

**MASTER INTERGOVERNMENTAL AGREEMENT  
BETWEEN  
THE CITY OF CHICAGO AND  
THE PUBLIC BUILDING COMMISSION OF CHICAGO  
(WHITNEY YOUNG LIBRARY)**

This Master Intergovernmental Agreement (the "Agreement"), dated as of     MAY 1    , 2009 is made by and between the City of Chicago, an Illinois municipal corporation, having its principal offices at City Hall, 121 North LaSalle Street, Chicago, Illinois 60602 (the "City"), and the Public Building Commission of Chicago, an Illinois municipal corporation, having its offices at the Richard J. Daley Center, Room 200, Chicago, Illinois 60602 (the "Commission").

**RECITALS**

A. The City is a home rule unit of local government under the 1970 Constitution of the State of Illinois and has the authority to promote the health, safety and welfare of its inhabitants, to furnish essential governmental services through its various departments and agencies and to enter into contractual agreements with units of local government for the purpose of achieving the aforesaid objectives.

B. On March 18, 1956, the City Council of the City (the "City Council") created the Commission pursuant to the Public Building Commission Act of the State of Illinois (the "Act") for the purpose of facilitating the funding, acquiring and constructing of public buildings, improvements and facilities for use by local public agencies in the furnishing of essential governmental services.

C. The Commission is authorized and empowered by the Act to acquire fee simple title to real property, including easements and reversionary interests in streets, alleys and other public places, by purchase or the exercise of eminent domain, for public improvements in an area or areas that have been selected, located and approved by the governing bodies of the City and the Commission.

D. The Commission has heretofore undertaken the acquisition, construction, alteration, repair, renovation, rehabilitation and equipping of buildings and facilities for use by various public bodies including the City, the Board of Education of the City of Chicago, the Chicago Park District, and the Board of Trustees of Community College District No. 508, County of Cook and State of Illinois.

E. At the request of the City, the Commission by resolution adopted on October 1, 2007, selected, located and designated the property commonly known as 7901 South Martin Luther King, Junior Drive, Chicago, Illinois and legally described on Exhibit A hereof (the "Site") for acquisition and construction of a branch library and ancillary improvements (the "Project") in the 87<sup>th</sup> Street and Cottage Grove Redevelopment Project Area (the "Redevelopment Area") of the City.

F. Pursuant to Section 14 of the Act, the site designation resolution was approved by the City Council on January 9, 2008, at pages 18735 through 18738 of the Journal of Proceedings as the site to be acquired for the construction of the Project.

G. The City is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/1-74.4-1 *et seq.*, as amended from time to time (the "TIF Act"), to finance projects that eradicate blight conditions and conservation factors that could lead to blight through the use of tax increment allocation financing for redevelopment projects.

H. To induce certain redevelopment pursuant to the TIF Act, in accordance with the provisions of the TIF Act, pursuant to ordinances adopted on November 13, 2002 and published in the Journal of Proceedings for said date at pages 97440 to 97576, the City Council: (1) approved and adopted a redevelopment plan (the "Redevelopment Plan") for the Redevelopment Area; (2) designated the Redevelopment Area as a "redevelopment project area" pursuant to the Tax Increment Allocation Redevelopment Act; and (3) adopted tax increment allocation financing for the Redevelopment Area (the "TIF Adoption Ordinance") (items(1)-(3) collectively referred to herein as the "TIF Ordinances").

I. The Site lies wholly within the boundaries of the Redevelopment Area.

J. Under the TIF Act, such incremental ad valorem taxes which pursuant to the TIF Act have been collected and are allocated to pay redevelopment project costs and obligations incurred in the payment thereof ("Increment") may be used, among other purposes, to pay the cost of public works and improvements as well as to acquire and construct public facilities, as contemplated in a redevelopment plan, and obligations relating thereto.

K. The City wishes to make available to the Commission a portion of the Increment from the Redevelopment Area in an estimated amount of \$1,000,000 for the purpose of providing a portion of the funds required for the acquisition and construction of the Project in the Redevelopment Area to the extent and in the manner provided in this Agreement.

L. The Redevelopment Plan, attached hereto as Exhibit F, contemplates that tax increment financing assistance would be provided for public improvements, such as the Project, within the boundaries of the Redevelopment Area.

M. The funds to pay the balance of the costs of the Project in an estimated amount of \$12,481,299 will be derived from the proceeds of the City's \$66,100,000 General Obligation Bonds, Library Series 2008D (the "Bonds"), issued on January 28, 2009 pursuant to an ordinance adopted by the City Council on November 5, 2008 and published at pages 42734 through 42769 of the Journal of such date (the "Bond Ordinance"), which authorized the issuance of the Bonds as a means of financing, among other things, the constructing, equipping, altering and repairing of various municipal facilities, including libraries.

N. Section 12 of the Bond Ordinance authorizes the Mayor, the Chief Financial Officer, the City Comptroller, the City Treasurer and the City Clerk, among other things, to execute and deliver such other documents and agreements (including such contracts, such intergovernmental agreements or such grant agreements with not-for-profit organizations, educational or cultural institutions or for-profit organizations or to assist the State of Illinois, the United States of America, or other municipal corporations, units of local government or school

districts in the State of Illinois, receiving proceeds of the Bonds as the Chief Financial Officer or the City Comptroller shall deem necessary and appropriate) and perform such other acts prior to or following the issuance of the Bonds as may be necessary or desirable in connection with the issuance of the Bonds and any transactions contemplated herein related to the application of the proceeds of the Bonds.

O. The City, acting primarily through the Department of General Services ("DGS") and the Library but also through the Office of Budget and Management and DCD, intends to participate actively with the Commission in the planning and implementation of the Project including, without limitation, the development of the Building Program (as hereinafter defined), review and approval of design elements and materials and assistance with the preparation and approval of the Budget and the Schedule (as hereinafter defined).

P. The parties have determined that it is necessary, desirable and in the public interest to enter into this Agreement pursuant to the Intergovernmental Cooperation Act of the State of Illinois in order to set forth their respective objectives, duties and responsibilities and to describe the procedures and guidelines to be followed with respect to the implementation of the Project.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties hereby agree as follows:

#### **DEFINITIONS**

For purposes of this Agreement, each of the following terms shall have the respective meaning assigned to it as follows:

**Act:** The Public Building Commission Act of the State of Illinois, 50 ILCS 20/1 *et seq.* (1994), as amended from time to time.

**Architect of Record:** The firm or entity employed by the Commission or its designee for the purpose of designing and observing the Work for compliance with the Contract Documents.

**Authorized Commission Representative:** The person or entity employed or retained by the Commission to provide planning, land acquisition, development, construction management, administration and/or coordination services for the Project.

**Authorized DGS Representative:** The Commissioner of DGS, including the duly designated representative thereof, who is designated as DGS's representative in the planning and implementation of the Project.

**Authorized DCD Representative:** The Commissioner of DCD, including the duly designated representative thereof, who is designated as DCD's representative in the planning and implementation of the Project.

**Authorized Library Representative:** The Commissioner of the Library, including the duly designated representative thereof, who is designated as the Library's representative in the planning and implementation of the Project.

**Board:** The Board of Commissioners of the Public Building Commission of Chicago.

**Budget:** The budget for the design, acquisition and construction of the Project as set forth on Exhibit B attached hereto. For purposes of this Agreement, the term "Budget" includes, as the case may be, preliminary budget(s) established by the City and final budget(s) as determined by the Budget Director, the Authorized Library Representative, the Authorized DCD Representative and the Commission as a result of the review process more fully described in Section 2.2 hereof.

**Budget Director:** The Budget Director of the City, including the duly designated representative thereof, who is designated by the City to receive notices pursuant to this Agreement and otherwise act as the City's representative in implementing the financial requirements of this Agreement.

**Building Program:** The requirements specified by the Library and DGS with respect to the Project including, but not limited to the nature, scope and extent of the Project and facilities

and the size, type, function, spatial relationships, and materials to be used in the design and construction of the Project.

**Certificate of Final Acceptance:** The certificate, substantially in the form attached hereto as Exhibit C2, which shall be delivered by the Commission to the Library and DGS to certify that a Certificate of Final Completion has been issued by the Architect of Record for the Project, that the Commission has verified that all punch list work has been completed, and that all deliverables, including but not limited to the items as provided in Section 10.6, have been transmitted to DGS along with final occupancy certifications issued by the authority having jurisdiction.

**Certificate of Occupancy:** The certificate issued by the authority having jurisdiction to certify that the Project has been sufficiently completed to be occupied and used for its intended purpose.

**Certificate of Substantial Completion:** The certificate issued by the Architect of Record to certify that the Project has been essentially completed except for Punch List Work, the City is able to occupy and use the Project for the purpose intended, and the Contractor has obtained and delivered to the Commission a "Certificate of Occupancy" issued by the authority that has jurisdiction.

**City:** The City of Chicago, an Illinois municipal corporation.

**City Council:** The City Council of the City.

**Commission:** The Public Building Commission of Chicago, an Illinois municipal corporation.

**Contract:** A contract, including all of the Contract Documents as described therein, between the Commission and a Contractor to perform services and/or provide labor, materials, equipment and other Work and facilities required for the completion of the Project. For purposes of this Agreement, the term "Contract" may include a professional services agreement, general

construction contract, construction management contract or other form of agreement for Project-related activities.

**Contract Documents:** The drawings, specifications and program requirements (including, without limitation, civil, architectural, structural, mechanical, plumbing, fire protection and electrical drawings and technical specifications) developed by the Architect of Record for the construction of the Project as approved by the Authorized Commission Representative, the Authorized Library Representative and the Authorized DGS Representative for compliance with the approved Building Program and all other documents attached to the Contract and/or incorporated by reference into the Contract.

**Contractor:** An individual or firm that contracts with the Commission to perform services and/or provide Work in connection with the Project in accordance with the Standard of Performance as provided in this Agreement. For purposes of this Agreement, the term "Contractor" may include a general or specialty contractor, subcontractor, design entity, construction manager, environmental consultant or other consultants engaged by the Commission to implement the Project.

**Corporation Counsel:** The Corporation Counsel, including the duly designated representative thereof, of the City.

**DOE:** The Department of Environment of the City.

**DGS:** The Department of General Services of the City.

**DCD:** The Department of Community Development of the City.

**Executive Director:** The Executive Director, including the duly designated representative thereof, of the Commission.

**Final Completion:** The last date on which all of the following events have occurred: the Commission in consultation with the Authorized DGS Representative and the Authorized Library Representative, has determined that all Punch List Work and any other remaining Work have been completed in accordance with the Contract Documents; final inspections have been

completed and operating systems and equipment testing have been completed; final occupancy certifications have been issued; all deliverables as provided in Section 10.6 hereof including, but not limited to, all warranties, operations/maintenance manuals, and as-built drawings, have been provided to the Commission and forwarded to the Library and DGS; any LEED Commissioning responsibilities required by the Contract Documents have been completed; and all contractual requirements for final payment to the Contractor have been completed.

**IEPA:** The Illinois Environmental Protection Agency.

**Library:** The Chicago Public Library.

**Municipal Code:** The Municipal Code of Chicago.

**Notice of Substantial Completion:** The certificate, substantially in the form attached hereto as Exhibit C1, which shall be delivered by the Commission to the Authorized Library Representative and the Authorized DGS Representative along with a Certificate of Substantial Completion issued by the Architect of Record, a copy of the Punch List and a Certificate of Occupancy issued by the authority having jurisdiction.

**Project:** As defined in the Recitals.

**Project Account:** An existing interest-bearing account of the Commission that will be used for purposes of depositing funds advanced by the City to pay the costs incurred by the Commission in implementing the Project as more fully described in Section 9.3 hereof.

**Punch List or Punch List Work:** Minor adjustments or repairs in the Work as determined by the Architect of Record that must be completed prior to Final Completion and Acceptance of the Work and the issuance of the Certificate of Final Completion. The Authorized Commission Representative, the Authorized Library Representative and the Authorized DGS Representative shall have the right of consult with the Architect of Record concerning the preparation and completion of the Punch List.

**Schedule:** The anticipated date or dates on which the Project or portions thereof shall be completed.



**Site:** The real estate parcel or area upon which the Project will be constructed as described on Exhibit A hereof.

**Site Work:** Any remediation of adverse environmental site conditions, demolition or other site development work in connection with the Project that may be undertaken by the Commission.

**Standard of Performance.** In addition to performing the Work in full compliance with the Contract Documents, the Contractor must perform, or cause to be performed, all Work required of it under the terms and conditions of the Contract with the degree of skill, care and diligence normally exercised by qualified and experienced contractors in performing work in a project of a scope and magnitude comparable to the Work.

**Substantial Completion:** The date on which the Architect of Record has issued a Certificate of Substantial Completion to certify that the Project has been essentially completed in accordance with the Contract Documents except for Punch List Work that will not preclude the beneficial use and occupancy of the Project for the purpose intended, and when the Contractor has obtained and delivered to the Authorized Commission Representative a Certificate of Occupancy issued by the authority that has jurisdiction.

**Work:** Work means the obligations of the Contractor under the Contract Documents. Work includes, unless specifically excluded by the Contract Documents, the furnishing of all materials, labor, equipment, supplies, plant, tools, scaffolding, transportation, superintendence, permits, inspections, occupancy approvals, insurance, taxes and all other services, facilities and expenses necessary for the full performance and completion of the requirements of the Contract Documents. Work also means that which is furnished, produced, constructed, or built pursuant to the Contract Documents.

**SECTION I  
INCORPORATION OF RECITALS AND DEFINITIONS**

The recitations and definitions set forth above constitute an integral part of the Agreement and are hereby incorporated herein by this reference with the same force and effect as if set forth herein as agreements of the parties.

**SECTION II  
SCOPE OF PROJECT**

**2.1. Project.** The Commission hereby agrees to provide administrative, technical, professional and legal services as required in order to acquire title in and to the Site as necessary to construct the Project, free and clear of encumbrances that would preclude the use and development of the Site for its intended purpose or the future conveyance thereof. Following acquisition of the Site or such portions thereof as may be necessary to construct the Project, the Commission will coordinate and manage the planning, design and construction of the Project on behalf of the City. The Project will be undertaken by the Commission pursuant to the terms of this Agreement, the Act, the Contract Documents, the Municipal Code and all other applicable rules, regulations, statutes and ordinances.

**2.2 Review of Project.** The parties by their designated representatives will review the proposed design, scope of the Work, the preliminary Budget, land acquisition requirements, remediation of environmental conditions, site preparation work, zoning and any other factors that may affect the coordination or cost of the Project or the Schedule. Upon completion of such review procedures, the parties shall approve in writing the Building Program, the final Budget and the Schedule for such Project. Following such approval, the Commission shall proceed with the implementation of the Project in accordance with the terms of this Agreement.

**SECTION III  
RESPONSIBILITIES OF THE PARTIES**

**3.1 The Commission.** In discharging its obligations to acquire the Site and construct the Project on behalf of the Library, the Commission will conduct land acquisition activities (the "Acquisition Activities") and perform construction administration and management

services. Specific responsibilities of the Commission with respect to the implementation of the Building Program include, but are not limited to, the following:

**3.1.1** Conduct negotiations with the owners of or person interested in the Site regarding the purchase of the Site, and prepare purchase contracts in the event of the voluntary sale of the Site;

**3.1.2** In the event that negotiations to acquire fee simple title to the Site are not successful, prepare, file and prosecute complaints for condemnation and other pleadings in order to acquire the Site by the exercise of the power of eminent domain;

**3.1.3** Execute all transactions to acquire fee simple title to the Site, whether by deed or judgment order;

**3.1.4** Negotiate with any public or quasi-public agencies or authorities having ownership or other interests in and to the Site in order to acquire any easements or reversionary interests necessary in order to develop the Site for the intended purpose;

**3.1.5** Participate in such interaction, consultation, meetings and other activities with community organizations, public agencies, elected officials and other interested parties as may be necessary for the efficient conduct of the Acquisition Activities and construction of the Project;

**3.1.6** Engage or cause to be engaged the services of such environmental consultants as may be necessary in order to prepare bid and construction documents, monitor the Site Work and perform other services as directed by the Commission;

**3.1.7** Determine the amount of relocation assistance to be paid to persons or businesses displaced as a result of the acquisition of the Site in a manner consistent with the relocation policies of the Commission or the City and process applications for payment of such assistance;

**3.1.8** Prepare, or cause to be prepared, and file real estate exemption complaints and undertake such action as may be necessary and appropriate in order to obtain the tax-exempt status of the Site;

**3.1.9** Prepare or cause to be prepared the terms and conditions of the Contract, which shall be forwarded by the Commission to the Authorized Library Representative and Authorized DGS Representative for review and comment prior to the solicitation of bids and/or proposals for the Work upon request;

**3.1.10** Solicit or cause to be solicited bids and/or proposals for the Contract and any other Work as may be required for the design and construction of the Project;

**3.1.11** Engage the services of such architectural, engineering and other design and/or construction consultants as may be necessary for the completion of the Project, incorporating into the Contract with any such design entity the copyright provisions set forth on Exhibit D attached hereto and incorporated herein by reference. The Commission shall assign to the City any and all such copyrights which have been conveyed to the Commission;

**3.1.12** Examine all documents submitted by the City, DGS, the Library or a Contractor and render decisions pertaining thereto with reasonable promptness in order to avoid delay in the completion of the Project;

**3.1.13** Obtain such surveys, title information, environmental tests and other reports and documents as may be necessary or advisable in order to determine the condition of the Site and factors that may affect the cost of completion of the Project or the Schedule, and obtain approval of the environmental remediation plan, if required, from IEPA.

**3.1.14** Determine the types and amounts of insurance and payment and performance bonds to be provided by the Contractor and the sufficiency of evidence that

such coverages are in force as more fully described in Section 7.3 and Section 8.2 hereof;

**3.1.15** Require and procure from the Contractor waivers for all liens or rights of lien for labor and materials furnished by or through it in the construction of the Project prior to processing interim and final pay requests as more fully described in Section 7.4 hereof;

**3.1.16** Require, by appropriate provision in the Contract, that the Contractor indemnify, save and hold harmless the City and the Commission as more fully described in Section 8.1 hereof;

**3.1.17** In consultation with the Authorized Library Representative and the Budget Director, approve any and all changes to the Contract including increases or decreases in the scope of the Work of the Contractor and adjustments in the contract price occasioned thereby which do not result in an increase in the overall Budget for the Project;

**3.1.18** Apply the funds deposited in the Project Account or otherwise paid by the City solely to obtain the full and faithful completion of the Project in accordance with the Budget unless otherwise authorized by the Budget Director;

**3.1.19** Enforce the terms and conditions of the Contract and all other agreements pertaining to the Project, consistent with the requirements thereof;

**3.1.20** Avail itself of the rights and remedies in the Contract and all other agreements pertaining to the Project, it being understood and agreed that the Work is under charge and care of the Commission to protect the best interests of the City; and

**3.1.21** Provide for such additional services as may be requested in writing by the Budget Director, the Authorized DGS Representative, or the Authorized Library Representative with respect to the Project provided that sufficient funds are available to pay the costs of such services.

**3.1.22 Enforce the Standard of Performance in all Work.**

**3.1.23 Incorporate into each Contract the following representation and warranty:**

“Neither the Contractor nor any affiliate of the Contractor is listed on any of the following lists maintained by the Office of Foreign Assets Control of the U.S. Department of the Treasury, the Bureau of Industry and Security of the U.S. Department of Commerce or their successors, or on any other list of persons or entities with which the City may not do business under any applicable law, rule, regulation, order or judgment: the Specially Designated Nationals List, the Denied Persons List, the Unverified List, the Entity List and the Debarred List. For purposes of this subparagraph only, the term ‘affiliate,’ when used to indicate a relationship with a specified person or entity, means a person or entity that, directly or indirectly, through one or more intermediaries, controls, is controlled by or is under common control with such specified person or entity, and a person or entity shall be deemed to be controlled by another person or entity, if controlled in any manner whatsoever that results in control in fact by that other person or entity (or that other person or entity and any persons or entities with whom that other person or entity is acting jointly or in concert), whether directly or indirectly and whether through share ownership, a trust, a contract or otherwise.”

**3.2 The City.** The Authorized Library Representative and the Budget Director, in consultation with the Authorized Commission Representative, shall determine the nature and scope of the Project. The City shall pay all costs of implementing the Project as set forth in the Budget for the Project. In no event shall the Commission be obligated to pay, nor shall the Commission disburse any funds from the Project Account that exceeds the overall Budget for the Project without the written approval of the Budget Director. The Commission may re-allocate funds among line items within the Budget which do not increase the overall Budget for the Project as more fully described in Section 9 hereof. Specific responsibilities of the City include, but are not limited to, the following:

**3.2.1** Provide information to the Commission regarding the requirements of the Library for the Building Program, including the design objectives, constraints and criteria, space requirements and relationships, and Site requirements, with reasonable promptness in order to avoid delay in the progress of such Project;

**3.2.2** Provide a preliminary Budget for the Project which shall include, without limitation, contingencies for bidding, changes during construction and other costs which

are the responsibility of the City and, in consultation with the Authorized Commission Representative, determine the final Budget for each Project;

**3.2.3** Designate the Authorized DGS Representative and the Authorized Library Representative to act on the City's behalf with respect to the Project for the purpose of attending meetings, examining documents and rendering timely decisions pertaining to the design and construction of a Project;

**3.2.4** In consultation with the Authorized Commission Representative, the Budget Director, the Authorized Library Representative and the Authorized DCD Representative shall review and approve in writing all change orders that cause the cost of the Project to exceed the overall Budget for this Project;

**3.2.5** Pay all costs incurred by the Commission in connection with the implementation of the Project as provided in the Budget;

**3.2.6** Cooperate with the Commission and its designated representatives in obtaining any and all approvals pertaining to the use of the Site, and execute any applications for permit or the like as may be required in order to develop and construct the Project that will be constructed on property owned by the City;

**3.2.7** Cooperate with the Commission in facilitating the transfer of title to the Site to the City following Substantial Completion of the Project as more fully described in Section 4.2 and Section 10.5 hereof; and

**3.2.8** Provide such additional assistance as shall be agreed by the parties.

#### **SECTION IV SITE AVAILABILITY AND ACCESS**

**4.1 Selection and Approval of Site.** The Authorized Library Representative and the Authorized Commission Representative have reviewed the proposed location of the Project and any constraints or other factors that may affect the availability, accessibility, cost or Schedule. The Commission has adopted a site designation resolution approving such Site, which resolution was forwarded by the Commission to the City and approved by the City Council in accordance with Section 14 of the Act.

**4.2 Acquisition and Disposition of Site.** The Commission shall obtain such right, title and interest in and to the Site, free and clear of any encumbrances, zoning or other restrictions which preclude the use and development of the Site for the intended purpose and which preclude the ultimate conveyance of fee simple title to the City free and clear of any such liens, claims or other encumbrances. Any such title as may be acquired by the Commission shall be for the use and benefit of the City or its designees and conveyed as directed by the City within ninety (90) days following Substantial Completion of the Project without further approval by the City Council. Transfer of title to the Site shall be by customary documents of conveyance that have been approved by DGS and the Corporation Counsel and directed to the Commissioner of DGS.

**4.3 Right of Entry.** It is expressly acknowledged and agreed that the Commission and the City and their respective employees, consultants and the Contractor shall have the right to enter upon the Site or portion thereof owned by the Commission or the City for purposes associated with the development and implementation of the Project and other related facilities and the completion of the Project without further authorization by the Commission or the City. Any Contractor that may enter upon the Site for such purposes at the direction of the Commission or the City, as applicable, will be required to indemnify the Commission or the City, as applicable, and their respective commissioners, officials, employees, agents and representatives from and against all claims arising out of such entry and to provide to the Commission and DGS, upon request, certificates of insurance evidencing the types and limits of



insurance as specified on Exhibit E. The Commission and the City shall be named as additional insured on all such insurance policies. The City shall cooperate with the Commission and its designated representatives in obtaining any and all approvals pertaining to the use of the Site, and execute any applications for permit or the like as may be required in order to develop and construct any such Project.

**4.4 Unpermitted Encumbrances.** Neither the Commission nor the Contractor nor any of their respective commissioners, officials, representatives, designees, agents, successors or assignees shall engage in any financing or other transaction the effect of which creates an encumbrance or lien upon the Site.

**4.5 Relocation Assistance.** In the event that any persons or businesses are displaced as a result of the acquisition of the Site or construction of the Project, such persons or businesses shall receive relocation assistance based upon the relocation procedures and practices of the Commission or the City as modified from time to time.

## **SECTION V ENVIRONMENTAL CONDITIONS**

**5.1 Reports and Studies.** It shall be the responsibility of the Commission, at the sole cost and expense of the City, to investigate and determine the soil and environmental condition of the Site, including obtaining a Phase I environmental audit and, if applicable, a Phase II environmental audit of the Site. A copy of any such reports that may have been obtained by the Commission regarding the environmental condition of the Site or the geology thereof shall be provided to the City after such report becomes available to the Commission. Neither the City nor the Commission makes any covenant, representation or warranty as to the environmental condition of the Site or the suitability of the Site for the Project.

**5.2 Environmental Remediation.** In the event that adverse environmental conditions of the Site are discovered as a result of the investigation of the soil and environmental conditions that preclude the use of the Site for its intended purpose, the Commission will undertake or cause to be undertaken the remediation of such adverse

environmental condition with funds allocated in the Budget for such purpose. All environmental costs and expenses that exceed the amount allocated in the Budget for such purpose shall be subject to the prior written approval of the Budget Director. The nature and extent of such remediation will be determined by the Commission in consultation with representatives of DOE, the Library, DGS and IEPA, if applicable. In no event shall the Commission incur any cost or expense as a result of the condition of the Site or the remediation of environmental conditions thereon in excess of the amount provided by the City. If the cost of the environmental remediation action exceeds the budgeted amount approved by the City, the Commission shall promptly notify the Budget Director and the parties shall mutually agree upon appropriate action to be taken. In the event the Commission shall have obtained title to the Site on behalf of the City, the City or the Commission shall have the right to pursue all legal means available to recover the cost of such remediation from the former owner of the Site.

**5.3 Environmental Laws.** The Commission agrees that at all times during its performance of this Agreement, it shall cause the Contractor to comply, with all "Environmental Laws." "Environmental Laws" mean any and all Federal, State or local statutes, laws, regulations, ordinances, codes, rules, orders, licenses, judgments, decrees or requirements relating to public health and safety and the environment now or hereafter in force, as amended and hereafter amended, including but not limited: (i) the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. Section 9601 et seq.); (ii) any so-called "Superfund" or "Superlien" law; (iii) the Hazardous Materials Transportation Act (49 U.S.C. Section 1802 et seq.); (iv) the Resource Conservation and Recovery Act (42 U.S.C. Section 6902 et seq.); (v) the Clean Air Act (42 U.S.C. Section 7401 et seq.); (vi) the Clean Water Act (33 U.S.C. Section 1251 et seq.); (vii) the Toxic Substances Control Act (15 U.S.C. Section 2601 et seq.); (viii) the Federal Insecticide, Fungicide and Rodenticide Act (7 U.S.C. Section 136 et seq.); (ix) the Illinois Environmental Protection Act (415 ILCS 5/1 et seq.); and (x) the Municipal Code of Chicago, including but not limited to the Municipal Code of Chicago,

Sections 7-28-390, 7-28-440, 11-4-1410, 11-4-1420, 11-4-1450, 11-4-1500, 11-4-1530, 11-4-1550, or 11-4-1560. Upon the City's request, the Commission and/or the Contractor will provide evidence satisfactory to the City of such current compliance.

## **SECTION VI CONSTRUCTION OF THE PROJECT**

**6.1 Preparation of Contract Documents.** The Commission shall determine whether to appoint an Architect of Record as defined above or other design entity, to prepare design documents, issue a request for proposals that includes the preparation of the design documents, or proceed in some other manner to obtain design documents that are sufficiently complete to solicit bids or proposals for the construction of the Project. The Commission shall provide a copy of such design submittals as may be requested by the Authorized Library Representative and/or the Authorized DGS Representative for review and timely approval to determine compliance with the Building Program.

**6.2 Selection of Contractor.** Upon completion of the Contract Documents, the Commission shall solicit bids or proposals for the construction of the Project or portion thereof by public advertisement, or from pre-qualified contractors in consultation with the Authorized Library Representative and the Authorized DGS Representative, as determined by Commission in accordance with its usual and customary procurement procedures. The Commission shall review and evaluate the bids or proposals received for the construction of the Project and conduct such investigations as may be necessary and appropriate to determine the responsiveness of the bid or proposal and the proposed cost of constructing the Project in accordance with the Budget. During the bid review period, the Authorized Library Representative, the Authorized DGS Representative and the Budget Director shall have the right to attend meetings and participate in the evaluation process. Following the bid review process, the Board upon recommendation of the Executive Director shall award the Contract to the lowest responsible and responsive bidder.

**6.3 Limited Applicability of Approval.** Any approvals of the design of the Project, Site Work or the Contract Documents made by the Authorized Library Representative for purposes of this Agreement only and do not affect or constitute approvals required for building permits or approvals required pursuant to federal, state or local law, code or any ordinance or order of the City, nor shall any such approval constitute approval of the quality, structural soundness or the safety of the Project. It is understood and agreed that the Commission shall act on behalf of the City in ensuring the Contractor's compliance with all applicable laws and requirements.

**6.4 Ownership of Documents.** All documents, including but not limited to, all data, certificates, schematics, warranties, environmental remediation documents, prototype and other design documents, copyrights and Contract Documents with regard to the development and construction of the Project shall be the property of the City. The Commission shall assign and transfer ownership of all such documents and materials that it may have obtained from the Contractor or others to the Library and DGS on behalf of the City at Final Completion of the Project or conveyance of fee simple title to the Site.

## **SECTION VII ADMINISTRATION OF THE PROJECT**

**7.1 Enforcement of Contract.** The Commission shall comply, and cause the Contractor to comply, with the terms and conditions of the Contract as appropriate and applicable, including all applicable federal, state and local laws, codes, ordinances and orders now or hereafter in force. Such requirements include, but are not limited to, accessibility standards for persons with disabilities or environmentally limited persons, Illinois Prevailing Wage Act, the Chicago Human Rights Ordinance, EEO and affirmative action requirements, the Commission's Special Conditions regarding MBE and WBE participation, Chicago residency requirements and community hiring requirements, which are incorporated herein by reference.

**7.2 Coordination with the City.** The Commission shall inform the Authorized Library Representative, the Authorized DGS Representative and the Budget Director of the status of

progress regarding acquisition of the Site and the implementation of the Project not less frequently than on a monthly basis and, upon request, provide the Authorized DGS Representative, the Authorized Library Representative and the Budget Director with a copy of any reports or other documents that may have been obtained by the Commission. As soon as reasonably practicable, the Commission shall provide the Authorized Library Representative and the Budget Director with any information which may result in an increase in the amount required to complete the Acquisition Activities, the Site Work, construction of the Project or cause the acquisition of the Site or the construction of the Project to be delayed. The Authorized DGS Representative and the Authorized Library Representative shall have the right to inspect the Project at all reasonable times and to attend meetings with representatives of the Commission, the Contractor and others regarding the Project. In order to protect the City and the Commission from incurring additional costs as a result of unauthorized work, any requests or directions that the Authorized DGS Representative or the Authorized Library Representative may have with respect to the construction of the Project shall be directed to the Authorized Commission Representative and not to the Contractor. The Authorized DGS Representative and the Authorized Library Representative, as applicable, will provide to the Commission prompt, accurate and complete information regarding the requirements of DGS or Library, as applicable, so that the progress of the Project will not be impeded. All data provided by DGS or the Library shall be evaluated by the Authorized Commission Representative, who shall have the right to recommend alternative approaches and value engineering in order to reduce costs while maintaining the overall quality of the Project and the Schedule.

**7.3 Payment and Performance Bond.** The Commission, as set forth in Section 3.1.14, shall determine the type and amount of payment and performance bonds required for the Project and require the Contractor to provide a payment and performance bond to ensure that the terms and conditions of the Contract Documents will be faithfully performed. The payment and performance bond shall be in the amount specified in the Contract and issued by a

surety company licensed to do business in the State of Illinois and approved by the Commission. If the surety fails or is deemed by the Commission to be insufficient security for the completion of the Project, the Commission will require the Contractor to furnish an additional bond in such amount as may be determined by the Commission. Any proceeds derived by the Commission as a result of the payment and performance bond shall be credited to the Project Account and applied as agreed by the Commission and the Budget Director.

**7.4 Waiver and Release of Liens.** The Commission, as set forth in Section 3.1.15 shall require and procure from the Contractor waivers of liens or rights of lien for all labor and materials furnished in the constructing or improving the Project. This provision shall be construed as being solely for the benefit of the Commission and the City and shall not confer any rights hereunder for the benefit of the Contractor or its subcontractors. To ensure payment of lien claims, the Commission shall retain the amounts of the liens claimed by subcontractors or suppliers from payments to the Contractor unless an appropriate waiver or mechanic's lien bond is provided or the liened funds are deposited with the Circuit Court of Cook County, Illinois in accordance with applicable Illinois legal requirements and the Contract Documents. Except as provided above, the Commission shall not make final payment to Contractor nor shall any part of the amounts retained for lien claims be paid until the Contractor shall have delivered to the Commission a complete release of all liens, financial obligations or claims from the Contractor, subcontractor, and other agents acting on its behalf in connection with the Work or arising out of the Work and an affidavit that so far as the Contractor has knowledge or information, releases all the labor and material for which a claim could be made or a lien could be filed. If any lien remains unsatisfied after all payments have been made, then the Contractor shall be required to refund to the Commission all moneys that the latter may be compelled to pay in discharging such lien, including all costs and reasonable attorney's fees. Any amounts so refunded shall be for the benefit of the City and credited to the Project Account.

**7.5 Default by Contractor.** In the event that the Contractor defaults in its obligations under the Contract, the Commission shall pursue all rights and remedies afforded to it pursuant to the terms of the Contract, at law or in equity. Upon request by the Authorized Library Representative, the Budget Director or the Corporation Counsel and approval by the Board, the Commission shall assign any of its rights and remedies for default by the Contractor to the City.

## **SECTION VIII INDEMNITY AND INSURANCE**

**8.1 Indemnity.** Each Contract awarded by the Commission for the Project shall require the Contractor to indemnify, save and hold harmless the Commission and the City, and their respective commissioners, officers, agents, employees and representatives, individually and collectively, from all claims, demands, actions and the like, made or instituted by third parties arising or alleged to arise out of the Work as a result of any act or omission of the Contractor or any of its subcontractors or any of their respective employees or agents.

**8.2 Insurance.** The Commission, as set forth in Section 3.1.14, shall require the Contractor to purchase and maintain during the implementation of the Site Work and/or the performance of the Work, the types and amounts of insurance as shall be specified by the Commission substantially in the form attached hereto as Exhibit E. Prior to the commencement of Work on the Project, the Commission shall obtain from the Contractor certificates of insurance evidencing the required insurance and certifying the name and address of the Contractor, the description of work or services covered by such policies, the inception and expiration dates of the policies and the specific coverages to be provided. The City and the Commission shall be included as named insureds as their respective interests may appear on the Contractor's insurance policies. A copy of any and all such insurance certificates shall be provided by the Commission to the Authorized Library Representative and/or the Authorized DGS Representative upon request. All such insurance shall be placed in financially responsible companies, satisfactory to the Commission and authorized under the insurance laws of the

State of Illinois to do business in the State of Illinois. Upon issuance of the Notice of Substantial Completion as described in Section 10.4 hereof, the City shall be responsible for insuring the Site including all improvements thereon.

## **SECTION IX PAYMENT OF PROJECT COSTS**

**9.1 Cost of the Project.** It is the intent of the parties that the cost of completing the Project shall not exceed the sums specified in the final Budget for the Project. All plans, specifications and estimates of costs shall be reviewed by the duly designated representatives of the parties. The fee for the Commission's services for the management and administration of the Project will be included within the Budget and shall not exceed three percent (3%) of the construction cost of the Project and will be billed to the City on a pro rata basis commensurate with the Schedule for construction of the Project. In addition, the City agrees (after approving the Commission's choice of counsel) to pay or reimburse the Commission for all reasonable legal fees, costs and expenses incurred by the Commission in undertaking the Project as follows:

**9.1.1 Land Acquisition.** The Project Budget will include the estimated costs of acquiring any land that may be necessary in order to construct the Project and will be paid by the City in accordance with the provisions of Section 9.3 of this Agreement.

**9.1.2 Third-Party Negligence.** Claims or proceedings against the Commission or the Contractor that arise out of a claim or proceeding that is instituted by third parties as a result of any negligent or willful act of the Contractor or any of its subcontractors or subconsultants shall be tendered to the Contractor for defense of the Commission and the City pursuant to Section VIII, Indemnity and Insurance, of this Agreement.

**9.1.3 Construction Litigation.** The Commission will use its best efforts to enforce the provisions of the Contract so that the Project is completed in a cost efficient, timely manner. The Commission will defend or prosecute, as applicable, rights and remedies afforded by the Contract in a reasonable, prudent manner. Unless the City



consents otherwise, the Commission shall pursue and exhaust, and shall pursuant to the Contract require the Contractor to pursue and exhaust any alternative dispute resolution opportunities provided for under the Contract before litigating any dispute in connection with the Project. To the extent that payment of the Commission's legal costs and expenses are not recovered from the Contractor or any surety, the City agrees to pay or reimburse the Commission for costs incurred for legal costs and expenses subject to the following conditions:

**9.1.3.1** The Commission will not initiate any legal proceeding related to the Project and no settlement shall be made without the prior written consent of the Budget Director and the Corporation Counsel;

**9.1.3.2** The City shall have the right to approve (such approval not to be unreasonably withheld) counsel selected by the Commission;

**9.1.3.3** The Commission will notify the Budget Director and the Corporation Counsel of any proceeding related to the Project within ten (10) days following receipt of summons and complaint or as otherwise directed by the Budget Director or the Corporation Counsel;

**9.1.3.4** The Commission will apprise the Budget Director and the Corporation Counsel on a quarterly basis or otherwise as agreed by the parties concerning the status of any legal proceeding related to the Project;

**9.1.3.5** The Commission, the Budget Director and the Corporation Counsel shall establish a separate legal budget as soon as practicable after the commencement of any legal proceeding related to a Project;

**9.1.3.6** The Commission will provide a monthly legal services report summary related to the Project to the Budget Director and the Corporation Counsel;

**9.1.3.7** any legal fees, costs or expenses incurred must comply with the City's Outside Counsel Guidelines ("Guidelines") and for payment purposes must be submitted after notification to Patrick Ryan, the Corporation Counsel's Director of Administration, online to the City's legal auditor, Examen, for review and recommendation to the Commission of the invoice amounts to be paid; the Commission shall review the charges not in compliance with the Guidelines, as determined by the Examen, and process the invoices for payment; and

**9.1.3.8** Notwithstanding the foregoing, in the event that the Commission is judged by a court of competent jurisdiction to have been negligent or to have committed other acts of misconduct involving a claim or other legal proceeding the parties will equitably adjust the reimbursement of legal fees and costs as appropriate.

**9.1.4 Application of Funds.** Any funds that may be recovered by the Commission as a result of any such legal proceedings shall be deposited in the Project Account and disbursed as directed by the Executive Director and the Budget Director.

**9.1.5 Disclaimer.** It is expressly understood and agreed that the City will not reimburse the Commission for any legal fees on account of findings against the Commission for breach of contract and/or breach of this Agreement.

**9.2 Conditions Precedent to Payment of Purchase Price.** Prior to disbursing funds necessary to acquire the Site or portion thereof, the Commission shall provide to the Budget Director upon request the following items:

**9.2.1** A commitment for title insurance evidencing all easements and encumbrances of record;

**9.2.2** Two copies of a plat or survey;

**9.2.3** An appraisal prepared by an appraiser approved by the City or the Commission evidencing fair cash market value;

**9.2.4** Evidence of the purchase price of the Site in the form of a real estate sales

contract or judgment order entered by the Circuit Court of Cook County, Illinois;

**9.2.5** A copy of the most recent real estate tax bill with respect to the Site; and

**9.2.6** A copy of any environmental audit or report that may have been obtained by the Commission pursuant to Section V hereof.

**9.3 Payment of Project Costs.** The Commission shall provide the City with a cash flow for the Project upon request. The Commission shall prepare and provide to the Budget Director, on a quarterly basis in advance, the estimated amounts that will be required to pay the cost of the Project during the next succeeding ninety (90) days. Requests for payment shall include professional services, land acquisition, construction, administrative costs, contingency reserves and such other items as shall have been agreed by the parties ("Request for Payments"). Within thirty (30) days following receipt of a quarterly estimate and Request for Payment, the Budget Director shall process the Request for Payment and remit payment to the Commission, which payment shall consist of the estimated amounts required for payment of the costs of the Project during the next succeeding ninety (90) day period as such amounts may be adjusted from time to time by mutual agreement of the parties. The Commission will deposit such funds in the Project Account to pay eligible costs of the Project in accordance with the procedures specified in the Contract Documents for interim and final payments. Payments for professional services and other costs of the Project shall be on the basis of invoices approved by the Commission pursuant to its usual and customary payment procedures. In the event that such Request for Payment has not been paid to the Commission within thirty (30) days following the receipt of such Request for Payment, the Commission shall have the right to suspend its performance of this Agreement until payment is received.

**9.4 Reallocation of Funds; Insufficient or Excess Funds.** The Commission may re-allocate any line item in the Budget of the Project to any other cost or activity of the Project

so long as the overall Budget for the Project is not exceeded. In the event that the amounts paid to the Commission by the City for the Project pursuant to the Budget shall be insufficient to complete Acquisition Activities, Site Work and/or the construction of the Project, the Commission shall notify the Budget Director in writing and the parties shall agree in writing on any future action that may be appropriate. In no event shall the Commission be obligated to expend any funds for the Project in excess of the amounts provided by the City. Any balance remaining in the Project Account upon completion of the Project shall be disbursed by the Budget Director.

**9.5 Records; Audit.** The Commission shall maintain records and accounts of all financial transactions relating to the implementation of the Project. The City shall have the right to inspect the books and records of the Commission pertaining to the Project at all reasonable times.

## **SECTION X COMPLETION OF THE PROJECT**

**10.1 Standards for Site Work and Construction.** The Commission shall require the Contractor to provide for the Project materials that are new and Work of good quality, free from faults or defects, and implement any Site Work that may be required consistent with the requirements for environmental remediation approved by the Commission in consultation with representatives of DOE, DGS and the IEPA, and construct the Project in conformity with the Standard of Performance set forth in this Agreement and the requirements of the Contract and the Contract Documents. The Commission shall also require that the Contractor correct any deficient or defective work or materials in accordance with the procedures described in the Contract Documents or as prescribed by law. For a period of one (1) year commencing no earlier than the date of Substantial Completion, or such longer period as may be required to enforce any applicable special warranty in any of the various subcontracts to the Contract, by the manufacturer or by law ("Contractor's Warranty"), the Commission shall assist the City in causing the Contractor to correct, repair or replace any such deficient or defective work or

materials and any damage caused by such work and materials. Any equipment or material that is repaired or replaced will have the warranty period extended for a minimum period of one year from the date of the last repair or replacement if standard in the industry and consistent with the applicable warranty. Repairs or replacements that the Contractor makes under this provision must also include a manufacturer's warranty, if standard with the manufacturer, in addition to the Contractor's Warranty. In the event that the City requires the Commission's assistance to enforce the provisions of the Contract or the manufacturer's warranty, the Commission will cooperate with the City to enforce such Contract and cause the Contractor to correct any such deficient or defective Work or materials and any damage caused by such Work or materials.

**10.2 Completion Requirements.** The Commission shall require the Contractor to comply with the requirements of the Contract Documents with respect to the close-out of the Site Work and construction of the Project including, but not limited to, the completion of Punch List Work, the furnishing of material and equipment guarantees, warranties, operating and maintenance data, manuals and record and "as-built" drawings, shop drawings, waivers of lien, certified payrolls and such other documents as may be required to comply with the terms of the Contract. Upon Final Completion, the Commission will cause five (5) copies of the Certificate of Final Completion issued by the Architect of Record and all other relevant documents to be delivered to the Library and DGS. Any liquidated damages that may be assessed by the Commission against a Contractor for non-performance or delay will be credited to the Project Account or otherwise disbursed as agreed by the Budget Director.

**10.3 Inspections.** All Work and materials constituting the Project shall be inspected by the Authorized Commission Representative, the Architect of Record, the Authorized DGS Representative, the Authorized Library Representative, and any other personnel as designated by the City. The Commission shall notify the Authorized Library Representative and the Authorized DGS Representative when the Project has been scheduled for inspections to certify Substantial Completion and Final Completion. The Authorized Library Representative and the

Authorized DGS Representative shall have the right to attend any and all such inspections. The Commission will monitor completion of Punch List Work by the Contractor and update the Authorized Library Representative and the Authorized DGS Representative on a periodic basis.

**10.4 Notice of Substantial Completion.** Upon issuance of the Certificate of Substantial Completion by the Architect of Record, the Commission shall deliver to the Authorized Library Representative and the Authorized DGS Representative a copy of such certificate and the Certificate of Occupancy issued by the authority having jurisdiction. Upon delivery to the Authorized Library Representative and the Authorized DGS Representative of such certificates along with the Notice substantially in the form attached hereto as Exhibit C1, the Project will be deemed substantially complete according to the Contract Documents except for Punch List Work.

**10.5 Transfer of Responsibility.** Within five (5) business days following receipt by DGS of the documents as provided in Section 10.4 above, the City shall assume responsibility for the Project from that date forward including, without limitation, costs of operation and maintenance, electricity, gas, water, telecom and other utilities, security, personnel and insurance to a level as determined to be appropriate by the City. In addition, within ninety (90) days following delivery of the Notice of Substantial Completion to DGS, the Commission shall convey title to the Site to the City by and through the Commissioner of DGS or the Corporation Counsel as directed by DGS. Title to the Site shall be free and clear of encumbrances that would preclude the use of the Site for its intended purpose and free and clear of any liens, restrictions or other encumbrances that would preclude the transfer of fee simple title.

**10.6 Certificate of Final Acceptance.** Upon issuance of the Certificate of Final Completion by the Architect of Record, the Commission shall deliver to the Authorized Library Representative and the Authorized DGS Representative a Certificate of Acceptance, substantially in the form attached hereto as Exhibit C2 along with a copy of the Certificate of Final Completion issued by the Architect of Record and the final occupancy certifications by the

authority having jurisdiction. The Certificate of Final Acceptance shall certify that each of the following have been completed and appropriate documentation delivered to the Library and DGS: environmental reports; permits and licenses; shop drawings; "as-built" contract drawings; operation and maintenance manuals; training of DGS and Library personnel; subcontractor/manufacturers warranties; QA/QC Certification of testing and start-up; commissioning (BAS, HVAC, etc.); and LEEDs Commissioning to USGBC. Upon delivery of such certificates by the Authorized Commission Representative to the Authorized Library Representative and the Authorized DGS Representative, the Project will be deemed completed and accepted by the City in accordance with the terms of this Agreement.

**10.7 Final Payment to Contractor.** Unless otherwise provided by the Contract, upon completion of all the Work required to be completed by the Contract Documents and issuance of a Certificate of Final Completion by the Architect of Record, the Commission shall process final payment to the Contractor in accordance with the procedures set forth in the Contract Documents.

## **SECTION XI NOTICES**

**11.1 Notices to Parties.** Any notice, certificate or other communication provided pursuant to this Agreement shall be in writing and shall be mailed, postage prepaid by registered or certified mail with return receipt requested, or hand delivered and receipted, as follows:

If to the City:

City Comptroller  
Department of Finance  
City of Chicago  
33 North LaSalle Street – Room 600  
Chicago, Illinois 60602

Commissioner  
Department of Community Development  
City of Chicago  
121 North LaSalle Street  
Room 1000, City Hall  
Chicago, Illinois 60602

Budget Director  
Office of Management and Budget  
City of Chicago  
121 North LaSalle Street  
Room 604, City Hall  
Chicago, Illinois 60602

And the DGS  
Representative:

Commissioner  
Department of General Services  
City of Chicago  
30 North LaSalle Street – Suite 3700  
Chicago, Illinois 60602

And the Library  
Representative:

Commissioner  
Chicago Public Library  
City of Chicago  
400 South State Street  
Chicago, Illinois 60605

with a copy to:

Corporation Counsel  
Department of Law  
City of Chicago  
121 North LaSalle Street  
Room 600, City Hall  
Chicago, Illinois 60602  
Attn: Finance and Real Estate Division

If to the Commission:

Executive Director  
Public Building Commission of Chicago  
50 West Washington Street – Room 200  
Chicago, Illinois 60602

with a copy to:

Neal & Leroy, LLC  
203 North LaSalle Street – Suite 2300  
Chicago, Illinois 60601



Notices are deemed to have been received by the parties three (3) days after mailing (return receipt) or upon receipt if hand delivered.

**11.2 Changes.** The parties, by notice given hereunder, may designate any further or different addressee or addresses to which subsequent notices, certificates or other communications shall be sent.

## **SECTION XII MISCELLANEOUS PROVISIONS**

**12.1 Entire Agreement; Amendment.** Except as otherwise provided herein, this Agreement contains the entire agreement of the parties with respect to the subject matter herein and supersedes all prior agreements, negotiations and discussions with respect thereto, and shall not be modified, amended or changed in any manner whatsoever except by mutual consent of the parties as reflected by written instrument executed by the parties hereto.

**12.2 Conflict of Interest.** No member of the Board nor any member of any agency, board, commission or department of the City nor any official or employee of the City or the Commission shall have any financial or ownership interest, direct or indirect, in the Site or any Contract; nor shall any such member, official or employee participate in any decision which affects his or her personal interest or the interests of any corporation, partnership or association in which he or she is directly or indirectly interested. No representative of the City or the Commission shall be personally liable for the performance of the City or the Commission of the terms and conditions of this Agreement.

**12.3 Mutual Assistance.** The parties agree to perform their respective obligations, including the execution and delivery of any documents, instruments and certificates, as may be necessary or appropriate, consistent with the terms and provisions of this Agreement.

**12.4 Disclaimer.** No provision of this Agreement, nor any act of the City or the Commission shall be deemed or construed by any of the parties, or by third persons, to create any relationship of third-party beneficiary, or of principal or agent, or of limited or general

partnership, or of joint venture, or of any association or relationship involving the City or the Commission.

**12.5 Headings.** The headings of the various sections and subsections of this Agreement have been inserted for convenient reference only and shall not in any manner be construed as modifying, amending or affecting in any way the express terms and provisions hereof.

**12.6 Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois.

**12.7 Successors and Assigns.** The terms of this Agreement shall be binding upon the City and the Commission. None of the rights, duties or obligations under this Agreement may be assigned without the express written consent of the parties except as otherwise provided in this Agreement.

**12.8 Severability.** If any provision of this Agreement, or any paragraph, sentence, clause, phrase, or word, or the application thereof, in any circumstance, is held invalid, the remainder of this Agreement shall be construed as if such invalid part were not included herein and the remainder of the terms of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

**12.9 Counterparts.** This Agreement shall be executed in several counterparts, each of which shall constitute an original instrument.

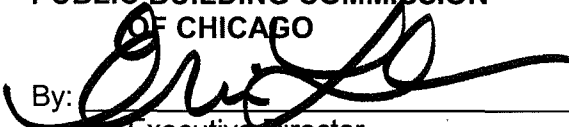
IN WITNESS WHEREOF, the parties hereto have executed or caused this Agreement to be executed, all as of the date first written above.

**CITY OF CHICAGO**

By:   
City Comptroller

By:   
Acting Commissioner  
Department of Community  
Development

**PUBLIC BUILDING COMMISSION  
OF CHICAGO**

By:   
Executive Director

Approved as to form and legality:

**Neal & Leroy, LLC**

By:   
Anne L. Fredd

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities related to the business.

2. It also highlights the need for regular audits to ensure compliance with applicable laws and regulations.

**EXHIBIT A**  
**WHITNEY YOUNG BRANCH LIBRARY**

**Address:** 415-423 East 79<sup>th</sup> Street, Chicago, Illinois 60619

**Legal Description:** Lots 1 through 5, inclusive, in Block 8 in Chatham Fields, being a subdivision in the northeast quarter of Section 34, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

**Permanent Index Numbers:** 20-34-200-004  
20-34-200-005  
20-34-200-035

**EXHIBIT B  
PROJECT BUDGET  
(Whitney Young Branch Library)**

**(See Attachment)**

PUBLIC BUILDING COMMISSION OF CHICAGO

Division :  
 Project : Whitney Young  
 Address : 7901 S King Drive  
 Ward / Ald. : 6 / Lyle

PMO Project No : 08070  
 PBC Project No : CPL-47  
 Date : 5/29/08  
 Rev.# Date : 5/29/08  
 PM : Suzle Ekaitis

TOTAL PBC PROJECT BUDGET

Cost Codes	GL Code	Group Headings	Planning, Land Acq & Site Control	Design & Construction	Budget 5/29/08	Comments
		Square Footage	14,100	14,100	14,100	
<b>I</b>		<b>Planning</b>				
01.01	522415	Preliminary Property Appraisals	\$10,000	\$0	\$10,000	
01.02	522210	Demolition Assessment/Planning	\$2,000	\$0	\$2,000	Std. Formulation
01.03	513119	Environmental Assessment/Planning	\$2,000	\$0	\$2,000	Std. Formulation
01.04	513173	Facility/Site Test Fits/Layouts	\$15,000	\$0	\$15,000	
01.05	513183	Conceptual Estimating	\$5,000	\$0	\$5,000	Std. Formulation
01.06	513186	Other Planning Costs	\$0	\$0	\$0	
01.07	513163	Site Survey	\$15,000	\$0	\$15,000	For Updates
		Sub-Total	\$49,000	\$0	\$49,000	
<b>II</b>		<b>Land Acquisition &amp; Site Control</b>				
02.01	513200	Legal Fees -Acquisition	\$50,000	\$0	\$50,000	
02.02	513203	Legal Fee Reimbursables	\$5,000	\$0	\$5,000	
02.05	522100	Land Acquisition	\$1,300,000	\$0	\$1,300,000	Per F Lynch of N&L
02.07	522300	Relocation Costs	\$50,000	\$0	\$50,000	Per F Lynch of N&L
02.09	524800	Abatement, Demo, Fencing, & Signage	\$830,413	\$0	\$830,413	Gordian estimate 4/21/08
02.11	523700	Utility Relocation & Service Fees	\$0	\$610,000	\$610,000	
02.12	523720	Public Right of Way Amendment	\$0	\$0	\$0	None Required
02.13	522150	Other Land Acquisition Costs	\$25,000	\$0	\$25,000	
		Sub-Total	\$2,280,413	\$610,000	\$2,870,413	
<b>III</b>		<b>Environmental and Site Preparation</b>				
03.01	513140	Environmental Testing and Consulting	\$50,000	\$75,000	\$125,000	Std. Formulation
03.03	513168	Geotechnical Testing	\$10,000	\$0	\$10,000	Std. Formulation
03.06	523900	Environmental Remediation & Site Preparation	\$0	\$1,216,704	\$1,216,704	Environmental Est 4/30/08
03.07	523950	Other Environmental & Site Prep. Costs	\$50,000	\$0	\$50,000	
		Sub-Total	\$110,000	\$1,291,704	\$1,401,704	
<b>IV</b>		<b>Design</b>				
04.01	521105	Design Architect Fees	\$66,514	\$0	\$66,514	
04.02	521100	AOR Basic Fees	\$0	\$399,082	\$399,082	Std. Formulation
04.03	521500	AOR Reimbursables	\$0	\$39,908	\$39,908	10% of AOR Fee
04.04	521600	AOR Additional Services	\$0	\$0	\$0	
04.10	513600	Commissioning Agent	\$0	\$66,514	\$66,514	1% of construction
04.11	513700	Developer Services Fees	\$25,000	\$25,000	\$50,000	Std. Formulation
04.12	513250	Legal Fee - Zoning Board Approval, Plan Development	\$50,000	\$50,000	\$100,000	Std. Formulation
04.13	513800	Other Design Related Costs	\$50,000	\$50,000	\$100,000	
		Sub-Total	\$66,514	\$630,504	\$697,017	
<b>V</b>		<b>Project Implementation</b>				
05.01	513142	Project Management Fees	\$50,000	\$348,240	\$398,240	
05.02	529100	Project Management Reimbursables	\$0	\$39,824	\$39,824	10% of PM fee
05.04	518700	Pre-Bid Advertising	\$0	\$5,000	\$5,000	Std. Formulation
05.05	515200	Document Reproduction	\$0	\$10,000	\$10,000	Std. Formulation
05.06	518600	Community Outreach	\$0	\$0	\$0	
05.07	513104	Affirmative Action Consulting	\$0	\$55,539	\$55,539	835% of Construction
05.09	511300	PBC Administration	\$0	\$272,941	\$272,941	3% of Construction (2.09+3.06+6.04+6.05+6.06)
05.10	513900	Other Project Implementation Costs	\$25,000	\$25,000	\$50,000	
		Sub-Total	\$50,000	\$766,543	\$806,543	
<b>VI</b>		<b>Construction</b>				
06.01	513138	Testing and Inspection	\$0	\$65,000	\$65,000	Std. Formulation
06.02	514200	Insurance	\$0	\$0	\$0	
06.04	524300	General Construction	\$0	\$6,651,363	\$6,651,363	Based on Beverly escalated to 2010 *
06.05	524350	General Construction Allowances	\$200,000	\$200,000	\$400,000	PROW improvements
06.06	591100	General Construction Contract Contingency	\$0	\$199,641	\$199,641	3% of Construction
06.07	513106	IT Systems	\$0	\$0	\$0	By CPL
06.08	526000	FF&E - Furnishings	\$0	\$0	\$0	Fixed by CPL, Loose by GC
06.09	519100	Public Artwork Program	\$0	\$0	\$0	
06.10	591000	Construction Contingency	\$0	\$165,204	\$165,204	
		Sub-Total	\$0	\$7,271,108	\$7,271,108	

CPL Previous Paid \$0  
 Current Request \$2,535,927

\$13,095,785 Total PBC Budget  
 \$250,000 FFE  
 \$50,000 Telecom  
 \$85,514 Art. 1.33% of Building Cost  
**\$13,481,299 Total Project Budget**  
 \* Construction cost based on immediate design, delayed funding will increase construction cost.

BUDGET Approvals:

*[Signature]* 06.26.08  
 PBC - Project Manager  
*[Signature]* 6/26/08 9:10 AM  
 PBC - Director of Planning & Director of Development  
*[Signature]* 6/26/08  
 PBC - Director of Finance  
*[Signature]*  
 PBC - Executive Director

FUNDING Approvals:

*[Signature]*  
 Client Agency or City Department  
*[Signature]*  
 Office of Budget Management

**EXHIBIT C-1  
NOTICE OF SUBSTANTIAL COMPLETION**

Date:

Name:  
Commissioner  
City of Chicago  
Department of General Services  
30 North LaSalle Street, Suite 3700  
Chicago, IL 60602

Name:  
Commissioner  
City of Chicago  
Chicago Public Library  
400 South State Street  
Chicago, IL 60605

Re:

Dear Commissioners:

Enclosed please find a Certificate of Substantial Completion as issued by the Architect of Record, a copy of the Punch List, along with a Certificate of Occupancy for the above-referenced Project, and a letter from the independent commissioning agent certifying that all systems are operating as designed.

The Public Building Commission is in the process of completing the remaining punch list work. Copies of all warranties, operations/maintenance manuals and as-built drawings are currently being assembled and will be transmitted to you upon Final Completion of the Project. Training of Department of General Services staff has been completed, all keys have been turned over, and draft copies of warranties and operation/maintenance manuals have been provided to the DGS building engineer.

Please contact the writer at (312) \_\_\_\_\_ should you have any questions.

Very truly yours,

**Public Building Commission of Chicago**

PBC Project Manager

Enclosure

cc: Deputy Commissioner – DGS AECM  
Erin Lavin-Cabonargi, Executive Director– PBC



**EXHIBIT C-2  
CERTIFICATE OF FINAL ACCEPTANCE**

Date:

Name:  
Title:  
City of Chicago  
Department of General Services  
30 North LaSalle Street, Suite 3700  
Chicago, IL 60602

Name:  
Title:  
City of Chicago  
Chicago Public Library  
400 South State Street  
Chicago, IL 60605

Project Name and Number: \_\_\_\_\_

Dear \_\_\_\_\_:

Enclosed please find a Certificate of Final Completion as issued by the Architect of Record, along with a final occupancy certifications for the above-referenced Project.

The Public Building Commission has verified that all punch list work has been completed. Copies of all warranties, operations/maintenance manuals and as-built drawings are transmitted to you concurrently with this certificate.

Please contact the writer at (312) \_\_\_\_\_ should you have any questions.

Very truly yours,

Public Building Commission of Chicago

PBC Project Manager

Enclosure

cc: Deputy Commissioner – DGS AECM  
Erin Lavin-Cabonargi, Executive Director– PBC

## **EXHIBIT D COPYRIGHT PROVISIONS**

The parties intend and agree that, to the extent permitted by law, the drawings, specifications and other design documents to be produced by the Architect and its sub-consultants pursuant to this Agreement (the "Work") shall conclusively be deemed works made for hire within the meaning and purview of Section 101 of the United States Copyright Act, 17 U.S.C. 101 *et seq.*, and that the Commission, the City, DGS and the Library (the City, DGS and the Library collectively referred to in this Exhibit D as the "User Agency") and their successors and assigns, will be the copyright owner of all aspects, elements and components thereof in which copyrights can subsist. To the extent that any of the foregoing does not qualify as a "work made for hire," the Architect hereby irrevocably grants, conveys, bargains, sells, assigns, transfers and delivers to the Commission and the User Agency and their successors and assigns, all right, title, and interest in and to the copyrights and all U.S. and foreign copyright registrations, copyright applications and copyright renewals thereof, and all other intangible, intellectual property embodied in or pertaining to the Work contracted for under the Agreement, free and clear of any liens, claims or other encumbrances, to the fullest extent permitted by law. The Architect will execute all documents and, at the expense of the Commission, perform all acts that the Commission may reasonably request in order to assist the Commission and the User Agency and their successors and assigns, in perfecting their rights in and to the copyrights relating to the Work.

The Architect warrants to the Commission and the User Agency and their successors and assigns, that (1) the Work constitutes a work of authorship; (2) on the date hereof the Architect is the lawful owner of good and marketable title in and to the copyrights for the Work (including the copyrights on designs and plans relating to the Work); (3) the Architect has the legal right to fully assign any such copyright with respect to the Work; (4) the Architect has not assigned any copyrights nor granted any licenses, exclusive or non-exclusive, to any other party; (5) the Architect is not a party to any other agreement or subject to any other restrictions with respect to the Work; and (6) the plans and designs for the Work will, upon completion of the Services be complete, entire and comprehensive. Further, the Architect agrees that it will not restrict or otherwise interfere with the Commission's and/or the User Agency's future actions in authorizing the use, adaptation, revision, or modification or destruction of the Work provided that the Architect is indemnified for any damages resulting from any such future re-use or adaptation of the Work as may be authorized by the Commission or by the User Agency, as applicable.

**EXHIBIT E  
INSURANCE REQUIREMENTS**

**City of Chicago  
Contract Insurance Requirements**

The Contractor must provide and maintain at Contractor's own expense, until Contract completion and during the time period following final completion if Contractor is required to return and perform any additional work, the minimum insurance coverages and requirements specified below, insuring all operations related to the Contract.

**INSURANCE TO BE PROVIDED**

**1) Workers Compensation and Employers Liability**

Workers Compensation Insurance, as prescribed by applicable law covering all employees who are to provide a service under this Contract and Employers Liability coverage with limits of not less than \$500,000 each accident or illness.

**2) Commercial General Liability (Primary and Umbrella)**

Commercial General Liability Insurance or equivalent with limits of not less than \$2,000,000 per occurrence for bodily injury, personal injury, and property damage liability. Coverages must include the following: All premises and operations, products/completed operations, (for minimum of two (2) years following project completion), explosion, collapse, underground, separation of insureds, defense, and contractual liability (with no limitation endorsement). The Public Building Commission and the City of Chicago are to be named as additional insureds on a primary, non-contributory basis for any liability arising directly or indirectly from the work.

Subcontractors performing work for Contractor must maintain limits of not less than \$1,000,000 per occurrence with the same terms herein.

**3) Automobile Liability (Primary and Umbrella)**

When any motor vehicles (owned, non-owned and hired) are used in connection with work to be performed, the Contractor must provide Automobile Liability Insurance, with limits of not less than \$2,000,000 per occurrence for bodily injury and property damage. The Public Building Commission and the City of Chicago are to be named as additional insureds on a primary, non-contributory basis.

Subcontractors performing work for Contractor must maintain limits of not less than \$1,000,000 per occurrence with the same terms herein.

**4) Contractors Pollution Liability**

When any work is performed which may cause a pollution exposure, Contractors Pollution Liability must be provided covering bodily injury, property damage and other losses caused by pollution conditions that arise from the Contract scope of services with limits of not less than \$1,000,000 per occurrence. When policies are renewed or replaced, the policy retroactive date must coincide with or precede, start of work on the Contract. A claims-made policy, which is not renewed or replaced, must have an

extended reporting period of two (2) years. The Public Building Commission and the City of Chicago are to be named as additional insureds on a primary, non-contributory basis.

5) **Professional Liability**

When any architects, engineers, construction managers or other professional consultants perform work in connection with this Contract, Professional Liability Insurance covering acts, errors, or omissions must be maintained with limits of not less than \$1,000,000. Coverage must include contractual liability. When policies are renewed or replaced, the policy retroactive date must coincide with, or precede, start of work on the Contract. A claims-made policy, which is not renewed or replaced, must have an extended reporting period of two (2) years.

6) **Builders Risk**

When Contractor undertakes any construction, including improvements, betterments, and/or repairs, the Contractor must provide All Risk Builders Risk Insurance at replacement cost for materials, supplies, equipment, machinery and fixtures that are or will be part of the permanent facility. Coverage must include but are not limited to the following: right to partial occupancy, collapse, water including overflow, leakage, sewer backup, or seepage, damage to adjoining or existing property, debris removal, scaffolding, faulty workmanship or materials, mechanical-electrical breakdown, testing, and equipment stored off site or in transit. The Public Building Commission and the City of Chicago are to be named as additional insureds and loss payees

The Contractor is responsible for all loss or damage to Commission and/or City property at full replacement cost.

The Contractor is responsible for all loss or damage to personal property (including but not limited to materials, equipment, tools, and supplies) owned, rented, or used by Contractor.

7) **Railroad Protective Liability**

When any work is to be done, adjacent to or on railroad or transit property, Contractor must provide, with respect to the operations that Contractor or subcontractors perform, Railroad Protective Liability Insurance in the named of railroad or transit entity. The policy must have limits of not less than \$2,000,000 per occurrence and \$6,000,000 in the aggregate for losses arising out of injuries to or death of all persons, and for damage to or destruction of property, including the loss of use thereof.

**B. ADDITIONAL REQUIREMENTS**

Contractor must furnish the Public Building Commission Procurement Department, Richard J. Daley Center, Room 200, Chicago, IL 60602, original Certificates of Insurance, or such similar evidence, to be in force on the date of this Contract, and Renewal Certificates of Insurance, or such similar evidence, if the coverages have an expiration or renewal date occurring during the term of this Contract. The Contractor must submit evidence of insurance to the Public Building Commission prior to Contract award. The receipt of any certificate does not constitute agreement by the Commission that the insurance requirements in the Contract have been fully met or that the insurance policies indicated on the certificate are in compliance with all Contract

requirements. The failure of the Commission to obtain certificates or other insurance evidence from Contractor is not a waiver by the Commission of any requirements for the Contractor to obtain and maintain the specified coverages. The Contractor shall advise all insurers of the Contract provisions regarding insurance. Non-conforming insurance does not relieve Contractor of the obligation to provide insurance as specified herein. Nonfulfillment of the insurance conditions may constitute a violation of the Contract, and the Commission retains the right to stop work until proper evidence of insurance is provided, or the Contract may be terminated.

The Commission and/or City of Chicago reserve the right to obtain copies of insurance policies and records from the Contractor and/or its subcontractors at any time upon written request.

The insurance must provide for sixty (60) days prior written notice to be given to the Commission in the event coverage is substantially changed, canceled, or non-renewed.

Any deductibles or self-insured retentions on referenced insurance coverages must be borne by Contractor.

The Contractor agrees that insurers waive their rights of subrogation against the Public Building Commission, its employees, elected officials, agents, or representatives and the City of Chicago.

The coverage and limits furnished by Contractor in no way limit the Contractor's liabilities and responsibilities specified within the Contract or by law.

Any insurance or self-insurance programs maintained by the Commission and City of Chicago do not contribute with insurance provided by the Contractor under the Contract.

The required insurance to be carried is not limited by any limitations expressed in the indemnification language in this Contract or any limitation placed on the indemnity in this Contract given as a matter of law.

If contractor is a joint venture, the insurance policies must name the joint venture as a named insured.

The Contractor must require all subcontractors to provide the insurance required herein, or Contractor may provide the coverage for subcontractors. All subcontractors are subject to the same insurance requirements of Contractor unless otherwise specified in this Contract.

If Contractor or subcontractor desires additional coverage, the party desiring the additional coverage is responsible for the acquisition and cost.

The Public Building Commission maintains the rights to modify, delete, alter or change these requirements.

**EXHIBIT F  
REDEVELOPMENT PLAN**

(See Attachment)

*Exhibit "A".*  
(To Ordinance)

*87<sup>th</sup>/Cottage Grove Redevelopment Project Area Tax Increment Financing  
District Eligibility Study, Redevelopment Plan And Project.*

*1.*

*Executive Summary*

In October 2001, *S. B. Friedman & Company* was engaged by the City of Chicago (the "City") to conduct a Tax Increment Financing Eligibility Study and prepare a Redevelopment Plan and Project (the "TIF Eligibility Study and Redevelopment Plan"). This report details the eligibility factors found within the 87<sup>th</sup>/Cottage Grove Redevelopment Project Area Tax Increment Financing District (the "87<sup>th</sup>/Cottage Grove RPA" or "RPA") in support of its designation as a "conservation area" within the definitions set forth in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the "Act"). This report also contains the Redevelopment Plan and Project for the 87<sup>th</sup>/Cottage Grove RPA.

The RPA is located within the Chatham and Greater Grand Crossing Community Areas. The RPA is roughly linear in shape and is generally bounded by the alley east of Cottage Grove Avenue to the east, 71<sup>st</sup> Street to the north, the alley west of Cottage Grove Avenue to the west, and 95<sup>th</sup> Street to the south. Additionally, the area includes the north and south sides of 79<sup>th</sup> Street from King Drive on the west to the Illinois Central Railroad on the east, the north and south sides of 87<sup>th</sup> Street from Langley Avenue on the west to the Illinois Central Railroad on the east, and an area from 79<sup>th</sup> Street to 76<sup>th</sup> Street that includes the east side of Greenwood Avenue and a segment of the Illinois Central Railroad.

*Determination of Eligibility*

This report concludes that the 87<sup>th</sup>/Cottage Grove RPA is eligible for Tax Increment Financing ("TIF") designation as a "conservation area" because 50% or more of the structures in the area are 35 years old or older and because the following four eligibility factors have been found to be present to a major extent:

- Deterioration;
- Structures Below Minimum Code;
- Inadequate Utilities; and
- Lack of Growth in Equalized Assessed Value

Additionally, three other eligibility factors are present to a minor extent and further demonstrate that the 87<sup>th</sup>/Cottage Grove RPA is in a state of gradual decline. Left unchecked, these conditions could accelerate the decline of the community and, combined with those factors that have been documented to be present to a major extent, could lead to more widespread and intensive disinvestment. These factors are:

- Deleterious Land Use or Layout;
- Obsolescence; and
- Excessive Vacancies.

***Eligibility Study and Redevelopment Plan Goal, Objectives, and Strategies***

The overall goal of the Eligibility Study and Redevelopment Plan is to reduce or eliminate the conditions that qualify the 87th/Cottage Grove RPA as a conservation area and to provide the direction and mechanisms necessary to re-establish the RPA as a cohesive and vibrant mixed-use area that provides a comprehensive range of commercial and retail uses to the surrounding residential community, while accommodating residential and institutional uses where appropriate. Redevelopment of the RPA will improve retail, commercial, and housing conditions; improve the relationship between the area's diverse land uses; and attract private redevelopment. This goal is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment. Goals, objectives, and strategies were developed to be consistent with those presented in the *Cottage Grove Avenue Corridor Plan* (City of Chicago Planning Now Study, October 2000).

**Objectives.** Fifteen broad objectives support the overall goal of area-wide revitalization of the RPA. These include:

1. Strengthen the overall economic well-being of the RPA by providing resources for and encouraging the development and redevelopment of retail, commercial, mixed-use, residential, and institutional uses, as appropriate, within the RPA;
2. Encourage retail, commercial, mixed-use, and residential development by facilitating the assembly, preparation, and marketing of vacant and improved sites, and by assisting developers to assemble suitable sites for modern development needs;
3. Reinforce a corridor/district identity through public and private improvements, especially at key nodes within the corridor such as the intersections of Cottage Grove Avenue and 71<sup>st</sup> Street, 75<sup>th</sup> Street, 79<sup>th</sup> Street, 87<sup>th</sup> Street, and 95<sup>th</sup> Street;
4. Preserve and enhance the pedestrian orientation of appropriate retail nodes and other areas with heavy pedestrian activity along Cottage Grove Avenue by encouraging pedestrian-friendly uses and design strategies that include, but are not limited to, the following: facilitate safe pedestrian movement across wide arterial streets with pedestrian amenities; widen narrow sidewalks; and create visual interest and safer pedestrian environments with streetscaping, landscaping, lighting, and buffering between land uses;
5. Support the preservation of existing community businesses and residences by providing infrastructure, traffic controls, and other resources to accommodate new development;



6. Facilitate the preservation and/or rehabilitation of anchor retail, commercial, and institutional uses, established institutional facilities, and architecturally or historically significant buildings in the RPA;
7. Support the goals and objectives of other overlapping plans, including the *Cottage Grove Commercial Corridor Plan* (City of Chicago Planning Now Study, October 2000), and coordinate available federal, state, and local resources to further the goals of this Eligibility Study and Redevelopment Plan;
8. Foster the replacement, repair, and/or improvement of infrastructure, where needed, including sidewalks, streets, curbs, gutters, and underground water and sanitary systems to facilitate the construction of new retail, commercial, mixed-use, and residential development;
9. Facilitate the remediation of environmental problems to provide additional land for new retail, commercial, mixed-use, and residential development and redevelopment, as appropriate;
10. Facilitate the provision of adequate on- and off-street parking for visitors, employees, and customers of the RPA;
11. Enhance neighborhood appearance and improve the quality of the existing housing stock by leveraging TIF funds to provide assistance for the rehabilitation of single- and multi-family residences;
12. Provide support for existing community businesses by leveraging TIF funds to provide assistance for the rehabilitation of existing commercial and mixed-use buildings;
13. Create an environment for educational, recreational, and other institutional facilities where needed and in accordance with the Eligibility Study and Redevelopment Plan by providing enhancement opportunities for public facilities and institutions, such as parks, transit facilities, and other institutional uses;
14. Provide opportunities for women-owned, minority-owned, and locally owned businesses to share in the job and construction opportunities associated with the redevelopment of the RPA;
15. Support job training programs and increase employment opportunities for area residents that may result from new development; and
16. Support the cost of day care operations established by existing and future businesses in the RPA to serve employees of low-income families working in the RPA.

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

1. **Implement Public Improvements.** A series of public improvements throughout the 87th/Cottage Grove RPA may be designed and implemented to help define and create an identity for the area, prepare sites for anticipated private investment, and create a more conducive environment for retail, commercial, mixed-use, and residential development. Public improvements which are implemented with TIF assistance are intended to complement and not replace existing funding sources for public improvements in the RPA.

These improvements may include new streetscaping, street and sidewalk lighting, resurfacing of alleys, sidewalks and streets, improvement of underground water and sewer infrastructure, creation of parks and open space, and other public improvements consistent with the Eligibility Study and Redevelopment Plan. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation, or restoration of public improvements on one or more parcels.

2. **Develop Vacant and Underutilized Sites.** The redevelopment of vacant and underutilized sites within the 87th/Cottage Grove RPA is expected to stimulate private investment and enhance the RPA. Development of vacant and underutilized sites is anticipated to have a positive impact on other properties beyond the individual project sites.
3. **Encourage Private Sector Activities and Support New Development.** Through the creation and support of public-private partnerships, or through written agreements, the City may provide financial and other assistance to encourage the private sector, including local property owners and businesses, to undertake rehabilitation and redevelopment projects and other improvements that are consistent with the goals of this Eligibility Study and Redevelopment Plan and which maintain the integrity of the historically significant buildings in the 87th/Cottage Grove RPA.
4. **Facilitate Property Assembly, Demolition, and Site Preparation.** Specific sites may be acquired and assembled by the City to attract future private investment and development. The consolidated ownership of these sites will make them easier to market to potential developers and will streamline the redevelopment process. In addition, financial assistance may be provided to private developers seeking to acquire land and assemble sites to undertake projects supportive of this Eligibility Study and Redevelopment Plan.

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

In connection with the City exercising its powers to acquire real property, including the exercise of the power of eminent domain under the Act, in implementing this Eligibility Study and 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 Eligibility Study and Redevelopment Plan. Relocation assistance may be provided to facilitate redevelopment of portions of the RPA, and to meet other City objectives. Businesses or households legally occupying properties to be acquired by the City may be provided with relocation advisory and/or financial assistance as determined by the City.

5. **Assist Existing Businesses and Residents.** The City may provide assistance to support existing businesses, property owners, and residents in the RPA. This may include financial and other assistance for rehabilitation, leasehold improvements, new construction, and the provision of affordable housing units. TIF assistance may be used independently or with other housing programs to support new and rehabilitated rental and for-sale housing that could include a mixture of market-rate units and units affordable to moderate-, low-, and very low-income households. Resources also may be available to businesses for job training, welfare-to-work, and day care assistance. In addition, to the extent allowable under the law, locally owned businesses and residents will be targeted to share in the employment, job, and construction-related opportunities that may be offered by redevelopment within the 87th/Cottage Grove RPA.

### ***Required Findings***

The conditions required under the Act for the adoption of the Redevelopment Plan and Project are found to be present within the 87th/Cottage Grove RPA.

First, while some market-based investment has occurred in the 87th/Cottage Grove RPA over the last five years, this investment has been minimal in scope and not part of any coordinated development strategy. The 87th/Cottage Grove RPA is located entirely within Hyde Park Township. From 1996 to 2001 the growth of equalized assessed valuation ("EAV," which is the value of property from which property taxes are based) in the 87th/Cottage Grove RPA has lagged behind that of both the City of Chicago and Hyde Park Township. The compound annual growth rate of EAV in the 87th/Cottage Grove RPA was 4.74% between 1996 and 2001. This rate of growth is 26% lower than the 6.41% growth experienced by the City of Chicago during this period and 16% lower than the 5.62% growth rate experienced by Hyde Park Township.

Second, to further investigate a lack of growth and private investment within the 87th/Cottage Grove RPA, *S. B. Friedman & Company* examined building permit data provided by the City of Chicago Department of Buildings for the period of January 1997 through December 2001. These data revealed that 120 permits totaling over \$3.66 million were issued within the 87th/Cottage Grove RPA during this period. Approximately 14 of these permits were for building demolition, 4 were for code compliance, and 8 reflected changes to current building permits. The remaining 94 permits (roughly \$3.14 million) were slated for new investment. This includes 11 permits for new construction, 29 for basic alteration and rehabilitation, and 54 permits for mechanical upgrades or minor repairs not in response to code violations. These permits represent roughly \$732,000 per year, or approximately 0.48% of the total assessor's market value of all property within the TIF district. At this rate, it would take a substantial amount of time to replace all of the existing value in the RPA.

Third, without the support of public resources, the redevelopment objectives of the 87th/Cottage Grove RPA will most likely not be realized. TIF assistance may be used to fund land assembly, site preparation, infrastructure improvements, improvements and expansions to public facilities, and building rehabilitation. But for creation of the 87th/Cottage Grove RPA, these types of projects are unlikely to occur without the benefits associated with the designation of the 87th/Cottage Grove RPA as a TIF district.

Fourth, the 87th/Cottage Grove RPA includes only those contiguous parcels of real property that are expected to substantially benefit from the proposed Eligibility Study and Redevelopment Plan improvements.

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

## 2.

***Introduction******The Study Area***

This document serves as the Eligibility Study and Redevelopment Plan and Project for the 87th/Cottage Grove Redevelopment Project Area. The 87th/Cottage Grove RPA is located within the Chatham and Greater Grand Crossing Community Areas of the City of Chicago (the "City"), in Cook County (the "County"). In October 2001, *S. B. Friedman & Company* was engaged by the City to conduct a study of certain properties in this neighborhood to determine whether the area containing these properties would qualify for status as a "blighted area" and/or "conservation area" under the Act.

The community context of the 87th/Cottage Grove RPA is detailed on Map 1.

The RPA consists of 923 tax parcels with approximately 537 buildings on 90 blocks and contains approximately 224 acres of land. Of the 923 tax parcels, approximately 67 are condominiums. The RPA is roughly linear in shape and is generally bounded by the alley east of Cottage Grove Avenue to the east, 71<sup>st</sup> Street to the north, the alley west of Cottage Grove Avenue to the west, and 95<sup>th</sup> Street to the south. Additionally, the area includes the north and south sides of 79<sup>th</sup> Street from King Drive on the west to the Illinois Central Railroad on the east, the north and south sides of 87<sup>th</sup> Street from Langley Avenue on the west to the Illinois Central Railroad on the east, and an area from 79<sup>th</sup> Street to 76<sup>th</sup> Street that includes the east side of Greenwood Avenue and a segment of the Illinois Central Railroad.

Map 2 details the boundary of the 87th/Cottage Grove RPA which includes only those contiguous parcels of real property that are expected to substantially benefit from the Eligibility Study and Redevelopment Plan improvements discussed herein. The boundaries encompass a mixed-use area containing commercial, commercial with residential above, residential, public/institutional, and light industrial land uses that serve the surrounding neighborhoods.

Appendix 1 contains the legal description of the 87th/Cottage Grove RPA.

The Eligibility Study and Redevelopment Plan covers events and conditions that exist and that were determined to support the designation of the 87th/Cottage Grove RPA as a "conservation area" under the Act at the completion of our research on April 10, 2002 and not thereafter. As a whole, the area suffers from deteriorated buildings and infrastructure, structures which were found to be below minimum code standards, inadequate utilities, and a lack of growth in property values. Without a comprehensive approach to address these issues, the RPA could fall into further disrepair, thereby minimizing future development opportunities. The Eligibility Study and Redevelopment Plan addresses these issues by providing resources for repairs and improvements to the area's buildings and infrastructure, enhancement of the Cottage Grove Avenue commercial corridor, streetscaping, and screening/buffering elements. These area-wide improvements will benefit all of the property within the RPA. These events include, without limitation, governmental actions and additional developments.

This Eligibility Study and Redevelopment Plan summarizes the analysis and findings of the consultant's work, which, unless otherwise noted, is solely the responsibility of *S. B. Friedman & Company*. The City is entitled to rely on the findings and conclusions of the Eligibility Study and Redevelopment Plan in designating the 87th/Cottage Grove RPA as a redevelopment project area under the Act. *S. B. Friedman & Company* has prepared this Redevelopment Plan with the understanding that the City would rely: (1) on the findings and conclusions of the Redevelopment Plan in proceeding with the designation of the 87th/Cottage Grove RPA and the adoption and implementation of the Redevelopment Plan, and (2) on the fact that *S. B. Friedman & Company* has obtained the necessary information including, without limitation, information relating to the equalized assessed value of parcels comprising the 87th/Cottage Grove RPA, so that the Redevelopment Plan will comply with the Act and that the 87th/Cottage Grove RPA can be designated as a redevelopment project area in compliance with the Act.

### *History of Area<sup>1</sup>*

The 87th/Cottage Grove RPA is located within two Community Areas located on the South Side of the City of Chicago: Chatham and Greater Grand Crossing. The Chatham Community Area is generally bounded by 79<sup>th</sup> Street on the north; the Illinois Central Railroad (ICRR) on the east; Burnside Avenue on the south; and Parnell Avenue on the west. The remainder of the RPA is located in the southeast portion of Greater Grand Crossing, located just north of Chatham. The Greater Grand Crossing Community Area is generally defined by an irregular northern boundary extending southeast from LaSalle and 61<sup>st</sup> Streets along South Chicago Avenue, and then north to 67<sup>th</sup> Street; the Illinois Central Railroad (ICRR) on the east; 79<sup>th</sup> Street on the south; and an irregular western boundary stretching northwest from Wallace and 79<sup>th</sup> Streets to LaSalle and 61<sup>st</sup> Streets.

**Chatham.** Settlement of the Chatham community began between 1884 and 1895, with the construction of frame houses in a new residential area named Avalon Highlands. In 1889, Chatham was annexed into the City of Chicago as a part of the Village of Hyde Park and the Town of Lake. Through the beginning of the twentieth century, the majority of the community consisted of either grassland or swamp. After World War I, construction began with a cluster of bungalows at 79<sup>th</sup> and Maryland Avenue, and a new community of homes was developed from 87<sup>th</sup> Street to 89<sup>th</sup> Street between Indiana Avenue and State Street.

As a community of middle-class professionals and service workers, Chatham experienced significant growth through the middle of the 20<sup>th</sup> century, despite poor transportation to downtown Chicago and limited shopping facilities. Residential growth was augmented in the 1940s and 1950s by the development of the Chatham Fields Housing Project, the introduction of a new shopping center on Cottage Grove Avenue, and the creation of a light manufacturing district along the Illinois Central Railroad (ICRR) between 83<sup>rd</sup> and 87<sup>th</sup> streets.

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<sup>1</sup>Information on the history of the Chatham and Greater Grand Crossing Community Areas was derived from the Local Community Fact Book Chicago Metropolitan Area 1990, edited by the Chicago Fact Book Consortium, (copyright 1995, Board of Trustees of the University of Illinois) at pages 142-143 and 196-198.

Known as a stable community with a low crime rate, Chatham's level of home-ownership is strong in comparison to other Community Areas on Chicago's South Side. Neighborhoods in the area consist of mostly single-family dwellings and two- and three-flat apartment buildings; historically, between fifty-five and sixty percent of the housing stock in the area has been owner-occupied. Another feature of the community is a commitment to neighborhood involvement. Neighborhoods in the area have organized multiple block clubs that work to relieve overcrowding in area schools, defend the neighborhoods from gangs, and influence neighborhood zoning decisions.

Though Chatham still maintains an attractive residential community, its business district is in need of investment from the private sector. Much of the area suffers from physical decay and obsolete and outdated structures, most notably within the Cottage Grove Avenue corridor. Rehabilitation has been scattered throughout the area, and a notable improvement in the appearance and functionality of main thoroughfares would be best addressed through a coordinated, neighborhood-wide redevelopment strategy.

**Greater Grand Crossing.** The community of Greater Grand Crossing is comprised of several century-old neighborhoods, including Grand Crossing, Park Manor, Brookline, Brookdale, and Essex. A socio-economic mix of working class and poverty-ridden areas, Greater Grand Crossing is comprised of a south central core that resembles more prosperous neighborhoods to the south, and a periphery that bears a socio-economic resemblance to the resource-poor communities of the South Side of Chicago.

The development of Greater Grand Crossing followed a historic rail collision between trains of the Illinois Central and Michigan Southern railroads in 1853, at the intersection of what is now 75<sup>th</sup> Street and South Chicago Avenue. South Side developer Paul Cornell believed that the area surrounding the stop was a desirable site for both residential and industrial development, as transportation into the City was assured. The remainder of the community was unsettled prairie, until the manufacturing industry began establishing factories in the community during the 1870s, the earliest of which was the Chicago Tack Company, established in 1876. As industrial development grew, frame cottages began to appear in the 1890s, between 71<sup>st</sup> and 75<sup>th</sup> Streets from Cottage Grove Avenue to St. Lawrence Avenue. Development was further facilitated by the extension of the Calumet Electric Trolley Line at 63<sup>rd</sup> Street and Grand Boulevard (King Drive) to Cottage Grove Avenue and 93<sup>rd</sup> Street.

Between 1895 and 1930, the population of Greater Grand Crossing grew steadily. However, during the Depression and World War II, only minor population increases occurred. Though the community is served by extensive bus routes as well as three rapid transit and three commuter rail routes, no major residential development has taken place in the neighborhood since the 1960s. Commercial activities along the east-west thoroughfares of 71<sup>st</sup>, 75<sup>th</sup>, and 79<sup>th</sup> Streets, as well as the north-south thoroughfares of Cottage Grove Avenue and State Street remain strong, but the overall number of housing units in the neighborhood declined 10% between 1970 and 1990.

### ***Existing Land Use***

Based on *S. B. Friedman & Company's* research, seven land uses have been identified within the 87th/Cottage Grove RPA:

- Commercial;
- Residential;
- Mixed Uses;
- Light Industrial;
- Public/Institutional (including public facilities, religious institutions, and social services);
- Parks/Open Space; and
- Vacant Land

The existing land use pattern in the 87th/Cottage Grove RPA is shown in Map 3. This map represents the predominant land use in the area on a block-by-block basis. The predominant land use displayed is not necessarily the only land use present on a given block. The mixed-use designation is used in those areas where no one land use category predominates. These areas contain two or more of the following land uses: residential, commercial, public/institutional, or vacant land.

Overall, the area contains mainly commercial, residential, and mixed land uses. Commercial uses are located along Cottage Grove Avenue, along 79<sup>th</sup> Street, and along 87<sup>th</sup> Street. Residential uses are found primarily south of 87<sup>th</sup> Street, but are interspersed with other land uses throughout the rest of the RPA. Public, institutional, and light industrial uses are dispersed throughout the RPA.

**Commercial.** Commercial and retail development is located primarily along Cottage Grove Avenue and interspersed with residential and institutional uses along 79<sup>th</sup> Street and 87<sup>th</sup> Street.

**Residential.** Residential uses are interspersed throughout the RPA and consist of multi-family rental apartment buildings and rental apartments above commercial uses on the main floor. A number of single-family homes and condominium units are also found in the RPA, primarily south of 87<sup>th</sup> Street.

**Mixed Uses.** Instances of mixed uses are found throughout the RPA and primarily consist of buildings with commercial uses on the ground floor and residential uses above.

**Light Industrial.** There are several light industrial uses in the RPA, located mostly adjacent to the Illinois Central Railroad.

**Public/Institutional.** There are several public and/or institutional uses located throughout the RPA.

**Parks/Open Space.** The RPA contains one Chicago Park District park: Brown Memorial, located at 85<sup>th</sup> Street, west of Cottage Grove Avenue.

**Vacant Land.** There are numerous vacant parcels of varying sizes distributed throughout the RPA.



***Historically Significant Structures***

*S. B. Friedman & Company* obtained data from the Chicago Historic Resources Survey (CHRS) to identify architecturally and/or historically significant buildings located within the 87th/Cottage Grove RPA. The CHRS identifies over 17,000 Chicago properties and contains information on buildings that may possess important architectural and/or historical significance. A ranking system was used to identify historic and architectural significance according to three criteria adopted by the CHRS: 1) age; 2) degree of external physical integrity; and 3) level of possible significance.

According to this survey, eight buildings have been identified by the CHRS as possessing some architectural feature or historical association that made them significant in the context of the community. Some structures potentially would qualify for Chicago Landmark designation. These properties include:

**Table 1: Historic Buildings in RPA**

<b>Name</b>	<b>Address</b>	<b>Type of Building</b>	<b>Style</b>	<b>Year Built</b>
Champlain Building	635 E. 79 <sup>th</sup> Street	Mixed-Use	Renaissance	1927
The Sheridan	7118 S. Cottage Grove Avenue	Mixed-Use	N/A	1890
N/A	7512 S. Cottage Grove Avenue	Commercial	N/A	1899
Cottage Grove State Bank	7529 S. Cottage Grove Avenue	Commercial	Classical	1923
O'Hanley Building	7705 S. Cottage Grove Avenue	Mixed-Use	Renaissance	1928
Chatham Building	7910 S. Cottage Grove Avenue	Commercial	Renaissance	1925
N/A	8008 S. Cottage Grove Avenue	Mixed Use	Queen Anne	1896
N/A	9234 S. Cottage Grove Avenue	Mixed-Use	Baroque	1929

None of these eight buildings is slated for redevelopment or rehabilitation at the time of this Eligibility Study and Redevelopment Plan.

The location of these historic buildings is detailed on Map 3, along with current land uses within the RPA.

### 3. Eligibility Analysis

#### *Provisions of the Illinois Tax Increment Allocation Redevelopment Act*

Based on the conditions found within the 87th/Cottage Grove RPA at the completion of *S. B. Friedman & Company's* research, it has been determined that the 87th/Cottage Grove RPA meets the eligibility requirements of the Act as a conservation area. The following outlines the provisions of the Act to establish eligibility.

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

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

The statutory provisions of the Act specify how a district can be designated as a "conservation" and/or "blighted area" district based upon an evidentiary finding of certain eligibility factors listed in the Act. The eligibility factors for each designation are identical for improved property. A separate set of factors exists for the designation of vacant land as a "blighted area."

This report summarizes the analyses and findings of the consultants' work, which is the responsibility of the Consultant. *S. B. Friedman & Company* has prepared this report with the understanding that the City would rely 10 on the findings and conclusions of this report in proceeding with the designation of the Study Area as a redevelopment project area under the Act, and 2) on the fact that the Consultant has obtained the necessary information to conclude that the Study Area can be designated as a redevelopment project area under the Act.

#### *Factors For Improved Property*

For improved property to constitute a "blighted area," a combination of five or more of the following 13 eligibility factors listed at 65 ILCS 5/11-74.4-3 (a) and (b) must meaningfully exist and be reasonably distributed throughout the RPA. "Conservation areas" must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three or more of the same 13 eligibility factors which are detrimental to the public safety, health, morals, or welfare and which could result in such an area becoming a blighted area.

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

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

the original use.

**Deterioration.** With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration including but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

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

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

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

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

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

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

lack of reasonably required off-street parking, or inadequate provision for loading and service.

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

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

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

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

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

#### ***Factors For Vacant Land***

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

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

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

**Tax and Special Assessment Delinquencies.** Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last 5 years.

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

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

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

Additionally, under the "blighted area" section of the Act, eligibility may be established for those vacant areas that would have qualified as a blighted area immediately prior to becoming vacant. Under this test for establishing eligibility, building records may be reviewed to determine that a combination of five or more of the 13 "blighted area" eligibility factors were present immediately prior to demolition of the area's structures.

The vacant "blighted area" section includes six other tests for establishing eligibility, but none of these are relevant to the conditions within the 87th/Cottage Grove RPA.

### ***Methodology Overview and Determination of Eligibility***

Analysis of eligibility factors was done through research involving an extensive exterior survey of all properties within the 87th/Cottage Grove RPA, as well as a review of building and property records. Property records include building code violation citations, building permit data, and assessor information. The exterior survey of the area established that there are 537 buildings within the 87th/Cottage Grove RPA. In addition, to verify the age for the area buildings, field observations were compared to the recorded age of the buildings in property records obtained from the Cook County Assessor's office.

The areas located within the 87th/Cottage Grove RPA are predominantly characterized by residential, mixed-use, commercial, and institutional structures of varying degrees of deterioration. All properties were examined for qualification factors consistent with either "blighted area" or "conservation area" requirements of the Act. Based on these criteria, the properties within the 87th/Cottage Grove RPA qualify for designation as a TIF Redevelopment Project Area as a "conservation area" as defined by the Act.

To arrive at this designation, *S. B. Friedman & Company* calculated the number of eligibility factors present on a building-by-building, parcel-by-parcel, and/or property-by-property basis and analyzed the distribution of the eligibility factors on a block-by-block basis. When appropriate, we calculated the presence of eligibility factors on infrastructure and ancillary properties associated with the structures. The eligibility factors were correlated to buildings using structure-base maps, property files created from field observations, record searches, and field surveys. This information was then graphically plotted on a block map of the 87th/Cottage Grove RPA to establish the distribution of eligibility factors, and to determine which factors were present to a major or minor extent.

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

While it may be concluded under the Act that the mere presence of the minimum number of the stated factors may be sufficient to make a finding as a conservation area, this evaluation was made on the basis that the conservation area factors must be present to an extent that indicates that public intervention is appropriate or necessary. In addition, the distribution of conservation area factors must be reasonably distributed throughout the RPA so that non-qualifying areas are not arbitrarily included in the RPA simply because of proximity to areas that qualify as a conservation area.

### ***Conservation Area Findings***

As required by the Act, within a conservation area, at least 50% of the buildings must be 35 years of age or older, and at least three of the 13 other eligibility factors must be found present to a major extent within the 87th/Cottage Grove RPA.

Establishing that at least 50% of the 87th/Cottage Grove RPA buildings are 35 years of age or older is a condition precedent to establishing the area as a conservation area under the Act. Taking into account information obtained from architectural characteristics, building configurations, the Cook County Assessor's office, and the historic development patterns within the community, we have established that of the 537 buildings, 482 (90%) within the 87th/Cottage Grove RPA are 35 years of age or older.

In addition to establishing that the 87th/Cottage Grove RPA meets the age requirement, our research has revealed that the following four factors are present to a major extent:

- Deterioration;
- Structures Below Minimum Code Standards;
- Inadequate Utilities; and
- Lack of Growth in Equalized Assessed Value

Based on the presence of these factors, the RPA meets the requirements of a "conservation area" under the Act. The RPA is not yet blighted, but because of a combination of the factors present the RPA may become a blighted area.

As a whole, the area suffers from deterioration of buildings and infrastructure which illustrates the level of physical deficiencies within the 87th/Cottage Grove RPA. In addition, structures were found to be below minimum code standards and in some parts of the RPA showed an excessive level of vacancy (particularly commercial buildings with vacant storefronts), and cases of functional and economic obsolescence. Furthermore, the condition of underground utilities within the RPA is generally inadequate in that the RPA is serviced by water mains and/or sewers that are antiquated or of insufficient capacity and are scheduled for or are overdue for replacement. Finally, the total EAV of the RPA grew at a rate that was less than that of the balance of the municipality for three of the last five annual periods (1996-2001) for which information was available. Overall, the EAV of the RPA grew at a rate that was significantly lower than the growth rate for the City of Chicago.

The Factors-by-Block Table in Appendix 2 details the conservation eligibility factors by block within the 87th/Cottage Grove RPA. Maps 4a through 4d illustrate the distribution of those conservation eligibility factors found to be present to a major extent by highlighting each block where the respective factors were found to be present to a meaningful degree. The following sections summarize our field research as it pertains to each of the identified eligibility factors found within the 87th/Cottage Grove RPA.

### **1. Deterioration**

Of the 537 buildings within the RPA, 317 (59%) exhibited deterioration. Catalogued deterioration included collapsed or missing gutters and down spouts, cracked, broken or missing windows, evidence of roof leaks, building foundation problems, and cracked exterior wall surfaces. These are conditions not readily correctable through normal maintenance. Structural deterioration is indicative of an area that is at risk of becoming blighted without direct intervention.

Overall, deterioration was considered to be present to a meaningful extent on 69% of the 90 total blocks (more than two out of every three blocks) within the 87th/Cottage Grove RPA.

### **2. Structures Below Minimum Code**

Relying on data provided by the City's Department of Buildings, code violation citations were issued for 208 separate property addresses within the 87th/Cottage Grove RPA between January 1995 and December 2001. This continuing problem underscores the documented deterioration of buildings. Structures below code standards indicate that a building is in a current state of non-compliance and could potentially fall into more severe disrepair. The code violation citations have implicated 39% of the buildings within the 87th/Cottage Grove RPA between January 1995 and December 2001.

This eligibility factor was present to a meaningful extent on 72% of the 90 total blocks within the RPA.

### **3. Inadequate Utilities**

A review of the City's water and sewer atlases found that inadequate underground utilities affect nearly all of the blocks within the RPA. Blocks within the RPA that are serviced by antiquated water mains that are either scheduled for or overdue for replacement affect 94% of the total parcels in the RPA. Some replacements are required because the water lines have reached the end of their 100-year useful service lives and others are needed because the water mains are of insufficient size to comply with modern capacity requirements.

Due to the age and condition of the sewer and water lines, inadequate utilities was found to be present to a meaningful extent on 93% of the 90 total blocks within the 87th/Cottage Grove RPA.

### **4. Lack of Growth in Equalized Assessed Value**

The total EAV is a measure of the property value in the 87th/Cottage Grove RPA. A lack of growth in EAV has been found for the RPA in that the rate of growth in property values (as measured by EAV) of the RPA has been less than that of the balance of the City of Chicago for three out of the last five years for which information is available (1996 through 2001). The lack of growth in equalized assessed value within an area is one of the strongest indicators that the area as a whole has not been subject to growth and development by private enterprise.



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

	Percent Change in EAV 1996/1997	Percent Change in EAV 1998/1999	Percent Change in EAV 1999/2000
87th/Cottage Grove	7.85%	0.51%	6.59%
City of Chicago (balance of)	8.40%	4.17%	14.50%

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

\* The 1997/1998 and 2000/2001 periods are shaded to indicate that they are non-qualifying years.

This eligibility factor was analyzed area-wide and is considered to be present to a meaningful extent for the entire 87th/Cottage Grove RPA.

### ***Minor Supporting Factors***

In addition to the factors that previously have been documented as being present to a major extent in the 87th/Cottage Grove RPA, three additional factors are present to a minor extent. These additional factors demonstrate that the 87th/Cottage Grove RPA is gradually declining through disinvestment. Left unchecked, these conditions could accelerate the decline of the community, and combined with those factors that have been used to qualify the RPA as a conservation area, could lead to more widespread and intensive commercial and residential disinvestment.

#### **1. Deleterious Land Use and Layout**

Deleterious land use and layout was evaluated on both a parcel-by-parcel and an area-wide basis. This factor may be present regardless of whether or not a structure exists on a parcel. The documented presence of this factor within the RPA includes:

- ~~Adjacent land uses that are incompatible;~~
- Blocks and parcels of an irregular size and/or shape that do not adhere to contemporary standards of development, and may adversely impact the potential for future redevelopment;

- The orientation of both buildings and surface improvements (such as driveways and alleys) on a particular site or within the context of an entire block that impede the safe and efficient movement of traffic and pedestrians; and
- The existence of incompatible uses within a single building or on a single parcel.

Deleterious land use and layout was found to be present to a meaningful extent on 16% of the 90 total blocks within the RPA.

## **2. Obsolescence.**

An appreciable amount of functional obsolescence exists within the 87th/Cottage Grove RPA. Obsolescence, either functional, economic, or some combination of both, was documented for 102 of the 537 buildings (19%) within the RPA. Often, the economic disadvantage of an area's buildings is the direct result of their functional obsolescence. Many of these buildings cannot compete in the market without some intervention or correction of obsolete factors. Economically obsolete buildings and properties have an adverse effect on nearby properties and detract from the physical, functional, and economic vitality of the surrounding community.

Overall, this factor was present to a meaningful extent on 24% of the 90 total blocks in the 87th/Cottage Grove RPA.

## **3. Excessive Vacancies**

Of the 537 buildings within the RPA, 98 (18%) exhibited excessive vacancies. A building was considered to have excessive vacancies if it appeared to be at least one-third vacant, including commercial storefronts. Many of the buildings within the 87th/Cottage Grove RPA have vacant or underutilized commercial storefronts.

This factor was present to a meaningful extent on 21% of the 90 total blocks within the RPA.

## 4.

***Redevelopment Project & Plan******Redevelopment Needs of the 87th/Cottage Grove RPA***

The existing land use pattern and physical conditions in the 87th/Cottage Grove RPA suggest six redevelopment needs for the area:

1. Property assembly, demolition, and site preparation;
2. Infrastructure improvements, streetscaping, and buffering/screening between land uses;
3. Resources for commercial, residential, and mixed-use development and rehabilitation;
4. Improvement and expansion of public facilities and other supportive land uses; and
5. Job training and day care assistance

The Eligibility Study and Redevelopment Plan identifies the tools that the City will use to guide redevelopment in the 87th/Cottage Grove RPA to create a cohesive and vibrant mixed-use community. Currently, the 87th/Cottage Grove RPA is characterized by signs of deteriorated buildings and infrastructure, vacant and underutilized parcels, conflicting land uses, and an overall lack of growth in property values.

The goals, objectives, and strategies discussed below have been developed to address these needs and facilitate the sustainable redevelopment of the 87th/Cottage Grove RPA. The proposed public improvements outlined in the Eligibility Study and Redevelopment Plan will help to create an environment conducive to private investment and redevelopment within the 87th/Cottage Grove RPA. To support specific projects and encourage future investment in the RPA, public resources, including tax increment financing, may be used to: facilitate property assembly, demolition, and site preparation; improve or repair RPA infrastructure; provide streetscaping, landscaped buffers, and screening elements between land uses; develop and rehabilitate commercial and residential buildings and/or units; preserve and develop affordable housing units; improve, build, and/or expand existing public facilities; and provide job training and day care assistance. In addition, tax increment financing may be used to finance new construction of affordable housing and subsidize developer interest costs related to redevelopment projects.

***Goals, Objectives, and Strategies***

The goals, objectives and strategies are designed to address the needs of the community and form the overall framework of the Eligibility Study and Redevelopment Plan for the use of anticipated tax increment funds generated within the 87th/Cottage Grove RPA.

**Goal.** The overall goal of the Eligibility Study and Redevelopment Plan is to reduce or eliminate conditions that qualify the 87th/Cottage Grove RPA as a conservation area and to provide the direction and mechanisms necessary to create a cohesive and vibrant mixed-use, mixed-income community and to preserve diversity in the area. Redevelopment of the RPA will improve retail, commercial, and housing conditions, improve the relationship between the area's diverse land uses, and attract private redevelopment. This goal is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment.

**Objectives.** Fifteen broad objectives support the overall goal of area-wide revitalization of the RPA. These include:

1. Strengthen the overall economic well-being of the RPA by providing resources for and encouraging the development and redevelopment of retail, commercial, mixed-use, residential, and institutional uses, as appropriate, within the RPA;
2. Encourage retail, commercial, mixed-use, and residential development by facilitating the assembly, preparation, and marketing of vacant and improved sites, and by assisting private developers to assemble suitable sites for modern development needs;
3. Reinforce a corridor/district identity through public and private improvements, especially at key nodes within the corridor such as the intersections of Cottage Grove Avenue and 71<sup>st</sup> Street, 75<sup>th</sup> Street, 79<sup>th</sup> Street, 87<sup>th</sup> Street, and 95<sup>th</sup> Street;
4. Preserve and enhance the pedestrian orientation of appropriate retail nodes and other areas with heavy pedestrian activity along Cottage Grove Avenue, by encouraging pedestrian-friendly uses and design strategies that include, but are not limited to, the following: facilitate safe pedestrian movement across wide arterial streets with pedestrian amenities; widen narrow sidewalks; and create visual interest and safer pedestrian environments with streetscaping, landscaping, lighting, and buffering;
5. Support the preservation of existing community businesses and residences by providing infrastructure, traffic controls, and other resources to accommodate new development;
6. Facilitate the preservation and/or rehabilitation of anchor retail, commercial, and institutional uses, established institutional facilities, and architecturally or historically significant buildings in the RPA;
7. Support the goals and objectives of other overlapping plans, including the *Cottage Grove Commercial Corridor Plan* (City of Chicago Planning Now Study, October 2000), and coordinate available federal, state, and local resources to further the goals of this Eligibility Study and Redevelopment Plan;
8. Foster the replacement, repair, and/or improvement of infrastructure, where needed, including sidewalks, streets, curbs, gutters, and underground water and sanitary systems to facilitate the construction of new retail, commercial, mixed-use, and residential development;
9. Facilitate the remediation of environmental problems to provide additional land for new retail, commercial, mixed-use, and residential development and redevelopment, as appropriate;
10. Facilitate the provision of adequate on- and off-street parking for visitors, employees, and customers of the RPA;

11. Enhance neighborhood appearance and improve the quality of the existing housing stock by leveraging TIF funds to provide assistance for the rehabilitation of single- and multi-family residences;
12. Provide support for existing community businesses by leveraging TIF funds to provide assistance for the rehabilitation of existing commercial and mixed-use buildings;
13. Create an environment for educational, recreational, and other institutional facilities where needed and in accordance with the Eligibility Study and Redevelopment Plan by providing enhancement opportunities for public facilities and institutions, such as parks, transit facilities, and other institutional uses;
14. Provide opportunities for women-owned, minority-owned, and locally owned businesses to share in the job and construction opportunities associated with the redevelopment of the RPA;
15. Support job training programs and increase employment opportunities for area residents that may result from new development; and
16. Support the cost of day care operations established by existing and future businesses in the RPA to serve employees of low-income families working in the RPA.

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

1. **Implement Public Improvements.** A series of public improvements throughout the 87th/Cottage Grove RPA may be designed and implemented to help define and create an identity for the area, prepare sites for anticipated private investment, and create a more conducive environment for retail, commercial, mixed-use, and residential development. Public improvements which are implemented with TIF assistance are intended to complement and not replace existing funding sources for public improvements in the RPA.

These improvements may include new streetscaping, street and sidewalk lighting, resurfacing of alleys, sidewalks and streets, improvement of underground water and sewer infrastructure, creation of parks and open space, and other public improvements consistent with the Eligibility Study and Redevelopment Plan. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation, or restoration of public improvements on one or more parcels.

2. **Develop Vacant and Underutilized Sites.** The redevelopment of vacant and underutilized sites within the 87th/Cottage Grove RPA is expected to stimulate private investment and enhance the RPA. Development of vacant and underutilized sites is anticipated to have a positive impact on other properties beyond the individual project sites.

3. **Encourage Private Sector Activities and Support New Development.** Through the creation and support of public-private partnerships, or through written agreements, the City may provide financial and other assistance to encourage the private sector, including local property owners and businesses, to undertake rehabilitation and redevelopment projects and other improvements that are consistent with the goals of this Eligibility Study and Redevelopment Plan and which maintain the integrity of the historically significant buildings in the 87th/Cottage Grove RPA.
4. **Facilitate Property Assembly, Demolition, and Site Preparation.** Specific sites may be acquired and assembled by the City to attract future private investment and development. The consolidated ownership of these sites will make them easier to market to potential developers and will streamline the redevelopment process. In addition, financial assistance may be provided to private developers seeking to acquire land and assemble sites to undertake projects supportive of this Eligibility Study and Redevelopment Plan.

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

Map 5, *Land Acquisition Overview Map*, indicates 73 parcels currently proposed to be acquired for redevelopment in the RPA and is based on parcels targeted for acquisition by the City of Chicago. Appendix 3 contains a list of the acquisition parcels by block and Permanent Index Number (PIN). These parcels may be acquired to facilitate the redevelopment within the 87th/Cottage Grove RPA, consistent with the goals and objectives of this Eligibility Study and Redevelopment Plan.

In connection with the City exercising its powers to acquire real property not currently identified on the Land Acquisition Overview Map (Map 5) and listed in Appendix 3, ~~including the exercise of the power of eminent domain, under the Act in implementing this~~ Eligibility Study and 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 Eligibility Study and Redevelopment Plan. Relocation assistance may be provided to facilitate redevelopment of portions of the RPA, and to meet other City objectives. Businesses or households legally occupying properties to be acquired by the City may be provided with relocation advisory and/or financial assistance as determined by the City.

For properties described on Map 5, the acquisition of occupied properties by the City shall commence within four years from the date of the publication of the ordinance approving this Eligibility Study and Redevelopment Plan. Acquisition shall be deemed to have commenced with the sending of an offer letter. After the expiration of this four-year period, the City may acquire such property pursuant to this Eligibility Study and Redevelopment Plan under the Act according to its customary procedures as described in the preceding paragraph.

5. **Assist Existing Businesses and Residents.** The City may provide assistance to support existing businesses, property owners, and residents in the RPA. This may include financial and other assistance for rehabilitation, leasehold improvements, new construction, and the provision of affordable housing units. TIF assistance may be used independently or with other housing programs to support new and rehabilitated rental and for-sale housing that could include a mixture of market-rate units and units affordable to moderate-, low-, and very low-income households. Resources also may be available to businesses for job training, welfare-to-work, and day care assistance. In addition, to the extent allowable under the law, locally owned businesses and residents will be targeted to share in the employment, job, and construction-related opportunities that may be offered by redevelopment within the 87th/Cottage Grove RPA.

The City requires that developers who receive TIF assistance for market rate housing set aside 20 percent of the units to meet affordability criteria established by the City's Department of Housing or any successor agency. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 120 percent of the area median income, and affordable rental units should be affordable to persons earning no more than 80 percent of the area median income.

These activities are representative of the types of projects contemplated to be undertaken during the life of the 87th/Cottage Grove RPA. Market forces are critical to the completion of these projects. Phasing of projects will depend on the interests and resources of both public and private sector parties. Not all projects will necessarily be undertaken. Further, additional projects may be identified throughout the life of the 87th/Cottage Grove RPA. To the extent that these projects meet the goals of this Eligibility Study and Redevelopment Plan and the requirements of the Act and budget outlined in the next section, these projects may be considered for tax increment funding. The City may enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, rehabilitate, renovate, or restore private or public improvements on one or several parcels (collectively referred to as "Redevelopment Projects").

### ***Proposed Future Land Use***

The proposed future land use of the 87th/Cottage Grove RPA reflects the objectives of the Eligibility Study and Redevelopment Plan, which work to provide direction for the marketing of vacant and underutilized sites in the RPA to redevelopment activities. The proposed objectives are compatible with historic land use patterns and support current development trends in the area.

These proposed future land uses are detailed on Map 6. As noted on Map 6, the uses listed are to

be predominant uses for the area indicated, and are not exclusive of any other uses.

### ***Assessment of Housing Impact***

The purpose of this section is to set forth a Housing Impact Study for the 87th/Cottage Grove RPA as required by the Act. If the redevelopment plan for a RPA would result in the displacement of residents from 10 or more inhabited residential units, or if the RPA contains 75 or more inhabited residential units and the City is unable to certify that no displacement of residents will occur, the City must prepare a Housing Impact Study and incorporate the study into the Eligibility Study and Redevelopment Plan as required by subsection 11-74.4-5(a) of the Act.

The primary goal of the Eligibility Study and Redevelopment Plan is to provide the necessary mechanisms to re-establish the Cottage Grove Avenue commercial district and its surrounding side streets as a cohesive and vibrant mixed-use area that provides a comprehensive range of commercial and retail uses to the surrounding residential community, while accommodating residential and institutional uses where appropriate. Currently, there are no proposed Redevelopment Projects that will result in the displacement of any inhabited residential units. However, since the RPA contains more than 75 inhabited residential units and future redevelopment activity could conceivably result in the removal of inhabited residential units over the 23-year life of the RPA, a housing impact study is required. Under the provisions of the Act:

Part I of the housing impact study consists of a survey of all existing residential units in the RPA. This part of the housing impact study shall include:

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

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

- (i) the number and location of those units that will be, or may be, removed;
- (ii) the municipality's plans for relocation assistance for those residents in the proposed



redevelopment project area whose residences are to be removed;

- (iii) the availability of replacement housing for those residents whose residences are to be removed, and identification of the type, location, and cost of the replacement housing; and
- (iv) the type and extent of relocation assistance to be provided.

#### **PART I**

##### **(i) Number and Type of Residential Units**

The number and type of residential buildings in the area were identified during the building condition and land use survey conducted as part of the eligibility analysis for the area. In order to identify residential units in the field, *S. B. Friedman & Company* utilized several methods, including counts of door buzzers, mailboxes, windows, and other indicators. This survey, completed in April 2002, revealed that the 87th/Cottage Grove RPA contains 195 residential or mixed-use residential buildings containing an estimated 1225 total dwelling units. The number of residential units by building type is described as follows:

**Table 3: Number and Type of Residential Buildings and Units**

<b>Building Type</b>	<b>Total Buildings</b>	<b>Total Units</b>
Single-Family	24	24
Multi-Family	77	445
Mixed-Use (Commercial/Institutional/Residential)	94	756
<b>Total</b>	<b>195</b>	<b>1225</b>

Source: *S. B. Friedman & Company*

##### **(ii) Number and Type of Rooms within Units**

The distribution within the 87th/Cottage Grove RPA of the 1,225 residential units by number of rooms and by number of bedrooms is identified in tables within this section. The methodology to determine this information is described below.

#### **Methodology**

In order to describe the distribution of residential units by number and type of rooms within the 87th/Cottage Grove RPA, *S. B. Friedman & Company* analyzed 1990 Census data (2000 Census data for these categories are not yet available) by Block Groups for those Block Groups encompassed by the RPA. A Block Group is a combination of Census blocks, and is the lowest level of geography for which the Census Bureau tabulates sample, or long-form data. In this study, we have relied on 1990 U.S. Census sample data because it is the best available information regarding the structures and residents of the Redevelopment Project Area. These Block Group data show the distribution of

housing units by the number of bedrooms and the total number of rooms within each unit. We then applied the 1990 distribution percentage to the total number of units identified by the survey. The estimated distribution of units by bedroom type and number of rooms are described as follows:

Table 4: Units by Bedroom Type<sup>2</sup>

Number of Bedrooms	1990 Census	Current Estimate for RPA
Studio	3%	37
1 Bedroom	33%	404
2 Bedrooms	36%	441
3 Bedrooms	22%	270
4 Bedrooms	5%	61
5+ Bedrooms	2%	25
<b>Total</b>	<b>101%</b>	<b>1238*</b>

\*Note: current estimate figures do not add up due to rounding, and total percentage does not equal 100.

<sup>2</sup> As defined by the Census Bureau, Number of Bedrooms includes all rooms intended for use as bedrooms even if they are currently used for some other purpose. A Housing Unit consisting of only one room, such as a one-room efficiency apartment, is classified, by definition, as having no bedroom.

Table 5: Units by Number of Rooms<sup>3</sup>

Number of Rooms	1990 Census	Current Estimate for RPA
1 Room	1%	12
2 Rooms	5%	61
3 Rooms	17%	208
4 Rooms	23%	282
5 Rooms	28%	343
6 Rooms	18%	221
7 Rooms	5%	61
8 Rooms	2%	25
9+ Rooms	2%	25
<b>Total</b>	<b>101%</b>	<b>1238*</b>

\*Note: current estimate figures do not add up due to rounding, and total percentage does not equal 100.

**(iii) Number of Inhabited Units**

According to data compiled from the survey completed by *S. B. Friedman & Company* in April 2002, the 87th/Cottage Grove RPA contains an estimated 1,225 residential units of which 87 units (7%) are estimated to be vacant. Therefore, there are approximately 1,138 total inhabited units within the RPA. As required by the Act, this information was ascertained as of April 11, 2002, which is a date not less than 45 days prior to the date that the resolution or ordinance required by Subsection 11-74.4-5 (a) of the Act was, or will be, passed (the resolution or ordinance setting the public hearing and Joint Review Board meeting dates).

**(iv) Race and Ethnicity of Residents**

As required by the Act, the racial and ethnic composition of the residents in the inhabited residential units was determined. According to 2000 U. S. Census data, the average household size within the Block Groups which comprise the 87th/Cottage Grove RPA was 2.5 persons. Therefore, there are an estimated 2,845 residents living within the proposed boundaries. The race and ethnic composition of these residents is as follows:

<sup>3</sup> As defined by the Census Bureau, for each unit, rooms include living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodger's rooms. Excluded are strip or Pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets.

**Table 6: Race of Residents**

Race	Estimated Residents (2000)	Percentage
Black or African-American Alone	2,797	98.3%
White Alone	14	0.5%
Asian Alone	3	0.1%
American Indian or Alaska Native Alone	3	0.1%
Some other race Alone	6	0.2%
Black or African American; American Indian or Alaska Native	6	0.2%
White; Black or African American	6	0.2%
Black or African American; Some other race	6	0.2%
Black or African American; Asian	3	0.1%
White; Some other race	3	0.1%
Two other races	3	0.1%
White; Black or African American; American Indian or Alaska Native	3	0.1%
<b>Total</b>	<b>2,853</b>	<b>100%</b>

\*Note: due to rounding, the total number of residents exceeds the actual estimated total population of the RPA by 8.

Table 7: Ethnicity of Residents

Hispanic Origin	Estimated Residents (2000)	Percentage
Hispanic	20	0.7%
Non-Hispanic	2,825	99.3%
<b>Total</b>	<b>2,845</b>	<b>100%</b>

We also estimated the income distribution by those households living in the inhabited units within the 87th/Cottage Grove RPA.

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

- a. Very, very low-income households have an adjusted income of less than 30% of the area median income.
- b. Very low-income households earn between 30% and 50% of the area median income.
- c. Low-income households earn between 50% and 80% of the area median.
- d. Moderate-income households earn between 80% and 120% of the area median.

We estimated the number of households by income level residing within the RPA based on Claritas projections of total households by income level by Block Group. These projections estimate that of all households residing within the Block Groups encompassing the 87th/Cottage Grove RPA, 50% may be classified as very low-income or lower, 23% may be classified as low-income, and 16% may be classified as moderate-income households.

Table 8: Households By Income Category

Income Category	Percentage (from Claritas)	Estimated Number of Households in RPA	Annual Income Range (Average HH of 3 Persons)
Very, Very Low Income	29%	327	\$0 - \$19,050
Very Low-Income	21%	235	\$19,051 - \$31,750
Low-Income	23%	267	\$31,751 - \$50,800
Moderate-Income	16%	186	\$50,801 - \$76,200
Subtotal: Moderate-Income or Below	89%	1015	\$0 - \$76,200
Above Moderate-Income	11%	123	\$76,201 +
<b>Total</b>	<b>100%</b>	<b>1,138</b>	

**PART II****(i) Number and Location of Units to be Removed**

Currently, there are no proposed Redevelopment Projects that will result in the displacement of any inhabited residential units. Since no specific Redevelopment Projects have been proposed to date involving parcels with inhabited residential units, it is impossible to determine the exact extent to which future projects receiving tax increment assistance (or other public projects implemented in furtherance of the Eligibility Study and Redevelopment Plan) will bring about the removal of residences. However, it is probable that some existing units may be removed as a result of redevelopment activity over the 23 year life of the RPA. In order to meet the statutory requirement of defining the number and location of inhabited residential units that may be removed, a methodology was established that would provide a rough, yet reasonable, estimate. This methodology is described below.

**Methodology**

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

- i. Step one counts all inhabited residential units identified on any existing acquisition lists or maps. No pre-existing acquisition lists or maps were identified. However, an acquisition list is included in the 87th/Cottage Grove Redevelopment Project and Plan identifying a total of 73 parcels located within the RPA. Of these 73 parcels slated for acquisition, two are either partially or entirely used for residential purposes. Data from *S.B. Friedman & Company's* survey of the RPA show that these parcels include approximately 16 total housing units, two (12.5%) of which are estimated to be vacant. This translates to a total of 14 inhabited housing units located on two acquisition list parcels.
- ii. Step two counts the number of inhabited residential units located on parcels that are dilapidated as defined by the Act. A survey of the entire RPA completed in April 2002 identified a total of two dilapidated buildings, none of which had an associated residential use. We therefore assume that no inhabited residential units are likely to be removed due to demolition or rehabilitation of dilapidated buildings.
- iii. Step three counts the number of inhabited residential units that exist where the future land use indicated by the Eligibility Study and Redevelopment Plan will not include residential uses. After reviewing the Proposed Future Land Use for the 87th/Cottage Grove RPA, we determined that there will be no units impacted by changes to the existing land use. Therefore, the number of inhabited residential units that may be removed due to future land use change is zero.

We have identified all of the inhabited units that meet the criteria described above in order to arrive at a reasonable projection of the total number of inhabited residential units that may be removed as a result of redevelopment projects that are undertaken in accordance with the Eligibility Study and Redevelopment Plan. It is uncertain whether all such units will actually be removed as a result of such projects; however, the total number of inhabited residential units that may be removed is 14. This estimate serves as an upper limit on the number of inhabited residential units which may be removed as a result of the Eligibility Study and Redevelopment Plan over its 23-year life span.

Based on the income distributions in and around the RPA, it is reasonable to assume that a minimum of 89%, or 13, of the 14 inhabited residential units that may be displaced are currently inhabited by households of moderate, low, very low, or very, very low income. However, it is possible that a higher percentage, up to 100% (14 units), are occupied by households within these income brackets. Part II, subpart (iii) of this section discusses in detail the availability of replacement housing for households of low income or lower.

Map 7 identifies the two parcels containing the 14 occupied units (the sum of the units found in Steps 1 through 3 above) that could potentially be removed during the 23-year life of the 87<sup>th</sup>/Cottage Grove RPA. In addition, the specific parcels' PINs are listed in Appendix 4 of this study.

**(ii) Relocation Plan**

The City's plan for relocation assistance for those qualified residents in the 87<sup>th</sup>/Cottage Grove RPA whose residences may be removed shall be consistent with the requirements set forth in Section 11-74.4-3(n)(7) of the Act. The terms and conditions of such assistance are described in subpart (iv) below. No specific relocation plan has been prepared by the City as of this date; until such a redevelopment project is approved, there is no certainty that any removal of residences will actually occur.

**(iii) Replacement Housing**

In accordance with Subsection 11-74.4-3(n)(7) of the Act, the City shall make a good faith effort to ensure that affordable replacement housing located in or near the 87<sup>th</sup>/Cottage Grove RPA is available for any qualified displaced residents.

To promote development of affordable housing, the Act requires that developers who receive tax increment financing assistance for market-rate housing are to set aside at least 20% of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means that income-restricted rental units should be affordable to households earning no more than 80 percent of the area median income (adjusted for family size). If, during the 23-year life of the 87<sup>th</sup>/Cottage Grove RPA, the acquisition plans change, the City shall make every effort to ensure that appropriate replacement housing will be found in either the Redevelopment Project Area or the surrounding Chatham and Greater Grand Crossing Community Areas.

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

#### Vacancy Data

According to the 2000 figures, the seven (7) Block Groups surrounding and encompassing the 87th/Cottage Grove RPA contained 12,265 housing units, of which 969 (7.9%) were vacant. For the purposes of this analysis, the term "RPA Vicinity" refers to these Block Groups. The following table shows the distribution of vacant residential units in the RPA by vacancy status, as compared to the City of Chicago as a whole.

Table 9: Vacancy Rate by Vacancy Status

Vacancy Status	Share Units (RPA Vicinity)	Citywide Percentage
For rent	5.8%	3.1%
For sale	0.8%	0.7%
Rented/sold but not occupied	0.9%	0.8%
For seasonal/recreational/occasional use	0.1%	0.4%
Other	2.0%	0.3%
<b>Total Vacant Units</b>	<b>9.6%</b>	<b>7.9%*</b>

\*Citywide percentages do not add up due to the omission of several vacancy categories not able to be documented in the RPA through our fieldwork.

The percentage of residential units that are vacant and awaiting rental in the RPA is nearly double that of the City of Chicago (5.8% vs. 3.1%), suggesting a potential supply of replacement rental housing. The percentage of ownership housing units that are vacant and awaiting sale is roughly equal to that of the City as a whole, while the overall rate of residential vacancy in the RPA exceeds that of the City by a significant margin (1.7%).

#### Availability of Replacement Rental Housing

According to information obtained from the City of Chicago by *S. B. Friedman & Company*, there are no current projects located within the 87th/Cottage Grove RPA that will result in a loss of housing units. However, the possibility remains that some existing units may be removed in the future as a result of redevelopment activity over the 23 year life of the RPA. Therefore, our firm has defined a sample of possible replacement rental housing units located within the Chatham and Greater Grand Crossing Community Areas.

The location, type, and cost of this sample was determined through the examination of classified advertisements from the *Chicago Sun Times* during the month of April 2002.

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

Table 10: Maximum Monthly Rent (Including Utilities) Affordable to Income Bracket

Number of BRs	Implied Family Size [1]	Very, Very Low	Very Low	Low	Moderate	Observed Range [2]	Units in Sample [3]	Total Estimated Units [4]
Studio	1	\$370	\$617	\$987	\$1,481	\$381-\$598	7	16
1	1.5	\$397	\$661	\$1,058	\$1,586	\$514-\$739	24	56
2	3	\$476	\$793	\$1,269	\$1,904	\$504-\$1,154	26	62
3	4.5	\$550	\$917	\$1,466	\$2,200	\$1,319	2	4
						Total:	59	138

[1] Derived from the number of bedrooms using HUD formulas.

[2] Based on a sample of apartments located in the Chatham and Greater Grand Crossing Community Areas and advertised in the *Sun Times* during the month of April, 2002.

[3] Refers to the number of units in the sample taken by *S. B. Friedman & Company*. This is not an exhaustive count of the available apartments in the Chatham and Greater Grand Crossing Community Areas during the month of April, 2002. A total of 138 listings were published in the *Sun Times*.

[4] Estimated distribution of total units identified by *S. B. Friedman & Company* during the month of April, 2002. Distribution for all identified units is based on the distribution of the sample.

The table in Appendix 5 provides a detailed summary of the sample of apartment listings found in the *Sun Times* during the month of April. Since HUD affordability standards state that monthly rent, including utilities, should equal no more than 30% of gross household income, *S.B. Friedman & Company* has adjusted the monthly rents listed in Appendix 5 to include utility payments using Section 8 utility cost estimates for various apartment unit sizes developed by the Chicago Housing Authority. The table in Appendix 5 demonstrates that there is ample housing affordable to households of low income or lower currently available within and adjacent to the RPA. It is important to note that a majority of apartments found were one- and two-bedroom units, suitable for households of one to three persons according to HUD standards. No four-bedroom units were found for rent in either Chatham or Greater Grand Crossing Community Areas in the *Sun Times* during the month of April 2002.



*S. B. Friedman & Company* has also researched the availability of subsidized and income-restricted housing in and near the 87th/Cottage Grove RPA. According to data provided by the Illinois Housing Development Authority, there are at least 1,811 units of income-restricted housing in the Chatham and Greater Grand Crossing Community Areas, including at least 487 units of project-based Section 8 housing. In Section 8 housing, qualifying households are required to pay 30% of their income as monthly rent, with the Section 8 subsidy making up the difference between that amount and the contract rent. Additionally, as noted in the table in Appendix 5, a fair number of apartments in the vicinity of the 87th/Cottage Grove RPA are eligible for tenants with Section 8 vouchers.

#### Replacement For-Sale Housing

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

Table 11: Housing Sales for Detached and Attached Residential Units within Community Areas

Price Range	2000 Sales	2001 Sales	Active Listings (1/1/02 to 5/6/02)
\$0 - \$100,000	388	243	63
\$100,000-\$160,000	159	111	51
\$160,000- \$250,000	24	17	12
\$250,000 & Above	7	2	6
<b>Totals</b>	<b>578</b>	<b>373</b>	<b>132</b>

Source: Multiple Listing Service

Based on the available data, we anticipate that the rental and for-sale residential markets for the Community Areas in and around the 87th/Cottage Grove RPA should be adequate to furnish needed replacement housing for those residents that may potentially be displaced because of redevelopment activity within the RPA. There are no planned redevelopment projects that will reduce the number of residential units within the RPA, and those types of mixed-use projects which might be proposed in accordance with the Eligibility Study and Redevelopment Plan may include new residential units. Therefore, it is assumed that any displacement caused by activities as part of the Eligibility Study and Redevelopment Plan could potentially occur simultaneously with the development of new housing, either rental or for-sale. As a result, there could potentially be a net gain of residential units within the RPA. Furthermore, there is a likelihood that displacement of any units would occur incrementally over the 23-year life of the RPA as individual development projects are initiated.

**(iv) Relocation Assistance**

If the removal or displacement of low-income or very low-income residential housing units occurs, such residents are required to be provided with affordable housing and relocation assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. The City is required by the Act to make a good faith effort to ensure that affordable replacement housing for such households is located in or near the Redevelopment Project Area.

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

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

In the event that implementation of the Eligibility Study and Redevelopment Plan results in the removal of residential housing units in the RPA occupied by low-income or very low-income households from such residential units, the City will make a good faith effort to relocate these households to affordable housing located in or near the 87<sup>th</sup>/Cottage Grove RPA and will provide affordable housing and relocation assistance not less than that which would be provided under the Federal Uniform Relocation Assistance and Real Property Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. Affordable housing may be either existing or newly constructed housing.

## 5.

***Financial Plan******Eligible Costs***

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

1. Costs of studies, surveys, development of plans and specifications, implementation and administration of the Eligibility Study and Redevelopment Plan, including but not limited to, staff and professional service costs for architectural, engineering, legal, marketing sites within the area to prospective businesses, developers, and investors, financial, planning or other services (excluding lobbying), related hard and soft costs, and other related expenses; provided however, that no such charges for professional services may be based on a percentage of the tax increment collected;
2. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, and clearing and grading of land, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
3. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings or fixtures and leasehold improvements and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
4. Costs of the construction of public works or improvements subject to the limitations of Section 11-74.4-3(q)(4) of the Act;
5. Costs of job training and retraining projects including the costs of "welfare to work" programs implemented by businesses located within the RPA and such proposals feature a community-based training program which ensures maximum reasonable opportunities for residents of the RPA and other local residents with particular attention to the needs of those residents who have previously experienced inadequate employment opportunities and development of job-related skills including residents of public and other subsidized housing and people with disabilities;

6. **Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months following completion and including reasonable reserves related thereto;**
7. **All or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within the taxing district in furtherance of the objectives of the Eligibility Study and Redevelopment Plan and project, to the extent the City by written agreement accepts and approves such costs;**
8. **An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;**
9. **Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by Federal or State law, or under the Act (see "Relocation Section");**
10. **Payment in lieu of taxes;**
11. **Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the RPA; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and taxing district(s), which agreement describes the program to be undertaken, including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by the community college district of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by the school districts of cost pursuant to Section 10-22.20a and 10-23.3a of the School Code;**
12. **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% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
  - c. If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amount 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% of the total of (i) cost paid or incurred by the developer for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act;
  - e. Up to 75% of the interest cost incurred by the 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; and
  - f. Instead of the interest costs described above in paragraphs 12b., 12d., and 12e. a municipality may pay from tax incremental revenues up to 50% of the cost of construction, renovation, and rehabilitation of new housing units (for ownership or rental) to be occupied by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, as more fully described in the Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for this benefit under the Act.
13. The cost of day care services for children of employees from low-income families working for businesses located within the RPA and all or portion of the cost of operation of day care centers established by RPA businesses to serve employees from low-income families working in businesses located in the RPA. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the City, county, or regional median income as determined from time to time by the United States Department of Housing and Urban Development;
14. Up to 50% of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for benefits under the Act; and
15. Unless explicitly stated in the Act and as provided for in relation to low- and very low-income housing units, the cost of construction of new privately owned buildings shall not be an eligible redevelopment project cost.

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

### ***Estimated Redevelopment Project Costs***

The estimated eligible costs of this Eligibility Study and Redevelopment Plan are shown in Table 12. The total eligible cost provides an upper limit on expenditures that are to be funded using tax increment revenues, exclusive of capitalized interest, issuance costs, interest, and other financing costs. Within this limit, adjustments may be made in line items without amendment to this Eligibility Study and Redevelopment Plan. Additional funding in the form of State and Federal grants, private developers contributions and other outside sources may be pursued by the City as a means of financing improvements and facilities which are of benefit to the general community.

Table 12: Estimated TIF Eligible Costs

<b>Project/Improvements</b>	<b>Estimated Project Costs*</b>
<b>Professional Services</b>	<b>\$2,000,000</b>
<b>Property Assembly: including acquisition, site preparation, demolition, and environmental remediation</b>	<b>\$3,100,000</b>
<b>Rehabilitation Costs (Commercial and Residential)</b>	<b>\$6,200,000</b>
<b>Eligible Construction Costs (Affordable Housing Construction)</b>	<b>\$9,800,000</b>
<b>Relocation</b>	<b>\$1,000,000</b>
<b>Public Works or Improvements (1)</b>	<b>\$11,500,000</b>
<b>Job Training</b>	<b>\$1,400,000</b>
<b>Interest Costs</b>	<b>\$4,800,000</b>
<b>Day Care</b>	<b>\$1,200,000</b>
<b>TOTAL REDEVELOPMENT COSTS (2), (3), (4), and (5)</b>	<b>\$41,000,000</b>

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

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

(2) All costs are in 2002 dollars and may be increased by the rate of inflation reflected in the Consumer Price Index (CPI) for All Urban Consumers for All Items for the Chicago-Gary-Kenosha, IL-IN-WI CMSA, published by the U. S. Department of Labor. In addition to the above stated costs, each issue of obligations issued to finance a phase of the Redevelopment Plan and Project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including interest costs.

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

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

(5) Increases in estimated Total Redevelopment Project Costs of more than five percent, after adjustment for inflation from the date of the Plan adoption, are subject to the Plan amendment procedures as provided under the Act.

Adjustments to the estimated line item costs in Table 12 are expected and may be made by the City without amendment to the Plan. Each individual project cost will be re-evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing line item costs as a result of changed redevelopment costs and needs.

In the event the Act is amended after the date of the approval of this Eligibility Study and 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 Eligibility Study and Redevelopment Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as eligible costs under the Eligibility Study and Redevelopment Plan to the extent permitted by the Act. In the event of such amendment(s), the City may add any new eligible redevelopment project costs as a line item in Table 12, or otherwise adjust the line items in Table 12 without amendment to this Eligibility Study and 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 Eligibility Study and Redevelopment Plan.

### ***Phasing and Scheduling of the Redevelopment***

Each private project within the 87th/Cottage Grove RPA shall be governed by the terms of a written redevelopment agreement entered into by a designated developer and the City and approved by the City Council. Where tax increment funds are used to pay eligible redevelopment project costs, to the extent funds are available for such purposes, expenditures by the City shall be coordinated to coincide on a reasonable basis with the actual redevelopment expenditures of the developer(s). The Eligibility Study and Redevelopment Plan shall be completed, and all obligations issued to finance

redevelopment costs shall be retired, no later than December 31<sup>st</sup> of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third year calendar year following the year in which the ordinance approving this redevelopment project area is adopted (by December 31, 2026, if the ordinances establishing the RPA are adopted during 2002).

### ***Sources of Funds to Pay Costs***

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

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

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

The 87th/Cottage Grove RPA is contiguous to the existing 71<sup>st</sup> & Stony Island Redevelopment Project Area and the existing Stony Island Commercial and Burnside Industrial Corridor Redevelopment Project Area and may, in the future, be contiguous to, or be separated only by a public right-of-way from, other redevelopment areas created under the Act. The City may utilize net incremental property tax revenues received from the 87th/Cottage Grove RPA to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the 87th/Cottage Grove RPA made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the 87th/Cottage Grove RPA, shall not at any time exceed the total Redevelopment Project Costs described in Table 12 of this Eligibility Study and Redevelopment Plan.



The 87th/Cottage Grove RPA may become contiguous to, or separated only by a public right-of-way from, other redevelopment project areas created under the Illinois Industrial Jobs Recovery Law, (65 ILCS 5/11-74.61-1 et. seq.). If the City finds that the goals, objectives and financial success of such contiguous redevelopment project areas or those separated only by a public right-of-way are interdependent with those of the 87th/Cottage Grove RPA, the City may determine that it is in the best interests of the City and in furtherance of the purposes of the Plan that net revenues from the 87th/Cottage Grove RPA be made available to support any such redevelopment project areas, and vice versa. The City, therefore, proposes to utilize net incremental revenues received from the 87th/Cottage Grove RPA to pay eligible redevelopment projects costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the 87th/Cottage Grove RPA and such areas. The amount of revenue from the 87th/Cottage Grove RPA so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the 87th/Cottage Grove RPA or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Table 12 of this Eligibility Study and Redevelopment Plan.

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

### *Issuance of Obligations*

To finance project costs, the City may issue bonds or obligations secured by the anticipated tax increment revenue generated within the 87th/Cottage Grove RPA, or such other bonds or obligations as the City may deem as appropriate 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. The City may permit the utilization of guarantees, deposits or other forms of security made available by private sector developers to secure such obligations. In addition, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

All obligations issued by the City pursuant to this Eligibility Study and Redevelopment Plan and the Act shall be retired within the time frame described under "Phasing and Scheduling of the Redevelopment" above. Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more of a series of obligations may be sold at one or more times in order to implement this Eligibility Study and Redevelopment Plan. The amounts payable in any year as principal and interest on all obligations issued by the City shall not exceed the amounts available from tax increment revenues, or other sources of funds, if any, as may be provided by ordinance. Obligations may be of parity or senior/junior lien nature. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund, or optional redemptions.

In addition to paying redevelopment project costs, tax increment revenues may be used for the scheduled and/or early retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves, and bond sinking funds. To the extent that real property tax increment is not required for such purposes or otherwise required, pledged, earmarked, or otherwise designated for anticipated redevelopment costs, revenues shall be declared surplus and become available for distribution annually to area taxing districts having jurisdiction over the RPA in the manner provided by the Act.

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

The purpose of identifying the most recent equalized assessed valuation of the 87th/Cottage Grove RPA is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the 87th/Cottage Grove RPA. The 2001 EAV of all taxable parcels in the 87th/Cottage Grove RPA is approximately \$54,218,000. This total EAV amount by PIN is summarized in Appendix 6. The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Redevelopment Project Area will be calculated by Cook County. If the 2001 EAV shall become available prior to the date of adoption of the Eligibility Study and Redevelopment Plan by the City Council, the City may update the Eligibility Study and Redevelopment Plan by replacing the 2000 EAV with the 2001 EAV without further City Council action.

### ***Anticipated Equalized Assessed Valuation***

By 2025, the EAV for the 87th/Cottage Grove RPA will be approximately \$100,000,000. This estimate is based on several key assumptions, including: 1) an inflation factor of 2% per year on the EAV of all properties within the 87th/Cottage Grove RPA, with its cumulative impact occurring in each triennial reassessment year; 2) an equalization factor of 2.2235; and 3) a tax rate of 7.788% for the duration of the 87th/Cottage Grove RPA.

## **6.**

### ***Required Findings and Tests***

#### ***Lack of Growth and Private Investment***

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

While some market-based investment has occurred in the 87th/Cottage Grove RPA over the last five years, this investment has been minimal in scope and not part of any coordinated development strategy. The 87th/Cottage Grove RPA is located entirely within Hyde Park Township. For three of the past five years for which data are available, the growth of EAV in the 87th/Cottage Grove RPA has lagged behind that of both the City of Chicago and Hyde Park Township. The compound annual growth rate of EAV in the 87th/Cottage Grove RPA was 4.74% between 1996 and 2001. This is 26% lower than the 6.41% growth experienced by the City of Chicago during this period and 16% lower than the 5.62% growth rate experienced by Hyde Park Township.

To further investigate a lack of growth and private investment within the 87th/Cottage Grove RPA, *S. B. Friedman & Company* examined building permit data provided by the City of Chicago Department of Buildings for the period of January 1997 through December 2001. These data revealed that 120 permits totaling over \$3.66 million were issued within the 87th/Cottage Grove RPA during this period. Approximately 14 of these permits were for building demolition, 4 were for code compliance, and 8 reflected changes to current building permits. The remaining 94 permits (roughly \$3.14 million) were slated for new investment. This includes 11 permits for new construction, 29 for basic alteration and rehabilitation, and 54 permits for mechanical upgrades or minor repairs not in response to code violations. These permits represent roughly \$732,000 per year, or approximately 0.48% of the total assessor's market value of all property within the TIF district. At this rate, it would take a substantial amount of time to replace all of the existing value in the RPA.

*Finding: The Redevelopment Project Area (87th/Cottage Grove RPA) on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Eligibility Study and Redevelopment Plan.*

***But for....***

The City is required to find that, but for the designation of the TIF district and the use of tax increment financing, it is unlikely that significant investment will occur in the 87th/Cottage Grove RPA.

Without the support of public resources, the redevelopment objectives of the 87th/Cottage Grove RPA would most likely not be realized. The scope of area-wide improvements and development assistance resources needed to rehabilitate the 87th/Cottage Grove RPA as a viable mixed-use district are expensive, and the private market, on its own, is not likely to absorb all these costs. Resources to assist with site assembly and preparation, public infrastructure improvements, and private property rehabilitation are needed to leverage private investment and facilitate area-wide redevelopment consistent with the Eligibility Study and Redevelopment Plan. TIF funds will be used to fund land

assembly, site preparation, infrastructure improvements, and building rehabilitation. Accordingly, but for creation of the 87th/Cottage Grove RPA, these projects, which would contribute substantially to area-wide redevelopment, are unlikely to occur without TIF designation for the 87th/Cottage Grove RPA.

*Finding: But for the adoption of this Eligibility Study and Redevelopment Plan, critical resources will be lacking that would otherwise support the redevelopment of the 87th/Cottage Grove RPA and the 87th/Cottage Grove RPA would not reasonably be anticipated to be developed.*

### ***Conformance to the Plans of the City***

The 87th/Cottage Grove RPA and Eligibility Study and Redevelopment Plan must conform to the comprehensive plan for the City, conform to the strategic economic development plans, or include land uses that have been approved by the Chicago Plan Commission.

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

### ***Dates of Completion***

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

### ***Financial Impact of the Redevelopment Project***

As explained above, without the adoption of this Eligibility Study and Redevelopment Plan and tax increment financing, the 87th/Cottage Grove RPA is not expected to be redeveloped by private enterprise. Additionally, there is a genuine threat that blighting conditions will continue to exist and spread, and that the entire area will become a less attractive place to maintain and improve existing buildings and sites. The lagging growth of property values also may lead to a decline of property values in surrounding areas and could lead to a reduction of real estate tax revenue to all taxing districts.

This document describes the comprehensive redevelopment program proposed to be undertaken by the City to create an environment in which private investment can reasonably occur. The redevelopment program will be staged gradually over the life of the 87th/Cottage Grove RPA. If a redevelopment project is successful, various new projects will be undertaken that will assist in alleviating blighting conditions, creating new jobs, and promoting rehabilitation and development in the 87th/Cottage Grove RPA.

This Eligibility Study and Redevelopment Plan is expected to have short- and long-term financial impacts on the affected taxing districts. During the period when tax increment financing is utilized,

real estate tax increment revenues from the increases in EAV over and above the certified initial EAV (established at the time of adoption of this document by the City) may be used to pay eligible redevelopment project costs for the 87th/Cottage Grove RPA. At the time when the 87th/Cottage Grove RPA is no longer in place under the Act, the real estate tax revenues resulting from the redevelopment of the 87th/Cottage Grove RPA will be distributed to all taxing district levying taxes against property located in the 87th/Cottage Grove RPA. These revenues will then be available for use by the affected taxing districts.

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

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

The City intends to monitor development in the areas and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development. The following major taxing districts presently levy taxes on properties located within the 87th/Cottage Grove RPA and maintain the listed facilities within the boundaries of the RPA, or within close proximity (three to five blocks) to the RPA boundaries:

- = those facilities located within the boundaries of the RPA
- = those facilities located within close proximity (but outside the boundaries) of the RPA

**City of Chicago**

- |  |                               |
|--|-------------------------------|
| ■ Chicago Fire Department-Engine Company 82  | 817 E. 91 <sup>st</sup> St    |
| ■ Chicago Fire Department-Engine Company 112 | 101 E. 79 <sup>th</sup> St    |
| ■ Chicago Police Department-3rd District     | 7040 S. Cottage Grove Ave     |
| ■ Tuley Park Branch Library                  | 501 E. 90 <sup>th</sup> Pl    |
| ■ Whitney M. Young, Jr. Branch Library       | 7901 S. Martin Luther King Dr |

**Chicago Board of Education**

- |  |                             |
|--|-----------------------------|
| ■ Arthur Ashe School                         | 8505 S. Ingleside Ave       |
| ■ Avalon Park Elementary School              | 8045 S. Kenwood Ave         |
| ■ Betty Shabazz International Charter School | 7823 S. Ellis Ave           |
| ■ Burnside Scholastic Academy                | 650 E. 91 <sup>st</sup> Pl  |
| ■ Dixon Elementary School                    | 8306 S. St. Lawrence Ave    |
| ■ Tanner Elementary School                   | 7350 S. Evans Ave           |
| ■ Hirsch Metropolitan High School            | 7740 S. Ingleside Ave       |
| ■ Ruggles Elementary School                  | 7831 S. Prairie Ave         |
| ■ Park Manor Elementary School               | 650 E. 85 <sup>th</sup> St  |
| ■ Revere Elementary School                   | 1010 E. 72 <sup>nd</sup> St |
| ■ Thomas A. Dorsey APC                       | 9035 S. Langley Ave         |

**Chicago School Finance Authority**

**Chicago Park District**

•	Brown Memorial Park	644 E. 86 <sup>th</sup> St
■	Dauphin Park	8701 S. Dauphin Ave
■	DeBow Playlot Park	1126 E. 80 <sup>th</sup> St
■	Grand Crossing Park	7655 S. Ingleside Ave
■	Railroad Junction Playlot Park	7334 S. Maryland Ave
■	Tuley Park	501 E. 90 <sup>th</sup> Pl

**Community College District 508****Metropolitan Water Reclamation District of Greater Chicago****County of Cook****Cook County Forest Preserve District**

Map 8 illustrates the locations of facilities operated by the above listed taxing districts within or in close proximity to the 87th/Cottage Grove RPA.

Redevelopment activity may cause increased demand for services from one or more of the above listed taxing districts. The anticipated nature of increased demands for services on these taxing districts, and the proposed activities to address increased demand are described below.

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

Replacement of vacant and under-utilized buildings and sites with active and more intensive uses may result in additional demands on services and facilities provided by the districts. In addition to several public service facilities operated by the City within the 87th/Cottage Grove RPA, there also are public facilities in close proximity to the area. Additional costs to the City for police, fire, library circulation, and recycling and sanitation services arising from residential and non-residential development may occur. However, it is expected that any increase in demand for the City services and programs associated with the 87th/Cottage Grove RPA can be handled adequately by City police, fire protection, library, sanitary collection and recycling services, and programs maintained and operated by the City. The impact of the 87th/Cottage Grove RPA will not require expansion of services in this area.

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

It is likely that some families who purchase housing or rent new apartments in the 87th/Cottage Grove RPA will send their children to public schools, putting increased demand on area school districts. However, it is unlikely that the scope of new residential construction would exhaust existing capacity.

Many of the new home owners or renters may come from the immediate neighborhood or may send their children to private schools, which would not impact the public school system. Existing absorption capacity was verified through data provided from the Department of Operations at the Chicago Public Schools (CPS). According to information provided by CPS, elementary schools reach full capacity at 80% of their design capacity, and high schools reach full capacity at 100% of their design capacity. These data reveal that existing enrollment of the elementary schools that serve the area immediately surrounding and including the 87<sup>th</sup>/Cottage Grove RPA for which capacity data was available collectively operate at approximately 70% of capacity. Hirsh High School, which serves the area, operates at approximately 50% of capacity. Given that the main goals of the 87<sup>th</sup>/Cottage Grove RPA are to improve and enhance mixed-use development within the area, it is unlikely that existing capacity will be exceeded as a result of TIF supported activities. Additionally, increased costs to the local schools resulting from children residing in TIF-assisted housing units will trigger those provisions within the Act that provide for reimbursement to the affected school district(s) where eligible. The City intends to monitor development in the 87<sup>th</sup>/Cottage Grove RPA and, with the cooperation of the Board of Education, will attempt to ensure that any increased demands for the services and capital improvements provided by the Board of Education are addressed in connection with each new residential project.

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

It is expected that the households that may be added to the 87<sup>th</sup>/Cottage Grove RPA may generate additional demand for recreational services and programs and may create the need for additional open spaces and recreational facilities operated by the Chicago Park District. The City intends to monitor development in the 87<sup>th</sup>/Cottage Grove RPA and, with the cooperation of the Chicago Park District, will attempt to ensure that any increased demands for the services and capital improvements that may be provided by the Chicago Park District are addressed in connection with any particular residential development.

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

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

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

It is expected that any increase in demand for treatment of sanitary and storm sewage associated with the 87th/Cottage Grove RPA can be handled adequately by existing treatment facilities maintained and operated by the Metropolitan Water Reclamation District of Greater Chicago. Therefore, no special program is proposed for the Metropolitan Water Reclamation District of Greater Chicago.

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

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

**Cook County Forest Preserve District.** The Forest Preserve District is responsible for acquisition, restoration and management of lands for the purpose of protecting and preserving open space in the City and County for the education, pleasure and recreation of the public. It is expected that any increase in demand for Forest Preserve services can be handled adequately by existing facilities and programs maintained and operated by the District. No special programs are proposed for the Forest Preserve.

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

7.

*Provisions for Amending Action Plan*

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

8.

*Commitment to Fair Employment Practices and Affirmative Action Plan*

The City is committed to and will require developers to follow and affirmatively implement the following principles with respect to this Eligibility Study and Redevelopment Plan. However, the



City in its sole discretion may implement programs aimed at assisting small businesses, residential property owners or certain developers which may not be subject to these requirements.

- A. The assurance of equal opportunity in all personnel and employment actions with respect to this Eligibility Study and Redevelopment Plan and project, including, but not limited to, hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age, disability, national origin, sexual orientation, ancestry, marital status, parental status, military discharge status, source of income, or housing status.
- B. Meeting City standards for participation of Minority Business Enterprise and Women Business Enterprise businesses as required in redevelopment agreements.
- C. The commitment to affirmative action and non-discrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
- D. Meeting City standards for the hiring of City residents to work on redevelopment project construction projects.
- E. Redevelopers will meet City standards for any applicable prevailing wage rate ascertained by the Illinois Department of Labor to all project employees.

[Appendix 1 referred to in this 87<sup>th</sup>/Cottage Grove Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan and Project constitutes Exhibit "C" to the ordinance and is printed on pages 97540 through 97548 of this *Journal*.]

[Appendices 2, 3, 4, 5 and 6 referred to in this 87<sup>th</sup>/Cottage Grove Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan and Project are printed on pages 97496 through 97524 of this *Journal*.]

[Map 2 referred to in this 87<sup>th</sup>/Cottage Grove Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan and Project constitutes Exhibit "E" to the ordinance and is printed on page 97549 of this *Journal*.]

[Maps 1, 3, 4a, 4b, 4c, 4d, 5, 6, 7 and 8 referred to in this 87<sup>th</sup>/Cottage Grove Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan and Project are printed on pages 97525 through 97534 of this *Journal*.]

Appendix 2.  
 To 87<sup>th</sup>/Cottage Grove Redevelopment Project Area Tax Increment Financing  
 District Eligibility Study, Redevelopment Plan And Project

Block-By-Block Distribution Of Eligibility Factors.  
 (Page 1 of 3)

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

	Number of Blocks			Stowell Block Numbers			Age	Dilapidation	Obsolescence	Distortion	Illegal Use	Below Minimum Code	Abandonment	Excessive Vacancies	Excessive Land Coverage or Overcrowding	Lack of Ventilation, Light, or Sanitary Facilities	Inadequate Utilities	Detrimentous Land Use or Layout	Lack of Community Planning	Lack of Growth in EAVs
1	20	26	100	xx				x	xx		xx				xx		x			N/A
2	20	26	107	xx					xx						xx					N/A
3	20	26	109	xx					xx						xx					N/A
4	20	26	115	xx				x	xx		xx		x		xx		x			N/A
5	20	26	123	xx				x	xx		xx				xx					N/A
6	20	26	300	xx					xx		xx				xx					N/A
7	20	26	308	xx					xx		xx				xx		x			N/A
8	20	26	311	xx					xx		xx				xx					N/A
9	20	26	317	xx				x	xx		xx		x		xx		x			N/A
10	20	26	318	xx				x	xx		xx				xx		x			N/A
11	20	26	319	xx				x	xx		xx				xx					N/A
12	20	26	320	xx					xx		xx		x		xx					N/A
13	20	26	321	xx				x	xx		xx				xx					N/A
14	20	26	322	xx					xx		xx				xx					N/A
15	20	26	323	xx					xx		xx				xx		x			N/A
16	20	26	301																	N/A
17	20	27	100	xx							xx				xx					N/A
18	20	27	207	xx							xx				xx					N/A
19	20	27	215	xx				x	xx		xx		x		xx					N/A
20	20	27	223	xx							xx				xx					N/A
21	20	27	231	xx							xx		x		xx			x		N/A
22	20	27	407	xx							xx				xx					N/A
23	20	27	413	xx							xx				xx					N/A
24	20	27	423	xx							xx				xx		x			N/A
25	20	27	424	xx							xx		x		xx					N/A
26	20	27	425	xx							xx				xx					N/A
27	20	27	426	xx				x	xx		xx				xx					N/A
28	20	27	427	xx				x	xx		xx				xx		x			N/A
29	20	27	428	xx							xx				xx					N/A
30	20	27	439	xx				x	xx		xx				xx					N/A
31	20	27	430	xx							xx				xx					N/A
32	20	27	431	xx							xx				xx					N/A
33	20	24	200	xx							xx				xx					N/A
34	20	24	201	xx							xx		x		xx		x			N/A
35	20	24	202	xx							xx				xx					N/A
36	20	24	203	xx							xx				xx					N/A
37	20	24	204	xx							xx				xx					N/A
38	20	24	205	xx							xx		x		xx					N/A



**Appendix 2.**  
**(To 87<sup>th</sup>/Cottage Grove Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan And Project)**

**Block-By-Block Distribution Of Eligibility Factors.**  
 (Page 3 of 3)

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

Number of Blocks	Skidell Block Numbers	Age	Disparities	Overseers	Destruction	Illegal Use	Below Minimum Code	Abandonment	Excessive Vacancies	Lack of Yards, Light or Openings	Lack of Verticality	Sanitary Facilities	Inadequate Utilities	Detritus Land Use or Layout	Lack of Community Planning	Lack of Growth in EAV*
77	25 03 219	xx														
78	35 03 223	xx														
79	35 03 227	xx														
80	35 03 231	xx														
81	35 03 401	xx														
82	35 03 407	xx														
83	35 03 411	xx														
84	35 03 415	xx														
85	35 03 419	xx														
86	35 03 423	xx														
87	35 03 427	xx														
88	35 03 431	xx														
89	35 03 500	xx														
90	35 03 501	xx														
<b>Total Blocks</b>		84	23	62	69%	63	75%	19	21%	19	23%	84	99%	14	16%	
<b>% of Total Blocks</b>		93%	25%	69%	75%	21%	72%	21%	21%	23%	23%	99%	16%	16%		

\* EAV growth was calculated on an aggregate basis for the RPA as a whole. The area qualified for the Lack of Growth in EAV factor in four out of the last five years.

## Appendix 3.

(To 87<sup>th</sup>/Cottage Grove Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan And Project)

*Parcels Targeted For Acquisition By The City Of Chicago  
By Permanent Index Number.*

(Page 1 of 2)

No.	PIN	Property Address
1	20 - 26 - 100 - 001 - 0000	7101 S. Chicago Ave
2	20 - 26 - 115 - 001 - 0000	7301 S. Cottage Grove Ave
3	20 - 26 - 115 - 002 - 0000	7309 S. Cottage Grove Ave
4	20 - 26 - 115 - 003 - 0000	7311 S. Cottage Grove Ave
5	20 - 26 - 115 - 004 - 0000	7315 S. Cottage Grove Ave
6	20 - 26 - 115 - 005 - 0000	7329 S. Cottage Grove Ave
7	20 - 26 - 115 - 006 - 0000	7335 S. Cottage Grove Ave
8	20 - 26 - 115 - 007 - 0000	7339 S. Cottage Grove Ave
9	20 - 26 - 115 - 008 - 0000	7343 S. Cottage Grove Ave
10	20 - 26 - 123 - 010 - 0000	7455 S. Cottage Grove Ave
11	20 - 26 - 300 - 001 - 0000	801 E. 75th St
12	20 - 26 - 308 - 017 - 0000	7651 S. Cottage Grove Ave
13	20 - 26 - 308 - 018 - 0000	7653 S. Cottage Grove Ave
14	20 - 26 - 308 - 053 - 0000	7647 S. Cottage Grove Ave
15	20 - 26 - 308 - 054 - 0000	805 E. 76th St
16	20 - 26 - 320 - 030 - 0000	950 E. 79th St
17	20 - 26 - 321 - 021 - 0000	7850 S. Dobson Ave
18	20 - 26 - 322 - 051 - 0000	7850-56 S. Greenwood Ave
19	20 - 26 - 322 - 052 - 0000	7850-56 S. Greenwood Ave
20	20 - 26 - 323 - 004 - 0000	7635 S. Greenwood Ave
21	20 - 26 - 323 - 005 - 0000	7641 S. Greenwood Ave
22	20 - 26 - 323 - 013 - 0000	7701 S. Greenwood Ave
23	20 - 27 - 215 - 023 - 0000	7218 S. Cottage Grove Ave
24	20 - 27 - 215 - 024 - 0000	7222 S. Cottage Grove Ave
25	20 - 27 - 231 - 019 - 0000	747 E. 74th St
26	20 - 27 - 231 - 028 - 0000	7446 S. Cottage Grove Ave
27	20 - 27 - 231 - 029 - 0000	7448 S. Cottage Grove Ave
28	20 - 27 - 231 - 030 - 0000	7450 S. Cottage Grove Ave
29	20 - 27 - 231 - 031 - 0000	7456-58 S. Cottage Grove Ave
30	20 - 34 - 204 - 005 - 0000	617 E. 79th St
31	20 - 34 - 204 - 006 - 0000	615 E. 79th St
32	20 - 34 - 204 - 007 - 0000	623 E. 79th St
33	20 - 34 - 204 - 008 - 0000	625 E. 79th St
34	20 - 34 - 204 - 033 - 0000	611 E. 79th St
35	20 - 34 - 223 - 034 - 0000	8146 S. Cottage Grove Ave
36	20 - 34 - 223 - 035 - 0000	8148 S. Cottage Grove Ave

## Appendix 3.

(To 87<sup>th</sup>/Cottage Grove Redevelopment Project Area Tax Increment Financing  
District Eligibility Study, Redevelopment Plan And Project)

*Parcels Targeted For Acquisition By The City Of Chicago  
By Permanent Index Number.*

(Page 2 of 2)

No.	PIN	Property Address
37	20 - 35 - 103 - 020 - 0000	7908 S. Ellis Ave
38	20 - 35 - 105 - 021 - 0000	7900 S. Greenwood Ave
39	20 - 35 - 105 - 022 - 0000	7902 S. Greenwood Ave
40	20 - 35 - 105 - 023 - 0000	7904 S. Greenwood Ave
41	20 - 35 - 105 - 024 - 0000	7908 S. Greenwood Ave
42	20 - 35 - 105 - 025 - 0000	7910 S. Greenwood Ave
43	20 - 35 - 105 - 026 - 0000	7912 S. Greenwood Ave
44	20 - 35 - 120 - 001 - 0000	8201 S. Cottage Grove Ave
45	20 - 35 - 304 - 049 - 0000	8401 S. Cottage Grove Ave
46	25 - 02 - 100 - 046 - 0000	875 E. 87th St
47	25 - 02 - 100 - 047 - 0000	881 E. 87th St
48	25 - 02 - 100 - 048 - 0000	885 E. 87th St
49	25 - 02 - 103 - 006 - 0000	8759 S. Cottage Grove Ave
50	25 - 02 - 315 - 010 - 0000	9333 S. Cottage Grove Ave
51	25 - 02 - 315 - 011 - 0000	9335 S. Cottage Grove Ave.
52	25 - 02 - 318 - 006 - 0000	9445 S. Cottage Grove Ave
53	25 - 02 - 318 - 033 - 0000	9461 S. Cottage Grove Ave.
54	25 - 02 - 318 - 034 - 0000	9463 S. Cottage Grove Ave
55	25 - 03 - 203 - 040 - 0000	8714 S. Cottage Grove Ave
56	25 - 03 - 203 - 041 - 0000	8716 S. Cottage Grove Ave
57	25 - 03 - 203 - 042 - 0000	8718 S. Cottage Grove Ave
58	25 - 03 - 207 - 033 - 0000	8742 S. Cottage Grove Ave
59	25 - 03 - 207 - 034 - 0000	8744 S. Cottage Grove Ave
60	25 - 03 - 211 - 030 - 0000	8802 S. Cottage Grove Ave
61	25 - 03 - 223 - 037 - 0000	8938 S. Cottage Grove Ave
62	25 - 03 - 227 - 032 - 0000	9000 S. Cottage Grove Ave
63	25 - 03 - 227 - 033 - 0000	9002 S. Cottage Grove Ave
64	25 - 03 - 227 - 037 - 0000	9016 S. Cottage Grove Ave
65	25 - 03 - 227 - 040 - 0000	9018 S. Cottage Grove Ave
66	25 - 03 - 407 - 030 - 0000	9134 S. Cottage Grove Ave
67	25 - 03 - 411 - 031 - 0000	9206 S. Cottage Grove Ave
68	25 - 03 - 416 - 034 - 0000	9240 S. Cottage Grove Ave
69	25 - 03 - 416 - 035 - 0000	9244 S. Cottage Grove Ave
70	25 - 03 - 416 - 038 - 0000	9250 S. Cottage Grove Ave
71	25 - 03 - 416 - 039 - 0000	9252 S. Cottage Grove Ave
72	25 - 03 - 416 - 040 - 0000	9254 S. Cottage Grove Ave
73	25 - 03 - 423 - 023 - 0000	9328 S. Cottage Grove Ave

Appendix 4.

(To 87<sup>th</sup>/Cottage Grove Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan And Project)

Parcels With Occupied Housing Units That May Be Removed By Permanent Index Number.

No.	PIN	Total Inhabited Housing Units
1	25 - 03 - 223 - 037 - 0000	2
2	20 - 27 - 231 - 031 - 0000	12
		14

Appendix 5.

(To 87<sup>th</sup>/Cottage Grove Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan And Project)

Sample Of Apartment Listings (Month Of April, 2002).

Listed Apartments By Unit Type and Rent									
Location	Bedrooms	Rent	Rent Inc. Utilities*	Section 8 Accepted	Community Area	Source	Date	Affordable To Households	
1	82nd and Drexel	Studio	\$350	\$381	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
2	804 E 81st St	Studio	\$385	\$458	Yes	Chatham	Sun Times	April-02	Very Low Income or higher
3	8022 S Cottage Grove	Studio	\$425	\$456	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
4	452 E 79th St	Studio	\$425	\$456	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
5	79th and Aviston	Studio	\$425	\$456	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
6	7834 S Ellis	Studio	\$425	\$456	Not Specified	Greater Grand Crossing	Sun Times	April-02	Very Low Income or higher
7	Chatham Area	Studio	\$525	\$598	Yes	Chatham	Sun Times	April-02	Very Low Income or higher
8	79th and Champlain	1	\$425	\$514	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
9	7917 S Drexel	1	\$450	\$487	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
10	Aviston Area	1	\$490	\$579	Not Specified	Greater Grand Crossing	Sun Times	April-02	Very Low Income or higher
11	79th and Champlain	1	\$495	\$584	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
12	856 E 83rd St	1	\$510	\$599	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
13	452 E 79th St	1	\$515	\$552	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
14	76th and Drexel	1	\$525	\$562	Not Specified	Greater Grand Crossing	Sun Times	April-02	Very Low Income or higher
15	7834 S Ellis	1	\$525	\$562	Not Specified	Greater Grand Crossing	Sun Times	April-02	Very Low Income or higher
16	8007 S Drexel	1	\$530	\$619	Yes	Chatham	Sun Times	April-02	Low Income or higher
17	423 W 77th St	1	\$540	\$577	Not Specified	Greater Grand Crossing	Sun Times	April-02	Very Low Income or higher
18	541 E 74th St	1	\$550	\$639	Not Specified	Greater Grand Crossing	Sun Times	April-02	Low Income or higher
19	8112 S Cottage	1	\$550	\$639	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
20	219 E 79th St	1	\$560	\$597	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
21	East Chatham	1	\$575	\$612	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
22	84th and Cottage Grove	1	\$575	\$612	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
23	7948 S DuSable	1	\$590	\$679	Not Specified	Chatham	Sun Times	April-02	Low Income or higher
24	Chatham	1	\$600	\$689	Yes	Chatham	Sun Times	April-02	Low Income or higher
25	509 E 79th St	1	\$600	\$689	Not Specified	Chatham	Sun Times	April-02	Low Income or higher
26	8139 S Rhodes	1	\$600	\$637	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
27	8341 S Rhodes	1	\$600	\$637	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
28	71st and Evans	1	\$625	\$714	Yes	Greater Grand Crossing	Sun Times	April-02	Low Income or higher
29	Chatham	1	\$625	\$662	Not Specified	Chatham	Sun Times	April-02	Low Income or higher
30	81st and St. Lawrence	1	\$625	\$662	Not Specified	Chatham	Sun Times	April-02	Low Income or higher
31	Chatham Area	1	\$690	\$739	Yes	Chatham	Sun Times	April-02	Low Income or higher
32	949 E 80th St	2	\$400	\$504	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
33	79th and Ellis	2	\$550	\$654	Yes	Chatham	Sun Times	April-02	Very Low Income or higher
34	Chatham	2	\$575	\$679	Not Specified	Chatham	Sun Times	April-02	Low Income or higher
35	74th and Maryland	2	\$650	\$754	Not Specified	Greater Grand Crossing	Sun Times	April-02	Low Income or higher
36	Chatham	2	\$650	\$754	Not Specified	Chatham	Sun Times	April-02	Low Income or higher
37	Chatham	2	\$675	\$717	Yes	Chatham	Sun Times	April-02	Low Income or higher
38	7501 S Eggleston	2	\$675	\$717	Yes	Greater Grand Crossing	Sun Times	April-02	Low Income or higher
39	81st and Drexel	2	\$685	\$727	Yes	Chatham	Sun Times	April-02	Low Income or higher
40	Chatham	2	\$750	\$854	Yes	Chatham	Sun Times	April-02	Low Income or higher
41	Chatham	2	\$750	\$792	Yes	Chatham	Sun Times	April-02	Low Income or higher
42	510 E 80th St	2	\$900	\$1,004	Not Specified	Chatham	Sun Times	April-02	Low Income or higher
43	74th and Langley	2	\$1,050	\$1,154	Yes	Greater Grand Crossing	Sun Times	April-02	Moderate Income or higher
44	71st and Rhodes	2	\$1,050	\$1,154	Yes	Greater Grand Crossing	Sun Times	April-02	Moderate Income or higher
45	74th and Langley	3	\$1,200	\$1,319	Yes	Greater Grand Crossing	Sun Times	April-02	Moderate Income or higher
46	71st and Rhodes	3	\$1,200	\$1,319	Yes	Greater Grand Crossing	Sun Times	April-02	Moderate Income or higher

\*Chicago Sun Times apartment listings generally specify which utilities, if any, are included in advertised rents. S.B. Friedman and Company has adjusted the advertised monthly rents to include payments for utilities not specifically mentioned in the listing. Our assumptions of utility costs are based on Section 8 utility allowances developed by the Chicago Housing Authority.

## Appendix 6.

(To 87<sup>th</sup>/Cottage Grove Redevelopment Project Area Tax Increment Financing  
District Eligibility Study, Redevelopment Plan And Project)

Summary Of 2001 Equalized Assessed Valuation  
By Permanent Index Number.  
(Page 1 of 23)

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
1	20 - 26 - 100 - 001 - 0000	\$ 3,698	\$ 8,542
2	20 - 26 - 107 - 001 - 0000	EX	EX
3	20 - 26 - 107 - 002 - 0000	EX	EX
4	20 - 26 - 107 - 003 - 0000	EX	EX
5	20 - 26 - 107 - 004 - 0000	EX	EX
6	20 - 26 - 107 - 005 - 0000	EX	EX
7	20 - 26 - 107 - 008 - 0000	\$ 7,067	\$16,323.00
8	20 - 26 - 107 - 009 - 0000	\$ 51,972	\$120,045.00
9	20 - 26 - 107 - 010 - 0000	\$ 41,501	\$95,859.00
10	20 - 26 - 107 - 011 - 0000	\$ 41,501	\$95,859.00
11	20 - 26 - 107 - 027 - 0000	EX	EX
12	20 - 26 - 107 - 028 - 0000	\$ 3,909	\$9,029.00
13	20 - 26 - 107 - 029 - 0000	\$ 126,045	\$291,139.00
14	20 - 26 - 109 - 001 - 0000	\$ 23,562	\$54,424.00
15	20 - 26 - 115 - 001 - 0000	EX	EX
16	20 - 26 - 115 - 002 - 0000	EX	EX
17	20 - 26 - 115 - 003 - 0000	EX	EX
18	20 - 26 - 115 - 004 - 0000	\$ 106,437	\$245,848.00
19	20 - 26 - 115 - 005 - 0000	\$ 14,961	\$34,557.00
20	20 - 26 - 115 - 006 - 0000	\$ 46,296	\$106,935.00
21	20 - 26 - 115 - 007 - 0000	\$ 4,672	\$10,791.00
22	20 - 26 - 115 - 008 - 0000	\$ 14,615	\$33,758.00
23	20 - 26 - 123 - 001 - 0000	\$ 37,211	\$85,950.00
24	20 - 26 - 123 - 002 - 0000	\$ 30,339	\$70,077.00
25	20 - 26 - 123 - 003 - 0000	\$ 22,420	\$51,786.00
26	20 - 26 - 123 - 004 - 0000	\$ 35,720	\$82,506.00
27	20 - 26 - 123 - 005 - 0000	\$ 2,200	\$5,082.00
28	20 - 26 - 123 - 008 - 0000	\$ 16,751	\$38,691.00
29	20 - 26 - 123 - 009 - 0000	\$ 32,776	\$75,706.00
30	20 - 26 - 123 - 010 - 0000	\$ 35,758	\$82,594.00
31	20 - 26 - 123 - 032 - 0000	\$ 11,421	\$26,380.00
32	20 - 26 - 300 - 001 - 0000	\$ 8,772	\$20,262.00
33	20 - 26 - 300 - 002 - 0000	\$ 7,261	\$16,771.00
34	20 - 26 - 300 - 003 - 0000	\$ 7,974	\$18,418.00
35	20 - 26 - 300 - 004 - 0000	EX	EX
36	20 - 26 - 300 - 005 - 0000	EX	EX
37	20 - 26 - 300 - 006 - 0000	EX	EX
38	20 - 26 - 300 - 007 - 0000	EX	EX
39	20 - 26 - 300 - 008 - 0000	EX	EX
40	20 - 26 - 300 - 009 - 0000	EX	EX
41	20 - 26 - 300 - 010 - 0000	EX	EX



## Appendix 6.

(To 87<sup>th</sup>/Cottage Grove Redevelopment Project Area Tax Increment Financing  
District Eligibility Study, Redevelopment Plan And Project)

Summary Of 2001 Equalized Assessed Valuation  
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No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
42	20 - 26 - 300 - 011 - 0000	EX	EX
43	20 - 26 - 300 - 012 - 0000	EX	EX
44	20 - 26 - 300 - 013 - 0000	\$ 6,551	\$15,131.00
45	20 - 26 - 300 - 014 - 0000	\$ 5,521	\$12,752.00
46	20 - 26 - 300 - 015 - 0000	\$ 27,412	\$63,316.00
47	20 - 26 - 300 - 016 - 0000	\$ 27,412	\$63,316.00
48	20 - 26 - 300 - 017 - 0000	\$ 5,559	\$12,840.00
49	20 - 26 - 300 - 018 - 0000	\$ 6,462	\$14,926.00
50	20 - 26 - 300 - 019 - 0000	\$ 9,941	\$22,962.00
51	20 - 26 - 300 - 020 - 0000	\$ 21,690	\$50,100.00
52	20 - 26 - 308 - 003 - 0000	\$ 37,006	\$85,476.00
53	20 - 26 - 308 - 004 - 0000	\$ 37,006	\$85,476.00
54	20 - 26 - 308 - 005 - 0000	\$ 37,006	\$85,476.00
55	20 - 26 - 308 - 006 - 0000	\$ 49,168	\$113,568.00
56	20 - 26 - 308 - 007 - 0000	\$ 22,941	\$52,989.00
57	20 - 26 - 308 - 010 - 0000	\$ 7,091	\$16,379.00
58	20 - 26 - 308 - 011 - 0000	\$ 5,237	\$12,096.00
59	20 - 26 - 308 - 012 - 0000	\$ 5,237	\$12,096.00
60	20 - 26 - 308 - 013 - 0000	\$ 2,750	\$6,352.00
61	20 - 26 - 308 - 014 - 0000	\$ 46,203	\$106,720.00
62	20 - 26 - 308 - 017 - 0000	EX	EX
63	20 - 26 - 308 - 018 - 0000	EX	EX
64	20 - 26 - 308 - 019 - 0000	EX	EX
65	20 - 26 - 308 - 035 - 0000	\$ 39,900	\$92,161.00
66	20 - 26 - 308 - 052 - 0000	\$ 880	\$2,033.00
67	20 - 26 - 308 - 053 - 0000	EX	EX
68	20 - 26 - 308 - 054 - 0000	\$ 13,777	\$31,822.00
69	20 - 26 - 311 - 001 - 0000	\$ 67,532	\$155,985.00
70	20 - 26 - 311 - 002 - 0000	\$ 11,560	\$26,701.00
71	20 - 26 - 311 - 003 - 0000	\$ 11,560	\$26,701.00
72	20 - 26 - 311 - 004 - 0000	\$ 11,560	\$26,701.00
73	20 - 26 - 311 - 005 - 0000	\$ 11,560	\$26,701.00
74	20 - 26 - 311 - 006 - 0000	\$ 11,560	\$26,701.00
75	20 - 26 - 311 - 007 - 0000	\$ 11,560	\$26,701.00
76	20 - 26 - 311 - 008 - 0000	\$ 11,560	\$26,701.00
77	20 - 26 - 311 - 009 - 0000	\$ 19,341	\$44,674.00
78	20 - 26 - 311 - 010 - 0000	\$ 19,600	\$45,272.00
79	20 - 26 - 311 - 011 - 0000	\$ 4,902	\$11,323.00
80	20 - 26 - 311 - 012 - 0000	\$ 4,902	\$11,323.00
81	20 - 26 - 311 - 013 - 0000	\$ 4,902	\$11,323.00
82	20 - 26 - 311 - 014 - 0000	\$ 4,902	\$11,323.00

## Appendix 6.

(To 87<sup>th</sup>/Cottage Grove Redevelopment Project Area Tax Increment Financing  
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Summary Of 2001 Equalized Assessed Valuation  
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No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
83	20 - 26 - 311 - 015 - 0000	\$ 4,902	\$11,323.00
84	20 - 26 - 311 - 016 - 0000	\$ 12,217	\$28,219.00
85	20 - 26 - 317 - 009 - 0000	\$ 6,156	\$14,219.00
86	20 - 26 - 317 - 010 - 0000	\$ 6,156	\$14,219.00
87	20 - 26 - 317 - 011 - 0000	\$ 5,965	\$13,778.00
88	20 - 26 - 317 - 012 - 0000	\$ 21,220	\$49,014.00
89	20 - 26 - 317 - 013 - 0000	\$ 35,125	\$81,132.00
90	20 - 26 - 317 - 014 - 0000	\$ 35,125	\$81,132.00
91	20 - 26 - 317 - 015 - 0000	\$ 54,750	\$126,462.00
92	20 - 26 - 317 - 016 - 0000	\$ 22,290	\$51,485.00
93	20 - 26 - 317 - 017 - 0000	\$ 22,290	\$51,485.00
94	20 - 26 - 317 - 018 - 0000	\$ 19,785	\$45,699.00
95	20 - 26 - 317 - 019 - 0000	\$ 54,279	\$125,374.00
96	20 - 26 - 317 - 035 - 0000	\$ 104,328	\$240,977.00
97	20 - 26 - 317 - 036 - 0000	\$ 979,450	\$2,262,334.00
98	20 - 26 - 318 - 016 - 0000	\$ 13,664	\$31,561.00
99	20 - 26 - 318 - 017 - 0000	\$ 13,644	\$31,515.00
100	20 - 26 - 318 - 018 - 0000	\$ 15,840	\$36,587.00
101	20 - 26 - 318 - 032 - 0000	\$ 1,447	\$3,342.00
102	20 - 26 - 318 - 033 - 0000	\$ 24,277	\$56,075.00
103	20 - 26 - 318 - 034 - 0000	\$ 22,107	\$51,063.00
104	20 - 26 - 318 - 035 - 0000	\$ 14,869	\$34,344.00
105	20 - 26 - 319 - 034 - 0000	\$ 62,070	\$143,369.00
106	20 - 26 - 319 - 037 - 0000	\$ 27,027	\$62,427.00
107	20 - 26 - 320 - 018 - 0000	\$ 10,682	\$24,673.00
108	20 - 26 - 320 - 019 - 0000	\$ 10,438	\$24,110.00
109	20 - 26 - 320 - 030 - 0000	\$ 5,500	\$12,704.00
110	20 - 26 - 320 - 031 - 0000	\$ 67,048	\$154,867.00
111	20 - 26 - 321 - 008 - 0000	\$ 2,872	\$6,634.00
112	20 - 26 - 321 - 009 - 0000	\$ 2,871	\$6,631.00
113	20 - 26 - 321 - 010 - 0000	\$ 2,871	\$6,631.00
114	20 - 26 - 321 - 021 - 0000	\$ 44,505	\$102,798.00
115	20 - 26 - 321 - 022 - 0000	EX	EX
116	20 - 26 - 321 - 023 - 0000	EX	EX
117	20 - 26 - 322 - 018 - 0000	\$ 7,192	\$16,612.00
118	20 - 26 - 322 - 019 - 0000	\$ 27,239	\$62,917.00
119	20 - 26 - 322 - 038 - 0000	\$ 1,787	\$4,128.00
120	20 - 26 - 322 - 051 - 0000	\$ 3,399	\$7,851.00
121	20 - 26 - 322 - 052 - 0000	\$ 5,099	\$11,778.00
122	20 - 26 - 323 - 002 - 0000	\$ 5,676	\$13,110.00
123	20 - 26 - 323 - 003 - 0000	EX	EX

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Summary Of 2001 Equalized Assessed Valuation.  
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No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
124	20 - 26 - 323 - 004 - 0000	\$ 3,515	\$8,119.00
125	20 - 26 - 323 - 005 - 0000	\$ 2,431	\$5,615.00
126	20 - 26 - 323 - 006 - 0000	\$ 7,499	\$17,321.00
127	20 - 26 - 323 - 007 - 0000	\$ 9,183	\$21,211.00
128	20 - 26 - 323 - 008 - 0000	\$ 3,575	\$8,258.00
129	20 - 26 - 323 - 009 - 0000	EX	EX
130	20 - 26 - 323 - 010 - 0000	EX	EX
131	20 - 26 - 323 - 011 - 0000	\$ 14,853	\$34,307.00
132	20 - 26 - 323 - 013 - 0000	\$ 4,159	\$9,606.00
133	20 - 26 - 323 - 014 - 0000	\$ 7,450	\$17,208.00
134	20 - 26 - 323 - 015 - 0000	\$ 1,787	\$4,128.00
135	20 - 26 - 323 - 016 - 0000	\$ 1,787	\$4,128.00
136	20 - 26 - 323 - 017 - 0000	\$ 1,787	\$4,128.00
137	20 - 26 - 323 - 018 - 0000	\$ 5,681	\$13,122.00
138	20 - 26 - 323 - 019 - 0000	\$ 7,311	\$16,887.00
139	20 - 26 - 323 - 020 - 0000	\$ 7,701	\$17,788.00
140	20 - 26 - 323 - 021 - 0000	EX	EX
141	20 - 26 - 323 - 022 - 0000	\$ 8,204	\$18,950.00
142	20 - 26 - 323 - 023 - 0000	\$ 2,359	\$5,449.00
143	20 - 26 - 323 - 024 - 0000	\$ 2,371	\$5,477.00
144	20 - 26 - 323 - 025 - 0000	\$ 10,240	\$23,652.00
145	20 - 26 - 323 - 026 - 0000	\$ 1,902	\$4,393.00
146	20 - 26 - 323 - 027 - 0000	\$ 1,217	\$2,811.00
147	20 - 26 - 323 - 028 - 0000	\$ 8,525	\$19,691.00
148	20 - 26 - 323 - 029 - 0000	\$ 9,182	\$21,209.00
149	20 - 26 - 323 - 031 - 0000	EX	EX
150	20 - 26 - 323 - 032 - 0000	\$ 8,056	\$18,608.00
151	20 - 26 - 323 - 036 - 0000	\$ 18,307	\$42,286.00
152	20 - 26 - 323 - 037 - 0000	EX	EX
153	20 - 26 - 323 - 038 - 0000	\$ 55,647	\$128,533.00
154	20 - 26 - 323 - 039 - 0000	EX	EX
155	20 - 26 - 323 - 064 - 0000	\$ 9,159	\$21,155.00
156	20 - 26 - 323 - 065 - 0000	\$ 1,430	\$3,303.00
157	20 - 26 - 323 - 077 - 0000	\$ 30,999	\$71,601.00
158	20 - 26 - 323 - 085 - 6001	EX	EX
159	20 - 26 - 323 - 085 - 6002	\$ 2,932	\$6,772.00
160	20 - 26 - 323 - 085 - 6003	\$ 4,835	\$11,168.00
161	20 - 26 - 323 - 086 - 6001	EX	EX
162	20 - 26 - 323 - 086 - 6002	EX	EX
163	20 - 26 - 323 - 087 - 0000	EX	EX
164	20 - 26 - 323 - 088 - 6001	EX	EX

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Summary Of 2001 Equalized Assessed Valuation  
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No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
165	20 - 26 - 323 - 088 - 6002	\$ 10,361	\$23,932.00
166	20 - 26 - 323 - 089 - 6001	\$ 12,409	\$28,662.00
167	20 - 26 - 323 - 089 - 6002	EX	EX
168	20 - 26 - 501 - 007 - 0000	EX	EX
169	20 - 27 - 207 - 001 - 0000	\$ 139,727	\$322,741.00
170	20 - 27 - 207 - 002 - 0000	EX	EX
171	20 - 27 - 207 - 003 - 0000	EX	EX
172	20 - 27 - 207 - 004 - 0000	EX	EX
173	20 - 27 - 207 - 005 - 0000	EX	EX
174	20 - 27 - 207 - 006 - 0000	EX	EX
175	20 - 27 - 207 - 007 - 0000	EX	EX
176	20 - 27 - 207 - 008 - 0000	EX	EX
177	20 - 27 - 207 - 009 - 0000	EX	EX
178	20 - 27 - 207 - 010 - 0000	EX	EX
179	20 - 27 - 207 - 011 - 0000	EX	EX
180	20 - 27 - 207 - 012 - 0000	EX	EX
181	20 - 27 - 215 - 018 - 0000	\$ 4,373	\$10,101.00
182	20 - 27 - 215 - 019 - 0000	EX	EX
183	20 - 27 - 215 - 020 - 0000	\$ 1,603	\$3,703.00
184	20 - 27 - 215 - 021 - 0000	\$ 3,038	\$7,017.00
185	20 - 27 - 215 - 023 - 0000	\$ 2,200	\$5,082.00
186	20 - 27 - 215 - 024 - 0000	\$ 2,200	\$5,082.00
187	20 - 27 - 215 - 025 - 0000	\$ 8,670	\$20,026.00
188	20 - 27 - 215 - 028 - 0000	\$ 2,200	\$5,082.00
189	20 - 27 - 215 - 029 - 0000	\$ 1,100	\$2,541.00
190	20 - 27 - 215 - 030 - 0000	\$ 10,509	\$24,274.00
191	20 - 27 - 215 - 031 - 0000	\$ 8,608	\$19,883.00
192	20 - 27 - 215 - 032 - 0000	\$ 1,690	\$3,904.00
193	20 - 27 - 215 - 033 - 0000	\$ 8,672	\$20,031.00
194	20 - 27 - 215 - 034 - 0000	\$ 2,200	\$5,082.00
195	20 - 27 - 215 - 035 - 0000	EX	EX
196	20 - 27 - 215 - 037 - 0000	EX	EX
197	20 - 27 - 215 - 038 - 0000	\$ 4,224	\$9,757.00
198	20 - 27 - 215 - 041 - 0000	\$ 14,417	\$33,300.00
199	20 - 27 - 215 - 042 - 0000	\$ 8,769	\$20,255.00
200	20 - 27 - 215 - 043 - 0000	\$ 18,345	\$42,373.00
201	20 - 27 - 223 - 021 - 0000	\$ 16,192	\$37,400.00
202	20 - 27 - 223 - 022 - 0000	\$ 34,752	\$80,270.00
203	20 - 27 - 223 - 023 - 0000	\$ 19,887	\$45,935.00
204	20 - 27 - 223 - 024 - 0000	\$ 21,781	\$50,310.00
205	20 - 27 - 223 - 025 - 0000	\$ 37,724	\$87,135.00

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Summary Of 2001 Equalized Assessed Valuation  
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No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
206	20 - 27 - 223 - 026 - 0000	\$ 8,334	\$19,250.00
207	20 - 27 - 223 - 027 - 0000	\$ 5,250	\$12,126.00
208	20 - 27 - 223 - 028 - 0000	\$ 4,814	\$11,119.00
209	20 - 27 - 223 - 029 - 0000	\$ 4,814	\$11,119.00
210	20 - 27 - 223 - 030 - 0000	\$ 4,814	\$11,119.00
211	20 - 27 - 223 - 031 - 0000	\$ 4,879	\$11,270.00
212	20 - 27 - 223 - 032 - 0000	\$ 4,904	\$11,327.00
213	20 - 27 - 223 - 033 - 0000	\$ 135,638	\$313,297.00
214	20 - 27 - 223 - 034 - 0000	EX	EX
215	20 - 27 - 231 - 019 - 0000	\$ 56,914	\$131,460.00
216	20 - 27 - 231 - 020 - 0000	\$ 20,893	\$48,259.00
217	20 - 27 - 231 - 021 - 0000	EX	EX
218	20 - 27 - 231 - 022 - 0000	\$ 7,380	\$17,046.00
219	20 - 27 - 231 - 023 - 0000	\$ 2,391	\$5,523.00
220	20 - 27 - 231 - 024 - 0000	\$ 7,085	\$16,365.00
221	20 - 27 - 231 - 025 - 0000	\$ 23,752	\$54,862.00
222	20 - 27 - 231 - 026 - 0000	\$ 6,971	\$16,102.00
223	20 - 27 - 231 - 027 - 0000	\$ 13,374	\$30,891.00
224	20 - 27 - 231 - 028 - 0000	\$ 2,460	\$5,682.00
225	20 - 27 - 231 - 029 - 0000	\$ 24,258	\$56,031.00
226	20 - 27 - 231 - 030 - 0000	\$ 2,445	\$5,647.00
227	20 - 27 - 231 - 031 - 0000	\$ 70,548	\$162,952.00
228	20 - 27 - 407 - 019 - 0000	\$ 66,762	\$154,207.00
229	20 - 27 - 407 - 020 - 0000	\$ 6,181	\$14,277.00
230	20 - 27 - 407 - 021 - 0000	\$ 26,601	\$61,443.00
231	20 - 27 - 407 - 022 - 0000	\$ 42,860	\$98,998.00
232	20 - 27 - 407 - 023 - 0000	\$ 6,801	\$15,709.00
233	20 - 27 - 407 - 024 - 0000	\$ 21,913	\$50,615.00
234	20 - 27 - 407 - 025 - 0000	\$ 51,235	\$118,343.00
235	20 - 27 - 407 - 028 - 0000	\$ 133,041	\$307,298.00
236	20 - 27 - 415 - 020 - 0000	\$ 87,499	\$202,105.00
237	20 - 27 - 415 - 022 - 0000	\$ 49,204	\$113,651.00
238	20 - 27 - 415 - 023 - 0000	\$ 37,499	\$86,615.00
239	20 - 27 - 415 - 024 - 0000	EX	EX
240	20 - 27 - 415 - 028 - 0000	EX	EX
241	20 - 27 - 415 - 029 - 0000	EX	EX
242	20 - 27 - 415 - 030 - 0000	EX	EX
243	20 - 27 - 415 - 031 - 0000	EX	EX
244	20 - 27 - 415 - 032 - 0000	EX	EX
245	20 - 27 - 415 - 034 - 0000	EX	EX
246	20 - 27 - 415 - 035 - 0000	EX	EX

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No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
247	20 - 27 - 415 - 036 - 0000	EX	EX
248	20 - 27 - 423 - 026 - 0000	\$ 18,807	\$43,440.00
249	20 - 27 - 423 - 027 - 0000	\$ 13,729	\$31,711.00
250	20 - 27 - 423 - 028 - 0000	\$ 22,961	\$53,035.00
251	20 - 27 - 423 - 029 - 0000	\$ 14,908	\$34,434.00
252	20 - 27 - 423 - 030 - 0000	\$ 13,609	\$31,434.00
253	20 - 27 - 423 - 031 - 0000	EX	EX
254	20 - 27 - 423 - 032 - 0000	\$ 47,631	\$110,018.00
255	20 - 27 - 423 - 033 - 0000	\$ 15,191	\$35,088.00
256	20 - 27 - 423 - 034 - 0000	\$ 5,907	\$13,644.00
257	20 - 27 - 423 - 035 - 0000	\$ 5,907	\$13,644.00
258	20 - 27 - 423 - 036 - 0000	\$ 5,907	\$13,644.00
259	20 - 27 - 423 - 037 - 0000	EX	EX
260	20 - 27 - 423 - 038 - 0000	EX	EX
261	20 - 27 - 423 - 039 - 0000	EX	EX
262	20 - 27 - 424 - 029 - 0000	\$ 89,999	\$207,880.00
263	20 - 27 - 424 - 030 - 0000	\$ 111,432	\$257,386.00
264	20 - 27 - 425 - 034 - 0000	\$ 7,697	\$17,779.00
265	20 - 27 - 425 - 037 - 0000	\$ 7,248	\$16,741.00
266	20 - 27 - 425 - 038 - 0000	\$ 77,624	\$179,296.00
267	20 - 27 - 425 - 039 - 0000	\$ 92,126	\$212,793.00
268	20 - 27 - 426 - 046 - 0000	\$ 61,040	\$140,990.00
269	20 - 27 - 426 - 047 - 0000	\$ 102,606	\$236,999.00
270	20 - 27 - 427 - 042 - 0000	\$ 18,683	\$43,154.00
271	20 - 27 - 427 - 043 - 0000	\$ 16,234	\$37,497.00
272	20 - 27 - 427 - 044 - 0000	\$ 16,623	\$38,396.00
273	20 - 27 - 427 - 045 - 0000	\$ 8,869	\$20,486.00
274	20 - 27 - 427 - 046 - 0000	EX	EX
275	20 - 27 - 428 - 032 - 0000	\$ 56,540	\$130,596.00
276	20 - 27 - 428 - 033 - 0000	\$ 25,381	\$58,625.00
277	20 - 27 - 428 - 034 - 0000	\$ 20,399	\$47,118.00
278	20 - 27 - 428 - 035 - 0000	\$ 74,739	\$172,632.00
279	20 - 27 - 429 - 035 - 0000	\$ 5,154	\$11,905.00
280	20 - 27 - 429 - 036 - 0000	\$ 26,224	\$60,572.00
281	20 - 27 - 429 - 037 - 0000	\$ 39,345	\$90,879.00
282	20 - 27 - 429 - 038 - 0000	\$ 10,381	\$23,978.00
283	20 - 27 - 429 - 039 - 0000	\$ 164,130	\$379,107.00
284	20 - 27 - 430 - 037 - 0000	\$ 4,105	\$9,482.00
285	20 - 27 - 430 - 038 - 0000	\$ 19,647	\$45,381.00
286	20 - 27 - 430 - 039 - 0000	\$ 12,210	\$28,203.00
287	20 - 27 - 430 - 040 - 0000	\$ 20,049	\$46,309.00

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No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
288	20 - 27 - 430 - 041 - 0000	\$ 118,386	\$273,448.00
289	20 - 27 - 431 - 016 - 0000	\$ 172,448	\$398,320.00
290	20 - 27 - 431 - 019 - 0000	\$ 14,354	\$33,155.00
291	20 - 27 - 431 - 020 - 0000	\$ 39,563	\$91,383.00
292	20 - 27 - 431 - 021 - 0000	\$ 37,350	\$86,271.00
293	20 - 27 - 431 - 022 - 0000	\$ 37,350	\$86,271.00
294	20 - 27 - 431 - 023 - 0000	\$ 37,308	\$86,174.00
295	20 - 27 - 431 - 024 - 0000	\$ 37,444	\$86,488.00
296	20 - 27 - 431 - 027 - 0000	\$ 22,128	\$51,111.00
297	20 - 27 - 431 - 028 - 0000	\$ 22,128	\$51,111.00
298	20 - 27 - 431 - 029 - 0000	\$ 22,128	\$51,111.00
299	20 - 27 - 431 - 030 - 0000	\$ 22,128	\$51,111.00
300	20 - 27 - 431 - 031 - 0000	\$ 111,597	\$257,767.00
301	20 - 27 - 431 - 032 - 0000	\$ 100,383	\$231,865.00
302	20 - 27 - 431 - 033 - 0000	\$ 141,647	\$327,176.00
303	20 - 27 - 500 - 001 - 0000	EX	EX
304	20 - 34 - 200 - 001 - 0000	EX	EX
305	20 - 34 - 200 - 004 - 0000	\$ 26,648	\$61,552.00
306	20 - 34 - 200 - 005 - 0000	\$ 41,494	\$95,843.00
307	20 - 34 - 200 - 035 - 0000	\$ 45,530	\$105,165.00
308	20 - 34 - 201 - 001 - 0000	\$ 71,455	\$165,047.00
309	20 - 34 - 201 - 002 - 0000	\$ 27,021	\$62,413.00
310	20 - 34 - 201 - 003 - 0000	\$ 42,292	\$97,686.00
311	20 - 34 - 201 - 032 - 0000	\$ 24,221	\$55,946.00
312	20 - 34 - 201 - 033 - 0000	\$ 19,146	\$44,223.00
313	20 - 34 - 201 - 034 - 0000	\$ 24,069	\$55,595.00
314	20 - 34 - 202 - 001 - 0000	\$ 55,060	\$127,178.00
315	20 - 34 - 202 - 002 - 0000	\$ 46,249	\$106,826.00
316	20 - 34 - 202 - 003 - 0000	\$ 11,134	\$25,717.00
317	20 - 34 - 202 - 004 - 0000	\$ 72,297	\$166,992.00
318	20 - 34 - 203 - 001 - 0000	\$ 187,347	\$432,734.00
319	20 - 34 - 203 - 029 - 0000	\$ 3,026	\$6,989.00
320	20 - 34 - 203 - 031 - 0000	\$ 37,780	\$87,264.00
321	20 - 34 - 203 - 032 - 0000	\$ 72,195	\$166,756.00
322	20 - 34 - 204 - 005 - 0000	\$ 3,025	\$6,987.00
323	20 - 34 - 204 - 006 - 0000	\$ 3,025	\$6,987.00
324	20 - 34 - 204 - 007 - 0000	\$ 3,025	\$6,987.00
325	20 - 34 - 204 - 008 - 0000	\$ 3,905	\$9,020.00
326	20 - 34 - 204 - 033 - 0000	\$ 19,029	\$43,953.00
327	20 - 34 - 205 - 001 - 0000	\$ 59,041	\$136,373.00
328	20 - 34 - 205 - 002 - 0000	\$ 13,317	\$30,760.00

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Summary Of 2001 Equalized Assessed Valuation  
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No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
329	20 - 34 - 205 - 003 - 0000	\$ 23,655	\$54,638.00
330	20 - 34 - 205 - 004 - 0000	\$ 86,564	\$199,946.00
331	20 - 34 - 206 - 001 - 0000	\$ 55,307	\$127,748.00
332	20 - 34 - 206 - 003 - 0000	\$ 12,037	\$27,803.00
333	20 - 34 - 206 - 004 - 0000	\$ 7,353	\$16,984.00
334	20 - 34 - 206 - 005 - 0000	\$ 8,708	\$20,114.00
335	20 - 34 - 206 - 006 - 0000	\$ 9,289	\$21,456.00
336	20 - 34 - 206 - 007 - 0000	\$ 12,747	\$29,443.00
337	20 - 34 - 206 - 030 - 0000	\$ 37,311	\$86,181.00
338	20 - 34 - 206 - 031 - 0000	\$ 20,634	\$47,660.00
339	20 - 34 - 207 - 001 - 0000	\$ 49,152	\$113,531.00
340	20 - 34 - 207 - 002 - 0000	\$ 30,650	\$70,795.00
341	20 - 34 - 207 - 003 - 0000	\$ 378,030	\$873,174.00
342	20 - 34 - 207 - 018 - 0000	\$ 4,247	\$9,810.00
343	20 - 34 - 207 - 019 - 0000	\$ 4,258	\$9,835.00
344	20 - 34 - 207 - 020 - 0000	\$ 4,258	\$9,835.00
345	20 - 34 - 207 - 021 - 0000	\$ 4,794	\$11,073.00
346	20 - 34 - 207 - 022 - 0000	\$ 4,794	\$11,073.00
347	20 - 34 - 207 - 023 - 0000	\$ 4,794	\$11,073.00
348	20 - 34 - 207 - 024 - 0000	\$ 4,794	\$11,073.00
349	20 - 34 - 207 - 025 - 0000	\$ 4,794	\$11,073.00
350	20 - 34 - 207 - 026 - 0000	\$ 14,593	\$33,707.00
351	20 - 34 - 207 - 027 - 0000	\$ 4,854	\$11,212.00
352	20 - 34 - 207 - 034 - 0000	\$ 646,530	\$1,493,355.00
353	20 - 34 - 215 - 016 - 0000	\$ 111,100	\$256,619.00
354	20 - 34 - 215 - 017 - 0000	\$ 53,211	\$122,907.00
355	20 - 34 - 215 - 018 - 0000	\$ 5,209	\$12,032.00
356	20 - 34 - 215 - 019 - 0000	\$ 5,209	\$12,032.00
357	20 - 34 - 215 - 020 - 0000	\$ 28,203	\$65,143.00
358	20 - 34 - 215 - 021 - 0000	\$ 28,203	\$65,143.00
359	20 - 34 - 215 - 022 - 0000	\$ 25,219	\$58,251.00
360	20 - 34 - 215 - 023 - 0000	\$ 32,272	\$74,542.00
361	20 - 34 - 215 - 024 - 0000	\$ 25,219	\$58,251.00
362	20 - 34 - 215 - 025 - 0000	\$ 30,558	\$70,583.00
363	20 - 34 - 215 - 032 - 0000	\$ 23,222	\$53,638.00
364	20 - 34 - 215 - 033 - 0000	\$ 5,200	\$12,011.00
365	20 - 34 - 215 - 034 - 0000	\$ 5,355	\$12,369.00
366	20 - 34 - 215 - 036 - 0000	\$ 29,769	\$68,760.00
367	20 - 34 - 215 - 037 - 0000	\$ 83,985	\$193,989.00
368	20 - 34 - 215 - 038 - 0000	\$ 23,222	\$53,638.00
369	20 - 34 - 223 - 022 - 0000	\$ 36,890	\$85,209.00



## Appendix 6.

(To 87<sup>th</sup>/Cottage Grove Redevelopment Project Area Tax Increment Financing  
District Eligibility Study, Redevelopment Plan And Project)

Summary Of 2001 Equalized Assessed Valuation  
By Permanent Index Number.  
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No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
370	20 - 34 - 223 - 023 - 0000	\$ 57,999	\$133,966.00
371	20 - 34 - 223 - 024 - 0000	\$ 2,707	\$6,253.00
372	20 - 34 - 223 - 025 - 0000	\$ 2,707	\$6,253.00
373	20 - 34 - 223 - 026 - 0000	\$ 27,414	\$63,321.00
374	20 - 34 - 223 - 027 - 0000	\$ 41,849	\$96,663.00
375	20 - 34 - 223 - 028 - 0000	\$ 2,707	\$6,253.00
376	20 - 34 - 223 - 029 - 0000	\$ 5,428	\$12,538.00
377	20 - 34 - 223 - 030 - 0000	\$ 5,428	\$12,538.00
378	20 - 34 - 223 - 031 - 0000	\$ 36,346	\$83,952.00
379	20 - 34 - 223 - 032 - 0000	\$ 2,707	\$6,253.00
380	20 - 34 - 223 - 033 - 0000	\$ 20,972	\$48,441.00
381	20 - 34 - 223 - 034 - 0000	\$ 7,086	\$16,367.00
382	20 - 34 - 223 - 035 - 0000	\$ 2,707	\$6,253.00
383	20 - 34 - 223 - 036 - 0000	\$ 62,738	\$144,912.00
384	20 - 34 - 223 - 039 - 0000	\$ 66,500	\$153,602.00
385	20 - 34 - 231 - 017 - 0000	\$ 32,946	\$76,099.00
386	20 - 34 - 231 - 022 - 0000	\$ 2,707	\$6,253.00
387	20 - 34 - 231 - 023 - 0000	\$ 4,800	\$11,087.00
388	20 - 34 - 231 - 024 - 0000	\$ 4,800	\$11,087.00
389	20 - 34 - 231 - 025 - 0000	\$ 24,163	\$55,812.00
390	20 - 34 - 231 - 026 - 0000	\$ 71,625	\$165,439.00
391	20 - 34 - 231 - 027 - 0000	\$ 19,152	\$44,237.00
392	20 - 34 - 231 - 028 - 0000	\$ 19,152	\$44,237.00
393	20 - 34 - 231 - 029 - 0000	\$ 24,582	\$56,780.00
394	20 - 34 - 231 - 035 - 0000	\$ 14,627	\$33,785.00
395	20 - 34 - 231 - 036 - 0000	\$ 14,627	\$33,785.00
396	20 - 34 - 231 - 037 - 0000	\$ 15,052	\$34,767.00
397	20 - 34 - 231 - 038 - 0000	\$ 25,156	\$58,105.00
398	20 - 34 - 231 - 040 - 0000	\$ 24,052	\$55,555.00
399	20 - 34 - 231 - 041 - 0000	\$ 84,209	\$194,506.00
400	20 - 34 - 231 - 042 - 0000	\$ 92,491	\$213,636.00
401	20 - 34 - 413 - 019 - 0000	\$ 19,004	\$43,895.00
402	20 - 34 - 413 - 020 - 0000	\$ 247,852	\$572,489.00
403	20 - 34 - 413 - 021 - 0000	\$ 7,336	\$16,945.00
404	20 - 34 - 413 - 022 - 0000	\$ 104,564	\$241,522.00
405	20 - 34 - 413 - 032 - 0000	\$ 828,543	\$1,913,769.00
406	20 - 34 - 413 - 033 - 0000	\$ 17,419	\$40,234.00
407	20 - 34 - 413 - 034 - 0000	\$ 144,202	\$333,078.00
408	20 - 34 - 413 - 035 - 0000	\$ 282,878	\$653,392.00
409	20 - 34 - 413 - 036 - 0000	\$ 13,200	\$30,489.00
410	20 - 34 - 413 - 037 - 0000	\$ 341,441	\$788,660.00

## Appendix 6.

(To 87<sup>th</sup>/Cottage Grove Redevelopment Project Area Tax Increment Financing  
District Eligibility Study, Redevelopment Plan And Project)

Summary Of 2001 Equalized Assessed Valuation  
By Permanent Index Number.

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No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
411	20 - 34 - 413 - 039 - 0000	\$ 254,961	\$588,909.00
412	20 - 34 - 413 - 046 - 0000	\$ 97,092	\$224,263.00
413	20 - 34 - 413 - 055 - 0000	EX	EX
414	20 - 34 - 413 - 057 - 0000	\$ 138,527	\$319,970.00
415	20 - 34 - 413 - 058 - 0000	EX	EX
416	20 - 34 - 413 - 059 - 0000	\$ 180,500	\$416,919.00
417	20 - 35 - 100 - 001 - 0000	\$ 86,650	\$200,144.00
418	20 - 35 - 100 - 002 - 0000	\$ 33,479	\$77,330.00
419	20 - 35 - 100 - 003 - 0000	\$ 3,025	\$6,987.00
420	20 - 35 - 100 - 004 - 0000	\$ 3,025	\$6,987.00
421	20 - 35 - 100 - 005 - 0000	\$ 13,100	\$30,258.00
422	20 - 35 - 100 - 006 - 0000	\$ 80,450	\$185,823.00
423	20 - 35 - 100 - 008 - 0000	\$ 91,068	\$210,349.00
424	20 - 35 - 100 - 009 - 0000	\$ 2,200	\$5,082.00
425	20 - 35 - 100 - 010 - 0000	\$ 2,200	\$5,082.00
426	20 - 35 - 100 - 011 - 0000	\$ 2,200	\$5,082.00
427	20 - 35 - 100 - 012 - 0000	\$ 2,200	\$5,082.00
428	20 - 35 - 100 - 013 - 0000	\$ 2,200	\$5,082.00
429	20 - 35 - 100 - 014 - 0000	\$ 2,200	\$5,082.00
430	20 - 35 - 100 - 015 - 0000	\$ 2,200	\$5,082.00
431	20 - 35 - 100 - 027 - 0000	\$ 18,591	\$42,941.00
432	20 - 35 - 100 - 029 - 0000	\$ 45,064	\$104,089.00
433	20 - 35 - 101 - 001 - 0000	\$ 60,515	\$139,778.00
434	20 - 35 - 101 - 013 - 0000	\$ 35,476	\$81,942.00
435	20 - 35 - 102 - 001 - 0000	\$ 62,700	\$144,824.00
436	20 - 35 - 102 - 008 - 0000	\$ 66,499	\$153,599.00
437	20 - 35 - 103 - 001 - 0000	\$ 24,321	\$56,177.00
438	20 - 35 - 103 - 002 - 0000	\$ 17,518	\$40,463.00
439	20 - 35 - 103 - 003 - 0000	\$ 17,518	\$40,463.00
440	20 - 35 - 103 - 004 - 0000	\$ 17,518	\$40,463.00
441	20 - 35 - 103 - 005 - 0000	\$ 14,325	\$33,088.00
442	20 - 35 - 103 - 006 - 0000	\$ 2,200	\$5,082.00
443	20 - 35 - 103 - 007 - 0000	\$ 2,200	\$5,082.00
444	20 - 35 - 103 - 020 - 0000	\$ 28,783	\$66,483.00
445	20 - 35 - 104 - 016 - 0000	\$ 47,492	\$109,697.00
446	20 - 35 - 104 - 039 - 1001	\$ 3,719	\$8,590.00
447	20 - 35 - 104 - 039 - 1002	\$ 3,719	\$8,590.00
448	20 - 35 - 104 - 039 - 1003	\$ 3,719	\$8,590.00
449	20 - 35 - 104 - 039 - 1004	\$ 2,242	\$5,179.00
450	20 - 35 - 104 - 039 - 1005	\$ 2,184	\$5,045.00
451	20 - 35 - 104 - 039 - 1006	\$ 2,184	\$5,045.00

## Appendix 6.

(To 87<sup>th</sup>/Cottage Grove Redevelopment Project Area Tax Increment Financing  
District Eligibility Study, Redevelopment Plan And Project)

Summary Of 2001 Equalized Assessed Valuation  
By Permanent Index Number.

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No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
452	20 - 35 - 104 - 039 - 1007	\$ 3,101	\$7,163.00
453	20 - 35 - 104 - 039 - 1008	\$ 3,867	\$8,932.00
454	20 - 35 - 104 - 039 - 1009	\$ 3,867	\$8,932.00
455	20 - 35 - 104 - 039 - 1010	\$ 3,101	\$7,163.00
456	20 - 35 - 104 - 039 - 1011	\$ 3,867	\$8,932.00
457	20 - 35 - 104 - 039 - 1012	\$ 3,867	\$8,932.00
458	20 - 35 - 104 - 039 - 1013	\$ 2,242	\$5,179.00
459	20 - 35 - 104 - 039 - 1014	\$ 2,184	\$5,045.00
460	20 - 35 - 104 - 039 - 1015	\$ 2,184	\$5,045.00
461	20 - 35 - 104 - 039 - 1016	\$ 3,719	\$8,590.00
462	20 - 35 - 104 - 039 - 1017	\$ 3,719	\$8,590.00
463	20 - 35 - 104 - 039 - 1018	\$ 3,719	\$8,590.00
464	20 - 35 - 105 - 001 - 0000	\$ 34,224	\$79,051.00
465	20 - 35 - 105 - 002 - 0000	\$ 34,224	\$79,051.00
466	20 - 35 - 105 - 003 - 0000	\$ 5,037	\$11,634.00
467	20 - 35 - 105 - 004 - 0000	\$ 34,224	\$79,051.00
468	20 - 35 - 105 - 005 - 0000	\$ 34,224	\$79,051.00
469	20 - 35 - 105 - 021 - 0000	\$ 2,467	\$5,698.00
470	20 - 35 - 105 - 022 - 0000	\$ 1,500	\$3,465.00
471	20 - 35 - 105 - 023 - 0000	\$ 1,552	\$3,585.00
472	20 - 35 - 105 - 024 - 0000	\$ 1,500	\$3,465.00
473	20 - 35 - 105 - 025 - 0000	\$ 2,062	\$4,763.00
474	20 - 35 - 105 - 026 - 0000	\$ 2,062	\$4,763.00
475	20 - 35 - 105 - 027 - 0000	\$ 2,062	\$4,763.00
476	20 - 35 - 105 - 028 - 0000	\$ 2,062	\$4,763.00
477	20 - 35 - 107 - 001 - 0000	\$ 103,137	\$238,226.00
478	20 - 35 - 107 - 002 - 0000	\$ 68,733	\$158,759.00
479	20 - 35 - 107 - 010 - 0000	\$ 5,802	\$13,401.00
480	20 - 35 - 107 - 011 - 0000	\$ 5,802	\$13,401.00
481	20 - 35 - 107 - 012 - 0000	\$ 11,885	\$27,452.00
482	20 - 35 - 107 - 013 - 0000	\$ 5,802	\$13,401.00
483	20 - 35 - 107 - 014 - 0000	\$ 5,802	\$13,401.00
484	20 - 35 - 107 - 015 - 0000	\$ 86,887	\$200,692.00
485	20 - 35 - 107 - 029 - 0000	\$ 172,340	\$398,071.00
486	20 - 35 - 114 - 001 - 0000	\$ 21,845	\$50,458.00
487	20 - 35 - 114 - 002 - 0000	\$ 20,240	\$46,750.00
488	20 - 35 - 114 - 003 - 0000	\$ 20,240	\$46,750.00
489	20 - 35 - 114 - 004 - 0000	\$ 6,225	\$14,379.00
490	20 - 35 - 114 - 005 - 0000	\$ 15,599	\$36,031.00
491	20 - 35 - 114 - 006 - 0000	\$ 15,599	\$36,031.00
492	20 - 35 - 114 - 007 - 0000	\$ 6,225	\$14,379.00

*Appendix 6.*

(To 87<sup>th</sup>/Cottage Grove Redevelopment Project Area Tax Increment Financing  
District Eligibility Study, Redevelopment Plan And Project)

*Summary Of 2001 Equalized Assessed Valuation.  
By Permanent Index Number.  
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No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
493	20 - 35 - 114 - 008 - 0000	\$ 41,725	\$96,376.00
494	20 - 35 - 114 - 009 - 0000	\$ 228,001	\$526,637.00
495	20 - 35 - 114 - 010 - 0000	\$ 27,697	\$63,975.00
496	20 - 35 - 114 - 027 - 0000	\$ 80,023	\$184,837.00
497	20 - 35 - 114 - 028 - 0000	\$ 110,449	\$255,115.00
498	20 - 35 - 120 - 001 - 0000	\$ 25,012	\$57,773.00
499	20 - 35 - 120 - 002 - 0000	\$ 76,513	\$176,730.00
500	20 - 35 - 120 - 003 - 0000	\$ 3,025	\$6,987.00
501	20 - 35 - 120 - 004 - 0000	\$ 3,025	\$6,987.00
502	20 - 35 - 120 - 005 - 0000	\$ 3,025	\$6,987.00
503	20 - 35 - 120 - 006 - 0000	\$ 7,061	\$16,309.00
504	20 - 35 - 120 - 007 - 0000	\$ 7,768	\$17,943.00
505	20 - 35 - 120 - 012 - 0000	\$ 14,250	\$32,915.00
506	20 - 35 - 120 - 013 - 0000	\$ 14,250	\$32,915.00
507	20 - 35 - 120 - 014 - 0000	\$ 14,250	\$32,915.00
508	20 - 35 - 120 - 015 - 0000	\$ 14,250	\$32,915.00
509	20 - 35 - 120 - 016 - 0000	\$ 47,095	\$108,780.00
510	20 - 35 - 120 - 017 - 0000	\$ 47,095	\$108,780.00
511	20 - 35 - 120 - 018 - 0000	\$ 12,802	\$29,570.00
512	20 - 35 - 120 - 019 - 0000	\$ 8,151	\$18,827.00
513	20 - 35 - 120 - 020 - 0000	\$ 9,446	\$21,818.00
514	20 - 35 - 120 - 042 - 0000	\$ 75,280	\$173,882.00
515	20 - 35 - 300 - 006 - 0000	\$ 23,160	\$53,495.00
516	20 - 35 - 300 - 007 - 0000	\$ 30,945	\$71,477.00
517	20 - 35 - 300 - 008 - 0000	\$ 5,873	\$13,565.00
518	20 - 35 - 300 - 009 - 0000	\$ 6,067	\$14,014.00
519	20 - 35 - 300 - 010 - 0000	\$ 6,067	\$14,014.00
520	20 - 35 - 300 - 011 - 0000	\$ 5,873	\$13,565.00
521	20 - 35 - 300 - 012 - 0000	\$ 28,422	\$65,649.00
522	20 - 35 - 300 - 022 - 0000	\$ 11,428	\$26,396.00
523	20 - 35 - 300 - 023 - 0000	\$ 11,428	\$26,396.00
524	20 - 35 - 300 - 024 - 0000	\$ 11,428	\$26,396.00
525	20 - 35 - 300 - 025 - 0000	\$ 11,535	\$26,644.00
526	20 - 35 - 300 - 042 - 0000	\$ 51,184	\$118,225.00
527	20 - 35 - 300 - 043 - 0000	\$ 86,449	\$199,680.00
528	20 - 35 - 304 - 010 - 0000	\$ 29,356	\$67,806.00
529	20 - 35 - 304 - 011 - 0000	\$ 57,267	\$132,275.00
530	20 - 35 - 304 - 012 - 0000	\$ 8,488	\$19,606.00
531	20 - 35 - 304 - 016 - 0000	\$ 25,357	\$58,570.00
532	20 - 35 - 304 - 017 - 0000	\$ 24,732	\$57,126.00
533	20 - 35 - 304 - 018 - 0000	\$ 24,732	\$57,126.00

## Appendix 6.

(To 87<sup>th</sup>/Cottage Grove Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan And Project)

Summary Of 2001 Equalized Assessed Valuation  
By Permanent Index Number.  
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No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
534	20 - 35 - 304 - 048 - 0000	\$ 192,234	\$444,022.00
535	20 - 35 - 304 - 049 - 0000	\$ 44,133	\$101,938.00
536	20 - 35 - 304 - 050 - 0000	\$ 55,676	\$128,600.00
537	20 - 35 - 309 - 006 - 0000	\$ 18,430	\$42,570.00
538	20 - 35 - 309 - 007 - 0000	\$ 31,624	\$73,045.00
539	20 - 35 - 309 - 014 - 0000	\$ 22,791	\$52,643.00
540	20 - 35 - 309 - 015 - 0000	\$ 22,791	\$52,643.00
541	20 - 35 - 309 - 016 - 0000	\$ 24,320	\$56,174.00
542	20 - 35 - 309 - 017 - 0000	\$ 26,822	\$61,953.00
543	20 - 35 - 309 - 018 - 0000	\$ 26,822	\$61,953.00
544	20 - 35 - 309 - 019 - 0000	\$ 30,108	\$69,543.00
545	20 - 35 - 309 - 020 - 0000	\$ 30,108	\$69,543.00
546	20 - 35 - 309 - 021 - 0000	\$ 30,108	\$69,543.00
547	20 - 35 - 309 - 024 - 0000	\$ 24,554	\$56,715.00
548	20 - 35 - 309 - 045 - 0000	\$ 30,175	\$69,698.00
549	20 - 35 - 309 - 046 - 0000	\$ 17,192	\$39,710.00
550	20 - 35 - 309 - 047 - 0000	\$ 95,340	\$220,216.00
551	20 - 35 - 309 - 048 - 0000	\$ 90,654	\$209,393.00
552	20 - 35 - 314 - 001 - 0000	\$ 32,741	\$75,625.00
553	20 - 35 - 314 - 002 - 0000	\$ 33,641	\$77,704.00
554	20 - 35 - 314 - 003 - 0000	\$ 24,602	\$56,826.00
555	20 - 35 - 314 - 004 - 0000	\$ 24,602	\$56,826.00
556	20 - 35 - 314 - 005 - 0000	\$ 22,196	\$51,268.00
557	20 - 35 - 314 - 006 - 0000	\$ 25,105	\$57,988.00
558	20 - 35 - 314 - 007 - 0000	\$ 25,105	\$57,988.00
559	20 - 35 - 314 - 008 - 0000	\$ 24,528	\$56,655.00
560	20 - 35 - 314 - 009 - 0000	\$ 24,528	\$56,655.00
561	20 - 35 - 314 - 010 - 0000	\$ 24,528	\$56,655.00
562	20 - 35 - 314 - 011 - 0000	\$ 24,528	\$56,655.00
563	20 - 35 - 314 - 012 - 0000	\$ 23,510	\$54,303.00
564	20 - 35 - 314 - 013 - 0000	\$ 23,510	\$54,303.00
565	20 - 35 - 314 - 014 - 0000	\$ 22,284	\$51,472.00
566	20 - 35 - 314 - 015 - 0000	\$ 22,284	\$51,472.00
567	20 - 35 - 314 - 016 - 0000	\$ 22,816	\$52,700.00
568	20 - 35 - 314 - 017 - 0000	\$ 23,508	\$54,299.00
569	20 - 35 - 314 - 018 - 0000	\$ 23,508	\$54,299.00
570	20 - 35 - 314 - 019 - 0000	\$ 20,826	\$48,104.00
571	20 - 35 - 314 - 020 - 0000	\$ 29,191	\$67,425.00
572	20 - 35 - 314 - 021 - 0000	\$ 156,391	\$361,232.00
573	20 - 35 - 314 - 058 - 0000	\$ 301,598	\$696,631.00
574	20 - 35 - 315 - 066 - 0000	\$ 198,547	\$458,604.00

## Appendix 6.

(To 87<sup>th</sup>/Cottage Grove Redevelopment Project Area Tax Increment Financing  
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Summary Of 2001 Equalized Assessed Valuation  
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No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
575	20 - 35 - 315 - 067 - 0000	\$ 20,686	\$47,781.00
576	20 - 35 - 316 - 024 - 0000	\$ 6,377	\$14,730.00
577	20 - 35 - 316 - 025 - 0000	\$ 4,907	\$11,334.00
578	20 - 35 - 316 - 026 - 0000	\$ 61,031	\$140,969.00
579	20 - 35 - 316 - 027 - 0000	\$ 33,121	\$76,503.00
580	20 - 35 - 316 - 043 - 0000	\$ 7,133	\$16,476.00
581	20 - 35 - 316 - 052 - 0000	\$ 49,015	\$113,215.00
582	20 - 35 - 317 - 007 - 0000	\$ 30,322	\$70,038.00
583	20 - 35 - 317 - 008 - 0000	\$ 36,701	\$84,772.00
584	20 - 35 - 317 - 009 - 0000	\$ 90,053	\$208,004.00
585	20 - 35 - 317 - 013 - 0000	\$ 27,131	\$62,667.00
586	25 - 02 - 100 - 003 - 0000	\$ 23,176	\$53,532.00
587	25 - 02 - 100 - 007 - 0000	\$ 6,979	\$16,120.00
588	25 - 02 - 100 - 008 - 0000	\$ 6,979	\$16,120.00
589	25 - 02 - 100 - 009 - 0000	\$ 29,611	\$68,395.00
590	25 - 02 - 100 - 010 - 0000	\$ 28,937	\$66,839.00
591	25 - 02 - 100 - 011 - 0000	\$ 28,937	\$66,839.00
592	25 - 02 - 100 - 012 - 0000	\$ 6,979	\$16,120.00
593	25 - 02 - 100 - 013 - 0000	\$ 7,000	\$16,169.00
594	25 - 02 - 100 - 014 - 0000	\$ 8,125	\$18,767.00
595	25 - 02 - 100 - 015 - 0000	\$ 7,387	\$17,062.00
596	25 - 02 - 100 - 016 - 0000	\$ 14,752	\$34,074.00
597	25 - 02 - 100 - 017 - 0000	\$ 5,078	\$11,729.00
598	25 - 02 - 100 - 018 - 0000	\$ 9,892	\$22,849.00
599	25 - 02 - 100 - 019 - 0000	\$ 9,529	\$22,010.00
600	25 - 02 - 100 - 020 - 0000	\$ 9,529	\$22,010.00
601	25 - 02 - 100 - 021 - 0000	\$ 6,110	\$14,113.00
602	25 - 02 - 100 - 022 - 0000	\$ 6,414	\$14,815.00
603	25 - 02 - 100 - 023 - 0000	\$ 1,400	\$3,234.00
604	25 - 02 - 100 - 024 - 0000	\$ 33,005	\$76,235.00
605	25 - 02 - 100 - 025 - 0000	\$ 33,005	\$76,235.00
606	25 - 02 - 100 - 026 - 0000	\$ 6,975	\$16,111.00
607	25 - 02 - 100 - 027 - 0000	\$ 7,817	\$18,056.00
608	25 - 02 - 100 - 028 - 0000	\$ 2,944	\$6,800.00
609	25 - 02 - 100 - 046 - 0000	\$ 1,960	\$4,527.00
610	25 - 02 - 100 - 047 - 0000	\$ 2,182	\$5,040.00
611	25 - 02 - 100 - 048 - 0000	\$ 2,194	\$5,068.00
612	25 - 02 - 100 - 054 - 0000	\$ 91,150	\$210,538.00
613	25 - 02 - 100 - 055 - 0000	\$ 73,803	\$170,470.00
614	25 - 02 - 101 - 001 - 0000	EX	EX
615	25 - 02 - 103 - 005 - 0000	\$ 11,481	\$26,519.00

## Appendix 6.

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Summary Of 2001 Equalized Assessed Valuation  
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No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
616	25 - 02 - 103 - 006 - 0000	\$ 3,976	\$9,184.00
617	25 - 02 - 103 - 041 - 0000	\$ 8,195	\$18,929.00
618	25 - 02 - 103 - 042 - 0000	\$ 17,522	\$40,472.00
619	25 - 02 - 103 - 043 - 0000	\$ 18,393	\$42,484.00
620	25 - 02 - 103 - 044 - 0000	\$ 23,930	\$55,274.00
621	25 - 02 - 103 - 045 - 1001	\$ 4,404	\$10,172.00
622	25 - 02 - 103 - 045 - 1002	\$ 4,441	\$10,258.00
623	25 - 02 - 103 - 045 - 1003	\$ 4,479	\$10,346.00
624	25 - 02 - 103 - 045 - 1004	\$ 2,686	\$6,204.00
625	25 - 02 - 103 - 045 - 1005	\$ 4,479	\$10,346.00
626	25 - 02 - 103 - 045 - 1006	\$ 4,479	\$10,346.00
627	25 - 02 - 103 - 045 - 1007	\$ 4,068	\$9,396.00
628	25 - 02 - 103 - 045 - 1008	\$ 4,143	\$9,570.00
629	25 - 02 - 103 - 045 - 1009	\$ 4,143	\$9,570.00
630	25 - 02 - 104 - 004 - 0000	\$ 75,240	\$173,789.00
631	25 - 02 - 104 - 005 - 0000	\$ 6,999	\$16,166.00
632	25 - 02 - 104 - 006 - 0000	\$ 8,227	\$19,003.00
633	25 - 02 - 104 - 007 - 0000	\$ 4,795	\$11,075.00
634	25 - 02 - 104 - 008 - 0000	\$ 15,389	\$35,546.00
635	25 - 02 - 104 - 009 - 0000	\$ 9,094	\$21,005.00
636	25 - 02 - 104 - 045 - 0000	\$ 6,244	\$14,422.00
637	25 - 02 - 104 - 046 - 0000	\$ 6,379	\$14,734.00
638	25 - 02 - 104 - 047 - 0000	\$ 6,326	\$14,612.00
639	25 - 02 - 104 - 048 - 0000	\$ 6,279	\$14,503.00
640	25 - 02 - 104 - 049 - 0000	\$ 6,374	\$14,723.00
641	25 - 02 - 104 - 050 - 0000	\$ 70,886	\$163,732.00
642	25 - 02 - 105 - 001 - 0000	\$ 8,762	\$20,238.00
643	25 - 02 - 105 - 002 - 0000	\$ 9,889	\$22,842.00
644	25 - 02 - 105 - 003 - 0000	\$ 9,037	\$20,874.00
645	25 - 02 - 105 - 004 - 0000	\$ 39,603	\$91,475.00
646	25 - 02 - 105 - 005 - 0000	\$ 39,603	\$91,475.00
647	25 - 02 - 105 - 006 - 0000	\$ 67,318	\$155,491.00
648	25 - 02 - 105 - 007 - 0000	\$ 23,601	\$54,514.00
649	25 - 02 - 105 - 008 - 0000	\$ 23,601	\$54,514.00
650	25 - 02 - 105 - 009 - 0000	\$ 43,724	\$100,994.00
651	25 - 02 - 106 - 001 - 0000	\$ 58,465	\$135,042.00
652	25 - 02 - 106 - 002 - 0000	\$ 59,527	\$137,495.00
653	25 - 02 - 106 - 003 - 0000	\$ 10,238	\$23,648.00
654	25 - 02 - 106 - 004 - 0000	\$ 9,015	\$20,823.00
655	25 - 02 - 106 - 043 - 0000	\$ 78,855	\$182,139.00
656	25 - 02 - 106 - 044 - 0000	\$ 56,584	\$130,698.00

## Appendix 6.

(To 87<sup>th</sup>/Cottage Grove Redevelopment Project Area Tax Increment Financing  
District Eligibility Study, Redevelopment Plan And Project)

*Summary Of 2001 Equalized Assessed Valuation  
By Permanent Index Number.  
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No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
657	25 - 02 - 107 - 001 - 0000	\$ 74,593	\$172,295.00
658	25 - 02 - 107 - 002 - 0000	\$ 57,860	\$133,645.00
659	25 - 02 - 107 - 003 - 0000	\$ 57,967	\$133,892.00
660	25 - 02 - 107 - 005 - 0000	\$ 51,196	\$118,253.00
661	25 - 02 - 107 - 034 - 0000	\$ 6,342	\$14,649.00
662	25 - 02 - 107 - 035 - 0000	\$ 6,316	\$14,589.00
663	25 - 02 - 107 - 036 - 0000	\$ 6,388	\$14,755.00
664	25 - 02 - 107 - 037 - 0000	\$ 6,316	\$14,589.00
665	25 - 02 - 107 - 038 - 0000	\$ 6,362	\$14,695.00
666	25 - 02 - 111 - 001 - 0000	\$ 71,532	\$165,225.00
667	25 - 02 - 111 - 002 - 0000	\$ 61,639	\$142,374.00
668	25 - 02 - 111 - 003 - 0000	\$ 25,139	\$58,066.00
669	25 - 02 - 111 - 004 - 0000	\$ 58,369	\$134,821.00
670	25 - 02 - 111 - 005 - 0000	\$ 73,499	\$169,768.00
671	25 - 02 - 112 - 001 - 0000	EX	EX
672	25 - 02 - 112 - 002 - 0000	EX	EX
673	25 - 02 - 112 - 003 - 0000	EX	EX
674	25 - 02 - 112 - 004 - 0000	\$ 12,152	\$28,069.00
675	25 - 02 - 112 - 005 - 0000	\$ 39,901	\$92,163.00
676	25 - 02 - 112 - 006 - 0000	EX	EX
677	25 - 02 - 300 - 001 - 0000	\$ 14,106	\$32,582.00
678	25 - 02 - 300 - 002 - 0000	\$ 9,450	\$21,828.00
679	25 - 02 - 300 - 003 - 0000	\$ 2,876	\$6,643.00
680	25 - 02 - 300 - 004 - 0000	\$ 80,320	\$185,523.00
681	25 - 02 - 300 - 005 - 0000	EX	EX
682	25 - 02 - 300 - 006 - 0000	\$ 70,504	\$162,850.00
683	25 - 02 - 300 - 007 - 0000	\$ 81,456	\$188,147.00
684	25 - 02 - 300 - 030 - 0000	\$ 6,417	\$14,822.00
685	25 - 02 - 300 - 031 - 0000	\$ 6,337	\$15,099.00
686	25 - 02 - 300 - 032 - 0000	\$ 6,537	\$15,099.00
687	25 - 02 - 300 - 033 - 0000	\$ 6,513	\$15,044.00
688	25 - 02 - 300 - 034 - 0000	\$ 6,410	\$14,806.00
689	25 - 02 - 300 - 035 - 0000	\$ 6,438	\$14,870.00
690	25 - 02 - 300 - 036 - 0000	\$ 6,438	\$14,870.00
691	25 - 02 - 300 - 037 - 0000	\$ 6,438	\$14,870.00
692	25 - 02 - 300 - 038 - 0000	\$ 6,526	\$15,074.00
693	25 - 02 - 300 - 039 - 0000	\$ 6,556	\$15,143.00
694	25 - 02 - 300 - 040 - 0000	\$ 6,424	\$14,838.00
695	25 - 02 - 300 - 041 - 0000	\$ 6,424	\$14,838.00
696	25 - 02 - 300 - 042 - 0000	\$ 6,424	\$14,838.00
697	25 - 02 - 300 - 043 - 0000	\$ 6,424	\$14,838.00



## Appendix 6.

(To 87<sup>th</sup>/Cottage Grove Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan And Project)

Summary Of 2001 Equalized Assessed Valuation  
By Permanent Index Number.  
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No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
698	25 - 02 - 300 - 044 - 0000	\$ 6,453	\$14,905.00
699	25 - 02 - 300 - 045 - 0000	\$ 6,432	\$14,857.00
700	25 - 02 - 300 - 046 - 0000	\$ 6,473	\$14,951.00
701	25 - 02 - 300 - 047 - 0000	\$ 6,438	\$14,870.00
702	25 - 02 - 300 - 048 - 0000	\$ 6,438	\$14,870.00
703	25 - 02 - 300 - 049 - 0000	\$ 6,494	\$15,000.00
704	25 - 02 - 300 - 050 - 0000	\$ 6,414	\$14,815.00
705	25 - 02 - 300 - 051 - 0000	\$ 6,438	\$14,870.00
706	25 - 02 - 300 - 052 - 0000	\$ 6,540	\$15,106.00
707	25 - 02 - 300 - 053 - 0000	\$ 6,468	\$14,940.00
708	25 - 02 - 300 - 054 - 0000	\$ 6,438	\$14,870.00
709	25 - 02 - 300 - 055 - 0000	\$ 5,758	\$13,300.00
710	25 - 02 - 300 - 056 - 0000	\$ 6,444	\$14,884.00
711	25 - 02 - 300 - 057 - 0000	\$ 6,438	\$14,870.00
712	25 - 02 - 300 - 058 - 0000	\$ 6,465	\$14,933.00
713	25 - 02 - 300 - 059 - 0000	\$ 6,438	\$14,870.00
714	25 - 02 - 300 - 060 - 0000	\$ 6,468	\$14,940.00
715	25 - 02 - 300 - 061 - 0000	\$ 6,451	\$14,901.00
716	25 - 02 - 300 - 062 - 0000	\$ 6,834	\$15,785.00
717	25 - 02 - 300 - 063 - 0000	\$ 6,876	\$15,882.00
718	25 - 02 - 300 - 064 - 0000	\$ 6,723	\$15,529.00
719	25 - 02 - 300 - 065 - 0000	\$ 6,727	\$15,538.00
720	25 - 02 - 300 - 066 - 0000	\$ 6,734	\$15,554.00
721	25 - 02 - 307 - 006 - 0000	\$ 3,854	\$8,902.00
722	25 - 02 - 307 - 007 - 0000	EX	EX
723	25 - 02 - 307 - 008 - 0000	EX	EX
724	25 - 02 - 307 - 009 - 0000	EX	EX
725	25 - 02 - 307 - 010 - 0000	\$ 25,649	\$59,244.00
726	25 - 02 - 307 - 011 - 0000	\$ 61,571	\$142,217.00
727	25 - 02 - 307 - 012 - 0000	\$ 6,838	\$15,794.00
728	25 - 02 - 307 - 032 - 1001	\$ 4,607	\$10,641.00
729	25 - 02 - 307 - 032 - 1002	\$ 4,607	\$10,641.00
730	25 - 02 - 307 - 032 - 1003	\$ 4,863	\$11,233.00
731	25 - 02 - 307 - 032 - 1004	\$ 4,863	\$11,233.00
732	25 - 02 - 307 - 032 - 1005	\$ 4,620	\$10,671.00
733	25 - 02 - 307 - 032 - 1006	\$ 4,863	\$11,233.00
734	25 - 02 - 307 - 032 - 1007	\$ 4,863	\$11,233.00
735	25 - 02 - 307 - 032 - 1008	\$ 4,863	\$11,233.00
736	25 - 02 - 307 - 032 - 1009	\$ 4,863	\$11,233.00
737	25 - 02 - 307 - 032 - 1010	\$ 4,863	\$11,233.00
738	25 - 02 - 307 - 033 - 1001	\$ 3,996	\$9,230.00

## Appendix 6.

(To 87<sup>th</sup>/Cottage Grove Redevelopment Project Area Tax Increment Financing  
District Eligibility Study, Redevelopment Plan And Project)

Summary Of 2001 Equalized Assessed Valuation  
By Permanent Index Number.

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No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
739	25 - 02 - 307 - 033 - 1002	\$ 4,308	\$9,951.00
740	25 - 02 - 307 - 033 - 1003	\$ 4,470	\$10,325.00
741	25 - 02 - 307 - 033 - 1004	\$ 4,547	\$10,503.00
742	25 - 02 - 307 - 033 - 1005	\$ 4,547	\$10,503.00
743	25 - 02 - 307 - 033 - 1006	\$ 4,547	\$10,503.00
744	25 - 02 - 307 - 033 - 1007	\$ 4,547	\$10,503.00
745	25 - 02 - 307 - 033 - 1008	\$ 4,547	\$10,503.00
746	25 - 02 - 307 - 033 - 1009	\$ 4,547	\$10,503.00
747	25 - 02 - 307 - 033 - 1010	\$ 4,547	\$10,503.00
748	25 - 02 - 307 - 034 - 1001	\$ 3,323	\$7,675.00
749	25 - 02 - 307 - 034 - 1002	\$ 3,497	\$8,077.00
750	25 - 02 - 307 - 034 - 1003	\$ 3,190	\$7,368.00
751	25 - 02 - 307 - 034 - 1004	\$ 3,497	\$8,077.00
752	25 - 02 - 307 - 034 - 1005	\$ 3,497	\$8,077.00
753	25 - 02 - 307 - 034 - 1006	\$ 3,497	\$8,077.00
754	25 - 02 - 307 - 034 - 1007	\$ 3,497	\$8,077.00
755	25 - 02 - 307 - 034 - 1008	\$ 3,497	\$8,077.00
756	25 - 02 - 307 - 034 - 1009	\$ 3,497	\$8,077.00
757	25 - 02 - 307 - 034 - 1010	\$ 3,497	\$8,077.00
758	25 - 02 - 307 - 034 - 1011	\$ 3,323	\$7,675.00
759	25 - 02 - 307 - 034 - 1012	\$ 3,497	\$8,077.00
760	25 - 02 - 307 - 034 - 1013	\$ 3,497	\$8,077.00
761	25 - 02 - 307 - 034 - 1014	\$ 3,323	\$7,675.00
762	25 - 02 - 307 - 034 - 1015	\$ 3,497	\$8,077.00
763	25 - 02 - 307 - 034 - 1016	\$ 3,497	\$8,077.00
764	25 - 02 - 307 - 034 - 1017	\$ 3,497	\$8,077.00
765	25 - 02 - 307 - 034 - 1018	\$ 3,497	\$8,077.00
766	25 - 02 - 307 - 034 - 1019	\$ 3,497	\$8,077.00
767	25 - 02 - 307 - 034 - 1020	\$ 3,497	\$8,077.00
768	25 - 02 - 315 - 001 - 0000	\$ 51,531	\$119,026.00
769	25 - 02 - 315 - 002 - 0000	\$ 6,050	\$13,974.00
770	25 - 02 - 315 - 003 - 0000	\$ 10,212	\$23,588.00
771	25 - 02 - 315 - 004 - 0000	\$ 3,025	\$6,987.00
772	25 - 02 - 315 - 008 - 0000	EX	EX
773	25 - 02 - 315 - 009 - 0000	\$ 14,781	\$34,141.00
774	25 - 02 - 315 - 010 - 0000	\$ 9,705	\$22,417.00
775	25 - 02 - 315 - 011 - 0000	\$ 3,025	\$6,987.00
776	25 - 02 - 315 - 012 - 0000	EX	EX
777	25 - 02 - 315 - 013 - 0000	\$ 2,994	\$6,916.00
778	25 - 02 - 315 - 014 - 0000	\$ 3,025	\$6,987.00
779	25 - 02 - 315 - 015 - 0000	\$ 3,025	\$6,987.00

## Appendix 6.

(To 87<sup>th</sup>/Cottage Grove Redevelopment Project Area Tax Increment Financing  
District Eligibility Study, Redevelopment Plan And Project)

Summary Of 2001 Equalized Assessed Valuation  
By Permanent Index Number.  
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No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
780	25 - 02 - 315 - 018 - 0000	\$ 9,446	\$21,818.00
781	25 - 02 - 315 - 019 - 0000	\$ 48,000	\$110,870.00
782	25 - 02 - 315 - 023 - 0000	EX	EX
783	25 - 02 - 315 - 024 - 0000	EX	EX
784	25 - 02 - 315 - 025 - 0000	\$ 26,267	\$60,672.00
785	25 - 02 - 318 - 005 - 0000	EX	EX
786	25 - 02 - 318 - 006 - 0000	\$ 14,476	\$33,437.00
787	25 - 02 - 318 - 007 - 0000	EX	EX
788	25 - 02 - 318 - 033 - 0000	\$ 3,365	\$7,772.00
789	25 - 02 - 318 - 034 - 0000	\$ 2,552	\$5,895.00
790	25 - 03 - 203 - 001 - 0000	\$ 7,423	\$17,146.00
791	25 - 03 - 203 - 002 - 0000	\$ 7,032	\$16,243.00
792	25 - 03 - 203 - 003 - 0000	\$ 7,423	\$17,146.00
793	25 - 03 - 203 - 004 - 0000	\$ 7,423	\$17,146.00
794	25 - 03 - 203 - 005 - 0000	\$ 7,372	\$17,028.00
795	25 - 03 - 203 - 006 - 0000	\$ 8,118	\$18,751.00
796	25 - 03 - 203 - 007 - 0000	\$ 6,648	\$15,356.00
797	25 - 03 - 203 - 008 - 0000	\$ 9,386	\$21,680.00
798	25 - 03 - 203 - 009 - 0000	\$ 17,393	\$40,174.00
799	25 - 03 - 203 - 010 - 0000	\$ 17,393	\$40,174.00
800	25 - 03 - 203 - 011 - 0000	\$ 38,110	\$88,026.00
801	25 - 03 - 203 - 012 - 0000	\$ 16,959	\$39,172.00
802	25 - 03 - 203 - 013 - 0000	\$ 6,982	\$16,127.00
803	25 - 03 - 203 - 035 - 0000	\$ 59,510	\$137,456.00
804	25 - 03 - 203 - 036 - 0000	\$ 71,202	\$164,462.00
805	25 - 03 - 203 - 037 - 0000	\$ 18,420	\$42,547.00
806	25 - 03 - 203 - 038 - 0000	\$ 3,025	\$6,987.00
807	25 - 03 - 203 - 039 - 0000	\$ 3,025	\$6,987.00
808	25 - 03 - 203 - 040 - 0000	\$ 3,025	\$6,987.00
809	25 - 03 - 203 - 041 - 0000	\$ 3,025	\$6,987.00
810	25 - 03 - 203 - 042 - 0000	\$ 3,025	\$6,987.00
811	25 - 03 - 203 - 043 - 0000	\$ 6,921	\$15,986.00
812	25 - 03 - 203 - 044 - 0000	\$ 67,477	\$155,858.00
813	25 - 03 - 207 - 030 - 0000	\$ 38,929	\$89,918.00
814	25 - 03 - 207 - 031 - 0000	\$ 3,025	\$6,987.00
815	25 - 03 - 207 - 032 - 0000	\$ 2,768	\$6,394.00
816	25 - 03 - 207 - 033 - 0000	\$ 3,025	\$6,987.00
817	25 - 03 - 207 - 034 - 0000	\$ 3,025	\$6,987.00
818	25 - 03 - 207 - 035 - 0000	\$ 9,605	\$22,186.00
819	25 - 03 - 207 - 036 - 0000	\$ 34,225	\$79,053.00
820	25 - 03 - 207 - 037 - 0000	\$ 24,329	\$56,195.00

## Appendix 6.

(To 87<sup>th</sup>/Cottage Grove Redevelopment Project Area Tax Increment Financing  
District Eligibility Study, Redevelopment Plan And Project)

Summary Of 2001 Equalized Assessed Valuation  
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No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
821	25 - 03 - 207 - 038 - 0000	\$ 19,808	\$45,753.00
822	25 - 03 - 207 - 039 - 0000	\$ 16,661	\$38,484.00
823	25 - 03 - 211 - 029 - 0000	\$ 11,592	\$26,775.00
824	25 - 03 - 211 - 030 - 0000	\$ 13,362	\$30,864.00
825	25 - 03 - 211 - 035 - 0000	\$ 13,623	\$31,466.00
826	25 - 03 - 211 - 036 - 0000	\$ 2,904	\$6,708.00
827	25 - 03 - 211 - 037 - 0000	\$ 7,957	\$18,379.00
828	25 - 03 - 211 - 038 - 0000	\$ 7,957	\$18,379.00
829	25 - 03 - 211 - 039 - 0000	\$ 9,710	\$22,428.00
830	25 - 03 - 211 - 042 - 0000	\$ 50,132	\$115,795.00
831	25 - 03 - 211 - 043 - 0000	\$ 57,750	\$133,391.00
832	25 - 03 - 215 - 030 - 0000	\$ 11,236	\$25,953.00
833	25 - 03 - 215 - 031 - 0000	\$ 5,585	\$12,900.00
834	25 - 03 - 215 - 032 - 0000	\$ 5,776	\$13,341.00
835	25 - 03 - 215 - 033 - 0000	\$ 5,157	\$11,912.00
836	25 - 03 - 215 - 038 - 0000	EX	EX
837	25 - 03 - 215 - 039 - 0000	EX	EX
838	25 - 03 - 215 - 040 - 0000	\$ 2,620	\$6,052.00
839	25 - 03 - 215 - 044 - 0000	EX	EX
840	25 - 03 - 219 - 032 - 0000	\$ 12,696	\$29,325.00
841	25 - 03 - 219 - 033 - 0000	\$ 2,904	\$6,708.00
842	25 - 03 - 219 - 034 - 0000	EX	EX
843	25 - 03 - 219 - 035 - 0000	\$ 19,797	\$45,727.00
844	25 - 03 - 219 - 036 - 0000	EX	EX
845	25 - 03 - 219 - 037 - 0000	\$ 11,338	\$26,189.00
846	25 - 03 - 219 - 038 - 0000	\$ 9,897	\$22,860.00
847	25 - 03 - 219 - 039 - 0000	EX	EX
848	25 - 03 - 219 - 040 - 0000	\$ 5,929	\$13,695.00
849	25 - 03 - 223 - 035 - 0000	\$ 20,689	\$47,787.00
850	25 - 03 - 223 - 036 - 0000	\$ 15,438	\$35,659.00
851	25 - 03 - 223 - 037 - 0000	\$ 24,370	\$56,290.00
852	25 - 03 - 223 - 038 - 0000	EX	EX
853	25 - 03 - 223 - 039 - 0000	EX	EX
854	25 - 03 - 223 - 040 - 0000	EX	EX
855	25 - 03 - 223 - 041 - 0000	\$ 22,895	\$52,883.00
856	25 - 03 - 223 - 042 - 0000	\$ 10,397	\$24,015.00
857	25 - 03 - 223 - 043 - 0000	\$ 11,742	\$27,122.00

## Appendix 6.

(To 87<sup>th</sup>/Cottage Grove Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan And Project)

Summary Of 2001 Equalized Assessed Valuation  
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No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
858	25 - 03 - 227 - 032 - 0000	\$ 6,300	\$14,552.00
859	25 - 03 - 227 - 033 - 0000	\$ 5,302	\$12,247.00
860	25 - 03 - 227 - 034 - 0000	\$ 21,411	\$49,455.00
861	25 - 03 - 227 - 035 - 0000	\$ 10,556	\$24,382.00
862	25 - 03 - 227 - 036 - 0000	\$ 14,625	\$33,781.00
863	25 - 03 - 227 - 037 - 0000	\$ 9,256	\$21,380.00
864	25 - 03 - 227 - 040 - 0000	\$ 18,587	\$42,932.00
865	25 - 03 - 231 - 025 - 0000	EX	EX
866	25 - 03 - 231 - 026 - 0000	EX	EX
867	25 - 03 - 231 - 030 - 0000	EX	EX
868	25 - 03 - 231 - 031 - 0000	EX	EX
869	25 - 03 - 231 - 032 - 0000	EX	EX
870	25 - 03 - 231 - 033 - 0000	EX	EX
871	25 - 03 - 231 - 034 - 0000	EX	EX
872	25 - 03 - 231 - 035 - 0000	EX	EX
873	25 - 03 - 231 - 041 - 0000	\$ 98,592	\$227,728.00
874	25 - 03 - 403 - 029 - 0000	\$ 30,666	\$70,832.00
875	25 - 03 - 403 - 030 - 0000	\$ 2,640	\$6,098.00
876	25 - 03 - 403 - 031 - 0000	\$ 3,190	\$7,368.00
877	25 - 03 - 403 - 032 - 0000	EX	EX
878	25 - 03 - 403 - 039 - 0000	\$ 135,000	\$311,823.00
879	25 - 03 - 407 - 030 - 0000	\$ 22,103	\$51,054.00
880	25 - 03 - 407 - 031 - 0000	EX	EX
881	25 - 03 - 407 - 040 - 0000	\$ 173,250	\$400,173.00
882	25 - 03 - 411 - 030 - 0000	\$ 64,391	\$148,730.00
883	25 - 03 - 411 - 031 - 0000	\$ 10,201	\$24,948.00
884	25 - 03 - 411 - 032 - 0000	\$ 9,496	\$21,934.00
885	25 - 03 - 411 - 033 - 0000	\$ 32,205	\$74,387.00
886	25 - 03 - 411 - 034 - 0000	\$ 9,836	\$22,719.00
887	25 - 03 - 411 - 035 - 0000	\$ 3,784	\$8,740.00
888	25 - 03 - 411 - 036 - 0000	\$ 9,052	\$20,908.00
889	25 - 03 - 411 - 037 - 0000	\$ 10,313	\$23,821.00
890	25 - 03 - 416 - 031 - 0000	\$ 5,440	\$12,565.00
891	25 - 03 - 416 - 032 - 0000	\$ 9,493	\$21,927.00
892	25 - 03 - 416 - 033 - 0000	\$ 13,734	\$31,723.00

## Appendix 6.

(To 87<sup>th</sup>/Cottage Grove Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan And Project)

Summary Of 2001 Equalized Assessed Valuation  
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No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
893	25 - 03 - 416 - 034 - 0000	\$ 24,552	\$56,710.00
894	25 - 03 - 416 - 035 - 0000	EX	EX
895	25 - 03 - 416 - 036 - 0000	EX	EX
896	25 - 03 - 416 - 037 - 0000	EX	EX
897	25 - 03 - 416 - 038 - 0000	\$ 3,652	\$8,435.00
898	25 - 03 - 416 - 039 - 0000	\$ 1,848	\$4,269.00
899	25 - 03 - 416 - 040 - 0000	\$ 3,652	\$8,435.00
900	25 - 03 - 423 - 016 - 0000	\$ 10,246	\$23,666.00
901	25 - 03 - 423 - 017 - 0000	EX	EX
902	25 - 03 - 423 - 018 - 0000	EX	EX
903	25 - 03 - 423 - 019 - 0000	\$ 18,835	\$43,505.00
904	25 - 03 - 423 - 020 - 0000	\$ 2,593	\$5,989.00
905	25 - 03 - 423 - 021 - 0000	\$ 9,258	\$21,384.00
906	25 - 03 - 423 - 022 - 0000	\$ 9,454	\$21,837.00
907	25 - 03 - 423 - 023 - 0000	\$ 2,593	\$5,989.00
908	25 - 03 - 423 - 024 - 0000	EX	EX
909	25 - 03 - 423 - 025 - 0000	\$ 2,593	\$5,989.00
910	25 - 03 - 423 - 026 - 0000	\$ 22,527	\$52,033.00
911	25 - 03 - 423 - 027 - 0000	\$ 63,342	\$146,307.00
912	25 - 03 - 423 - 028 - 0000	\$ 36,783	\$84,961.00
913	25 - 03 - 423 - 034 - 0000	EX	EX
914	25 - 03 - 423 - 035 - 0000	EX	EX
915	25 - 03 - 424 - 004 - 0000	\$ 13,491	\$31,162.00
916	25 - 03 - 424 - 005 - 0000	\$ 50,789	\$117,312.00
917	25 - 03 - 424 - 006 - 0000	EX	EX
918	25 - 03 - 424 - 007 - 0000	EX	EX
919	25 - 03 - 426 - 019 - 0000	\$ 35,695	\$82,448.00
920	25 - 03 - 433 - 024 - 0000	\$ 4,930	\$11,387.00
921	25 - 03 - 433 - 025 - 0000	\$ 17,289	\$39,934.00
922	25 - 03 - 500 - 003 - 0000	EX	EX
923	25 - 03 - 501 - 003 - 0000	EX	EX

\*2001 Equalization Factor = 2.3098

\$ 23,472,956 \$ 54,217,840

EX = Exempt Tax Parcels that register no value