of ownership of parcels of vacant land sufficient in number retard or impede the ability to assemble the land for development.

Conclusion: Diversity of Ownership is not present in the Vacant Area.

(c) Tax and Special Assessment Delinquencies Or The Subject Of Tax Sales

Pursuant to the Act, this factor applies if tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last 5 years.

Of the seven parcels in the Vacant Area, four parcels were tax delinquent in tax year 2008 (payable in 2009). Three of those parcels were also tax delinquent in tax year 2007 (payable in 2008). Additional delinquencies were evident in multiple years prior to tax year 2007. These four chronically delinquent parcels represent over 70% of the land area of the Vacant Area and a loss of \$133,000 in tax revenue in 2008 and 2009 to date.

Conclusion: Tax and Special Assessment Delinquencies is present in the Vacant Area and, consequently, is a supporting factor for Vacant Area eligibility.

(d) Environmental Remediation Costs Have Been Incurred Or Are Required

Pursuant to the Act, this factor applies if 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.

Conclusion: Environmental Remediation has been documented as a supporting factor for Vacant Area eligibility.

(e) Deterioration Of Adjacent Improvements

Pursuant to the Act, this factor applies if there is evidence of deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.

Deterioration of structures is present in 8 of the 14 buildings in the Industrial Area that is adjacent to the Vacant Area. Site deterioration is also present in the adjacent areas as evidenced by the unpaved condition of Ewing Avenue, which also lacks any sidewalks, curbs or gutters. The criteria used for evaluating deterioration of structures and site improvements in neighboring areas is presented in greater detail in Section II A of this Eligibility Report. This factor impacts six of the seven Vacant Area parcels.

Conclusion: Deterioration of Adjacent Improvements is present to a meaningful degree and reasonably distributed throughout the Vacant Area. This factor serves as a supporting factor for Vacant Area eligibility.

(f) Declining Or Lagging Rate Of Growth Of Total Equalized Assessed Valuation

Pursuant to the Act, this factor applies if the total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 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 3 of the last 5 calendar years for which information is available.

Table 2. Growth of Vacant Area vs. City of Chicago

Year	Total EAV of City of Chicago, minus Project Area EAV	% change	Total EAV – Vacant Area	% change	Area growing at a rate less than the City?
2007	73,642,970,300	5.9%	2,345,737	5.0%	YES
2006	69,508,958,969	17.2%	2,233,316	81.0%	NO
2005	59,303,296,568	7.3%	1,233,621	6.0%	YES
2004	55,275,933,070	4.0%	1,163,044	4.7%	NO
2003	53,167,521,704	17.3%	1,110,710	8.4%	YES
2002	45,329,867,515		1,024,843		

Percent Change reflects the annual change in EAV Growth from the prior year (e.g. 5.95% change in Total EAV of City of Chicago for Year 2007 represents the change in EAV growth from 2006 to 2007).

Conclusion: As indicated in Table 2, the rate of Growth of the EAV for the Vacant Area increased at a rate that is less than the balance of the City of Chicago in the years ending 2007, 2005, and 2003. Therefore, Declining or Lagging Equalized Assessed Valuation as a factor is present in the Vacant Area and serves as a supporting factor for Vacant Area eligibility.

Criteria 2. Single Factors Impair the Sound Growth of the Project Area

To qualify under the second set of Vacant Area criteria, the vacant portion of the Project Area must exhibit one of the following six factors listed below. The factor must be present to a meaningful extent and reasonably distributed throughout the Vacant Area.

(a) Unused Quarries, Mines Or Strip Mine Ponds

Pursuant to the Act, this factor applies if the area consists of one or more unused quarries, mines or strip mine ponds.

Conclusion: The presence of unused quarries, mines or strip ponds has not been documented within the Project Area, therefore, is not a supporting factor for Vacant Area eligibility.

(b) Unused Railyards, Rail Tracks Or Railroad Rights-Of-Way

Pursuant to the Act, this factor applies if the area consists of unused railyards, rail tracks or railroad rights-of-way.

Conclusion: The presence of unused rail tracks has not been documented within the Project Area, therefore is not a supporting factor for Vacant Area eligibility.

(c) Chronic Flooding

Pursuant to the Act, this factor applies if the area is subject to (i) chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvement to contribute to the alleviation of all or part of the flooding.

Conclusion: The condition pertaining to chronic flooding has been documented as part of the exterior surveys and analyses undertaken within the Vacant Area, therefore is not a supporting factor for Vacant Area eligibility.

(d) Unused or Illegal Disposal Site

Pursuant to the Act, this factor applies if the area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation or dredge sites.

Exterior field visits document the property along the east side of Ewing Avenue south of 118th Street as having multiple stockpiles of demolition rubble and crushed concrete. The quantity of such piles increased over the course of several field visits in May and June of 2009. This condition directly impacts the four largest parcels of the seven Vacant Area parcels (86% of the vacant land area).

Conclusion: The condition of an Unused or Illegal Disposal Site is present to a meaningful degree and reasonably distributed throughout the Vacant Area. Therefore, this factor serves as a supporting factor for Vacant Area eligibility.

(e) Undeveloped Town or Village Center

Pursuant to the Act, this factor applies if, prior to November 1, 1999, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (1) of this subsection, the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

Conclusion: The factor of an Undeveloped Town or Village Center does not apply to the Vacant Area.

(f) Blighted Improved Area Immediately Prior to Becoming Vacant

Pursuant to the Act, this factor applies if the area qualified as a blighted improved area immediately prior to becoming vacant unless there has been substantial private investment in the immediately surrounding area.

Conclusion: The factor of Blighted Prior to Becoming Vacant does not apply to the Vacant Area.

Summary of Vacant Area Criteria

As described in more detail above, the sound growth of the Project Area is impaired by the documented presence of several blight conditions. These include:

1. Criteria 1 – Two or More Factors Impair Sound Growth

- Three factors are present in the Vacant Area. These factors include:
 - a. Tax delinquencies;
 - b. Deterioration of adjacent improvements; and
 - c. Declining or lagging EAV.
- The factors are present to a meaningful degree and reasonably distributed within the vacant portion of the Project Area:

2. Criteria 2 – Single-Factors Impair Sound Growth

- One factor is present in the Vacant Area - Field surveys document the presence of an unused or illegal disposal site
- The factor is present to a meaningful degree and reasonably distributed within the vacant portion of the Project Area:

Vacant Area Eligibility is illustrated in **Eligibility Report Figure 9. Vacant Area Eligibility.**

V. DETERMINATION OF PROJECT AREA ELIGIBILITY

The Project Area meets the requirements of the Act for designation as a combination of a conservation area and a blighted vacant area.

Conservation Area:

Age is a prerequisite factor for designation of an improved area as a conservation area. Eighty-eight percent (88%) of the buildings are 35 years of age or more, as required under the Act. The meaningful presence and reasonable distribution of three of the thirteen factors set forth in the Act are required for an improved area to qualify for designation as a conservation area. The analysis of the Improved Area found a meaningful presence and a reasonable distribution of four (4) factors throughout the Improved Area, including:

1. Deterioration
2. Inadequate Utilities
3. Lack of Community Planning
4. Declining or Lagging EAV

The summary of conservation area factors is documented on a block-by-block basis in **Table 3: Distribution of Conservation Area Factors.**

Vacant Blighted Area:

The Vacant Area qualifies under the first and second set of criteria for designation as a blighted vacant area. Qualification under only one criterion is required. These two criteria include:

1. Two or More Factors Impair the Sound Growth of the Vacant Area
 - a. Tax and Special Assessment Delinquencies
 - b. Deterioration of Adjacent Improvements
 - c. Declining or Lagging EAV
2. Single Factor Criteria Impair the Sound Growth of the Project Area – the Vacant Area is impacted by the presence of an Unused or Illegal Disposal Site.

A summary of vacant blighted area factors within the Project Area is documented on a block-by-block basis in **Table 4: Distribution of Vacant Blighted Area Factors.**

Table 3. Distribution of Conservation Area Factors

Tax Block No.	Age	Dilapidated Structures	Deteriorated Structures	Obsolescence	Illegal Use of Structures	Structures Below Code	Excessive Vacancies	Lack of Light, Vent.	Overcrowding / Excess. Land Coverage	Deleterious Land Use/Layout	Environmental Remediation	Inadequate Utilities	Lack of Community Planning	Declining or Lagging EAV	Factors per Block
26-05-302	X		X			X			X		X	X	X	X	6
26-05-304	X	O	X						O		X	X	X		6
26-05-305	X		X			O					X	X	X		5
26-05-306	X	X	X	X		X			X		X	X	X		8
26-05-307	X		X	O		O			X		X	X	X		7
26-05-308	X		X	X					O		X	X	X		6
26-05-309	X		X	O				O			X	X	X		6
26-05-310	X		X			X			O		X	X	X		6
26-05-315	X		X			X					X	X	X		5
26-05-316	X		X	O		O		O	O		X	X	X		8
26-05-322	X		X								X	X	X		4
26-05-323	X		X	O				O			X	X	X		6
26-05-503											X	X	X		3
26-05-504											X	X	X		3
26-07-406	X		X								X	X	X		4
26-07-407	X		X								X	X	X		4
26-08-101											X	X	X		3
26-08-102	X		X	O		O			O		X	X	X		7
26-08-103	X		X	O				O			X	X	X		6
26-08-107	X		X	O		X		O			X	X	X		7
26-08-108	X		X	O					O		X	X	X		6
26-08-109	X		X	X		X					X	X	X		6
26-08-110	X	O	X	X		O		O			X	X	X		8
26-08-111	O		X	X							X	X	X		5
26-08-114	X		X	X				O	O		X	X	X		7
26-08-115	X		X	X		X			O		X	X	X		7
26-08-116	X		X	X				X			X	X	X		6
26-08-117	X		X			X		X			X	X	X		6
26-08-121	X		X	O				X	X		X	X	X		7
26-08-122	X		X	O					O		X	X	X		6
26-08-123	X		X	O				O	O		X	X	X		7
26-08-124											X	X	X		3
26-08-125											X	X	X		3
26-08-303	X		X	O				O	X		X	X	X		7
26-08-304	X		X								X	X	X		4
26-08-305											X	X	X		3
26-08-306	X		X	X							X	X	X		5
26-08-307											X	X	X		3
26-08-308	X		X	O							X	X	X		5
26-08-309											X	X	X		3
26-08-313	X		X	O				O	X		X	X	X		7
26-08-314	X		X								X	X	X		4
26-08-317	X					X					X	X	X		4
26-08-321	X		X	O				O	X		X	X	X		7
26-08-322	X		X	O				X	O		X	X	X		7
26-08-326	X		X								X	X	X		4
26-08-327	O		X			X		X			X	X	X		6
26-08-328	X			X		X		X			X	X	X		6
26-08-329	X		X	O		O		X	O		X	X	X		8
26-08-330	X		O	X				O			X	X	X		6

X = Present to a Major Extent
 O = Present to a Limited Extent

Table 3. Distribution of Conservation Area Factors

Tax Block No.	Age	Dilapidated Structures	Deteriorated Structures	Obsolescence	Illegal Use of Structures	Structures Below Code	Excessive Vacancies	Lack of Light, Vent.	Overcrowding / Excess. Land Coverage	Deleterious Land Use/Layout	Environmental Remediation	Inadequate Utilities	Lack of Community Planning	Declining or Lagging EAV	Factors per Block
26-08-331												X	X	X	3
26-08-400												X	X	X	3
26-08-401												X	X	X	3
26-08-402	X		O	O				O	O			X	X	X	7
26-08-404	X		X	X			X	O				X	X	X	7
26-08-406												X	X	X	3
26-08-407	X		X	X				O	O			X	X	X	7
26-08-408												X	X	X	3
26-08-500												X	X	X	3
26-08-501												X	X	X	3
26-08-502												X	X	X	3
26-17-100	O		X					X					X	X	4
26-17-101	X							O					X	X	3
26-17-102	X		X	O				X					X	X	5
26-17-103	X		X					X				X	X	X	5
26-17-104	X		X	O			O	X	O			X	X	X	8
26-17-105	X		X	O				X				X	X	X	6
26-17-106	X		X				X	X				X	X	X	6
26-17-107	X		X									X	X	X	4
26-17-111	X		X	O				X				X	X	X	6
26-17-112	X		X					O	O			X	X	X	6
26-17-113	X			X								X	X	X	4
26-17-121	O		X					X				X	X	X	5
26-17-129												X	X	X	3
26-17-130	X		X									X	X	X	4
26-17-200	X		X	X				X				X	X	X	6
26-17-201	X			X				X				X	X	X	5
26-17-202	X		X	X			X					X	X	X	6
26-17-203	X		X				X	X				X	X	X	6
26-17-306												X	X	X	3
26-17-312	O		X	X		O		O				X	X	X	7
26-17-313	X		X									X	X	X	4
26-17-314	O							O				X	X	X	4
26-17-319	X							O				X	X	X	4
26-17-327	X											X	X	X	3
26-18-202	X		X	O				O	O			X	X	X	7
26-18-203	X		X	X								X	X	X	5
26-18-204	X		X	O				O	O			X	X	X	7
26-20-102													X	X	2
26-20-107			O										X	X	3
26-20-115													X	X	2
26-20-127													X	X	2
26-20-300			X										X	X	3
26-20-301	X		X	O		X							X	X	5
26-20-302	X		X										X	X	3
26-29-100	X		X										X	X	3
26-29-500													X	X	2
26-30-416													X	X	2
26-30-501													X	X	2
	73	3	67	44	0	0	24	0	40	25	0	85	99	99	

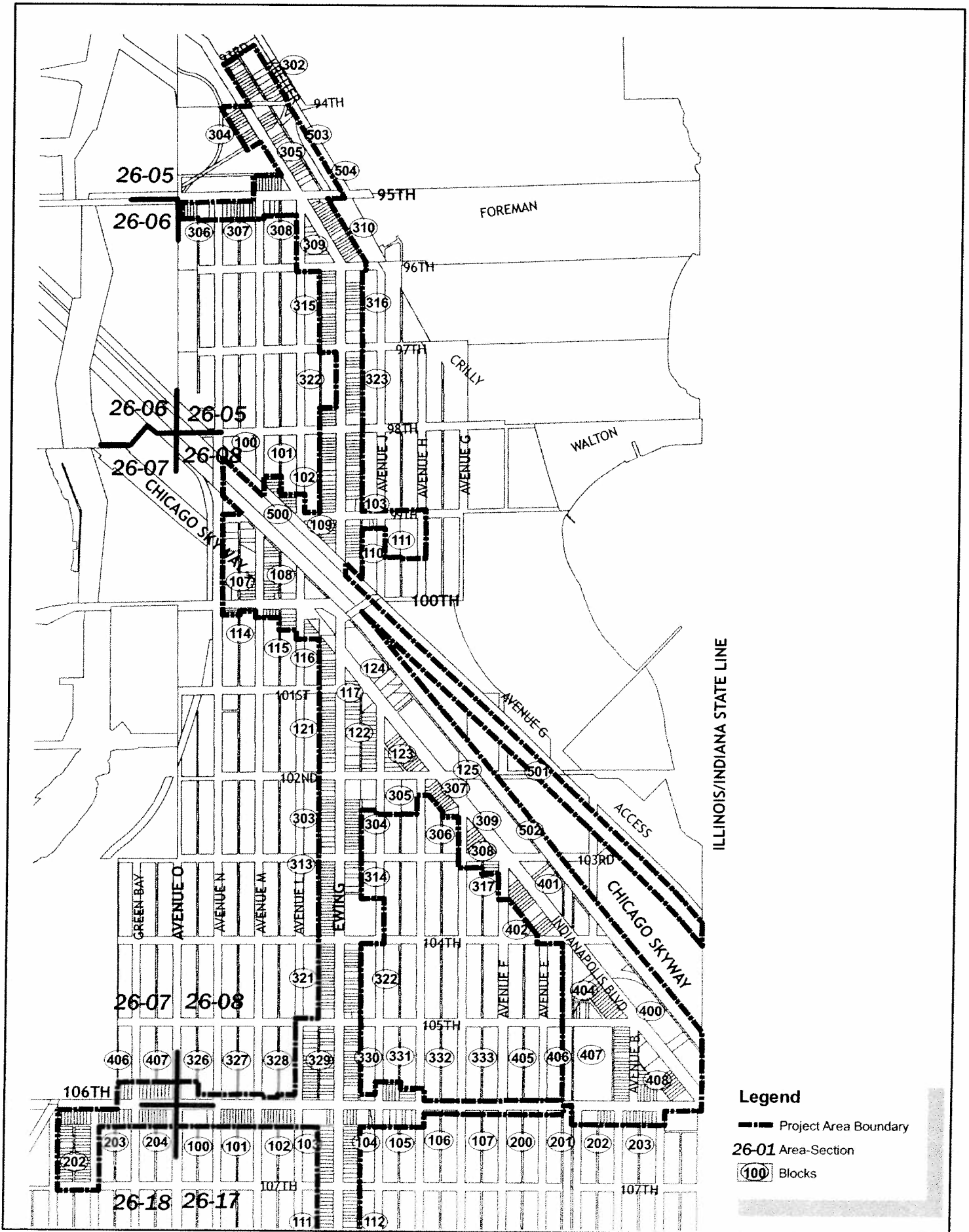
X = Present to a Major Extent
O = Present to a Limited Extent

Table 4. Distribution of Vacant Blighted Area Factors

Tax Block	Size	Obsolete Platting	Diversity of Ownership	Tax Delinquencies	Deterioration of Adjacent Improvements	Environmental Remediation	Declining or Lagging EAV
26-20-300	38.15 acres			X	X		X
26-20-301	2.52 acres				X		X
26-30-416	3.87 acres	X		X			X

X – Present to a Major Extent

The eligibility findings presented in this report indicate that the Project Area is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the City. The Project Area contains properties and buildings of various sizes and design that are advancing in obsolescence and deterioration. Existing vacancies, inadequate utilities, excessive land coverage, insufficient off-street parking, inadequate loading and service areas, and other conservation and blighting factors as identified above, indicate that the Project Area as a whole has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without public action.

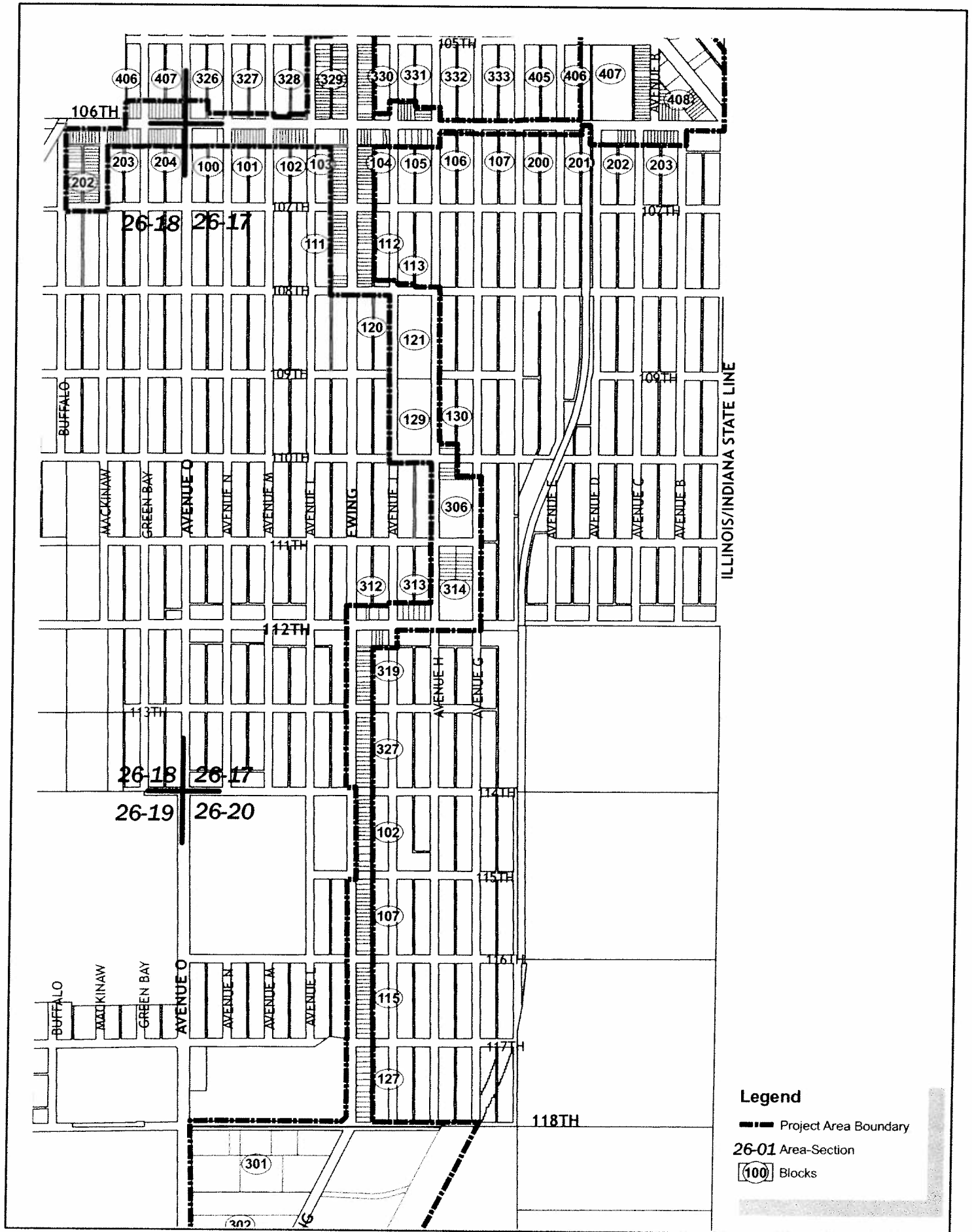




ILLINOIS/INDIANA STATE LINE

- Legend**
- Project Area Boundary
 - 26-01 Area-Section
 - (100) Blocks

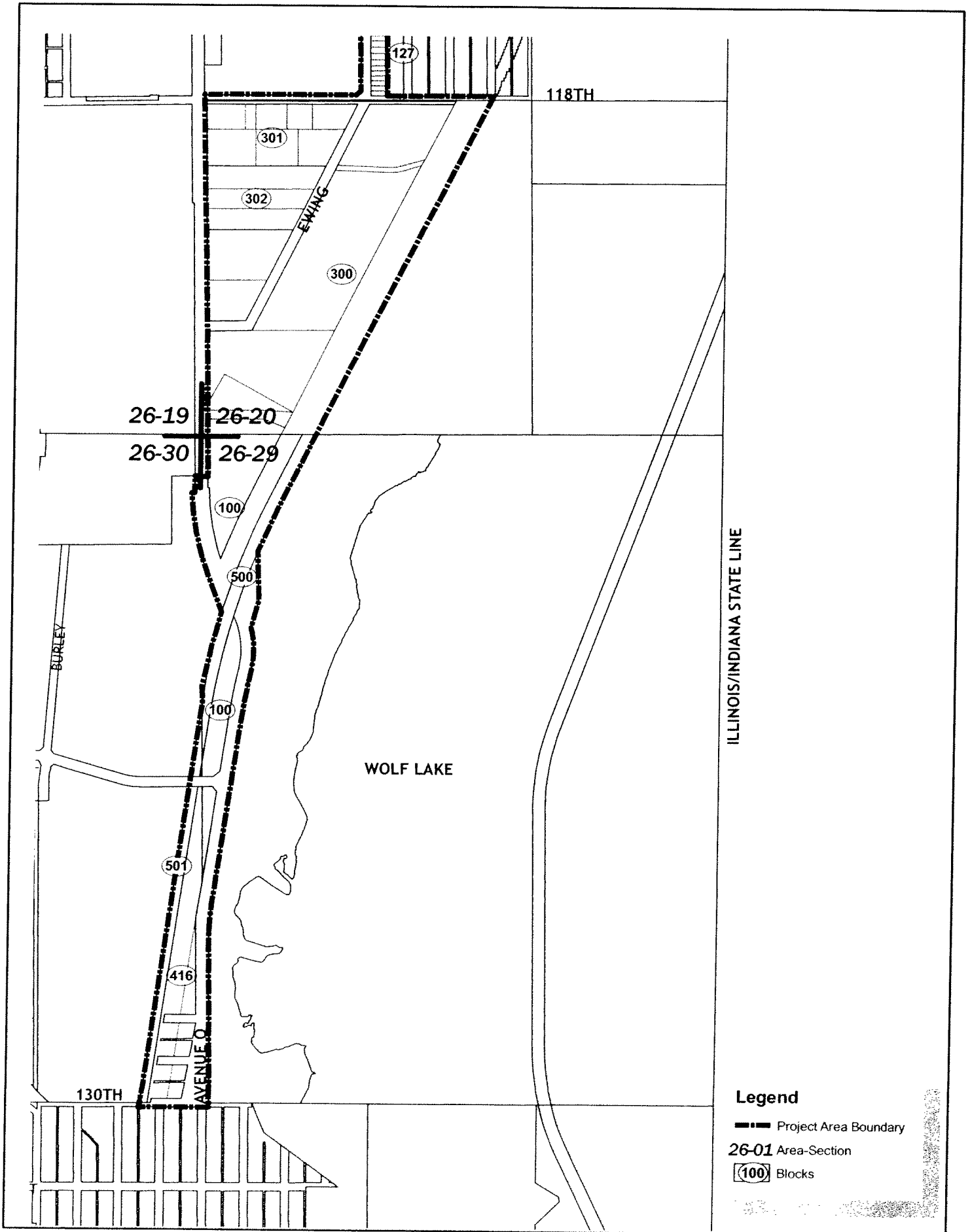
Eligibility Report Figure 1a: Project Area Boundary-North
 EWING AVENUE TIF





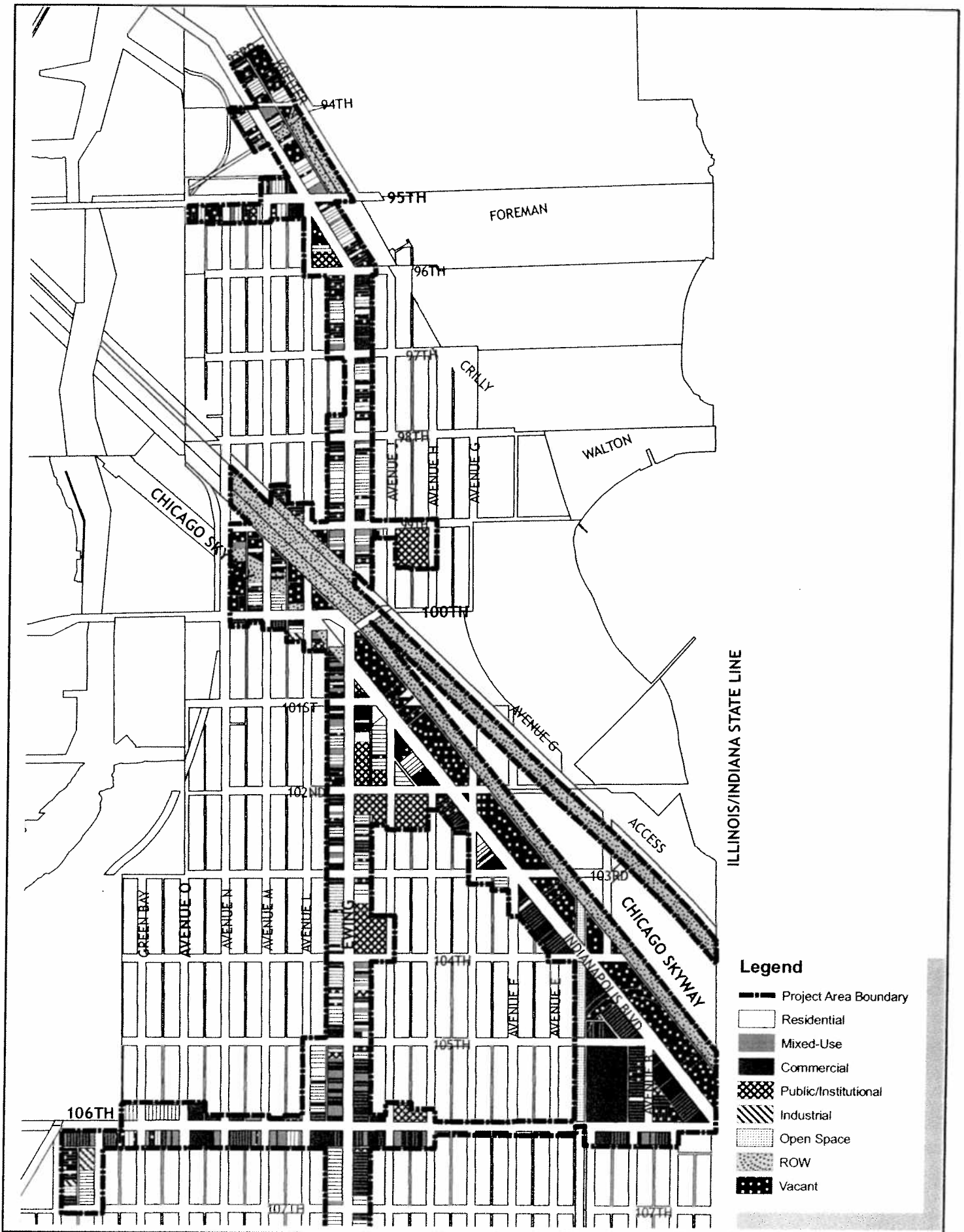
- Legend**
-  Project Area Boundary
 - 26-01** Area-Section
 -  Blocks

Eligibility Report Figure 1b: Project Area Boundary-Center
 EWING AVENUE TIF



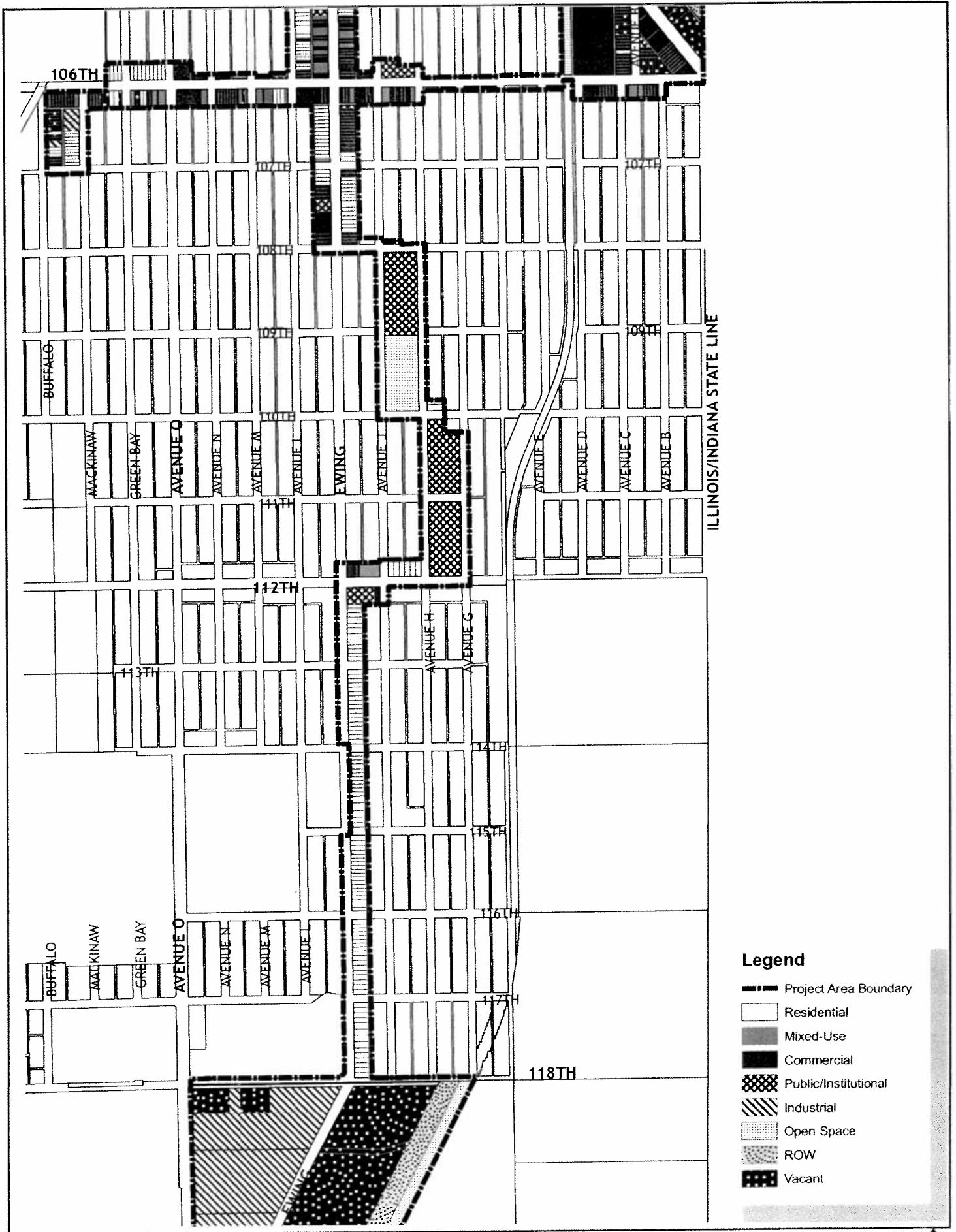
Eligibility Report Figure 1c: Project Area Boundary-South
 EWING AVENUE TIF





Eligibility Report Figure 2a: Existing Land Use-North
 EWING AVENUE TIF

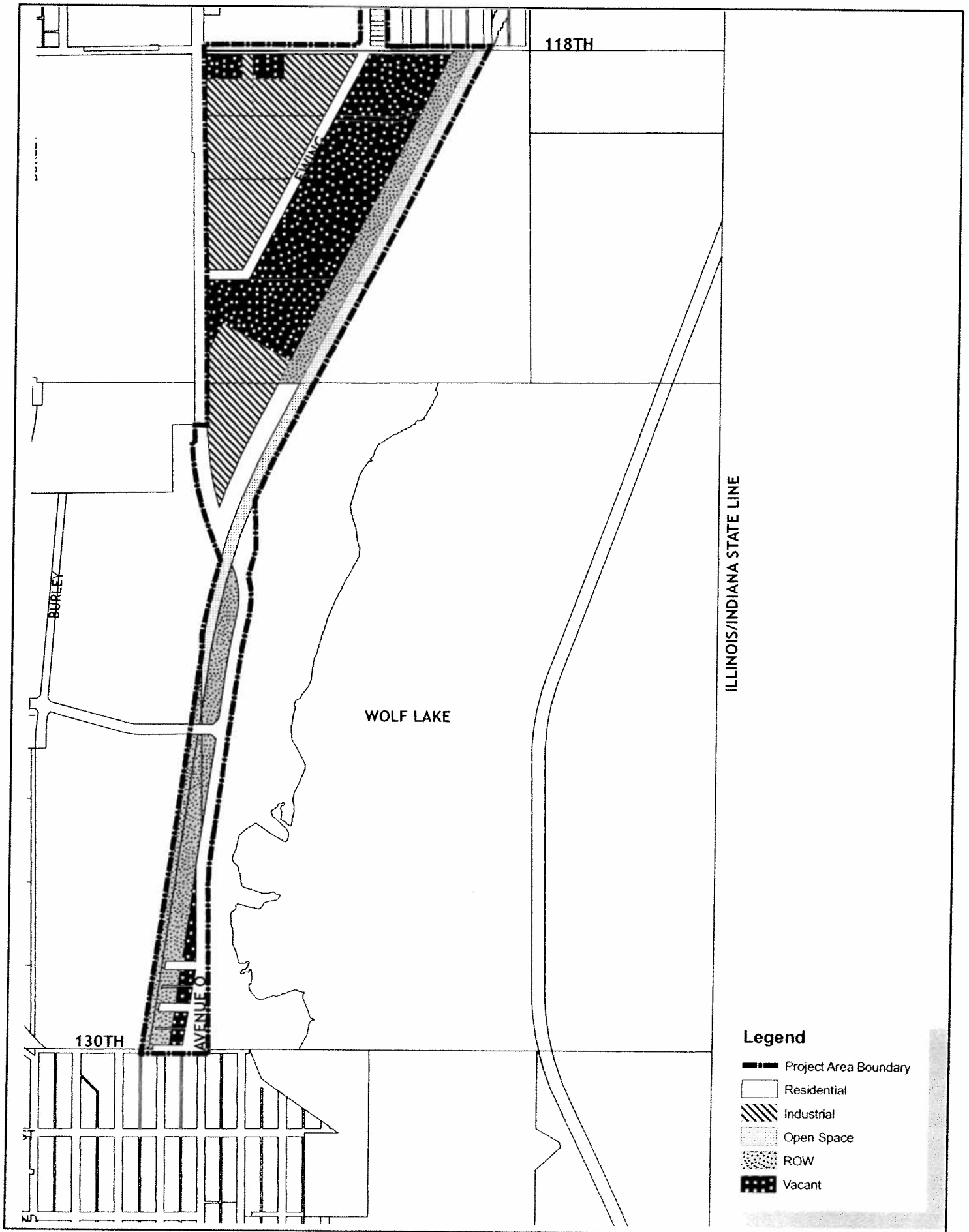




Eligibility Report Figure 2b: Existing Land Use-Center

EWING AVENUE TIF

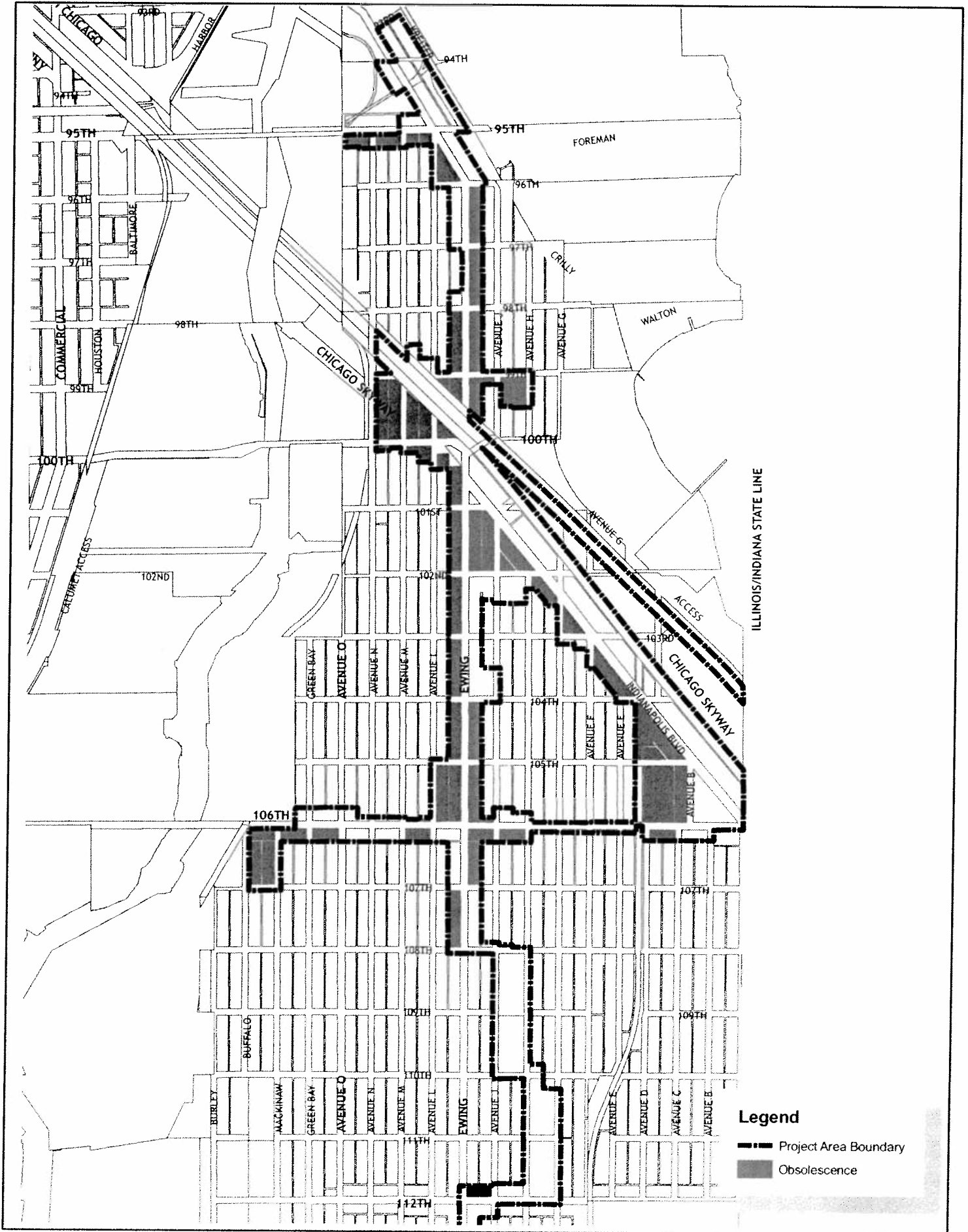




Eligibility Report Figure 2c: Existing Land Use-South

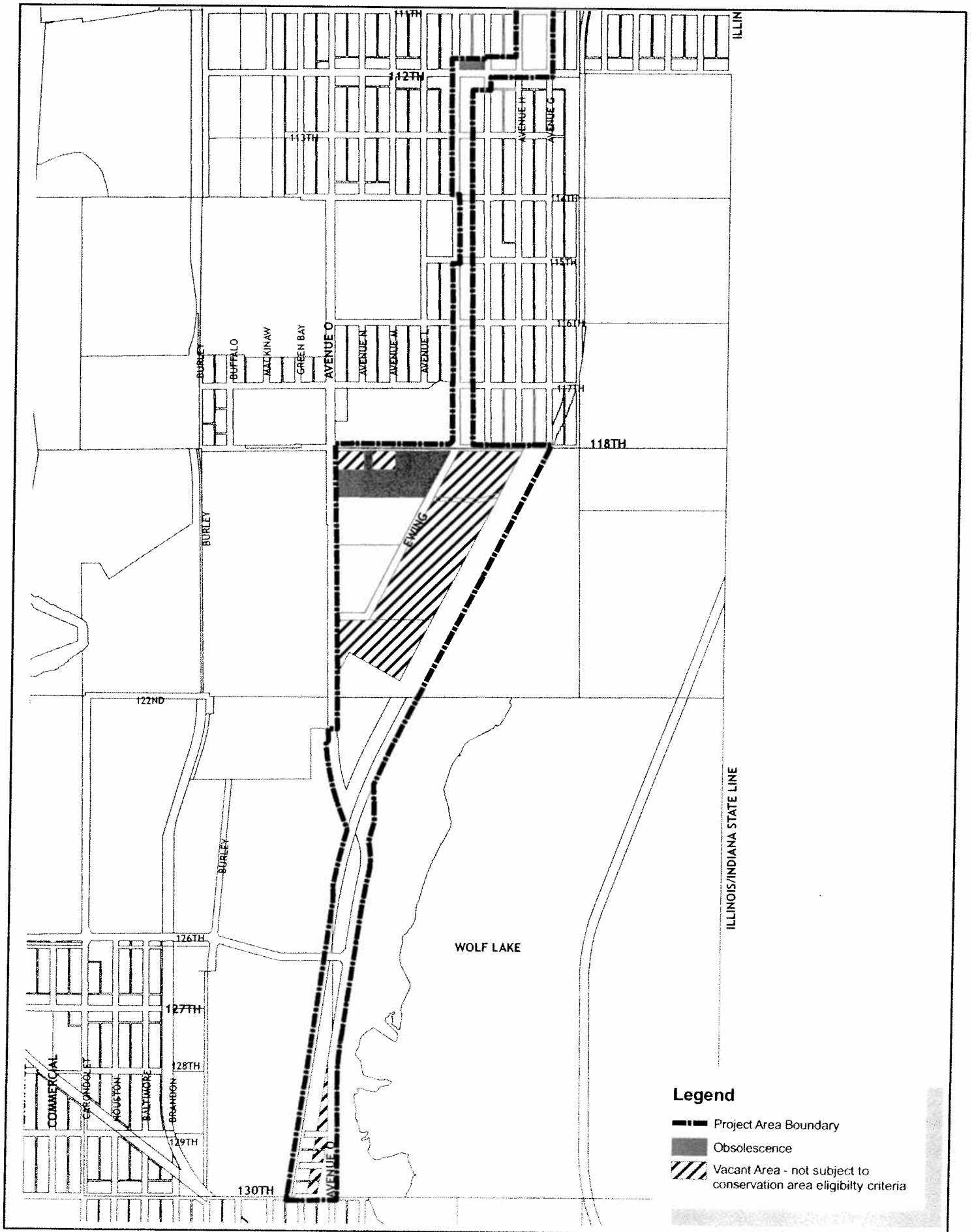
EWING AVENUE TIF





Eligibility Report Figure 3a: Obsolescence-North
 EWING AVENUE TIF

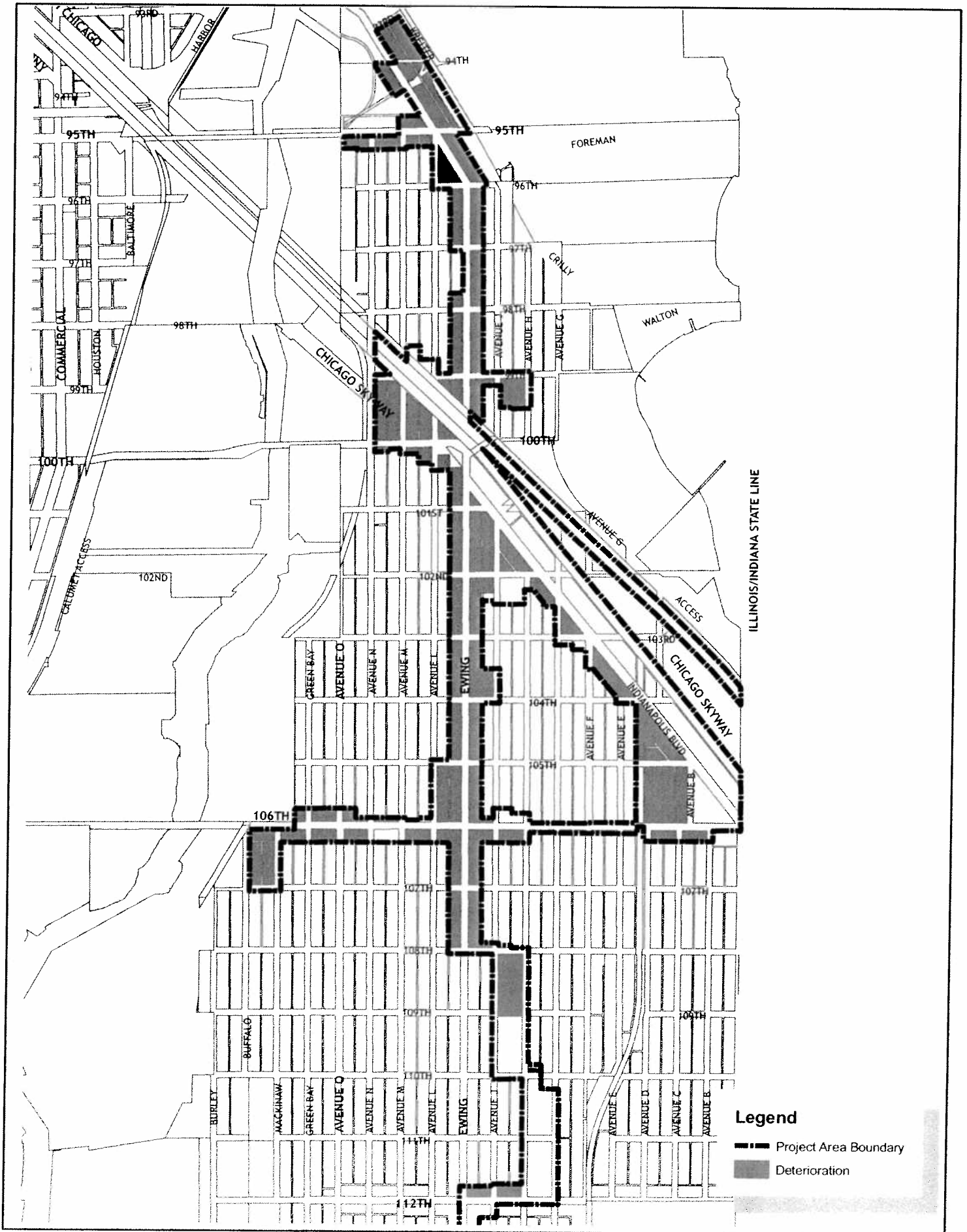




Eligibility Report Figure 3b: Obsolescence-South

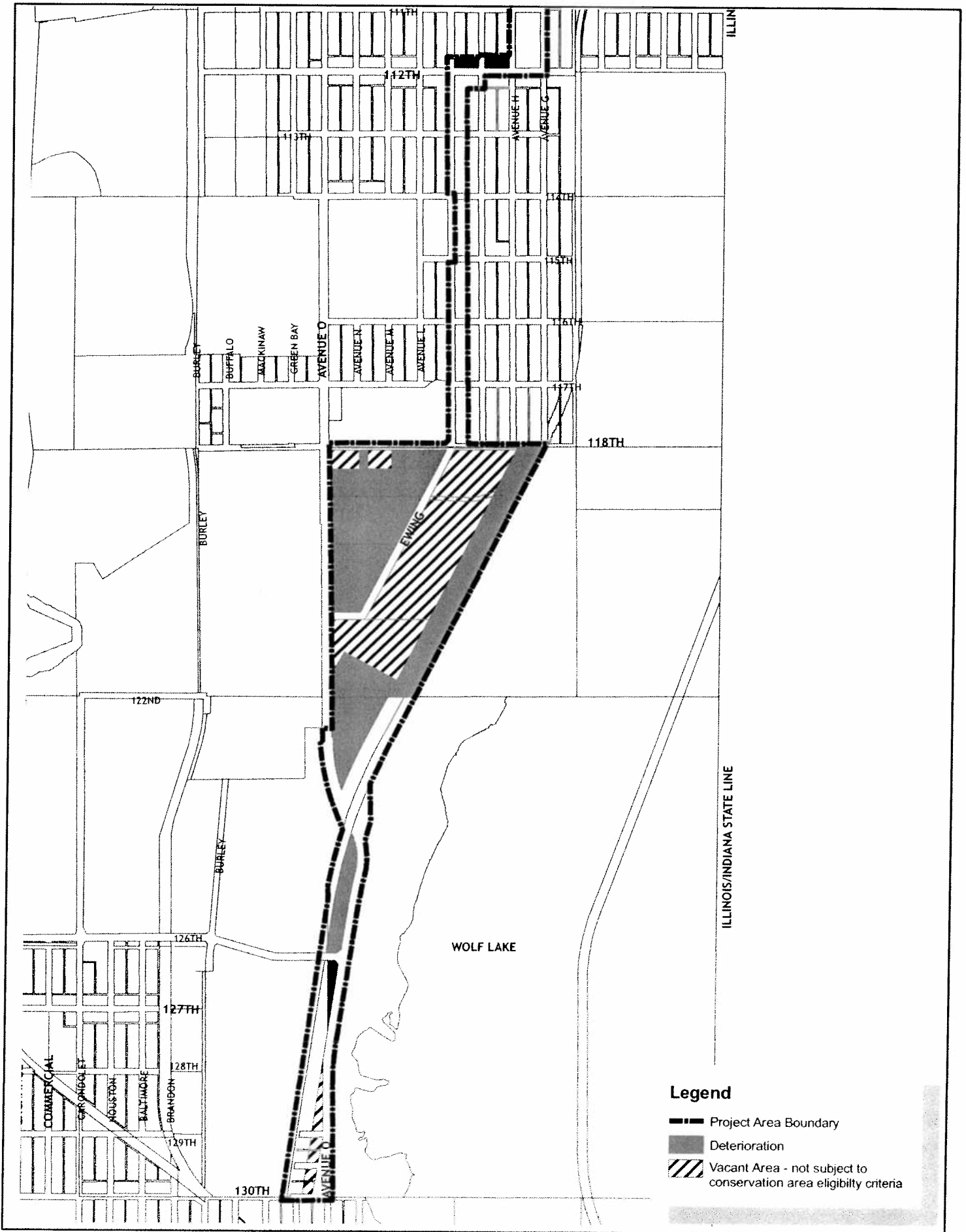
EWING AVENUE TIF



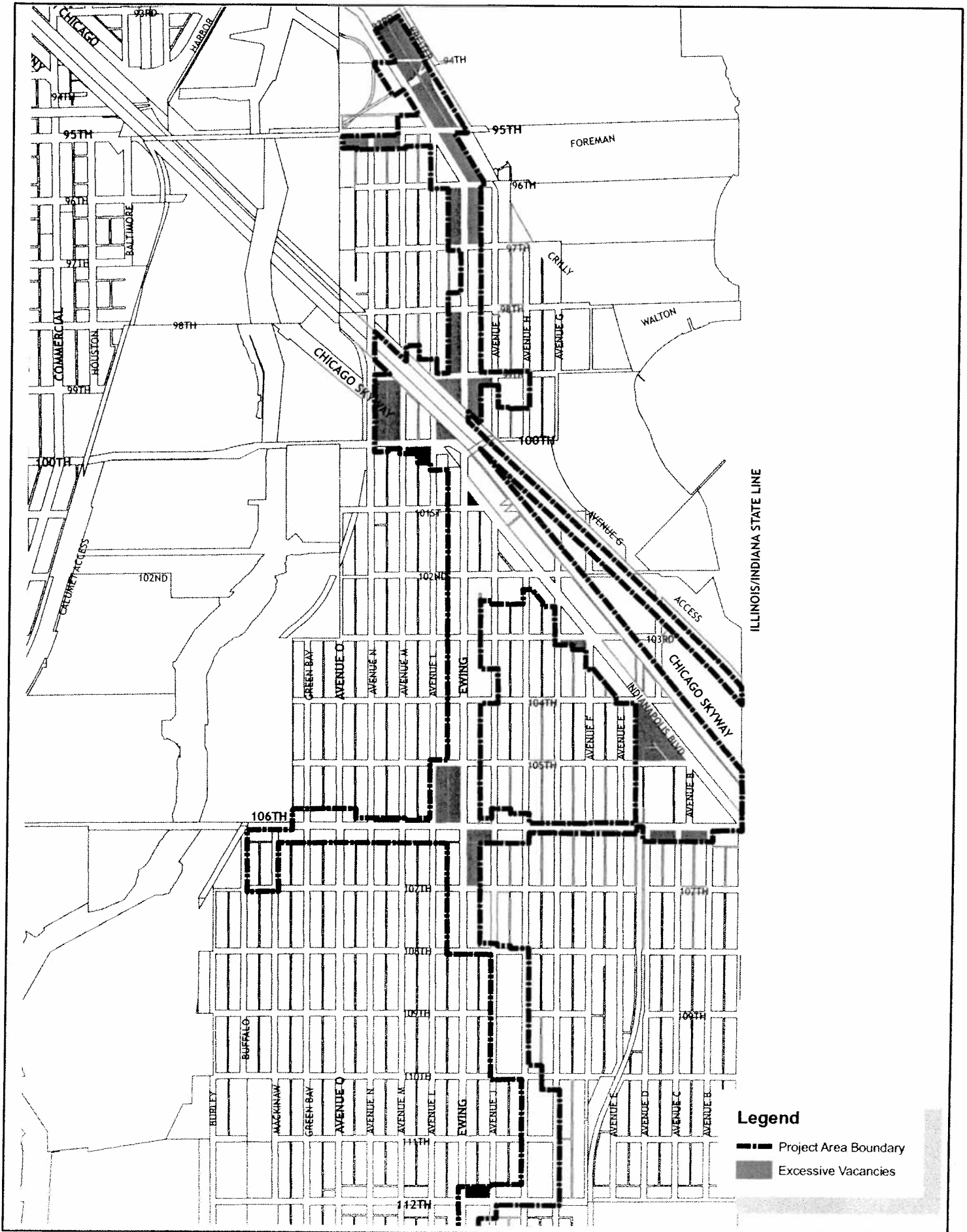


Eligibility Report Figure 4a: Deterioration-North
 EWING AVENUE TIF



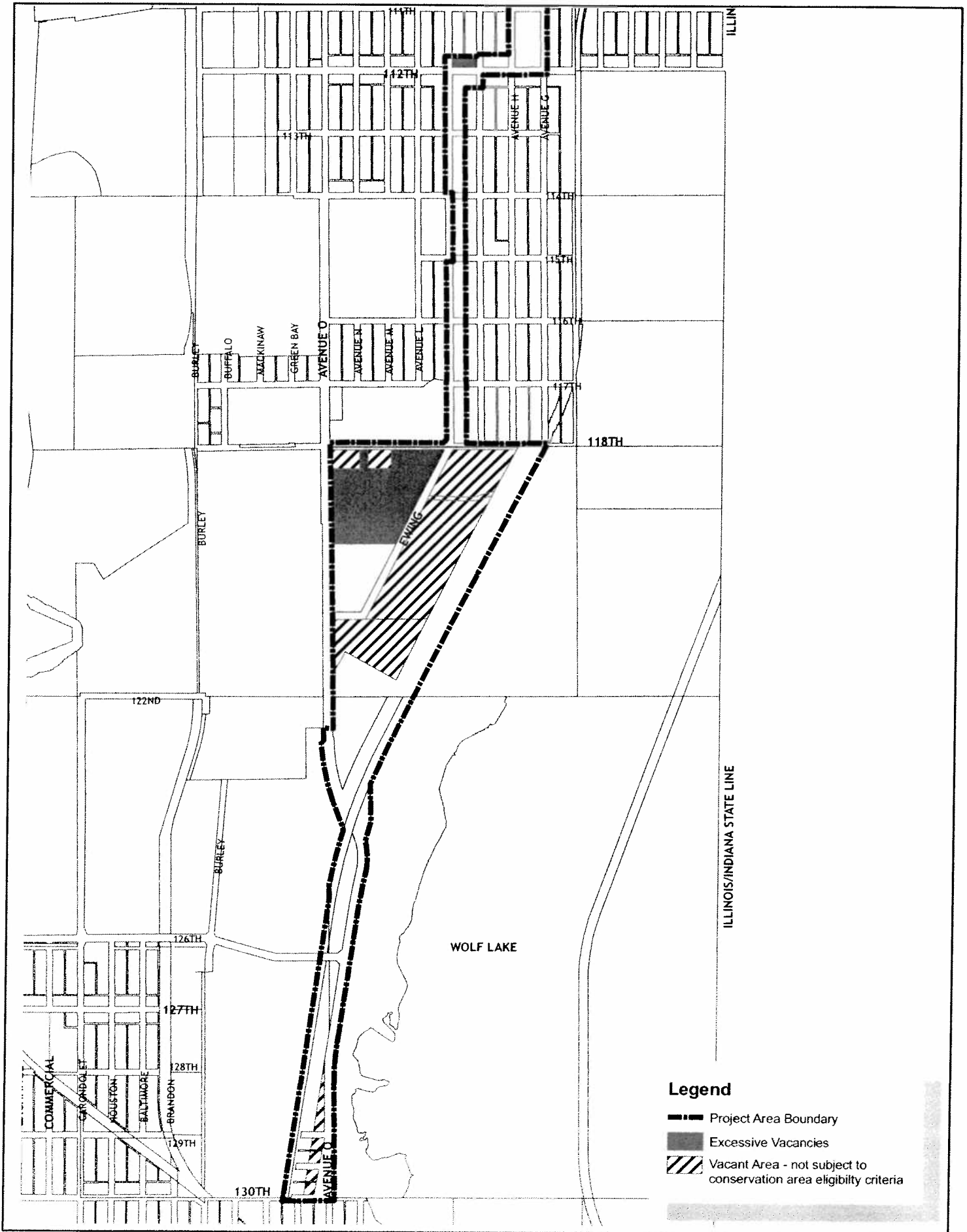


Eligibility Report Figure 4b: Deterioration-South
 EWING AVENUE TIF






Eligibility Report Figure 5a: Excessive Vacancies-North
 EWING AVENUE TIF

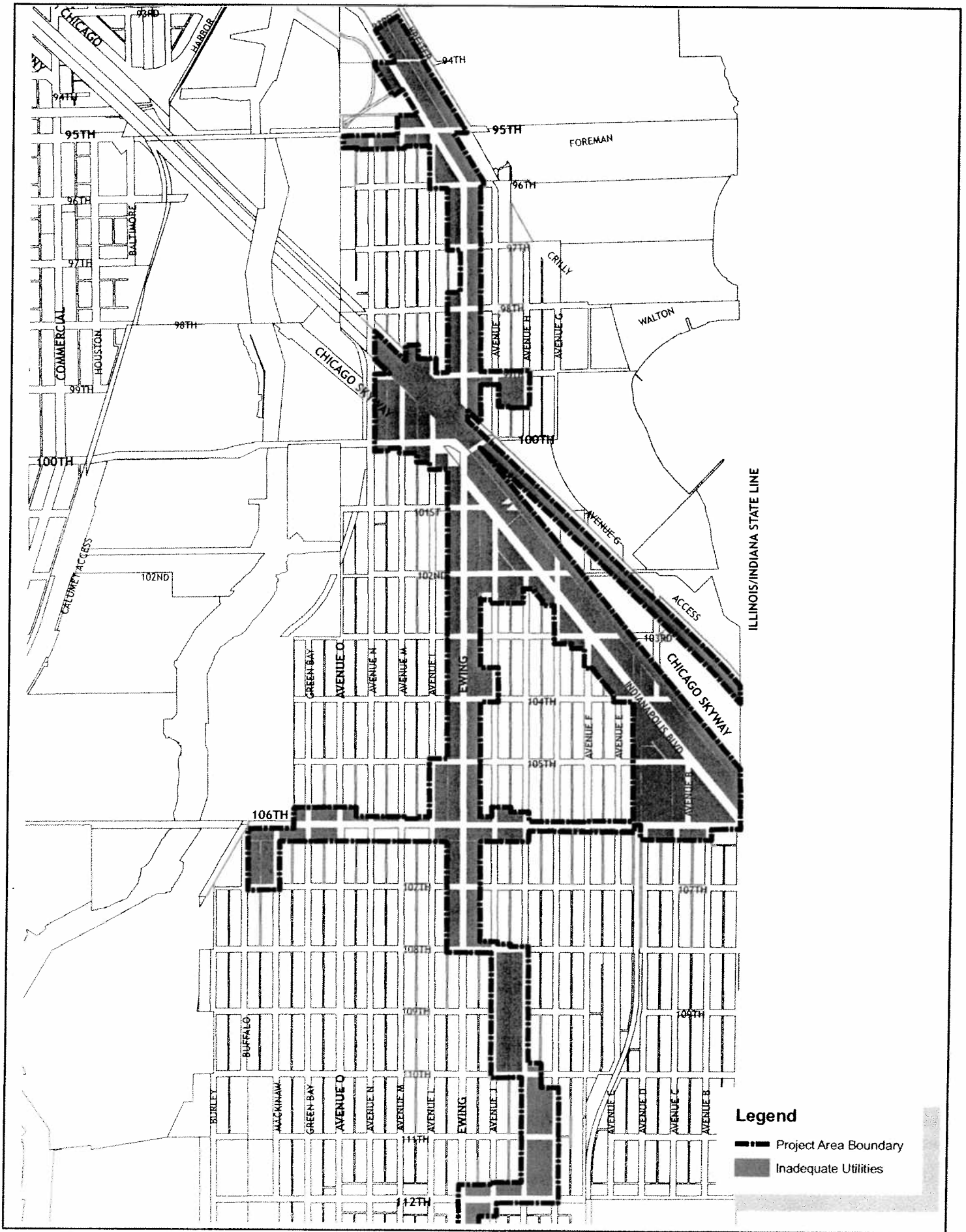




Legend

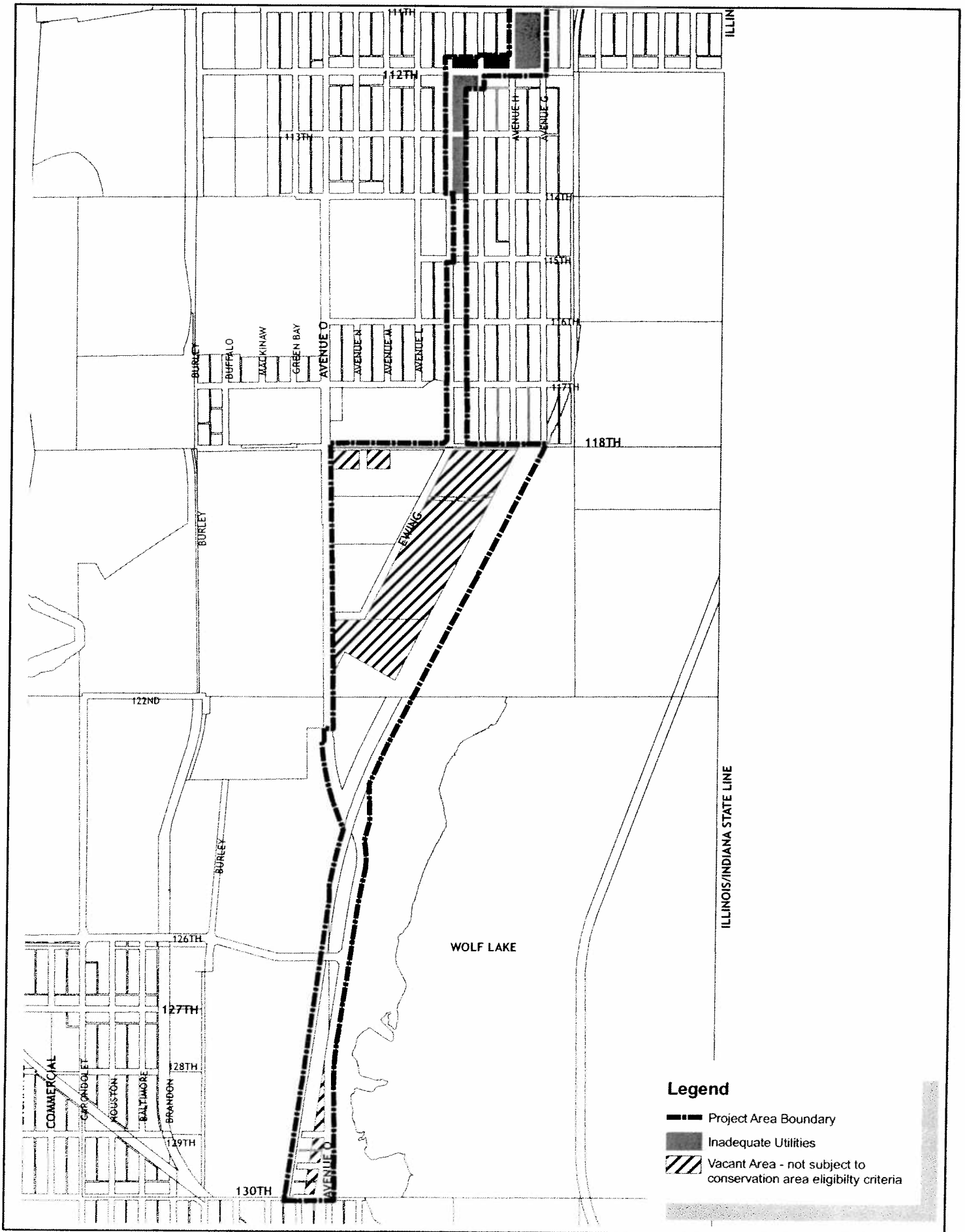
-  Project Area Boundary
-  Excessive Vacancies
-  Vacant Area - not subject to conservation area eligibility criteria

Eligibility Report Figure 5b: Excessive Vacancies-South
 EWING AVENUE TIF



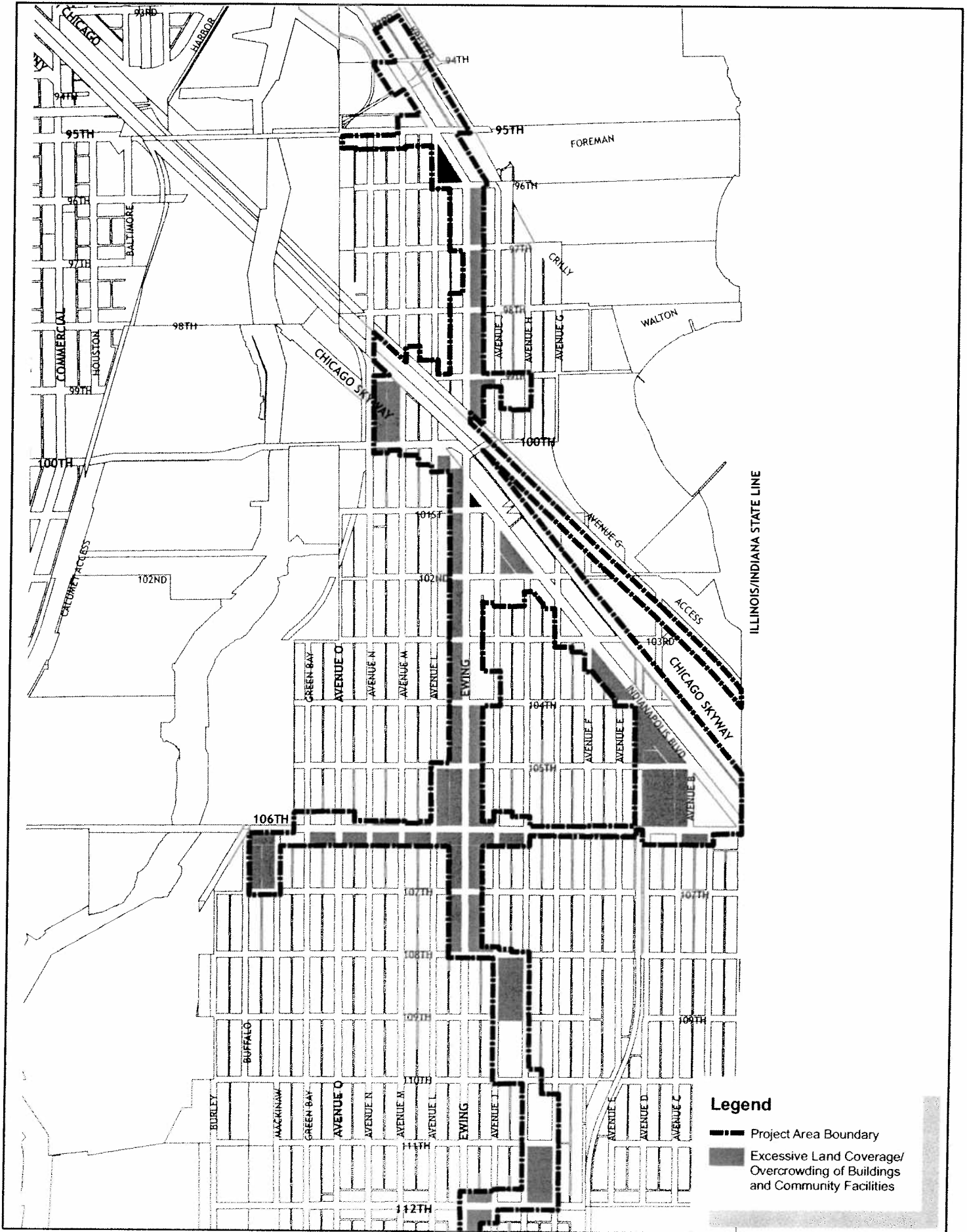
Eligibility Report Figure 6a: Inadequate Utilities-North
 EWING AVENUE TIF







Eligibility Report Figure 6b: Inadequate Utilities-South
 EWING AVENUE TIF

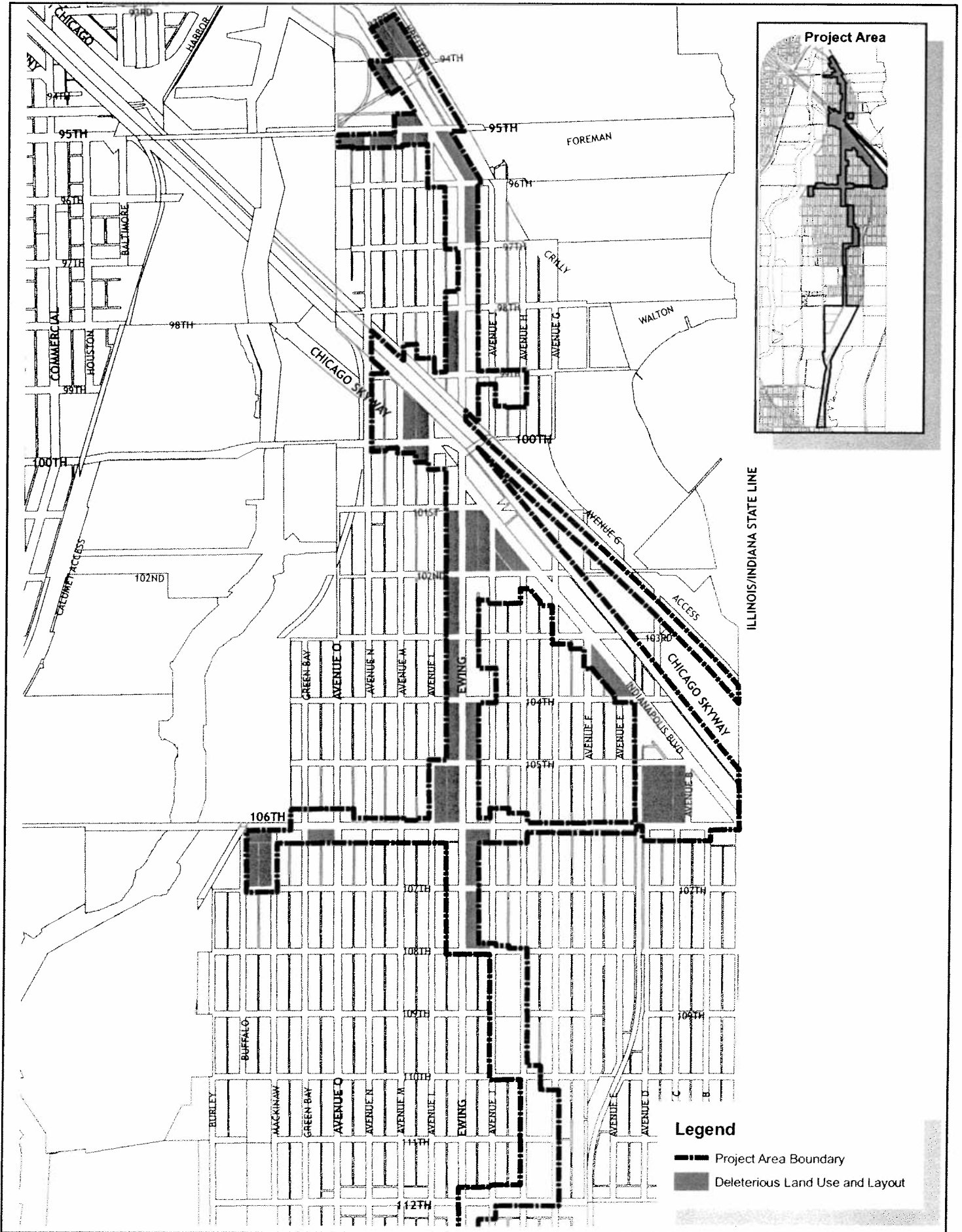




- Legend**
-  Project Area Boundary
 -  Excessive Land Coverage/Overcrowding of Buildings and Community Facilities

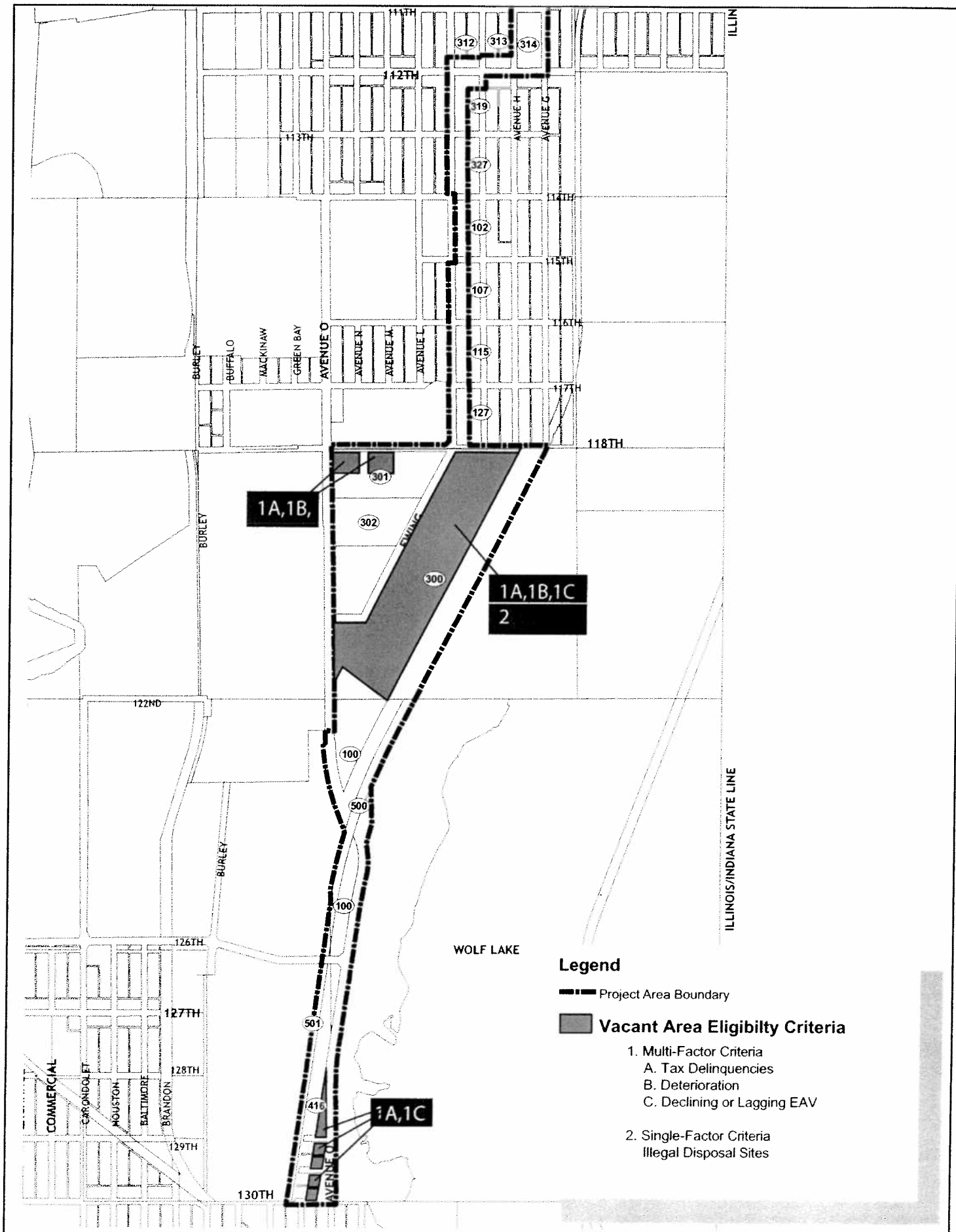
Eligibility Report Figure 7a: Excessive Land Coverage/Overcrowding of Buildings and Community Facilities-North
 EWING AVENUE TIF





Eligibility Report Figure 8: Deleterious Land Use and Layout (Northern Portion Only)
 EWING AVENUE TIF





Eligibility Report Figure 9: Vacant Area Eligibility
 EWING AVENUE TIF



**Exhibit IV:
Ewing Avenue Tax Increment Financing Housing Impact Study**

**EWING AVENUE
TAX INCREMENT FINANCING
HOUSING IMPACT STUDY**

City of Chicago, Illinois

September 29, 2009

City of Chicago
Richard M. Daley, Mayor

Department of Community Development
Christine Raguso, Acting Commissioner

Prepared by:

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INTRODUCTION

Ernest R. Sawyer Enterprises, Inc (“**ERS**”) was retained by Johnson Research Group, Inc (“**JRG**”) to be part of a team working for the City of Chicago Department of Community Development to develop a Tax Increment Financing District for an area designated as the Ewing Ave Redevelopment Project Area. As required by the Act, ERS conducted the Housing Impact Study for the Project Area.

A Housing Impact Study has been conducted for the Ewing Avenue Redevelopment Project Area to determine the potential impact of redevelopment on area residents. The area is generally bounded by 93rd Court on the north, 130th Street on the south, Indianapolis Boulevard and the Illinois-Indiana State Line on the east, and Buffalo Avenue and Avenue O on the west. The area largely includes frontage along Ewing Avenue, Indianapolis Boulevard, 95th Street, 100th Street, 106th Street and Avenue O (the “**Project Area**”). As set forth in the Act, 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 displacements of residents will occur, the municipality shall prepare a housing impact study and incorporate the study in the Redevelopment Project Plan.

The Ewing Avenue Tax Increment Financing Project and Plan (the “**Plan**”), which incorporates this document by reference, provides guidelines for revitalization and new development of existing properties in the Project Area. One of the goals of the Plan is to maintain sound existing housing where appropriate. The Project Area contains 75+ inhabited residential units and the City is unable to certify that no displacement of residents will occur in future as a result of redevelopment in the Study Area. Therefore, a housing impact study is required.

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

PART I – HOUSING SURVEY

- i. Type of residential unit mix; either single-family or multi-family.
- 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 no 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.
- iv. Data as to the racial and ethnic composition of the residents in the inhabited residential units, which shall be deemed to be fully satisfied if based on data from the most recent federal census.

PART II – POTENTIAL HOUSING IMPACT

- 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 units are to be removed.

- iii. The availability of replacement housing for those residents whose units will be removed, and the identification of the type, location and cost of the replacement housing.
- iv. The type and extent of relocation assistance to be provided.

PART I – HOUSING SURVEY

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

i. Number and Type of Residential Units

The number and type of residential units within the Project Area were identified during the housing field survey conducted by ERS as part of the Housing Impact Survey for the area. This survey, completed during May and June 2009, revealed that the Project Area contains 469 residential buildings containing a total of 760 residential units. The number of residential units by building type is outlined in **Table 1, Number and Type of Residential Units in the Project Area.**

Table 1: Number and Type of Residential Units within the Project Area

Building Type	Total # of Buildings	Total # of Units
Single Family	273	273
Multi-Family	151	414
Mixed Use	45	73
TOTAL:	469	760

Source: ERS Housing Field Survey

ii. Number and Type of Rooms in Residential Units

The estimated distribution of residential units within the Project Area by the number of bedrooms is identified in **Table 2, Units by Number of Bedrooms in the Project Area.**

Methodology

The methodology employed to estimate the number of housing units by bedroom number is as follows: Data from the 2000 U.S. Census was gathered for the 18 block groups within six census tracts overlapping the Project Area – census tracts 5201, 5202, 5203, 5204, 5205, and 5501 (“**Project Area Census Block Groups**”) – and the percentage of units in each bedroom category was determined. The total number of residential units in the Project Area, 760, was then applied to the Project Area Census Block Group percentages for each category to arrive at an estimated number of households for each bedroom category.

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

Table 2: Units By Number of Bedrooms within the Project Area

Number of Bedrooms	Number of Units	% of Total
No Bedroom	15	2.0%
1 Bedroom	74	9.7%
2 Bedrooms	240	31.6%
3 Bedrooms	334	44.0%
4 Bedrooms	68	9.0%
5+ Bedrooms	29	3.8%
TOTAL:	760	100.0%

Sources: 2000 US Census Bureau, ERS Housing Field Survey

iii. Number of Inhabited Units

A survey of inhabited dwelling units within the Project Area was conducted by ERS in July 2009. This survey identified 760 residential units, of which 34 (4.5%) were identified as vacant and 726 (95.5%) units were identified as inhabited within the Project Area.

iv. Race and Ethnicity of Residents

The racial and ethnic composition of the residents within the Project Area is identified in **Table 3, Race, Ethnicity, and Age Characteristics in the Project Area**, within this section. The methodology used to determine this information is described below.

Methodology

As required by the Act, the racial and ethnic composition of the residents in the inhabited residential units was estimated by using demographic data specific to the Project Area Census Tracts. To determine the racial and ethnic composition of the residents in the inhabited residential units for the purpose of this Housing Impact Study, racial and ethnic data from the 2000 U.S. Census was gathered for 90 blocks within the Project Area Census Block Groups ("**Project Area Census Blocks**"). All racial categories are based on categories defined by the U.S. Census Bureau. The average household size in the Project Area was estimated at 3.32 persons using the total population divided by the total households in the Project Area Census Blocks. This number was multiplied by the total inhabited residential units in the Project Area, 726, to arrive at an estimated total population of 2,415. The total population figure was then multiplied by the racial category percentages in the Project Area Census Blocks. The breakdown by Hispanic origin is also provided although the U.S. Census Bureau does not categorize Hispanic origin as a racial group.

Table 3: Race and Ethnicity Characteristics of Residents in the Project Area

Race	Total	Percent of Total
White	1,234	51.1%
Black or African American	46	1.9%
American Indian or Alaskan Native	13	0.5%
Asian	8	0.3%
Native Hawaiian or Other Pacific Islander	1	0.0%
Some other race [1]	1,112	46.1%
TOTAL:	2,415	100.0%

Sources: 2000 US Census, ERS Housing Field Survey

[1] As defined by U.S. Census Bureau

Hispanic Origin	Total	Percent of Total
Hispanic	1,757	72.8%
Non-Hispanic	657	27.2%
TOTAL:	2,415	100.0%

Sources: 2000 US Census Bureau, ERS Housing Field Survey

PART II – POTENTIAL HOUSING IMPACT

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

i. Number and Location of Units That May Be Removed

The primary objectives of the Plan are to revitalize the commercial and mixed-use corridors serving the community, develop new and renovated public school facilities to adequately serve the community, stabilize and maintain the existing single and multi-family dwellings, redevelop vacant and underutilized land, and correct obsolete and deleterious land use patterns through redevelopment.

Methodology

Presented below are the three steps used to fulfill the statutory requirements of defining the number and location of inhabited residential units that may be removed or impacted.

- 1) **Properties identified for acquisition.** An acquisition plan has not been prepared as part of the Ewing Avenue Redevelopment Project Area. Therefore, there are zero occupied housing units that may be impacted due to acquisition.
- 2) **Dilapidation.** As identified above and presented in more detail in the Ewing Avenue Redevelopment Project Area Eligibility Study, there were four (4) buildings classified as “dilapidated” in the Project Area, out of which one (1) residential unit which is occupied. As a result of this analysis, it is possible that one (1) occupied residential unit may be impacted because it is located within a dilapidated structure.
- 3) **Changes in land use.** The Land Use Plan, presented in **Section V** of the Plan identifies the future land uses to be in effect upon adoption of the Plan. When compared to the existing land uses identified, certain parcels of property currently containing residential uses may be subject to change as a result of proposed future land uses identified under the Plan. If public or private redevelopment occurs in accordance with land use changes proposed by the Plan, displacement of inhabited units may result. As a result of this analysis, a total of one (1) occupied residential unit may be impacted.

The City has no plans to displace any occupied residential units. However, based on the methodology used above, it is possible that a total of two (2) inhabited units in two (2) separate buildings may be displaced over the 23-year life of the TIF. The properties with occupied residential units that may be subject to displacement are illustrated in **Housing Impact Study Figure 1, Housing Impact Map**, at the end of this report.

ii. Plan for Relocation Assistance

The City’s plans for relocation assistance for those qualified residents in the proposed Project Area whose residences are to be removed shall be consistent with the

requirements set forth in Section 11-74.4-3(n)(7) of the Act. No specific relocation plan has been prepared by the City as of the date of this report because no project has been approved by the City. Until such a project is approved, there is no certainty that any removal of residences will actually occur.

iii. Replacement Housing

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

At this juncture there are no plans to remove any residences within the Project Area. However, if replacement housing were needed, a sampling of the availability of housing around the Project Area is shown in **Table 4, Survey of Available Rental Housing Units.**

Table 4: Survey of Available Rental Housing Units Surrounding the Project Area

No.	Location	Distance From Area (miles)	Bed-rooms	Rent	Amenities	Section 8 Accepted	Community
1	8331 S. Burley	1 mile	3	\$670	New Construction	Yes	
2	832 E. 80th Street	3.4 miles	1	\$675	Heat Included	Yes	Chatham
3	10401 S. Corliss Ave.	3.4 miles	1	\$625	Parking Included	Yes	Pullman
4	10401 S. Corliss	3.4 miles	2	\$725	Parking Included	Yes	Pullman
5	830 E. 80th Street	3.4 miles	2	\$700	Heat Included	Yes	Chatham
6	9737 S. Brennan	1.6 miles	3	\$1,150		Yes	Jeffrey Manor
7	10418 S. Green Bay	0.25 miles	3	\$1,200	Central A/C	No	East Chicago
8	11242 S. Green Bay	0.25 miles	3	\$1,200	Central Heat and A/C	No	East Chicago
9	3047 E. 97th Street	0.6 miles	2	\$650	Parking Included	No	East Chicago
10	10136 S. Oglesby Ave.	1.5 miles	3	\$1,200	Parking Included	No	South Deering
11	9318 S. Phillips	1.25 miles	3	\$950	Lawncare/Snow plow Included	No	East Chicago
12	9021 S. Exchange	0.5 miles	5	\$1,395	New Renovation	No	East Chicago
13	8370 S. Baker	1 mile	3	\$1,200		No	East Chicago
14	2155 E. 83rd Street	1.75 miles	2	\$800	Parking Included	No	So. Chicago
15	8349 S. Constance	2 miles	5	\$2,500	New Construction/ Parking Included	No	Avalon Park
16	8438 S. Constance	2 miles	5	\$2,500	New Construction/ Parking Included	No	Avalon Park
17	10461 S. Corliss Ave	3.4 miles	2	\$923	Central Heat and A/C	No	Pullman
18	10849 S. Prairie	4.25 miles	2	\$800	Heat Included	No	Roseland
19	11132 S. Edbrooke	4.25 miles	2	\$775	Parking Included	No	Roseland
20	8439 S. Mackinaw	1 miles	3	\$800		No	So. Chicago
21	8716 S. Escanaba	0.8 miles	3	\$725	New Renovation	No	So. Chicago
22	8227 S. Coles	1.25 miles	3	\$900	New Renovation	No	So. Chicago
23	78th and Jeffrey	2.25 miles	3	\$1,250		Yes	Jeffrey Manor
24	95th and Jeffrey	0.5 miles	2	\$1,100	Parking Included	No	Jeffrey Manor
25	7722 S. Cornell Ave.	2.75 miles	1	\$650	New Renovation and A/C included	No	So. Chicago
26	7734 S. Kingston Ave.	2.1 miles	4	\$1,250	New Renovation, Heat included	No	So. Chicago

Sources: Chicago Sun-Times, Chicago Tribune, Apartments.com, and HomeStore.com

The location, type and cost of a sample of possible replacement housing units located within the surrounding Community Areas were determined through classified advertisements from the *Chicago Sun-Times* and *Chicago Tribune*, as well as from Internet listings on Apartments.com and HomeStore.com during the first part of the month of July 2009. It is important to note that Chicago has a rental cycle where apartments turn over at a greater rate on May 1 and October 1 of each year. These times would likely reflect a wider variety of rental rates, unit sizes and locations than those available at other times throughout the year.

Type and Extent of Relocation Assistance

In the event that the implementation of the Plan results in the removal or displacement of low-income, very low-income, or very, very low-income households, such residents will be provided with relocation assistance in accordance with Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereto, including the eligibility criteria. The City shall make a good faith effort to ensure that affordable replacement housing for the aforementioned households is located in or near the Project Area.

Based on demographics information in the Project Area Census Block Groups and the income limits provided by United States Department of Housing and Urban Development ("HUD"), ERS concludes that approximately 18.9% of the households within the Project Area can be classified as very, very low-income, 16.2% of the households may be classified as very low-income, and 24.4% of the households may be categorized as low-income, as defined by Section 3 of the *Illinois Affordable Housing Act, 1 310 ILCS 65/3*. These statutory terms have the following meanings:

- a. **"low-income households"** means a single-person, family or unrelated persons living together whose adjusted income is more than 50 percent but less than 80 percent 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 HUD for purposes of Section 8 of the United States Housing Act of 1937;
- b. **"very low-income households"** means a single-person, family or unrelated persons living together whose adjusted income is not more than 50 percent of the median income of the area of residence, adjusted for family size, as so determined by HUD;
- c. **"very, very low-income households"** means a single-person, family or unrelated persons living together whose adjusted income is not more than 30 percent of the median income of the area of residence, adjusted for family size, as so determined by HUD; and
- d. **"affordable housing"** means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the maximum allowable income for such households, as applicable.

Collectively, low-income, very low-income and very, very low-income households are estimated to represent 59.5% of the inhabited households in the Project Area. After adding a fourth income category – moderate-income households – the Project Area's collective households with incomes at or below the moderate income level are estimated

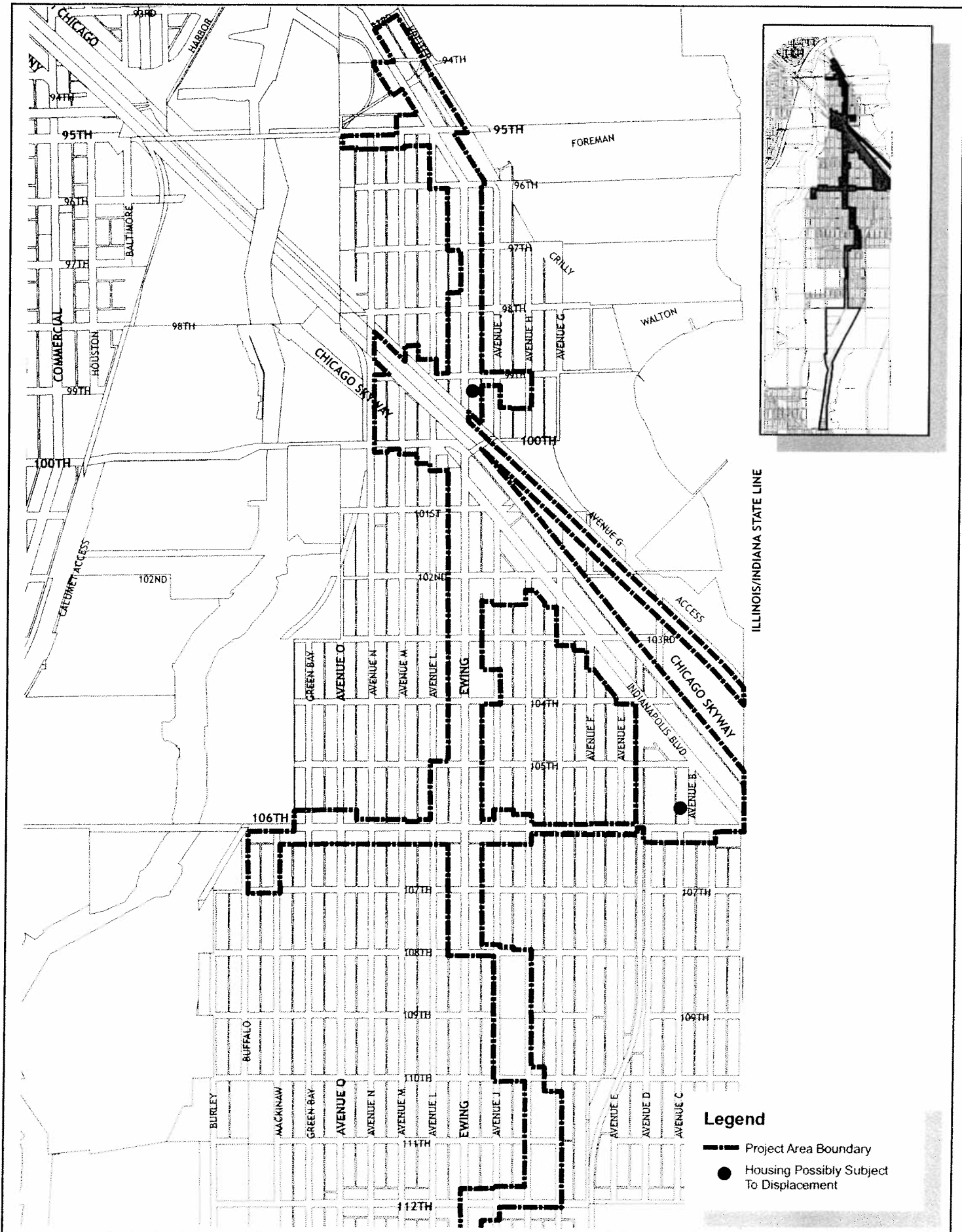
at 79.5% of the inhabited households in the Project Area. To calculate the number of households at each income category, the Project Area Census Block Group percentages were applied to the total inhabited units in the Project Area and the results are summarized in **Table 5, Project Area Household Income - 2000**.

Table 5: Project Area Household Income - 2000

Income Category	Annual Income Range	# of Households	% of Households
Very, Very Low-Income	\$0 - \$17,647	144	18.9%
Very Low-Income	\$17,648 - \$29,412	123	16.2%
Low-Income	\$29,413 - \$47,060	185	24.4%
Moderate-Income	\$47,061 - \$70,590	152	20.0%
Above Moderate-Income	\$70,591 or Above	156	20.5%
TOTAL:		760	100.0%

Sources: U.S. Department of Housing and Urban Development, 2000 U.S. Census, ERS research and field survey

Replacement housing for any displaced households over the course of the 23-year life of the Ewing Avenue Redevelopment Project Area are strongly encouraged to be affordable at these income levels. It should be noted that these income levels are likely to change over the 23-year life of the Project Area as both median income and income levels within the Project Area change.



Legend

- Project Area Boundary
- Housing Possibly Subject To Displacement

Housing Impact Study Figure 1: Housing Impact Map
EWING AVENUE TIF

