

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

City of Chicago, Illinois

June 28, 2002

Revised October 29, 2002

City of Chicago
Richard M. Daley, Mayor

Department of Planning and Development
Alicia Mazur Berg, Commissioner

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City of Chicago, Illinois
Department of Planning and Development

This Redevelopment Plan is subject to review
and comment and may be revised
after public hearing.

Prepared by:
Trkla, Pettigrew, Allen & Payne, Inc.

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1997)

I. INTRODUCTION

This document is to serve as a redevelopment plan (the "Redevelopment Plan") for an area that is located on the far southeast side of the City of Chicago (the "City") and generally includes the Commercial Avenue frontage bounded by 84th Street on the north and 104th Street on the south; a cluster of blocks generally encompassed by Exchange Avenue on the west, 91st Street on the north, the B & O rail right-of-way on the east, and South Chicago Avenue on the south; an area between Commercial Avenue on the west and the B & O rail right-of-way on the east from 97th Street on the north to 100th Street on the south; 83rd Street frontage from Essex Avenue on the west to Escanaba Avenue on the east; Baltimore Avenue southern frontage from 83rd Street on the north to its intersection with Commercial Avenue on the south; South Chicago Avenue frontage, from Oglesby Avenue on the north to 95th Street on the south; 95th Street frontage from Jeffrey Avenue on the west to South Chicago Avenue on the east; an area encompassed by 95th Street on the north, 97th Street on the south, Marquette Avenue on the east and Torrence Avenue on the west; and an area between Muskegon Avenue on the west, Escanaba Avenue on the east, 101st Street on the north and 104th Street on the south. This area is subsequently referred to in this document as the Commercial Avenue Tax Increment Financing Redevelopment Project Area, (the "Project Area"). The Project Area is illustrated in Figure 1, *Project Area Boundary*, and legally described in *Section II* of this Redevelopment Plan and the *Legal Description of Project Area Boundary* attached as Exhibit I to this Redevelopment Plan.

For several years, the City has been aware of the deteriorating conditions and the redevelopment potential of the Project Area. Over the last decade, several planning efforts were made to address the Project Area and the surrounding areas including a variety of studies: *From Steeltown to Hometown: A New Era for South Chicago & South Works (1999)*; *92nd-Commercial Avenue Redevelopment Area Plan and Designation Report (1997)*; *Commercial Avenue Business District Study (1991)*; and *Market Potential and Policy Recommendations, Commercial Avenue-87th to 90th Streets (1996)*. These City plans set forth recommendations for development and redevelopment of the Project Area and form the basis for many of the recommendations presented in this document.

As part of the City's strategy to encourage managed growth and stimulate private investment within the Project Area, Trkla, Pettigrew, Allen & Payne, Inc. ("TPAP") was engaged to study whether the Project Area of approximately 395.6 acres qualifies as a "blighted area" or a "conservation area" (or a combination of both a blighted and a conservation area) under the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as amended (the "Act"). The Project Area, described in more detail below as well as in the accompanying report entitled "Commercial Avenue Redevelopment Project Area Tax Increment Financing Eligibility Study," (the "Eligibility Study"), has not been subject to growth and development through investment by private enterprise and is not reasonably expected to be developed without the adoption of the Redevelopment Plan. Small scale or piecemeal redevelopment efforts may have occurred or may occur in the future in limited portions of the Project Area. However, obsolete buildings, poorly configured and constrained parcels, deterioration, vacancies and other factors throughout the Project Area are likely to preclude the revitalization of the Project Area on a scale sufficient to return it to a sound, sustainable condition without the intervention of the City.

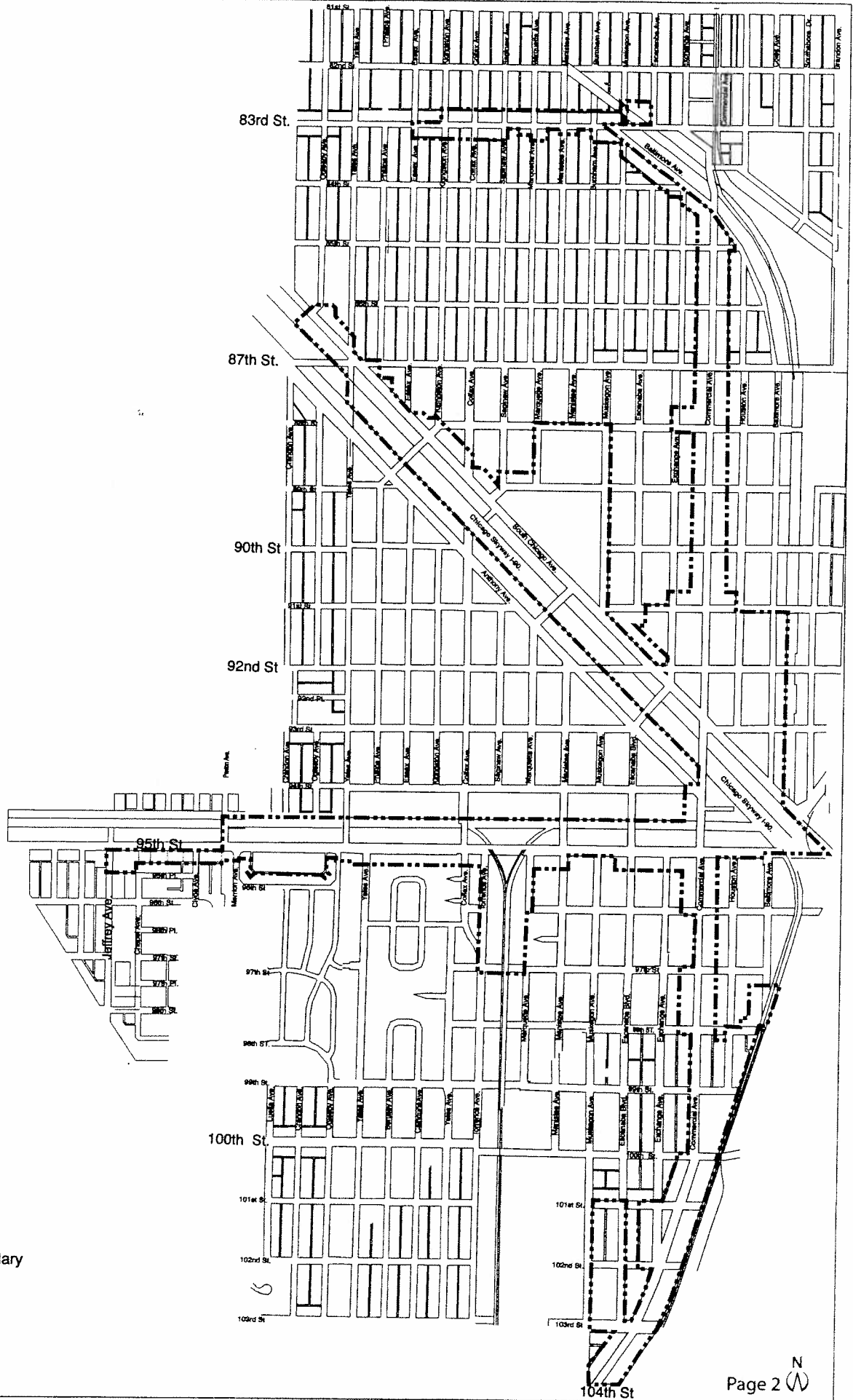


Figure 1
Project Area Boundary

A. Commercial Avenue Tax Increment Financing Redevelopment Project Area

The Project Area contains 579 buildings and consists of 108 full and partial tax blocks, including a mixture of commercial, residential, industrial, institutional, and public uses. The Project Area includes frontage along four major street corridors—Commercial Avenue, 83rd Street, 95th Street, and South Chicago Avenue—and encompasses a total of approximately 395.6 acres, including alley, street and rail rights-of-way. For a map depicting the boundaries and legal description of the Project Area, see *Section II* of this Redevelopment Plan, *Legal Description and Project Area Boundary*.

The Project Area is located in the three community areas of South Chicago, South Deering, and Calumet Heights. The area's settlement history dates to the early-to-mid 1800s and coincides with the construction of rail lines, installation of infrastructure improvements to the Lake Calumet area and the Calumet Harbor, and the location of industry to this area--particularly steel mills and other large employers. The industrialization of the region during the late 19th and early 20th centuries attracted workers, residents, and residential and commercial development to the South Deering, South Chicago, and Calumet Heights communities. Commercial Avenue emerged as an important business center and shopping district with a concentration of activity between 88th and 93rd Streets. Similar to other developing areas throughout the City, population grew significantly in the 1920s and again in the 1940s/1950s due primarily to the expansion of the steel mills and increasing construction of single-family homes. The decline and ultimate closing of steel mills and manufacturing businesses from the 1970s through 1990s (most significantly the South Works steel mill in 1992) had significant and devastating impacts on workers, residents, and businesses of these communities. The loss of businesses and employment has contributed to a decline in population, residential investment and commercial activity for the area's communities. Due to these impacts, as well as the more recent suburban and urban "power center" retail development trends, Commercial Avenue lost a number of businesses over the last couple of decades including national retailers and department stores. The loss of such anchor retailers and businesses has significantly reduced the community-wide and regional area functions of this shopping district.

The Project Area can be described as a system of corridors that serves the surrounding neighborhoods in a variety of functions, including the provision of fundamental arterial access and traffic circulation.

- Commercial Avenue is a "mixed-use" corridor that includes commercial, office, residential, institutional and light industrial uses. However, the portion of Commercial Avenue south of 95th Street is primarily residential with some non-residential uses interspersed or clustered at a few locations.
- The portion of the Project Area radiating from 92nd Street/South Chicago Avenue contains a dense mix of commercial uses in some of the Project Area's oldest buildings.
- South Chicago Avenue and 95th Street contain primarily commercial and light industrial uses with a scattering of public uses and generally incompatible low-density residential

uses—all of which have struggled with the difficulty of adjacent rail rights-of-way and the Chicago Skyway right-of-way which confine development options along these corridors.

- The 83rd Street corridor is characterized as a neighborhood mixed-use area with a patchwork of residential buildings, small commercial businesses, and converted storefront non-retail uses.

Throughout the Project Area some buildings have been razed due to chronic vacancies and severe deterioration while other remaining buildings continue to exhibit signs of disinvestment and deterioration. The Project Area also contains a number of vacant lots and a few small, undeveloped areas.

Despite the problem conditions that exist, there are a number of amenities to be found in the Project Area, including a number of structures with historical or architectural interest. These buildings serve as historical markers of the past and examples of quality construction and unique design, although several currently exhibit deteriorating conditions. Fourteen buildings in the Project Area have been identified in the Chicago Historical Resources Survey, which is administered by the Landmarks Division of the City Department of Planning and Development. This Redevelopment Plan recognizes the historic importance of these buildings as contributing to the interest and integrity of the Project Area. These properties are listed in Table 1.

Table 1. Buildings With Architectural or Historical Interest

Address	Historic Name	Date	Architect
8738 S. Commercial Ave		n/a	n/a
8750-8760 S. Commercial	Immaculate Conception Church	1898	Martin Carr
8856 S. Commercial Ave		n/a	n/a
8930 S. Commercial Ave		n/a	n/a
8933-8935 S. Commercial*	People's Gas South Chicago Store	1925	Von Holst & Elmslie
8934 S. Commercial Ave		n/a	n/a
8952 S. Commercial Ave**		1905	Franz Roy
8956 S. Commercial Ave		n/a	n/a
9001 S. Commercial Ave		n/a	n/a
9021 S. Commercial Ave		n/a	n/a
9041 S. Commercial Ave		n/a	n/a
9117 S. Commercial Ave**	Calumet National Bank	1909	n/a
9232 S. Commercial Ave		1895	n/a
9807 S. Commercial Ave**	St. Michael Serbian Orthodox. Church	1926	Franz Roy

* City of Chicago Landmark

** Orange Properties on City of Chicago Historic Resources Survey

Other amenities and strengths of the Project Area, include:

- The Project Area is well served by public transportation with Metra stations at 83rd Street, 87th Street and 93rd Street.
- The historic role of Commercial Avenue as the primary business district for the southeast side.
- Anchor businesses, public uses and community institutions remain along and surrounding each of the Commercial Avenue, South Chicago Avenue, 83rd Street and 95th Street corridors.

- Recreational opportunities are easily accessible at community area parks, including Bessemer, Russell Square, Eckersall, Dougherty, Pine, Bradley and Veteran's Parks.
- Continued presence and commitment of local financial institutions.
- Numerous well-established and active community-based organizations.
- Proximity of several sound, well-maintained neighborhoods.

The Project Area as a whole has not been subject to growth and development through investment by the private sector. Evidence of this lack of growth and development is detailed in *Section VI* of this Redevelopment Plan and summarized below.

- Of the 579 buildings in the Project Area, 400 (69%) are classified as deteriorating.
- There are 99 vacant parcels or sites in the Project Area constituting approximately 65 acres (23.9 percent) of the net Project Area acreage (not including public rights-of-way for streets or alleys).
- Of the 579 buildings in the Project Area, 540 (93 percent) are 35 years of age or older—which means that only 39 buildings (7 percent) were built since 1966.
- Between 1996 and 2001, the total EAV of the Project Area has decreased in *one* of the last five calendar years for which data is available;
- Between 1996 and 2001, the EAV of the Project Area has lagged behind that of the balance of the City for *four* of the last five calendar years.
- Between 1996 and 2001, the EAV of the Project Area increased from \$35,724,712 to \$42,008,704, an increase of \$6.3 million (17.6 percent), which translates to an average annual rate of 3.3 percent. Over the same period, the EAV for the balance of the City increased by \$11.2 billion (36.5 percent), which translates to an average annual rate of 6.4 percent (nearly double the average annual growth rate of the Project Area).
- The average annual total value of building permits issued within the Project Area for the five full years between 1996 to 2000 was \$1.4 million—or only 2.3 percent of the Project Area's total market value for assessment purposes in 2000 (approximately \$61,893,532).

The Project Area is characterized by dilapidation, obsolescence, deterioration, structures below minimum code standards, excessive vacancies, excessive land coverage and overcrowding of structures and community facilities, deleterious land use or layout, lagging EAV and an overall lack of community planning. While some newer development has occurred in a limited number of blocks of the Project Area, these overall declining physical and economic conditions continue to impede the growth, development and overall revitalization of the Project Area from occurring in a timely, coordinated, and comprehensive manner.

Without the intervention of the City and the adoption of Tax Increment Financing and this Redevelopment Plan, the Project Area would not reasonably be expected to be redeveloped and revitalized.

B. Tax Increment Financing

In January 1977, Tax Increment Financing ("TIF") was authorized by the Illinois General Assembly through passage of the Act. The Act provides a means for municipalities, after the approval of a redevelopment plan and project, to redevelop blighted, conservation, or industrial park conservation areas and to finance eligible "redevelopment project costs" with incremental property tax revenues. "Incremental Property Tax" or "Incremental Property Taxes" are derived from the increase in the current EAV of real property within the redevelopment project area over and above the "Certified Initial EAV" of such real property. Any increase in EAV is then multiplied by the current tax rate to arrive at the Incremental Property Taxes. A decline in current EAV does not result in a negative Incremental Property Tax.

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

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

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

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

The Redevelopment Plan summarizes the analyses and findings of TPAP's work, which, unless otherwise noted, is the responsibility of TPAP. The City is entitled to rely on the findings and conclusions of this Plan in designating the Project Area as a redevelopment project area under the Act. TPAP has prepared the Redevelopment Plan and the related Eligibility Study with the understanding that the City would rely on (i) the findings and conclusions of the Redevelopment Plan and the related Eligibility Study in proceeding with the designation of the Project Area as a redevelopment project area under the Act and adoption of the Redevelopment Plan, and (ii) the fact

that TPAP has obtained the necessary information so that the Redevelopment Plan and the related Eligibility Study will comply with the Act.

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

1. On a coordinated rather than piecemeal basis to ensure that land use, access and circulation, parking, public services and urban design are functionally integrated and meet present-day principles and standards of development and urban planning;
2. On a reasonable, comprehensive and integrated basis to ensure that the conservation area factors are eliminated; and
3. Within a reasonable and defined time period so that the Project Area may contribute productively to the economic vitality of the City.

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

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

This Redevelopment Plan specifically describes the Project Area and summarizes the factors which qualify the Project Area as a "conservation area" as defined in the Act.

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

The use of Incremental Property Taxes will permit the City to direct, implement and coordinate public improvements and activities to stimulate private investment within the Project Area. These

improvements, activities and investments will benefit the City, its residents, and all taxing districts having jurisdiction over the Project Area. These anticipated benefits include:

- Elimination of problem conditions and negative influences in the Project Area as well as a general physical improvement and upgrading of properties and infrastructure;
- Complementary and coordinated development along the four main corridors of the Project Area, incorporating strategic new commercial, residential, institutional and light industrial development;
- Increased opportunities for affordable rental and for sale housing within the Project Area;
- An increase in construction, business, retail, commercial, and other full-time employment opportunities for existing and future residents of the City;
- Improved image and identity as the business heart of the southeast side of the City;
- An enhanced economic base arising from new business and residential development, rehabilitation of existing buildings and returning vacant tax-exempt properties to the tax rolls; and
- The expansion and improvement of public facilities.

II. LEGAL DESCRIPTION AND PROJECT BOUNDARY

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

The Project Area includes the Commercial Avenue frontage bounded by 84th Street on the north and 104th Street on the south; a cluster of blocks generally encompassed by Exchange Avenue on the west, 91st Street on the north, the B & O rail right-of-way on the east, and South Chicago Avenue on the south; an area between Commercial Avenue on the west and the B & O rail right-of-way on the east from 97th Street on the north to 100th Street on the south; 83rd Street frontage from Essex Avenue on the west to Escanaba Avenue on the east; Baltimore Avenue southern frontage from 83rd Street on the north to its intersection with Commercial Avenue on the south; South Chicago Avenue frontage, from Oglesby Avenue on the north to 95th Street on the south; 95th Street frontage from Jeffrey Avenue on the west to South Chicago Avenue on the east; an area encompassed by 95th Street on the north, 97th Street on the south, Marquette Avenue on the east and Torrence Avenue on the west; and an area between Muskegon Avenue on the west, Escanaba Avenue on the east, 101st Street on the north and 104th Street on the south.

The legal description of the Project Area is attached to this Redevelopment Plan as Exhibit I.

III. ELIGIBILITY CONDITIONS

The results summarized in this section are more fully described in the Eligibility Study, a separate report prepared by TPAP that presents the definitions, application and extent of the conservation factors in the Project Area. The Eligibility Study is attached as Exhibit V to this Redevelopment Plan.

A. Summary of Project Area Eligibility

Based upon surveys, inspections and analyses of the Project Area, the Project Area qualifies as a "conservation area" within the requirements of the Act. Over 50 percent of the buildings in the Project Area are 35 years of age or older. The Project Area is characterized by the presence of a combination of three or more of the conservation factors listed in the Act, rendering the Project Area detrimental to the public safety, health and welfare of the citizens of the City. Specifically, the Eligibility Study finds that:

- Of the total 579 buildings within the 108 full and partial blocks, 540 (or 93 percent) are 35 years of age or older.
- Of the 13 factors set forth in the Act for conservation areas, nine factors are found to be present.
- Of the nine factors present, six are present to a meaningful extent and reasonably distributed throughout the Project Area. These factors include: obsolescence; deterioration; structures below minimum code standards; deleterious land use or layout; lack of community planning; and a lagging rate of growth of total EAV.
- Of the nine factors present, three are present to a limited extent and reasonably distributed throughout the Project Area. These factors include: dilapidation, excessive vacancies, and excessive land coverage and overcrowding of structures and community facilities.
- The Project Area includes only real property and improvements thereon that will be substantially benefited by the proposed redevelopment project improvements.

B. Surveys and Analyses Conducted

The conservation factors documented in the Project Area are based upon surveys and analyses conducted by TPAP. The surveys and analyses conducted for the Project Area include:

1. Exterior survey of the condition and use of each building;
2. Field survey of conditions covering streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences, and general property maintenance;
3. Analysis of existing uses within the Project Area and their relationships to surroundings;
4. Comparison of current land use to the current City of Chicago zoning ordinance and the current zoning map;
5. Analysis of original platting and current parcel size and layout;
6. Analysis of vacant parcels and buildings;
7. Analysis of building floor area and site coverage;

8. Review of previously prepared plans, studies and data for the area encompassed by the Project Area;
9. Review of City of Chicago sewer and water maps;
10. Analysis of City of Chicago building permit data from 1996 to 2000; and
11. Analysis of Cook County Assessor records for assessed valuations and equalization factors for tax parcels in the Project Area for assessment years 1996 to 2001.

IV. REDEVELOPMENT GOALS AND OBJECTIVES

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

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

A. General Goals

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

1. An improved quality of life in the Project Area and the surrounding community.
2. The elimination of the influences and manifestations of physical and economic deterioration and obsolescence within the Project Area.
3. An environment which will contribute more positively to the health, safety and general welfare for residents in the Project Area and the surrounding community.
4. The improvement of the Project Area as a system of urban corridors including commercial, retail, light industrial and residential land uses to provide for living, shopping, entertainment/cultural, and employment needs of area residents.
5. A mix of housing styles, rental costs and sale prices, and densities that meets the needs of the South Chicago, Calumet Heights and South Deering communities, including rental and ownership opportunities at market rates as well as for very low-, low- and moderate-income residents.
6. An improved transportation and street circulation system that provides for the safe and efficient movement of vehicles and pedestrians while enhancing and reinforcing development patterns along the major corridors.
7. The retention and enhancement of economically sound and viable existing businesses and industries within the Project Area.
8. The attraction of complementary new commercial and business development to supplement existing businesses and create new job opportunities within the Project Area.
9. An environment which will preserve or enhance the value of properties within and adjacent to the Project Area, improving the real estate and sales tax base for the City and other taxing districts having jurisdiction over the Project Area.

10. The attraction of new employers to the Project Area that provide living wage salaries (wages above poverty level thresholds adjusted for family size) and employment of residents within and surrounding the Project Area.
11. The preservation and enhancement of historic or architecturally significant buildings in the Project Area.

B. Redevelopment Objectives

Listed below are the redevelopment objectives which will guide actions and improvements regarding redevelopment within the Project Area.

1. Reduce or eliminate those conditions that qualify the Project Area as a conservation area as documented in the Eligibility Study.
2. Strengthen the economic well being of the Project Area by returning vacant and underutilized properties to the tax rolls.
3. Create an environment that stimulates private investment in the upgrading and expansion of existing businesses and the construction of complementary new businesses and commercial enterprises that serve the needs of the community.
4. Provide needed incentives to encourage a broad range of improvements in business retention, rehabilitation and new development utilizing available urban planning and economic development tools, particularly those designed to assist small businesses.
5. Support the development of new housing, including single-family homes, for rental and for-sale units at market rate and for low- and very low-income households, and mixed-use and mixed-density projects consistent with the Act.
6. Provide improvements and facilities in proper relationship to the projected demand for such facilities and in accordance with present-day design standards for such facilities.
7. Ensure that residents of the Project Area are given priority in taking advantage of new housing opportunities.
8. Assemble or encourage the assembly of land into parcels of appropriate shape and sufficient size for redevelopment in accordance with this Redevelopment Plan.
9. Encourage safe, efficient, and convenient transportation routes and access, including promoting pedestrian access wherever possible.
10. Promote cooperative parking arrangements that would permit the use of parking lots during off-peak periods by other users.
11. Create adequate off-street parking to meet existing and anticipated requirements in the Project Area.
12. Encourage visually attractive buildings, rights-of-way and open spaces and encourage high standards of design.

13. Encourage the rehabilitation and re-use of historic and/or architecturally significant buildings.
14. Upgrade public utilities, infrastructure and streets, including streetscape and beautification projects and improvements to open space and schools.
15. Encourage improvements in accessibility for people with disabilities.
16. Establish job readiness and job training programs to provide residents within and surrounding the Project Area with the skills necessary to secure living wage jobs in the Project Area and in adjacent redevelopment project areas.
17. Create job opportunities for City residents utilizing the most current hiring programs and appropriate job training programs.
18. Provide opportunities for women-owned, minority-owned and local businesses and local residents to share in the redevelopment of the Project Area, including employment and construction opportunities.

V. REDEVELOPMENT PROJECT

This section presents the Redevelopment Project anticipated to be undertaken by the City and by other public and private entities on behalf of the City in furtherance of this Redevelopment Plan. Several previous plans, reports and policies have been reviewed and form the basis for some of the recommendations presented in this Redevelopment Plan, including: *From Steeltown to Hometown: A New Era for South Chicago & South Works (1999)*; *92nd-Commercial Avenue Redevelopment Area Plan and Designation Report (1997)*; *Commercial Avenue Business District Study (1991)*; and *Market Potential and Policy Recommendations Commercial Avenue-87th to 90th Streets (1996)*.

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

A. Overall Redevelopment Concept

The Project Area should be improved and coordinated as a system of corridors that serves the neighborhoods that surround the Project Area. It should include distinctive, yet inter-related, areas consisting of residential, commercial, public or private institutional and light industrial uses offering a range of development opportunities; business uses that serve and support surrounding neighborhoods and employment centers; commercial and light industrial uses that encourage entrepreneurial development and provide employment opportunities; and a range of public and institutional facilities, open space and pedestrian amenities. The predominant land uses of the Project Area corridors should reinforce existing development patterns, but also stimulate redevelopment of vacant, underutilized or incompatible properties for new uses.

The Project Area should be redeveloped on a planned and coordinated basis so that corridors serve as links between various parts of the neighborhoods and overall community areas. Within the Project Area, opportunities for high quality, in-fill residential development should be promoted as well as the build-out of larger planned development residential areas; viable existing businesses should be retained and enhanced; new commercial and light industrial business development should be undertaken at appropriate locations on vacant or underutilized properties; and institutional, entertainment/cultural, and retail development should be undertaken in appropriate locations on existing vacant or underutilized properties within the Project Area. New residential development should be compatible in design, scale, density, and setback with the existing residential uses.

The entire Project Area should be marked by general physical improvements and upgrading of properties and infrastructure, upgrading of residential neighborhoods, job retention and creation, improvement and expansion of existing businesses, new business development, and enhancement of the area's overall image and appearance. Improvement projects should include: the rehabilitation and reuse of existing sound residential and commercial buildings; new residential, commercial, and light industrial construction; street and infrastructure improvements; creation and enhancement of

open space, landscaping and other aesthetic and beautification improvements; and the provision of new recreational, cultural, and community facilities and amenities beneficial to both residents and businesses.

The Project Area should maintain good accessibility and should continue to be served by a street system and public transportation facilities that provide safe and convenient access to and circulation within the Project Area.

The Project Area should have well-planned and coordinated urban design features which contribute positively to neighborhood-area character. Individual developments should be visually distinctive and compatible with the general development pattern and urban design features of the block(s) within which it is located and/or overall streetscape. The Project Area should respect the City's traditional form characterized by a grid pattern of streets in which buildings face the street, residential properties are developed with consistent setbacks and commercial developments are situated at or very near the front property line.

B. Land Use Plan

The proposed Land Use Plan calls for the Project Area to be improved and coordinated as a cohesive system of urban corridors that anchors and supports the living, shopping, employment, and community needs of the surrounding urban neighborhoods surrounding the Project Area. The Land Use Plan provides sites for a range of housing types, concentrations of commercial development, mixed-use areas combining commercial, residential, and institutional uses, concentrations of light industrial development, institutional development and open space. To minimize conflicts between different land uses, the various land uses should be arranged and located so that, at a minimum, there is a sensitive transition between residential and non-residential developments.

Residential, commercial, mixed-use, light industrial and related community uses, such as public and private institutional uses, should be encouraged within the Commercial Avenue Redevelopment Project Area as shown in the figure labeled *Land Use Plan*. All development should comply with the overall Redevelopment Plan objectives for the Commercial Avenue Redevelopment Project Area and the applicable provisions set forth in the Chicago Zoning Ordinance, and all other relevant City ordinances and development guidelines.

The Land Use Plan identifies the land uses to be in effect upon adoption of the Redevelopment Plan. The Land Use Plan designates four general land use categories within the Project Area.

- **Mixed Use**-- The Project Area should include a mix of retail, office, commercial, institutional, residential, parks/open space and low-impact employment uses along 83rd Street, along Commercial Avenue (generally between Baltimore Avenue and 98th Street, along the southern frontage of 95th Street, along South Chicago Avenue (except the western frontage north of Marquette Avenue), and the area generally bounded by 91st Street, South Chicago Avenue, and the alley east of Baltimore Avenue.

The mixed-use portion of the Project Area centered at 92nd Street and Commercial Avenue (and generally bounded by 90th Street and Houston, South Chicago and Exchange Avenues) should serve as a business-retail node of the Project Area and include primarily business-retail uses that provide for a complementary mix of business-retail goods and services and support this area as an urban, pedestrian-oriented retail and business center serving surrounding neighborhoods.

Other portions of this mixed-use area of the Project Area should include primarily neighborhood-oriented retail, commercial service, residential and institutional uses. These types of uses should be located along 83rd Street, along the northern portion of South Chicago Avenue (north of 89th Street), along Commercial Avenue between 87th and 90th Streets and between 95th and 98th Streets (east side of street only between 95th and 96th Streets), and within an area east of Commercial Avenue and generally bounded by Houston Avenue, 91st Street, Baltimore Avenue, and South Chicago Avenue. Residential uses may include single-family, multi-unit and mixed-use developments.

The mixed-use area of the Project Area should also include commercial uses that entail less comparison or multi-stop shopping and serve more automobile-oriented businesses. These types of uses should be located along Commercial Avenue from 87th Street to the intersection of Commercial Avenue with Baltimore Avenue, along South Chicago Avenue from Commercial Avenue to Marquette Avenue and along the south side of 95th Street.

Parks and private or public open space should be retained, including Pine Park, and located where appropriate.

- **Residential**--The Project Area should reinforce established residential areas and include residential uses generally along the west side of Commercial Avenue between 95th and 96th Streets (parcels fronting Commercial Avenue), within the blocks along Marquette Avenue between 95th and 97th Streets, along Baltimore Avenue between Burnham Avenue and Commercial Avenue, within the area centered along Commercial Avenue from 98th Street to 102nd Street (including the adjacent area east of Houston Avenue and south of 97th Street), along the west side of Commercial Avenue south of 103rd Street, and within the blocks east of Escanaba Boulevard between 101st and 103rd Streets. Residential uses may include single-family and multi-unit developments.
- **Industrial/Commercial**—The Project Area should include locations for commercial and light industrial uses in areas already established for such uses or with sufficient vacant and underutilized parcels that new commercial or light industrial development is possible based on contemporary requirements for parking, loading, and service access, including the north side of 95th Street, the west side of South Chicago Avenue (north of Marquette Avenue), and along the east side of Commercial Avenue south of 102nd Street.
- **Parks/Open Space**—The Project Area should retain space dedicated to parks/open space which includes Bessemer Park.

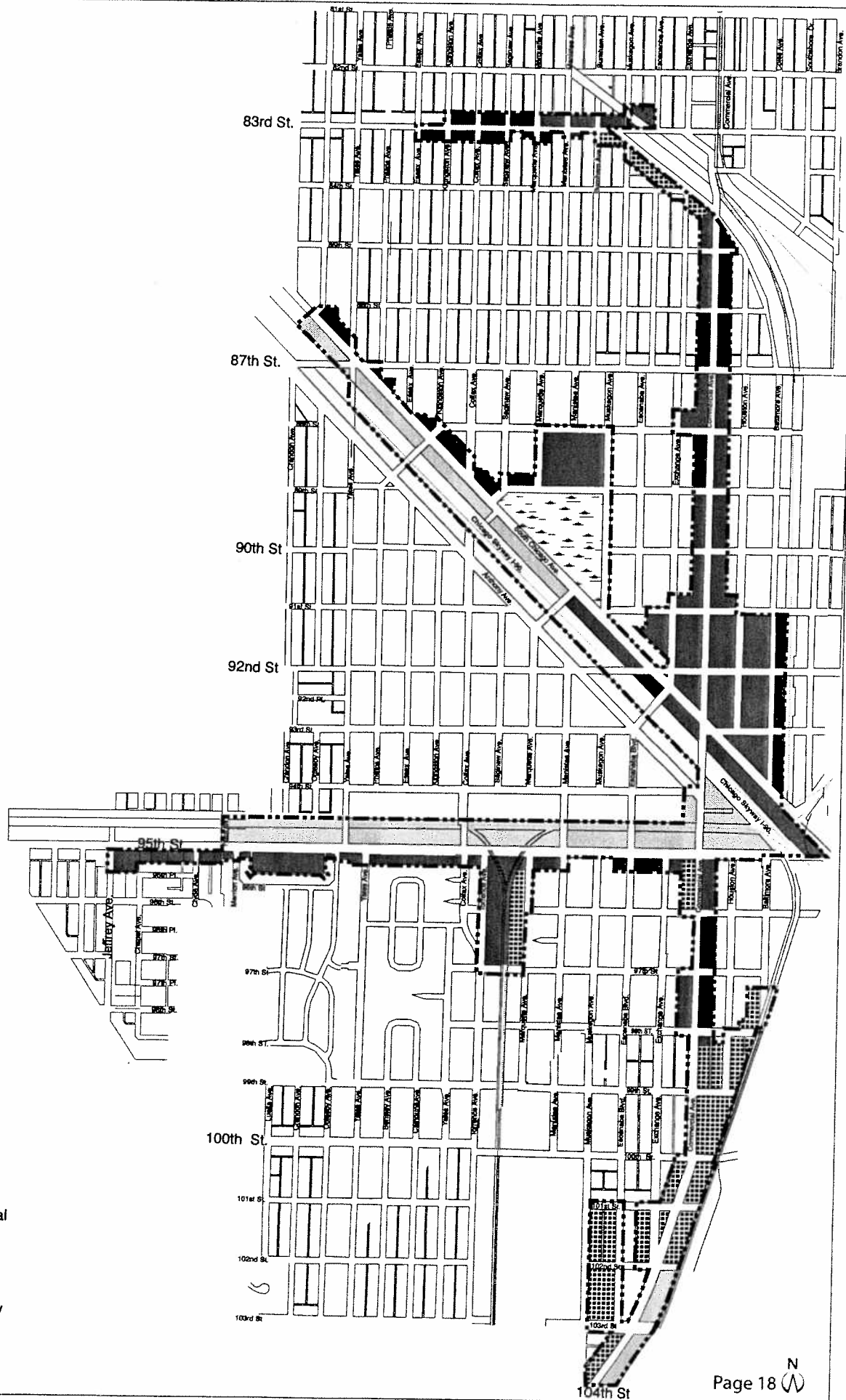


Figure 2
Land Use Plan

C. Development And Design Objectives

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

The Development and Design Objectives are intended to enhance and attract a variety of desirable uses such as new commercial and residential redevelopment; foster a consistent and coordinated development pattern; and revitalize the urban identity of the Project Area.

a) Land Use

- Promote the Commercial Avenue, 83rd Street, 95th Street, and South Chicago Avenue corridors to be improved and coordinated as a cohesive system of urban corridors that provide a range and complementary mix of retail, commercial, business, residential, institutional, open space and entertainment uses.
- Encourage quality and compatible new housing development within selected blocks to accommodate a mix of housing types and household income levels.
- Encourage a critical mass of similar and supporting commercial uses to promote cumulative attraction at key locations in the business-retail core.
- Establish neighborhood commercial nodes at key locations in areas that provide for a mix of retail, business and residential uses to serve the day-to-day needs of residents, employees, and businesses.
- Encourage retail, entertainment, and restaurant uses on the ground floors of mixed-use buildings, where feasible and appropriate, to maintain and enhance a pedestrian-oriented environment of the business-retail core.
- Stimulate the development of commercial and light industrial uses in locations that provide sufficient land area to provide for contemporary parking, service and access requirements as well as to ensure adequate buffers from residential uses.
- Provide for sensitive transitions from industrial land uses and provide significant spatial and landscaping buffers between new industrial development and adjacent or nearby residential and commercial uses.

b) Building and Site Development

- Reinforce Chicago's traditional commercial development pattern in which buildings are oriented to the street and situated at or near the sidewalk line.
- Repair and rehabilitate existing buildings in deteriorated condition.
- Reuse vacant and underutilized buildings in serviceable condition for new businesses, residential uses, or mixed-use development.

- Promote coordinated and consistent design and appearance standards of commercial storefronts through attention to facade treatment, lighting, color, materials, awnings and canopies, and commercial signage.
- Ensure that private development and redevelopment improvements to site and streetscapes are consistent with public improvements goals and plans.
- Maintain and preserve buildings with historic and architectural interest.
- Locate building service and loading areas away from front entrances and major streets where possible.
- Encourage parking, service, loading and support facilities that can be shared by multiple businesses and/or residential buildings with no on-site parking.
- Address abatement and/or remediation of environmental concerns or factors, as appropriate, prior to demolition or rehabilitation of buildings or redevelopment of sites.

c) Transportation and Infrastructure

- Ensure safe and convenient access and circulation within the Project Area for pedestrians.
- Minimize or alleviate traffic impacts of Project Area uses through strategic location of, or improvements to, loading, service, passenger drop-off or bus stop areas.
- Minimize conflicts between industrial traffic flow and adjacent or nearby commercial and residential land uses.
- Improve street surface conditions, street lighting, and traffic signalization.
- Upgrade public utilities and infrastructure as required.
- Maintain curb parking to serve the retail and commercial businesses.
- Ensure that the provision of off-street parking meets the minimum requirements of the City in new development and redevelopment projects.
- Encourage the development of shared, off-street parking areas to maximize commercial parking opportunities.

d) Urban Design

- Promote high quality and harmonious architectural, landscape and streetscape design that contributes to and complements the historic and architectural character of the Project Area.
- Provide new pedestrian-scale lighting, where appropriate.
- Enhance streetscape features of the Project Area, including benches, kiosks, trash receptacles and trees.
- Provide distinctive design features, including landscaping, signage, public art, or identifiers such as banners or historic markers, at gateway locations within the Project Area.

- Identify opportunities for increasing the amount of open space and promote sharing and creative uses of new or existing open space within the Project Area, which could include courtyards, eating areas, etc.
- Ensure that all streetscaping, landscaping and design materials comply with the City of Chicago Landscape Ordinance.

D. Redevelopment Improvements and Activities

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

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

Developers who receive TIF assistance for market-rate housing are to 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.

1. Property Assembly

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

Figure 3, *Land Acquisition Overview Map*, indicates the parcels to be acquired for redevelopment in the Project Area. Exhibit IV, *Acquisition Sites by Block and Parcel Identification Number*, portrays the acquisition properties in more detail.

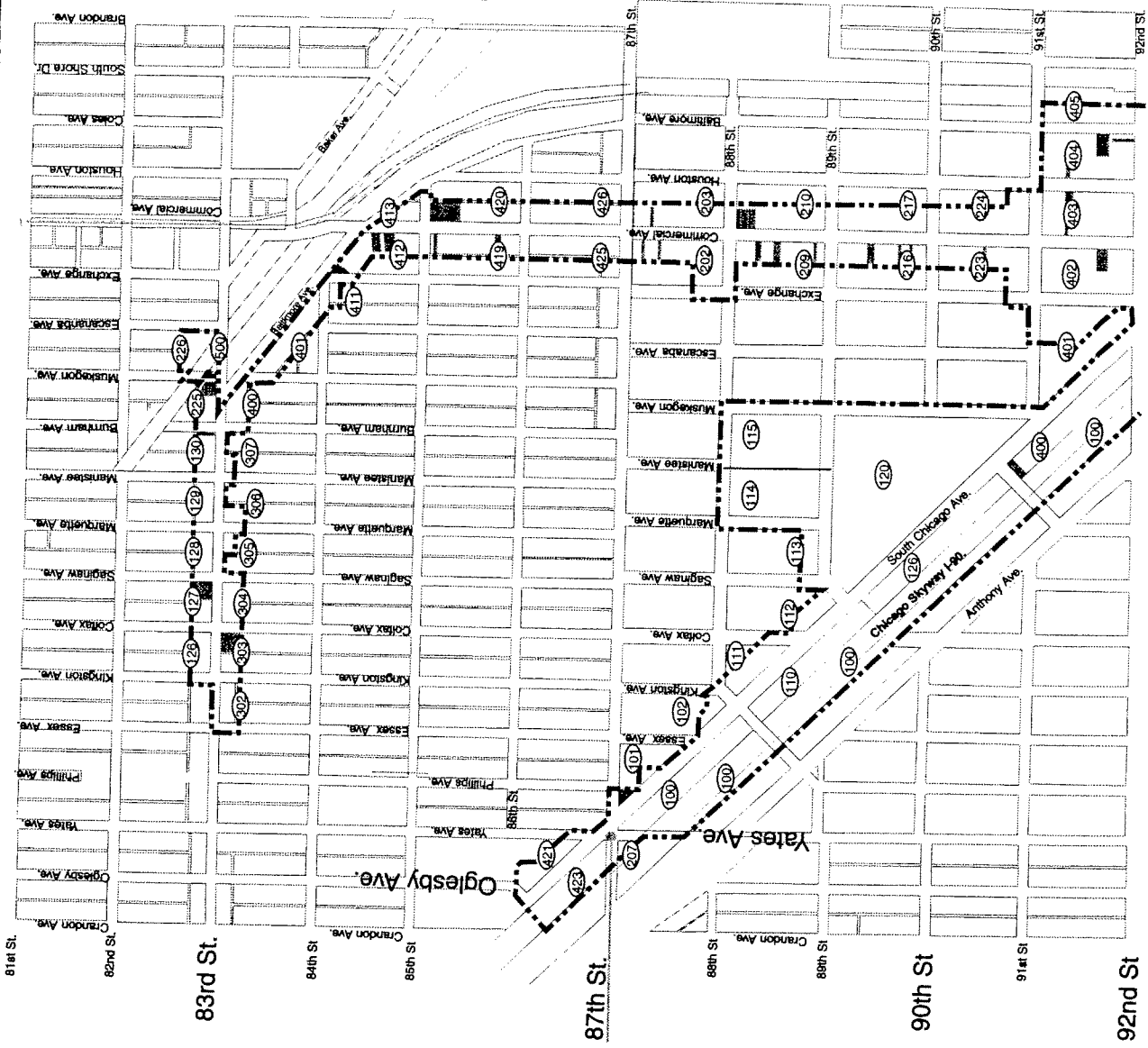


Figure 3a
TIF Redevelopment Plan Land Acquisition Overview Map

By adoption of the 92nd-Commercial Redevelopment Plan in 1997 and Amendment No. 1 to the 92nd Commercial Redevelopment Plan in 1997 (collectively referred to as the "Underlying Redevelopment Area Plan"), the City has established authority to acquire and assemble property. Properties to be acquired as identified in the Underlying Redevelopment Area Plan were carefully selected to cause minimal residential and business relocation. Sites that may be acquired include predominately vacant lots and abandoned, boarded, dilapidated and deteriorated structures. The list of parcels to be acquired pursuant to the Underlying Redevelopment Area Plan is depicted as Exhibit VII, 92nd-Commercial Redevelopment Plan Acquisition Map and Acquisition List by Address and Block and Parcel Identification Number (as approved by amendment to the Underlying Redevelopment Area Plan on December 9, 1997). Included on the Underlying Redevelopment Area Plan's acquisition list and corresponding acquisition map are approximately 71 tax parcels that are located within the Commercial Avenue Project Area. Acquisition of any parcels on Exhibit VII will be carried out with the terms set forth in the Underlying Redevelopment Area Plan.

For properties described in Exhibit VII, the acquisition of occupied properties by the City shall commence within four years from the date of the publication of the ordinance approving the Underlying Redevelopment Area Plan or the date of the publication of the ordinance approving any amendment to the Underlying Redevelopment Area Plan that identifies properties to be acquired. 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 the Redevelopment Plan under the Act according to its customary procedures as described in the preceding paragraph.

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

The City may demolish improvements, remove and grade soils and prepare sites with soils and materials suitable for new construction. Clearance and demolition will, to the greatest extent possible, be timed to coincide with redevelopment activities so that tracts of land do not remain vacant for extended periods and so that the adverse effects of clearance activities may be minimized.

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

(d) incorporate any historic structure or historic feature into a development on the subject property or adjoining property.

2. Relocation

Relocation assistance may be provided to facilitate redevelopment of portions of the Project Area and to meet other City objectives. Businesses or households legally occupying properties to be acquired by the City subsequent to this Redevelopment Plan may be provided with relocation advisory and financial assistance as determined by the City. In the event that the implementation of the Redevelopment Plan results in the removal of residential housing units in the Project Area occupied by low-income households or very low-income households, or the displacement of low-income households or very low-income households from such residential housing units, such households shall be provided affordable housing and relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. Affordable housing may be either existing or newly constructed housing. The City shall make a good faith effort to ensure that this affordable housing is located in or near the Project Area.

As used in the above paragraph "low-income households", "very low-income households" and "affordable housing" shall have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 65/3. As of the date of this Redevelopment Plan, these statutory terms are defined as follows: (i) "low-income household" means a single person, family or unrelated persons living together whose adjusted income is more than 50 percent but less than 80 percent of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the 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 percent of the median income of the area of residence, adjusted for family size, as so determined by HUD; and (iii) "affordable housing" means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the maximum allowable income for such households, as applicable.

3. Provision of Public Works or Improvements

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

a) ***Streets and Utilities***

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

b) ***Parks and Open Space***

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

c) ***Transportation Facilities***

Improvement and/or expansion of transit stations, bus routes and stops, bicycle lanes, and bicycle locking stations to support increases or changes in demand resulting from development of the Project Area.

4. Rehabilitation of Existing Buildings

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

5. Job Training and Related Educational Programs

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

6. Day Care Services

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

7. Taxing Districts' Capital Costs

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

8. Interest Subsidies

Funds may be provided to redevelopers for a portion of interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:

- (a) such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
- (b) such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with respect to the redevelopment project during that year;
- (c) if there are not sufficient funds available in the special tax allocation fund to make an interest payment, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;

- (d) the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total: (i) cost paid or incurred by a redeveloper for a redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act; and
- (e) the cost limits set forth in subparagraphs (b) and (d) above shall be modified to permit payment of to 75 percent of interest costs incurred by a redeveloper for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.

9. Affordable Housing

Funds may be provided to developers for up to 50 percent of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for benefits under the Act.

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

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

E. Redevelopment Project Costs

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

1. Eligible Redevelopment Project Costs

Redevelopment Project Costs include the sum total of all reasonable or necessary costs incurred, estimated to be incurred, or incidental to this Redevelopment Plan pursuant to the Act. Such costs may include, without limitation, the following:

- a) Costs of studies, surveys, development of plans and specifications, implementation and administration of the redevelopment plan including but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected;
- b) The cost of marketing sites within the area to prospective businesses, developers and investors;
- c) Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site

preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;

- d) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
- e) Costs of the construction of public works or improvements subject to the limitations in Section 11-74.4-3(q)(4) of the Act;
- f) Costs of job training and retraining projects including the cost of "welfare to work" programs implemented by businesses located within the Project Area and such proposals that feature a community-based training program which ensures maximum reasonable opportunities for residents of the South Chicago, South Deering, and Calumet Heights Community Areas with particular attention to the needs of those residents who have previously experienced inadequate employment opportunities and development of job-related skills including residents of public and other subsidized housing and people with disabilities;
- g) Financing costs including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued thereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto;
- h) To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;
- i) Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law or by Section 74.4-3(n)(7) of the Act (see Section V.D.2 above);
- j) Payment in lieu of taxes, as defined in the Act;
- k) Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs: (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the Project Area; and (ii) when incurred by a taxing district or taxing districts other than the

municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, 105 ILCS 5/10-22.20a and 5/10-23.3a;

- l) Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 1. such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 2. such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 3. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 4. the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total: (i) cost paid or incurred by the redeveloper for such redevelopment project, plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act; and
 5. Up to 75 percent of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.
- m) Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;
- n) An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
- o) Up to 50 percent of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-

income households, only the low- and very low-income units shall be eligible for benefits under the Act; and

- p) The cost of daycare services for children of employees from low-income families working for businesses located within the Project Area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the Project Area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80 percent of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development.

If a special service area has been established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 *et. seq.*, then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the redevelopment project area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act. City of Chicago Special Service Area #5 is located within the Project Area and includes Commercial Avenue frontage from 87th Street on the north to 93rd Street on the south; 91st Street frontage from Exchange Avenue on the west to Houston Avenue on the east; and 92nd Street frontage from Exchange Avenue on the west to Houston Avenue on the east.

2. Estimated Redevelopment Project Costs

A range of redevelopment activities and improvements will be required to implement this Redevelopment Plan. The activities and improvements and their estimated costs are set forth in Exhibit II, *Estimated Redevelopment Project Costs*, of this Redevelopment Plan. All estimates are based on 2002 dollars. Funds may be moved from one line item to another or to an eligible cost category described in this Redevelopment Plan at the City's discretion.

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

In the event the Act is amended after the date of the approval of this Redevelopment Plan by the City Council of Chicago to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/1-74.4-3(q)(11)), this Redevelopment Plan shall be deemed to incorporate such additional, expanded or increased eligible Redevelopment Project Costs under the Redevelopment Plan to the extent permitted by the Act. In the event of such amendment(s) to the Act, the City may add any new eligible redevelopment project costs as a line item in Exhibit II or otherwise adjust the line items in Exhibit II without amendment to the Redevelopment Plan, to the extent permitted by the Act. In no instance,

however, shall such additions or adjustments result in any increase in the total Redevelopment Project Costs without a further amendment to this Redevelopment Plan.

F. Sources of Funds to Pay Redevelopment Project Costs

Funds necessary to pay for Redevelopment Project Costs and secure municipal obligations issued for such costs are to be derived primarily from Incremental Property Taxes. Other sources of funds which may be used to pay for Redevelopment Project Costs or secure municipal obligations are land disposition proceeds, state and federal grants, investment income, private financing and other legally permissible funds the City may deem appropriate. The City may incur Redevelopment Project Costs which are paid for from funds of the City other than Incremental Property Taxes, and the City may then be reimbursed from such costs from Incremental Property Taxes. Also, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers. Additionally, the City may utilize revenues, other than State sales tax increment revenues, received under the Act from one redevelopment project area for eligible costs in another redevelopment project area that is either contiguous to, or is separated only by a public right-of-way from, the redevelopment project area from which the revenues are received.

The Project Area is contiguous to the South Chicago Redevelopment Project Area on the east, the Lake Calumet Area Industrial Redevelopment Project Area on the east and on the south, and the 95th & Stony Island Redevelopment Project Area on the west and may be contiguous to or separated by only a public right-of-way from other redevelopment project areas created under the Act. The City may utilize net Incremental Property Taxes received from the Project Area to pay eligible Redevelopment Project Costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas or project areas separated only by a public right-of-way, and vice versa. The amount of revenue from the Project Area, made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area, shall not at any time exceed the total Redevelopment Project Costs described in this Redevelopment Plan.

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

G. Issuance of Obligations

The City may issue obligations secured by Incremental Property Taxes pursuant to Section 11-74.4-7 of the Act. To enhance the security of a municipal obligation, the City may pledge its full faith and credit through the issuance of general obligation bonds. Additionally, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

The Redevelopment Project shall be completed, and all obligations issued to finance Redevelopment Project Costs shall be retired, no later than December 31 of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Project Area is adopted (i.e., assuming City Council approval of the Project Area and Redevelopment Plan in 2002, by December 31, 2026). Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this Redevelopment Plan. Obligations may be issued on a parity or subordinated basis.

In addition to paying Redevelopment Project Costs, Incremental Property Taxes may be used for the scheduled retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves and bond sinking funds. To the extent that Incremental Property Taxes are not needed for these purposes, and are not otherwise required, pledged, earmarked or otherwise designated for the payment of Redevelopment Project Costs, any excess Incremental Property Taxes shall then become available for distribution annually to taxing districts having jurisdiction over the Project Area in the manner provided by the Act.

H. Valuation of the Project Area

1. Most Recent EAV of Properties in the Project Area

The purpose of identifying the most recent equalized assessed valuation ("EAV") of the Project Area is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and Incremental Property Taxes of the Project Area. The 2001 EAV of all taxable parcels in the Project Area is approximately \$42,008,704 (not taking into account values of exemptions granted under Cook County homeowner programs for tax year 2001). This total EAV amount by PIN is summarized in Exhibit III, *2001 Equalized Assessed Valuation by Tax Parcel*, of this Redevelopment Plan. The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial EAV from which all Incremental Property Taxes in the Project Area will be calculated by Cook County.

2. **Anticipated Equalized Assessed Valuation**

By the tax year 2025 (collection year 2026) and following roadway and utility improvements, installation of additional and upgraded lighting, improved signage and landscaping, etc. and substantial completion of potential Redevelopment Projects, the EAV of the Project Area is estimated to be approximately \$97.5 million. This estimate is based on several key assumptions, including: 1) redevelopment of the Project Area will occur in a timely manner; 2) 110,000 square feet of new commercial space will be constructed for retail/office/commercial uses in the Project Area and occupied by 2012; 3) 200,000 square feet of new industrial space will be constructed for industrial uses in the Project Area and occupied by 2012; 3) 190 new single-family units will be constructed in the Project Area and occupied by 2012; 4) an estimated annual inflation in EAV of 2.5 percent will be realized through 2025; and 5) the five-year average Cook County state equalization factor of 2.1909 (average of tax years 1996 through 2000) is used in all years to calculate estimated EAV.

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

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

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

Physical Condition of the Project Area

- Six conservation factors are present to a meaningful extent and reasonably distributed throughout the Project Area. These factors include: obsolescence; deterioration; structures below minimum code standards; deleterious land use or layout; lack of community planning; and a lagging rate of growth of total equalized assessed valuation.
- Three conservation factors are present to a limited extent and reasonably distributed throughout the Project Area. These factors include: dilapidation; excessive vacancies; and excessive land coverage and overcrowding of structures and community facilities.
- Of the 579 buildings in the Project Area, 400 (69 percent) are classified as deteriorating.
- There are 99 vacant parcels or sites in the Project Area constituting approximately 65 acres (23.9 percent) of the net Project Area acreage (not including public rights-of-way for streets or alleys).

Lack of Investment and Growth by Private Enterprise

- Of the 579 buildings in the Project Area, 540 (93 percent) are 35 years of age or older—which means that only 39 buildings (7 percent) were built since 1966.
- Between 1996 and 2001, the total EAV of the Project Area has decreased in *one* of the last five calendar years for which data is available;
- Between 1996 and 2001, the EAV of the Project Area has lagged behind that of the balance of the City for *four* of the last five calendar years.
- Between 1996 and 2001, the EAV of the Project Area increased from \$35,724,712 to \$42,008,704, an increase of \$6.3 million (17.6 percent), which translates to an average annual rate of 3.3 percent. Over the same period, the EAV for the balance of the City increased by \$11.2 billion (36.5 percent), which translates to an average annual rate of 6.4 percent (nearly double the average annual growth rate of the Project Area).
- The average annual total value of building permits issued within the Project Area for the five full years between 1996 to 2000 was \$1.4 million—or only 2.3 percent of the Project Area's total market value for assessment purposes in 2000 (approximately \$61,893,532).

In summary, the Project Area qualifies under the Act as a conservation area, and is detrimental to the public safety, health, and welfare. The Project Area on the whole has not been subject to growth and development through investment by private enterprise. The Project Area would not reasonably be anticipated to be redeveloped without the adoption of this Redevelopment Plan for the Project Area.

VII. FINANCIAL IMPACT

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

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

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

The Act requires an assessment of any financial impact of the Project Area on, or any increased demand for services from, any taxing district affected by the Redevelopment Plan and a description of any program to address such financial impacts or increased demand. The City intends to monitor development in the Project Area and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development

VIII. DEMAND ON TAXING DISTRICT SERVICES

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

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

Cook County Forest Preserve District. The Forest Preserve District is responsible for acquisition, restoration and management of lands for the purpose of protecting and preserving open space in the City and County for the education, pleasure and recreation of the public.

Metropolitan Water Reclamation District of Greater Chicago. 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.

South Cook County Mosquito Abatement District. The district provides mosquito abatement services to the City of Chicago and communities in southern Cook County.

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

Board of Education of the City of Chicago. General responsibilities of the Board of Education include the provision, maintenance and operations of educational facilities and the provision of educational services for kindergarten through twelfth grade. Bowen Magnet High School is the only Chicago public school facility located in the Project Area.

Chicago Park District. The Park District is responsible for the provision, maintenance and operation of park and recreational facilities throughout the City and for the provision of recreation programs. Bessemer Park and Pine Park are the two public parks located within the Project Area.

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

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

City of Chicago Library Fund. General responsibilities of the Library Fund include the provision, maintenance and operation of the City's library facilities. There are no libraries within the boundaries of the Project Area.

In 1994, the Act was amended to require an assessment of any financial impact of the Project Area on, or any increased demand for services from, any taxing district affected by the Redevelopment Plan and a description of any program to address such financial impacts or increased demand. The

City intends to monitor development in the area and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development.

A. Impact of the Redevelopment Project

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

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

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

Board of Education. The replacement or rehabilitation of underutilized properties with new residential development is likely to increase the demand for services and programs provided by the City. One Chicago Public School, Bowen Magnet High School, is located within the boundaries of the Project Area. This public high school, as well as the nearest public elementary and specialized schools are identified in Figure 4, *Public Facilities*.

Chicago Park District. The replacement or rehabilitation of underutilized properties with residential, commercial, business and other development is likely to increase the demand for services, programs and capital improvements provided by the Chicago Park District within and adjacent to the Project Area. These public services or capital improvements may include, but are not necessarily limited to, the provision of additional open spaces and recreational facilities by the Chicago Park District. There are two public parks, Bessemer Park and Pine Park, located within the Project Area. The nearest parks within approximately one-half mile are identified in Figure 4, *Public Facilities*.

City of Chicago Library Fund. The replacement or rehabilitation of underutilized properties with residential, commercial, business and other development is likely to increase the demand for services, programs and capital improvements provided by the City of Chicago Library Fund. The South Chicago Branch library at 9055 S. Houston is centrally located and adjacent to the Project Area.

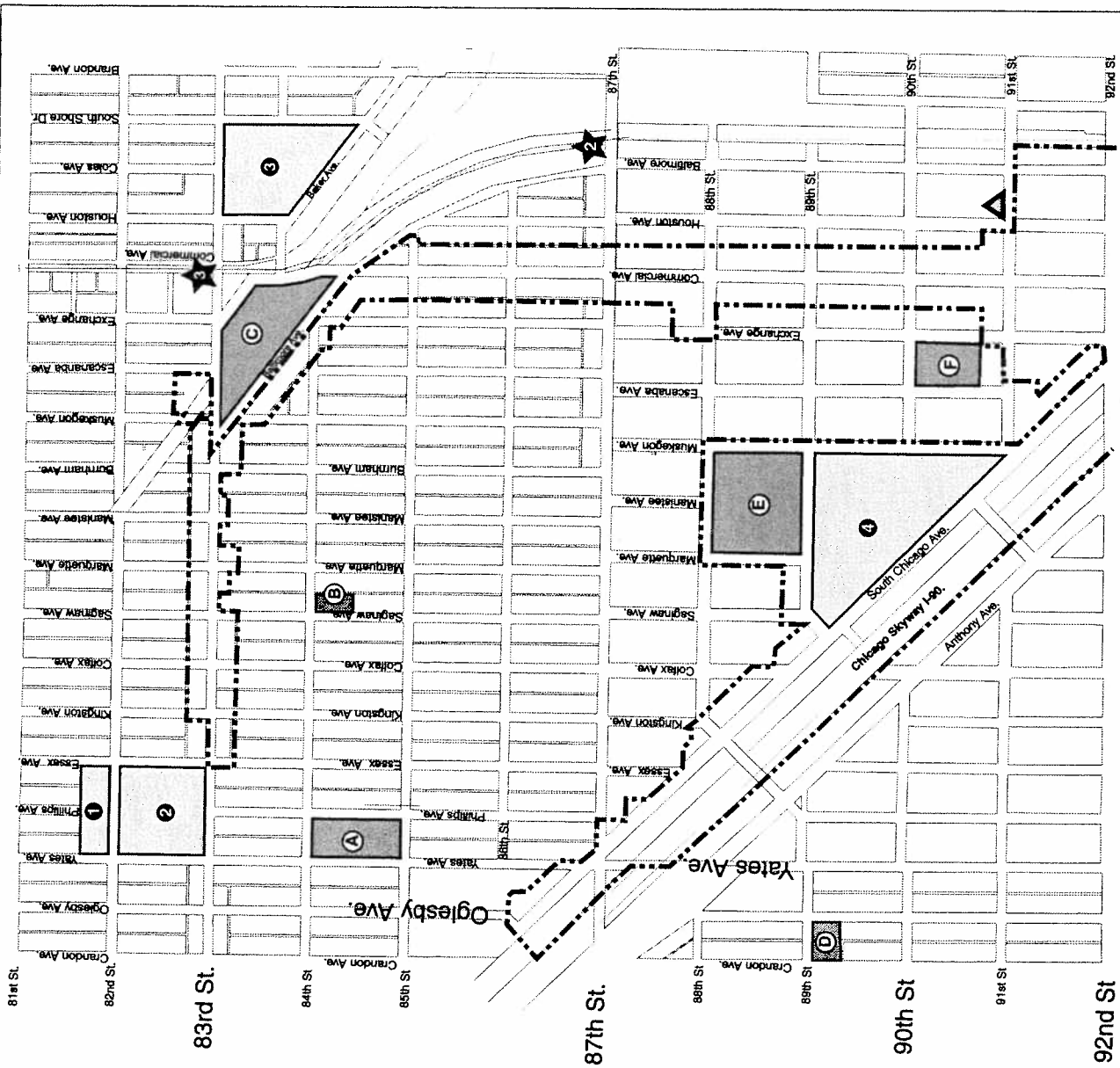








Figure 4a
Public Facilities

-  Post Office
-  Fire Station
-  South Chicago Library
-  Train Stations

- 1 93rd Street Station
- 2 87th Street Station
- 3 83rd Street Station

-  Parks
- 1 Eckersall Park
- 2 Eckersall Stadium
- 3 Russell Square Park
- 4 Bessemer Park
- 5 Dougherty Park
- 6 Pine Park
- 7 Bradley Park
- 8 Veteran's Park

-  Schools
- A Coles Elementary School
- B Las Casas Occupational High School
- C Ninos Heroes Community Academy
- D Hoyne Elementary School
- E Bowen Magnet High School
- F Mireles Academy
- G Warren Elementary School
- H Buckingham Special Education School
- I Burnham Academy
- J Anthony Branch Elementary School
- K Marsh Elementary School

Commercial Avenue

Tax Increment Financing Redevelopment Project Area

Chicago, IL

Prepared By: Trkla, Pettigrew, Allen & Payne, Inc.



Figure 4b
Public Facilities

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

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

- It is expected that any increase in demand for treatment of sanitary and storm sewage associated with the Project Area can be adequately handled by existing treatment facilities maintained and operated by the Metropolitan Water Reclamation District. Therefore, no special program is proposed for the Metropolitan Water Reclamation District.
- It is expected that any increase in demand for City services and programs associated with the Project Area can be adequately handled by existing City, police, fire protection, sanitary collection and recycling services and programs maintained and operated by the City. Therefore, no special programs are proposed for the City.
- It is expected that new residential development and the redevelopment of vacant, underutilized or non-residential property to residential use will result in an increase in demand for services provided by the Board of Education. To determine this potential increase, the Ehlers & Associates' (formerly Illinois School Consulting Services) methodology for estimating school age children was utilized. Based on the possible development of 190 new single-family homes, including a mix of single-family detached and attached units, an increase of approximately 62 elementary school age children and approximately 17 high school age children could result.

Marsh Elementary, the nearest public school located closest to the possible residential development, is currently operating well over capacity. Chicago Public Schools representatives have indicated that the 2000-2001 enrollment is 605 although school capacity is only 410 students. While there are no elementary schools within the Project Area there are a number of public elementary schools located outside of the Project Area but within approximately one-half mile including: Marsh, Coles, Ninos Heroes, Hoyne, Warren, Mireles Academy, Buckingham, and two branch facilities of Burnham Math & Science (Anthony Branch and Burnham Academy). Of these elementary schools, Coles, Marsh, and Ninos Heroes are operating at or over capacity; the others are not at capacity and could accommodate the additional 62 elementary students that may be generated by new development.

One public high school, Bowen Magnet, is located within the Project Area and Las Casas Occupational High School is located within two blocks of the Project Area. Both high schools are operating below capacity and could potentially accommodate the additional 17 high school students that may result from new residential development on the south end of the Project Area.

It is expected that any increase in demand for Board of Education services and programs associated with the Project Area may require expansion of existing public elementary school facilities or creation of new facilities. The City and 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 any particular residential development in the Project Area.

- It is expected that new development and the redevelopment of vacant, underutilized or non-residential property in the Project Area may generate additional demand for recreational services and programs and, therefore, would warrant additional open spaces and recreational facilities operated by the Chicago Park District. The *Land Policies Plan*, released by the Chicago Park District in 1990, established the goal of 2 acres of parkland per 1,000 residents for each community area. The *Parkland Needs Analysis*, released in 1993, indicates that South Chicago, Calumet Heights, and South Deering do not meet this standard. The City intends to monitor development in the Project Area and, with the cooperation of the Chicago Park District, will attempt to ensure that any increased demands for the services and capital improvements provided by the Chicago Park District are addressed in connection with any particular residential and business development.
- It is expected that new development and the redevelopment of vacant, underutilized or non-residential property in the Project Area may generate additional demand for library services and programs. The South Chicago branch library was built in 1941 and underwent a two-year renovation in 1992-1994. It is expected that any increased demand for services and programs provided by the library can be handled by the existing library facility.
- It is expected that any increase in demand for Cook County, Cook County Forest Preserve District, South Cook County Mosquito Abatement District and Chicago Community College District 508 services and programs associated with the Project Area can be adequately handled by services and programs maintained and operated by these taxing districts. Therefore, at this time, no special programs are proposed for these taxing districts. Should demand increase so that it exceeds existing service and program capabilities, the City will work with the affected taxing district to determine what, if any, program is necessary to provide adequate services.

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

Exhibit II to this Redevelopment Plan illustrates the present allocation of estimated Redevelopment Project Costs.

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

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

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X. PHASING AND SCHEDULING

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

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

The estimated date for completion of Redevelopment Projects is no later than December 31 of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Project Area is adopted (i.e., assuming City Council approval of the Project Area and Redevelopment Plan in 2002, by December 31, 2026).

XI. PROVISIONS FOR AMENDING THIS REDEVELOPMENT PLAN

This Redevelopment Plan may be amended pursuant to the Act.

XII. COMMITMENT TO FAIR EMPLOYMENT PRACTICES AND AFFIRMATIVE ACTION PLAN

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

- A) The assurance of equal opportunity in all personnel and employment actions, with respect to the Redevelopment Project, including, but not limited to hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, sex, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, or housing status.
- B) Redevelopers must meet the City's standards for participation of 25 percent Minority Business Enterprises and 5 percent Woman Business Enterprises and the City Resident Construction Worker Employment Requirement as required in redevelopment agreements.
- C) This commitment to affirmative action and nondiscrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
- D) Redevelopers will meet City standards for any applicable prevailing wage rate as ascertained by the Illinois Department of Labor to all project employees.

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

XIII. HOUSING IMPACT

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

The Project Area contains 788 inhabited residential units. The Redevelopment Plan provides for the development or redevelopment of several portions of the Project Area that may contain occupied residential units. As a result, it is possible that by implementation of this Plan, the displacement of residents from 10 or more inhabited residential units could occur.

The results of the housing impact study section are described in a separate report which presents certain factual information required by the Act. The report, prepared by TPAP, is entitled "*Commercial Avenue Redevelopment Project Area Tax Increment Financing Housing Impact Study*," and is attached as Exhibit VI to this Redevelopment Plan.

EXHIBIT I:

Legal Description of Project Area Boundary

COMMERCIAL AVENUE REDEVELOPMENT PROJECT AREA

ALL THAT PART OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN AND SECTIONS 6 AND 7, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE AND SECTIONS 6 AND 7, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE AND THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 16 IN BLOCK 3 IN THE SUBDIVISION OF LOTS 1 TO 10, BOTH INCLUSIVE, IN CHARLES RINGER'S SOUTH SHORE ADDITION, A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTHEAST CORNER OF LOT 16 BEING ALSO THE POINT OF INTERSECTION OF THE NORTH LINE OF EAST 83RD STREET WITH THE WEST LINE OF SOUTH KINGSTON AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH KINGSTON AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 26 IN BLOCK 4 OF SAID SUBDIVISION OF LOTS 1 TO 10, BOTH INCLUSIVE, IN CHARLES RINGER'S SOUTH SHORE ADDITION, SAID SOUTH LINE OF LOT 26 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF EAST 83RD STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF THE ALLEY NORTH OF EAST 83RD STREET AND THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF LOT 17 IN BLOCK 7 IN OVERLSIP'S AND TAYLOR'S ADDITION TO SOUTH CHICAGO, A SUBDIVISION OF BLOCKS 6, 7, 9, 10 AND 11 IN COMMISSIONER'S PARTITION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF LOT 17 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH BURNHAM AVENUE;

THENCE SOUTH ALONG THE WEST LINE OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF SAID LOT 17 IN BLOCK 7 IN OVERLSIP'S AND TAYLOR'S ADDITION TO SOUTH CHICAGO TO THE CENTER LINE OF SAID VACATED ALLEY;

THENCE EAST ALONG SAID CENTER LINE OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOT 17 IN BLOCK 7 IN OVERLSIP'S AND TAYLOR'S ADDITION TO SOUTH CHICAGO TO THE SOUTHWESTERLY LINE OF THE BALTIMORE AND OHIO RAILROAD RIGHT OF WAY;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF THE BALTIMORE AND OHIO RAILROAD RIGHT OF WAY TO THE EAST LINE OF LOT 2 IN

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AFORESAID BLOCK 7 IN OVERLSIP'S AND TAYLOR'S ADDITION TO SOUTH CHICAGO, SAID EAST LINE OF LOT 2 BEING ALSO THE WEST LINE OF SOUTH MUSKEGON AVENUE;

THENCE NORTH ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SOUTH MUSKEGON AVENUE TO THE NORTHEASTERLY LINE OF SAID BALTIMORE AND OHIO RAILROAD RIGHT OF WAY;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF THE BALTIMORE AND OHIO RAILROAD RIGHT OF WAY TO THE EAST LINE OF SOUTH MUSKEGON AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF SOUTH MUSKEGON AVENUE TO THE NORTH LINE OF LOT 5 IN COMMISSIONER'S PARTITION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID NORTH LINE OF LOT 5 IN COMMISSIONER'S PARTITION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN TO THE WEST LINE OF SOUTH ESCANABA AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF SOUTH ESCANABA AVENUE TO THE NORTH LINE OF EAST 83RD STREET;

THENCE WEST ALONG SAID NORTH LINE OF EAST 83RD STREET TO THE EAST LINE OF SOUTH MUSKEGON AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF SOUTH MUSKEGON AVENUE TO THE SOUTHWESTERLY LINE OF AFORESAID BALTIMORE AND OHIO RAILROAD RIGHT OF WAY;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF THE BALTIMORE AND OHIO RAILROAD RIGHT OF WAY TO THE CENTER LINE OF SOUTH MUSKEGON AVENUE;

THENCE SOUTH ALONG SAID CENTER LINE OF SOUTH MUSKEGON AVENUE TO THE NORTH LINE OF EAST 83RD STREET;

THENCE WEST ALONG SAID NORTH LINE OF EAST 83RD STREET TO THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF LOTS 1, 2 AND 3 IN THE RESUBDIVISION OF LOTS 1 TO 9, BOTH INCLUSIVE, OF BLOCK 10 IN THE COURT PARTITION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT LANDS BELONGING TO THE SOUTH CHICAGO RAILROAD COMPANY), SAID NORTHEASTERLY LINE OF LOTS 1, 2 AND 3 BEING ALSO THE SOUTHWESTERLY LINE OF SOUTH BALTIMORE AVENUE;

THENCE SOUTHEASTERLY ALONG SAID NORTHWESTERLY EXTENSION AND THE SOUTHWESTERLY LINE OF SOUTH BALTIMORE AVENUE TO THE NORTH LINE OF LOT 1 IN B. & N. GRIDZINSKI'S RESUBDIVISION OF LOTS 4 TO 13, BOTH INCLUSIVE, IN BLOCK 23 AND LOTS 1 TO 24, BOTH INCLUSIVE, IN BLOCK 24 IN COURT PARTITION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 1 IN B. & N. GRIDZINSKI'S RESUBDIVISION BEING ALSO THE SOUTH LINE OF EAST 85TH STREET;

THENCE WEST ALONG SAID NORTH LINE OF LOT 1 IN B. & N. GRIDZINSKI'S RESUBDIVISION TO THE WEST LINE THEREOF, SAID WEST LINE OF LOT 1 BEING ALSO THE EAST LINE OF THE ALLEY WEST OF SOUTH HOUSTON AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY WEST OF SOUTH HOUSTON AVENUE TO THE SOUTH LINE OF LOT 17 IN BLOCK 54 OF "SOUTH CHICAGO", A SUBDIVISION OF THE EAST HALF OF THE WEST HALF AND PARTS OF THE EAST FRACTIONAL HALF OF THE FRACTIONAL SECTION 6, NORTH OF THE INDIAN BOUNDARY LINE AND THAT PART OF FRACTIONAL SECTION 6 SOUTH OF THE INDIAN BOUNDARY LINE LYING NORTH OF THE MICHIGAN SOUTHERN RAILROAD AND FRACTIONAL SECTION 5 NORTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 17 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF EAST 91ST STREET;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 17 IN BLOCK 54 OF "SOUTH CHICAGO" TO THE EAST LINE THEREOF, SAID EAST LINE OF LOT 17 BEING ALSO THE WEST LINE OF HOUSTON AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF HOUSTON AVENUE TO THE SOUTH LINE OF EAST 91ST STREET;

THENCE EAST ALONG SAID SOUTH LINE OF EAST 91ST STREET TO THE WEST LINE OF LOT 47 IN BLOCK 68 IN AFORESAID "SOUTH CHICAGO";

THENCE SOUTH ALONG SAID WEST LINE OF LOT 47 IN BLOCK 68 IN "SOUTH CHICAGO" AND ALONG THE WEST LINE OF LOT 48 IN SAID BLOCK 68 AND ALONG THE SOUTHERLY EXTENSION THEREOF, AND ALONG THE WEST LINE OF LOT 47 AND 48 IN BLOCK 86 IN AFORESAID "SOUTH CHICAGO" AND ALONG THE SOUTHERLY EXTENSION THEREOF, AND ALONG THE WEST LINE OF LOTS 55 AND 56 IN BLOCK 90 OF SAID "SOUTH CHICAGO" AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE SOUTHWESTERLY LINE OF SOUTH CHICAGO AVENUE;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF SOUTH CHICAGO AVENUE TO THE SOUTH LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, SAID SOUTH LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 6 BEING ALSO THE CENTER LINE OF EAST 95TH STREET;

THENCE WEST ALONG SAID CENTER LINE OF EAST 95TH STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 1 OF BLOCK 115 OF AFORESAID
Commercial Avenue Tax Increment Financing Redevelopment Area Project and Plan
Chicago, IL

“SOUTH CHICAGO”, SAID EAST LINE OF LOT 1 BEING ALSO THE WEST LINE OF SOUTH BALTIMORE STREET;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION TO THE SOUTH LINE OF SAID 95TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF 95TH STREET TO THE WEST LINE OF LOT 5 IN BLOCK 116 OF SAID “SOUTH CHICAGO”, SAID WEST LINE OF LOT 5 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH COMMERCIAL AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF SOUTH COMMERCIAL AVENUE TO THE SOUTH LINE OF LOT 4 IN BLOCK 4 OF JAMES H. BOWEN’S ADDITION TO SOUTH CHICAGO, A SUBDIVISION OF THE NORTH QUARTER OF FRACTIONAL SECTION 7, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 4 IN BLOCK 4 OF JAMES H. BOWEN’S ADDITION TO SOUTH CHICAGO TO THE EAST LINE THEREOF, SAID EAST LINE OF LOT 4 BEING ALSO THE WEST LINE OF SOUTH HOUSTON AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH HOUSTON AVENUE TO THE NORTH LINE OF EAST 98TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF EAST 98TH STREET TO THE EAST LINE OF LOT 32 IN BLOCK 139 OF AFORESAID “SOUTH CHICAGO”;

THENCE NORTH ALONG SAID EAST LINE OF LOT 32 IN BLOCK 139 OF “SOUTH CHICAGO” AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF LOT 34 IN SAID BLOCK 139 OF “SOUTH CHICAGO”, SAID SOUTH LINE OF LOT 34 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF EAST 98TH STREET;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 34 IN BLOCK 139 OF “SOUTH CHICAGO” TO THE EAST LINE OF SAID LOT 34, SAID EAST LINE OF LOT 34 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF SOUTH HOUSTON AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY EAST OF SOUTH HOUSTON AVENUE AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF LOTS 6 AND 7 IN SAID BLOCK 139 OF “SOUTH CHICAGO”, SAID SOUTH LINE OF LOTS 6 AND 7 BEING ALSO THE NORTH LINE OF THE ALLEY SOUTH OF EAST 97TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY SOUTH OF EAST 97TH STREET TO THE EAST LINE OF LOT 1 IN SAID BLOCK 139 OF “SOUTH CHICAGO” , SAID EAST LINE OF LOT 1 BEING ALSO THE WEST LINE OF VACATED SOUTH BALTIMORE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF VACATED SOUTH BALTIMORE STREET TO THE NORTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 26-06-428-032, SAID NORTH LINE BEING ALSO THE EASTERLY EXTENSION OF THE SOUTH LINE OF EAST 97TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 26-06-428-032 TO THE SOUTHEASTERLY LINE THEREOF;

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF THE PARCEL OF PROPERTY BEARING PIN 26-06-428-032 AND ALONG THE SOUTHEASTERLY LINE OF THE PARCEL OF PROPERTY BEARING PIN 26-06-428-033 AND ALONG THE SOUTHWESTERLY EXTENSION THEREOF TO THE SOUTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, SAID SOUTH LINE BEING ALSO THE CENTER LINE OF EAST 98TH STREET;

THENCE WEST ALONG SAID CENTER LINE OF EAST 98TH STREET TO THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF LOT 1 IN BLOCK 3 OF JAMES H. BOWEN'S ADDITION TO SOUTH CHICAGO, A SUBDIVISION OF THE NORTH QUARTER OF FRACTION SECTION 7, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, SAID SOUTHEASTERLY LINE OF LOT 1 BEING ALSO THE NORTHWESTERLY LINE OF THE PENNSYLVANIA RAILROAD RIGHT OF WAY;

THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY EXTENSION AND THE NORTHWESTERLY LINE OF THE PENNSYLVANIA RAILROAD RIGHT OF WAY TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 23 IN BLOCK 37 OF NOTRE DAME ADDITION TO SOUTH CHICAGO, A SUBDIVISION OF THE SOUTH THREE QUARTERS OF FRACTION SECTION 7, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, SAID SOUTH LINE OF LOT 23 BEING ALSO THE NORTH LINE OF EAST 104TH STREET;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND NORTH LINE OF EAST 104TH STREET TO THE WEST LINE OF LOT 18 IN BLOCK 36 OF SAID NOTRE DAME ADDITION TO SOUTH CHICAGO, SAID WEST LINE OF LOT 18 BEING ALSO THE EAST LINE OF SOUTH MUSKEGON AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF SOUTH MUSKEGON AVENUE TO THE SOUTHEASTERLY LINE OF LOT 5 IN THE RESUBDIVISION OF LOTS 19, 20, 21 AND 22 OF BLOCK 36 OF NOTRE DAME ADDITION TO SOUTH CHICAGO, SAID SOUTHEASTERLY LINE OF LOT 5 BEING ALSO THE NORTHWESTERLY LINE OF THE ALLEY NORTHWEST OF COMMERCIAL AVENUE;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF THE ALLEY NORTHWEST OF COMMERCIAL AVENUE TO THE NORTH LINE OF LOT 30 IN AFORESAID BLOCK 36 OF NOTRE DAME ADDITION TO SOUTH CHICAGO, SAID NORTH LINE OF LOT 30 BEING ALSO THE SOUTH LINE OF EAST 103RD STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 103RD STREET TO THE EAST LINE OF SOUTH MUSKEGON AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF SOUTH MUSKEGON AVENUE TO THE NORTH LINE OF EAST 101ND STREET;

THENCE EAST ALONG SAID NORTH LINE OF EAST 101ND STREET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 46 IN BLOCK 16 OF AFORESAID NOTRE DAME ADDITION TO SOUTH CHICAGO, SAID WEST LINE OF LOT 46 BEING ALSO THE EAST LINE OF SOUTH ESCANABA AVENUE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF SOUTH ESCANABA AVENUE TO THE NORTH LINE OF EAST 103RD STREET;

THENCE EAST ALONG SAID NORTH LINE OF EAST 103RD STREET TO THE WESTERLY LINE OF SOUTH COMMERCIAL AVENUE;

THENCE NORTHERLY ALONG SAID WESTERLY LINE OF SOUTH COMMERCIAL AVENUE TO THE SOUTH LINE OF EAST 102ND STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 102ND STREET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 24 IN BLOCK 16 OF AFORESAID NOTRE DAME ADDITION TO SOUTH CHICAGO, SAID EAST LINE OF LOT 24 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF SOUTH ESCANABA AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF THE ALLEY EAST OF SOUTH ESCANABA AVENUE AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF EAST 101ST STREET;

THENCE EAST ALONG SAID NORTH LINE OF EAST 101ST STREET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 20 IN BLOCK 4 OF AFORESAID NOTRE DAME ADDITION TO SOUTH CHICAGO, SAID WEST LINE OF LOT 20 BEING ALSO THE EAST LINE OF SOUTH EXCHANGE AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION TO THE SOUTHEASTERLY LINE OF SAID LOT 20 IN BLOCK 4 OF NOTRE DAME ADDITION TO SOUTH CHICAGO, SAID SOUTHEASTERLY LINE OF LOT 20 BEING ALSO THE NORTHWESTERLY LINE OF THE ALLEY NORTHWEST OF SOUTH COMMERCIAL AVENUE;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF THE ALLEY NORTHWEST OF SOUTH COMMERCIAL AVENUE TO THE NORTH LINE OF LOT 28 IN SAID BLOCK 4 OF NOTRE DAME ADDITION TO SOUTH CHICAGO, SAID NORTH LINE OF LOT 28 BEING ALSO THE SOUTH LINE OF EAST 100TH BOULEVARD;

THENCE NORTH ALONG A STRAIGHT LINE, PERPENDICULAR TO SAID SOUTH LINE OF EAST 100TH BOULEVARD, TO THE NORTH LINE OF SAID EAST 100TH BOULEVARD;

THENCE EAST ALONG SAID NORTH LINE OF EAST 100TH BOULEVARD TO THE WEST LINE OF SOUTH COMMERCIAL AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH COMMERCIAL AVENUE TO THE SOUTH LINE OF EAST 98TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 98TH STREET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 24 IN BLOCK 141 OF "SOUTH CHICAGO", A SUBDIVISION OF THE EAST HALF OF THE WEST HALF AND PARTS OF THE EAST FRACTIONAL HALF OF THE FRACTIONAL SECTION 6, NORTH OF THE INDIAN BOUNDARY LINE AND THAT PART OF FRACTIONAL SECTION 6 SOUTH OF THE INDIAN BOUNDARY LINE LYING NORTH OF THE MICHIGAN SOUTHERN RAILROAD AND FRACTIONAL SECTION 5 NORTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 24 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH COMMERCIAL AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF THE ALLEY WEST OF SOUTH COMMERCIAL AVENUE TO THE NORTH LINE OF EAST 97TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF EAST 97TH STREET TO THE WEST LINE OF SOUTH COMMERCIAL AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH COMMERCIAL AVENUE TO THE SOUTH LINE OF EAST 96TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 96TH STREET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 24 IN BLOCK 117 OF AFORESAID "SOUTH CHICAGO", SAID EAST LINE OF LOT 24 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH COMMERCIAL AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF THE ALLEY WEST OF SOUTH COMMERCIAL AVENUE TO THE NORTH LINE OF LOT 39 IN SAID IN BLOCK 117 OF "SOUTH CHICAGO", SAID NORTH LINE OF LOT 39 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF EAST 95TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF EAST 95TH STREET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 6 IN BLOCK 119 OF AFORESAID "SOUTH CHICAGO";

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF LOT 6 IN BLOCK 119 OF "SOUTH CHICAGO" TO THE NORTH LINE OF SAID LOT 6, SAID NORTH LINE OF LOT 6 BEING ALSO THE SOUTH LINE OF EAST 95TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 95TH STREET TO THE EAST LINE OF SOUTH MANISTEE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH MANISTEE AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 12 IN BLOCK 121 OF AFORESAID "SOUTH CHICAGO", SAID NORTH LINE OF LOT 12 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF EAST 95TH STREET;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF THE ALLEY SOUTH OF EAST 95TH STREET TO THE EAST LINE OF SOUTH MARQUETTE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH MARQUETTE AVENUE AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF EAST 96TH STREET, SAID SOUTH LINE OF EAST 96TH STREET BEING ALSO THE NORTH LINE OF SOUTH CHICAGO GARDENS SUBDIVISION, A SUBDIVISION IN THE NORTHWEST FRACTIONAL QUARTER OF FRACTIONAL SECTION 7, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 96TH STREET TO THE, NORTHERLY MOST, WEST LINE OF SAID SOUTH CHICAGO GARDENS SUBDIVISION;

THENCE SOUTH ALONG SAID WEST LINE OF SOUTH CHICAGO GARDENS SUBDIVISION AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE NORTH LINE OF LOT 70 IN SAID SOUTH CHICAGO GARDENS SUBDIVISION;

THENCE WEST ALONG SAID NORTH LINE OF LOT 70 IN SOUTH CHICAGO GARDENS SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF, AND ALONG THE NORTH LINE OF BLOCK 147 IN AFORESAID "SOUTH CHICAGO" AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SOUTH TORRENCE AVENUE ;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH TORRENCE AVENUE TO THE NORTH LINE OF LOT 12 IN BLOCK 125 OF AFORESAID "SOUTH CHICAGO", SAID NORTH LINE OF LOT 12 BEING ALSO THE SOUTH LINE OF THE VACATED ALLEY SOUTH OF EAST 95TH STREET;

THENCE WEST ALONG SAID NORTH LINE OF LOT 12 IN BLOCK 125 OF "SOUTH CHICAGO" TO THE WEST LINE THEREOF, SAID WEST LINE OF LOT 12 BEING ALSO THE EAST LINE OF SOUTH COLFAX AVENUE;

THENCE CONTINUING WEST ALONG THE SOUTH LINE OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING LOT 6 IN SAID BLOCK 125 OF "SOUTH CHICAGO" TO THE SOUTHWEST CORNER OF SAID VACATED ALLEY;

THENCE WEST ALONG A STRAIGHT LINE TO THE NORTHEAST CORNER OF BLOCK 4 OF WILLIAM RANDALL'S RESUBDIVISION OF PART OF ARTHUR DUMAS' SOUTH SHORE RESUBDIVISION OF BLOCKS 1, 4, 5, 6, 11 AND 12 IN CALUMET TRUST'S SUBDIVISION NO. 3, A SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 7, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE;

THENCE WEST ALONG THE NORTH LINE OF SAID BLOCK 4 OF WILLIAM RANDALL'S RESUBDIVISION TO THE WEST LINE THEREOF, SAID WEST LINE OF BLOCK 4 BEING ALSO THE EAST LINE OF SOUTH SHORE SECOND ADDITION TO JEFFERY MANOR, A RESUBDIVISION OF PARTS OF BLOCKS 1, 2, 3, 6 AND 7 AND PORTIONS OF VACATED STREETS AND ALLEYS IN AFORESAID CALUMET TRUST'S SUBDIVISION NO. 3;

THENCE NORTH ALONG SAID EAST LINE OF SAID SOUTH SHORE SECOND ADDITION TO JEFFERY MANOR TO THE NORTH LINE THEREOF, SAID NORTH LINE OF SOUTH SHORE SECOND ADDITION TO JEFFERY MANOR BEING THE CENTER LINE OF THE VACATED ALLEY LYING SOUTH OF EAST 95TH STREET;

THENCE WEST ALONG SAID CENTER LINE OF THE VACATED ALLEY LYING SOUTH OF EAST 95TH STREET TO THE EAST LINE OF SOUTH YATES AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH YATES AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 1 IN OF ARTHUR DUMAS' SOUTH SHORE RESUBDIVISION OF BLOCK 4 IN CALUMET TRUST'S SUBDIVISION NO. 3, A SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 7, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, SAID NORTH LINE OF LOT 1 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF EAST 95TH STREET;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF THE ALLEY SOUTH OF EAST 95TH STREET TO THE NORTHEASTERLY LINE OF LOT 29 IN BLOCK 1 OF MERRIONETTE MANOR 2ND ADDITION, A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, SAID NORTHEASTERLY LINE OF LOT 29 BEING ALSO THE SOUTHWESTERLY LINE OF THE ALLEY EAST OF SOUTH OGLESBY AVENUE;

THENCE NORTHWESTERLY AND NORTH ALONG THE SOUTHWESTERLY LINE AND THE WEST LINE OF THE ALLEY EAST OF SOUTH OGLESBY AVENUE TO THE NORTH LINE OF LOT 30 IN SAID BLOCK 1 OF MERRIONETTE MANOR 2ND ADDITION;

THENCE WEST ALONG SAID NORTH LINE OF LOT 30 IN BLOCK 1 OF MERRIONETTE MANOR 2ND ADDITION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SOUTH OGLESBY AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH OGLESBY AVENUE TO THE NORTH LINE OF LOT 1 IN BLOCK 8 OF MERRIONETTE MANOR FIRST ADDITION, A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE;

THENCE WEST ALONG SAID NORTH LINE OF LOT 1 IN BLOCK 8 OF MERRIONETTE MANOR FIRST ADDITION TO THE WEST LINE THEREOF, SAID WEST LINE OF LOT 1 BEING ALSO THE EAST LINE OF THE ALLEY WEST OF SOUTH OGLESBY AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY WEST OF SOUTH OGLESBY AVENUE TO THE SOUTHWESTERLY LINE OF LOT 7 IN SAID BLOCK 8 OF MERRIONETTE MANOR FIRST ADDITION, SAID SOUTHWESTERLY LINE OF LOT 7 BEING ALSO THE NORTHEASTERLY LINE OF THE ALLEY LYING WEST OF SOUTH OGLESBY AVENUE;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF LOT 7 AND ALONG THE SOUTHWESTERLY LINE OF LOT 8 IN SAID BLOCK 8 OF MERRIONETTE MANOR FIRST ADDITION TO THE NORTHERLY MOST NORTHWEST CORNER OF LOT 9 IN SAID BLOCK 8 OF MERRIONETTE MANOR FIRST ADDITION;

THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 9 IN BLOCK 8 OF MERRIONETTE MANOR FIRST ADDITION AND ALONG THE NORTHWESTERLY LINE OF LOTS 10, 11 AND 12 IN SAID BLOCK 8 OF MERRIONETTE MANOR FIRST ADDITION TO THE NORTHEAST CORNER OF LOT 13 IN SAID BLOCK 8 OF MERRIONETTE MANOR FIRST ADDITION;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 13 AND ALONG THE NORTHEASTERLY LINE OF LOT 14 IN SAID BLOCK 8 OF MERRIONETTE MANOR FIRST ADDITION TO THE NORTH LINE OF SAID LOT 14, SAID NORTH LINE OF LOT 14 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF EAST 95TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF EAST 95TH STREET TO THE NORTHERLY MOST NORTHWEST CORNER OF LOT 14 IN BLOCK 6 OF SAID MERRIONETTE MANOR FIRST ADDITION;

THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 14 AND ALONG THE NORTHWESTERLY LINE OF LOT 13 IN SAID BLOCK 6 OF MERRIONETTE MANOR FIRST ADDITION TO THE NORTHEAST CORNER OF LOT 12 IN SAID BLOCK 6 OF MERRIONETTE MANOR FIRST ADDITION;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 12 AND ALONG THE NORTHEASTERLY LINE OF LOTS 11, 10 AND 9 IN SAID BLOCK 6 OF MERRIONETTE MANOR FIRST ADDITION TO THE SOUTHEAST CORNER OF LOT 8 IN SAID BLOCK 6 OF MERRIONETTE MANOR FIRST ADDITION;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 8 AND ALONG THE SOUTHEASTERLY LINE OF LOT 7 IN SAID BLOCK 6 OF MERRIONETTE MANOR FIRST ADDITION TO THE EAST LINE OF SAID LOT 7, SAID EAST LINE OF LOT 7 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF SOUTH MERRION AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY EAST OF SOUTH MERRION AVENUE TO THE NORTH LINE OF LOT 1 IN SAID BLOCK 6 OF MERRIONETTE MANOR FIRST ADDITION;

THENCE WEST ALONG SAID NORTH LINE OF LOT 1 IN BLOCK 6 OF MERRIONETTE MANOR FIRST ADDITION TO THE WEST LINE OF SAID LOT 1, SAID WEST LINE OF LOT 1 BEING ALSO THE EAST LINE OF SOUTH MERRION AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH MERRION AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 30 IN BLOCK 1 OF SAID MERRIONETTE MANOR FIRST ADDITION;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF LOT 30 IN BLOCK 1 OF MERRIONETTE MANOR FIRST ADDITION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOT 10 IN BLOCK 1 OF HUGH MAGINNIS' 95TH STREET SUBDIVISION OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 12, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, SAID EAST LINE OF LOT 10 BEING ALSO THE WEST LINE OF SOUTH PAXTON AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF SOUTH PAXTON AVENUE TO THE NORTH LINE OF LOT 11 IN SAID BLOCK 1 OF HUGH MAGINNIS' 95TH STREET SUBDIVISION, SAID NORTH LINE OF LOT 1 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF EAST 95TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF EAST 95TH STREET TO THE EAST LINE OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1 THROUGH 12, BOTH INCLUSIVE, IN BLOCK 1 OF VAN VLISSINGEN HEIGHTS, A SUBDIVISION OF THAT PART OF THE NORTHEAST OF A LINE 1,200 FEET NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND WESTERN INDIANA RAILROAD (EXCEPT THAT PART SOLD TO THE CITY OF CHICAGO AND EXCEPT THE SOUTH 200 FEET OF THE NORTH 250 FEET OF THE EAST 200 FEET) OF THE EAST TWO THIRDS OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN NORTH OF THE INDIAN BOUNDARY LINE, ALSO THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 12, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM A TRIANGULAR PARCEL IN THE SOUTHWEST CORNER THEREOF HERETOFORE CONVEYED TO THE CALUMET AND CHICAGO CANAL AND DOCK COMPANY;

THENCE NORTH ALONG SAID EAST LINE OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1 THROUGH 12, BOTH INCLUSIVE, IN BLOCK 1 OF VAN VLISSINGEN HEIGHTS TO THE CENTER LINE OF SAID VACATED ALLEY;

THENCE WEST ALONG SAID CENTER LINE OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1 THROUGH 12, BOTH INCLUSIVE, IN BLOCK 1 OF VAN VLISSINGEN HEIGHTS TO A LINE 6 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF BLOCK 12 IN SAID VAN VLISSINGEN HEIGHTS SAID LINE BEING THE WEST LINE OF THE PARCEL OF PROPERTY BEARING PIN 25-12-200-046, IN HERETOFORE VACATED CHAPPEL AVENUE;

THENCE SOUTH ALONG SAID LINE 6 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF BLOCK 12 IN VAN VLISSINGEN HEIGHTS TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 21 IN BLOCK 1 OF VAN VLISSINGEN HEIGHTS, SAID SOUTH LINE OF LOT 21 BEING ALSO THE NORTH LINE OF EAST 95TH PLACE;

THENCE WEST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 21 IN BLOCK 1 OF VAN VLISSINGEN HEIGHTS TO THE EAST LINE OF LOT 35 IN BLOCK 12 OF SAID VAN VLISSINGEN HEIGHTS, SAID EAST LINE OF LOT 35 BEING ALSO THE WEST LINE OF SOUTH CHAPPEL AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF LOT 35 IN BLOCK 12 OF SAID VAN VLISSINGEN HEIGHTS TO THE SOUTH LINE OF SAID LOT 35;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 35 IN BLOCK 12 OF SAID VAN VLISSINGEN HEIGHTS AND ALONG THE WESTERLY EXTENSION THEREOF AND ALONG THE SOUTH LINE OF LOT 14 IN SAID BLOCK 12 OF VAN VLISSINGEN HEIGHTS AND

ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SOUTH JEFFERY AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH JEFFERY AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 1 IN SAID BLOCK 12 OF VAN VLISSINGEN HEIGHTS, SAID NORTH LINE OF LOT 1 BEING ALSO THE SOUTH LINE OF EAST 95TH STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND ALONG THE SOUTH LINE OF EAST 95TH STREET TO THE WEST LINE OF SOUTH PAXTON AVENUE;

THENCE NORTH ALONG A STRAIGHT LINE TO THE SOUTHEAST CORNER OF BLOCK 36 IN S. E. GROSS CALUMET HEIGHTS ADDITION TO SOUTH CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTHEAST CORNER OF BLOCK 36 BEING THE POINT OF INTERSECTION OF THE NORTH LINE OF EAST 95TH STREET AND THE EAST LINE OF SAID BLOCK 36, SAID EAST LINE OF BLOCK 36 BEING ALSO THE WEST LINE OF SOUTH PAXTON AVENUE;

THENCE NORTH ALONG THE WEST LINE OF SOUTH PAXTON AVENUE TO THE SOUTH LINE OF THE C. R. I. & P. RAILWAY RIGHT OF WAY;

THENCE EAST ALONG SAID SOUTH LINE OF THE C. R. I. & P. RAILWAY RIGHT OF WAY TO THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTH ALONG SAID WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 1 TO THE NORTH LINE OF SAID C. R. I. & P. RAILWAY RIGHT OF WAY;

THENCE EAST ALONG SAID NORTH LINE OF SAID C. R. I. & P. RAILWAY RIGHT OF WAY TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 16 IN BLOCK 106 OF HEREINBEFORE MENTIONED "SOUTH CHICAGO", A SUBDIVISION OF THE EAST HALF OF THE WEST HALF AND PARTS OF THE EAST FRACTIONAL HALF OF THE FRACTIONAL SECTION 6, NORTH OF THE INDIAN BOUNDARY LINE AND THAT PART OF FRACTIONAL SECTION 6 SOUTH OF THE INDIAN BOUNDARY LINE LYING NORTH OF THE MICHIGAN SOUTHERN RAILROAD AND FRACTIONAL SECTION 5 NORTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 16 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH COMMERCIAL AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF THE ALLEY WEST OF SOUTH COMMERCIAL AVENUE AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF EAST 94TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF EAST 94TH STREET TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 94 OF AFORESAID "SOUTH CHICAGO";

THENCE CONTINUING EAST ALONG A STRAIGHT LINE TO THE SOUTH CORNER OF LOT 1 IN BLOCK 93 OF SAID "SOUTH CHICAGO";

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 IN BLOCK 93 OF "SOUTH CHICAGO" AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE NORTHEASTERLY LINE OF THE ALLEY LYING NORTHEASTERLY OF AND ADJOINING SAID LOT 1, SAID EAST LINE OF LOT 1 BEING ALSO THE WEST LINE OF SOUTH COMMERCIAL AVENUE AND THE NORTHEASTERLY LINE OF THE ALLEY LYING NORTHEASTERLY OF AND ADJOINING SAID LOT 1 BEING ALSO THE SOUTHWESTERLY LINE OF THE PENNSYLVANIA RAILROAD RIGHT OF WAY;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF THE PENNSYLVANIA RAILROAD RIGHT OF WAY TO WEST LINE OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE;

THENCE NORTH ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE TO THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF BLOCK 1 IN THE 87TH ST. AND ANTHONY AVE. SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTHWESTERLY LINE OF BLOCK 1 BEING ALSO THE NORTHEASTERLY LINE OF A RAILROAD RIGHT OF WAY;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID RIGHT OF WAY TO THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF LOT 42 IN BLOCK 4 OF LINCOLN, BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH AND EAST OF THE RAILROAD RIGHT OF WAY;

THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND THE NORTHWESTERLY LINE OF LOT 42 IN BLOCK 4 OF LINCOLN AND ALONG THE NORTHEASTERLY EXTENSION THEREOF TO THE NORTHEASTERLY LINE OF SOUTH CHICAGO AVENUE;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF SOUTH CHICAGO AVENUE TO THE SOUTHEASTERLY LINE OF LOT 21 IN BLOCK 2 OF AFORESAID LINCOLN, SAID SOUTHEASTERLY LINE OF LOT 21 BEING ALSO THE NORTHWESTERLY LINE OF SOUTH OGLESBY AVENUE;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF SOUTH OGLESBY AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 51 IN BLOCK 1 OF AFORESAID LINCOLN, SAID SOUTH LINE OF LOT 51 BEING ALSO THE NORTH LINE OF A PUBLIC ALLEY NORTH OF SOUTH CHICAGO AVENUE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 51 IN BLOCK 1 OF LINCOLN AND ALONG THE EASTERLY EXTENSION THEREOF TO THE

WEST LINE OF LOTS 26 AND 27 IN SAID BLOCK 1 OF LINCOLN, SAID WEST LINE OF LOTS 26 AND 27 BEING ALSO THE EAST LINE OF THE ALLEY WEST OF SOUTH YATES BOULEVARD;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY WEST OF SOUTH YATES BOULEVARD TO THE SOUTHWESTERLY LINE OF LOT 32 IN SAID BLOCK 1 OF LINCOLN, SAID SOUTHWESTERLY LINE OF LOT 32 IN BLOCK 1 OF LINCOLN BEING ALSO THE NORTHEASTERLY LINE OF THE ALLEY NORTHEAST OF SOUTH CHICAGO AVENUE;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF LOT 32 IN SAID BLOCK 1 OF LINCOLN AND ALONG THE SOUTHWESTERLY LINE OF LOT 33 IN SAID BLOCK 1 OF LINCOLN AND ALONG THE SOUTHEASTERLY EXTENSION THEREOF TO THE EAST LINE OF SOUTH YATES AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH YATES AVENUE TO THE NORTHEASTERLY LINE OF SOUTH CHICAGO AVENUE;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF SOUTH CHICAGO AVENUE TO THE NORTH LINE OF EAST 87TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF EAST 87TH STREET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 18 IN BLOCK 3 OF C. R. CAVE'S RESUBDIVISION, A RESUBDIVISION OF LOTS AND VACATED ALLIES IN BLOCKS 2, 3 AND 5 OF MEEKER'S ADDITION TO SOUTH CHICAGO, A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 6, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE WEST LINE OF LOT 18 IN BLOCK 3 OF C. R. CAVE'S RESUBDIVISION TO THE SOUTH LINE OF SAID LOT 18, SAID SOUTH LINE OF LOT 18 BEING ALSO THE NORTH LINE OF THE ALLEY SOUTH OF EAST 87TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY SOUTH OF EAST 87TH STREET AND ALONG THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF LOT 4 IN SAID BLOCK 3 OF C. R. CAVE'S RESUBDIVISION, SAID WEST LINE OF LOT 4 BEING ALSO THE EAST LINE OF THE ALLEY WEST OF SOUTH ESSEX AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY WEST OF SOUTH ESSEX AVENUE TO THE NORTHEASTERLY LINE OF SOUTH CHICAGO AVENUE;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF SOUTH CHICAGO AVENUE TO THE SOUTH LINE OF LOT 21 IN BLOCK 2 OF SAID C. R. CAVE'S RESUBDIVISION;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 21 IN BLOCK 2 OF C. R. CAVE'S RESUBDIVISION TO THE SOUTHEAST CORNER OF SAID LOT 21;

THENCE EAST ALONG AS STRAIGHT LINE TO THE NORTHWEST CORNER OF LOT 17 IN BLOCK 2 OF C. R. CAVE'S RESUBDIVISION, AFORESAID, SAID NORTHWEST CORNER OF LOT 17 BEING A POINT ON THE EAST LINE OF THE ALLEY EAST OF SOUTH ESSEX AVENUE;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 17 IN BLOCK 2 OF C. R. CAVE'S RESUBDIVISION TO THE SOUTHWESTERLY LINE THEREOF, SAID SOUTHWESTERLY LINE BEING ALSO THE NORTHEASTERLY LINE OF THE ALLEY NORTHEASTERLY OF SOUTH CHICAGO AVENUE;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF LOT 17 IN BLOCK 2 OF C. R. CAVE'S RESUBDIVISION TO THE SOUTH LINE THEREOF, SAID SOUTH LINE OF LOT 17 BEING ALSO THE NORTH LINE OF THE ALLEY LYING SOUTH OF AND ADJOINING SAID LOT 17;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 17 TO NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 18 IN BLOCK 5 OF SAID C. R. CAVE'S RESUBDIVISION, SAID SOUTHWESTERLY LINE OF LOT 18 BEING ALSO THE NORTHEASTERLY LINE OF THE ALLEY NORTHEASTERLY OF SOUTH CHICAGO AVENUE;

THENCE SOUTHEASTERLY ALONG SAID NORTHWESTERLY EXTENSION AND ALONG THE NORTHEASTERLY LINE OF THE ALLEY NORTHEASTERLY OF SOUTH CHICAGO AVENUE AND ALONG THE SOUTHEASTERLY EXTENSION THEREOF TO THE EAST LINE OF SOUTH COLFAX AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH COLFAX AVENUE TO A LINE 32.25 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 30 IN BLOCK 17 OF AFORESAID "SOUTH CHICAGO", SAID PARALLEL LINE BEING ALSO THE SOUTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 26-6-112-047;

THENCE EAST ALONG SAID LINE 32.25 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 30 IN BLOCK 17 OF "SOUTH CHICAGO" A DISTANCE OF 91.48 FEET TO AN ANGLE POINT IN THE SOUTH LINE OF SAID PARCEL OF PROPERTY BEARING PIN 26-6-112-047;

THENCE NORTHEASTERLY ALONG A STRAIGHT LINE, SAID LINE BEING THE SOUTHEASTERLY LINE OF THE PARCEL OF PROPERTY BEARING PIN 26-6-112-047, TO A POINT ON THE EAST LINE OF AFORESAID LOT 30 IN BLOCK 17 OF "SOUTH CHICAGO", SAID POINT BEING 9.20 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 30 AS MEASURED ALONG THE EAST LINE OF SAID LOT 30;

THENCE EAST ALONG A STRAIGHT LINE TO THE WESTERLY MOST SOUTHWEST CORNER OF LOT 19 IN SAID BLOCK 17 OF "SOUTH CHICAGO", SAID CORNER BEING 4.50 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 19 AS MEASURED ALONG THE WEST LINE OF SAID LOT 19;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY OF LOT 19 AND ALONG THE SOUTHWESTERLY LINE OF LOT 20 IN SAID BLOCK 17 OF "SOUTH CHICAGO" TO THE WEST LINE OF SOUTH SAGINAW AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH SAGINAW AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 29 IN BLOCK 18 OF AFORESAID "SOUTH CHICAGO", SAID SOUTH LINE OF LOT 29 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF EAST 89TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF EAST 89TH STREET TO THE WEST LINE OF SOUTH MARQUETTE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH MARQUETTE AVENUE TO THE NORTH LINE OF EAST 88TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF EAST 88TH STREET TO THE EAST LINE OF SOUTH MUSKEGON AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH MUSKEGON AVENUE TO THE NORTHEASTERLY LINE OF SOUTH CHICAGO AVENUE;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF SOUTH CHICAGO AVENUE TO THE NORTH LINE OF EAST 92ND AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF EAST 92ND AVENUE TO THE WEST LINE OF SOUTH EXCHANGE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH EXCHANGE AVENUE TO THE NORTHEASTERLY LINE OF LOT 26 IN BLOCK 72 OF AFORESAID "SOUTH CHICAGO", SAID NORTHEASTERLY LINE OF LOT 26 BEING ALSO THE SOUTHWESTERLY LINE OF THE ALLEY NORTHEAST OF SOUTH CHICAGO AVENUE;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF THE ALLEY NORTHEAST OF SOUTH CHICAGO AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 14 IN SAID BLOCK 72 OF "SOUTH CHICAGO", SAID SOUTH LINE OF LOT 14 BEING ALSO THE NORTH LINE OF THE ALLEY SOUTH OF EAST 91ST STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF THE ALLEY SOUTH OF EAST 91ST STREET TO THE EAST LINE OF LOT 10 IN SAID BLOCK 72 OF "SOUTH CHICAGO";

THENCE NORTH ALONG SAID EAST LINE OF LOT 10 IN BLOCK 72 OF "SOUTH CHICAGO" AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF EAST 91ST STREET;

THENCE EAST ALONG SAID NORTH LINE OF EAST 91ST STREET TO THE WEST LINE OF SOUTH EXCHANGE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH EXCHANGE AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 29 IN BLOCK 53 OF AFORESAID "SOUTH CHICAGO", SAID SOUTH LINE OF LOT 29 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF EAST 91ST STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 29 IN BLOCK 53 OF "SOUTH CHICAGO" TO THE EAST LINE OF SAID LOT 29, SAID EAST LINE OF LOT 29 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH COMMERCIAL AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF SOUTH COMMERCIAL AVENUE TO THE SOUTH LINE OF EAST 88TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 88TH STREET TO THE WEST LINE OF SOUTH EXCHANGE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH EXCHANGE AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 32 IN BLOCK 10 OF AFORESAID "SOUTH CHICAGO";

THENCE EAST ALONG SAID WESTERLY EXTENSION AND ALONG THE SOUTH LINE OF LOT 32 IN BLOCK 10 OF "SOUTH CHICAGO" TO THE EAST LINE OF SAID LOT 32, SAID EAST LINE OF LOT 32 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH COMMERCIAL AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF SOUTH COMMERCIAL AVENUE TO THE NORTHEASTERLY LINE OF LOT 37 IN BLOCK 14 OF THE COURT PARTITION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTHEASTERLY LINE OF LOT 37 BEING ALSO THE SOUTHWESTERLY LINE OF THE ALLEY SOUTHWEST OF BALTIMORE AVENUE;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF THE ALLEY SOUTHWEST OF BALTIMORE AVENUE AND ALONG THE NORTHWESTERLY EXTENSION THEREOF TO THE WEST LINE OF SOUTH EXCHANGE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH EXCHANGE AVENUE TO THE SOUTH LINE OF LOT 2 IN BLOCK 13 OF SAID COURT PARTITION OF THE SOUTHEAST QUARTER OF SECTION 31;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 2 IN BLOCK 13 OF THE COURT PARTITION OF THE SOUTHEAST QUARTER OF SECTION 31 AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOTS 46 AND 47 IN SAID BLOCK 13 OF THE COURT PARTITION OF THE SOUTHEAST QUARTER OF SECTION 31, SAID EAST LINE OF LOTS 46 AND 47 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH EXCHANGE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF SOUTH EXCHANGE AVENUE TO THE SOUTH LINE OF EAST 84TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 84TH STREET TO THE SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF LOT 38 IN BLOCK 9 OF SAID COURT PARTITION OF THE SOUTHEAST QUARTER OF SECTION 31, SAID

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NORTHEASTERLY LINE OF LOT 38 BEING ALSO THE SOUTHWESTERLY LINE OF THE ALLEY SOUTHWEST OF BALTIMORE AVENUE;

THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION AND THE SOUTHWESTERLY LINE OF THE ALLEY SOUTHWEST OF BALTIMORE AVENUE AND ALONG THE NORTHWESTERLY EXTENSION THEREOF TO THE WEST LINE OF SOUTH MUSKEGON AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH MUSKEGON AVENUE TO THE NORTH LINE OF LOT 10 IN BLOCK 10 OF SAID COURT PARTITION OF THE SOUTHEAST QUARTER OF SECTION 31, SAID NORTH LINE OF LOT 10 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF EAST 83RD STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF EAST 83RD STREET AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SOUTH BURNHAM AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH BURNHAM AVENUE TO THE SOUTH LINE OF EAST 83RD STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 83RD STREET TO THE WEST LINE OF LOT 1 IN BLOCK 33 OF HILL'S ADDITION TO SOUTH CHICAGO, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF LOT 1 BEING ALSO THE EAST LINE OF THE ALLEY WEST OF SOUTH BURNHAM AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY WEST OF SOUTH BURNHAM AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 47 IN SAID BLOCK 33 OF HILL'S ADDITION TO SOUTH CHICAGO;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 47 IN BLOCK 33 OF HILL'S ADDITION TO SOUTH CHICAGO AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SOUTH MANISTEE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH MANISTEE AVENUE TO THE SOUTH LINE OF EAST 83RD STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 83RD STREET TO THE WEST LINE OF LOT 1 IN BLOCK 34 OF SAID HILL'S ADDITION TO SOUTH CHICAGO, SAID WEST LINE OF LOT 1 BEING ALSO THE EAST LINE OF THE ALLEY WEST OF SOUTH MANISTEE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY WEST OF SOUTH MANISTEE AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 42 IN SAID BLOCK 34 OF HILL'S ADDITION TO SOUTH CHICAGO;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 42 IN BLOCK 34 OF HILL'S ADDITION TO SOUTH CHICAGO AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SOUTH MARQUETTE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH MARQUETTE AVENUE TO THE SOUTH LINE OF LOT 3 IN BLOCK 35 OF SAID HILL'S ADDITION TO SOUTH CHICAGO;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 3 IN BLOCK 35 OF HILL'S ADDITION TO SOUTH CHICAGO AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOTS 45 AND 46 OF SAID BLOCK 35 OF HILL'S ADDITION TO SOUTH CHICAGO, SAID EAST LINE OF LOTS 45 AND 46 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH MARQUETTE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF SOUTH MARQUETTE AVENUE TO THE SOUTH LINE OF EAST 83RD STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 83RD STREET TO THE EAST LINE OF SOUTH SAGINAW AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH SAGINAW AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 11.5 FEET OF LOT 6 IN BLOCK 36 OF SAID HILL'S ADDITION TO SOUTH CHICAGO, SAID NORTH LINE OF THE SOUTH 11.5 FEET OF LOT 6 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF EAST 83RD STREET;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND ALONG THE SOUTH LINE OF THE ALLEY SOUTH OF EAST 83RD STREET AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SOUTH COLFAX AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH COLFAX AVENUE TO THE SOUTH LINE OF LOT 5 IN BLOCK 37 OF SAID HILL'S ADDITION TO SOUTH CHICAGO;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 5 IN BLOCK 37 OF HILL'S ADDITION TO SOUTH CHICAGO AND ALONG THE WESTERLY EXTENSION THEREOF AND ALONG THE SOUTH LINE OF LOT 44 IN SAID BLOCK 37 OF HILL'S ADDITION TO SOUTH CHICAGO AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SOUTH KINSTON AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH KINSTON AVENUE TO THE NORTH LINE OF LOT 12 IN N. L. ROBERTSON AND COMPANY'S FIRST 83RD STREET SUBDIVISION, A RESUBDIVISION OF THE NORTH PART OF BLOCK 38 OF AFORESAID HILL'S ADDITION TO SOUTH CHICAGO, SAID NORTH LINE OF LOT 12 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF EAST 83RD STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF EAST 83RD STREET AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SOUTH ESSEX AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH ESSEX AVENUE TO THE NORTH LINE OF EAST 83RD STREET;

THENCE EAST ALONG SAID NORTH LINE OF EAST 83RD STREET TO THE POINT OF
BEGINNING AT THE WEST LINE OF SOUTH KINGSTON AVENUE;

ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

EXHIBIT II:

Commercial Avenue Redevelopment Project Area

Estimated Redevelopment Project Costs

ELIGIBLE EXPENSE	ESTIMATED COST
Analysis, Administration, Studies, Surveys, Legal, Marketing etc.	\$1,500,000
Property Assembly including Acquisition, Site Prep and Demolition, Environmental Remediation	\$5,000,000
Rehabilitation of Existing Buildings, Fixtures and Leasehold Improvements, Affordable Housing Construction and Rehabilitation costs	\$9,000,000
Public Works & Improvements, including streets and utilities, parks and open space, public facilities (schools & other public facilities) ^[1]	\$15,000,000
Relocation Costs	\$1,500,000
Job Training, Retraining, Welfare-to-Work	\$3,000,000
Day Care Services	\$2,000,000
Interest Subsidies	<u>\$2,000,000</u>
TOTAL REDEVELOPMENT PROJECT COSTS^{[2] [3]}	\$39,000,000

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

^[2] Total Redevelopment 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 Project Costs.

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

^[4] Increases in estimated Total Redevelopment Project Costs of more than five percent, after adjustment for inflation from the date of Redevelopment Plan adoption, are subject to Redevelopment Plan amendment procedures as provided under the Act.

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

EXHIBIT III:

2001 Equalized Assessed Valuation by Tax Parcel

	PIN	2001 EAV*		PIN	2001 EAV*
			44.	21-31-128-043-0000	\$ 32,291
1.	20-36-421-050-0000	\$ 5,239	45.	21-31-129-040-0000	\$ 22,860
2.	20-36-421-051-0000	\$ 5,502	46.	21-31-129-041-0000	\$ 4,740
3.	20-36-421-052-0000	\$ 5,751	47.	21-31-129-042-0000	Exempt
4.	20-36-421-053-0000	\$ 5,888	48.	21-31-129-043-0000	\$ 15,332
5.	20-36-421-054-0000	Exempt	49.	21-31-129-044-0000	\$ 15,332
6.	20-36-421-055-0000	Exempt	50.	21-31-129-045-0000	\$ 26,089
7.	20-36-421-094-0000	\$ 217,202	51.	21-31-129-049-0000	\$ 193,044
8.	20-36-423-022-0000	\$ 3,303	52.	21-31-130-016-0000	Exempt
9.	20-36-423-026-0000	Exempt	53.	21-31-130-017-0000	\$ 25,477
10.	20-36-423-027-0000	Exempt	54.	21-31-130-018-0000	\$ 6,098
11.	20-36-423-033-0000	Exempt	55.	21-31-130-019-0000	\$ 47,993
12.	20-36-423-034-0000	Exempt	56.	21-31-130-020-0000	\$ 47,993
13.	20-36-423-035-0000	Exempt	57.	21-31-130-021-0000	\$ 13,993
14.	20-36-423-036-0000	Exempt	58.	21-31-130-022-0000	\$ 5,927
15.	20-36-423-037-0000	Exempt	59.	21-31-130-023-0000	\$ 5,927
16.	20-36-423-038-0000	Exempt	60.	21-31-225-028-0000	\$ 21,550
17.	20-36-423-062-0000	Exempt	61.	21-31-225-029-0000	\$ 4,148
18.	20-36-423-063-0000	\$ 143,360	62.	21-31-225-030-0000	\$ 17,956
19.	20-36-423-065-0000	\$ 16,515	63.	21-31-225-031-0000	\$ 3,017
20.	21-31-126-032-0000	\$ 40,816	64.	21-31-225-032-0000	Exempt
21.	21-31-126-033-0000	\$ 40,816	65.	21-31-225-033-0000	Exempt
22.	21-31-126-036-0000	\$ 19,024	66.	21-31-225-034-0000	Exempt
23.	21-31-126-037-0000	\$ 25,764	67.	21-31-225-035-0000	Exempt
24.	21-31-126-038-0000	\$ 29,600	68.	21-31-225-036-0000	Exempt
25.	21-31-126-039-0000	\$ 16,628	69.	21-31-226-011-0000	\$ 216,973
26.	21-31-126-042-0000	\$ 22,269	70.	21-31-226-012-0000	\$ 5,892
27.	21-31-126-043-0000	\$ 118,978	71.	21-31-302-006-0000	Exempt
28.	21-31-127-033-0000	\$ 50,575	72.	21-31-302-007-0000	Exempt
29.	21-31-127-034-0000	\$ 50,575	73.	21-31-302-008-0000	\$ 40,105
30.	21-31-127-035-0000	\$ 5,927	74.	21-31-302-009-0000	\$ 42,413
31.	21-31-127-036-0000	\$ 5,927	75.	21-31-302-060-0000	\$ 34,384
32.	21-31-127-037-0000	\$ 6,098	76.	21-31-303-046-0000	\$ 19,760
33.	21-31-127-038-0000	\$ 6,098	77.	21-31-303-053-0000	\$ 31,219
34.	21-31-127-039-0000	\$ 60,508	78.	21-31-303-054-0000	\$ 107,385
35.	21-31-127-040-0000	\$ 19,204	79.	21-31-304-001-0000	\$ 19,800
36.	21-31-128-033-0000	\$ 10,341	80.	21-31-304-002-0000	\$ 5,927
37.	21-31-128-034-0000	\$ 5,927	81.	21-31-304-003-0000	\$ 19,943
38.	21-31-128-035-0000	\$ 14,057	82.	21-31-304-004-0000	\$ 20,573
39.	21-31-128-036-0000	\$ 5,927	83.	21-31-304-005-0000	\$ 60,584
40.	21-31-128-037-0000	\$ 62,854	84.	21-31-304-045-0000	\$ 95,503
41.	21-31-128-038-0000	\$ 16,307	85.	21-31-304-046-0000	\$ 80,970
42.	21-31-128-041-0000	\$ 4,310	86.	21-31-305-040-0000	\$ 181,548
43.	21-31-128-042-0000	\$ 4,310	87.	21-31-306-001-0000	Exempt

PIN		2001 EAV*	PIN		2001 EAV*
88.	21-31-307-001-0000	\$ 63,226	132.	21-31-412-030-0000	\$ 10,163
89.	21-31-400-001-0000	\$ 19,019	133.	21-31-412-031-0000	\$ 40,810
90.	21-31-400-002-0000	\$ 16,039	134.	21-31-412-032-0000	\$ 31,501
91.	21-31-400-003-0000	\$ 15,677	135.	21-31-412-034-0000	\$ 120,128
92.	21-31-400-004-0000	\$ 16,215	136.	21-31-412-035-0000	\$ 19,488
93.	21-31-400-005-0000	\$ 16,993	137.	21-31-413-001-0000	\$ 60,782
94.	21-31-400-006-0000	\$ 15,471	138.	21-31-413-002-0000	\$ 15,880
95.	21-31-400-007-0000	\$ 13,829	139.	21-31-413-003-0000	\$ 7,900
96.	21-31-401-003-0000	\$ 12,852	140.	21-31-413-004-0000	\$ 22,167
97.	21-31-401-004-0000	\$ 11,440	141.	21-31-413-005-0000	\$ 15,229
98.	21-31-401-005-0000	\$ 12,053	142.	21-31-413-006-0000	\$ 2,492
99.	21-31-401-006-0000	\$ 10,632	143.	21-31-419-024-0000	\$ 19,839
100.	21-31-401-007-0000	\$ 13,940	144.	21-31-419-025-0000	\$ 4,878
101.	21-31-401-008-0000	\$ 9,710	145.	21-31-419-026-0000	\$ 32,083
102.	21-31-401-009-0000	\$ 12,161	146.	21-31-419-027-0000	\$ 78,529
103.	21-31-401-010-0000	\$ 12,420	147.	21-31-419-028-0000	\$ 21,885
104.	21-31-401-011-0000	\$ 11,549	148.	21-31-419-029-0000	\$ 21,885
105.	21-31-401-012-0000	\$ 14,131	149.	21-31-419-030-0000	\$ 21,885
106.	21-31-401-013-0000	\$ 10,754	150.	21-31-419-031-0000	\$ 21,885
107.	21-31-401-014-0000	\$ 9,147	151.	21-31-419-032-0000	\$ 21,885
108.	21-31-401-015-0000	\$ 10,997	152.	21-31-419-033-0000	\$ 19,878
109.	21-31-401-016-0000	\$ 10,406	153.	21-31-419-034-0000	\$ 19,878
110.	21-31-401-017-0000	\$ 12,103	154.	21-31-419-035-0000	\$ 9,521
111.	21-31-401-018-0000	\$ 11,119	155.	21-31-419-036-0000	\$ 9,521
112.	21-31-401-019-0000	\$ 10,736	156.	21-31-419-037-0000	\$ 14,106
113.	21-31-401-020-0000	\$ 4,583	157.	21-31-419-038-0000	\$ 52,442
114.	21-31-401-037-0000	\$ 28,983	158.	21-31-419-041-0000	\$ 81,751
115.	21-31-401-040-0000	\$ 15,492	159.	21-31-419-042-0000	\$ 10,796
116.	21-31-401-041-0000	\$ 24,657	160.	21-31-419-043-0000	\$ 40,971
117.	21-31-411-025-0000	\$ 18,589	161.	21-31-420-003-0000	\$ 18,476
118.	21-31-411-026-0000	\$ 19,548	162.	21-31-420-004-0000	\$ 18,610
119.	21-31-412-001-0000	\$ 7,548	163.	21-31-420-005-0000	\$ 21,423
120.	21-31-412-002-0000	\$ 18,765	164.	21-31-420-006-0000	\$ 48,279
121.	21-31-412-003-0000	\$ 16,755	165.	21-31-420-007-0000	\$ 48,279
122.	21-31-412-004-0000	\$ 18,347	166.	21-31-420-012-0000	\$ 70,493
123.	21-31-412-005-0000	\$ 21,227	167.	21-31-420-035-0000	\$ 218,174
124.	21-31-412-006-0000	\$ 11,972	168.	21-31-420-036-0000	\$ 39,338
125.	21-31-412-007-0000	\$ 18,113	169.	21-31-420-037-0000	\$ 67,966
126.	21-31-412-008-0000	\$ 11,517	170.	21-31-425-016-0000	\$ 327,606
127.	21-31-412-009-0000	\$ 17,559	171.	21-31-425-017-0000	\$ 83,996
128.	21-31-412-010-0000	\$ 49,873	172.	21-31-425-018-0000	\$ 59,992
129.	21-31-412-024-0000	\$ 44,558	173.	21-31-425-019-0000	\$ 75,424
130.	21-31-412-025-0000	\$ 18,035	174.	21-31-425-024-0000	\$ 43,944
131.	21-31-412-029-0000	\$ 18,067	175.	21-31-425-025-0000	\$ 45,009

PIN		2001 EAV*	PIN		2001 EAV*
176.	21-31-425-026-0000	\$ 43,944	220.	26-06-102-035-0000	\$ 8,207
177.	21-31-425-027-0000	\$ 10,875	221.	26-06-102-036-0000	\$ 12,533
178.	21-31-425-028-0000	\$ 10,875	222.	26-06-102-037-0000	\$ 3,677
179.	21-31-425-029-0000	\$ 11,475	223.	26-06-110-009-0000	\$ 52,402
180.	21-31-425-030-0000	\$ 13,267	224.	26-06-110-010-0000	\$ 6,220
181.	21-31-425-031-0000	\$ 114,227	225.	26-06-110-011-0000	\$ 2,603
182.	21-31-426-004-0000	\$ 49,628	226.	26-06-110-012-0000	\$ 3,698
183.	21-31-426-005-0000	\$ 26,036	227.	26-06-110-013-0000	\$ 12,431
184.	21-31-426-006-0000	\$ 10,043	228.	26-06-110-014-0000	\$ 21,532
185.	21-31-426-007-0000	\$ 18,467	229.	26-06-111-025-0000	\$ 186,904
186.	21-31-426-008-0000	\$ 10,105	230.	26-06-112-020-0000	\$ 39,936
187.	21-31-426-009-0000	\$ 33,584	231.	26-06-112-021-0000	\$ 10,228
188.	21-31-426-010-0000	\$ 9,893	232.	26-06-112-022-0000	\$ 10,269
189.	21-31-426-011-0000	\$ 9,893	233.	26-06-112-023-0000	\$ 10,269
190.	21-31-426-012-0000	\$ 9,893	234.	26-06-112-024-0000	\$ 10,269
191.	21-31-426-013-0000	\$ 9,893	235.	26-06-112-025-0000	\$ 16,312
192.	21-31-426-014-0000	\$ 9,893	236.	26-06-112-026-0000	\$ 16,312
193.	21-31-426-015-0000	\$ 26,895	237.	26-06-112-027-0000	\$ 43,565
194.	21-31-426-038-0000	\$ 30,635	238.	26-06-112-048-0000	\$ 80,427
195.	21-31-500-002-0000	\$ 28,159	239.	26-06-113-024-0000	\$ 8,867
196.	25-01-207-001-0000	\$ 133,368	240.	26-06-113-025-0000	\$ 9,874
197.	25-01-433-005-0000	\$ 224,545	241.	26-06-113-026-0000	\$ 9,874
198.	25-01-501-007-0000	Exempt	242.	26-06-113-027-0000	\$ 238,854
199.	25-12-200-043-0000	\$ 872,961	243.	26-06-113-032-0000	\$ 2,393,865
200.	25-12-201-077-0000	\$ 174,630	244.	26-06-114-001-0000	Exempt
201.	25-12-201-078-0000	\$ 58,704	245.	26-06-115-049-0000	Exempt
202.	25-12-201-079-0000	\$ 161,677	246.	26-06-115-050-0000	Exempt
203.	25-12-201-080-0000	\$ 65,989	247.	26-06-115-051-0000	Exempt
204.	25-12-203-065-0000	Exempt	248.	26-06-115-052-0000	Exempt
205.	25-12-216-004-0000	\$ 627,529	249.	26-06-120-001-0000	Exempt
206.	25-12-216-006-0000	\$ 165,051	250.	26-06-126-004-0000	Exempt
207.	25-12-216-007-0000	\$ 58,535	251.	26-06-126-006-0000	\$ 109,570
208.	25-12-216-008-0000	\$ 121,101	252.	26-06-130-027-0000	\$ 81,619
209.	25-12-225-001-0000	\$ 80,658	253.	26-06-130-028-0000	\$ 14,427
210.	25-12-226-019-0000	\$ 11,034	254.	26-06-130-029-0000	\$ 18,210
211.	25-12-227-001-0000	\$ 11,923	255.	26-06-130-030-0000	\$ 17,762
212.	26-06-100-033-0000	\$ 117,407	256.	26-06-130-031-0000	\$ 25,789
213.	26-06-100-034-0000	\$ 74,145	257.	26-06-130-032-0000	\$ 23,622
214.	26-06-100-037-0000	\$ 372,749	258.	26-06-130-033-0000	\$ 4,587
215.	26-06-101-001-0000	\$ 282,701	259.	26-06-130-034-0000	\$ 4,587
216.	26-06-101-002-0000	\$ 1,910	260.	26-06-130-035-0000	\$ 4,587
217.	26-06-101-008-0000	\$ 32,115	261.	26-06-130-036-0000	\$ 22,853
218.	26-06-102-033-0000	\$ 8,237	262.	26-06-130-037-0000	\$ 4,587
219.	26-06-102-034-0000	\$ 5,805	263.	26-06-130-038-0000	\$ 13,450

PIN		2001 EAV*	PIN		2001 EAV*
264.	26-06-130-039-0000	Exempt	308.	26-06-132-023-0000	\$ 18,661
265.	26-06-130-040-0000	Exempt	309.	26-06-132-045-0000	\$ 150,407
266.	26-06-130-041-0000	Exempt	310.	26-06-202-015-0000	Exempt
267.	26-06-130-042-0000	Exempt	311.	26-06-202-016-0000	\$ 48,238
268.	26-06-130-044-0000	\$ 82,458	312.	26-06-202-017-0000	\$ 14,799
269.	26-06-130-045-0000	\$ 34,197	313.	26-06-202-018-0000	\$ 20,001
270.	26-06-130-046-0000	\$ 20,174	314.	26-06-202-019-0000	\$ 29,914
271.	26-06-130-047-0000	\$ 19,176	315.	26-06-202-020-0000	\$ 43,909
272.	26-06-131-001-0000	\$ 21,142	316.	26-06-202-021-0000	\$ 63,774
273.	26-06-131-004-0000	\$ 19,495	317.	26-06-202-022-0000	\$ 11,524
274.	26-06-131-005-0000	\$ 3,813	318.	26-06-202-023-0000	\$ 16,492
275.	26-06-131-006-0000	\$ 11,346	319.	26-06-202-024-0000	\$ 29,431
276.	26-06-131-007-0000	\$ 11,468	320.	26-06-202-025-0000	\$ 20,458
277.	26-06-131-008-0000	\$ 11,468	321.	26-06-202-026-0000	\$ 25,572
278.	26-06-131-012-0000	\$ 13,522	322.	26-06-202-027-0000	\$ 21,056
279.	26-06-131-013-0000	\$ 4,587	323.	26-06-202-028-0000	\$ 17,848
280.	26-06-131-014-0000	\$ 20,232	324.	26-06-202-029-0000	\$ 34,109
281.	26-06-131-015-0000	\$ 20,049	325.	26-06-202-030-0000	Exempt
282.	26-06-131-016-0000	\$ 34,478	326.	26-06-202-031-0000	Exempt
283.	26-06-131-017-0000	\$ 19,661	327.	26-06-202-032-0000	Exempt
284.	26-06-131-018-0000	\$ 13,060	328.	26-06-202-033-0000	Exempt
285.	26-06-131-019-0000	\$ 17,455	329.	26-06-203-001-0000	\$ 70,525
286.	26-06-131-020-0000	\$ 16,808	330.	26-06-203-002-0000	\$ 21,701
287.	26-06-131-021-0000	\$ 4,587	331.	26-06-203-003-0000	\$ 19,744
288.	26-06-131-022-0000	\$ 16,513	332.	26-06-203-004-0000	\$ 43,840
289.	26-06-131-023-0000	\$ 19,619	333.	26-06-203-005-0000	\$ 40,318
290.	26-06-131-045-0000	\$ 20,111	334.	26-06-203-006-0000	\$ 8,886
291.	26-06-131-046-0000	\$ 16,441	335.	26-06-203-007-0000	Exempt
292.	26-06-131-047-0000	\$ 339,952	336.	26-06-203-008-0000	\$ 19,624
293.	26-06-132-008-0000	\$ 3,813	337.	26-06-203-009-0000	\$ 56,694
294.	26-06-132-009-0000	\$ 35,301	338.	26-06-203-010-0000	\$ 23,327
295.	26-06-132-010-0000	\$ 18,532	339.	26-06-203-011-0000	\$ 16,825
296.	26-06-132-011-0000	\$ 12,826	340.	26-06-203-012-0000	\$ 19,375
297.	26-06-132-012-0000	\$ 17,668	341.	26-06-203-013-0000	\$ 10,861
298.	26-06-132-013-0000	\$ 5,243	342.	26-06-203-014-0000	\$ 11,011
299.	26-06-132-014-0000	\$ 5,243	343.	26-06-203-015-0000	\$ 17,758
300.	26-06-132-015-0000	\$ 5,243	344.	26-06-203-016-0000	\$ 11,935
301.	26-06-132-016-0000	\$ 5,243	345.	26-06-203-017-0000	\$ 13,159
302.	26-06-132-017-0000	\$ 11,510	346.	26-06-203-018-0000	\$ 43,549
303.	26-06-132-018-0000	\$ 5,243	347.	26-06-203-019-0000	\$ 19,171
304.	26-06-132-019-0000	\$ 5,243	348.	26-06-203-020-0000	\$ 22,585
305.	26-06-132-020-0000	\$ 5,243	349.	26-06-203-021-0000	\$ 20,497
306.	26-06-132-021-0000	\$ 5,243	350.	26-06-203-022-0000	\$ 108,378
307.	26-06-132-022-0000	\$ 29,623	351.	26-06-209-022-0000	\$ 106,491

PIN		2001 EAV*	PIN		2001 EAV*
352.	26-06-209-023-0000	\$ 28,240	396.	26-06-216-035-0000	\$ 60,092
353.	26-06-209-024-0000	\$ 19,197	397.	26-06-216-036-0000	\$ 24,983
354.	26-06-209-025-0000	\$ 20,185	398.	26-06-216-037-0000	\$ 71,858
355.	26-06-209-026-0000	\$ 21,322	399.	26-06-216-038-0000	\$ 22,976
356.	26-06-209-027-0000	\$ 47,161	400.	26-06-216-039-0000	\$ 74,251
357.	26-06-209-028-0000	\$ 20,088	401.	26-06-216-040-0000	\$ 27,925
358.	26-06-209-029-0000	\$ 37,724	402.	26-06-216-041-0000	\$ 5,243
359.	26-06-209-030-0000	\$ 39,779	403.	26-06-216-042-0000	\$ 107,741
360.	26-06-209-031-0000	\$ 5,243	404.	26-06-217-001-0000	\$ 13,043
361.	26-06-209-032-0000	\$ 5,243	405.	26-06-217-002-0000	\$ 178,668
362.	26-06-209-033-0000	\$ 21,594	406.	26-06-217-003-0000	\$ 37,784
363.	26-06-209-034-0000	\$ 10,630	407.	26-06-217-004-0000	\$ 35,825
364.	26-06-209-035-0000	\$ 30,392	408.	26-06-217-005-0000	\$ 21,380
365.	26-06-209-036-0000	\$ 20,680	409.	26-06-217-006-0000	\$ 41,177
366.	26-06-209-037-0000	\$ 5,243	410.	26-06-217-007-0000	\$ 19,146
367.	26-06-209-038-0000	\$ 15,157	411.	26-06-217-008-0000	\$ 123,905
368.	26-06-209-039-0000	\$ 90,810	412.	26-06-217-009-0000	\$ 5,259
369.	26-06-210-001-0000	\$ 25,237	413.	26-06-217-010-0000	\$ 77,886
370.	26-06-210-002-0000	\$ 26,881	414.	26-06-217-011-0000	\$ 17,203
371.	26-06-210-003-0000	\$ 10,849	415.	26-06-217-012-0000	\$ 78,117
372.	26-06-210-004-0000	\$ 5,259	416.	26-06-217-013-0000	\$ 17,529
373.	26-06-210-005-0000	\$ 5,259	417.	26-06-217-014-0000	\$ 25,897
374.	26-06-210-008-0000	\$ 31,619	418.	26-06-217-015-0000	\$ 20,035
375.	26-06-210-009-0000	\$ 18,469	419.	26-06-217-016-0000	\$ 40,999
376.	26-06-210-010-0000	\$ 5,259	420.	26-06-217-017-0000	\$ 204,045
377.	26-06-210-011-0000	Exempt	421.	26-06-223-016-0000	Exempt
378.	26-06-210-012-0000	\$ 5,259	422.	26-06-223-017-0000	\$ 44,140
379.	26-06-210-013-0000	\$ 12,200	423.	26-06-223-018-0000	\$ 138,528
380.	26-06-210-014-0000	\$ 19,181	424.	26-06-223-019-0000	\$ 39,696
381.	26-06-210-015-0000	\$ 19,832	425.	26-06-223-020-0000	\$ 5,243
382.	26-06-210-016-0000	\$ 25,071	426.	26-06-223-021-0000	\$ 19,384
383.	26-06-210-017-0000	\$ 18,599	427.	26-06-223-022-0000	\$ 15,958
384.	26-06-210-045-0000	\$ 24,461	428.	26-06-223-023-0000	\$ 73,720
385.	26-06-210-046-0000	\$ 19,321	429.	26-06-223-024-0000	\$ 57,854
386.	26-06-210-047-0000	\$ 216,932	430.	26-06-223-025-0000	\$ 22,421
387.	26-06-216-023-0000	\$ 62,630	431.	26-06-223-026-0000	\$ 178,282
388.	26-06-216-024-0000	\$ 19,686	432.	26-06-223-027-0000	Exempt
389.	26-06-216-025-0000	\$ 28,339	433.	26-06-223-036-0000	\$ 314,461
390.	26-06-216-026-0000	\$ 5,899	434.	26-06-223-037-0000	\$ 115,331
391.	26-06-216-027-0000	\$ 38,795	435.	26-06-224-001-0000	\$ 106,101
392.	26-06-216-028-0000	\$ 18,913	436.	26-06-224-002-0000	\$ 13,912
393.	26-06-216-030-0000	\$ 24,860	437.	26-06-224-003-0000	\$ 52,419
394.	26-06-216-031-0000	\$ 9,207	438.	26-06-224-004-0000	\$ 21,684
395.	26-06-216-032-0000	\$ 9,207	439.	26-06-224-005-0000	\$ 15,545

PIN		2001 EAV*	PIN		2001 EAV*
440.	26-06-224-006-0000	\$ 15,545	484.	26-06-400-011-0000	\$ 9,946
441.	26-06-224-007-0000	\$ 74,283	485.	26-06-400-012-0000	\$ 69,996
442.	26-06-224-008-0000	\$ 21,144	486.	26-06-400-013-0000	\$ 69,996
443.	26-06-224-009-0000	\$ 49,566	487.	26-06-400-014-0000	\$ 5,142
444.	26-06-224-010-0000	\$ 49,566	488.	26-06-400-015-0000	\$ 17,952
445.	26-06-224-011-0000	\$ 47,379	489.	26-06-400-016-0000	\$ 37,419
446.	26-06-224-012-0000	\$ 13,136	490.	26-06-400-017-0000	\$ 19,060
447.	26-06-224-013-0000	\$ 20,432	491.	26-06-400-018-0000	\$ 5,142
448.	26-06-224-014-0000	\$ 10,542	492.	26-06-400-019-0000	\$ 5,142
449.	26-06-224-015-0000	\$ 10,466	493.	26-06-400-020-0000	\$ 2,765
450.	26-06-224-032-0000	\$ 220,124	494.	26-06-400-021-0000	\$ 23,699
451.	26-06-224-033-0000	\$ 221,159	495.	26-06-400-022-0000	\$ 78,291
452.	26-06-224-035-0000	\$ 19,728	496.	26-06-400-023-0000	\$ 151,502
453.	26-06-224-036-0000	\$ 17,196	497.	26-06-400-024-0000	\$ 437,765
454.	26-06-224-037-0000	\$ 101,481	498.	26-06-400-025-0000	\$ 44,316
455.	26-06-224-038-0000	\$ 37,550	499.	26-06-400-026-0000	\$ 247
456.	26-06-224-039-0000	\$ 20,141	500.	26-06-400-027-0000	\$ 28
457.	26-06-322-003-0000	\$ 151,361	501.	26-06-400-028-0000	\$ 30,808
458.	26-06-322-004-0000	\$ 149,331	502.	26-06-400-029-0000	\$ 11,692
459.	26-06-323-002-0000	\$ 103,664	503.	26-06-400-030-0000	\$ 208,457
460.	26-06-323-003-0000	\$ 49,695	504.	26-06-400-031-0000	\$ 642,730
461.	26-06-323-004-0000	\$ 10,662	505.	26-06-400-032-0000	\$ 10,413
462.	26-06-323-005-0000	\$ 84,779	506.	26-06-400-033-0000	\$ 64,381
463.	26-06-323-006-0000	\$ 82,448	507.	26-06-400-034-0000	\$ 13,168
464.	26-06-323-007-0000	\$ 82,448	508.	26-06-400-035-0000	\$ 23,419
465.	26-06-323-008-0000	\$ 82,448	509.	26-06-400-036-0000	Exempt
466.	26-06-323-009-0000	\$ 82,448	510.	26-06-400-037-0000	\$ 60,600
467.	26-06-323-010-0000	\$ 87,749	511.	26-06-401-038-0000	Exempt
468.	26-06-323-011-0000	\$ 82,448	512.	26-06-401-074-0000	\$ 236,979
469.	26-06-323-012-0000	\$ 82,448	513.	26-06-402-001-0000	Exempt
470.	26-06-323-013-0000	\$ 82,448	514.	26-06-402-002-0000	\$ 74,941
471.	26-06-323-014-0000	\$ 93,260	515.	26-06-402-003-0000	\$ 169,812
472.	26-06-323-015-0000	\$ 2	516.	26-06-402-004-0000	\$ 169,812
473.	26-06-323-016-0000	\$ 35,416	517.	26-06-402-005-0000	\$ 169,812
474.	26-06-400-001-0000	\$ 5,142	518.	26-06-402-006-0000	\$ 108,708
475.	26-06-400-002-0000	\$ 13,198	519.	26-06-402-007-0000	\$ 15,085
476.	26-06-400-003-0000	\$ 5,142	520.	26-06-402-008-0000	\$ 66,832
477.	26-06-400-004-0000	\$ 12,960	521.	26-06-402-010-0000	\$ 10,486
478.	26-06-400-005-0000	\$ 228,208	522.	26-06-402-011-0000	\$ 5,243
479.	26-06-400-006-0000	\$ 5,142	523.	26-06-402-012-0000	\$ 18,922
480.	26-06-400-007-0000	\$ 5,142	524.	26-06-402-013-0000	\$ 18,866
481.	26-06-400-008-0000	\$ 5,142	525.	26-06-402-014-0000	\$ 53,282
482.	26-06-400-009-0000	\$ 5,142	526.	26-06-402-015-0000	\$ 53,282
483.	26-06-400-010-0000	\$ 9,946	527.	26-06-402-016-0000	\$ 19,534

	PIN		2001 EAV*		PIN		2001 EAV*
528.	26-06-402-017-0000	\$	101,146	572.	26-06-403-034-0000	\$	75,133
529.	26-06-402-018-0000	\$	123,893	573.	26-06-404-001-0000		Exempt
530.	26-06-402-019-0000	\$	56,128	574.	26-06-404-002-0000		Exempt
531.	26-06-402-020-0000	\$	25,149	575.	26-06-404-003-0000	\$	18,280
532.	26-06-402-021-0000	\$	23,994	576.	26-06-404-004-0000	\$	16,279
533.	26-06-402-022-0000	\$	29,880	577.	26-06-404-005-0000	\$	10,279
534.	26-06-402-023-0000	\$	180,229	578.	26-06-404-006-0000	\$	10,484
535.	26-06-402-024-0000	\$	225,212	579.	26-06-404-007-0000	\$	11,179
536.	26-06-402-025-0000		Exempt	580.	26-06-404-008-0000	\$	15,127
537.	26-06-402-026-0000		Exempt	581.	26-06-404-009-0000		Exempt
538.	26-06-402-027-0000	\$	111,101	582.	26-06-404-010-0000		Exempt
539.	26-06-402-028-0000		Exempt	583.	26-06-404-011-0000		Exempt
540.	26-06-402-029-0000		Exempt	584.	26-06-404-012-0000		Exempt
541.	26-06-403-001-0000	\$	221,586	585.	26-06-404-013-0000		Exempt
542.	26-06-403-002-0000	\$	29,080	586.	26-06-404-014-0000		Exempt
543.	26-06-403-003-0000	\$	29,080	587.	26-06-404-015-0000		Exempt
544.	26-06-403-004-0000	\$	67,026	588.	26-06-404-016-0000	\$	13,187
545.	26-06-403-005-0000	\$	33,377	589.	26-06-404-017-0000	\$	8,689
546.	26-06-403-008-0000	\$	5,197	590.	26-06-404-018-0000	\$	8,546
547.	26-06-403-009-0000		Exempt	591.	26-06-404-021-0000		Exempt
548.	26-06-403-010-0000	\$	51,051	592.	26-06-404-022-0000		Exempt
549.	26-06-403-011-0000	\$	46,566	593.	26-06-404-023-0000		Exempt
550.	26-06-403-012-0000	\$	65,005	594.	26-06-404-024-0000		Exempt
551.	26-06-403-013-0000	\$	100,936	595.	26-06-404-025-0000		Exempt
552.	26-06-403-014-0000	\$	23,666	596.	26-06-404-026-0000		Exempt
553.	26-06-403-015-0000	\$	62,651	597.	26-06-404-027-0000		Exempt
554.	26-06-403-016-0000	\$	279,842	598.	26-06-404-028-0000		Exempt
555.	26-06-403-017-0000	\$	68,784	599.	26-06-404-029-0000		Exempt
556.	26-06-403-018-0000	\$	113,335	600.	26-06-404-030-0000	\$	5,197
557.	26-06-403-019-0000	\$	10,519	601.	26-06-404-031-0000	\$	20,721
558.	26-06-403-020-0000	\$	5,259	602.	26-06-404-032-0000	\$	61,097
559.	26-06-403-021-0000	\$	14,547	603.	26-06-405-001-0000	\$	143,344
560.	26-06-403-022-0000	\$	8,911	604.	26-06-405-002-0000	\$	27,822
561.	26-06-403-023-0000	\$	10,738	605.	26-06-405-003-0000	\$	50,197
562.	26-06-403-024-0000	\$	12,949	606.	26-06-405-004-0000	\$	2,823
563.	26-06-403-025-0000	\$	5,259	607.	26-06-405-005-0000	\$	2,823
564.	26-06-403-026-0000	\$	5,259	608.	26-06-405-006-0000	\$	15,319
565.	26-06-403-027-0000	\$	9,466	609.	26-06-405-007-0000	\$	9,630
566.	26-06-403-028-0000	\$	188,249	610.	26-06-405-008-0000	\$	11,295
567.	26-06-403-029-0000	\$	33,090	611.	26-06-405-009-0000	\$	24,858
568.	26-06-403-030-0000	\$	187,644	612.	26-06-405-010-0000	\$	5,028
569.	26-06-403-031-0000	\$	62,505	613.	26-06-405-011-0000	\$	10,773
570.	26-06-403-032-0000	\$	36,677	614.	26-06-405-012-0000	\$	56,093
571.	26-06-403-033-0000	\$	359,867	615.	26-06-405-013-0000	\$	58,179

PIN		2001 EAV*	PIN		2001 EAV*
616.	26-06-405-014-0000	Exempt	660.	26-06-410-033-0000	\$ 120,500
617.	26-06-405-015-0000	\$ 2,994	661.	26-06-410-034-0000	\$ 94,866
618.	26-06-409-001-0000	\$ 15,272	662.	26-06-410-035-0000	\$ 84,984
619.	26-06-409-002-0000	\$ 11,078	663.	26-06-411-001-0000	\$ 15,593
620.	26-06-409-003-0000	\$ 21,368	664.	26-06-411-002-0000	Exempt
621.	26-06-409-004-0000	\$ 11,484	665.	26-06-411-003-0000	Exempt
622.	26-06-409-005-0000	\$ 976,112	666.	26-06-411-004-0000	Exempt
623.	26-06-409-006-0000	\$ 252,152	667.	26-06-411-005-0000	Exempt
624.	26-06-409-007-0000	\$ 23,093	668.	26-06-411-006-0000	Exempt
625.	26-06-409-008-0000	\$ 11,440	669.	26-06-411-007-0000	Exempt
626.	26-06-409-009-0000	\$ 22,888	670.	26-06-411-008-0000	\$ 6,574
627.	26-06-409-010-0000	\$ 10,588	671.	26-06-411-009-0000	\$ 3,285
628.	26-06-409-011-0000	\$ 155,468	672.	26-06-411-010-0000	Exempt
629.	26-06-409-012-0000	\$ 131,987	673.	26-06-411-011-0000	Exempt
630.	26-06-409-013-0000	\$ 3,740	674.	26-06-411-012-0000	Exempt
631.	26-06-409-014-0000	\$ 40,465	675.	26-06-411-013-0000	Exempt
632.	26-06-410-001-0000	\$ 201,281	676.	26-06-411-014-0000	Exempt
633.	26-06-410-002-0000	\$ 43,759	677.	26-06-411-015-0000	Exempt
634.	26-06-410-003-0000	\$ 423,472	678.	26-06-411-016-0000	\$ 15,949
635.	26-06-410-004-0000	\$ 30,134	679.	26-06-411-017-0000	Exempt
636.	26-06-410-005-0000	\$ 30,861	680.	26-06-411-021-0000	\$ 11,785
637.	26-06-410-006-0000	\$ 38,922	681.	26-06-411-022-0000	\$ 12,429
638.	26-06-410-007-0000	\$ 83,021	682.	26-06-411-023-0000	\$ 9,535
639.	26-06-410-008-0000	\$ 5,259	683.	26-06-411-024-0000	\$ 10,960
640.	26-06-410-009-0000	\$ 5,259	684.	26-06-411-025-0000	\$ 3,285
641.	26-06-410-010-0000	\$ 56,357	685.	26-06-411-026-0000	\$ 45,369
642.	26-06-410-011-0000	\$ 23,181	686.	26-06-411-029-0000	\$ 15,739
643.	26-06-410-012-0000	\$ 5,259	687.	26-06-411-030-0000	\$ 12,191
644.	26-06-410-013-0000	\$ 5,259	688.	26-06-411-031-0000	\$ 11,990
645.	26-06-410-014-0000	\$ 21,146	689.	26-06-411-032-0000	\$ 14,496
646.	26-06-410-017-0000	\$ 37,488	690.	26-06-411-033-0000	\$ 3,248
647.	26-06-410-020-0000	\$ 75,413	691.	26-06-411-034-0000	\$ 3,248
648.	26-06-410-021-0000	\$ 3,285	692.	26-06-411-035-0000	Exempt
649.	26-06-410-022-0000	\$ 3,285	693.	26-06-411-039-0000	\$ 12,408
650.	26-06-410-023-0000	\$ 9,054	694.	26-06-411-040-0000	\$ 13,226
651.	26-06-410-024-0000	\$ 14,644	695.	26-06-411-041-0000	\$ 10,905
652.	26-06-410-025-0000	\$ 12,309	696.	26-06-411-042-0000	Exempt
653.	26-06-410-026-0000	\$ 3,285	697.	26-06-411-043-0000	\$ 9,900
654.	26-06-410-027-0000	\$ 3,285	698.	26-06-411-044-0000	\$ 6,079
655.	26-06-410-028-0000	\$ 3,285	699.	26-06-412-001-0000	\$ 50,243
656.	26-06-410-029-0000	\$ 11,094	700.	26-06-412-004-0000	\$ 68,908
657.	26-06-410-030-0000	\$ 10,902	701.	26-06-412-005-0000	\$ 176,503
658.	26-06-410-031-0000	\$ 16,441	702.	26-06-412-006-0000	\$ 63,032
659.	26-06-410-032-0000	Exempt	703.	26-06-412-007-0000	\$ 76,092

	PIN	2001 EAV*		PIN	2001 EAV*
704.	26-06-412-008-0000	\$ 13,790	748.	26-06-418-017-0000	\$ 3,892
705.	26-06-412-031-0000	\$ 5,869	749.	26-06-418-018-0000	\$ 3,897
706.	26-06-412-032-0000	\$ 3,592	750.	26-06-418-019-0000	\$ 3,897
707.	26-06-416-001-0000	\$ 17,275	751.	26-06-418-020-0000	\$ 3,897
708.	26-06-416-002-0000	\$ 9,925	752.	26-06-418-021-0000	\$ 51,033
709.	26-06-416-003-0000	\$ 9,925	753.	26-06-418-022-0000	\$ 51,033
710.	26-06-416-004-0000	\$ 19,516	754.	26-06-418-024-0000	\$ 221,390
711.	26-06-416-005-0000	\$ 28,644	755.	26-06-418-025-0000	\$ 122,690
712.	26-06-416-006-0000	\$ 174,584	756.	26-06-419-001-0000	\$ 22,280
713.	26-06-416-007-0000	\$ 10,015	757.	26-06-419-002-0000	\$ 44,563
714.	26-06-416-008-0000	\$ 5,142	758.	26-06-419-003-0000	\$ 17,959
715.	26-06-416-009-0000	\$ 5,142	759.	26-06-419-004-0000	\$ 101,670
716.	26-06-416-010-0000	\$ 5,142	760.	26-06-419-006-0000	\$ 18,788
717.	26-06-416-011-0000	\$ 10,662	761.	26-06-419-007-0000	\$ 18,608
718.	26-06-416-012-0000	\$ 19,569	762.	26-06-419-008-0000	\$ 100,285
719.	26-06-416-013-0000	\$ 69,382	763.	26-06-419-029-0000	\$ 112,852
720.	26-06-416-014-0000	\$ 69,382	764.	26-06-420-001-0000	\$ 60,057
721.	26-06-416-015-0000	\$ 44,309	765.	26-06-420-002-0000	\$ 112,711
722.	26-06-417-001-0000	\$ 17,032	766.	26-06-421-011-0000	\$ 23,553
723.	26-06-417-002-0000	\$ 26,678	767.	26-06-421-012-0000	\$ 4,026
724.	26-06-417-003-0000	\$ 4,379	768.	26-06-421-013-0000	\$ 4,026
725.	26-06-417-006-0000	\$ 71,548	769.	26-06-421-014-0000	\$ 5,800
726.	26-06-417-008-0000	\$ 4,777	770.	26-06-421-015-0000	\$ 12,889
727.	26-06-417-009-0000	\$ 4,093	771.	26-06-421-016-0000	\$ 193,741
728.	26-06-417-011-0000	Exempt	772.	26-06-422-002-0000	\$ 7,505
729.	26-06-417-013-0000	Exempt	773.	26-06-422-003-0000	Exempt
730.	26-06-417-014-0000	\$ 87,685	774.	26-06-422-004-0000	\$ 17,411
731.	26-06-417-015-0000	\$ 34,732	775.	26-06-422-006-0000	\$ 19,647
732.	26-06-418-001-0000	Exempt	776.	26-06-422-007-0000	\$ 3,931
733.	26-06-418-002-0000	\$ 8,530	777.	26-06-422-008-0000	Exempt
734.	26-06-418-003-0000	\$ 56,549	778.	26-06-422-009-0000	\$ 61,771
735.	26-06-418-004-0000	\$ 114,608	779.	26-06-422-010-0000	\$ 4,698
736.	26-06-418-005-0000	\$ 12,584	780.	26-06-422-011-0000	\$ 23,826
737.	26-06-418-006-0000	\$ 9,893	781.	26-06-422-012-0000	\$ 15,871
738.	26-06-418-007-0000	\$ 8,775	782.	26-06-422-013-0000	\$ 7,341
739.	26-06-418-008-0000	\$ 9,549	783.	26-06-422-014-0000	\$ 7,341
740.	26-06-418-009-0000	\$ 8,756	784.	26-06-422-015-0000	\$ 7,341
741.	26-06-418-010-0000	\$ 9,549	785.	26-06-422-017-0000	\$ 18,617
742.	26-06-418-011-0000	\$ 42,805	786.	26-06-422-018-0000	\$ 18,284
743.	26-06-418-012-0000	\$ 8,814	787.	26-06-422-019-0000	\$ 15,827
744.	26-06-418-013-0000	\$ 33,929	788.	26-06-422-020-0000	\$ 15,591
745.	26-06-418-014-0000	\$ 25,466	789.	26-06-423-001-0000	Exempt
746.	26-06-418-015-0000	\$ 12,126	790.	26-06-423-002-0000	Exempt
747.	26-06-418-016-0000	\$ 19,820	791.	26-06-423-007-0000	\$ 4,573

	PIN	2001 EAV*		PIN	2001 EAV*
792.	26-06-423-008-0000	\$ 3,943	836.	26-07-102-003-0000	\$ 5,142
793.	26-06-423-009-0000	\$ 14,300	837.	26-07-102-004-0000	\$ 5,142
794.	26-06-423-010-0000	Exempt	838.	26-07-102-005-0000	\$ 5,142
795.	26-06-423-011-0000	Exempt	839.	26-07-102-006-0000	\$ 5,142
796.	26-06-423-012-0000	Exempt	840.	26-07-102-007-0000	\$ 5,142
797.	26-06-423-013-0000	Exempt	841.	26-07-102-008-0000	\$ 5,142
798.	26-06-423-014-0000	Exempt	842.	26-07-102-009-0000	\$ 5,142
799.	26-06-423-015-0000	\$ 47,647	843.	26-07-102-010-0000	\$ 11,988
800.	26-06-423-016-0000	Exempt	844.	26-07-103-001-0000	\$ 11,988
801.	26-06-423-017-0000	Exempt	845.	26-07-103-002-0000	\$ 5,142
802.	26-06-423-018-0000	\$ 1,194	846.	26-07-103-003-0000	\$ 5,142
803.	26-06-423-019-0000	Exempt	847.	26-07-103-004-0000	\$ 5,142
804.	26-06-423-020-0000	\$ 17,012	848.	26-07-103-005-0000	\$ 5,142
805.	26-06-423-021-0000	\$ 22,987	849.	26-07-103-006-0000	\$ 5,259
806.	26-06-424-001-0000	\$ 63,956	850.	26-07-103-007-0000	\$ 5,259
807.	26-06-424-002-0000	\$ 13,843	851.	26-07-103-008-0000	\$ 5,259
808.	26-06-424-003-0000	\$ 34,880	852.	26-07-103-009-0000	\$ 5,259
809.	26-06-424-004-0000	\$ 33,552	853.	26-07-103-010-0000	\$ 15,205
810.	26-06-424-006-0000	Exempt	854.	26-07-104-001-0000	\$ 80,136
811.	26-06-424-009-0000	\$ 57,387	855.	26-07-104-002-0000	\$ 74,967
812.	26-06-424-010-0000	Exempt	856.	26-07-104-003-0000	\$ 10,491
813.	26-06-424-012-0000	\$ 4,929	857.	26-07-104-004-0000	\$ 9,579
814.	26-06-424-013-0000	\$ 215,029	858.	26-07-104-005-0000	\$ 10,704
815.	26-06-427-032-0000	\$ 48,065	859.	26-07-104-006-0000	\$ 34,945
816.	26-06-427-033-0000	\$ 28,540	860.	26-07-105-001-0000	Exempt
817.	26-06-428-020-0000	\$ 1,991	861.	26-07-105-002-0000	\$ 242,527
818.	26-06-428-021-0000	Exempt	862.	26-07-105-003-0000	\$ 118,453
819.	26-06-428-035-0000	\$ 118,627	863.	26-07-105-004-0000	\$ 117,403
820.	26-06-500-005-0000	Exempt	864.	26-07-105-005-0000	\$ 67,737
821.	26-06-500-006-0000	\$ 127,071	865.	26-07-105-006-0000	\$ 18,589
822.	26-06-504-002-0000	\$ 127	866.	26-07-105-007-0000	\$ 2,552
823.	26-06-506-009-0000	Exempt	867.	26-07-105-009-0000	\$ 137,405
824.	26-06-506-010-0000	Exempt	868.	26-07-105-011-0000	\$ 11,015
825.	26-06-506-012-0000	\$ 7,431	869.	26-07-106-002-0000	\$ 5,613
826.	26-06-506-013-0000	\$ 2,629	870.	26-07-106-044-0000	\$ 36,058
827.	26-07-100-004-0000	\$ 4,941	871.	26-07-106-045-0000	\$ 177,769
828.	26-07-100-005-0000	\$ 4,941	872.	26-07-108-046-0000	\$ 187,754
829.	26-07-100-006-0000	\$ 4,941	873.	26-07-109-001-0000	\$ 7,484
830.	26-07-100-007-0000	\$ 4,941	874.	26-07-109-002-0000	\$ 5,197
831.	26-07-100-008-0000	\$ 4,617	875.	26-07-109-003-0000	\$ 5,197
832.	26-07-100-024-0000	Exempt	876.	26-07-109-004-0000	\$ 22,218
833.	26-07-101-070-0000	\$ 51,539	877.	26-07-109-005-0000	\$ 5,197
834.	26-07-102-001-0000	\$ 88,470	878.	26-07-109-006-0000	\$ 69,719
835.	26-07-102-002-0000	\$ 5,142	879.	26-07-109-007-0000	\$ 41,909

	PIN	2001 EAV*		PIN	2001 EAV*
880.	26-07-109-008-0000	\$ 37,197	924.	26-07-143-009-0000	\$ 13,746
881.	26-07-109-009-0000	\$ 36,245	925.	26-07-143-010-0000	\$ 31,995
882.	26-07-110-001-0000	\$ 34,481	926.	26-07-143-011-0000	\$ 15,358
883.	26-07-110-002-0000	\$ 20,167	927.	26-07-143-024-0000	\$ 4,347
884.	26-07-110-017-0000	\$ 19,834	928.	26-07-143-025-0000	\$ 4,347
885.	26-07-110-018-0000	\$ 15,584	929.	26-07-143-026-0000	\$ 4,347
886.	26-07-110-019-0000	\$ 16,169	930.	26-07-143-027-0000	\$ 4,349
887.	26-07-110-020-0000	\$ 17,206	931.	26-07-143-028-0000	\$ 4,347
888.	26-07-110-021-0000	\$ 3,647	932.	26-07-143-029-0000	\$ 4,347
889.	26-07-110-022-0000	\$ 15,372	933.	26-07-143-030-0000	\$ 4,433
890.	26-07-110-023-0000	\$ 3,931	934.	26-07-143-031-0000	\$ 4,347
891.	26-07-110-024-0000	\$ 3,931	935.	26-07-143-032-0000	\$ 4,347
892.	26-07-110-025-0000	\$ 14,912	936.	26-07-143-033-0000	\$ 4,347
893.	26-07-110-026-0000	\$ 21,569	937.	26-07-143-034-0000	\$ 4,347
894.	26-07-110-027-0000	\$ 17,284	938.	26-07-143-035-0000	\$ 4,169
895.	26-07-110-028-0000	\$ 16,132	939.	26-07-143-036-0000	\$ 4,169
896.	26-07-110-029-0000	\$ 12,385	940.	26-07-143-037-0000	\$ 4,169
897.	26-07-110-030-0000	\$ 14,630	941.	26-07-143-038-0000	\$ 4,169
898.	26-07-110-031-0000	\$ 18,026	942.	26-07-143-039-0000	\$ 4,169
899.	26-07-110-032-0000	\$ 16,425	943.	26-07-143-040-0000	\$ 4,169
900.	26-07-110-033-0000	\$ 3,931	944.	26-07-143-041-0000	\$ 4,169
901.	26-07-110-034-0000	\$ 21,047	945.	26-07-143-042-0000	\$ 5,754
902.	26-07-110-035-0000	\$ 14,023	946.	26-07-143-043-0000	Exempt
903.	26-07-110-036-0000	\$ 13,522	947.	26-07-143-044-0000	\$ 19,054
904.	26-07-110-037-0000	\$ 18,536	948.	26-07-143-045-0000	\$ 21,493
905.	26-07-110-038-0000	\$ 32,330	949.	26-07-143-046-0000	\$ 27,487
906.	26-07-111-002-0000	\$ 23,398	950.	26-07-143-047-0000	\$ 32,792
907.	26-07-111-003-0000	\$ 16,155	951.	26-07-143-048-0000	\$ 32,196
908.	26-07-111-004-0000	\$ 38,560	952.	26-07-143-049-0000	\$ 32,792
909.	26-07-111-005-0000	\$ 38,719	953.	26-07-143-050-0000	\$ 32,279
910.	26-07-111-006-0000	\$ 15,951	954.	26-07-143-051-0000	\$ 3,716
911.	26-07-111-007-0000	\$ 15,975	955.	26-07-143-052-0000	\$ 23,874
912.	26-07-111-008-0000	\$ 14,568	956.	26-07-156-003-0000	\$ 76,191
913.	26-07-111-009-0000	\$ 16,115	957.	26-07-156-004-0000	\$ 4,065
914.	26-07-111-010-0000	\$ 12,041	958.	26-07-156-005-0000	\$ 30,120
915.	26-07-111-011-0000	\$ 13,092	959.	26-07-156-006-0000	\$ 39,086
916.	26-07-111-032-0000	Exempt	960.	26-07-156-007-0000	\$ 3,811
917.	26-07-111-033-0000	Exempt	961.	26-07-156-008-0000	\$ 3,811
918.	26-07-111-034-0000	Exempt	962.	26-07-156-009-0000	\$ 3,811
919.	26-07-121-001-0000	\$ 100,978	963.	26-07-156-010-0000	\$ 39,086
920.	26-07-121-002-0000	\$ 3,931	964.	26-07-156-011-0000	\$ 3,811
921.	26-07-121-003-0000	\$ 3,931	965.	26-07-156-012-0000	\$ 3,811
922.	26-07-143-003-0000	\$ 18,222	966.	26-07-156-013-0000	\$ 3,811
923.	26-07-143-004-0000	\$ 13,468	967.	26-07-156-014-0000	\$ 3,811

	PIN	2001 EAV*		PIN	2001 EAV*
968.	26-07-156-015-0000	\$ 3,811	1012.	26-07-160-018-0000	\$ 15,215
969.	26-07-156-016-0000	\$ 3,811	1013.	26-07-160-019-0000	\$ 5,116
970.	26-07-156-017-0000	\$ 3,811	1014.	26-07-160-020-0000	\$ 16,811
971.	26-07-156-018-0000	\$ 3,811	1015.	26-07-160-021-0000	\$ 17,148
972.	26-07-156-019-0000	\$ 3,811	1016.	26-07-160-022-0000	\$ 17,109
973.	26-07-156-020-0000	\$ 3,811	1017.	26-07-160-023-0000	\$ 8,699
974.	26-07-156-021-0000	\$ 3,811	1018.	26-07-160-024-0000	\$ 12,351
975.	26-07-156-022-0000	\$ 3,811	1019.	26-07-160-025-0000	\$ 11,371
976.	26-07-156-023-0000	\$ 4,472	1020.	26-07-160-026-0000	\$ 8,447
977.	26-07-156-024-0000	\$ 4,065	1021.	26-07-160-027-0000	\$ 10,205
978.	26-07-156-025-0000	\$ 3,811	1022.	26-07-160-029-0000	\$ 12,551
979.	26-07-156-026-0000	\$ 3,811	1023.	26-07-160-030-0000	\$ 12,020
980.	26-07-156-027-0000	\$ 3,811	1024.	26-07-161-002-0000	\$ 3,395
981.	26-07-156-028-0000	\$ 3,931	1025.	26-07-161-003-0000	\$ 1,712
982.	26-07-156-029-0000	\$ 4,222	1026.	26-07-161-004-0000	\$ 5,405
983.	26-07-156-030-0000	\$ 4,234	1027.	26-07-161-005-0000	\$ 14,912
984.	26-07-156-031-0000	\$ 1,758	1028.	26-07-161-006-0000	\$ 4,476
985.	26-07-156-032-0000	\$ 4,998	1029.	26-07-161-007-0000	\$ 5,705
986.	26-07-156-033-0000	\$ 4,871	1030.	26-07-161-008-0000	\$ 5,532
987.	26-07-156-034-0000	\$ 7,863	1031.	26-07-161-009-0000	\$ 5,532
988.	26-07-156-035-0000	\$ 6,631	1032.	26-07-161-010-0000	\$ 6,363
989.	26-07-156-036-0000	\$ 4,437	1033.	26-07-161-011-0000	\$ 20,289
990.	26-07-156-037-0000	\$ 3,927	1034.	26-07-161-012-0000	\$ 4,024
991.	26-07-156-038-0000	\$ 3,957	1035.	26-07-161-013-0000	\$ 5,532
992.	26-07-156-039-0000	\$ 3,957	1036.	26-07-161-014-0000	\$ 5,532
993.	26-07-156-040-0000	\$ 3,957	1037.	26-07-161-015-0000	\$ 5,532
994.	26-07-156-041-0000	\$ 3,957	1038.	26-07-161-016-0000	\$ 5,532
995.	26-07-156-042-0000	\$ 3,957	1039.	26-07-161-017-0000	\$ 18,180
996.	26-07-156-043-0000	\$ 3,957	1040.	26-07-161-018-0000	\$ 26,020
997.	26-07-156-044-0000	\$ 3,957	1041.	26-07-161-019-0000	\$ 23,470
998.	26-07-156-045-0000	\$ 3,957	1042.	26-07-161-020-0000	\$ 17,631
999.	26-07-156-046-0000	\$ 3,957	1043.	26-07-161-021-0000	\$ 11,367
1000.	26-07-156-047-0000	\$ 3,957	1044.	26-07-162-001-0000	\$ 22,470
1001.	26-07-156-048-0000	\$ 3,957	1045.	26-07-162-021-0000	\$ 13,561
1002.	26-07-156-049-0000	\$ 3,957	1046.	26-07-162-022-0000	\$ 982
1003.	26-07-156-050-0000	\$ 4,049	1047.	26-07-162-023-0000	\$ 13,175
1004.	26-07-156-051-0000	\$ 9,874	1048.	26-07-162-024-0000	\$ 15,559
1005.	26-07-160-011-0000	\$ 6,648	1049.	26-07-162-026-0000	\$ 14,621
1006.	26-07-160-012-0000	\$ 5,116	1050.	26-07-162-027-0000	\$ 10,237
1007.	26-07-160-013-0000	\$ 8,341	1051.	26-07-163-017-0000	\$ 4,901
1008.	26-07-160-014-0000	\$ 22,479	1052.	26-07-163-018-0000	\$ 16,051
1009.	26-07-160-015-0000	\$ 15,764	1053.	26-07-163-019-0000	\$ 4,259
1010.	26-07-160-016-0000	\$ 5,116	1054.	26-07-163-020-0000	\$ 4,259
1011.	26-07-160-017-0000	\$ 5,116	1055.	26-07-163-021-0000	\$ 4,259

PIN		2001 EAV*	PIN		2001 EAV*
1056.	26-07-163-022-0000	\$ 4,259	1100.	26-07-300-009-0000	\$ 13,242
1057.	26-07-163-023-0000	\$ 4,259	1101.	26-07-300-010-0000	\$ 1,924
1058.	26-07-163-024-0000	\$ 4,259	1102.	26-07-300-020-0000	\$ 13,593
1059.	26-07-163-025-0000	\$ 4,259	1103.	26-07-300-021-0000	\$ 13,057
1060.	26-07-163-026-0000	\$ 4,259	1104.	26-07-300-022-0000	\$ 13,057
1061.	26-07-163-027-0000	\$ 13,099	1105.	26-07-300-023-0000	\$ 9,856
1062.	26-07-163-031-0000	\$ 17,421	1106.	26-07-300-024-0000	\$ 10,087
1063.	26-07-163-032-0000	\$ 17,601	1107.	26-07-300-025-0000	\$ 6,913
1064.	26-07-163-033-0000	\$ 17,695	1108.	26-07-300-026-0000	\$ 8,740
1065.	26-07-163-034-0000	\$ 17,601	1109.	26-07-302-001-0000	\$ 24,886
1066.	26-07-163-035-0000	\$ 9,022	1110.	26-07-302-002-0000	\$ 23,329
1067.	26-07-163-036-0000	\$ 4,259	1111.	26-07-302-003-0000	\$ 18,347
1068.	26-07-163-037-0000	\$ 4,259	1112.	26-07-302-004-0000	\$ 3,458
1069.	26-07-163-038-0000	\$ 17,213	1113.	26-07-302-005-0000	\$ 79,808
1070.	26-07-163-042-0000	\$ 21,754	1114.	26-07-302-006-0000	\$ 77,591
1071.	26-07-163-043-0000	\$ 19,723	1115.	26-07-302-007-0000	\$ 77,591
1072.	26-07-164-001-0000	\$ 21,137	1116.	26-07-302-008-0000	\$ 3,458
1073.	26-07-164-002-0000	\$ 11,094	1117.	26-07-302-009-0000	\$ 19,767
1074.	26-07-164-003-0000	\$ 3,938	1118.	26-07-302-010-0000	Exempt
1075.	26-07-164-004-0000	\$ 3,703	1119.	26-07-302-011-0000	Exempt
1076.	26-07-164-005-0000	\$ 3,423	1120.	26-07-302-012-0000	Exempt
1077.	26-07-164-006-0000	\$ 11,066	1121.	26-07-302-013-0000	Exempt
1078.	26-07-164-007-0000	\$ 4,858	1122.	26-07-302-014-0000	Exempt
1079.	26-07-164-008-0000	\$ 8,736	1123.	26-07-302-015-0000	Exempt
1080.	26-07-165-001-0000	\$ 32,808	1124.	26-07-302-016-0000	Exempt
1081.	26-07-165-002-0000	\$ 5,532	1125.	26-07-302-017-0000	Exempt
1082.	26-07-165-003-0000	\$ 5,532	1126.	26-07-302-018-0000	Exempt
1083.	26-07-165-004-0000	\$ 15,129	1127.	26-07-302-019-0000	Exempt
1084.	26-07-165-005-0000	\$ 5,532	1128.	26-07-302-020-0000	Exempt
1085.	26-07-165-006-0000	\$ 37,225	1129.	26-07-302-021-0000	\$ 15,503
1086.	26-07-165-007-0000	\$ 14,298	1130.	26-07-302-022-0000	\$ 13,863
1087.	26-07-165-008-0000	\$ 5,532	1131.	26-07-305-014-0000	\$ 22,962
1088.	26-07-165-009-0000	\$ 13,743	1132.	26-07-305-015-0000	\$ 15,286
1089.	26-07-165-010-0000	\$ 5,532	1133.	26-07-305-016-0000	\$ 2,957
1090.	26-07-165-011-0000	\$ 17,809	1134.	26-07-305-017-0000	\$ 14,166
1091.	26-07-165-015-0000	\$ 13,866	1135.	26-07-305-018-0000	\$ 3,248
1092.	26-07-165-016-0000	\$ 5,532	1136.	26-07-305-019-0000	\$ 14,201
1093.	26-07-165-017-0000	\$ 15,406	1137.	26-07-305-020-0000	\$ 14,240
1094.	26-07-165-018-0000	\$ 11,066	1138.	26-07-305-021-0000	\$ 46,780
1095.	26-07-165-019-0000	Exempt	1139.	26-07-305-022-0000	\$ 75,780
1096.	26-07-165-020-0000	\$ 22,137	1140.	26-07-305-023-0000	\$ 79,060
1097.	26-07-165-021-0000	\$ 21,005	1141.	26-07-305-024-0000	\$ 79,060
1098.	26-07-200-022-0000	\$ 69,215	1142.	26-07-305-025-0000	\$ 79,060
1099.	26-07-300-001-0000	\$ 22,560	1143.	26-07-305-026-0000	\$ 18,222

	PIN	2001 EAV*	PIN	2001 EAV*
1144.	26-07-305-027-0000	\$ 15,411		
1145.	26-07-305-028-0000	\$ 19,843		
1146.	26-07-305-029-0000	\$ 14,861		
1147.	26-07-305-030-0000	\$ 15,970		
1148.	26-07-305-031-0000	\$ 14,090		
1149.	26-07-305-032-0000	\$ 3,248		
1150.	26-07-305-033-0000	\$ 12,870		
1151.	26-07-306-001-0000	\$ 129,134		
1152.	26-07-306-004-0000	\$ 8,493		
1153.	26-07-306-005-0000	\$ 18,134		
1154.	26-07-306-006-0000	\$ 13,720		
1155.	26-07-306-007-0000	\$ 13,720		
1156.	26-07-306-008-0000	\$ 8,338		
1157.	26-07-306-009-0000	\$ 36,908		
1158.	26-07-306-010-0000	\$ 36,908		
1159.	26-07-306-011-0000	\$ 36,908		
1160.	26-07-306-012-0000	\$ 36,908		
1161.	26-07-306-013-0000	\$ 8,338		
1162.	26-07-306-014-0000	\$ 8,338		
1163.	26-07-306-015-0000	\$ 7,541		
1164.	26-07-306-016-0000	\$ 6,779		
1165.	26-07-306-017-0000	\$ 6,779		
1166.	26-07-306-018-0000	\$ 6,779		
1167.	26-07-306-019-0000	\$ 6,779		
1168.	26-07-306-020-0000	\$ 6,779		
1169.	26-07-306-021-0000	\$ 6,779		
1170.	26-07-306-022-0000	\$ 6,779		
1171.	26-07-306-023-0000	\$ 22,571		
1172.	26-07-306-024-0000	\$ 44,769		
1173.	26-07-306-025-0000	\$ 40,202		
1174.	26-07-500-001-0000	Exempt		
1175.	26-07-500-002-0000	Exempt		
	Total EAV	\$ 42,008,704		

*2001 EAV does not take into account values of exemptions granted under Cook County homeowner programs for tax year 2001.

EXHIBIT IV:

Acquisition Sites by Block and Parcel Identification Number

Commercial Avenue TIF Redevelopment Plan Acquisition Sites

No.	PIN	Address	Street
1	`21-31-127-039	2614	83rd
2	`21-31-127-040	2622	83rd
3	`21-31-130-023	2758	83rd
4	`21-31-225-035	2818	83rd
5	`21-31-303-053	2557	83rd
6	`21-31-412-001	8418	Baltimore
7	`21-31-412-024	8456	Commercial
8	`21-31-412-034	8464	Commercial
9	`21-31-419-025	8502	Commercial
10	`21-31-419-038	8544	Commercial
11	`21-31-420-003	8513	Commercial
12	`21-31-420-004	8515	Commercial
13	`21-31-420-005	8519	Commercial
14	`21-31-420-037	8501	Commercial
15	`25-01-433-005	1906	95th
16	`25-12-203-065	2133	95th
17	`25-12-216-006	2261	95th
18	`25-12-216-007	2251	95th
19	`25-12-216-008	2241	95th
20	`26-06-101-001	8701	S. Chicago
21	`26-06-101-002	8711	S. Chicago
22	`26-06-130-031	9724	Commercial
23	`26-06-130-034	9734	Commercial
24	`26-06-130-035	9738	Commercial
25	`26-06-130-036	9740	Commercial
26	`26-06-131-013	9731	Commercial
27	`26-06-131-023	9757	Commercial
28	`26-06-202-018	8706	Commercial
29	`26-06-202-022	8716	Commercial
30	`26-06-203-005	8713	Commercial
31	`26-06-209-027	8816	Commercial
32	`26-06-209-031	8828	Commercial
33	`26-06-209-032	8830	Commercial
34	`26-06-209-038	8850	Commercial
35	`26-06-210-001	8801	Commercial
36	`26-06-210-002	8803	Commercial
37	`26-06-210-003	8805	Commercial
38	`26-06-210-004	8809	Commercial
39	`26-06-210-005	8813	Commercial
40	`26-06-216-036	8944	Commercial
41	`26-06-216-038	8952	Commercial *ORANGE
42	`26-06-216-040	8922	Commercial
43	`26-06-216-041	8924	Commercial
44	`26-06-223-022	9026	Commercial
45	`26-06-322-004	2400	95th
46	`26-06-323-002	2728	94th
47	`26-06-400-001	9056	S. Chicago

Commercial Avenue TIF Redevelopment Plan Acquisition Sites

48	26-06-400-002	9058	S. Chicago
49	26-06-402-023	9138	Commercial
50	26-06-403-010	9117	Commercial *ORANGE
51	26-06-403-019	9116	Houston
52	26-06-404-003	9117	Houston
53	26-06-404-030	3064	92nd
54	26-06-404-032	9138	Baltimore
55	26-06-411-014	9237	Houston
56	26-06-411-015	9243	Houston
57	26-06-416-014	9276	S. Chicago
58	26-06-417-001	9300	S. Chicago
59	26-06-417-002	9316	S. Chicago
60	26-06-417-003	9309	Commercial
61	26-06-418-013	9369	S. Chicago
62	26-06-418-025	9316	Baltimore
63	26-06-419-001	9301	Baltimore
64	26-06-419-002	9305	Baltimore
65	26-06-419-003	9319	Baltimore
66	26-06-419-004	9313	Baltimore
67	26-06-419-008	9389	S. Chicago
68	26-06-420-001	2846	95th
69	26-06-420-002	9442	Escanaba
70	26-06-422-002	2957	94th
71	26-06-422-003	9414	Commercial
72	26-06-422-013	9442	Commercial
73	26-06-422-014	9450	Commercial
74	26-06-423-007	9421	Commercial
75	26-06-423-008	9423	Commercial
76	26-06-427-032	9716	Baltimore
77	26-06-427-033	3044	98th
78	26-07-101-070	2439	95th
79	26-07-102-002	2503	95th
80	26-07-102-003	2507	95th
81	26-07-102-004	2509	95th
82	26-07-102-005	2511	95th
83	26-07-102-006	2513	95th
84	26-07-102-007	2517	95th
85	26-07-102-008	2519	95th
86	26-07-102-009	2521	95th
87	26-07-102-010	2523	95th
88	26-07-103-001	2527	95th
89	26-07-103-002	2529	95th
90	26-07-103-003	2531	95th
91	26-07-103-004	2535	95th
92	26-07-103-005	2537	95th
93	26-07-103-006	2539	95th
94	26-07-103-007	2541	95th
95	26-07-103-008	2545	95th
96	26-07-103-009	2547	95th

Commercial Avenue TIF Redevelopment Plan Acquisition Sites

97	`26-07-103-010	2549	95th
98	`26-07-105-003	9540	Marquette
99	`26-07-105-009	9560	Marquette
100	`26-07-106-044	2705	95th
101	`26-07-109-001	2901	95th
102	`26-07-109-002	2905	95th
103	`26-07-109-003	2907	95th
104	`26-07-110-033	9540	Commercial
105	`26-07-111-011	9557	Commercial
106	`26-07-143-021	9808	Houston
107	`26-07-143-022	9808	Houston
108	`26-07-143-023	9810	Houston
109	`26-07-143-024	9812	Houston
110	`26-07-143-025	9814	Houston
111	`26-07-143-026	9816	Houston
112	`26-07-143-027	9818	Houston
113	`26-07-143-028	9820	Houston
114	`26-07-143-029	9822	Houston
115	`26-07-143-030	9826	Houston
116	`26-07-143-031	9828	Houston
117	`26-07-143-032	9830	Houston
118	`26-07-143-033	9832	Houston
119	`26-07-143-034	9834	Houston
120	`26-07-143-035	9838	Houston
121	`26-07-143-036	9840	Houston
122	`26-07-143-037	9842	Houston
123	`26-07-143-038	9844	Houston
124	`26-07-143-039	9848	Houston
125	`26-07-143-040	9850	Houston
126	`26-07-143-041	9854	Houston
127	`26-07-143-042	9856	Houston
128	`26-07-156-012	9923	Commercial
129	`26-07-156-013	9925	Commercial
130	`26-07-156-014	9927	Commercial
131	`26-07-156-015	9929	Commercial
132	`26-07-156-016	9931	Commercial
133	`26-07-156-017	9933	Commercial
134	`26-07-156-018	9935	Commercial
135	`26-07-156-019	9937	Commercial
136	`26-07-156-020	9939	Commercial
137	`26-07-156-021	9941	Commercial
138	`26-07-156-022	9943	Commercial
139	`26-07-156-023	9945	Commercial
140	`26-07-156-024	9900	Commercial
141	`26-07-156-025	9902	Houston
142	`26-07-156-026	9904	Houston
143	`26-07-156-027	9906	Houston
144	`26-07-156-028	9908	Houston
145	`26-07-156-029	9912	Houston
146	`26-07-156-030	9910	Houston

Commercial Avenue TIF Redevelopment Plan Acquisition Sites

147	26-07-156-031	9916	Houston
148	26-07-156-032	9920	Houston
149	26-07-156-033	9935	Houston
150	26-07-156-034	9933	Houston
151	26-07-156-035	9931	Houston
152	26-07-156-036	9929	Houston
153	26-07-156-037	9927	Houston
154	26-07-156-038	9925	Houston
155	26-07-156-039	9923	Houston
156	26-07-156-040	9921	Houston
157	26-07-160-011	10002	Commercial
158	26-07-160-012	10006	Commercial
159	26-07-160-016	10020	Commercial
160	26-07-161-012	10027	Commercial
161	26-07-161-013	10029	Commercial
162	26-07-161-014	10033	Commercial
163	26-07-161-015	10035	Commercial
164	26-07-161-016	10037	Commercial
165	26-07-162-001	10101	Muskegon
166	26-07-162-026	10140	Eschanaba
167	26-07-162-027	10148	Eschanaba
168	26-07-163-019	10104	Exchange
169	26-07-163-020	10108	Exchange
170	26-07-163-021	10110	Exchange
171	26-07-163-022	10114	Exchange
172	26-07-163-023	10116	Exchange
173	26-07-163-024	10118	Exchange
174	26-07-163-025	10122	Exchange
175	26-07-164-003	10106	Commercial
176	26-07-164-004	10106	Commercial
177	26-07-164-005	10112	Commercial
178	26-07-164-006	10110	Commercial
179	26-07-164-007	10120	Commercial
180	26-07-164-008	10126	Commercial
181	26-07-165-002	10105	Commercial
182	26-07-165-003	10107	Commercial
183	26-07-200-022	9801	Houston
184	26-07-300-001	10201	Muskegon
185	26-07-300-025	10202	Eschanaba
186	26-07-300-026	10220	Eschanaba
187	26-07-302-022	10259	Commercial
188	26-07-305-032	10358	Commercial
189	26-07-305-033	10343	Muskegon

*ORANGE indicates that the property is listed as an "orange property" on the City of Chicago Historic Resources Survey

EXHIBIT V:

Commercial Avenue Redevelopment Project Area Tax Increment Financing Eligibility Study

**COMMERCIAL AVENUE
REDEVELOPMENT PROJECT AREA
TAX INCREMENT FINANCING
ELIGIBILITY STUDY**

City of Chicago, Illinois
Richard M. Daley, Mayor

Prepared by:
Trkla, Pettigrew, Allen & Payne, Inc.
June 28, 2002
REVISED October 29, 2002

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INTRODUCTION

The purpose of this report is to determine whether the Commercial Avenue Redevelopment Project Area (the "Project Area"), qualifies for designation as a "conservation area" within the requirements set forth in the Tax Increment Allocation Redevelopment Act (the "Act"). The Act is found in Illinois Compiled Statutes, Chapter 65, Act 5, Section 11-74.4-1 *et. seq.*, as amended.

The findings presented in this study are based on surveys and analyses conducted by Trkla, Pettigrew, Allen & Payne, Inc. ("TPAP") for the Project Area of approximately 395.6 acres, located on the southeast side of the City of Chicago (the "City").

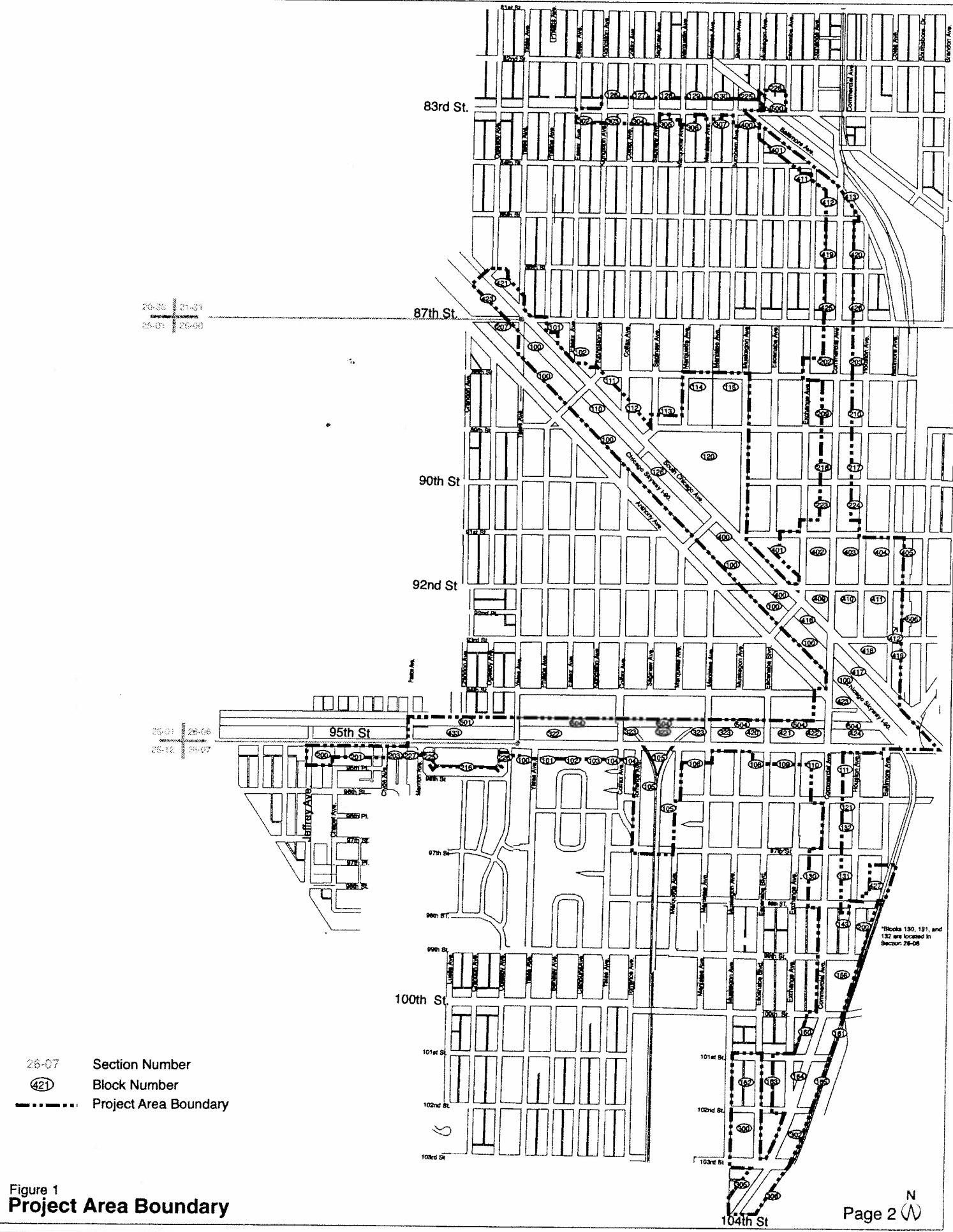
The Project Area generally includes the Commercial Avenue frontage bounded by 84th Street on the north and 104th Street on the south; a cluster of blocks generally encompassed by Exchange Avenue on the west, 91st Street on the north, the B & O rail right-of-way on the east, and South Chicago Avenue on the south; an area between Commercial Avenue on the west and the B & O rail right-of-way on the east from 97th Street on the north to 100th Street on the south; 83rd Street frontage from Essex Avenue on the west to Escanaba Avenue on the east; Baltimore Avenue southern frontage from 83rd Street on the north to its intersection with Commercial Avenue on the south; South Chicago Avenue frontage, from Oglesby Avenue on the north to 95th Street on the south; 95th Street frontage from Jeffrey Avenue on the west to South Chicago Avenue on the east; an area encompassed by 95th Street on the north, 97th Street on the south, Marquette Avenue on the east and Torrence Avenue on the west; and an area between Muskegon Avenue on the west, Escanaba Avenue on the east, 101st Street on the north and 104th Street on the south. The boundaries of the Project Area are shown on Figure 1, *Project Area Boundary*.

The Project Area

The Project Area contains 579 buildings located within 108 full and partial tax blocks along primarily four street corridors--Commercial Avenue, 83rd Street, South Chicago Avenue and 95th Street--in the South Chicago, Calumet Heights and South Deering community areas of the southeast side of Chicago. The Project Area consists of approximately 395.6 acres, of which 124 acres (or 31.4 percent) consist of street and alley rights-of-way including the Chicago Skyway right-of-way which runs above and parallel to South Chicago Avenue. Concentrations of limited commercial activity, including blocks with a mix of residential and commercial uses, are located along blocks fronting 83rd Street, South Chicago Avenue, and 95th Street. Both 95th Street and South Chicago Avenue include significant vacant sites due to the obstacles to development posed by the adjacent rail and Chicago Skyway rights-of-way. The largest and most significant concentration of commercial activity is located along Commercial Avenue, primarily between 84th and 93rd Streets, and the blocks surrounding the intersection of 92nd Street and Commercial Avenue. Residential uses, including single-family homes, multi-family buildings and mixed-use buildings, are located throughout the Project Area. Institutional, public, and light manufacturing uses are also scattered throughout the Project Area.

24-36 25-01
25-01 26-00

25-01 26-06
26-12 26-07



- 26-07 Section Number
- ④21 Block Number
- Project Area Boundary

*Blocks 130, 131, and 132 are located in Section 26-06

Figure 1
Project Area Boundary

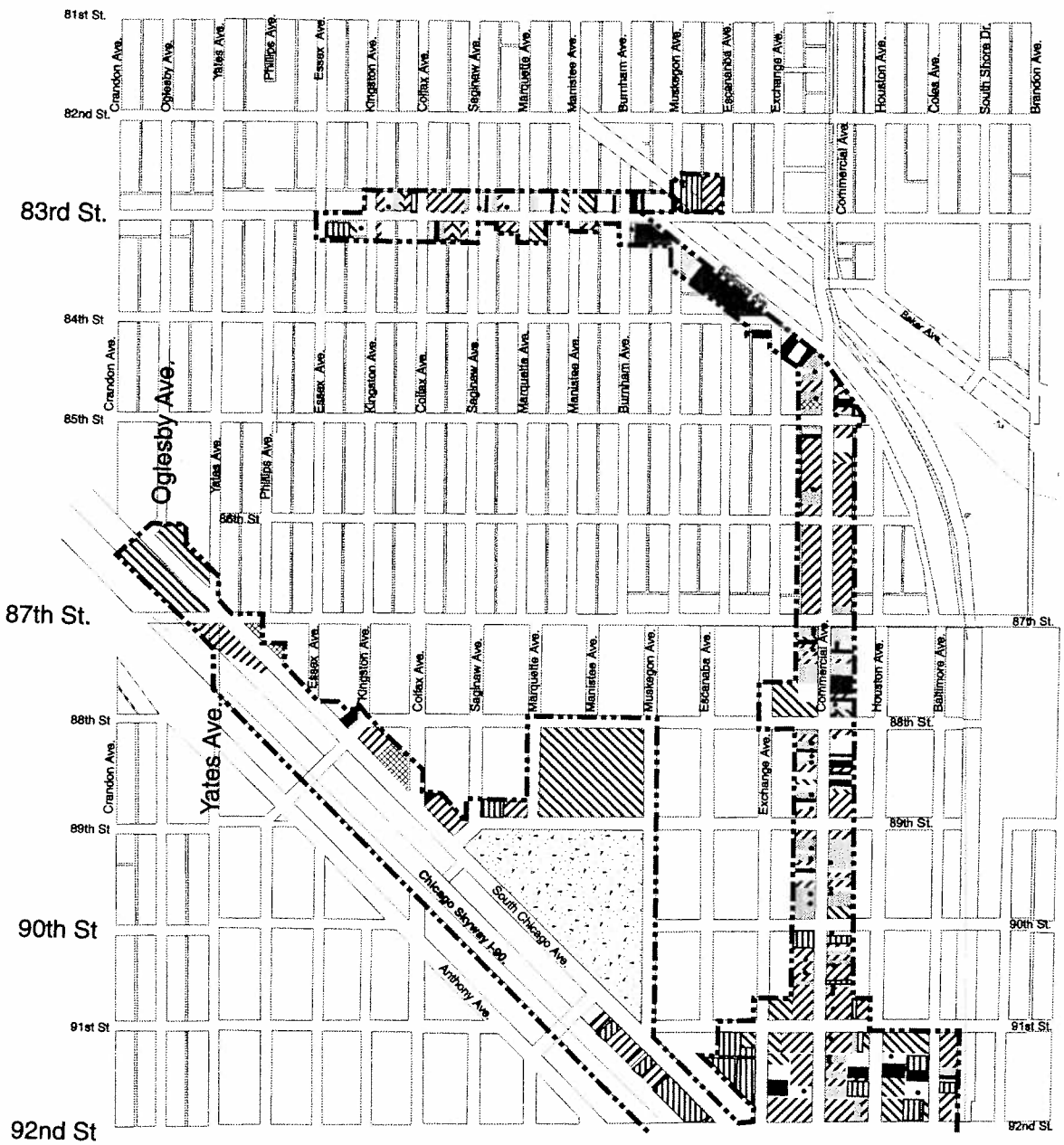
The Project Area as a whole is characterized by aging and deteriorating properties, obsolete buildings, and limited availability of land with sufficient size and dimension for either off-street parking or new development. Vacant buildings and vacancies within buildings are scattered throughout the concentrated commercial areas and significant parcels of vacant land exist along 95th Street, South Chicago Avenue and along Commercial Avenue between 97th Street and 103rd Street. While economic and physical conditions have contributed to the decline and disinvestment of Commercial Avenue which once-thrived as the central business district of the region, the district is still active as a neighborhood and community commercial area. The Commercial Avenue corridor remains busy with shopping activity, especially around the pedestrian-oriented and concentrated commercial area from 87th Street to South Chicago Avenue. Business uses include a mix of small restaurants, personal and commercial services, small retail shops and a number of businesses with secondhand merchandise or after-market goods. Commercial Avenue north of 87th Street contains more of a mix of uses including residential (primarily multi-family or mixed-use with ground floor commercial), institutional, automobile oriented commercial and office/business/warehousing uses. The portion of the Project Area south of 95th Street contains primarily residential uses with a few mixed-use, commercial and a concentration of light manufacturing uses south of 103rd Street. Existing land uses are illustrated in Figure 2, *Generalized Existing Land Use*.

While some newer development has occurred in a limited number of blocks, the Project Area as a whole has not benefited from new private investment to revitalize the area on a systematic or significant level.

As set forth in the Act, a "redevelopment project area" means an area designated by the municipality which is not less in the aggregate than 1½ acres, and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area, a blighted area or a conservation area, or a combination of both blighted and conservation areas. The Project Area exceeds the minimum acreage requirements of the Act.

As set forth in the Act, "conservation area" means an improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50 percent or more of the structures in the area have an age of 35 years or more and because of a combination of three or more of the following factors, the area is detrimental to the public safety, health, morals or welfare and, may become a blighted area: dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; excessive vacancies; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage and overcrowding of structures and community facilities; deleterious land use or layout; lack of community planning; environmental remediation costs (incurred or required), or a declining or lagging rate of growth in total equalized assessed valuation.

While it may be concluded 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 a meaningful extent and conservation area



- Residential
- ▨ Commercial
- ▧ Mixed Use Commercial/Residential
- Parks/Open Space
- ▩ Public/Semi-Public/Institution
- ⊕ Industrial
- ⊗ Storage
- Vacant Land
- ⊙ Vacant Space
- ⊖ Vacant Building
- ⊞ Parking
- Study Area Boundary

Figure 2a
Generalized Existing Land-Use

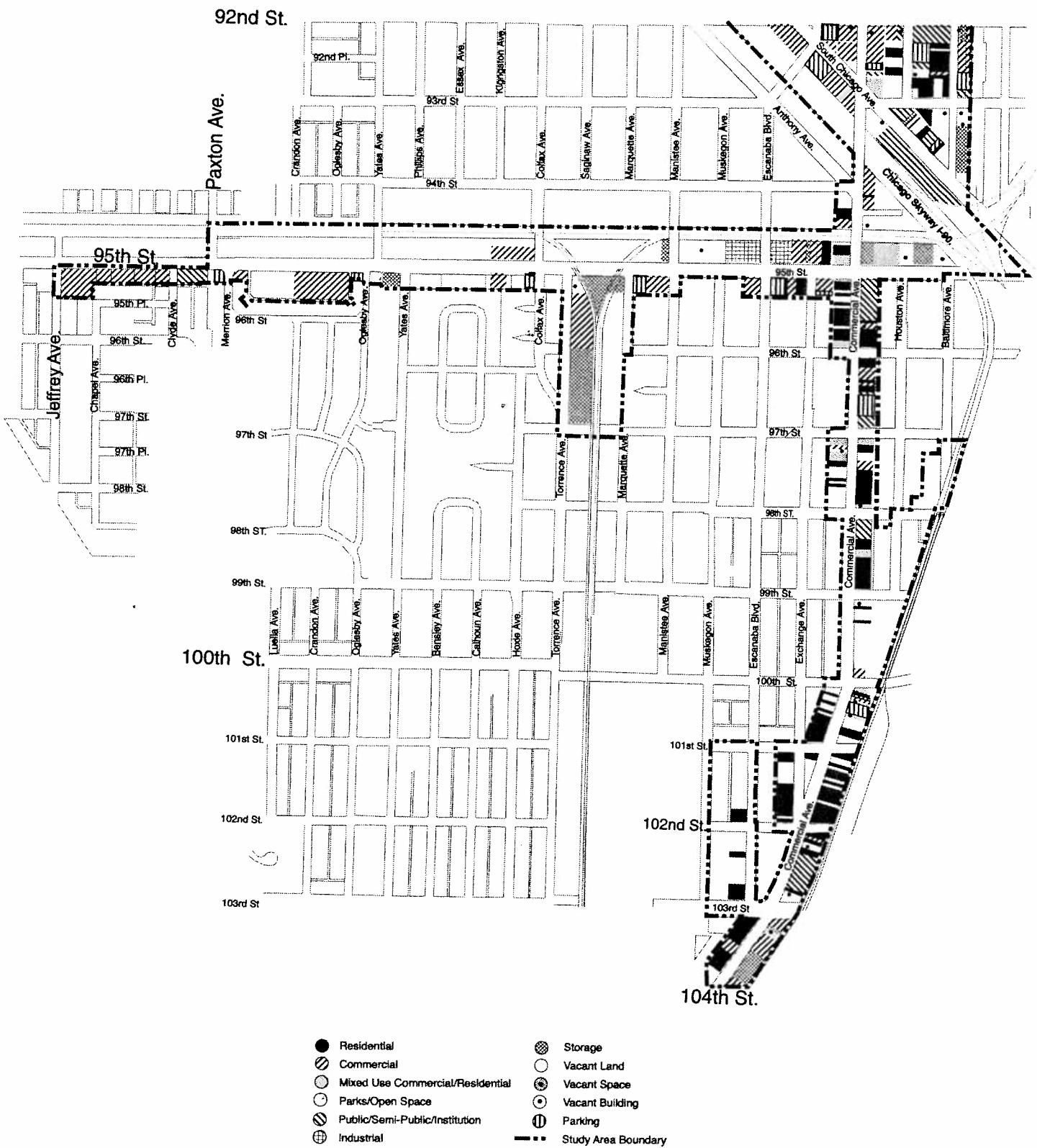


Figure 2b
Generalized Existing Land-Use

factors must be reasonably distributed throughout the Project Area so that basically good areas are not arbitrarily included in the Project Area simply because of proximity to areas that qualify as a conservation area.

Summary of Findings

On the basis of this approach, the Project Area is eligible as a "conservation area" within the requirements of the Act. Of the total 579 buildings within the 108 full and partial blocks, 540 (93 percent) are 35 years of age or older. In addition to age, nine of the thirteen qualifying factors required under the Act are present in the Project Area. These factors are reasonably distributed throughout the entire Project Area. The entire Project Area is impacted by and shows the presence of these conservation factors. Finally, the Project Area includes only real property and improvements that would be substantially benefited by the proposed redevelopment project improvements. The extent to which these factors are present in the Project Area is summarized below.

Conservation Area Factors

1. Dilapidation

Dilapidation as a factor is present to a meaningful extent in 10 blocks and to a limited extent in 8 blocks and therefore is present to a limited extent throughout the Project Area.

2. Obsolescence

Obsolescence as a factor is present to a meaningful extent in 42 blocks and to a limited extent in 11 blocks and therefore is present to a meaningful extent throughout the Project Area. Conditions contributing to this factor include the functional and economic obsolescence of existing buildings of limited size and utility and single-purpose buildings altered or converted to other uses.

3. Deterioration

Deterioration as a factor is present to a meaningful extent in 51 blocks and to a limited extent in 29 blocks and therefore is present to a meaningful extent throughout the Project Area. Deterioration includes the deterioration of visible building components as well as the deterioration of streets and alleys, site surfaces, parking and service areas, fencing and sidewalks.

4. Structures Below Minimum Code Standards

Structures below minimum code standards as a factor is present to a meaningful extent in 35 blocks and to a limited extent in 12 blocks and therefore is present to a meaningful extent throughout the Project Area. Structures in these blocks exhibit advanced defects in building components, which are below the minimum legal requirements established by the laws, ordinances and regulations of the City of Chicago.

5. Excessive Vacancies

Excessive vacancies as a factor is present to a meaningful extent in 25 blocks and to a limited extent in 15 blocks and therefore is present to a limited extent throughout the

Project Area. This factor includes buildings that are totally vacant, contain vacant space in either storefronts or in upper floors, or contain vacant dwelling units.

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

Excessive land coverage and overcrowding of structures and community facilities, as a factor is present to a meaningful extent in 14 blocks and to a limited extent in 10 blocks and therefore is present to a limited extent throughout the Project Area. Properties impacted include parcels where buildings occupy all or nearly the entire parcel upon which they are situated or parcels with multiple buildings including rear buildings fronting alleys, resulting in a lack of off-street parking, inadequate service and loading facilities, and limited ingress and egress.

7. Deleterious Land Use or Layout

Deleterious land-use or layout as a factor is present to a meaningful extent in 37 blocks and to a limited extent in 10 blocks and therefore is present to a meaningful extent throughout the Project Area. This factor includes an incompatible mix of land uses as well as the improper layout of parcels and buildings, which is inconsistent with current standards or requirements for proper service, access, egress and loading requirements.

8. Lack of Community Planning

Lack of community planning as a factor is present to a meaningful extent throughout the Project Area. The Project Area was developed on a building by building basis without the benefit or guidance of a community plan with reasonable policies and standards for building placement with total lot coverage, location and arrangement of off-street parking, and service access for buildings.

9. Declining or Lagging Rate of Growth of Total Equalized Assessed Valuation

The presence of a declining or lagging equalized assessed valuation for the Project Area is present to a meaningful extent throughout the Project Area. For four of the last five calendar years for which information is available, the rate of growth in the Project Area's total equalized assessed valuation was less than that for the balance of the City of Chicago.

TPAP has prepared this Eligibility Study and the related *Commercial Avenue Tax Increment Financing Redevelopment Project and Plan* (the "Redevelopment Plan") with the understanding that the City would rely on (i) the findings and conclusions of this Eligibility Study and the related Redevelopment Plan in proceeding with the designation of the Project Area as a redevelopment project area under the Act, and (ii) the fact that TPAP has obtained the necessary information to conclude that the study area can be designated as a redevelopment project area in compliance with the Act.

I. BASIS FOR REDEVELOPMENT

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

1. That there exists in many municipalities within the state blighted and conservation areas; and
2. That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest.

These findings were made on the basis that the presence of blight or conditions which lead to blight are detrimental to the safety, health, welfare and morals of the public.

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

Eligibility of a Conservation Area

A conservation area is an improved area in which 50 percent or more of the structures in the area have an age of 35 years or more and there is a presence of a combination of three or more of the thirteen factors defined in the Act and listed below. Such an area is not yet a blighted area, but because of a combination of three or more of these factors, the area may become a blighted area.

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

For conservation areas, the Act does not describe what constitutes the extent of presence necessary to make a finding that a factor exists. However, TPAP, in preparing this Eligibility Study, has

applied the following principles that the Act applies to the qualification of a "blighted area":

1. The minimum number of factors must be present to a meaningful extent and the presence of each must be documented;
2. For a factor to be found present, it should be present to a meaningful extent so that a local governing body may reasonably find that the factor is clearly present within the intent of the Act; and
3. The factors should be reasonably distributed throughout the redevelopment project area.

It is also important to note that the test of eligibility is based on the conditions of the area as a whole; it is not required that eligibility be established for each and every property in the Project Area. On the basis of this approach, the Project Area qualifies as a "conservation area" as defined by the Act.

II. ELIGIBILITY SURVEY AND ANALYSIS FINDINGS

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

1. Exterior survey of the condition and use of all buildings and sites;
2. Field survey of environmental conditions covering streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences, and general property maintenance;
3. Analysis of the existing uses within the Project Area and their relationships to the surroundings;
4. Comparison of current land use to current zoning ordinance and the current zoning map;
5. Analysis of original platting and current parcel size and layout;
6. Analysis of vacant parcels and buildings;
7. Analysis of building floor area and site coverage;
8. Review of City of Chicago sewer and water maps;
9. Review of previously prepared plans, studies and data; and
10. Analysis of Cook County Assessor records for assessed valuations and equalization factors for tax parcels in the Project Area for assessment years 1996 to 2001.

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

A factor noted as "not present" indicates either that no information was available or that no evidence could be documented as part of the various surveys and analyses. A factor noted as present to a limited extent indicates that conditions exist that document that the factor is present, but that the distribution or impact of the condition is limited. Finally, a factor noted as present to a meaningful extent indicates that conditions exist which document that the factor is present throughout major portions of the block and that the presence of such conditions have a major adverse impact or influence on adjacent and nearby development. Figure 3, *Exterior Survey Form*, is a copy of the form used to record building conditions.

What follows is the summary evaluation of the conservation factors, presented in order of their listing in the Act.

EXTERIOR BUILDING SURVEY

PROJECT	BLOCK #	PERSONNEL DATE	
PARCEL	BLDG	ACTIVITY	
G. TIF Blight/Conservation Factors 1. Deterioration 2. Obsolescence 3. Vacancy 4. Illegal Use of Individual Structures 5. Presence of Structures Below Minimum Code Standards 6. Excessive Vandalism 7. Inadequate Security and Control of Building 8. Lack of Ventilation, Light, or Sanitary Facilities 9. Inadequate Utilities 10. Inadequate Land Use or Layout 11. Inadequate Fire Protection 12. Environmental Pollution 13. Declining or Lagging Equalized Assessed Valuation			
COMMENTS			
G. BLIGHTING FACTORS			
F. BUILDING RATING			
SECONDARY			
ROOF			
WALLS			
E. FOUNDATION			
D. DECADE			
C. CONSTRUCTION			
B. HEIGHT			
NUMBER OCCUPIED			
NUMBER OF UNITS			
LAND USE NO.2			
NUMBER OCCUPIED			
NUMBER OF UNITS			
A. LAND USE NO.1			
A.	B.	C.	D.
Codes	Land Use	Construction	Decade
R	Residential	1 Masonry	0 Before 1900
I	Commercial	2 Concrete	1 1900-1910
S	Industrial	3 Wood	2 1910-1920
S	Public	4 Metal	3 1920-1930
S	Semi-Public		4 1930-1940
T	Transit		5 1940-1950
			6 1950-1960
			7 1960-1970
			8 1970-1980
			9 1980-1990
			10 1990-2000
			11 2000-2010

Figure 3
Exterior Survey Form

A. Dilapidation

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

This section summarizes the process used for assessing building conditions in the Project Area, the standards and criteria used for evaluation, and the findings as to the existence of dilapidation or deterioration of structures. The process, standards and criteria were applied in accordance with the TPAP Building Conditions Survey Manual.

The building condition analysis is based on a thorough exterior inspection of the buildings and sites conducted in May and June of 2001 and again in October of 2001 and in January 2002 to update conditions and activity and to analyze additional areas. Structural deficiencies in building components and related environmental deficiencies in the Project Area were noted during the inspections. Dilapidation as a factor is illustrated in Figure 4, *Dilapidation*.

Building Components Evaluated

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

Primary Structural

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

Secondary Components

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

Criteria for Classifying Defects for Building Components

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

Building Component Classifications

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

Sound

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

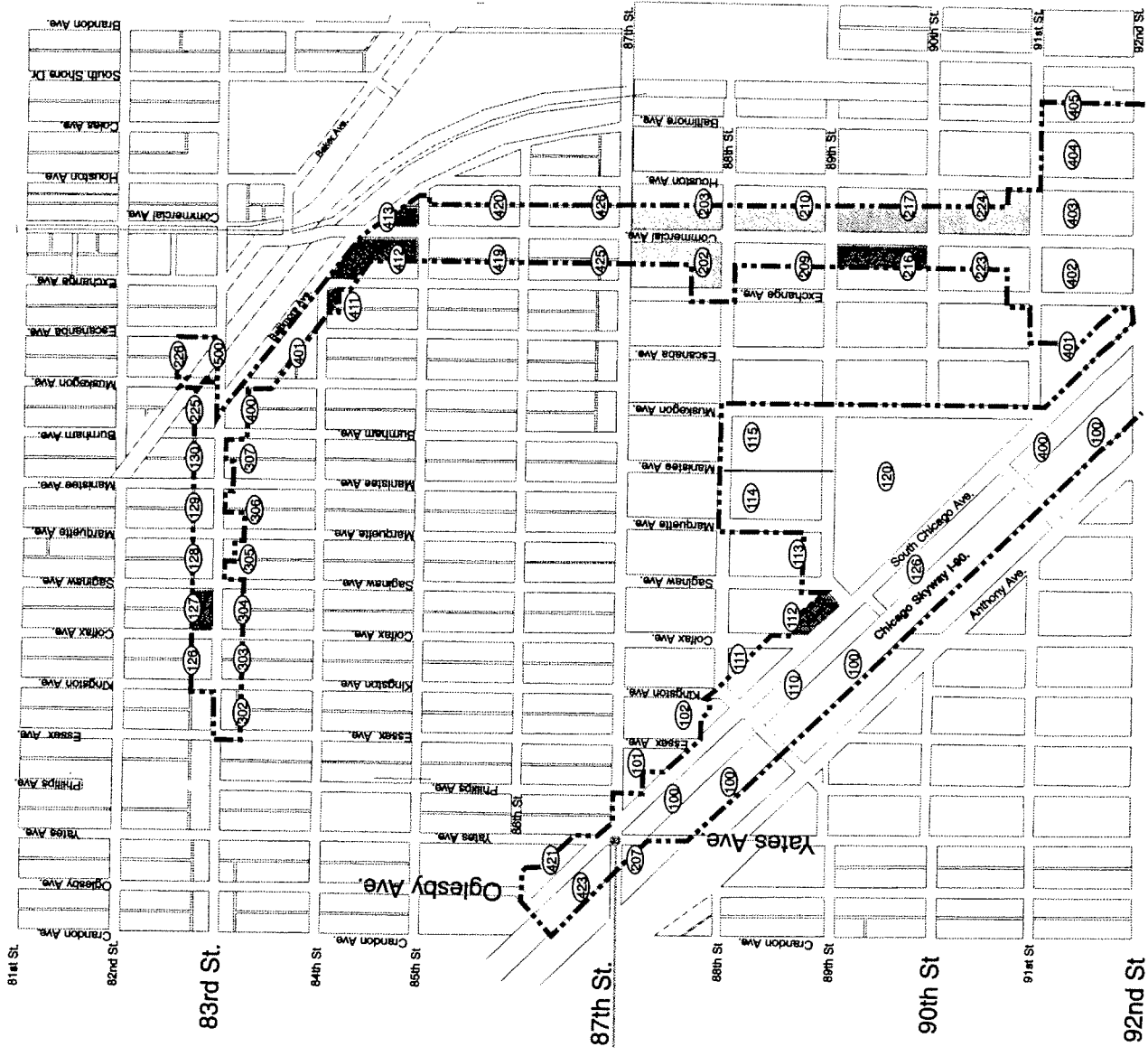


Figure 4a
Dilapidation

- Meaningful Presence of Dilapidation
- Limited Presence of Dilapidation
- Section Number
- Block Number
- Project Area Boundary

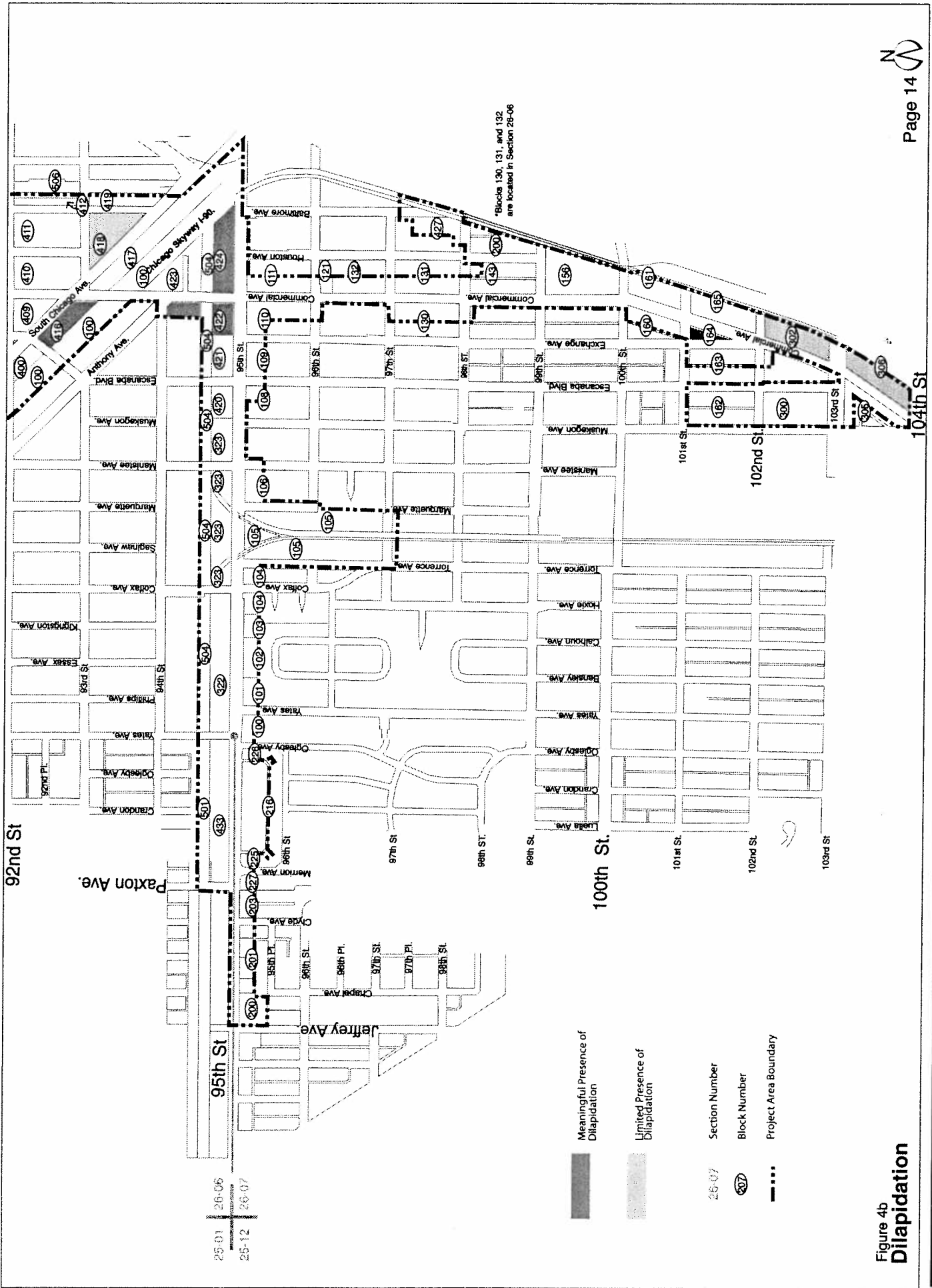


Figure 4b
Dilapidation

Deficient - Requiring Minor Repair

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

Deficient - Requiring Major Repair

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

Critical

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

Final Building Rating

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

Sound

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

Deficient

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

Minor

Buildings classified as "deficient - requiring minor repairs" have one or more minor defect, but no major defect.

Major

Buildings classified as "deficient - requiring major repairs" have at least one major defect in one of the primary components or in the combined secondary components, but no critical defect.

Substandard

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

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

Exterior Survey

The conditions of the buildings within the Project Area were determined based on observable components. TPAP conducted an exterior survey of each building within the Project Area to determine its condition. Of the total of 579 buildings:

- 179 buildings were classified as structurally sound;
- 280 buildings were classified as minor deficient (deteriorating);
- 93 buildings were classified as major deficient (deteriorating); and
- 27 buildings were classified as structurally substandard (dilapidated).

Blocks in which 10 percent or more of the total number of buildings or total square footage of buildings are dilapidated (substandard) are indicated as characterized by the presence of dilapidation to a meaningful extent. Blocks in which less than 10 percent of the total number of buildings or total square footage of buildings are dilapidated are indicated as characterized by the presence of dilapidation to a limited extent.

Conclusion: Dilapidation (structurally substandard buildings) as a factor is present to a meaningful extent in ten blocks and to a limited extent in eight blocks and therefore is present to a limited extent throughout the Project Area.

B. Obsolescence

As defined in the Act, "obsolescence" refers to the condition or process of falling into disuse. Structures have become ill suited for the original use.

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

Functional Obsolescence

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

Economic Obsolescence

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

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

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

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

Obsolete Building Types

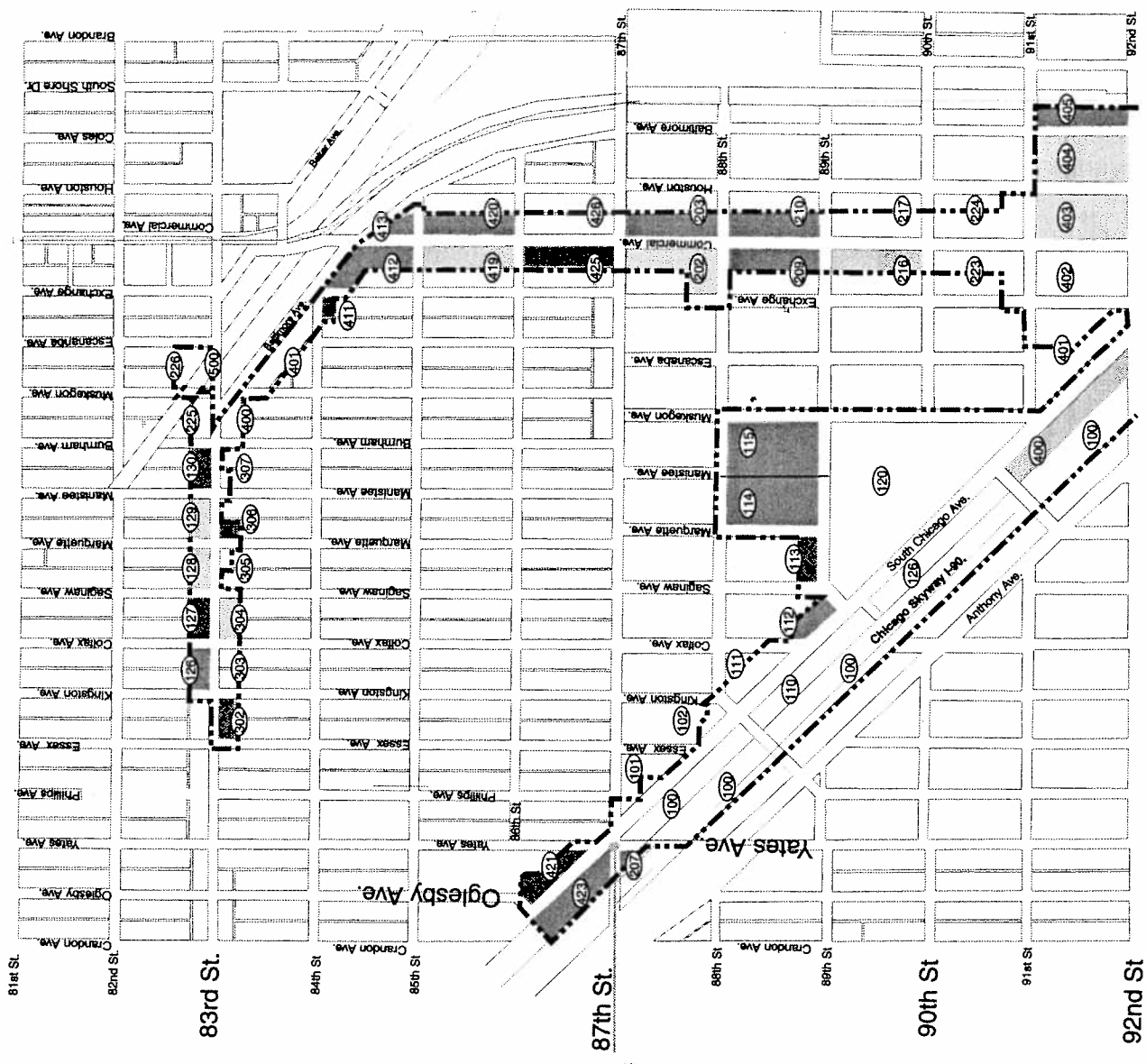
Obsolete buildings contain characteristics or deficiencies that limit their long-term sound use or reuse. Obsolescence in such buildings is typically difficult and expensive to correct. Obsolete building types have an adverse affect on nearby and surrounding development and detract from the physical,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

Obsolescence is present in a significant number of structures in the Project Area. These structures are characterized by conditions that limit their efficient or economic use according to contemporary standards.

Obsolete buildings include 103 of the 579 buildings located in 88 of the 108 blocks containing buildings. These include small individual buildings and small buildings of limited size and narrow store space and larger, multi-story buildings lacking energy efficient components. Obsolescence is also evidenced by single-purpose buildings-- including residential buildings and buildings of limited size converted to, or expanded for, commercial, institutional or office space and storefront buildings inappropriately converted to dwelling units.

Blocks in which 20 percent or more of the total number of buildings or total square footage of buildings are obsolete are indicated as characterized by the presence of obsolescence to a meaningful extent. Blocks in which less than 20 percent of the total number of buildings or total square footage of buildings are obsolete are indicated as characterized by the presence of obsolescence to a limited extent. See Figure 5, *Obsolescence*.

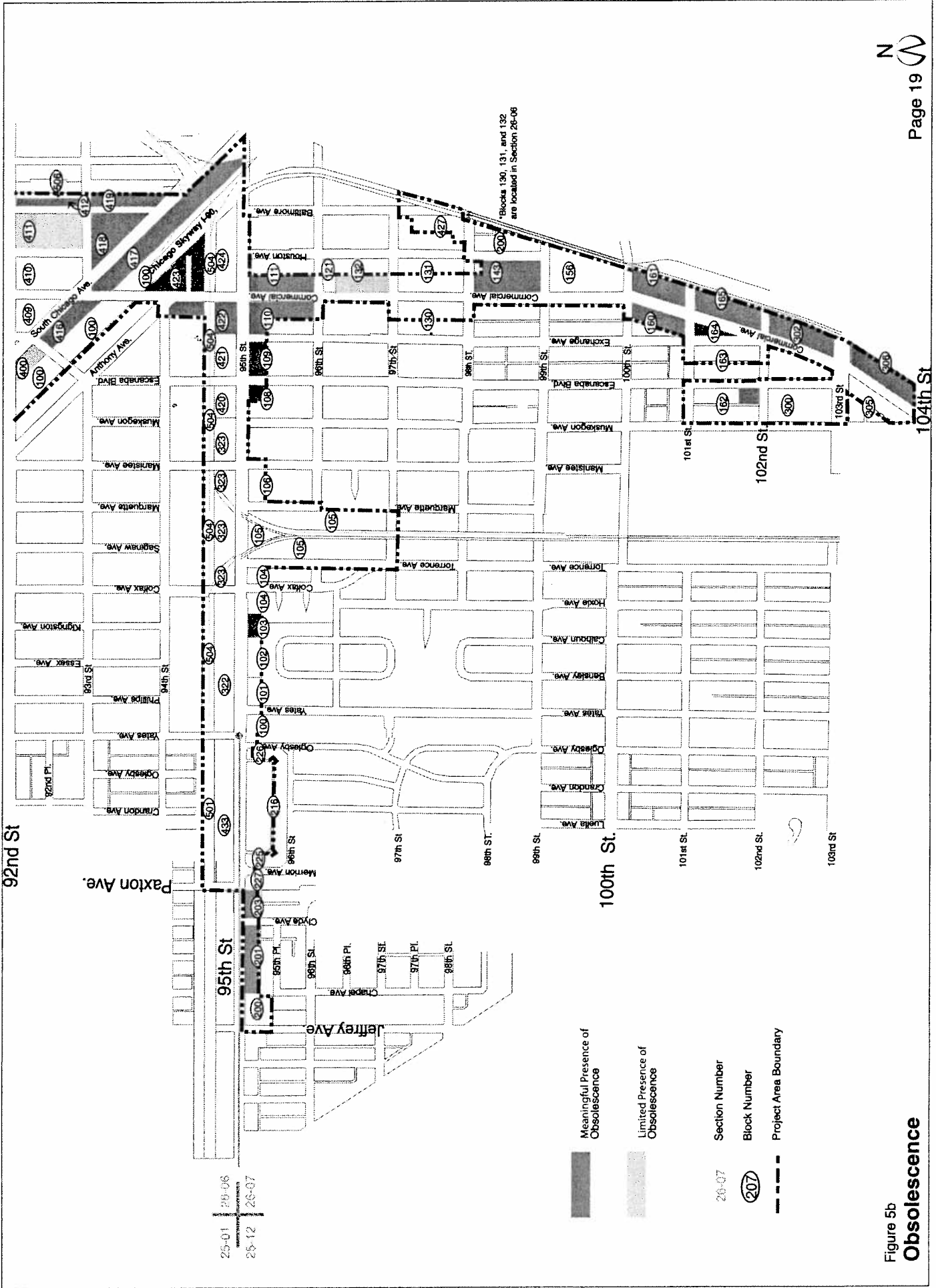
Conclusion: The analysis indicates that obsolescence is present to a meaningful extent in forty-two blocks and to a limited extent in eleven blocks and therefore is present to a meaningful extent throughout the Project Area.



20-36 21-31
 25-01 26-06

- Meaningful Presence of Obsolescence
- Limited Presence of Obsolescence
- Section Number
- Block Number
- Project Area Boundary

Figure 5a
Obsolescence



C. Deterioration

As defined in the Act, "deterioration" refers to, 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, the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

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

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

Deterioration of Street Pavement, Curbs and Walks

Street pavement which contains a combination of cracked, patched surfaces and deteriorated conditions and missing or poor curb and sidewalk sections include the following sections:

Commercial Avenue

Southbound lanes of Commercial Avenue from 84th Street southward, including Exchange Avenue, exhibit poor conditions, especially along the parking lanes to South Chicago Avenue. The underpass south of South Chicago Avenue contains deteriorated retaining walls with exposed reinforcing components. Curbs and walks are in poor, deteriorating condition around the small triangular block between Commercial Avenue and Exchange Avenue, at 101st Street.

83rd Street

Poorly maintained pavement exists along 83rd Street from Marquette Avenue to Burnham Avenue and sidewalks are in deteriorating condition on the north side of the street east to Baltimore Avenue. Sidewalks are overgrown with weeds east to Escanaba Avenue.

91st Street

Poor, deteriorated pavement conditions are present along 91st Street from Commercial Avenue to South Chicago Avenue.

95th Street

Poor sections of sidewalk can be found along the south side of 95th Street from Yates Avenue to Colfax Avenue with deteriorated sections under the rail overpass.

South Chicago Avenue

South Chicago Avenue contains sections of cracked and settled sidewalk from Commercial Avenue to Exchange Avenue. At Exchange Avenue, along the small triangular block on the east side with the statue in the center, all curbs are broken and cracked with missing sections. From Colfax to Kingston, South Chicago Avenue contains poor sidewalk conditions with weed overgrowth and gravel walks continuing in sections as far as 87th Street.

Deterioration of Buildings

The analysis of building deterioration is based on the survey methodology and criteria described in the preceding section on "Dilapidation." A total of 400, (69.1 percent) of the buildings within the Project Area, are classified as deteriorating. As noted in Table 1, *Summary of Building Deterioration*, building deterioration is present throughout most blocks of the Project Area.

Table 1. Summary of Building Deterioration

Block No.	Total Buildings	Sound	Deficient-Minor	Deficient-Major	Substandard	Percent Deficient
20-36-421	1	0	1	0	0	100%
20-36-423	2	1	1	0	0	50%
21-31-126	5	0	5	0	0	100%
21-31-127	4	1	0	1	2	75%
21-31-128	5	2	2	1	0	60%
21-31-129	4	1	2	1	0	75%
21-31-130	4	3	1	0	0	25%
21-31-225	2	0	1	1	0	100%
21-31-226	1	0	1	0	0	100%
21-31-302	2	0	1	1	0	100%
21-31-303	2	1	1	0	0	50%
21-31-304	6	1	5	0	0	83%
21-31-305	1	1	0	0	0	0%
21-31-306	1	1	0	0	0	0%
21-31-307	1	0	1	0	0	100%
21-31-400	7	3	4	0	0	57%
21-31-401	19	10	8	1	0	47%
21-31-411	3	0	0	2	1	100%
21-31-412	18	2	9	4	3	89%
21-31-413	8	2	3	0	3	75%
21-31-419	7	1	6	0	0	86%
21-31-420	4	0	3	1	0	100%
21-31-425	3	3	0	0	0	0%
21-31-426	1	0	1	0	0	100%
21-31-500	0	0	0	0	0	0%
25-01-207	1	1	0	0	0	0%
25-01-433	0	0	0	0	0	0%
25-01-501	0	0	0	0	0	0%
25-12-200	1	1	0	0	0	0%
25-12-201	1	0	0	1	0	100%
25-12-203	1	0	1	0	0	100%
25-12-216	1	1	0	0	0	0%

Block No.	Total Buildings	Sound	Deficient-Minor	Deficient-Major	Substandard	Percent Deficient
25-12-225	1	0	1	0	0	100%
25-12-226	0	0	0	0	0	0%
25-12-227	0	0	0	0	0	0%
26-06-100	2	1	1	0	0	50%
26-06-101	0	0	0	0	0	0%
26-06-102	1	0	0	1	0	100%
26-06-110	0	0	0	0	0	0%
26-06-111	1	0	1	0	0	100%
26-06-112	3	0	0	1	2	100%
26-06-113	1	1	0	0	0	0%
26-06-114	1	1	0	0	0	0%
26-06-115	0	0	0	0	0	0%
26-06-120	1	1	0	0	0	0%
26-06-126	0	0	0	0	0	0%
26-06-130	12	7	4	1	0	42%
26-06-131	15	3	11	1	0	80%
26-06-132	8	1	5	2	0	88%
26-06-202	16	0	10	5	1	100%
26-06-203	21	2	10	8	1	90%
26-06-209	14	2	9	3	0	86%
26-06-210	13	1	5	6	1	92%
26-06-216	13	1	8	2	2	92%
26-06-217	16	6	7	1	2	63%
26-06-223	12	2	6	4	0	83%
26-06-224	14	4	6	3	1	71%
26-06-322	1	1	0	0	0	0%
26-06-323	1	1	0	0	0	0%
26-06-400	9	3	5	1	0	67%
26-06-401	1	0	0	1	0	100%
26-06-402	14	3	9	2	0	79%
26-06-403	21	9	8	4	0	57%
26-06-404	14	6	4	4	0	57%
26-06-405	6	3	2	1	0	50%
26-06-409	4	3	0	1	0	25%
26-06-410	16	6	6	4	0	63%
26-06-411	20	6	8	6	0	70%
26-06-412	2	0	1	1	0	100%
26-06-416	5	3	1	0	1	40%
26-06-417	3	2	0	1	0	33%
26-06-418	13	4	8	1	0	69%
26-06-419	5	0	1	4	0	100%
26-06-420	1	0	0	1	0	100%
26-06-421	2	0	2	0	0	100%
26-06-422	9	0	8	0	1	100%
26-06-423	4	1	3	0	0	75%
26-06-424	3	1	0	1	1	67%
26-06-427	0	0	0	0	0	0%

Block No.	Total Buildings	Sound	Deficient-Minor	Deficient-Major	Substandard	Percent Deficient
26-06-428	0	0	0	0	0	0%
26-06-504	0	0	0	0	0	0%
26-06-506	0	0	0	0	0	0%
26-07-100	0	0	0	0	0	0%
26-07-101	0	0	0	0	0	0%
26-07-102	0	0	0	0	0	0%
26-07-103	1	0	1	0	0	100%
26-07-104	0	0	0	0	0	0%
26-07-105	1	1	0	0	0	0%
26-07-106	1	1	0	0	0	0%
26-07-108	1	0	1	0	0	100%
26-07-109	5	1	4	0	0	80%
26-07-110	19	5	14	0	0	74%
26-07-111	11	1	7	3	0	91%
26-07-121	1	1	0	0	0	0%
26-07-143	15	11	3	1	0	27%
26-07-156	4	3	1	0	0	25%
26-07-160	14	6	8	0	0	57%
26-07-161	9	2	6	1	0	78%
26-07-162	4	1	3	0	0	75%
26-07-163	10	7	3	0	0	30%
26-07-164	5	1	1	0	3	80%
26-07-165	14	4	7	3	0	71%
26-07-200	0	0	0	0	0	0%
26-07-300	5	4	1	0	0	20%
26-07-302	8	1	6	0	1	88%
26-07-305	12	6	5	1	0	50%
26-07-306	4	1	2	1	0	75%
26-07-500	0	0	0	0	0	0%
Total	579	179	280	93	27	69%

Blocks in which 20 percent or more of the total number of buildings, total square footage of buildings or site improvements are indicated as characterized by deterioration and, provided that at least 10 percent of all buildings are deteriorating to a major deficient level, indicate the presence of deterioration to a meaningful extent. Blocks in which less than 20 percent of the total number of buildings, total square footage of buildings, or site improvements show the presence of deterioration and less than 10 percent of all buildings are deteriorating to a major deficient level, indicate that deterioration is present to a limited extent. See Figure 6, *Deterioration*.

Conclusion: Deterioration is present to a meaningful extent in fifty-one blocks and to a limited extent in twenty-nine blocks and therefore is present to a meaningful extent throughout the Project Area.

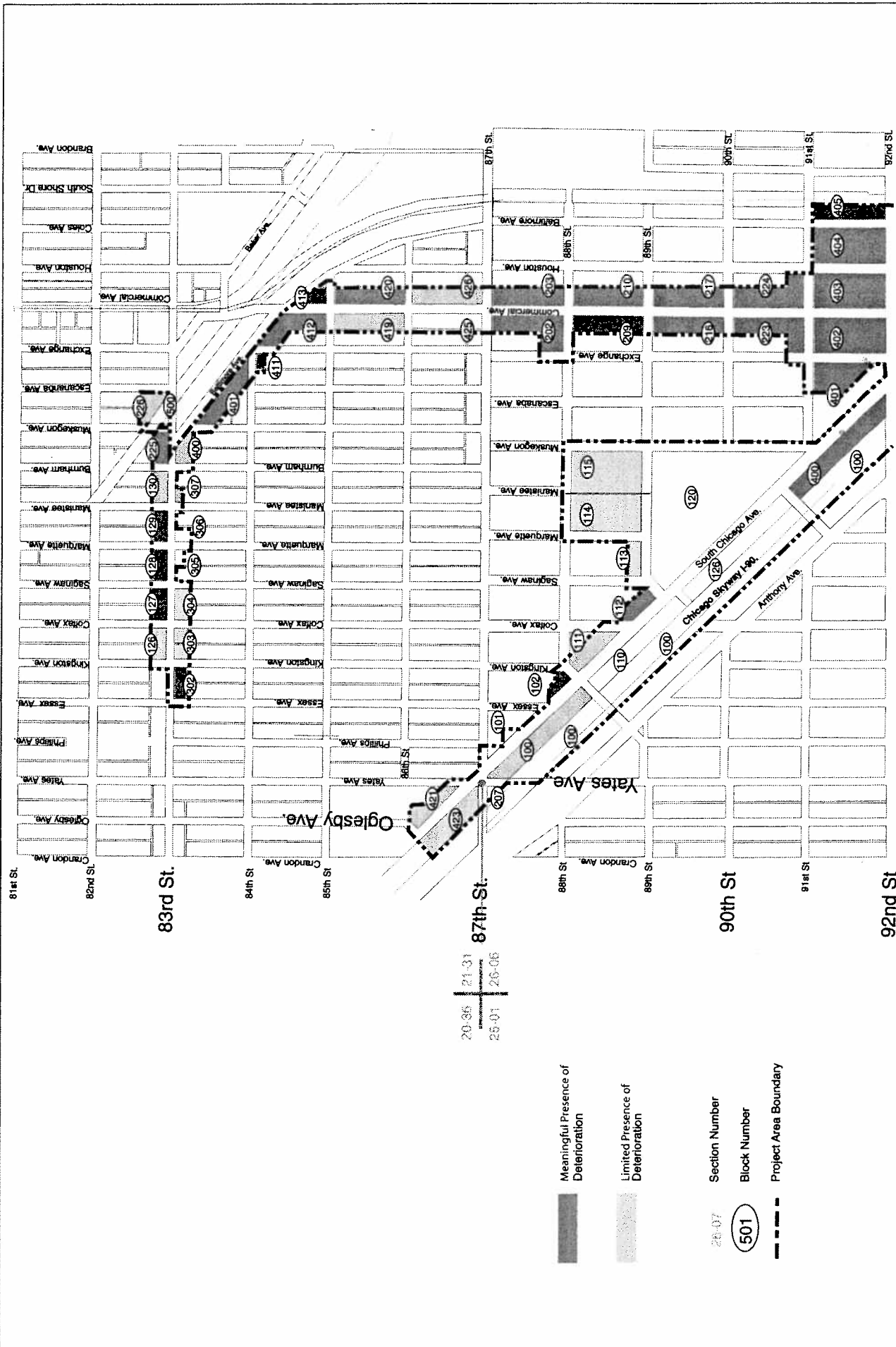


Figure 6a
Deterioration

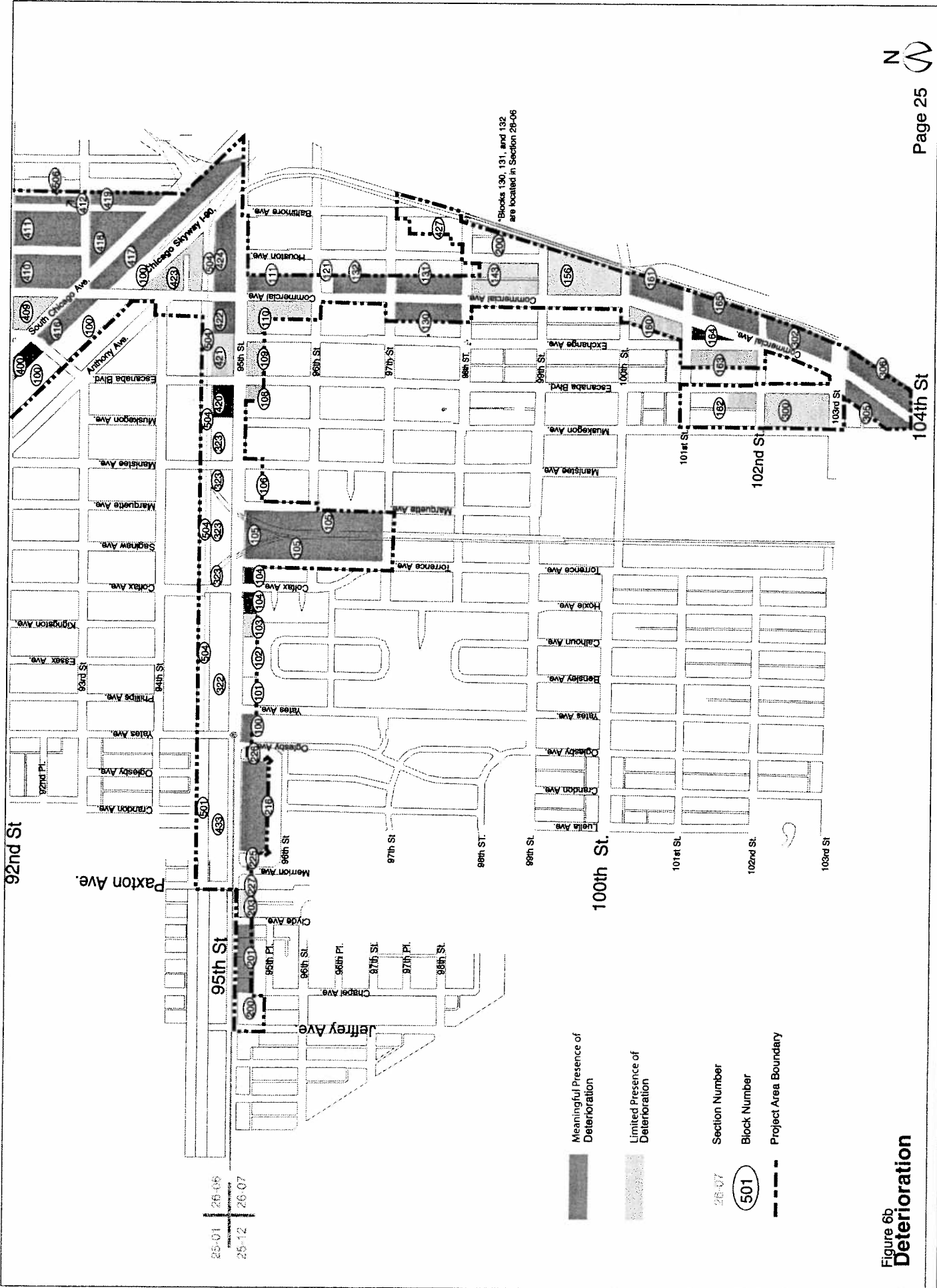


Figure 6b
Deterioration

D. Presence of Structures Below Minimum Code Standards

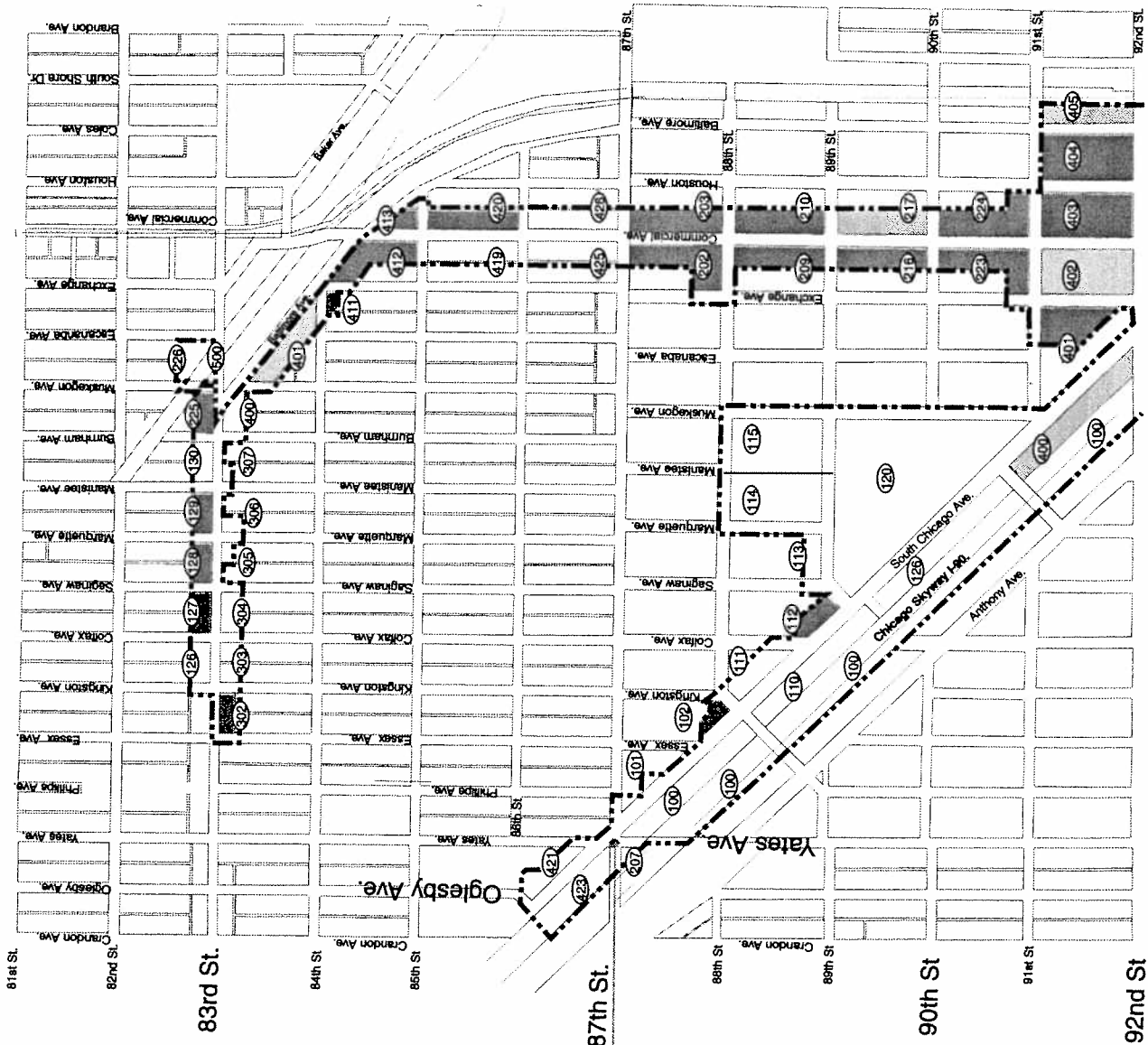
As defined in the Act, the "presence of structures below minimum code standards" refers to all structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

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

Determination of the presence of structures below minimum code standards was based upon visible defects and advanced deterioration of building components from the exterior surveys. Of the total 579 buildings, 120 (or 21 percent) exhibited advanced deterioration and defects that are below the standards for existing buildings and related codes of the City of Chicago.

Blocks in which 20 percent or more of the total number of buildings or total square footage of buildings contain advanced defects are indicated as characterized by the presence of structures below minimum code standards to a meaningful extent. Blocks in which less than 20 percent of the total number of buildings or total square footage of buildings are below minimum code standards are considered present to a limited extent. See Figure 7, *Structures Below Minimum Code Standards*.

Conclusion: The factor of structures below minimum code standards is present to a meaningful extent in thirty-five blocks and to a limited extent in twelve blocks and therefore is present to a meaningful extent throughout the Project Area.



- Meaningful Presence of Structures Below Minimum Code Standards
- Limited Presence of Structures Below Minimum Code Standards
- Project Area Boundary
- Section Number
- Block Number

Figure 7a
Structures Below Minimum Code Standards

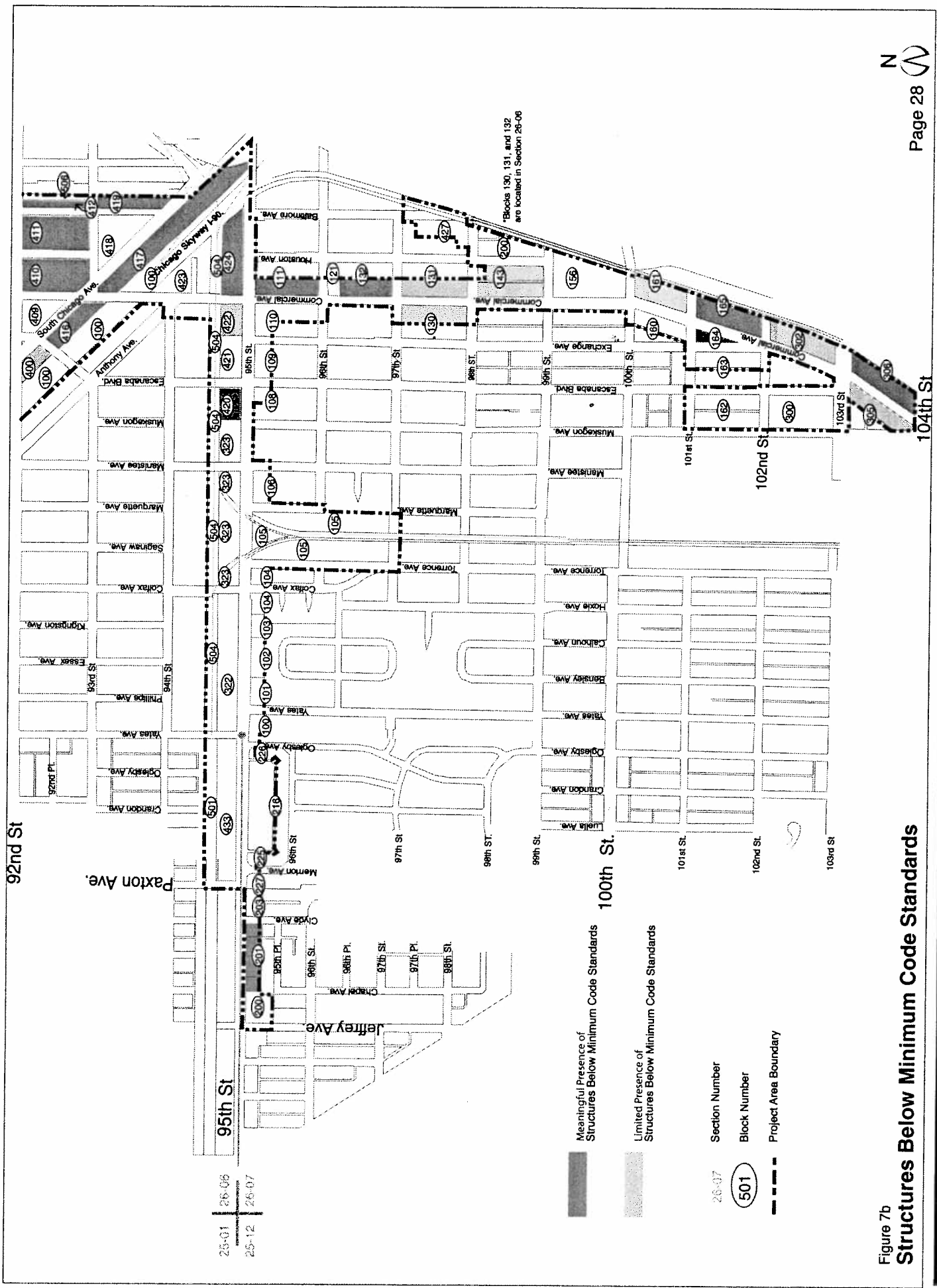


Figure 7b
Structures Below Minimum Code Standards

E. Illegal Use of Individual Structures

As defined in the Act, "illegal use of individual structures" refers to the use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

Conclusion: No condition pertaining to illegal uses of individual structures has been documented as part of the exterior surveys and analyses undertaken within the Project Area.

F. Excessive Vacancies

As defined in the Act, "excessive vacancies" refers to 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.

Excessive vacancies as a factor is present throughout most of the blocks within the Project Area. Based on the surveys, a total of 44 buildings were vacant and an additional 45 buildings contained vacant space in either ground floor or upper floor areas. In combination, 89 buildings (or 15.4 percent of all buildings) are impacted by vacant space.

Blocks in which 20 percent or more of the total number of buildings or total square footage of buildings are partially or totally vacant are indicated as characterized by the presence of excessive vacancies to a meaningful extent. Blocks with less than 20 percent of the total number or buildings or total square footage of buildings partially or totally vacant are characterized by the presence of excessive vacancies to a limited extent. See Figure 8, *Excessive Vacancies*.

Conclusion: Excessive vacancies as a factor is present to a meaningful extent in twenty-five blocks and to a limited extent in fifteen blocks and therefore is present to a limited extent throughout the Project Area.

G. Lack of Ventilation, Light, or Sanitary Facilities

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

Conclusion: No condition pertaining to a lack of ventilation, light, or sanitary facilities has been documented as part of the exterior surveys and analyses undertaken within the Project Area.

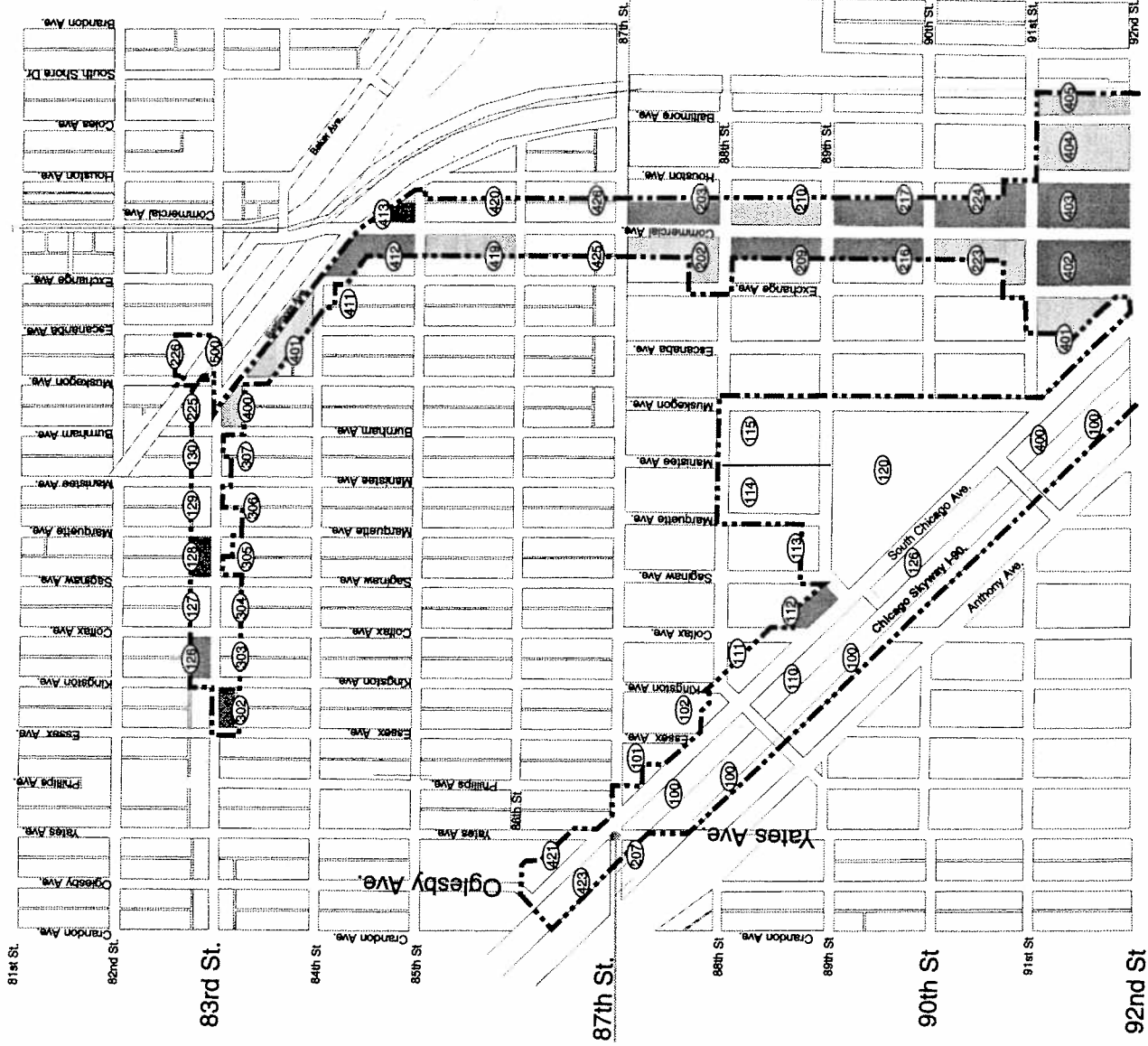


Figure 8a
Excessive Vacancies

- Meaningful Presence of Excessive Vacancies
- Limited Presence of Excessive Vacancies
- 26-07 Section Number
- (100) Block Number
- - - - - Project Area Boundary

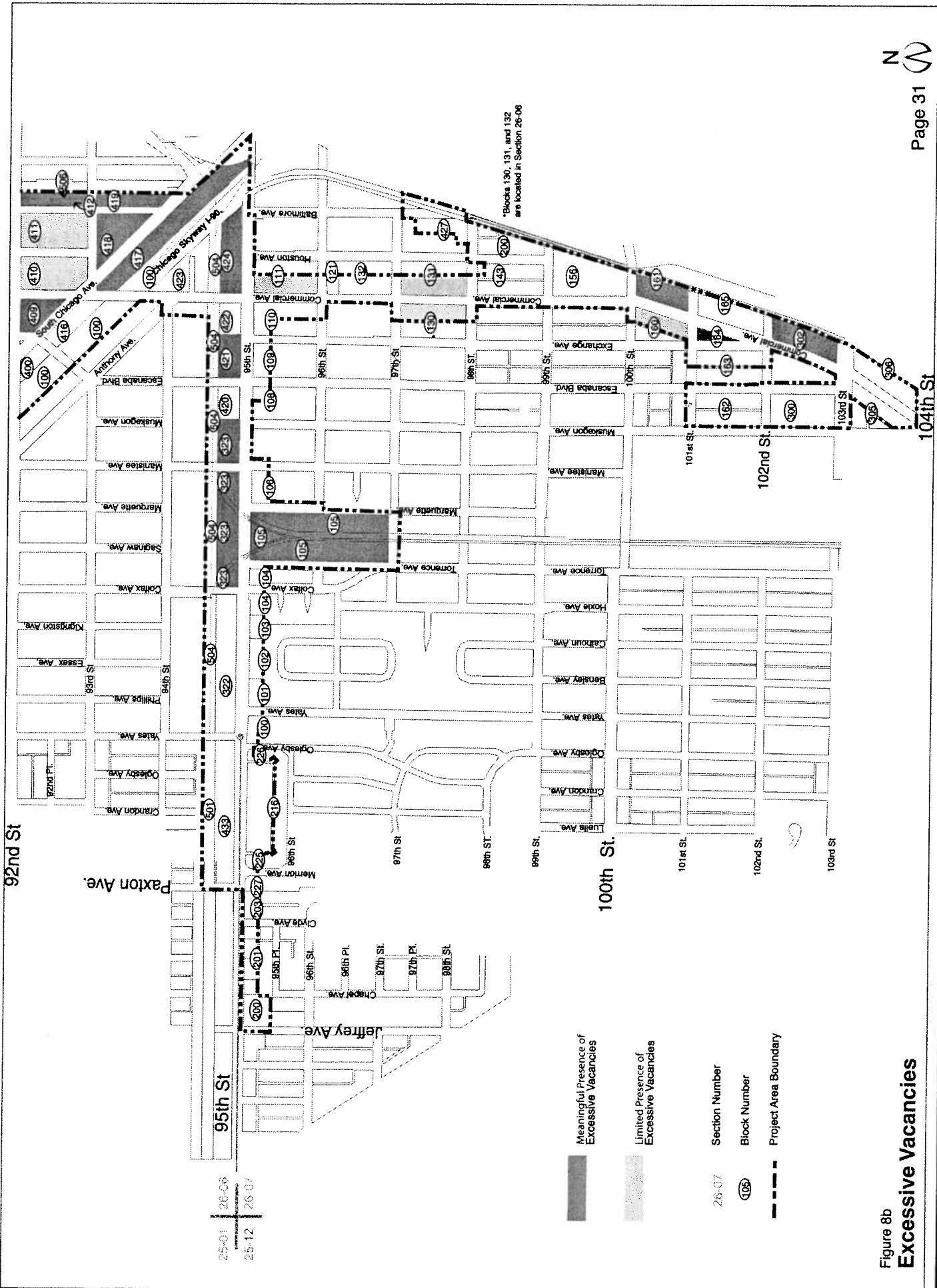


Figure 8b
Excessive Vacancies

H. Inadequate Utilities

As defined in the Act, "inadequate utilities" refers to 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.

Similar to other areas of the City, existing storm water mains, which are typically combined with sanitary sewer lines, range from 85 to over 110 years in age. Based on information received from the City, the condition of the combined sanitary and storm sewer lines must be photographed before any determination can be made as to the conditions or replacement requirement.

Sufficient data is not currently available to determine the adequacy of the utility systems.

Conclusion: Inadequate utilities, as a factor has not been documented in the Project Area for the purposes of this report.

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

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

Excessive land coverage and overcrowding of structures and community facilities is present within the Project Area. Blocks where buildings cover most or all of the parcels upon which they are situated include both commercial and larger residential buildings. The properties affected do not contain adequate front, rear and side yards, off-street parking space, and loading and service areas. Properties with multiple buildings are characterized by excessive land coverage.

Blocks in which 20 percent or more of the parcels or total land area are impacted by excessive land coverage are indicated as characterized by the presence of excessive land coverage to a meaningful extent. Blocks in which less than 20 percent of the sites or land area indicates excessive land coverage are indicated as characterized by the presence of excessive land coverage to a limited extent. See Figure 9, *Excessive Land Coverage/Overcrowding of Structures and Community Facilities*.



Figure 9a
Excessive Land Coverage and Overcrowding of Structures and Community Facilities

Conclusion: Excessive land coverage and overcrowding of structures and community facilities is present to a meaningful extent in fourteen blocks and to a limited extent in ten blocks and therefore is present to a limited extent within the Project Area.

J. Deleterious Land Use or Layout

As defined in the Act, "deleterious land-use or layout" refers to 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. Deleterious layout includes evidence of improper or obsolete platting of the land, inadequate street layout, and parcels of inadequate size or shape to meet contemporary development standards. It also includes evidence of improper layout of buildings on parcels and in relation to other buildings.

Incompatible Uses

Most of the blocks are impacted by incompatible and inappropriate uses. A conflicting mixture of residential and commercial buildings are prevalent along all major streets including Commercial Avenue, 83rd Street, South Chicago Avenue and 95th Street. Low-density residential uses are inappropriately located in predominantly commercial areas with more intensive traffic patterns.

Improper Platting/Layout

Improper platting/layout is evidenced by blocks and parcels with narrow and irregularly shaped parcels. Most blocks along Commercial Avenue contain narrow and irregularly shaped parcels of limited depth and width for sound commercial development consistent with contemporary standards and requirements. The location of rail lines along Chicago Avenue, 95th Street, and the Skyway right-of-way, result in blocks with limited depth for proper development. Blocks in which 20 percent or more of all parcels or land area indicate deleterious land use or layout are indicated as characterized by the presence of deleterious land use or layout to a meaningful extent.

Blocks in which less than 20 percent of the parcels or land area indicate deleterious land use or layout are indicated as characterized by the presence of deleterious land use or layout to a limited extent. See Figure 10, *Deleterious Land-use or Layout*.

Conclusion: The factor of deleterious land-use or layout is present to a meaningful extent in thirty-seven blocks and to a limited extent in ten blocks and therefore is present to a meaningful extent throughout the Project Area.

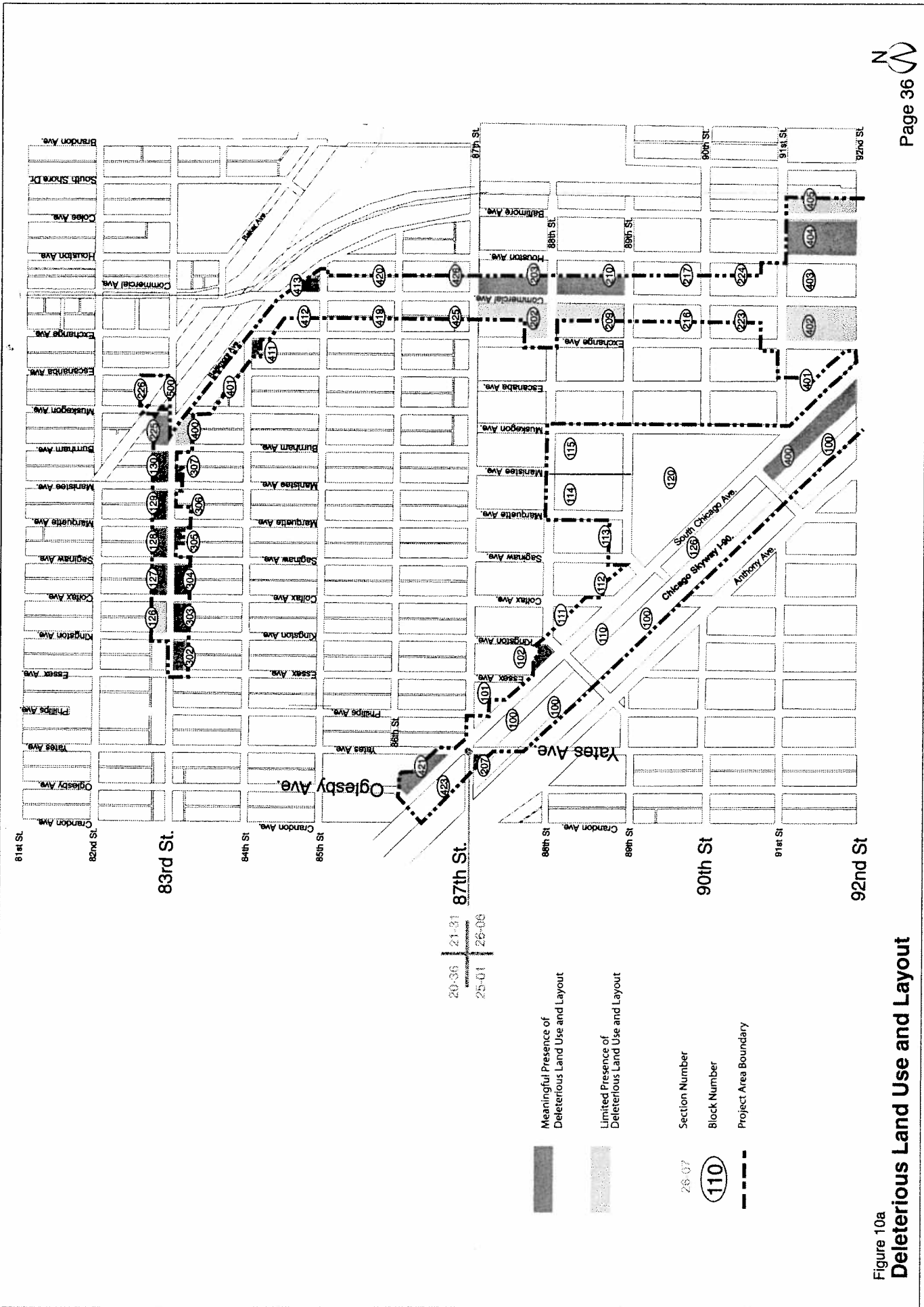
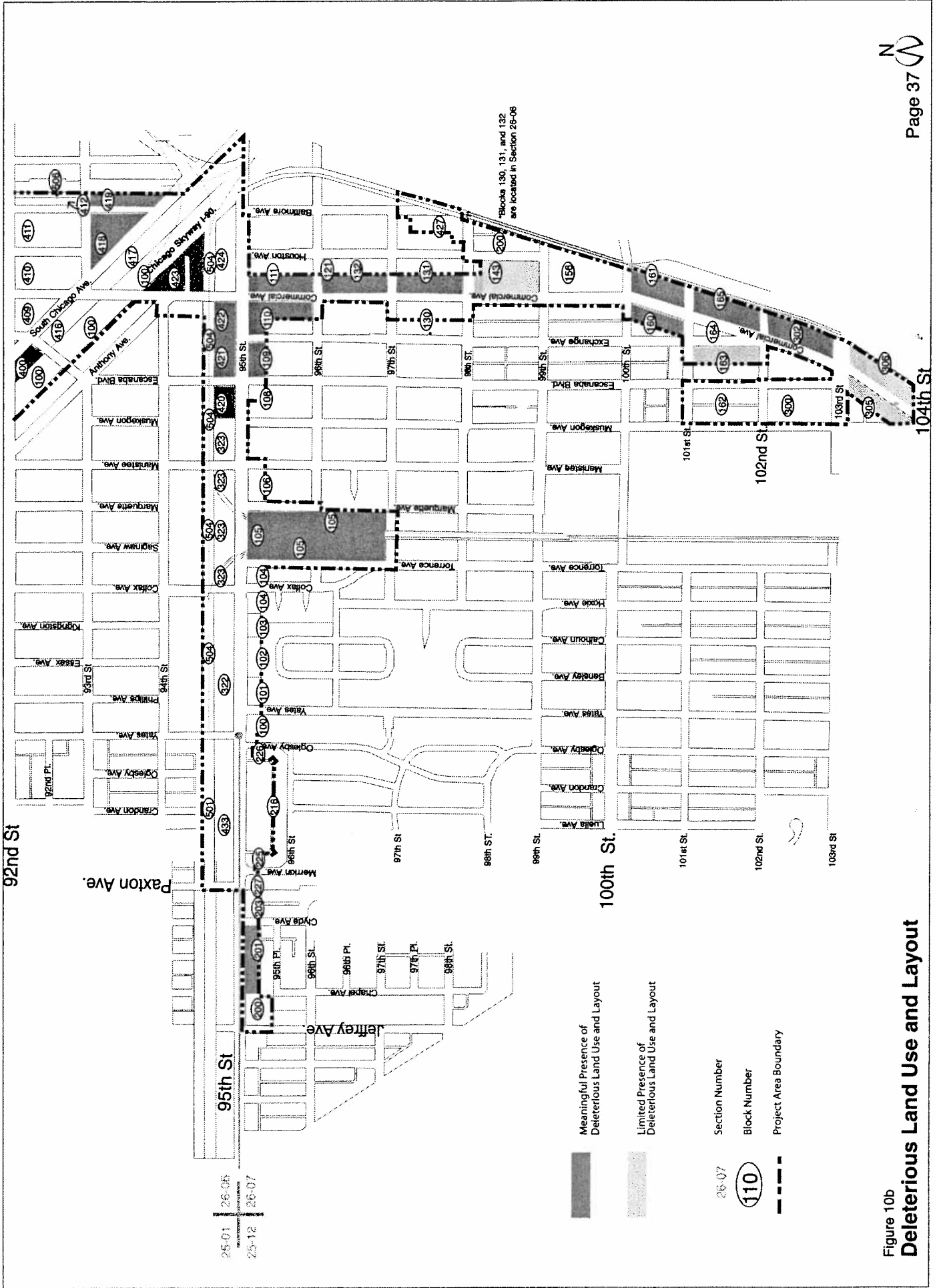


Figure 10a
Deleterious Land Use and Layout



K. Lack of Community Planning

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

The Project Area initially developed in the late 1800s and early 1900s in conjunction with the steel mills and related industrial development in the southeast part of the city and experienced its most rapid growth in the 1920s and 1940s. Limited lot sizes, placement and orientation of buildings with total lot coverage, and lack of provisions for off-street parking, loading and service, occurred prior to the development of any community plan or guidelines for the overall community area development.

Conclusion: Lack of community planning as a factor is present to a meaningful extent throughout the Project Area.

L. Environmental Remediation

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

Conclusion: The factor of environmental remediation was not investigated for the purposes of this report.

M. Declining or Lagging Equalized Assessed Valuation

As defined in the Act, a "declining or lagging equalized assessed valuation" means that the total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years for which information is available.

Over the period from 1996 to 2001, the growth rate of the total equalized assessed valuation (EAV) of the Project Area has lagged behind that of the balance of the City of Chicago in four of these years, (1996/1997, 1997/1998, 1999/2000 and 2000/2001). These figures are shown below in Table 2, *Growth of the Project Area vs. City of Chicago*.

Table 2. Growth of the Project Area vs. City of Chicago

Year	Total EAV of the City of Chicago, minus the Project Area EAV		Total EAV* - Project Area		CPI (Chicago-Gary-Kenosha)	Area growing at a rate less than the City?	
	EAV	% change	EAV	% change		Area growing at a rate less than the CPI?	
1996	30,737,576,809		35,724,712				
1997	33,319,933,634	8.40%	37,666,072	5.43%	1.9%	YES	NO
1998	33,910,699,455	1.77%	36,664,294	-2.66%	1.4%	YES	YES
1999	35,322,562,804	4.16%	39,400,876	7.46%	2.5%	NO	NO
2000	40,445,219,897	14.50%	41,906,385	6.36%	3.9%	YES	NO
2001	41,946,850,325	3.71%	42,008,704	0.24%	1.2%	YES	YES
Average growth: 1996-2001		6.42%		3.29%			

CPI = Consumer Price Index for all urban consumers in the Chicago-Gary-Kenosha area
(Source: U.S. Bureau of Labor Statistics)

*EAV does not reflect adjustments for exemptions granted under Cook County programs for homeowners

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

III. DETERMINATION OF PROJECT AREA ELIGIBILITY

The Project Area meets the requirements of the Act for designation as a "conservation area" There is a reasonable presence and distribution of nine of the thirteen factors required under the Act for eligibility as a conservation area. These include:

1. Dilapidation -- limited presence
2. Obsolescence -- meaningful presence
3. Deterioration -- meaningful presence
4. Structures below minimum code -- meaningful presence
5. Excessive vacancies -- limited presence
6. Excessive land coverage and overcrowding of structures and community facilities -- limited presence
7. Deleterious land-use or layout -- meaningful presence
8. Lack of community planning -- meaningful presence
9. Declining or lagging rate of growth of total equalized assessed valuation--meaningful presence

The summary of conservation factors within the Project Area is documented on a block-by-block basis in Table 3, *Distribution of Conservation Area Factors*, and illustrated in Figure 11, *Summary of Conservation Area Factors*.

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

Table 3. Distribution of Conservation Area Factors

Block No.	Age	Dilapidation	Obsolescence	Deterioration	Illegal Use	Struct. below code	Excess. Vacancies	Overcrowding / Excess. land coverage	Lack of Light, Vent.	Inadequate Utilities	Deleterious land use	Environmental Remediation	Declining/Lagging Assessed Value	Lack of Community Planning
20-36-421	●		●	○				●			●	○	○	○
20-36-423	●		●	○				●			○	○	○	○
21-31-126	●		●	○			●	●			○	○	○	○
21-31-127	●	●	●	●				●			●	○	○	○
21-31-128	●		○	●			●	●			●	○	○	○
21-31-129	●		○	●				●			●	○	○	○
21-31-130	●		●	○				●			●	○	○	○
21-31-225	●		●	●		●					●	○	○	○
21-31-226	●		○	○								○	○	○
21-31-302	●		●	●		●	●				●	○	○	○
21-31-303	●		○	○				●			●	○	○	○
21-31-304	●		○	○							●	○	○	○
21-31-305	●										●	○	○	○
21-31-306	●		●								●	○	○	○
21-31-307	●			○							●	○	○	○
21-31-400	●			○							○	○	○	○
21-31-401	●			●							○	○	○	○
21-31-411	●	●	●	●				●			●	○	○	○
21-31-412	●	●	●	●				○			●	○	○	○
21-31-413	●	●	●	●				●			●	○	○	○
21-31-419	●		○	○				○				○	○	○
21-31-420	●		●	●		●						○	○	○
21-31-425	●		●				●					○	○	○
21-31-426	●			○								○	○	○
21-31-500	n/a											○	○	○
25-01-207	n/a		●								●	○	○	○

○ – Factor is present to a limited extent ○ – Applicable on a Project Area basis n/a – not applicable
 ● – Factor is present to a meaningful extent blank – Factor is not present/not documented

Table 3. Distribution of Conservation Area Factors

Block No.	Age	Dilapidation	Obsolescence	Deterioration	Illegal Use	Struct. below code	Excess. Vacancies	Overcrowding / Excess. land coverage	Lack of Light Vent.	Inadequate Utilities	Deleterious land use	Environmental Remediation	Declining/Lagging Assessed Value	Lack of Community Planning
25-01-433	n/a													○
25-01-501	n/a													○
25-12-200	n/a							○						○
25-12-201	●	●		●		●					●			○
25-12-203	●	●		○										○
25-12-216	n/a			●										○
25-12-225	n/a													○
25-12-226	○													○
25-12-227	n/a													○
26-06-100	●			○										○
26-06-101	n/a													○
26-06-102	●			●		●					●			○
26-06-110	n/a													○
26-06-111	●			○										○
26-06-112	●	●		●		●								○
26-06-113	●	●		○										○
26-06-114/115	●	●		○				●						○
26-06-120	●													○
26-06-126	n/a													○
26-06-130	●			●		○		○						○
26-06-131	●			●		○					●			○
26-06-132	●	○		●		●					●			○
26-06-202	●	○		●		○								○
26-06-203	●	○	●	●		●		○			○			○
26-06-209	●	●	●	●		●					○			○
26-06-210	●	○	●	●		○					●			○

○ -- Factor is present to a limited extent ○ -- Applicable on a Project Area basis
 ● -- Factor is present to a meaningful extent blank -- Factor is not present/not documented n/a -- not applicable

Table 3. Distribution of Conservation Area Factors

Block No.	Age	Dilapidation	Obsolescence	Deterioration	Illegal Use	Struct. below code	Excess. Vacancies	Overcrowding / Excess. land coverage	Lack of Light Vent.	Inadequate Utilities	Deleterious land use	Environmental Remediation	Declining/Lagging Assessed Value	Lack of Community Planning
26-06-216	●	●	○	●	●	●	●						○	○
26-06-217	●	○		●	●	○	●						○	○
26-06-223	●			●	●	●	○						○	○
26-06-224	●	○		●	●	●	●						○	○
26-06-322	●			●			●						○	○
26-06-323	n/a												○	○
26-06-400	●	○		●	○	○	○			●			○	○
26-06-401	●			●	●	●	○			○			○	○
26-06-402	●			●	●	●	●			○			○	○
26-06-403	●	○		●	●	●	●						○	○
26-06-404	●	○		●	●	○	○			○			○	○
26-06-405	●	●		●	●	○	○			○			○	○
26-06-409	●			○			●			●			○	○
26-06-410	●			●		●	○						○	○
26-06-411	●	○		●	●	●	○						○	○
26-06-412	●	●		●	●	●	●						○	○
26-06-416	●	●		●	●	●							○	○
26-06-417	●			●	●	●	●						○	○
26-06-418	●	○		●	●	●	○			●			○	○
26-06-419	●	●		●	●	●	●			●			○	○
26-06-420	●	●		●	●	●	●			●			○	○
26-06-421	●	○		○			●						○	○
26-06-422	●	●		●	○	○				●			○	○
26-06-423	●	●		○						●			○	○
26-06-424	●	●		●		●	●			●			○	○
26-06-427	n/a												○	○

○ – Factor is present to a limited extent ○ – Applicable on a Project Area basis n/a – not applicable
 ● – Factor is present to a meaningful extent blank – Factor is not present/not documented

Table 3. Distribution of Conservation Area Factors

Block No.	Age	Dilapidation	Obsolescence	Deterioration	Illegal Use	Struct. below code	Excess. Vacancies	Overcrowding / Excess. land coverage	Lack of Light Vent.	Inadequate Utilities	Deleterious land use	Environmental Remediation	Declining/Lagging Assessed Value	Lack of Community Planning
26-06-428	n/a													⊙
26-06-504	n/a													⊙
26-06-506	n/a													⊙
26-07-100	n/a		●											⊙
26-07-101	n/a													⊙
26-07-102	n/a													⊙
26-07-103	●		●	○										⊙
26-07-104	n/a			●							●			⊙
26-07-105	●			●										⊙
26-07-106	n/a													⊙
26-07-108	n/a		●	○										⊙
26-07-109	●		●	○							●			⊙
26-07-110	●		●	○							●			⊙
26-07-111	●		●	●		○					●			⊙
26-07-121	●		●								○			⊙
26-07-143	○		●	○										⊙
26-07-156	○			○										⊙
26-07-160	●		●	○							●			⊙
26-07-161	●		●	●		○					●			⊙
26-07-162	●		●	○										⊙
26-07-163	●		●	○							○			⊙
26-07-164	●	●	●	●		●								⊙
26-07-165	●	●	●	●		●					●			⊙
26-07-200	n/a													⊙
26-07-300	●			○										⊙
26-07-302	●	○	●	●		○					●			⊙

○ – Factor is present to a limited extent
 ● – Factor is present to a meaningful extent
 ⊙ – Applicable on a Project Area basis
 blank – Factor is not present/not documented
 n/a – not applicable

Table 3. Distribution of Conservation Area Factors

Block No.	Age	Dilapidation	Obsolescence	Deterioration	Illegal Use	Struct. below code	Excess. Vacancies	Overcrowding / Excess. land coverage	Lack of Light, Vent.	Inadequate Utilities	Deterious land use	Environmental Remediation	Declining/Lagging Assessed Value	Lack of Community Planning
26-07-305	●			●		○		○			○		○	○
26-07-306	●		●	●		●		○					○	○
26-07-500	n/a												○	○
Total		○	●	●	●	●	○	○			●		●	●

○ – Factor is present to a limited extent ○ – Applicable on a Project Area basis
 ● – Factor is present to a meaningful extent blank – Factor is not present/not documented n/a – not applicable

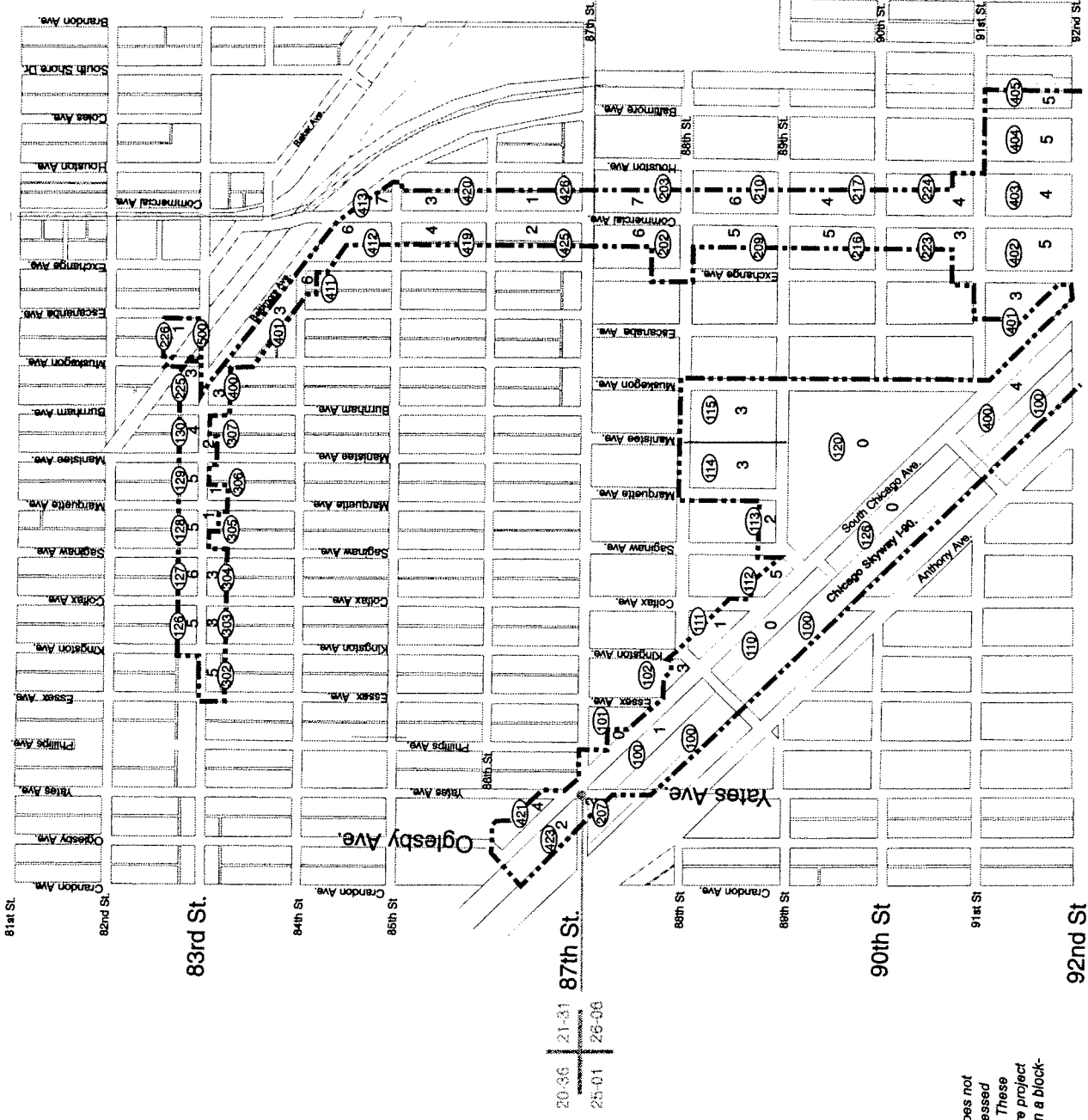


Figure 11a
Summary of Conservation Area Factors

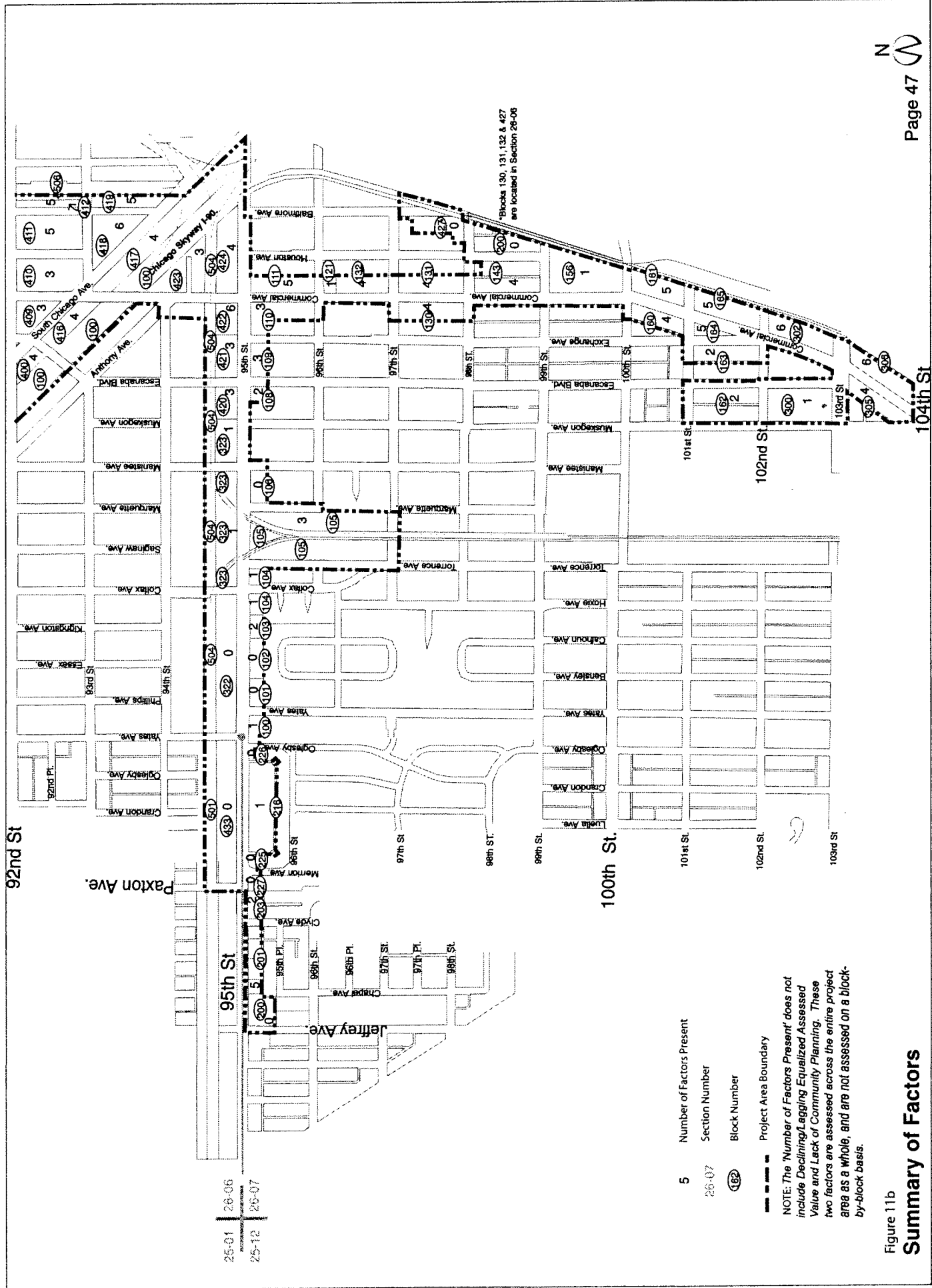


Figure 11b

Summary of Factors

EXHIBIT VI:

**Commercial Avenue Redevelopment Project Area Tax Increment
Financing Housing Impact Study**

COMMERCIAL AVENUE
REDEVELOPMENT PROJECT AREA
TAX INCREMENT FINANCING

HOUSING IMPACT STUDY

City of Chicago, Illinois
Richard M. Daley, Mayor

Prepared by:
Trkla, Pettigrew, Allen & Payne, Inc.
June 28, 2002

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INTRODUCTION

The purpose of this report is to conduct a housing impact study for the Commercial Avenue Tax Increment Financing Redevelopment Project Area (the "Project Area") as set forth in the Tax Increment Allocation Redevelopment Act (the "Act"). The Act is found in Illinois Compiled Statutes, Chapter 65, Act 5, Section 11-74.4-1 *et. seq.*, as amended. The Project Area is located within the South Chicago, South Deering and Calumet Heights Community Areas of the City of Chicago (the "City"), and generally includes the Commercial Avenue frontage bounded by 84th Street on the north and 104th Street on the south; a cluster of blocks generally encompassed by Exchange Avenue on the west, 91st Street on the north, the B & O rail right-of-way on the east, and South Chicago Avenue on the south; an area between Commercial Avenue on the west and the B & O rail right-of-way on the east from 97th Street on the north to 100th Street on the south; 83rd Street frontage from Essex Avenue on the west to Escanaba Avenue on the east; Baltimore Avenue southern frontage from 83rd Street on the north to its intersection with Commercial Avenue on the south; South Chicago Avenue frontage, from Oglesby Avenue on the north to 95th Street on the south; 95th Street frontage from Jeffrey Avenue on the west to South Chicago Avenue on the east; an area encompassed by 95th Street on the north, 97th Street on the south, Marquette Avenue on the east and Torrence Avenue on the west; and an area between Muskegon Avenue on the west, Escanaba Avenue on the east, 101st Street on the north and 104th Street on the south.

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

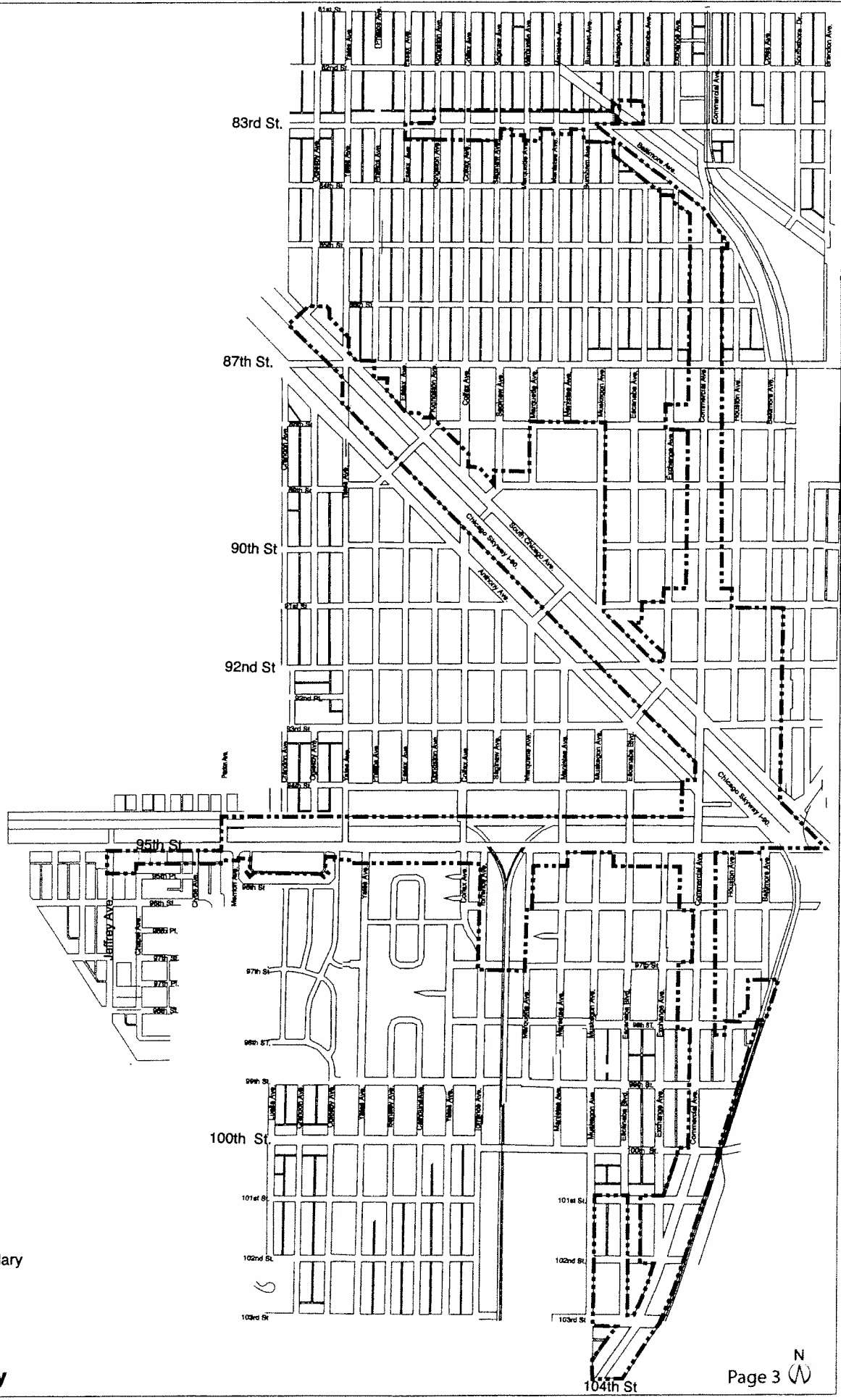
As of February 1, 2002, the Project Area contains 788 inhabited residential units located throughout the Project Area. The foregoing "Commercial Avenue Tax Increment Financing Redevelopment Project and Plan" (the "Plan") which incorporates this document by reference, provides for new development and redevelopment. One of the goals of the Plan is to maintain sound existing housing where appropriate. However, new development and redevelopment are likely to result in the displacement of residents from 10 or more inhabited residential units. Therefore, a housing impact study is required. As set forth in the Act:

Part I of the housing impact study shall include:

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

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

- (i) the number and location of those units that will 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 identify the type, location, and cost of the replacement housing;
and
- (iv) the type and extent of relocation assistance to be provided.



----- Project Area Boundary

Figure 1
Project Area Boundary

PART I

As required by the Act, Part I of this Housing Impact Study includes data as to the 1) whether the residential units are single-family or multi-family units; 2) type of rooms within residential units; 3) number of inhabited units; and 4) race and ethnicity composition for all residential units within the Project Area. For purposes of this study, 1990 United States Census data and estimates for the year 2001 were utilized. Actual 1990 United States Census data and 2001 estimates were provided by Claritas Data Services. The 1990 Census is the most recent federal census for which housing data were available at the time of the study. For population and household measures, year 2001 estimates, derived from actual 1990 and 2000 Census data, have been used to provide a snapshot of the current characteristics of the Project Area.¹

A. Number and Type of Residential Units

The Project Area contains a variety of residential structures including single family, multi-family, and mixed-use buildings. A total of 830 residential units were identified that include 120 single-family homes, 72 multi-family units, 194 two-flat units, 66 three-flat units, and 378 mixed-use units. The distribution of the aforementioned units by building type is shown below in Table 1, *Project Area Residential Units, by Building Type*.

Table 1: Project Area Residential Units, by Building Type

<i>Building Type</i>	<i>Total Units</i>	<i>% of Total</i>
Single-Family	120	14.5%
Multi-Family	72	8.7%
Two-Flat	194	23.4%
Three-Flat	66	8.0%
Mixed Use	378	45.5%
Total	830	100.0%

Source: American Marketing Services, Inc. and Trkla, Pettigrew, Allen & Payne, Inc.

B. Number and Type of Rooms within Units

Data from the 1990 Housing Census have been used to estimate the distribution of residential units, by number of bedrooms, within the Project Area. Specifically, the combined distribution for 20 census block groups falling within the boundaries of the Project Area, either partially or entirely, was applied to the 830 residential units found in the Project Area. The resulting estimated distribution by number of bedrooms for the Project Area is shown below in Table 2, *Project Area Residential Units, Number of Bedrooms*.

¹ All census data, and 2001 estimates, were obtained from Claritas Data Services. Due to the size of the Commercial Avenue Project Area, AMS used combined data for the following census tract block groups, all of which comprise part of the project area: Tract 4602, block group 2; tract 4603, block groups 4, 5, 6, 7 and 8; tract 4604, block groups 2 and 3; tract 4606, block group 1; tract 4607, block groups 2 and 3; tract 4609, block groups 1 and 2; tract 4610, block groups 2, 3, and 4; and all of tract 5101.

Table 2: Project Area Residential Units, Number of Bedrooms

<i>Number of Bedrooms</i>	<i>Project Area % 1990 Census</i>	<i>Project Area Current Units (Est.)</i>
0 Bedrooms	2.4%	20
1 Bedroom	15.3%	127
2 Bedrooms	37.3%	309
3 Bedrooms	35.9%	298
4 Bedrooms	6.6%	55
5+ Bedrooms	2.6%	21
Total	100%	830

Sources: 1990 United States Census, Claritas Data Services, American Marketing Services, Inc.

C. Number of Inhabited Units

The Project Area contains 830 residential units, which, as of February 1, 2002, include 788 inhabited units and 42 vacant units. This represents a vacancy rate of 5.1%. The distribution of inhabited residential units by unit type is shown below in Table 3 *Project Area Inhabited Residential Units*. February 1, 2002 is a date not less than 45 days prior to the date that the resolution required by subsection (a) of Section 11-74.4-5 of the Act was or will be passed (the resolution setting the public hearing and Joint Review Board meeting dates).

Table 3: Project Area Inhabited Residential Units

Building Type	Total Units	Inhabited	Vacant
Single-Family	120	117	3
Multi-Family	72	68	4
Two-Flat	194	192	2
Three-Flat	66	63	3
Mixed Use	378	348	30
Total	830	788	42

Sources: American Marketing Services, Inc. and Trkla, Pettigrew, Allen & Payne, Inc.

D. Race and Ethnicity of Residents

As required, an estimate has been made of the racial and ethnic composition of the Project Area population. Estimates for the year 2001 (derived from 2000 census data), were obtained for 20 census block groups that partially, or entirely, fall within the Project Area. In 2001, the average household size for those 20 block groups was estimated at 3.25 persons.

The average household size (3.25 persons) for the 20 block groups was multiplied by the number of inhabited residential units (788) in the Project Area, to provide an estimate of the total Project Area population, 2,561 persons. This calculation is shown below in Table 4, *Estimate of Project Area Population, by Building Type*.

Table 4: Estimate of Project Area Population, by Building Type

	<i>Number of Inhabited Units</i>	<i>Family Size Adjustment (Persons per unit)</i>	<i>Estimated Number of Residents</i>
Single-Family	117	3.25	380
Multiple-Family	68	3.25	221
Two-Flat	192	3.25	624
Three-Flat	63	3.25	205
Mixed Use	<u>348</u>	<u>3.25</u>	<u>1,131</u>
Total	788	NA	2,561

Source: Claritas Data Services, American Marketing Services, Inc.

Next, the estimated 2001 distribution of population by race and ethnicity (Hispanic or Non-Hispanic origin) for the 20 block groups was applied to the estimated Project Area population (2,561). This yielded the estimates of Project Area residents by race and ethnicity shown below in Table 5, *Project Area Race and Ethnic Composition*.

Table 5: Project Area Race and Ethnic Composition

<i>Race</i>	<i>2001 Est. %</i>	<i>2001 Project Area Est. Population</i>
White	52.30%	1,339
Black	46.10%	1,181
American Indian, Eskimo, Aleut	1.00%	26
Asian or Pacific Islander	<u>0.60%</u>	<u>15</u>
Total	100.00%	2,561
<i>Ethnicity</i>	<i>2001 Est. %</i>	<i>2001 Project Area Est. Population</i>
Not of Hispanic Origin	51.40%	1,316
Hispanic Origin	<u>48.60%</u>	<u>1,245</u>
Total	100.00%	2,561

Sources: Claritas Data Services, American Marketing Services, Inc.

Part II

A. Number and Location of Units that Potentially Could Be Removed

As of February 1, 2002, the Project Area contains 830 residential units including 120 units in single-family homes, 72 units in multi-family buildings, 194 units in two-flat structures, 66 units in three-flat buildings, and 378 units in mixed-use buildings. The Plan calls for new development and redevelopment of commercial, industrial, residential and institutional uses throughout the Project Area. Improvement projects supported by the Plan include the rehabilitation and reuse of existing sound residential and commercial buildings; new residential infill development; new commercial and light industrial development; and creation and enhancement of community facilities and amenities. Within the Project Area, several key opportunity sites have been identified for residential, commercial, and industrial development and redevelopment. Because the Project Area includes a number of inhabited residential units that may be impacted by implementation of this Plan, information is provided regarding this Plan's potential impact on housing. Implementation of the TIF Plan may result in the displacement of 81 inhabited residential units.

An acquisition plan or map has been prepared as part of the Plan which identifies 0 parcels with inhabited residential housing units within the Project Area that may be acquired by the City to meet the goals and objectives of the Plan. Also, by adoption of the 92nd-Commercial Redevelopment Plan dated February, 1997 and Amendment No. 1 to the 92nd-Commercial Redevelopment Plan dated December 9, 1997, (collectively referred to as the "Underlying 92nd-Commercial Redevelopment Plan") the City has established authority to acquire and assemble property for a portion of the Project Area generally bounded by 91st Street on the north, the B & O rail right-of-way on the east, by South Chicago Avenue and the public alley next south and parallel to South Chicago Avenue on the south, and South Exchange Avenue and the public alley next west of the former Goldblatt's parking lot on the south. Such acquisition and assembly under that authority is consistent with this Plan. Nothing in this Plan shall be deemed to limit or adversely affect the authority of the City under the Underlying 92nd-Commercial Redevelopment Plan to acquire and assemble property. Accordingly, incremental property taxes from the Project Area may be used to fund the acquisition and assembly of property by the City under the authority of the Underlying 92nd-Commercial Redevelopment Plan within the Project Area.

Also, as part of the future Land Use Plan, presented in more detail in the Plan, several key opportunity sites have been identified as potential sites for residential and commercial development and redevelopment. Since no specific developers or development projects have been identified within the Project Area, potential displacement of inhabited residential units has been determined based on three criteria. These criteria include: 1) any properties that have been identified for acquisition in the Plan or Underlying 92nd-Commercial Redevelopment Plan; 2) any properties with buildings that are classified as dilapidated; and 3) any properties that may be subject to removal due to a change in land use. Findings for each criteria is summarized below:

- 1) The Underlying 92nd-Commercial Redevelopment Plan identifies 71 parcels for acquisition, six of which contain buildings with a total of 40 inhabited housing units. Within these 6 buildings, inhabited residential units were found to include 1 single-family unit, 3 three-flat building units, and 36 mixed-use building units, for a total of 40. The Project Area acquisition plan, presented in more detail in Figure 3 and Exhibit IV of the

Plan, identifies 189 parcels with no inhabited residential units that may be acquired by the City.

- 2) Dilapidation as defined in the Act refers to 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. Based on surveys conducted by Trkla, Pettigrew, Allen & Payne, Inc. for this Project Area, 9 buildings with residential units in the Project Area were classified as dilapidated. Within these 9 buildings, inhabited residential units were found to include 1 single-family unit, 4 two-flat building units, 3 three-flat building units, 4 multi-family units, and 4 mixed-use building units, for a total of 16.
- 3) The *Land Use Plan*, presented in Section V.B of the Plan, identifies the future land uses to be in effect upon adoption of the Plan. When compared to the *Generalized Existing Land Use Map* included as part of the eligibility study prepared for the Project Area and attached to the Plan as Exhibit V, certain parcels of property currently containing residential uses may be subject to change in land use under the Plan. If public or private redevelopment occurs as a result of the Plan, displacement of a limited number of inhabited residential properties may result. Properties that may be subject to change due to redevelopment efforts could result in the displacement of 25 inhabited residential units in 14 buildings. Within these 14 buildings, inhabited residential units were found to include 4 single-family units, 10 two-flat building units, and 11 mixed-use building units, for a total of 25.

Based on the three criteria above, it is estimated that a total of 81 units may be displaced over the 23-year life of the TIF. Figure 2 identifies the location of the properties with inhabited residential units that may be displaced. The address for each of the properties with inhabited residential units that may be displaced is listed in Table 6, *Properties With Inhabited Residential Units that Potentially Could Be Subject to Displacement*.

B. Relocation Plan

The City's plans for relocation assistance for those qualified residents in the proposed Project Area whose residences are to be removed shall be consistent with the requirements set forth in Section 11-74.4-3(n)(7) of the Act. The terms and conditions of such assistance are described in subpart D below. No specific relocation plan has been prepared by the City as of the date of this report because no redevelopment project has been approved by the City. Until such a redevelopment project is approved, there is no certainty that any removal of residences will actually occur.

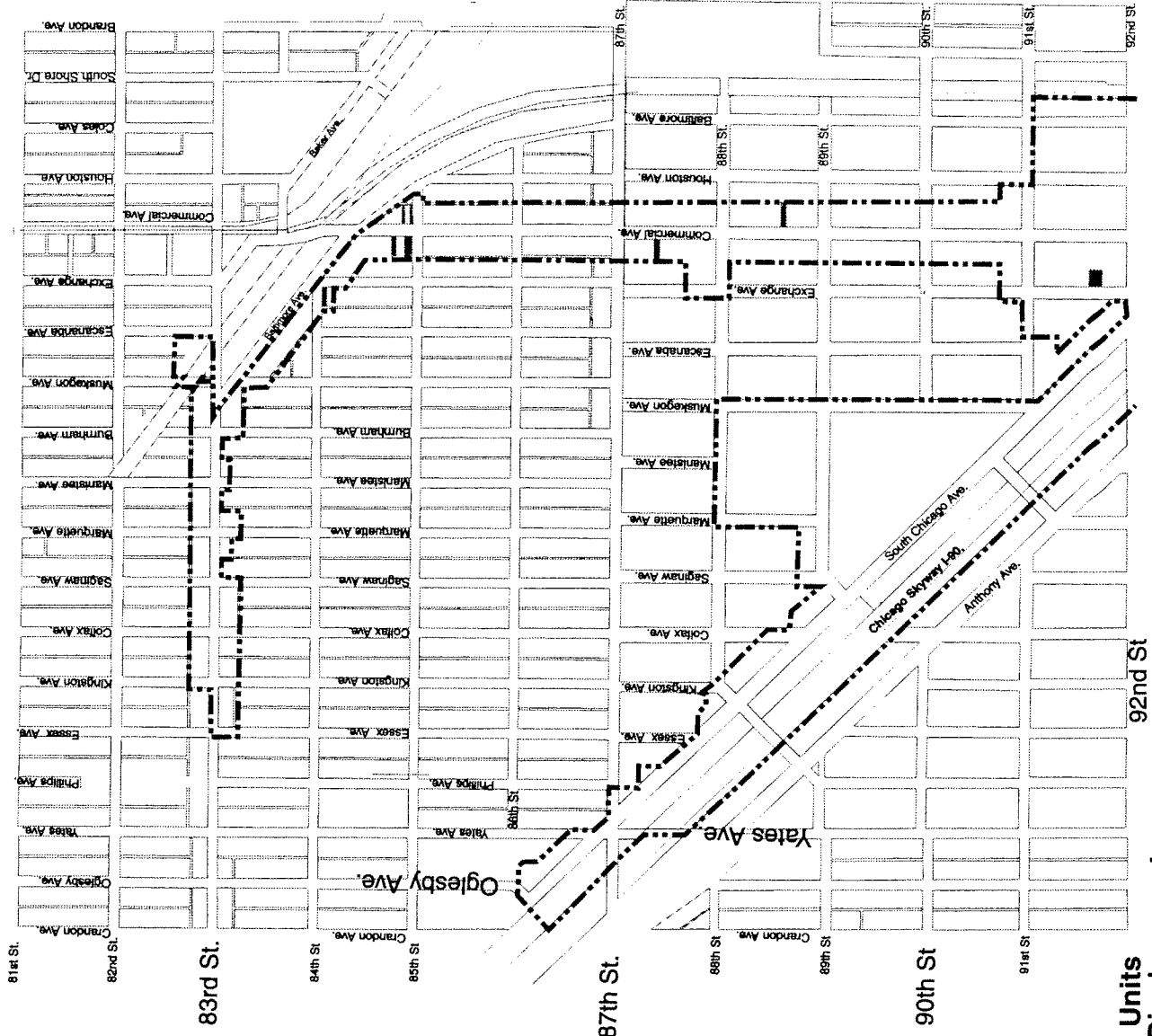


Figure 2a
Properties With Inhabited Residential Units That Potentially Could Be Subject to Displacement

- Project Area Boundary
- █ Properties with Inhabited Residential Units That Potentially Could Be Subject to Displacement

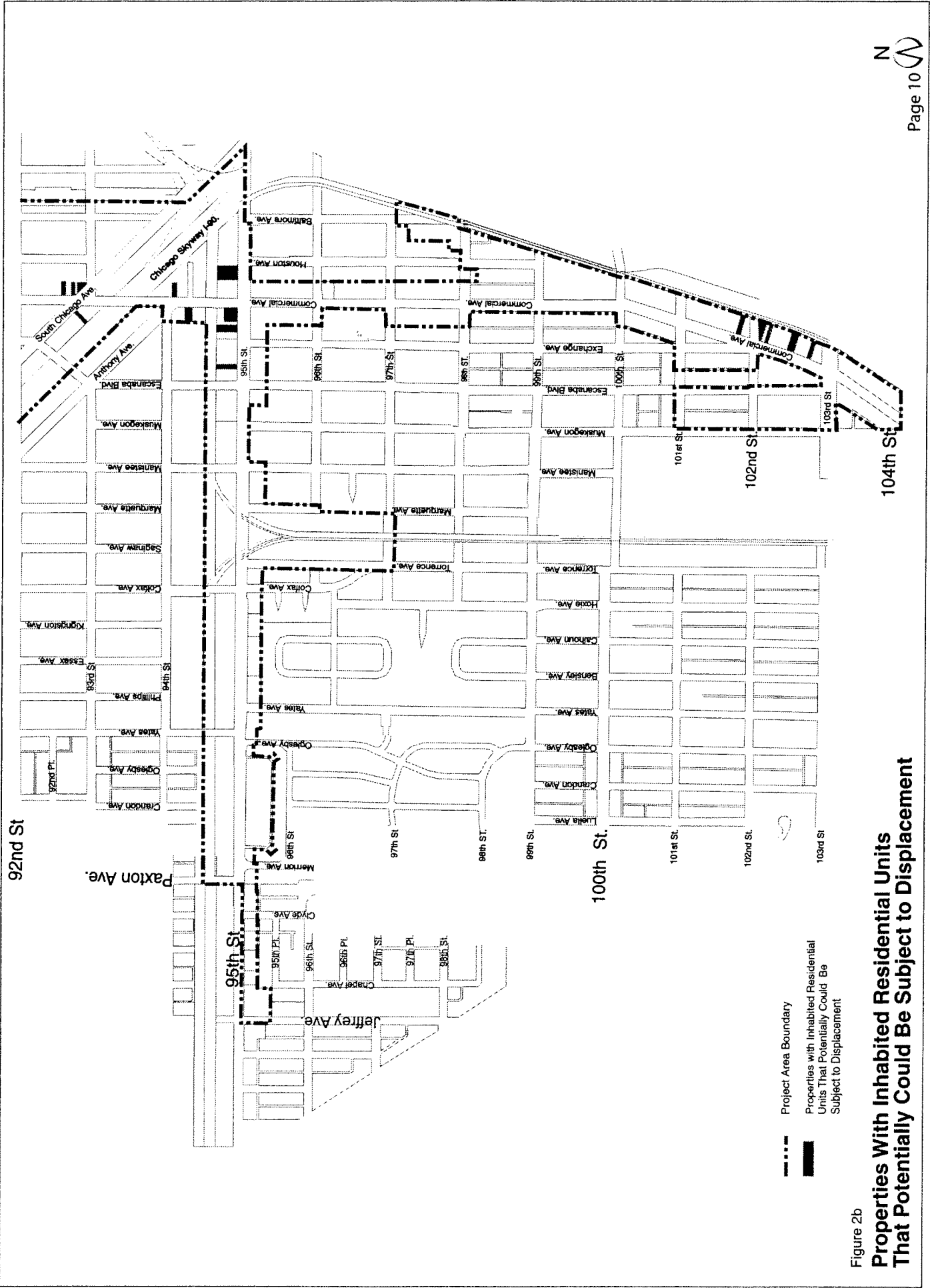


Figure 2b

Properties With Inhabited Residential Units That Potentially Could Be Subject to Displacement

Table 6: Properties With Inhabited Residential Units That Potentially Could Be Subject To Displacement

No.	Address	P.I.N.	No. of Units	Structure Type
1	2918 E. 95th Street	26-06-421-011	2	Mixed-Use
2	2948 E. 95th Street	26-06-422-011/012	2	Two-Flat
3	3030 E. 95th Street	26-06-424-004	1	Single Family
4	8472 S. Commercial	21-31-412-029	1	Mixed-Use
5	8482 S. Commercial	21-31-412-032	1	Mixed-Use
6	8482 S. Commercial (rear)	21-31-412-032	1	Single Family
7	8485 S. Commercial	21-31-413-003	1	Mixed-Use
8	8489 S. Commercial	21-31-413-005	2	Two-Flat
9	8835 S. Commercial	26-06-210-013	3	Three-Flat
10	9237 S. Commercial	26-06-410-010	6	Mixed-Use
11	9239 S. Commercial	26-06-410-011	4	Mixed-Use
12	9247 S. Commercial	26-06-410-014	6	Mixed-Use
13	9277 S. Commercial	26-06-410-035	20	Mixed-Use
14	9413 S. Commercial	26-06-423-020	1	Single Family
15	9418 S. Commercial	26-06-422-004	2	Two-Flat
16	9420 S. Commercial	26-06-422-020	2	Two-Flat
17	9420 (rear) S. Commercial	26-06-422-019	2	Two-Flat
18	9422 S. Commercial	26-06-422-006	1	Mixed-Use
19	9454 S. Commercial	26-06-422-015	2	Two-Flat
20	9456 S. Commercial	26-06-422-017/018	1	Mixed-Use
21	10153 S. Commercial	26-07-165-018	4	Multi-Family
22	10201 S. Commercial	26-07-302-001	6	Mixed-Use
23	10205 S. Commercial	26-07-302-003	1	Mixed-Use
24	10221 S. Commercial	26-07-302-009	1	Single Family
25	10253 S. Commercial	26-07-302-020	1	Single Family
26	8404 S. Exchange (rear)	21-31-411-026	2	Two-Flat
27	9129 S. Exchange	26-06-402-012	3	Three-Flat
28	9131 S. Exchange	26-06-402-013	1	Single Family
29	9254 - 9270 S. South Chicago	26-06-416-012	1	Mixed-Use
		Total	81	

C. Replacement Housing

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

Under the potential redevelopment scenarios involving the redevelopment or rehabilitation of the existing residential uses within the Project Area, it is possible that rehabilitation could be staged to limit or prevent displacement of households and the need to provide for affordable replacement units within the Project Area.

To promote the development of affordable housing, the Plan requires that developers who receive tax increment financing assistance for market-rate housing are to set aside, to the greatest extent possible, up to 20 percent of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means the affordable for-sale units should be priced at a level that is affordable to households earning no more than 120 percent of the area median income (adjusted for family size), and affordable rental units should be affordable to households earning no more than 80 percent of the area median income (adjusted for family size).

Based on the nature of redevelopment that could occur in the Project Area it may be possible to locate replacement units both inside and outside of the Project Area.

American Marketing Services (AMS) conducted a survey of rental units in the South Chicago, South Shore, Avalon Park, and Calumet Heights community areas, in order to gauge the amount, type, and pricing of replacement housing that would potentially be available in, or near, the Project Area. The units included were generally located in the area bounded by 75th Street on the north, Jeffery Boulevard on the west, 95th Street on the south and Lake Michigan on the east. All survey activities were conducted from September 7, 2001 to September 14, 2001.

The information presented is based on classified advertisements from the *Chicago Sun-Times*, as well as a corresponding telephone survey.

Through the survey, AMS found a total of 34 available units in the area, at rents ranging from \$375 to \$1,000, with rents generally including heat. This sample included two studios, which rent for \$375 per month (one includes heat, and one does not). The 17 one-bedroom units in the sample rent for between \$425 and \$610 (with 13 including heat). The 10 two-bedroom units rent for between \$400 and \$800 (with six including heat). The three three-bedroom units rent for between \$925 and \$1,000 (with none including heat). The apartments comprising the sample are shown in Table 7, *Location, Type, Cost and Availability of Replacement Housing Units – Rental*.

As there may also be some displacement of single-family home-owners, AMS also conducted a survey of for-sale housing in portions of the South Chicago, Calumet Heights, South Deering, and East Side community areas, to gauge the amount, size and pricing of replacement for-sale housing. Specifically, the area examined extended from 79th Street on the north to 108th Street on the south, and from Jeffery Boulevard on the west to Green Bay Avenue on the east.

Based on data available through the Chicago Association of Realtors' Multiple Listing Service of Northern Illinois (MLSNI), there were a total of 35 closed single-family home sales in the aforementioned area between August 15, 2001, and October 15, 2001. The average sale price was \$80,639, while the range of sale prices was \$16,000 to \$145,000. All had from two to five bedrooms, with the majority (57%) being three-bedrooms. Locations, sizes and prices of the for-sale housing sample are presented in Table 8, *Location, Size, and Cost of Replacement Housing Units – For Sale*.

Table 7. Location, Type, Cost and Availability of Replacement Housing Units – Rental

	Apartment Address	Unit type	Sq. Ft.	Util Incl.	Rent	Date Avail.	Community
1	8705 S. Commercial	1	NA	None	\$425	NA	South Chicago
2	2959 E. 80th Place	1	NA	Heat	\$460	Immediate	South Chicago
3	79th and Marquette	1	600	Heat	\$475	Immediate	South Chicago
4	7525 S. Coles	1	NA	NA	\$485	NA	South Shore
5	7906 S. Luella	1	NA	Heat	\$500	Immediate	South Chicago
6	8049 Chappel	1	NA	Heat	\$525	Immediate	South Chicago
7	78th and Essex	1	NA	Heat/Gas	\$525	9/15	South Shore
8	7648-58 S. Phillips	1	NA	Heat	\$525	NA	South Shore
9	76th and Saginaw	1	NA	Heat	\$535	NA	South Shore
10	78th and Saginaw	1	NA	Heat	\$535	NA	South Shore
11	2666 E. 77th	1	NA	Heat	\$550	Immediate	South Shore
12	81st and Luella	1	NA	Heat	\$550	Immediate	South Chicago
13	7546 S. Coles	1	NA	NA	\$550	NA	South Shore
14	77th and Colfax	1	NA	Gas	\$550	NA	South Shore
15	87th and Merrill	1	NA	Heat	\$595	Immediate	Calumet Heights
16	81st and Clyde	1	NA	Heat	\$600	NA	South Chicago
17	7763 South Shore Drive	1	NA	Heat	\$610	NA	South Shore
18	8461 Mackinaw	2	NA	None	\$400	Immediate	South Chicago
19	8706 S. Commercial	2	NA	None	\$455	NA	South Chicago
20	76th and Saginaw	2	NA	Heat	\$535	NA	South Shore
21	79th and Saginaw	2	NA	Heat	\$535	NA	South Shore
22	3050 E. 93rd Street	2	NA	None	\$550	9/15	South Chicago
23	1518 E. 82nd Street	2	NA	Heat	\$650	NA	Avalon Park
24	84th and Commercial	2	NA	Heat	\$655	NA	South Chicago
25	7648-58 S. Phillips	2	NA	Heat	\$675	NA	South Shore
26	8338 S. Essex	2	NA	Heat	\$785	NA	South Chicago
27	93rd and Marquette	2	NA	None	\$800	10/1	Calumet Heights
28	8053 So. Shore	3	NA	NA	\$925	NA	South Chicago
29	8746 S. Baltimore	3	1,100	None	\$950	Immediate	South Chicago
30	75th and Essex	3	NA	NA	\$1,000	NA	South Shore
31	7742-44 S. Shore Drive	NA	NA	Heat	\$495	NA	South Shore
32	7742-44 S. Shore Drive	NA	NA	Heat	\$550	NA	South Shore
33	79th and Marquette	Studio	475	Heat	\$375	Immediate	South Chicago
34	7546 S. Coles	Studio	NA	NA	\$375	NA	South Shore

Note: Information based on sample of units taken from the Chicago Sun-Times classified section, and phone conversations with area landlords. Survey was conducted from September 7, 2001 through September 14, 2001.

Table 8. Location, Size, and Cost of Replacement Housing Units – For Sale

	Address	Bed	Bath	List Price	Sale Price	Market Time	Closed Date	Community
1	8147 S. Muskegon	2	1	\$17,900	\$16,000	29	9/19/01	South Chicago
2	8135 S. Burnham	3	1.5	\$29,929	\$26,500	15	10/12/01	South Chicago
3	2769 E. 82nd Street	5	1.5	\$34,900	\$29,900	22	10/5/01	South Chicago
4	8339 S. Phillips	3	2	\$38,000	\$36,000	38	8/27/01	South Chicago
5	10440 S. Hoxie	5	2	\$37,000	\$37,000	15	8/24/01	South Deering
6	8119 S. Coles	4	2	\$20,000	\$43,000	5	9/17/01	South Chicago
7	8542 S. Burnham	3	2	\$49,900	\$45,000	14	8/22/01	South Chicago
8	10707 S. Mackinaw	2	1	\$48,000	\$46,939	5	10/12/01	East Side
9	10249 S. Ewing	3	1	\$40,000	\$48,001	6	8/22/01	East Side
10	2253 E. 102nd Street	3	1	\$54,900	\$50,000	110	9/17/01	South Deering
11	9922 S. Clyde	2	1	\$54,900	\$54,900	1	9/7/01	South Deering
12	7938 S. Merrill	3	1.5	\$55,000	\$55,500	27	9/4/01	South Chicago
13	8311 S. Oglesby	3	1	\$55,900	\$61,000	8	8/28/01	South Chicago
14	10308 S. Avenue N	3	1	\$69,000	\$62,000	19	9/10/01	East Side
15	9228 S. Saginaw	3	1	\$51,000	\$65,051	5	9/13/01	Calumet Heights
16	10528 S. Green Bay	3	1	\$83,500	\$75,000	36	8/28/01	East Side
17	9324 S. Phillips	3	1	\$79,900	\$78,000	57	9/20/01	Calumet Heights
18	8810 S. Merrill	2	2	\$82,500	\$78,000	1	10/12/01	Calumet Heights
19	10445 S. Avenue O	3	1	\$89,900	\$86,500	49	9/6/01	East Side
20	10133 S. Calhoun	3	1	\$84,900	\$87,022	6	8/28/01	South Deering
21	8649 S. Manistee	3	1	\$89,900	\$89,900	10	9/27/01	South Chicago
22	10201 S. Calhoun	3	1	\$89,900	\$94,900	1	9/5/01	South Deering
23	10509 S. Calhoun	3	1.5	\$93,900	\$96,659	1	10/15/01	South Deering
24	10506 S. Avenue O	2	1	\$96,900	\$96,900	21	9/4/01	East Side
25	10555 S. Avenue M	3	1	\$105,900	\$100,000	21	9/7/01	East Side
26	8618 S. Exchange	3	1.5	\$117,900	\$107,500	67	9/27/01	South Chicago
27	9951 S. Escanaba	4	1.5	\$114,000	\$109,000	86	8/30/01	South Deering
28	10404 S. Avenue M	4	2.5	\$119,900	\$118,000	83	9/10/01	East Side
29	8350 S. Kingston	5	2	\$125,000	\$120,000	20	10/8/01	South Chicago
30	10542 S. Green Bay	4	3	\$129,000	\$127,000	12	8/30/01	East Side
31	7946 S. Yates	4	2.5	\$128,000	\$128,000	1	10/1/01	South Chicago
32	9130 S. Chappel	3	1	\$133,000	\$133,000	21	8/28/01	Calumet Heights
33	8445 S. Kingston	5	1.5	\$129,900	\$135,303	60	9/21/01	South Chicago
34	9108 S. Crandon	3	1.5	\$139,900	\$139,900	69	9/10/01	Calumet Heights
35	7914 S. Marquette	5	2	\$134,500	\$145,000	55	9/10/01	South Chicago
	Average			\$80,704	\$80,639	28		

Source: American Marketing Services and Chicago Association of Realtors' Multiple Listing Service of Northern Illinois (MLSNI)

D. Type and Extent of Relocation Assistance

In the event that the implementation of the Plan results in the removal of residential housing units in the Project Area occupied by low-income households or very low-income households, or the permanent displacement of low-income households or very low-income households from such residential housing units, such households shall be provided affordable housing and relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. Affordable housing may be either existing or newly constructed housing. The City shall make a good faith effort to ensure that affordable replacement housing for the aforementioned households is located in or near the Project Area.

As used in the above paragraph, "low-income households," "very low-income households" and "affordable housing" have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 65/3. As of the date of the Plan, 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 percent but less than 80 percent of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the 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 percent of the median income of the area of residence, adjusted for family size, as so determined by HUD; and
- (iii) "affordable housing" means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the maximum allowable income for such households, as applicable.

For the purposes of this study, the very low-income category has been divided into very, very low-income (those households with an income of 0% to 30% of area median income) and very low-income (those households with an income of 30% to 50% of area median income).

Using 2001 income limits for four-person households, as set by HUD for the purposes of Section 8 of the United States Housing Act of 1937,² the estimated number of moderate-income households in inhabited units within the Project Area is 161 (or 20.4%), the estimated number of low-income households in inhabited units of the Project Area is 146 (or 18.6%), the estimated number of very low-income households in inhabited units of the Project Area is 135 (or 17.2%), and the estimated number of very, very low-income households in the Project Area is 251 (31.8%). Using the method described herein, the estimate of total moderate-, low-, very low-,

² The 2001 income limits for a family of four in the Chicago metropolitan region, as determined by HUD, are \$21,150 for very, very low-income eligibility, \$35,250 for very low-income eligibility, \$52,500 for low-income eligibility, and \$84,600 for moderate-income eligibility.

and very, very low-income households in the Project Area is 693 units, or 87.9% of all inhabited units.

As described above and shown below in Table 9: *Estimated Need for Affordable Housing Units in the Project Area*, the estimates of total moderate, low-, very low-, or very, very low-income-households within the Project Area represent 87.9% of the total inhabited units. Those households below the moderate-income level collectively represent 67.6% of the total inhabited units. The City will implement the "Commercial Avenue Tax Increment Financing Redevelopment Area Project and Plan" (including the requirements applicable to composition of the joint review board under Section 11-74.4-5(b) of the Act) as if more than 50 percent of the residential units are occupied by very, very low-, very low-, low-, or moderate-income households.

Table 9: Estimated Need for Affordable Housing Units in the Project Area

<i>Income Category</i>	<i>Claritas 2001 Estimated %</i>	<i>Estimated Project Area Households</i>	<i>Four-Person HH Annual Income Range</i>
Very, Very Low-Income (0% to 30% AMI)	31.8%	251	\$0 - \$21,149
Very Low-Income (30% to 50% AMI)	17.2%	135	\$21,150 - \$35,249
Low-Income (50% to 80% AMI)	18.5%	146	\$35,250 - \$52,499
Moderate Income (80% to 120% AMI)	20.4%	161	\$52,500 - \$84,599
Above Moderate-Income (120% AMI+)	12.1%	95	\$84,600 - -----
Total	100.0%	788	

AMI = Area Median Income

Sources: HUD and American Marketing Services, Inc.

EXHIBIT VII:




92nd-Commercial Redevelopment Plan Property Acquisition Map and Property List by Address and Block and Parcel Number (December 9, 1997)

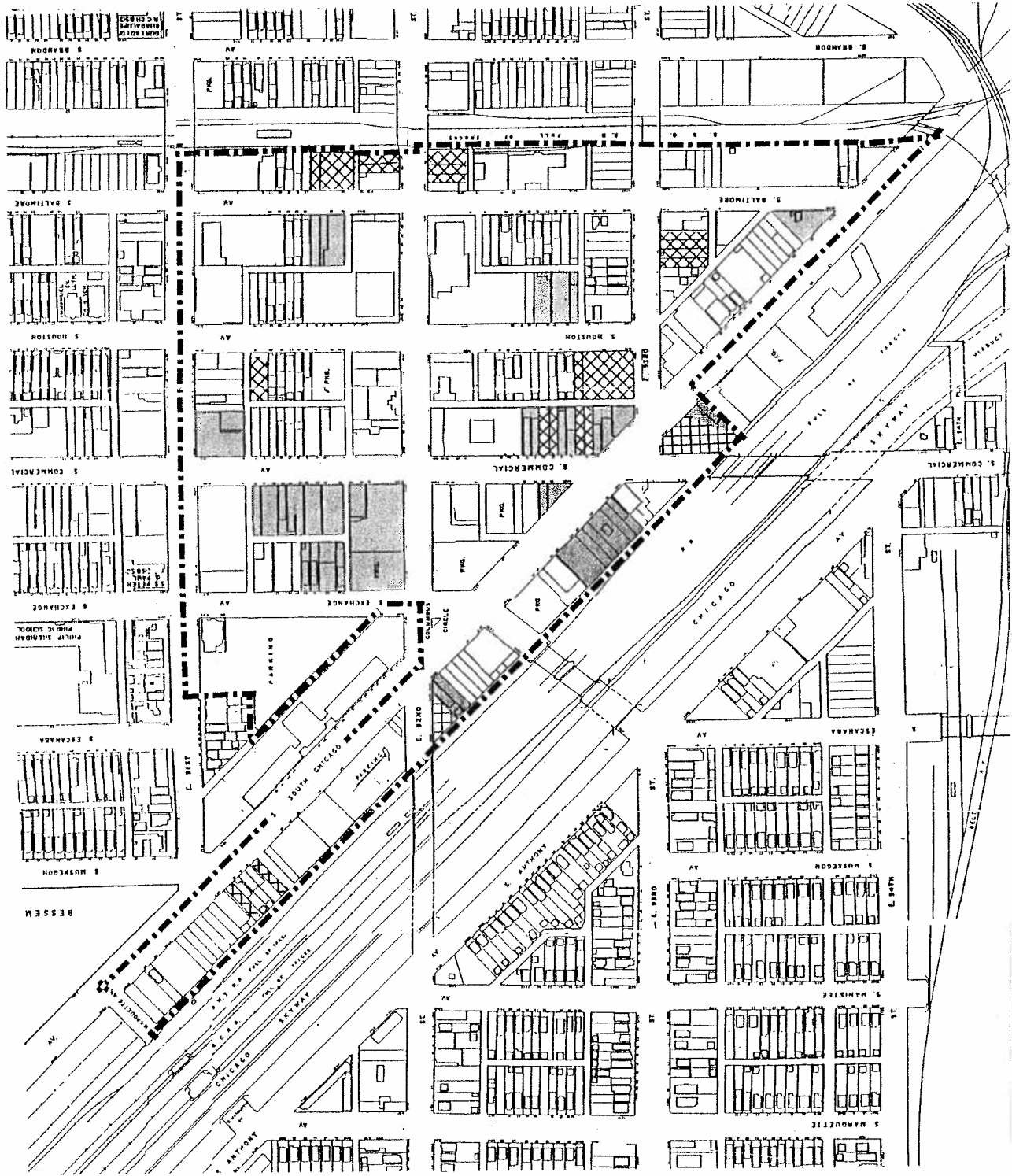
ACQUISITION MAP

REDEVELOPMENT PROJECT AREA
92nd - COMMERCIAL

AMENDMENT NO. 1

LEGEND

-  PROJECT BOUNDARY
-  VACANT PARCELS ELIGIBLE TO BE ACQUIRED
-  IMPROVED PARCELS ELIGIBLE TO BE ACQUIRED



COMMUNITY DEVELOPMENT
COMMISSION
CITY OF CHICAGO
December, 1997

NOTE: LOCAL STREETS AND ALLEYS
ARE SUBJECT TO MODIFICATION

92nd-Commercial Redevelopment Plan Amendment No. 1 Acquisition Sites, December 9, 1997

<u>Address</u>	<u>P.L.N.</u>
9108 South Chicago Avenue	26-6-400-015
9118 South Chicago Avenue	26-6-400-019
2857 East 92nd Street	26-6-400-027
2865 East 92nd Street	26-6-400-028
2911 East 92nd Street	26-6-400-029
9200 South Chicago Avenue	26-6-400-030
9129 South Exchange Avenue	26-6-402-012
9131 South Exchange Avenue	26-6-402-013
9133 South Exchange Avenue	26-6-402-014
9137 South Exchange Avenue	26-6-402-015
9139 South Exchange Avenue	26-6-402-016
9116 South Commercial Avenue	26-6-402-017
9118-20 South Commercial Avenue	26-6-402-018
9124 South Commercial Avenue	26-6-402-019
9126 South Commercial Avenue	26-6-402-020
9128 South Commercial Avenue	26-6-402-021
9130-32 South Commercial Avenue	26-6-402-022
9136-40 South Commercial Avenue	26-6-402-023
2038 East 92nd Street	26-6-402-024
9144 South Commercial Avenue	26-6-402-025
9146 South Commercial Avenue	26-6-402-026
9148 South Commercial Avenue	26-6-402-027
3001 East 91st Street	26-6-403-001
3007 East 91st Street	26-6-403-002
3009 East 91st Street	26-6-403-003
3011 East 91st Street	26-6-403-004
9116 South Houston Avenue	26-6-403-019
9132-40 South Baltimore Avenue	26-6-404-032
3104 East 92nd Street	26-6-405-014
3108 East 92nd Street	26-6-405-015
9135 South Baltimore Avenue	26-6-405-010
9137-39 South Baltimore Avenue	26-6-405-011
9232 South Commercial Avenue	26-6-409-013
9234-38 South Commercial Avenue	26-6-409-014

92nd-Commercial Redevelopment Plan Amendment No. 1 Acquisition Sites, December 9, 1997

<u>Address</u>	<u>P.L.N.</u>
9229 South Commercial Avenue	26-6-410-006
9231 South Commercial Avenue	26-6-410-007
9233 South Commercial Avenue	26-6-410-008
9235 South Commercial Avenue	26-6-410-009
9237 South Commercial Avenue	26-6-410-010
9239 South Commercial Avenue	26-6-410-011
9241 South Commercial Avenue	26-6-410-012
9245 South Commercial Avenue	26-6-410-013
9247 South Commercial Avenue	26-6-410-014
9240-56 South Houston Avenue	26-6-410-032
9273 South Chicago Avenue	26-6-410-034
9277 South Chicago Avenue	26-6-410-035
9231 South Houston Avenue	26-6-411-013
9237-39 South Houston Avenue	26-6-411-014
9241 South Houston Avenue	26-6-411-015
3038 East 93rd Street	26-6-411-042
3056 East 93rd Street	26-6-411-033
3058 East 93rd Street	26-6-411-034
3060 East 93rd Street	26-6-411-035
3009-11 East 92nd Street	26-6-412-004
3003-7 East 92nd Street	26-6-412-031
9250-54 South Chicago Avenue	26-6-416-006
9256 South Chicago Avenue	26-6-416-007
9258 South Chicago Avenue	26-6-416-008
9260 South Chicago Avenue	26-6-416-009
9262 South Chicago Avenue	26-6-416-010
9266 South Chicago Avenue	26-6-416-011
9270 South Chicago Avenue	26-6-416-012
9301 South Commercial Avenue	26-6-417-001
9300 South Chicago Avenue	26-6-417-002
9316 South Chicago Avenue	26-6-417-003
3053 East 93rd Street	26-6-418-017
3055 East 93rd Street	26-6-418-018
3059 East 93rd Street	26-6-418-019
3061 East 93rd Street	26-6-418-020
9371 South Chicago Avenue	26-6-418-013
9350 South Baltimore Avenue	26-6-418-014