

Harrison/Central
Conservation Area
Redevelopment Plan and Project

City of Chicago, Illinois

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I. REDEVELOPMENT PLAN AND PROJECT

1. EXECUTIVE SUMMARY

The purpose of this Redevelopment Plan and Project (the "Plan") is to provide a comprehensive program for the City of Chicago (the "City") to promote sound growth and development in an area established as a Redevelopment Project Area ("RPA") as defined by the Tax Increment Allocation Redevelopment Act (the "Act"). 65 ILCS 5/11-74.4-1, et seq.

The Act has been established to assist Illinois municipalities "promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas." 65 ILCS 5/11-74.4-2(b).

The eligibility section of this Report supports the establishment of a RPA as a Conservation Area. The Act states "on and after November 1, 1999, "conservation area" means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of 3 or more of the following factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area." 65 ILCS 5/11-74.4-3(b). In addition, the Report indicates that the RPA has been subject to deterioration and underdevelopment. Without the implementation of the Plan, including the use of tax increment financing, the RPA is not expected to experience growth and development.

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

As defined in the Act, no redevelopment plan shall be adopted unless a municipality complies with all of the following requirements:

- (1) The municipality finds that the redevelopment project area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the redevelopment plan (65 ILCS 5/11-74.4-3(n)(J)(1));
- (2) The municipality finds that the redevelopment plan and project conform to the comprehensive plan for the development of the municipality as a whole, or, for municipalities with a population of 100,000 or more, regardless of when the redevelopment plan and project was adopted, the redevelopment plan and project either: (i) conforms to the strategic economic development or redevelopment plan issued by the designated planning authority of the municipality, or (ii) includes land uses that have been approved by the planning commission of the municipality (65 ILCS 5/11-74.4-3(n)(J)(2)); and
- (3) The redevelopment plan establishes the estimated dates of completion of the redevelopment project and retirement of obligations issued to finance redevelopment project costs. Those dates shall not be later than December 31 of the year in which the payment to the municipal treasurer as provided in subsection (b) of Section 11-74.4-8 of this Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the redevelopment project area is adopted if the ordinance was adopted on or after January 15, 1981..... (65 ILCS 5/11-74.4-3(n)(J)(3)).

The Plan also includes the following:

- Conformance with the existing Comprehensive Plan(s),
- Provisions for amending the Plan, and
- Scheduling of the Plan.

Table 1.0 below provides the documentation included in the Appendix of this report:

APPENDIX	SOURCE
• Appendix I – Legal Description of RPA;	Gremley and Biedermann, Inc.
• Appendix II – Proposed RPA Boundary Map	Gremley and Biedermann, Inc.
• Appendix III – RPA Parcel Listing and EAVs	Gremley and Biedermann, Inc.
• Appendix IV – Proposed RPA Boundary by Block	Gremley and Biedermann, Inc.
• Appendix V – RPA Current Land Use Map	Gremley and Biedermann, Inc.
• Appendix VI – RPA Future Land Use Map	Gremley and Biedermann, Inc.
• Appendix VII – RPA Current Zoning Map	Gremley and Biedermann, Inc.
• Appendix VIII – Acquisition Map and PIN Listing	Ernst & Young (“E&Y”)

Project Background

Located on the far west side of Chicago, Austin is the most populous of the City's 77 officially defined neighborhoods. In fact, with a population of about 118,000 according to the 2000 census, Austin would rank in the top 5 largest cities in Illinois, if it were a separate municipality rather than a part of Chicago. Its boundaries are Cicero Avenue (west), Austin Boulevard (east), North Avenue (north) and Roosevelt Road (south). While being a major neighborhood in Chicago, Austin also borders the suburbs of Cicero and Oak Park.

In 1865, businessman and real estate speculator Henry W. Austin created Austin (originally called "Austinville") as a 280 acre subdivision in Cicero Township. Austin formally became part of Chicago in 1899. Austin was originally established as a farm town at the first stop on the Chicago and Galena Railroad. However, it eventually attracted industry. In recent decades deindustrialization has hit Austin hard and now the community suffers from poverty, crime, and high unemployment. According to data provided by the Urban Institute's April 2003 "Portrait of Prisoner Reentry in Illinois" Report, in 2001 Austin had 21% of its families living under the poverty level, a 10% unemployment rate (which is 32% higher than the city average), 38% female-headed households (which is 103% higher than the city average), 8% vacant housing, 57% renter-occupied housing, and only 66% of its residents with high school degrees. Furthermore, crime statistics obtained from the City of Chicago covering the period 1999-2003, as well as information from other sources, indicate that the Austin neighborhood suffers from a relatively high crime rate, especially with regard to murder, drug-related crime, criminal sexual assault, aggravated assault/battery, robbery, burglary, theft, motor vehicle theft, and arson. The cumulative total number of crimes in these specific categories outpaced the city average as a whole by 235% in 1999, 229% in 2000, 243% in 2001, 236% in 2002, and 253% in 2003¹. The high incidences of crimes are directly related to the low amount of development within the Austin neighborhood as indicated by the fact that approximately 94% of structures were older than 35 years of age.

The Austin neighborhood has not been the focus of much private investment and economic development over the past several years. The proposed RPA is intended to provide a mechanism to finance needed public improvements to help spur redevelopment and private investment in the Austin area.

Loretto Hospital, Austin's largest non-governmental employer, has prepared an ambitious capital campaign to make enhancements to its existing hospital rooms and emergency services capabilities. The Hospital plans to use tax increment financing (TIF) and other sources to finance this capital campaign. The balance of the Plan outlines the major steps

necessary to support the Hospital's capital plan which is expected to generate additional economic development in the Austin neighborhood.¹

Redevelopment Project Area Objectives

The following items represent the major redevelopment objectives of the Plan.

- Provide sites which are conducive to commercial and residential development, through activities such as demolition, rehabilitation, etc.
- Encourage the use and maintenance of the commercial and residential land.
- Upgrade infrastructure throughout the RPA.
- Undertake appropriate environmental remediation measures on development sites, according to customary procedures.
- Support job training programs to provide employees living in areas surrounding the RPA with the skills necessary to maintain jobs in the RPA.
- Repair and replace the infrastructure where needed, including, but not limited to: roads, sidewalks, public utilities, and other public infrastructure.
- Promote women-owned and minority-owned businesses and affirmative action programs, as detailed in the subsection entitled “Affirmative Action and Fair Employment Practices” under Section IX (Redevelopment Plan).
- Renovate and expand existing healthcare facilities including Loretto Hospital located with the RPA.
- Preserve the historic and architecturally significant character of the Project Area.
- Improve the design and appearance of commercial storefronts, including façade treatment, lighting, color, materials, awnings and canopies, and commercial signage, with enhancements that are compatible with historic architectural features.

A. Redevelopment Strategy – Key Activities

To achieve the goals and objectives outlined above, the City proposes to assist with redevelopment of the Project Area by pledging future annual incremental property tax revenue for eligible redevelopment project costs. In addition, the City proposes to utilize incremental property tax revenue in adjacent redevelopment project areas (i.e. Madison/Austin RPA and the Roosevelt/Cicero RPA), as appropriate, to pay for certain eligible redevelopment project costs. Actions required to implement such a strategy are as follows:

¹ Sources: Chicago Police Department Annual Reports, 1999-2004; A Portrait of Prisoner Re-entry in Illinois, Urban Institute, 2004; Neighborhoods of Chicago, Wikipedia, 2005.

- Approval of the Plan and determination of eligibility;
- Designation of the RPA by the City; and
- Use of TIF revenues from the proposed RPA and adjacent RPAs to pay for certain eligible costs associated with private investment.

In addition to the items listed above, the Appendix contains documentation to further illustrate the Plan.

Redevelopment Plan and Project

The Plan as defined “means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a “blighted area” or “conservation area” or combination thereof or “industrial park conservation area,” and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area.” 65 ILCS 5/11-74.4-3(n) et seq.

As defined in the Act (65 ILCS 5/11-74.4-3(n)(A)-(J)), “each redevelopment plan shall set forth in writing the program to be undertaken to accomplish the objectives and shall include but not be limited to:”

- (A) An itemized list of estimated redevelopment project costs;
- (B) Evidence indicating that the redevelopment project area on the whole has not been subject to growth and development through investment by private enterprise;
- (C) An assessment of any financial impact of the redevelopment project area on or any increased demand for services from any taxing district affected by the plan and any program to address such financial impact or increased demand;
- (D) The sources of funds to pay costs;
- (E) The nature and terms of the obligations to be issued;
- (F) The most recent equalized assessed valuation of the redevelopment project area;
- (G) An estimate as to the equalized assessed valuation after redevelopment and the general land uses to apply in the redevelopment project area;

- (H) A commitment to fair employment practices and an affirmative action plan;
- (I) If it concerns an industrial park conservation area, the plan shall also include a general description of any proposed developer, user and tenant of any property, a description of the type, structure and general character of the facilities to be developed, a description of the type, class and number of new employees to be employed in the operation of the facilities to be developed; and
- (J) If property is to be annexed to the municipality, the plan shall include the terms of the annexation agreement.
- (K) For proposed RPAs with 75 or more inhabited residential units or if the plan can not certify that less than 10 residential units will be dislocated, then a housing impact study is required.

2. REDEVELOPMENT PROJECT

Loretto Hospital is the largest non-governmental employer in the Austin neighborhood and has developed a significant capital plan, which requires the use of tax increment financing as a major funding source.

Decades of use and uncoordinated expansions to solve short-term needs have rendered much of Loretto Hospital obsolete and in need of modernization. Among the Hospital's most prominent needs are enhanced emergency room access and services, more efficient use of the main building for patient treatment, provision of day care services, expansion of hospital services, and the development of programs and facilities to meet the healthcare needs of women. Therefore, Loretto is proposing a 4-year capital plan, which includes expansion of its emergency room and renovation of all patient rooms, many of which are over 40 years old.

If successful, this initial 4-year capital plan will pave the way for future redevelopment of Loretto Hospital and the surrounding area. These future improvements may include one or more of the following over the life of the RPA:

- Expansion of emergency room and renovation of all patient rooms
- Development of a new professional office building
- Development of day care services
- Creation of a new dialysis center
- Creation of a women's health center
- Enhancements to hospital technology
- Continued enhancements to building infrastructure

The above renovations will allow the Hospital to continue to deliver high quality health care on an inpatient and outpatient basis to the Austin community, specializing in addictions, psychiatry, gynecology, medicine, orthopedics, pediatrics, physical therapy, podiatry, radiology, and surgery. Without the City of Chicago's assistance, the hospital may not be able to continue its significant involvement in community-based initiatives such as:

- Headquarters to Austin Chamber of Commerce
- Clergy Council (church program);
- Community Health and Wellness Program (church program);
- Breathe Easy Asthma Program (training for adults and children on how to deal with asthma);
- James D. Montgomery Men's Health Program (education, screening, and treatment for men in the community);

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- Austin Pride Behavioral Health Program (teaches vocational skills to mental health patients);
 - Cook County Court System (provides substance abuse treatment as an alternative to incarceration);
 - Open Meeting Rooms for Community Groups (e.g., parenting classes, AAA meetings, 1st district beat meetings, LSC training and conferences);
 - Participant in 'Principal for a Day' program (Austin High School and Michele Clark School)
 - Chicago Public Schools Summer Internship Sponsor
 - Host of Annual Teddy Bear Clinic
 - Host of Annual Visit with Santa

In addition to community-based initiatives, assistance by the City of Chicago will allow Loretto to continue its support for numerous educational affiliations in support of various medical programs, including pharmacy, nursing, respiratory care and surgical technology, mental health, nutrition services, expressive therapy, behavioral medicine, organizational leadership, podiatry, and a potential nursing student clinical rotation. The following is a list of schools with which Loretto is involved:

- Columbia College
- Westinghouse H.S. – Allied Health
- Daley College
- Midwestern University
- Malcolm X College
- Concordia University
- Jane Addams School of Social Work
- North Park College
- Art Institute of Chicago
- West Suburban Hospital School of Nursing
- Lewis University
- Temple University
- University of Illinois at Chicago (currently in negotiations)
- Triton College
- Phoenix University
- Adler School of Psychology
- Mount Mary College
- Harold Washington College
- Loyola University
- State University of New York
- California College

Other related redevelopments within the proposed RPA could include: new housing options for nurses, a new pharmacy/drug store, a new grocery store, and other commercial properties. Please refer to Appendix V for a Conceptual Land Use Map of the Loretto Hospital site.

Columbus Park National Historic Site

Columbus Park, located on Chicago's west side, has been on the National Register of Historic Places¹ since May 20, 1991. The park is bounded by South Austin Blvd., South Central Avenue., the Eisenhower Expressway and West Adams Street.

In 1915, Jens Jensen designed Columbus Park on a 150-acre farm purchased by the Park Commission. Jensen was inspired by the native landscape of the Midwest and created rolling hills, waterfalls, meadows and planted native prairie flowers and shrubs. The park is a model of the prairies that once covered the area and it still serves as a place for Chicagoans to enjoy the outdoors. In 1953 nine acres of the park were destroyed to make way for the Eisenhower Expressway.

Located in the park is a community center called the Refectory. It appears today much as it did when the architects Chatten and Hammond built it between 1920 and 1922 in a fashionable Mediterranean Revival style. Like a medieval dining hall, for which it is named, the Refectory is a place to hold social events. Now as a rental facility, the building hosts community and private functions.

¹ The National Park Service, National Register of Historic Places, see www.cr.nps.gov/places.htm

A. Itemized List of Estimated Redevelopment Project Costs

To stimulate public and private investment in the proposed RPA, the City may reimburse for eligible redevelopment project costs ("Project Costs").

"Redevelopment project costs" mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to a redevelopment plan and a redevelopment project. Such costs include, without limitation, the following (65 ILCS 5/11-74.4-3(q) et seq):

- (1) Costs of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services, provided however that no charges for professional services may be based on a percentage of the tax increment collected; except that on and after November 1, 1999 (the effective date of Public Act 91-478), no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of 3 years. In addition, "redevelopment project costs" shall not include lobbying expenses. After consultation with the municipality, each tax increment consultant or advisor to a municipality that plans to designate or has designated a redevelopment project area shall inform the municipality in writing of any contracts that the consultant or advisor has entered into with entities or individuals that have received, or are receiving, payments financed by tax increment revenues produced by the redevelopment project area with respect to which the consultant or advisor has performed, or will be performing, service for the municipality. This requirement shall be satisfied by the consultant or advisor before the commencement of services for the municipality and thereafter whenever any other contracts with those individuals or entities are executed by the consultant or advisor;
- (1.5) After July 1, 1999, annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment project area or approved a redevelopment plan;
- (1.6) The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
- (2) 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

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- contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
- (3) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, 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;
 - (4) Costs of the construction of public works or improvements, except that on and after November 1, 1999, redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to November 1, 1999 or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;
 - (5) Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area;
 - (6) Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
 - (7) 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.
 - (7.5) For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999, an elementary, secondary, or

unit school district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows: (A) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations: (i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; (ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and (iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act. (B) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition Charge equal to or more than \$5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School

Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations: (i) for unit school districts, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; (ii) for elementary school districts, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and (iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act. (C) For any school district in a municipality with a population in excess of 1,000,000, the following restrictions shall apply to the reimbursement of increased costs under this paragraph (7.5): (i) no increased costs shall be reimbursed unless the school district certifies that each of the schools affected by the assisted housing project is at or over its student capacity; (ii) the amount reimburseable shall be reduced by the value of any land donated to the school district by the municipality or developer, and by the value of any physical improvements made to the schools by the municipality or developer; and (iii) the amount reimbursed may not affect amounts otherwise obligated by the terms of any bonds, notes, or other funding instruments, or the terms of any redevelopment agreement. Any school district seeking payment under this paragraph shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph (7.5). By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects;

- (8) 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 in order to satisfy subparagraph (7) of subsection (n); of the Act;
- (9) Payment in lieu of taxes;
- (10) 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 a redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and 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 and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code;

- (11) Interest cost 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 this Act; (B) such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year; (C) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (11) 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 this Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act; and (E) the cost limits set forth in subparagraphs (B) and (D) of paragraph shall be modified 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. The percentage of 75% shall be substituted for 30% in subparagraphs (B) and (D) of paragraph (11). (F) Instead of the eligible costs provided by subparagraphs (B) and (D) of paragraph (11), as modified by this subparagraph, and notwithstanding any other provisions of this Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under this Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (F) of paragraph (11) shall be an eligible cost for the construction, renovation, and

rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income 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 subparagraph (F) of paragraph (11). The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, of those units constructed with eligible costs made available under the provisions of this subparagraph (F) of paragraph (11) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants. The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later.

- (11.5) If the redevelopment project area is located within a municipality with a population of more than 100,000, the cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or 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 redevelopment project area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the municipal, county, or regional median income, adjusted for family size, as the annual income and municipal, county, or regional median income are determined from time to time by the United States Department of Housing and Urban Development.
- (12) Unless explicitly stated herein the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.
- (13) After November 1, 1999 (the effective date of Public Act 91-478), none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment project costs if those costs would provide direct financial

support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, had become economically obsolete, or was no longer a viable location for the retailer or serviceman. If a special service area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act or Special Service Area Tax Law may be used within the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by this Act.

Over the 23-year life of the RPA, the estimated eligible redevelopment project costs are as set forth in Table 1.0.

Table 1.0: Estimated Project Costs

Professional Services and Studies	\$1,000,000
Site Assembly / Preparation / Demolition	\$5,000,000
Renovation, Rehabilitation, Reconstruction, Relocation, Repair or Remodeling of Existing Public or Private Buildings, Improvements, and Fixtures	\$ 20,300,000
Public Works or Improvements ⁽¹⁾	\$9,000,000
Environmental Remediation	\$1,400,000
Job Training, Retraining, Welfare-to-Work	\$3,000,000
Relocation	\$100,000
Day Care	\$100,000
Payments-in-lieu of Taxes	\$100,000
Developer Interest Costs	\$1,000,000
ESTIMATED ELIGIBLE REDEVELOPMENT COSTS⁽²⁾⁽³⁾	\$ 41,000,000⁽⁴⁾

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.

⁽¹⁾ Public improvements may also include capital costs of taxing districts and other costs allowable under the Act. Specifically, public improvements as identified in the Plan and as allowable under the Act may be made to property and facilities owned or operated by the City or other public entities. As provided in the Act, Redevelopment Project Costs may include, to the extent the City by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan.

⁽²⁾ The Total Estimated Redevelopment Project Costs provides an upper limit on expenditures, and adjustments may be made in line items without amendment to the Plan.

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

⁽⁴⁾ Increases in estimated Total Redevelopment Costs for 2006 of more than five percent, after adjustment for inflation from the date of Plan adoption, are subject to Plan amendment procedures as provided under the Act.

B. Sources of Funds for 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 include: land disposition proceeds, state and federal grants, investment income, private financing and other legally permissible funds the City may deem appropriate. The City may incur redevelopment project costs which are paid for from funds of the City other than incremental taxes, and the City may then be reimbursed for such costs from incremental taxes. Also, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers.

Tax increment financing revenues resulting from increases in the Equalized Assessed Value ("EAV") of the real property in the Project Area will be allocated each year to the special tax allocation fund held by the City. The assets of the special tax allocation fund shall be used to pay for eligible redevelopment project costs in the Project Area.

The proposed RPA is currently contiguous to the Roosevelt-Cicero and Madison-Austin Redevelopment Project Areas. In the event the City determines that the goals, objectives, and financial success of such contiguous RPAs (or those separated by a public right-of-way) are interdependent of each other, the City may utilize net incremental property taxes to pay eligible Redevelopment Project Costs, or obligations to pay such costs, in other contiguous RPAs separated only by a public right-of-way, and vice versa. Such revenues may be transferred, or loaned, between such areas. The amount of incremental property tax revenues used to pay for eligible Redevelopment Project Costs, shall not exceed the Redevelopment Project Costs described in the budgets described in each respective Plan.

On an annual basis the City will determine whether surplus tax increment financing revenues have been generated. To the extent surplus revenues exist, the City may distribute the surplus to the taxing bodies on a proportionate basis. According to the Act, "any pledge of funds in the special tax allocation fund shall provide for distribution to the taxing districts of moneys not required, pledged, earmarked, or otherwise designated for payment and securing of the obligations and anticipated redevelopment project costs, and any excess funds shall be calculated annually and deemed to be "surplus" funds. If a municipality applies or pledges only a portion of the funds in the special tax allocation fund for the payment or securing of anticipated redevelopment project costs or of obligations, any funds remaining in the special tax allocation fund after complying with the requirements of the application or pledge shall also be calculated annually and deemed "surplus" funds. All surplus funds in the special tax allocation fund shall be distributed annually within 180 days after the close of the municipality's fiscal year by being paid by the municipal treasurer to the county collector in direct proportion to the tax incremental revenue received as a result of an increase in the equalized assessed value

of property in the redevelopment project area but not to exceed as to each such source the total incremental revenue received from that source. The county collector shall subsequently distribute surplus funds to the respective taxing districts in the same manner and proportion as the most recent distribution by the county collector to the affected taxing districts of real property taxes from real property in the redevelopment project area.” 65 ILCS 5/11-74.6-30.

Nature and Term of Obligations Issued

Project Area funding shall be provided by the annual incremental property tax deposits into the Special Tax Allocation Fund. The payment of eligible costs shall be funded from future annual incremental property taxes associated with investment of new real property.

In general, the level of incremental property taxes will be determined by the increased EAV of real property in the Project Area above the certified base EAV times the applicable tax rates. Funds deposited into the Special Tax Increment Allocation Fund may be used to reimburse for eligible project costs as outlined in the Plan.

Under the Act, the City may choose to issue bonds, notes, or other obligations to fund eligible redevelopment project costs in the area. To enhance the security of a municipal obligation, the City may pledge its full faith and credit through the issuance of general obligation bonds. Additionally, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

The redevelopment project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Project Area is adopted (e.g. Assuming City Council approves the Redevelopment Project Area and Plan during 2006, retirement of all obligations must occur with respect to ad valorem taxes levied in 2029).

As defined in the Act “the municipality may in addition to obligations secured by the special tax allocation fund pledge for a period not greater than the term of the obligations 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. Such obligations may be issued in one or more series bearing interest at such rate or rates as the corporate authorities of the municipality shall determine by ordinance. Such obligations shall bear such date or dates, mature at such time or times not exceeding 20 years from their respective dates, be in such denomination, carry such registration privileges, be executed in such manner, be payable in such medium of payment at such place or places, contain such covenants,

terms and conditions, and be subject to redemption as such ordinance shall provide.” 65 ILCS 11-74.4-7 et seq.

One or more series of obligations may be issued to implement the Plan for the proposed RPA. Subsequent obligations, if any, may be issued as junior lien obligations or as parity obligations. The City may also choose to refinance, refund, or retire in advance of the maturity date, certain obligations in accordance with applicable laws and regulations.

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.

RPA Funding Alternatives

In addition to using incremental property taxes to fund Project Costs, the City may also utilize a variety of available sources of revenue to fund the implementation of this Plan including, but not limited to, the following:

- General revenue of the City to the extent such revenue is not necessary to fund other operations of the City;
- Revenue as a result of development agreements, purchase agreements and leases entered into between the City and other individuals and entities;
- Incremental property tax revenues incurred through reassessment of existing property or assessments or new real property;
- State or Federal Grants;
- Special revenue or general obligation bond proceeds;
- Special assessments;
- Development fees;
- Special Service District fees and/or taxes;
- Any state or federal economic stimulus program which becomes available during the life of the proposed RPA;
- Tax increment allocation bond proceeds.

Project Costs funded by the above sources will depend upon the availability of funds from those sources. The City can attempt wherever possible to utilize grants, incremental tax revenue and other sources of revenue, which the City may not be required to repay. To the extent that such sources of revenue are not available or that such sources of revenue are insufficient, the City may utilize borrowed funds.

C. Estimate of Equalized Assessed Valuation after Redevelopment

Based upon implementation of the Plan, growth and development of the Project Area should occur. The private redevelopment investment in the Project Area is expected to incrementally increase the EAV by the end of the TIF life in 2029 to an estimated \$98,050,648. The estimated initial base EAV of the Project Area is \$54,209,787, based on the 2004 EAV for all properties in the proposed RPA.

The estimated redevelopment valuation assumes the following:

- Growth in EAV due to Cook County reassessment of existing real property at 2.5% per year, compounded every three years, based on the most recent EAV estimated over the life of the TIF;
- Implementation of the Plan should stimulate private investment of approximately \$41,000,000 in the RPA, of which, the majority is projected to be for renovation of existing buildings or new construction at Loretto Hospital. As other taxable real property improvements are completed and assessed, it is anticipated the EAV should increase.
- The Cook County Assessor fully assesses and reassesses real property in accordance with current State laws.

D. Lack of Growth and Development Through Private Enterprise

As defined by the Act, in order to designate a RPA, the municipality must find that “the redevelopment project area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the redevelopment plan.” 65 ILCS 5/11-74.4-3(n)(J)(1).

Without implementation of the Plan and the establishment of a RPA, it is expected that the properties identified in the proposed RPA will not receive the required private investment to redevelop the properties within the boundaries of the proposed RPA and eradicate the factors that support the findings of a Conservation Area.

The lack of private investment is evidenced by the numerous Conservation Area factors that are reasonably distributed throughout the proposed RPA. Economic growth and development in the Project Area are endangered by the presence of these factors.

In summary, it is anticipated that through implementation of the Plan and establishment of a RPA, the City will encourage private investment and development in the proposed RPA. However, without the implementation of the Plan, the area is not expected to attract future developments and private investment.

E. Financial Impact of the Redevelopment Project on the Taxing Districts

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 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 other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development. 65 ILCS 5/11-74.4-3(n)(C).

The activities contained in Plan are not anticipated to impose a substantial impact on the taxing districts. However, not implementing the Plan may result in a deterioration of existing tax base. In addition, failure to proceed with the Plan would result in the continuation of these conditions. In the long term, inadequate reinvestment in the proposed RPA may lead to further deterioration of existing facilities and structures. Lack of private investment in the proposed RPA may adversely impact the health, safety, and morals of the City.

Therefore, it is essential that the City implement the Plan to promote public and private investment and the health, safety, and welfare of the City while ensuring the long-term value of the proposed RPA.

The adoption of the proposed RPA could indirectly impact the taxing districts as a result of additional public and private investment. However, this impact is anticipated to be minimal.

Demand on Taxing District Services

The City has several taxing districts that currently levy taxes against parcels in the proposed RPA. Implementation of the Plan and establishing a RPA is not anticipated to significantly increase the City or County population; therefore, a minimal incremental demand on the taxing districts is anticipated even with a substantial amount of additional public and private investment.

Based on this assumption the estimated impact on the taxing districts are as follows:

City of Chicago - It is anticipated, as of the date of this report, that there should be minimal increased demand on City services.

Cook County - It is anticipated, as of the date of this report, that there should be minimal increased demand on Cook County services.

City Colleges of Chicago - As renovations are made at Loretto Hospital, workers from the proposed RPA may seek retraining services at the City Colleges of Chicago. However, it is assumed that the number of workers seeking technical training should not result in a significant increase in enrollment.

Chicago Park District - It is anticipated, as of the date of this report, that there should be minimal additional demand for Chicago Park District services.

Chicago Public Schools - Since implementation of the Plan is not anticipated to result in increased or decreased enrollment, it is expected that demand for school services should not change.

Southern Cook County Mosquito Abatement District - It is anticipated, as of the date of this report, that there should be minimal increased demand on Cook County services.

Metropolitan Water Reclamation District - It is anticipated, as of the date of this report, that there should be minimal increased demand on City services.

Forest Preserve District of Cook County - It is anticipated, as of the date of this report, that there should be minimal increased demand on Cook County services.

Chicago School Finance Authority - It is anticipated, as of the date of this report, that there should be minimal increased demand on City services.

Program to Address Financial and Service Impacts

No program is provided in this report to address service impacts because it is anticipated that there should be minimal incremental demand resulting from the implementation of the Plan.

The long-term financial impact to the taxing districts is expected to be positive and result in the retention of existing jobs, possible creation of new jobs and enhancement of the tax base of the City.

It is also anticipated that an increase in the EAV should be generated by the reassessment of existing properties within the proposed RPA and future public and private investments made in the proposed RPA during the life of the proposed RPA.

F. Generalized Land Use Plan

The Generalized Land Use Plan for the proposed RPA can be in effect upon adoption of the Plan. This land use plan is a generalized plan outlining land use categories. The Plan is used to promote new public and private investment and development in the proposed RPA.

At the time this Plan was prepared, the proposed RPA is zoned for commercial, public, and residential uses. See Current Zoning Map of the RPA in the Appendix. Changes to zoning of some parcels within the RPA may occur when those parcels are redeveloped.

G. Annexation of Property by the Municipality

Not Applicable. The proposed RPA is currently within the boundaries of the City of Chicago. Therefore, no annexation of additional property is required for the establishment of this proposed RPA.

H. Commitment to Fair Employment Practices and Affirmative Action

With regard to the Plan, the City is committed to fair employment practices and affirmative action in accordance with applicable local, state, and federal laws and regulations.

3. REDEVELOPMENT PLAN

Potential Future Land Use

Proposed land uses and activities for the proposed RPA are highlighted on the map in the Appendix.

Implementation Schedule

The City should implement the Plan for the Project Area to encourage private growth and development. To achieve this goal, the City should implement the Plan with appropriate timeliness to maximize private sector investments in the Project Area.

Private investment within the RPA is expected to be completed by 2029 with eligible costs to be reimbursed over the life of the RPA. Immediate implementation by the City is expected to result in the stimulation of significant private investment in the Project Area and enhancement of the overall impact of the Plan over its life.

The Plan sets forth the overall redevelopment projects to be undertaken to accomplish the City's above-stated goal. During implementation of this redevelopment project, the City may, from time to time, (i) undertake or cause to be undertaken public improvements and activities, (ii) enter into redevelopment agreements with developers to construct, rehabilitate, renovate, or restore private or public improvements on one or several parcels (collectively referred to as "Redevelopment Projects"), and (iii) enter into intergovernmental agreements with public entities in support of the objectives of the Plan.

Public Improvements

The City may install public improvements within the boundaries of the RPA to enhance the area as a whole, to support the Plan, and to serve the needs of the residents of adjacent areas. Appropriate public improvements may include, but are not limited to:

- Vacation, removal, resurfacing, widening, reconstruction, construction, and other improvements to streets, alleys, pedestrian ways, and pathways;
- Installation of traffic improvements, viaduct improvements, street lighting, and other safety and accessibility improvements;
- Development of parks, playgrounds, plazas, and places for public leisure and recreation;
- Construction of public off-street parking facilities;
- Installation, reconstruction, improvement or burial of public or private utilities;
- Construction of public buildings;
- Beautification, lighting, and signage of public properties;
- Maintenance of blighted rights in privately owned properties;

- Demolition of obsolete or hazardous structures; or
- Improvements to publicly owned land or buildings to be sold or leased.

There are currently no specific public improvements in the proposed Plan. However, the City may add new improvements at a later date.

Acquisition and Relocation

The City can acquire such property within the proposed RPA, as it deems necessary to facilitate the uses proposed in the Plan. Additionally, the City reserves the right to relocate other uses and create such parcels as it deems necessary to serve the needs of those entities choosing to locate within the proposed RPA. The City also reserves the right, where necessary, to acquire property through the power of eminent domain as authorized by the Act. See *Draft Acquisition Map and Land Acquisition by Parcel Identification Number and Address Listing* (Exhibit VIII) in the Appendix. Where applicable, relocation assistance can be provided in accordance with the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations promulgated under authority of that statute.

In connection with the City exercising its power to acquire real property not currently on the *Acquisition Map and Land Acquisition by PIN and Address Listing*, including the exercise of the power of eminent domain, under the Act in implementing the Plan, the City will follow its customary procedures of having each acquisition recommended by the Community Department 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 the Plan.

For properties described in Exhibit VIII: *Draft Acquisition Map and Land Acquisition by Parcel Identification Number and Address Listing*, the acquisition of occupied properties by the City shall commence within four years and acquisition of vacant properties must be made within ten years from the date of the publication of the ordinance approving the underlying plan. Acquisition shall be deemed to have commenced with the sending of an offer letter. After the expiration of this four-year period, the City may acquire such property pursuant to the Plan under the Act according to its customary procedures as described in the preceding paragraph.

In lieu of acquiring title to property within the proposed RPA, the City may also, to the extent that it deems appropriate, facilitate the assembly or subdivision of property by private persons or organizations.

Disposition of Property

The City may utilize property, which it acquires for various municipal purposes including, without limitation, public buildings and other facilities, street rights-of-way and parking facilities. However, except for property to be devoted to such public uses, any property acquired by the City can ultimately be sold to private individuals or organizations that commit to utilize the property in a manner consistent with this Plan. The City can dispose of property in accordance with procedures prescribed by the Act. The City may in its sole discretion accept less than the fair cash market value for any parcel, which it chooses to convey as a means of encouraging appropriate development. The City can incorporate the terms and conditions of any conveyance into a written disposition agreement, which may in the sole discretion of the City, contain more specific design controls than those set forth in this Plan.

The City can also promote redevelopment of the proposed RPA in an environmentally responsible fashion while not incurring unnecessary costs. The City can utilize or encourage utilization by private property owners of a “tiered approach to corrective objectives” (“TACO”). TACO contemplates the use of institutional controls such as deed restrictions, land use restrictions, and engineered barriers.

The City may choose to assist in resolving any environmental issues that may arise. Such assistance may include payment of all or a portion of both the cost of a Phase II environmental audit and the cost of any remediation efforts, which may be indicated by the results of the Phase II audit.

Renovation of Commercial and Industrial Properties

The City may use incremental tax revenues to renovate, relocate or enhance the value of existing commercial and industrial properties within the proposed RPA to leverage private investment.

4. CONFORMITY TO THE COMPREHENSIVE PLAN

The municipality finds that the redevelopment plan and project conform to the comprehensive plan for the development of the municipality as a whole, or, for municipalities with a population of 100,000 or more, regardless of when the redevelopment plan and project was adopted, the redevelopment plan and project either: (i) conforms to the strategic economic development or redevelopment plan issued by the designated planning authority of the municipality, or (ii) includes land uses that have been approved by the planning commission of the municipality. 65 ILCS 5/11-74.4-3(n)(J)(2).

This Plan represents the strategic economic development or redevelopment plan issued by the City's designated planning authority for the RPA. In addition, the future land use plan substantially conforms to the current land use plan which has been approved by the City. (See Appendix V and Appendix VI).

5. PROVISIONS FOR AMENDING THIS PLAN

The Plan may be amended in accordance with the Act.

6. SCHEDULING OF REDEVELOPMENT PROJECT AND PLAN

The City can implement the Plan for the proposed RPA to ensure the factors outlined in the eligibility section of this report are eliminated and public and private investments and development are encouraged.

To achieve this goal, the City can implement the Plan with appropriate timeliness to maximize private sector investments in the proposed RPA. It is anticipated that the Plan can be fully implemented within 23 years from the date of its adoption by the Chicago City Council.

7. HOUSING IMPACT STUDY

Assessment of Housing Impact

This section provides a housing impact study for the Harrison/Central RPA as set forth in the Tax Increment Allocation Redevelopment Act (the "Act"). 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 a separate feasibility report required by the subsection (a) of Section 11-74.4-5 (sic) [Section 11.74-4-4.1], which for the proposed RPA shall also be the "Harrison/Central Tax Increment Financing Redevelopment Project and Plan."

The goals of the Redevelopment Plan include facilitating and encouraging private investment throughout the redevelopment project area. Since the RPA contains more than 2,000 inhabited residential units and redevelopment activity could result in the displacement of inhabited residential units over the life of the RPA, 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 the inhabited residential units are to be removed, then the housing impact study shall identify:

- (i) the number and location of those units that will be or may be removed;

- (ii) the municipality's plans for relocation assistance for those residents in the proposed redevelopment project area whose residencies are to be removed;
- (iii) the availability of replacement housing for those residents whose residences are to be removed, and the identification of the type, location, and cost of the replacement housing; and
- (iv) the type and extent of relocation assistance to be provided.

PART I – Residential Units

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

(i) Number and Type of Residential Units

The number and type of residential buildings in the area was determined by using third-party data¹ and supplemental field research as part of the eligibility analysis. As of December 9, 2005, the Harrison/Central Conservation RPA contains 2,012 residential buildings containing an estimated 3,474 units. The estimated number of residential buildings by building type is described as follows:

Building Type	Total Number of Buildings	Total Number of Apartment Units
Single-Family	990	990
Multi-Family (2 apartments)	710	1,420
Multi-Family (3 apartments)	184	552
Multi-Family (4 or more apartments)	128	512
Total	2,012	3,474

(ii) Number and Type of Rooms within Units

The distribution within the Harrison/Central RPA of the 3,474 residential units by number of rooms and by number of bedrooms is identified in tables within this section. The methodology to determine this information is described below.

¹ 2000 United States Census Bureau.

Methodology

In order to describe the distribution of residential units by number and type of rooms within the Harrison/Central RPA, Ernst & Young LLP analyzed the 2000 United States Census data by Block Groups for those Block Groups encompassed by the Redevelopment Project Area. A Block Group is a combination of census blocks (a census block is the smallest entity for which the Census Bureau collects and tabulates 100% data). The Block Group is the lowest level of geography for which the Census Bureau tabulates sample or long-form data. In this study, we have relied on the 2000 Federal Census sample data because it is the best available information regarding the structures and residents of the Redevelopment Project Area. This Block Group data shows the distribution of the number of bedrooms in each unit and the distribution of units by the number of rooms within each unit. We then applied the 2000 distribution percentage to the total number of units identified by the survey. Based on this methodology, we prepared the following table.

Number of Bedrooms	Percentage (2000 Census)	Current Estimate RPA
Studio	1%	35
1 Bedroom	11%	382
2 Bedrooms	33%	1,146
3 Bedrooms	44%	1,529
4 Bedrooms	8%	278
5+ Bedrooms	3%	104
Total	100%	3,474

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

Units By Number of Rooms¹		
Number of Rooms	Percentage (2000 Census)	Current Estimate for the RPA
1 Room	1%	35
2 Rooms	2%	70
3 Rooms	6%	208
4 Rooms	15%	521
5 Rooms	30%	1,042
6 Rooms	31%	1,077
7+ Rooms	15%	521
Total	100%	3,474

Source: United States Census and Ernst & Young LLP

(iii) Number of Inhabited and Uninhabited Units

Although there are uninhabited structures within the RPA, a detailed survey of the inhabited and uninhabited housing units within the Harrison/Central Redevelopment Area was not completed. This analysis assumes that all units were occupied.

(iv) Race and Ethnicity of Residents

As required by the Act, the racial and ethnic composition of the residents in the inhabited residential units was determined. For this information, we analyzed the 2000 United States Census data by Block Group. The Block Group is the smallest entity available for which the Census Bureau collects and tabulates data.

According to the Census Bureau, there were an estimated 11,364 residents living within the proposed boundaries of the Harrison/Central Neighborhood RPA in 2000. The race and ethnic composition of these residents is described as follows:

¹ As defined by the Census Bureau, for each unit, rooms include living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodger's rooms. Excluded is strip or Pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets.

Race	Estimated Number of Residents in 2000	Percentage
White	57	0.50%
Hispanic or Latino	114	1.00%
Black or African American	11,125	97.90%
American Indian and Alaska Native	18	0.16%
Asian	26	0.23%
Native Hawaiian/Pacific Islander	1	0.01%
Other	23	0.20%
Total	11,364	100%

Source: U.S. Census Bureau

Part II – Units that May Be Removed Over the Life of the Redevelopment Project Area

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

(i) Number and Location of Units That May Be Removed

The research of the RPA identified residential buildings, which exhibit signs of deterioration. In addition, field research identified a number of residential units along major streets on the perimeter of the RPA. As some of these streets are redeveloped, for commercial use, some of these residential properties may be acquired.

The Redevelopment Project Area contains a number of dilapidated buildings with residential uses. Dilapidation can gravely affect a building’s safety and desirability and is the most severe of blighting factors. Accordingly, it is reasonable to conclude that dilapidated buildings may be targeted in the future for redevelopment by developers and potential acquisition.

There is a possibility that over the life of the Redevelopment Project Area, some inhabited residential units may be removed as a result of implementing this Plan. However, the current Draft Acquisition Map in the Appendix presently contains no residential units.

(ii) 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 is located in or near the Redevelopment Project Area. In addition, the City will follow all applicable federal laws related to replacement housing.

If, during the life of the Harrison/Central RPA, the acquisition plans change, the City shall make every effort to ensure that appropriate replacement housing will be found in either the Redevelopment Project Area or the surrounding areas.

The location, type, and cost of a further sample of possible replacement housing units located within the Harrison/Central Neighborhood which is within the Austin Neighborhood on the City's West Side was determined through classified advertisements and internet listings from the Chicago Tribune, the Chicago Sun Times, and Apartments.com during the month of October 2005. It is important to note that Chicago has a rental cycle where apartments turn over at a greater rate on May 1 and October 1 of each year. The location, type, and cost of these units are listed in the table below:

	Location	# of Bedrooms	Rental Price	Amenities	Section 8 Accepted	Community Area	Adjusted for Family and Unit Size, Affordable To:*
1	301 - 313 N. Austin Blvd.	1	\$650	Includes Heat		Western Chicago	Moderate Income
2	3320 W. Fulton	3	\$995			Western Chicago	Above Moderate Income
3	4323 W. Jackson	3	\$1350		Yes	Western Chicago	Above Moderate Income
4	1019 S. Oakley	3	\$1000	Fireplace		Western Chicago	Above Moderate Income
5	610 N. Central Park Ave.	2	\$850			Western Chicago	Moderate Income
6	2231 W. Race Ave.	1 to 2	\$650- \$1000			Western Chicago	Moderate Income
7	20 S. Seeley #1	3	\$1400	Fireplace		Western Chicago	Above Moderate Income
8	3024 W. Walnut	2	\$780- \$800	Includes Heat	Yes	Western Chicago	Moderate Income
9	2226 W. Monroe	3	\$1350 - \$1500	Fireplace		Western Chicago	Above Moderate Income
10	116 S. Bell #3	2	\$1500			Western Chicago	Above Moderate Income
11	915 N. Homan Ave	3	\$675- \$725			Western Chicago	Moderate Income
12	159-161 N. Austin Blvd.	2	\$850- \$875			Western Chicago	Moderate Income
13	934 N. Kedvale	1	\$700			Western Chicago	Moderate Income
14	4507 W. Jackson Blvd	3	\$700			Western Chicago	Moderate Income
15	1538 S. Karlov	3	\$550			Western Chicago	Low Income
16	3900 W. Polk	3	\$-			Western	

17	5153 W. Huron	2 & 3	\$800- \$950			Chicago	
18	Austin Area	1-3	\$650- \$1200		Yes	Western Chicago	Above Moderate Income
19	Austin & Augusta	2	\$725			Western Chicago	Moderate Income to Above Moderate Income
20	Austin & Roosevelt	1 & 2	\$ -			Western Chicago	Moderate Income
21	Austin Area	1	\$ -			Western Chicago	
22	Austin Area	1 - 3	\$595 - \$795			Western Chicago	Moderate Income
23	Austin Area	3	\$1100			Western Chicago	Above Moderate Income
24	Austin: 5100 W & 4900 W.	2-3	\$800		Yes	Western Chicago	Moderate Income
25	5367 W. North Ave	2-3	\$-		Yes	Western Chicago	
26	Austin Area	2	\$650			Western Chicago	Moderate Income
27	831 N Kostner	3	\$750			Western Chicago	Moderate Income
28	174-176 N. Lacross	3	\$650			Western Chicago	Moderate Income
29	Austin Area	2	\$ -			Western Chicago	
30	Austin Area	2 & 3	\$ -			Western Chicago	
31	Austin Area	1		Utilities included		Western Chicago	
32	Austin Area	Studio, 1,2, & 3	\$550 - \$900			Western Chicago	Moderate Income
33	Austin Area	2	\$900	Heating Included		Western Chicago	Above Moderate Income
34	Austin Area	2	\$975			Western Chicago	Above Moderate Income

* According to Department of Housing and Urban Development (HUD) standards as defined later in this section.
Source: Chicago Tribune, Chicago Sun Times, Apartments.com

(iii) Relocation Assistance

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

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

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

In order to estimate the number of moderate-¹, low-, very low-, and very, very low-income² households in the Harrison/Central Neighborhood RPA, Ernst & Young LLP used data available from the U.S. Census data by Census Tract for those census tract areas encompassed by the RPA. A Census Tract is a combination of Block Groups. The Census Tract is the lowest level of geography for which the Census Bureau tabulates the income levels per household. The Census Bureau estimates that of all households residing within the Census Tract area which is mostly encompassed by the Harrison/Central Neighborhood RPA, 24% may be classified as very, very low-income, 8% may be classified as very low-income, 6% may be classified as low-income, and 20% may be classified as moderate-income households. The remaining 42% of households may be classified as above moderate-income. These percentages are based on an average household size of four (4) persons, which is rounded up from the average household size of 3.20 persons within the Harrison/Central RPA according to the U.S. Census Bureau. Applying these percentages to the 2,932 occupied housing units (equivalent to households reveals the following:

¹ A moderate-income household has an adjusted income of more than 80% but less than 120% of the area median income of the area of residence, adjusted for family size, as determined by HUD.

² A very, very low-income household has an adjusted income of less than 30% of the area median income of the area of residence, adjusted for family size, as determined by HUD.

Households By Income Category			
Income Category	Percentage (from Census Bureau)	Number of Households	Annual Income Range
Very, Very Low-Income	24%	717	\$0 - \$10,000
Very Low -Income	8%	247	\$10,000 - \$14,999
Low-Income	6%	165	\$15,000 - \$19,999
Moderate-Income	20%	578	\$20,000 to \$34,999
Above Moderate-Income	42%	1,225	\$35,000+
Total	100%	2,932	-

Source: U.S. Census Bureau and Ernst & Young LLP

As described above, the estimates of the total moderate-, low-, very low-, or very, very low-income households within the Harrison/Central RPA collectively represent 58% of the total inhabited units and those households below moderate-income collectively represent 38% of the total inhabited units. Therefore, replacement housing for any displaced households over the course of the life of the Harrison/Central RPA should be affordable at these income levels.

Harrison/Central
Conservation Area
Eligibility Study

City of Chicago, Illinois

Prepared By:
Ernst & Young LLP
Sears Tower
233 South Wacker Drive
Chicago, Illinois

May 22, 2006

II. ELIGIBILITY STUDY

1. EXECUTIVE SUMMARY

The purpose of this Eligibility Report is to determine whether the factors exist for establishing a Redevelopment Project Area ("RPA") by means of a Conservation Area as defined by the Tax Increment Allocation Redevelopment Act (the "Act") (65 ILCS 5/11-74.4-1, et seq.).

The Act has been established to assist Illinois municipalities "promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas." 65 ILCS 5/11-74.4-2(b).

In order to use tax increment financing, a municipality must first establish that the proposed redevelopment project area meets the statutory criteria for designation as a "blighted area," or a "conservation area." A redevelopment plan must then be prepared which describes the development or redevelopment program intended to be undertaken to reduce or eliminate those conditions which qualified the redevelopment area as a "blighted area" or "conservation area," or combination thereof, and thereby enhance the tax bases of the taxing districts which extend into the redevelopment project area. The statutory requirements are set out in 65 ILCS 5/11-74.4-3, et seq.

The Act states "on and after November 1, 1999, "conservation area" means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of 3 or more of the following factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area" (65 ILCS 5/11-74.4-3(b)).

The Conservation factors (the "factors") include:

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Presence of Structures Below Minimum Code Standards
5. Illegal Use of Individual Structures
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. Illinois Environmental Protection Agency (“IEPA”) or United States Environmental Protection Agency (“USEPA”) Issues
13. Decline of the Equalized Assessed Value of the Proposed Redevelopment Project Area 3 of the last 5 Years

The resources used to define and qualify each of the factors in the boundaries of the proposed RPA include independent research, site visits, interviews with City of Chicago (the “City”) and local officials.

This report summarizes the analyses and conclusions of the consultants’ work, which is the responsibility of the Consultant. The Consultant has prepared this report with the understanding that the City would rely (1) on the analysis and conclusions of this report in the proceeding with the designation of the Study Area as a redevelopment project area under the Act, and (2) on the fact that the Consultant has obtained the necessary information to conclude that the Study Area can be designated as a redevelopment project area in compliance with the Act.

This report defines the factors by each block located in the proposed RPA and provides support that the proposed RPA meets the requirements of the Act and should be considered eligible for designation as a Conservation Area. This support includes findings that at least 5 or more of the factors are reasonably distributed throughout the proposed RPA and are present to a meaningful extent.

This Eligibility Report and the Redevelopment Project and Plan (the “Designation Reports”) will be prepared in conjunction with each other and will outline the following:

- The proposed RPA meets the requirements set forth in the Act to be designated as a Conservation Area (65 ILCS 5/11-74.4-1, et seq.).
 - ◊ Of the thirteen factors identified in the Act, the presence of five (5) of the thirteen (13) factors are present to a meaningful extent; and one (1) to a limited extent.
 - ◊ The factors are reasonably distributed throughout the proposed RPA.
- The area is in need of revitalization and guided growth to ensure that it will contribute to long-term physical, economic and social well-being for the City;
- The decline of areas in need of redevelopment “impairs the value of private investment and threatens the sound growth and the tax base of the taxing districts in such areas.” 65 ILCS 5/11-74.4-2(a).
- The area is not likely to be redeveloped without public assistance.

2. BASIS FOR REDEVELOPMENT

The Act provides Illinois municipalities the means to designate areas within the boundaries of a municipality as RPAs, otherwise known as TIF districts. Municipally designated RPAs can be redeveloped through incremental real property tax assistance. The incremental property taxes associated with an increase in private investment can be used for reimbursement of eligible redevelopment project costs.

Incremental property taxes are derived from the increase in the current EAV of real property improvements within the RPA over and above the Certified Initial EAV (“Base EAV”) of real property within the same district. The Certified Initial EAV is established when the RPA is established by a municipality. In summary, investment in new real property in the redevelopment area increases the EAV of the property, thus creating incremental real property tax revenues.

RPAs generate incremental tax revenues by allowing the municipality’s Special Tax Allocation Fund to capture the incremental revenues produced by the enhanced valuation of properties resulting from private investment and the reassessment of properties within the RPA. The assets of the Special Tax Allocation Fund shall be used to pay for redevelopment project costs in the RPA.

By establishing a RPA, all taxing districts continue to receive property taxes levied on the initial valuation of properties within the RPA. Additionally, taxing districts may receive distributions of excess incremental property taxes when annual property taxes are collected, if the amount of taxes collected is greater than the amount of taxes pledged or earmarked toward specific redevelopment project costs or obligations.

In addition to the potential of excess incremental tax distributions, the benefit of a RPA to taxing districts is the increase in their respective property tax bases after the RPA has expired and all costs and obligations have been paid.

The use of incremental property taxes from the RPA will benefit the City, its residents and taxing districts by generating the following benefits:

- Increased property tax base derived from investment in real property;
- Increased sales tax base resulting from new development;
- Increase in construction and other employment opportunities from the direct and indirect spin-off of investment in the Project Area; and
- Improved public systems, including utilities, roadways and other infrastructure items.

Under recent legislative changes, municipalities must prepare and submit annual reports to the State of Illinois Comptroller's Office. These reports include, but are not limited to, the following:

- Date of Designation or Termination;
- Audited Financials;
- Mayor's Certifications;
- Opinions from Legal Counsel;
- Analysis of Each Special Allocation Fund;
- Description of Property;
- Statement of Activities;
- Documents Relating to Obligations Issued by the Municipality;
- Analysis of Debt Service;
- Certified Audit Report;
- General Description.

3. REDEVELOPMENT PROJECT AREA (RPA)

The proposed RPA includes approximately 1,545 Parcel Identification Numbers (“PIN’s”). A proposed RPA boundary map is provided in Appendix II and a Parcel Map of the proposed RPA is included in Appendix III.

Commercial and Not-for-Profit property includes, but is not limited to:

- Loretto Hospital (or “the Hospital”)
- Assumption Greek Orthodox Church and Plato School
- Several churches and Sunday schools
- A meat company

Major publicly-owned property includes, but is not limited to:

- Columbus Park
- Horatio N. May School
- Senior Center operated by the Chicago Department on Aging

Project Area Description

A legal description of the Project Area boundaries is provided in Appendix I. The proposed RPA’s boundaries are approximately West Madison Avenue (north), South Austin Boulevard (west), South LaVergne and South Laramie (east) and the Eisenhower Expressway (south).

The proposed RPA is located within the City boundaries.

Conservation Area

Representatives from Ernst & Young (“E&Y”) have performed site visits reviewing the conditions and factors of the proposed RPA. Based on the research, review of external site conditions, and interviews with the City and local officials, the proposed RPA meets the minimum requirements necessary for establishment.

In this report, five (5) of a possible thirteen (13) factors are found to be present to a meaningful extent and one (1) factor is present to a limited extent. In addition, these factors were found to be reasonably distributed throughout the RPA.

4. ELIGIBILITY OF A CONSERVATION AREA

The Act states “on and after November 1, 1999, “conservation area” means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of 3 or more of the following factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area (65 ILCS 5/11-74.4-3(b)).

The Conservation factors (the “factors”) include:

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Presence of Structures Below Minimum Code Standards
5. Illegal Use of Individual Structures
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. Illinois Environmental Protection Agency (“IEPA”) or United States Environmental Protection Agency (“USEPA”) Issues
13. Decline of the Equalized Assessed Value of the Proposed Redevelopment Project Area

5. ELIGIBILITY SURVEY AND ANALYSIS FINDINGS

An analysis was made of each of the factors listed in the Act to determine whether each or any are present in the proposed RPA, and if so, to what extent and in what locations. In general, there is reasonable distribution of the factors throughout the boundaries of the proposed RPA.

Surveys and analyses within the proposed RPA include, but are not limited to:

- Exterior review of the condition and use of the buildings;
- Site visits and review of conditions of parking lot, gutters, lighting, landscaping, fences and walls, and general property maintenance;
- Analysis of existing structures and development plans for future structures;
- Research of relevant local government records; and
- Interviews with property owners and governmental personnel.

Each factor is described as one of the following:

Not Present

Indicates either that no information was available or that no evidence could be documented as part of the various survey and analyses. Factors found in less than one third of the proposed RPA were considered to be Not Present.

Present To A Limited Extent

Indicates that conditions exist, which document that the factor is present, but the distribution or impact of the factor is limited. Factors clearly present but not reasonably distributed throughout the proposed RPA were considered to be present to a Limited Extent.

Present To A Meaningful Extent

Indicates that conditions exist which document that the factor is present throughout a major portion of the proposed RPA. Factors reasonably distributed throughout the proposed RPA were considered to be present to a Meaningful Extent.

6. IMPROVED AREA

The following discusses the factors for the establishment of a proposed RPA.

A. Obsolescence

Obsolescence refers to “the condition or process of falling into disuse. Structures have become ill-suited for the original use.” 65 ILCS 5/11-74.4-3(b)(2).

Conclusion – Present to a Meaningful Extent

Specific Factors Noted:

Obsolescence was prevalent throughout many of the main structures proposed by the RPA. In particular, the Loretto Hospital’s age and numerous expansions over its history have resulted in a facility which is functionally obsolete. Expansion and renovation of the hospital facility is needed to modernize its rooms and increase/enhance its emergency services. The hospital’s layout and design which have become ill-suited for their original use due to the narrow hallways, constricted entries and exists, and the archaic emergency room configuration. The hospital will be required to reconfigure the area to allow more ground level services within several buildings, wider ingress and egress of the emergency room, and larger staging areas for the ill. Moreover, various old buildings within the district are currently vacant and disuse is prominent. Numerous buildings along Congress and Van Buren have fallen into disuse and are currently boarded up. Reconfiguration and rehabilitation of such structures would result in substantial cost to any future user and therefore render the structure functionally obsolete. Moreover, there are numerous vacant lots on nearly every street throughout the proposed RPA including residential and commercial areas. The high incidence of excessively vacant buildings further indicates economic obsolescence, as disuse is a strong indicator of obsolescence. Approximately 94% of structures within the proposed RPA are older than 35 years of age. Almost 60% of the structures are older than 70 years of age.

The age of a structure is often a key indicator of its relative usefulness, as older structures frequently require extensive maintenance in order to maintain mechanical systems or structural integrity. The costs involved in maintaining and upgrading older buildings often have an adverse impact on existing users and create impediments to the marketability and reuse of industrial or commercial structures. Many of the structures in the Project Area have also reached the end of their useful lives without major rehabilitation to replace mechanical systems.

Often, the economic disadvantage of an area's buildings is the direct result of their functional obsolescence. Many of these buildings cannot compete in the market without some intervention or correction of obsolete factors. Economically obsolete buildings and properties have an adverse effect on nearby properties and detract from physical, functional, and economic vitality of the surrounding community.

Visual surveys of the proposed RPA took place on December 20 and December 21, 2005. Based upon these visual inspections, it appears that Loretto Hospital and other prominent buildings suffer from obsolescence. Therefore, this factor is considered Present to a Meaningful Extent within the proposed RPA.

B. Deterioration

Buildings:

“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.” 65 ILCS 5/11-74.4-3(b)(3).

Surface Improvements:

“With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.” 65 ILCS 5/11-74.4-3(b)(3).

Conclusion – Present to a Meaningful Extent

Specific Factors Noted:

As with dilapidation, this factor also involves the condition of existing structures. As described in the Act, deterioration is essentially a less advanced form of dilapidation.

Visual surveys of the proposed RPA took place on December 20 and December 21, 2005. Based on this survey, at least eighty-five (85) structures were rated as deteriorated to a meaningful extent. The structures suffering from deterioration are distributed throughout the improved portion of the proposed RPA. Deterioration and defects included, but were not limited to major defects in the secondary building components such as doors, windows, porches, gutters, and downspouts, and fascia. Surface improvements deterioration was found in parkways and vacant lots and was reasonably distributed throughout the RPA. With respect to surface improvements, the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas showed evidence of deterioration, including but not limited to surface cracking, crumbling, potholes, depressions, loose paving material, and weeds are 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. Of the 42 analyzed blocks in the Project Area, 27 analyzed blocks or 64% were found to exhibit deterioration with respect to site improvements, structures, and buildings. In addition, public infrastructure including alleys, sidewalks, public parking, and curbs and gutters are also deteriorated.

The prevalence of the observed conditions throughout the proposed RPA supports a conclusion that deterioration is present to a meaningful extent in the proposed RPA.

C. Illegal Use of Individual Structures

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.” 65 ILCS 5/11-74.4-3(b)(5).

Conclusion - Present to a Meaningful Extent

Specific Factors Noted:

During an August 30, 2005 interview with the 29th Ward Office’s personnel, one of the main concerns of the proposed RPA is the high incidence of crime. In particular, the section of Central Avenue between Van Buren and Congress was noted as a particularly heavy crime area, especially with regard to drug activity. For example, the personnel noted that there was recently a shooting along this section of Central Avenue immediately in front of a small park facility in the Columbus Park district. As a result of this shooting, this park facility has since been closed and boarded up.

Crime statistics obtained from the City of Chicago covering the period 1999-2003, as well as information from other sources, support this assessment. A review of these crime statistics shows that the Austin neighborhood suffers from a considerably high incidence of the following types of crimes.

-
- | | |
|---------------------------|-----------------------|
| • Murder | • Drug-related Crime |
| • Aggravated Assault | • Burglary |
| • Battery | • Robbery |
| • Criminal Sexual Assault | • Theft |
| • Arson | • Motor Vehicle Theft |

For example, the total number of crimes in the above categories outpaced the City average as a whole by 235% in 1999, 229% in 2000, 243% in 2001, 236% in 2002, and 253% in 2003. For each of these five years, Austin ranked in the top 10% of Chicago neighborhoods in each of these crime categories and was the community with the single highest rates of Murder, Criminal Sexual Assault, Aggravated Assault/Battery, Robbery, Motor Vehicle Theft, and Arson.

Moreover, the Total Incidents by Index Offense Chart, which is presented below, reflects the aggregate criminal offenses that occurred within Police Beats 1522 and 1533 of the RPA for calendar years 2003, 2004 and January through September 2005. This Chart was prepared by Rachel Johnston, Deputy Director, Research and Development Division of

the Chicago Police Department. Beats 1522 and 1533 encompass the vast majority of the RPA. The total violent crimes committed within Beats 1522 and 1533 were compared to eight additional beats in nearby neighborhoods. Beats 1522 and 1533 reflected a significantly higher incident of crime relative to the other eight beats for the years 2003 through 2005. Many of these violent crimes are the result of high levels of gang and drug activity within the RPA. In particular, there are five identified burnt-out structures within the RPA that were alleged to house illegal activities.

**Total Incidents by Index Offense
Beats 1522 & 1533 Only
Year 2003, Year 2004, 1 January 2005 – 30 September 2005**

Beat	Year	Homicide	Criminal Sexual Assault	Robbery	Aggravated Assault	Aggravated Battery	Burglary	Larceny/Theft	Arson	Motor Vehicle Theft	Total
1522		3	11	102	49	84	76	370	5	103	803
1533		4	14	124	48	77	82	318	3	109	779
TOTAL	2003	7	25	226	97	161	158	688	8	212	1582

Beat	Year	Homicide	Criminal Sexual Assault	Robbery	Aggravated Assault	Aggravated Battery	Burglary	Larceny/Theft	Arson	Motor Vehicle Theft	Total
1522		3	11	104	60	66	97	353	4	95	793
1533		4	16	103	33	70	98	314	5	114	757
TOTAL	2004	7	27	207	93	136	195	667	9	209	1550

Beat	Year	Homicide	Criminal Sexual Assault	Robbery	Aggravated Assault	Aggravated Battery	Burglary	Larceny/Theft	Arson	Motor Vehicle Theft	Total
1522		3	10	71	27	54	56	282	6	65	574
1533		4	11	68	33	45	52	183	1	66	463
TOTAL	2005	7	21	139	60	99	108	465	7	131	1037

Source: CHRISD query on November 2005, Homicides from Detective Division database
Note: 2005 totals reflect incidents occurring from 1 January 2005 – 30 September 2005

According to data provided by the Urban Institute's April 2003 "Portrait of Prisoner Reentry in Illinois" Report ("Report"), in 2001 Austin ranked 3rd out of 77 Chicago communities based on prisoners released back into their communities. According to this Report, "Such high concentrations of residents cycling in and out of prison may destabilize social networks and social relationships within neighborhoods. Some researchers suggest that communities with weakened social networks have less success promoting informal social control among residents, which may result in increased neighborhood crime."

It is clear that, perhaps more so than anywhere else in the City, the Austin neighborhood has a high incidence of crime. Since many of these crimes occur within structures (as opposed to outside buildings), this factor is considered to be Present to a Meaningful Extent within the proposed RPA.

D. Inadequate Utilities

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.” 65 ILCS 5/11-74.4-3(b)(8).

Conclusion – Present to a Limited Extent

Specific Factors Noted:

Inadequate Utilities were prevalent throughout the proposed RPA. According to Brian Murphy, Commissioner of the Department of Water Management (“Department”), the Department is currently phasing out all 6-inch cast iron pipe mains and is replacing them with 8-inch ductile iron mains. The projected service life of the underground water mains within the Harrison/Central RPA is 100 years, and mains with 3 or more breaks in a block are candidates for replacement regardless of age. Mr. Murphy noted that there are several mains which are approaching their service life and that they may be potential candidates for replacement within the next five years. Moreover, Mr. Murphy noted that the Department’s Design Section has conducted a hydraulic study of the area and determined that construction of new sewers would be beneficial to the area.

Based upon our field survey of the proposed RPA on December 20 and December 21, Mr. Murphy’s analysis on December 13, 2005 and additional research conducted by the Chicago Department of Planning and Development, this factor is considered Present to a Limited Extent within the proposed RPA.

E. Deleterious Land-Use or Layout

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.” 65 ILCS 5/11-74.4-3(b)(10).

Conclusion – Present to a Meaningful Extent

Specific Factors Noted:

The field survey did reveal several examples of deleterious land use or layout. Multiple expansions of the Hospital over decades of use have resulted in inefficient ingress and egress to/from the emergency room. The layout of the facility no longer allows for the continuous flow of traffic into the emergency room. This, coupled with the fact that the Hospital shares a parking lot with the neighboring Greek Orthodox Church, is a clear example of deleterious land use and layout. Moreover, there is not adequate parking for multi-family units throughout the district which has created congestion and limited egress and ingress. Approximately 50% of the blocks within the RPA have inadequate parking. These difficulties are multiplied during the winter months due to restricted parking areas and piles of snow during blizzards.

There are approximately two dozen vacant lots that are covered with broken glass and waste which are not currently utilized in this crowded district. In many cases, gravel covered the ground in these vacant lots with large areas coated by overgrown weeds, grass, and broken glass. These unoccupied lots are considered to be underutilized and represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies. Examples of incompatible land use relationships include vacant buildings next to occupied residential and commercial buildings, and commercial areas zoned for residential use.

In light of current conditions during the site visits of the proposed RPA on December 20 and December 21, 2005, within the proposed RPA, this factor is considered to be Present to a Meaningful Extent.

F. Lack of Community Planning

Lack of Community Planning refers to “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.” 65 ILCS 5/11-74.4-3(b)(11).

Conclusion – Present to a Major Extent

Specific Factors Noted:

Based upon our field survey of the proposed RPA on December 20 and December 21, 2005 and additional research, there were identified examples of a lack of community planning. Most of the proposed RPA was developed prior to the City's first zoning ordinance which was created in 1922, with many of these buildings also predating the *1909 Burnham Plan for Chicago*. By virtue of early platting, a significant number of parcels in the Project Area are of narrow width, and in several areas single buildings cover smaller parcels, which is indicative of an area that was built without benefit of a land use plan. An analysis of the Cook County Assessor's records has indicated that approximately 49% of residences within the RPA are designated as multi-family residences. Most of these multi-family residences, which are over 70 years of age, have numerous apartments but no parking for residents. These complexes and the streets adjoining them were constructed before automobiles became commonplace.¹ Due to this lack of community planning for modern vehicles, the proposed RPA has suffered significant parking shortages throughout the RPA. Additionally, narrow parcels have also contributed, in part, to the area's inability to provide adequate parking and loading, and it has inhibited the opportunity for expansion of many of the area's commercial businesses.

Additionally, this area been subjected to the blocking of streets' ingress and egress by concrete curbs in the center of intersections. This blockage of streets may lead to additional difficulty in accessing Loretto Hospital by residents.

As such, the Lack of Community Planning is estimated to be Present to a Limited Extent throughout the proposed RPA.

¹ Almost 60% of structures within the proposed RPA are older than 70 years of age. Seventy years ago, there were approximately 27 million vehicles in the U.S. In 2000, there were over 220 million vehicles in the U.S. Sources: U.S. Department of Transportation, Federal Highway Administration (www.fhwa.dot.gov), and data from the Cleveland Public Library.

Please note that based on our field studies, research and examination of the area, the following factors were found to be not present within the proposed Harrison/Central RPA:

G. Presence of Structures below Minimum Code Standards

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.” 65 ILCS 5/11-74.4-3(b)(4).

H. Dilapidation

Dilapidation refers to an “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.” 65 ILCS 5/11-74.4-3(b)(1).

I. Excessive Vacancies

Excessive vacancies refers to “the presence of buildings that are unoccupied or underutilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies. 65 ILCS 5/11-74.4-3(b)(6).

J. Lack of Ventilation, Light, or Sanitary Facilities

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 mounts 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.” 65 ILCS 5/11-74.4-3(b)(7).

K. Excessive Land Coverage & Overcrowding of Structures & Community Facilities

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 reasonably required off-street parking, or inadequate provision for loading and service.” 65 ILCS 5/11-74.4-3(b)(9).

L. IEPA or USEPA Issues

“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.” 65 ILCS 5/11-74.4-3(b)(12).

M. Decline of Equalized Assessed Value (EAV) of the Proposed Redevelopment Project Area 3 of the last 5 Calendar Years

“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.” 65 ILCS 5/11-74.4-3(b)(13).

III. DETERMINATION OF RPA ELIGIBILITY

Based on E&Y's review of the proposed RPA, five (5) of a possible thirteen (13) factors were found to be present to a Meaningful Extent; and one (1) was found to be present to a Limited Extent. The conditions have a reasonable presence and distribution throughout the proposed RPA.

The presence and distribution of the factors are as follows:

Present to a Meaningful Extent:

1. Deterioration
2. Illegal Use of Structures
3. Obsolescence
4. Deleterious Land Use and Layout
5. Lack of Community Planning

Present to a Limited Extent:

1. Inadequate Utilities

Not Present:

1. Dilapidation
2. Lack of Ventilation, Light, or Sanitary Facilities
3. Structures Below Minimum Code Standards
4. Excessive Land Coverage and Overcrowding of Structures and Community
5. IEPA or USEPA Issues
6. Declining or stagnant EAV of the RPA 3 of the last 5 Calendar Years
7. Excessive Vacancies

Age of Structures:

In addition to five (5) of the thirteen (13) factors being identified to a Meaningful Extent and reasonably present throughout the proposed RPA, we obtained data on the age of structures within the RPA. Based on data obtained from Cook County approximately 94% of these structures (roughly 1,438 of the 1,530 structures within the proposed RPA) were older than 35 years of age.

Conclusion:

The Act defines a Conservation Area established on and after November 1, 1999 as “any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of 3 or more of the following factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area.” 65 ILCS 5/11-74.4-3(b) et seq.

The eligibility findings indicate that the 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. In addition, the eligibility findings indicated that the redevelopment project area meets the criteria to be designated a “conservation area” under the Act. Factors indicate the area has not been subject to sound growth and development through investment by private enterprise, and is not likely to be developed but for the assistance of tax increment financing through the establishment of the proposed RPA.

APPENDIX

I. LEGAL DESCRIPTION OF RPA

That part of the west half of the northeast quarter of Section 16 and that part of the west half of the southeast quarter of Section 16 and that part of the northwest quarter of Section 16 and that part of the southwest quarter of Section 16 and that part of the northeast quarter of Section 17 and that part of the southeast quarter of Section 17 all in Township 39 North, Range 13 East of the Third Principal Meridian, located in the City of Chicago, Cook County, State of Illinois, described as follows:

Beginning at the East line of South Austin Boulevard and the South line of West Adams Street; thence east along the south line of West Adams Street to the west line of South Central Avenue; thence south along the west line of South Central Avenue to the easterly extension of the north line of West Quincy Street; thence east along the easterly extension of the north line of West Quincy Street to the east line of South Central Avenue; thence north along the east line of South Central Avenue to the south line of West Monroe Street; thence east along the south line of West Monroe Street to the southerly extension of the east line of the Subdivision of Lot 156 in School Trustee's Subdivision, being a subdivision in the north part of Section 16, Township 39 North, Range 11 East of the Third Meridian, in Cook County, Illinois, according to at plat thereof recorded July 19, 1889 as document number 1131151; thence North along said southerly extension and the east line of the Subdivision of Lot 156, aforesaid, to the southerly line of an east-west alley south of West Madison Street; thence east along said southerly line of an east-west alley south of West Madison Street to the west line of lot 67 in School Trustee's Subdivision of the north part of Section 16, Township 39 North, Range 11 East of the Third Meridian, in Cook County, Illinois; thence south along the west line of lot 67, aforesaid and the west line and the north and south extensions, thereof, of block 3 in Community Resubdivision of certain lots and parts of lots in School Trustee's Subdivision, being a subdivision in the north part of Section 16, Township 39 North, Range 11 East of the Third Meridian, in Cook County, Illinois, according to at plat thereof recorded April 22, 1946 as document number 13774213 to the south line of West Adams Street; thence east along the south line of West Adams Street to the east line of South Laramie Avenue; thence south along the east line of South Laramie Avenue to the North line of West Vanburen Street; thence east along the North line of West Vanburen Street to the west line of South Leamington Avenue; thence north along the west line of South Leamington Avenue to the north line of West Gladys Avenue; thence east along the north line of West Gladys Avenue to the west line of South Lavergne Avenue; thence south along the west line of South Lavergne Avenue to the north line of West Harrison Avenue; thence west along the north line of West Harrison Avenue to the east line of South Laramie Avenue; thence south along the east line of South Laramie Avenue to the center of West Polk Street; thence west along the center of West Polk Street to the east line of South Lockwood Avenue; thence north along the east line of South Lockwood Avenue to the north line of West Lexington Street; thence west along the north line of West Lexington Street to the east line of Lot 4 in Taylor A. Snow's Resubdivision of Lots 17 to 21 in the

G. Thomas Green

Robert G. Biedermann

William E. Biedermann

Robert E. Biedermann

Douglas L. Rood

Robert Tremblay

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Land Surveyors

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2005-03983 REVISED MARCH 9, 2006

PAGE 2 CONTINUED

Subdivision of Lot 218, Lots 29 to 32 in the Subdivision of Lots 219 and 220 and Lots 8 to 15 in Block 1, 14 to 20 and 22 to 26 in Block 2 of Wood's Subdivision of Lots 215, 216 and 217, all in School Trustee's Subdivision of the north part of Section 16, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, according to at plat recorded May 17, 1902 as document number 3246305; thence north along the east line of Lot 4 in Taylor A. Snow's Resubdivision, aforesaid, and its northerly extension to center of the east-west alley lying between Lot 3 and Lot 4 in said Taylor A. Snow's Resubdivision; thence east along the center of the last mentioned east-west alley to the southerly extension of the east line said Lot 3; thence north along the east line of Lot 3 and its southerly extension in Taylor A. Snow's Resubdivision, aforesaid, to the south line of West Flournoy Street; thence west along the south line of West Flournoy Street to the west line of Lot 1 Taylor A. Snow's Resubdivision, aforesaid; thence south along the west line of said Lot 1 and its southerly extension to the center of the last mentioned east-west alley; thence west along the center of the last mentioned east-west alley to the northerly extension of the west line Lot 6 in Taylor A. Snow's Resubdivision, aforesaid; thence south along the west line of said Lot 6 and its northerly extension to the north line of West Lexington Street; thence west along the north line of West Lexington Street to the west line of South Lotus Avenue; Thence South along the West line of South Lotus Avenue to the South line of the first East/West public alley South of Lexington Street; Thence West along the South line of the East/West public alley to the East line of South Central Avenue; Thence South along the East line of South Central Avenue to the southerly line of vacated 5th Street; thence westerly along the southerly line of vacated 5th Street to the west line of South Central Avenue; thence north along the west line of South Central Avenue to the south line of West Lexington Street; thence west along the south line of West Lexington Street to the east line of South Austin Boulevard; thence north along the east line of South Austin Boulevard to the point of beginning, in Cook County, Illinois.

March 6, 2006

Ernst & Young
233 South Wacker Drive
Chicago, Illinois 60606

Re: Harrison/Central TIF District

To Whom It May Concern:

I have reviewed the legal descriptions submitted to me for the Madison/Austin Corridor Redevelopment Project Area and the Roosevelt/Cicero Redevelopment Project Area.

I find that both legal descriptions have parts that are contiguous to the Harrison/Central Redevelopment Project Area legal description that I prepared under Gremlay & Biedermann Order No. 2005-03983-001 last revised March 1, 2006.

Sincerely,

GREMLEY & BIEDERMANN, INC.


Robert J. Tremblay

RJT:tmg

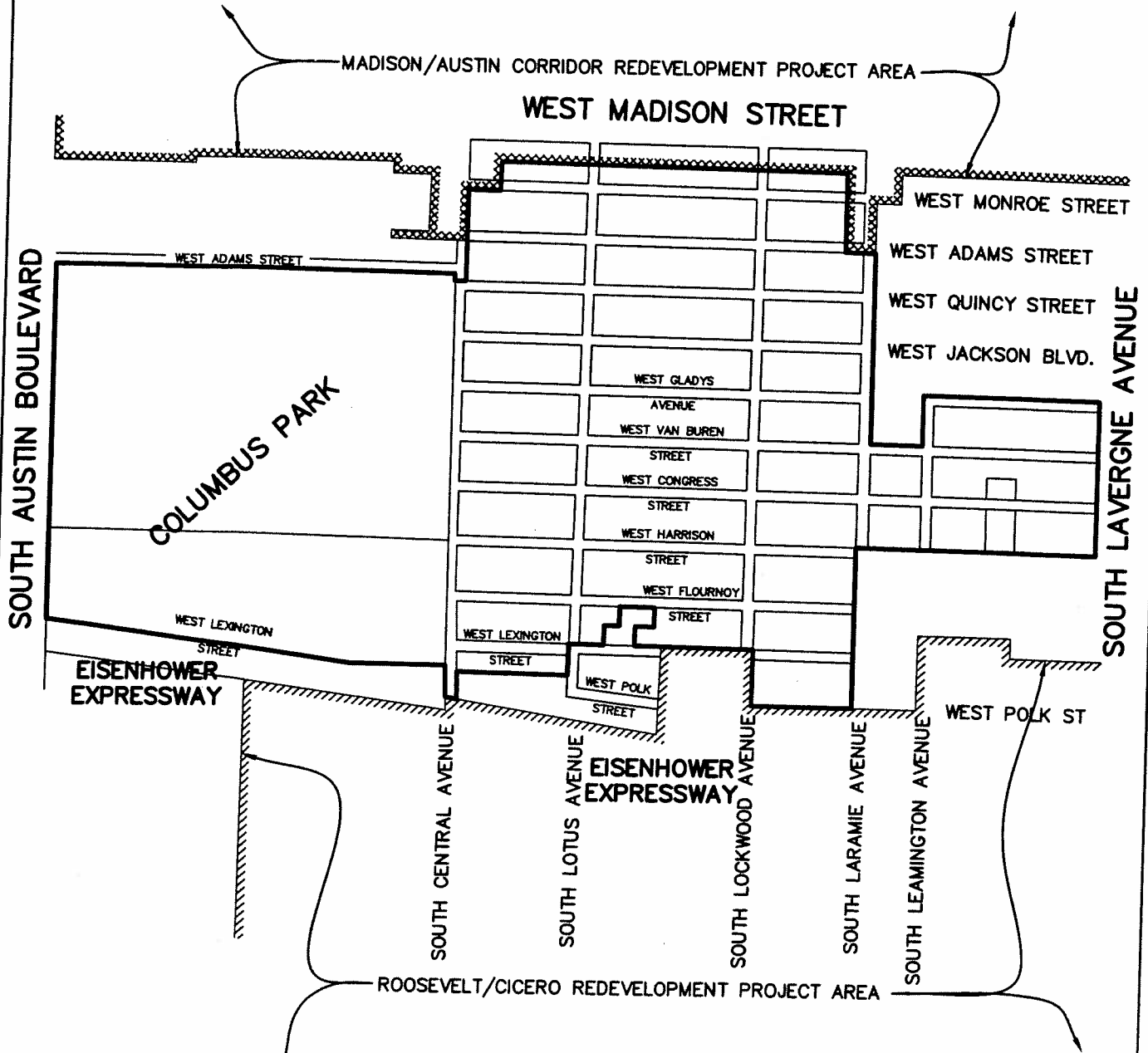
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II. PROPOSED RPA BOUNDARY MAP

DRAFT
**HARRISON/CENTRAL
 REDEVELOPMENT PROJECT AREA**



REVISED: 03/01/2006 LIMITS [RJT]
 REVISED: 03/01/2006 LABEL [RJT]
 REVISED: 02/24/2006 PER ORDER NO. 2006-05386 [RJT]
 REVISED: 11/11/2005 PER ORDER NO. 2005-04772

ORDERED BY: ERNST & YOUNG	CHECKED: []	DRAWN: []
ADDRESS: HARRISON/CENTRAL REDEVELOPMENT PROJECT AREA	JO: []	RJT: []
GREMLEY & BIEDERMANN		
<small>LICENSURE NO. 04-00270 PROFESSIONAL LAND SURVEYOR 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 686-5102 FAX: (773) 294-4864 EMAIL: INFO@PLCS-SURVEY.COM</small>		
ORDER NO. 2005-03983-001	DATE 04-05-2006 SCALE 1 INCH = 1000 FEET	PAGE NO. 1 OF 1

III. RPA PARCEL LISTING AND EAV'S

<u>PIN</u>	<u>2004 EAV</u>	<u>PIN</u>	<u>2004 EAV</u>
16-16-100-024	37,865	16-16-101-055	40,390
16-16-100-025	41,201	16-16-101-056	40,225
16-16-100-026	40,261	16-16-101-057	41,724
16-16-100-027	33,273	16-16-102-011	29,214
16-16-100-028	40,230	16-16-102-012	21,427
16-16-100-029	21,533	16-16-102-013	27,632
16-16-100-030	EX	16-16-102-014	7,897
16-16-100-031	44,691	16-16-102-015	26,192
16-16-100-032	45,585	16-16-102-016	EX
16-16-100-033	47,009	16-16-102-017	27,205
16-16-100-034	42,262	16-16-102-018	28,546
16-16-100-035	53,340	16-16-102-019	28,608
16-16-100-036	38,321	16-16-102-020	30,141
16-16-100-037	45,026	16-16-102-021	26,234
16-16-100-038	46,172	16-16-102-022	29,886
16-16-100-039	43,578	16-16-102-023	28,098
16-16-100-040	47,280	16-16-102-024	EX
16-16-100-041	8,811	16-16-102-025	27,951
16-16-101-024	EX	16-16-102-026	31,313
16-16-101-025	EX	16-16-102-027	361,149
16-16-101-026	24,907	16-16-102-028	134,578
16-16-101-027	22,859	16-16-102-029	EX
16-16-101-028	22,620	16-16-103-003	34,514
16-16-101-029	25,069	16-16-103-004	31,022
16-16-101-030	50,329	16-16-103-005	30,754
16-16-101-031	45,402	16-16-103-006	36,013
16-16-101-032	45,554	16-16-103-007	29,273
16-16-101-033	45,554	16-16-103-008	46,762
16-16-101-034	39,372	16-16-103-009	7,078
16-16-101-035	42,636	16-16-103-010	45,273
16-16-101-036	40,204	16-16-103-011	32,593
16-16-101-037	42,007	16-16-103-012	40,235
16-16-101-038	27,380	16-16-103-013	41,461
16-16-101-039	47,833	16-16-103-014	19,874
16-16-101-040	26,102	16-16-103-015	4,600
16-16-101-041	34,347	16-16-103-016	42,460
16-16-101-042	27,874	16-16-103-017	41,317
16-16-101-043	29,121	16-16-103-018	41,680
16-16-101-044	27,725	16-16-103-019	42,401
16-16-101-045	25,955	16-16-103-020	43,334
16-16-101-046	46,865	16-16-103-021	353,345
16-16-101-047	49,229	16-16-103-022	EX
16-16-101-048	45,108	16-16-103-023	44,073
16-16-101-049	44,987	16-16-103-024	26,002
16-16-101-050	45,108	16-16-103-025	25,736
16-16-101-051	39,854	16-16-103-026	32,735
16-16-101-052	43,846	16-16-103-027	39,949
16-16-101-053	43,741	16-16-103-028	41,412
16-16-101-054	44,915	16-16-103-029	43,434

<u>PIN</u>	<u>2004 EAV</u>	<u>PIN</u>	<u>2004 EAV</u>
16-16-103-030	7,897	16-16-104-055	32,312
16-16-103-031	8,768	16-16-104-072	29,937
16-16-103-032	19,264	16-16-104-073	148,087
16-16-103-033	28,191	16-16-104-074	51,710
16-16-103-034	28,191	16-16-104-075	25,309
16-16-103-035	28,191	16-16-104-019	37,353
16-16-103-036	29,425	16-16-104-020	26,094
16-16-103-037	26,630	16-16-104-021	40,513
16-16-103-038	29,796	16-16-104-022	38,973
16-16-103-039	28,255	16-16-104-023	EX
16-16-103-040	40,274	16-16-104-024	21,386
16-16-103-041	28,451	16-16-104-025	46,198
16-16-103-042	4,438	16-16-104-026	41,222
16-16-103-043	62,154	16-16-104-027	40,047
16-16-103-044	230,590	16-16-104-028	42,151
16-16-103-046	53,750	16-16-104-029	41,103
16-16-104-001	12,327	16-16-104-030	43,326
16-16-104-002	38,975	16-16-104-031	40,616
16-16-104-003	42,424	16-16-104-032	35,148
16-16-104-004	8,734	16-16-104-033	38,942
16-16-104-005	53,034	16-16-104-034	44,387
16-16-104-006	40,001	16-16-104-035	37,510
16-16-104-007	21,471	16-16-104-036	EX
16-16-104-008	37,950	16-16-104-056	29,456
16-16-104-009	40,830	16-16-104-057	27,722
16-16-104-010	EX	16-16-104-058	29,389
16-16-104-011	EX	16-16-104-059	27,841
16-16-104-012	42,656	16-16-104-060	41,966
16-16-104-013	28,428	16-16-104-061	46,401
16-16-104-014	41,778	16-16-104-062	25,646
16-16-104-015	42,293	16-16-104-063	7,897
16-16-104-016	40,050	16-16-104-064	45,884
16-16-104-017	41,672	16-16-104-065	31,766
16-16-104-018	43,104	16-16-104-066	41,997
16-16-104-038	1,126	16-16-104-067	44,204
16-16-104-039	28,299	16-16-104-068	40,328
16-16-104-040	38,123	16-16-104-069	40,323
16-16-104-041	39,995	16-16-104-070	43,635
16-16-104-042	29,008	16-16-104-071	194,105
16-16-104-043	29,688	16-16-105-001	28,374
16-16-104-046	23,678	16-16-105-002	EX
16-16-104-047	30,373	16-16-105-003	7,897
16-16-104-048	5,983	16-16-105-004	28,070
16-16-104-049	32,480	16-16-105-005	30,434
16-16-104-050	28,034	16-16-105-006	25,734
16-16-104-051	35,774	16-16-105-007	28,055
16-16-104-052	40,003	16-16-105-008	27,717
16-16-104-053	25,821	16-16-105-009	28,281
16-16-104-054	30,290	16-16-105-010	EX

<u>PIN</u>	<u>2004 EAV</u>	<u>PIN</u>	<u>2004 EAV</u>
16-16-105-011	25,855	16-16-106-025	43,218
16-16-105-012	30,883	16-16-106-026	50,643
16-16-105-013	31,949	16-16-106-027	43,148
16-16-105-014	31,849	16-16-106-028	45,446
16-16-105-017	148,116	16-16-106-029	44,261
16-16-105-018	29,739	16-16-106-030	44,261
16-16-105-019	5,983	16-16-106-031	43,148
16-16-105-020	27,205	16-16-106-032	47,104
16-16-105-021	39,460	16-16-106-033	44,196
16-16-105-022	46,110	16-16-106-034	45,814
16-16-105-023	35,658	16-16-106-035	49,636
16-16-105-024	38,896	16-16-106-036	46,829
16-16-105-025	41,278	16-16-106-037	43,532
16-16-105-026	40,001	16-16-106-038	41,582
16-16-105-027	24,036	16-16-106-039	47,893
16-16-105-028	26,622	16-16-106-040	47,233
16-16-105-029	37,003	16-16-106-041	45,247
16-16-105-030	21,456	16-16-106-042	EX
16-16-105-031	27,609	16-16-106-043	5,221
16-16-105-032	28,204	16-16-106-044	41,080
16-16-105-033	5,983	16-16-106-045	29,930
16-16-105-034	43,442	16-16-106-046	56,070
16-16-105-035	33,556	16-16-106-047	278
16-16-105-036	27,555	16-16-106-048	43,759
16-16-105-040	27,338	16-16-107-001	32,910
16-16-105-041	29,085	16-16-107-002	27,941
16-16-106-001	293,099	16-16-107-003	29,734
16-16-106-002	EX	16-16-107-004	29,487
16-16-106-003	55,890	16-16-107-005	63,857
16-16-106-004	56,091	16-16-107-006	31,197
16-16-106-005	46,824	16-16-107-007	46,888
16-16-106-006	45,902	16-16-107-008	30,429
16-16-106-007	55,061	16-16-107-009	38,404
16-16-106-008	41,999	16-16-107-010	44,184
16-16-106-009	45,904	16-16-107-011	35,967
16-16-106-010	42,030	16-16-107-012	30,880
16-16-106-011	42,605	16-16-107-013	32,830
16-16-106-012	38,004	16-16-107-014	27,730
16-16-106-013	36,750	16-16-107-015	30,751
16-16-106-015	28,892	16-16-107-016	38,708
16-16-106-016	27,694	16-16-107-034	132,829
16-16-106-017	28,103	16-16-107-035	45,564
16-16-106-018	27,676	16-16-107-036	49,891
16-16-106-019	29,371	16-16-107-037	48,173
16-16-106-020	28,673	16-16-107-038	42,857
16-16-106-021	31,189	16-16-107-039	42,857
16-16-106-022	29,680	16-16-107-040	43,236
16-16-106-023	43,581	16-16-107-041	39,967
16-16-106-024	43,305	16-16-107-042	43,014

<u>PIN</u>	<u>2004 EAV</u>	<u>PIN</u>	<u>2004 EAV</u>
16-16-107-043	46,834	16-16-108-011	41,690
16-16-107-044	46,800	16-16-108-012	40,856
16-16-107-045	44,104	16-16-108-013	46,146
16-16-107-046	41,399	16-16-108-014	21,278
16-16-107-047	41,755	16-16-108-015	36,557
16-16-107-048	42,386	16-16-108-016	6,625
16-16-107-049	45,739	16-16-108-017	29,958
16-16-107-050	42,386	16-16-108-018	31,452
16-16-107-017	1,195	16-16-108-019	24,536
16-16-107-018	39,323	16-16-108-020	29,399
16-16-107-019	50,267	16-16-108-021	28,042
16-16-107-020	36,665	16-16-108-022	28,590
16-16-107-021	42,417	16-16-108-023	24,492
16-16-107-022	40,954	16-16-108-024	25,347
16-16-107-023	41,242	16-16-108-025	29,505
16-16-107-024	22,581	16-16-108-026	27,032
16-16-107-025	25,234	16-16-108-027	42,028
16-16-107-026	21,906	16-16-108-028	41,938
16-16-107-027	42,574	16-16-108-029	40,920
16-16-107-028	39,439	16-16-108-030	40,920
16-16-107-029	48,410	16-16-108-031	41,618
16-16-107-030	24,938	16-16-108-032	39,339
16-16-107-031	EX	16-16-108-033	32,755
16-16-107-032	50,141	16-16-108-034	EX
16-16-107-033	57,549	16-16-108-035	29,494
16-16-107-051	28,168	16-16-108-036	21,440
16-16-107-052	30,932	16-16-108-037	10,983
16-16-107-053	41,981	16-16-108-038	591,358
16-16-107-054	54,680	16-16-109-001	312,314
16-16-107-055	31,104	16-16-109-002	47,432
16-16-107-056	39,972	16-16-109-003	48,727
16-16-107-063	40,145	16-16-109-004	51,344
16-16-107-064	37,247	16-16-109-005	44,055
16-16-107-065	32,812	16-16-109-006	44,258
16-16-107-071	31,882	16-16-109-007	45,873
16-16-107-072	31,882	16-16-109-008	47,841
16-16-107-073	36,665	16-16-109-009	46,041
16-16-107-074	45,165	16-16-109-010	46,041
16-16-107-075	32,650	16-16-109-011	44,686
16-16-108-001	48,858	16-16-109-012	45,649
16-16-108-002	35,702	16-16-109-013	48,019
16-16-108-003	31,297	16-16-109-014	53,575
16-16-108-004	32,544	16-16-109-015	43,988
16-16-108-005	36,039	16-16-109-016	46,242
16-16-108-006	42,144	16-16-109-017	46,757
16-16-108-007	46,082	16-16-109-018	44,784
16-16-108-008	27,089	16-16-109-019	44,137
16-16-108-009	5,983	16-16-109-020	145,718
16-16-108-010	37,301	16-16-109-021	61,783

<u>PIN</u>	<u>2004 EAV</u>	<u>PIN</u>	<u>2004 EAV</u>
16-16-109-022	229,642	16-16-110-037	42,914
16-16-109-023	53,716	16-16-110-018	46,471
16-16-109-024	44,665	16-16-110-019	49,801
16-16-109-025	57,420	16-16-110-020	39,285
16-16-109-026	60,779	16-16-110-021	50,342
16-16-109-027	43,668	16-16-110-038	46,826
16-16-109-028	52,776	16-16-110-039	72,730
16-16-109-029	53,191	16-16-110-040	5,983
16-16-109-030	55,004	16-16-110-041	45,260
16-16-109-031	52,828	16-16-110-042	41,510
16-16-109-032	59,674	16-16-110-043	41,510
16-16-109-033	76,305	16-16-110-044	43,086
16-16-109-036	36,724	16-16-110-045	42,911
16-16-109-037	36,724	16-16-110-046	22,640
16-16-109-038	36,724	16-16-110-047	31,060
16-16-109-039	36,724	16-16-110-048	53,052
16-16-109-040	36,724	16-16-110-049	46,015
16-16-109-041	36,724	16-16-110-050	40,464
16-16-110-001	161,885	16-16-110-051	22,769
16-16-110-002	EX	16-16-110-052	25,554
16-16-110-003	44,439	16-16-110-053	59,550
16-16-110-004	50,610	16-16-110-054	30,772
16-16-110-005	42,334	16-16-110-055	30,473
16-16-110-006	45,652	16-16-110-056	30,859
16-16-110-007	46,412	16-16-110-063	42,257
16-16-110-008	42,393	16-16-110-064	31,104
16-16-110-009	42,393	16-16-110-065	32,297
16-16-110-010	1,345	16-16-110-066	28,281
16-16-110-011	56,501	16-16-110-067	33,700
16-16-110-012	60,805	16-16-110-068	30,326
16-16-110-013	12,446	16-16-110-069	30,326
16-16-110-014	42,437	16-16-110-070	36,382
16-16-110-015	41,162	16-16-111-001	40,534
16-16-110-016	38,551	16-16-111-002	36,884
16-16-110-022	45,605	16-16-111-003	40,338
16-16-110-023	30,736	16-16-111-004	40,428
16-16-110-024	23,604	16-16-111-005	42,424
16-16-110-025	26,548	16-16-111-006	37,760
16-16-110-026	57,005	16-16-111-007	38,218
16-16-110-027	25,172	16-16-111-008	37,832
16-16-110-028	40,696	16-16-111-009	34,053
16-16-110-029	53,268	16-16-111-010	35,426
16-16-110-030	50,437	16-16-111-011	34,968
16-16-110-031	41,193	16-16-111-012	41,762
16-16-110-032	40,078	16-16-111-013	32,778
16-16-110-033	32,735	16-16-111-014	25,463
16-16-110-034	40,178	16-16-111-015	32,961
16-16-110-035	66,927	16-16-111-016	27,045
16-16-110-036	40,629	16-16-111-017	26,530

<u>PIN</u>	<u>2004 EAV</u>	<u>PIN</u>	<u>2004 EAV</u>
16-16-111-018	27,400	16-16-112-038	38,223
16-16-111-021	46,381	16-16-112-039	33,981
16-16-111-022	41,276	16-16-112-040	33,981
16-16-111-023	44,472	16-16-112-041	33,981
16-16-111-024	47,583	16-16-112-042	34,888
16-16-111-025	42,875	16-16-113-002	EX
16-16-111-026	33,214	16-16-113-003	EX
16-16-111-027	40,560	16-16-113-004	41,582
16-16-111-028	45,652	16-16-113-005	44,444
16-16-111-029	32,925	16-16-113-006	48,696
16-16-111-030	47,568	16-16-113-007	46,654
16-16-111-031	26,821	16-16-113-008	47,269
16-16-111-032	42,875	16-16-113-011	29,590
16-16-111-033	EX	16-16-113-012	27,357
16-16-111-034	EX	16-16-113-030	EX
16-16-112-001	263,425	16-16-113-031	EX
16-16-112-002	69,688	16-16-113-032	21,966
16-16-112-003	50,471	16-16-113-033	25,404
16-16-112-004	55,197	16-16-113-034	23,045
16-16-112-005	48,122	16-16-113-035	21,839
16-16-112-006	45,922	16-16-113-053	35,730
16-16-112-007	57,085	16-16-113-054	37,901
16-16-112-008	45,987	16-16-113-055	39,233
16-16-112-009	45,121	16-16-113-056	37,901
16-16-112-010	45,987	16-16-113-057	34,715
16-16-112-011	45,987	16-16-113-071	26,092
16-16-112-012	49,258	16-16-113-072	52,812
16-16-112-013	45,987	16-16-113-073	38,334
16-16-112-014	45,276	16-16-113-074	34,316
16-16-112-016	363,614	16-16-113-075	37,765
16-16-112-017	54,850	16-16-113-076	36,941
16-16-112-018	138,774	16-16-113-013	2,661
16-16-112-019	43,635	16-16-113-014	29,201
16-16-112-020	42,844	16-16-113-015	26,929
16-16-112-021	48,039	16-16-113-016	50,533
16-16-112-022	39,091	16-16-113-017	38,813
16-16-112-023	47,084	16-16-113-018	43,264
16-16-112-024	42,744	16-16-113-019	45,592
16-16-112-025	43,192	16-16-113-020	44,099
16-16-112-026	7,181	16-16-113-021	40,871
16-16-112-027	30,965	16-16-113-022	44,271
16-16-112-028	26,270	16-16-113-023	8,755
16-16-112-029	44,755	16-16-113-024	21,968
16-16-112-030	44,740	16-16-113-025	42,656
16-16-112-031	44,469	16-16-113-026	44,227
16-16-112-032	44,513	16-16-113-027	51,967
16-16-112-033	40,529	16-16-113-028	116,244
16-16-112-034	55,362	16-16-113-043	25,968
16-16-112-035	56,645	16-16-113-044	42,247

<u>PIN</u>	<u>2004 EAV</u>	<u>PIN</u>	<u>2004 EAV</u>
16-16-113-045	36,580	16-16-114-050	39,825
16-16-113-058	29,165	16-16-114-051	38,496
16-16-113-059	29,798	16-16-114-052	43,504
16-16-113-060	25,760	16-16-114-053	40,436
16-16-113-061	38,628	16-16-114-054	45,858
16-16-113-062	32,134	16-16-114-055	37,994
16-16-113-063	31,676	16-16-114-056	39,326
16-16-113-065	31,284	16-16-114-058	157,674
16-16-113-066	27,532	16-16-115-001	31,029
16-16-113-067	25,888	16-16-115-002	36,297
16-16-113-068	27,284	16-16-115-003	51,256
16-16-113-069	24,709	16-16-115-004	35,171
16-16-113-070	25,857	16-16-115-005	30,465
16-16-114-002	25,989	16-16-115-006	25,870
16-16-114-003	27,516	16-16-115-007	25,669
16-16-114-004	30,406	16-16-115-008	28,539
16-16-114-007	28,516	16-16-115-009	52,519
16-16-114-008	27,282	16-16-115-010	48,900
16-16-114-009	56,727	16-16-115-011	28,039
16-16-114-010	56,962	16-16-115-012	29,510
16-16-114-011	58,401	16-16-115-013	26,365
16-16-114-012	174,110	16-16-115-015	EX
16-16-114-013	294,632	16-16-115-016	45,858
16-16-114-014	24,907	16-16-115-017	42,211
16-16-114-015	27,601	16-16-115-018	49,510
16-16-114-016	28,765	16-16-115-019	48,495
16-16-114-017	25,566	16-16-115-020	42,744
16-16-114-018	25,113	16-16-115-021	25,832
16-16-114-019	28,603	16-16-115-022	45,855
16-16-114-020	41,064	16-16-115-023	43,158
16-16-114-021	41,064	16-16-115-024	29,785
16-16-114-022	40,315	16-16-115-025	1,303
16-16-114-023	37,798	16-16-115-026	28,732
16-16-114-024	28,941	16-16-115-027	27,411
16-16-114-025	34,476	16-16-115-028	27,382
16-16-114-026	47,156	16-16-115-030	36,333
16-16-114-027	29,499	16-16-115-031	5,494
16-16-114-028	EX	16-16-115-032	47,357
16-16-114-029	24,997	16-16-115-033	41,665
16-16-114-030	49,891	16-16-115-034	21,401
16-16-114-031	30,679	16-16-115-035	43,058
16-16-114-032	28,248	16-16-115-036	21,450
16-16-114-033	27,331	16-16-115-037	28,729
16-16-114-034	167,421	16-16-115-038	27,854
16-16-114-045	38,496	16-16-115-039	24,977
16-16-114-046	39,825	16-16-115-040	39,578
16-16-114-047	41,118	16-16-115-041	39,895
16-16-114-048	48,336	16-16-115-042	27,478
16-16-114-049	43,254	16-16-115-043	1,195

<u>PIN</u>	<u>2004 EAV</u>	<u>PIN</u>	<u>2004 EAV</u>
16-16-115-044	41,031	16-16-116-044	19,846
16-16-115-045	21,909	16-16-116-045	19,846
16-16-115-046	38,769	16-16-116-046	19,846
16-16-115-047	EX	16-16-116-047	19,846
16-16-115-064	37,907	16-16-116-048	21,301
16-16-115-065	37,907	16-16-116-049	21,301
16-16-115-066	38,182	16-16-116-050	19,696
16-16-115-067	44,730	16-16-116-051	20,505
16-16-115-068	37,907	16-16-116-052	21,208
16-16-115-069	37,907	16-16-116-053	21,371
16-16-115-070	37,907	16-16-116-054	21,301
16-16-115-071	41,116	16-16-116-055	19,833
16-16-115-072	38,512	16-16-117-001	201,255
16-16-115-073	37,907	16-16-117-002	55,700
16-16-115-074	44,361	16-16-117-003	29,953
16-16-115-075	43,640	16-16-117-004	40,670
16-16-115-076	43,287	16-16-117-005	21,731
16-16-115-077	38,182	16-16-117-006	31,547
16-16-115-078	37,907	16-16-117-007	38,880
16-16-116-001	37,837	16-16-117-008	54,703
16-16-116-002	23,696	16-16-117-009	40,106
16-16-116-003	29,229	16-16-117-010	42,502
16-16-116-004	44,894	16-16-117-011	43,787
16-16-116-005	22,720	16-16-117-012	41,922
16-16-116-006	35,274	16-16-117-013	44,570
16-16-116-007	39,720	16-16-117-014	46,345
16-16-116-008	37,549	16-16-117-016	28,729
16-16-116-009	29,311	16-16-117-017	40,333
16-16-116-010	64,429	16-16-117-018	42,383
16-16-116-011	45,237	16-16-117-019	29,582
16-16-116-012	28,652	16-16-117-020	41,752
16-16-116-013	28,781	16-16-117-021	49,654
16-16-116-014	27,782	16-16-117-022	44,147
16-16-116-015	29,592	16-16-117-023	45,742
16-16-116-016	28,129	16-16-117-024	7,490
16-16-116-017	41,155	16-16-117-025	325,499
16-16-116-018	28,951	16-16-117-026	57,649
16-16-116-019	32,513	16-16-117-027	2,609
16-16-116-020	28,688	16-16-117-028	51,705
16-16-116-021	28,366	16-16-117-029	45,842
16-16-116-022	128,571	16-16-117-030	46,610
16-16-116-036	EX	16-16-117-031	48,459
16-16-116-037	EX	16-16-117-032	48,812
16-16-116-038	21,371	16-16-117-033	40,554
16-16-116-039	19,787	16-16-117-034	43,573
16-16-116-040	21,128	16-16-117-035	43,486
16-16-116-041	24,021	16-16-117-036	48,204
16-16-116-042	17,286	16-16-117-037	52,292
16-16-116-043	16,938	16-16-117-038	51,643

<u>PIN</u>	<u>2004 EAV</u>	<u>PIN</u>	<u>2004 EAV</u>
16-16-117-039	44,418	16-16-118-022	22,646
16-16-117-040	40,871	16-16-118-023	21,963
16-16-117-041	45,415	16-16-118-024	40,575
16-16-117-042	40,135	16-16-118-025	27,089
16-16-117-043	53,958	16-16-118-026	39,856
16-16-117-044	208,941	16-16-118-027	41,402
16-16-117-045	37,992	16-16-118-028	37,234
-001		16-16-118-029	EX
16-16-117-045	37,992	16-16-118-030	47,359
-002		16-16-118-031	39,954
16-16-117-045	37,992	16-16-118-032	52,441
-003		16-16-118-033	5,983
16-16-117-045	37,992	16-16-118-034	43,594
-004		16-16-118-035	28,536
16-16-118-001	44,261	16-16-118-036	39,913
16-16-118-002	39,099	16-16-118-051	46,860
16-16-118-003	45,222	16-16-118-052	54,710
16-16-118-004	43,115	16-16-118-053	44,745
16-16-118-005	49,729	16-16-118-054	45,953
16-16-118-006	42,339	16-16-118-055	54,710
16-16-118-007	46,051	16-16-118-056	41,466
16-16-118-008	44,531	16-16-118-057	37,196
16-16-118-009	44,547	16-16-118-058	38,352
16-16-118-010	45,791	16-16-118-059	20,325
16-16-118-011	44,578	16-16-118-060	24,160
16-16-118-012	44,578	16-16-118-061	21,708
16-16-118-013	44,578	16-16-118-062	21,396
16-16-118-014	44,547	16-16-118-063	48,565
16-16-118-015	54,698	16-16-118-064	39,127
16-16-118-016	48,024	16-16-118-065	37,770
16-16-118-017	45,343	16-16-118-066	39,127
16-16-118-037	147,155	16-16-118-067	42,584
16-16-118-038	30,481	16-16-118-068	38,084
16-16-118-039	60,516	16-16-119-001	69,750
16-16-118-040	29,399	16-16-119-002	42,924
16-16-118-041	26,167	16-16-119-003	39,385
16-16-118-042	26,167	16-16-119-004	49,242
16-16-118-043	25,857	16-16-119-005	39,385
16-16-118-044	5,983	16-16-119-006	43,401
16-16-118-045	21,865	16-16-119-007	39,012
16-16-118-046	29,499	16-16-119-008	39,012
16-16-118-047	26,308	16-16-119-009	38,015
16-16-118-048	45,902	16-16-119-010	39,012
16-16-118-049	19,977	16-16-119-011	39,012
16-16-118-050	37,634	16-16-119-012	37,703
16-16-118-069	30,489	16-16-119-013	39,282
16-16-118-070	24,765	16-16-119-014	39,012
16-16-118-071	29,322	16-16-119-015	40,245
16-16-118-019	64,606	16-16-119-016	37,930
16-16-118-020	5,983	16-16-119-017	39,104
16-16-118-021	24,593	16-16-119-018	131,845

<u>PIN</u>	<u>2004 EAV</u>
16-16-119-019	33,100
16-16-119-020	47,890
16-16-119-021	40,001
16-16-119-022	39,012
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16-16-119-028	39,012
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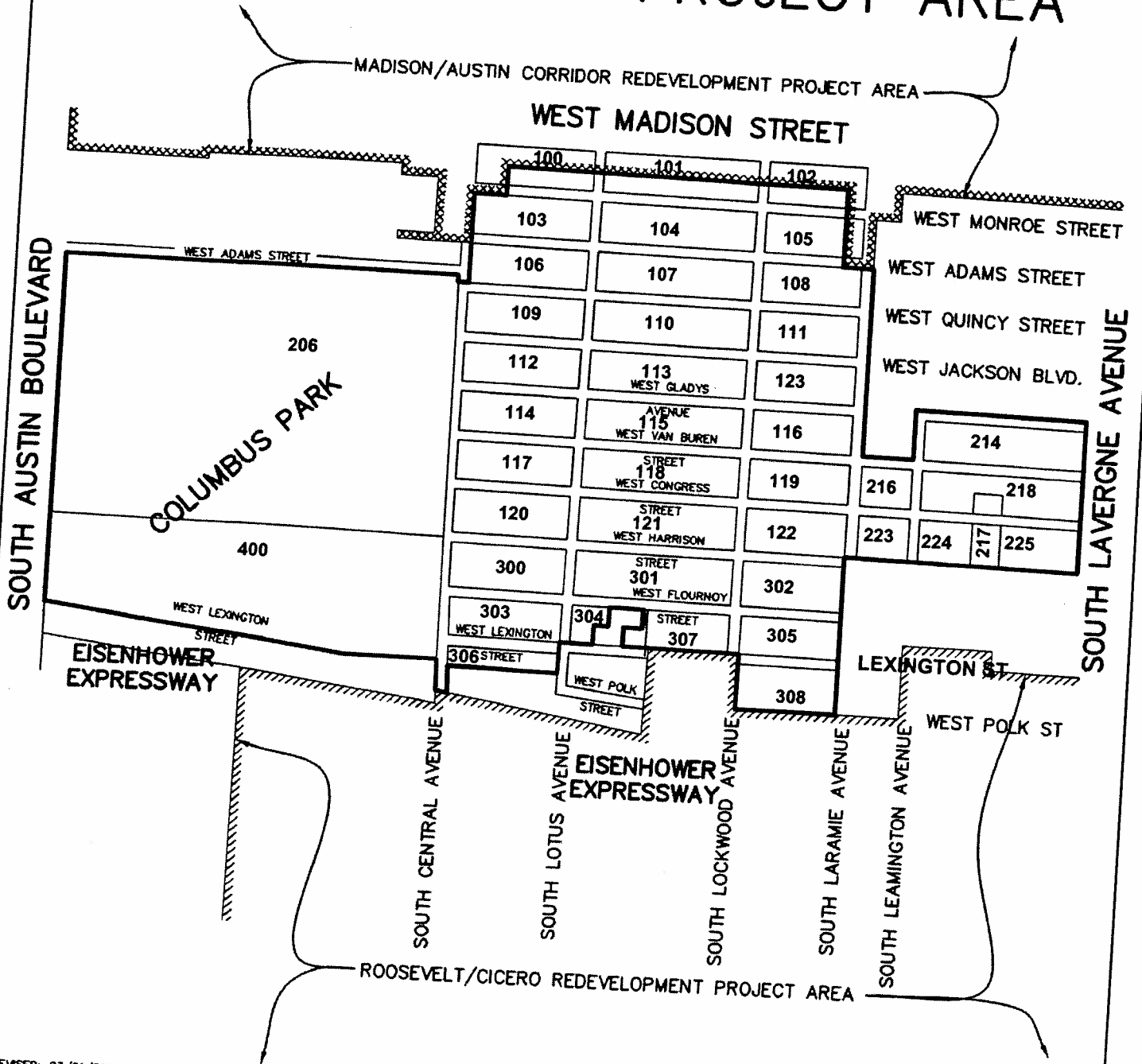
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16-16-308-019	32,699
16-16-308-020	6,215
16-16-308-021	33,314
16-16-308-022	33,314

<u>PIN</u>	<u>2004 EAV</u>
16-16-308-028	24,137
16-16-308-029	23,689
16-16-308-030	24,250
16-16-308-031	23,560
16-16-308-032	26,548
16-16-308-033	27,210
16-16-308-034	23,604
16-16-308-035	24,719
16-16-308-036	29,098
16-16-308-037	22,275
16-16-308-038	30,811
16-16-308-039	27,287
16-16-308-040	23,622
16-16-308-041	23,537
16-16-308-042	27,248
16-16-308-043	24,825
16-16-308-044	22,378
16-16-308-045	23,666
16-16-308-046	22,275
16-16-308-047	24,145
16-16-308-048	6,019
16-16-308-049	6,019
16-16-308-050	6,019
16-16-308-051	6,019
16-16-308-052	EX
16-16-206-001	EX
16-16-206-001	EX
16-16-400-001	EX
16-16-400-002	EX
TOTAL	54,209,787

2004 EAVs Prepared by:
Ernst & Young

IV. PROPOSED RPA BOUNDARY MAP BY BLOCK

DRAFT HARRISON/CENTRAL REDEVELOPMENT PROJECT AREA



REVISED: 03/01/2006 LIMITS [RJT]
 REVISED: 03/01/2006 LABEL [RJT]
 REVISED: 02/24/2008 PER ORDER NO. 2006-05388 [RJT]
 REVISED: 11/11/2005 PER ORDER NO. 2005-04772

ORDERED BY: ERNET S YORNE		CHECKED: JR	DRAWN: RJT
ADDRESS: HARRISON/CENTRAL REDEVELOPMENT PROJECT AREA			
GREMLEY & BIEDERMANN			
LICENSE NO. 06-002710 PROFESSIONAL LAND SURVEYOR 4506 North Elston Avenue, Chicago, IL 60630 TELEPHONE (773) 482-5402 FAX (773) 286-1884 EMAIL: INFO@PLCS-SURVEY.COM			
ORDER NO.	DATE	PAGE NO.	
2005-03983-001	06-16-2005	1 of 1	
SCALE: 1" = 1000' FEET			

V. RPA CURRENT LAND USE MAP

DRAFT HARRISON/CENTRAL REDEVELOPMENT PROJECT AREA

MADISON/AUSTIN CORRIDOR REDEVELOPMENT PROJECT AREA

WEST MADISON STREET

WEST MONROE STREET

WEST ADAMS STREET

WEST QUINCY STREET

WEST JACKSON BLVD.

Columbus Park

WEST ADAMS STREET

WEST LEXINGTON STREET

EISENHOWER EXPRESSWAY

WEST POLK STREET

LEXINGTON ST

WEST POLK ST

SOUTH CENTRAL AVENUE

SOUTH LOTUS AVENUE

EISENHOWER EXPRESSWAY

SOUTH LOCKWOOD AVENUE

SOUTH LARAMIE AVENUE

SOUTH LEAMINGTON AVENUE

SOUTH AUSTIN BOULEVARD

SOUTH LAVERGNE AVENUE

CURRENT
LAND USE

ROOSEVELT/CICERO REDEVELOPMENT PROJECT AREA

-  Commercial
-  Recreational
-  Medical
-  Mixed/Educational
-  Religions/Commercial/NFP
-  Residential

REVISED: 03/01/2006 LIMITS [RJT]
 REVISED: 03/01/2006 LABEL [RJT]
 REVISED: 02/24/2006 PER ORDER NO. 2006-05386 [RJT]
 REVISED: 11/11/2005 PER ORDER NO. 2005-04772

ORDERED BY: ERNET & YOLAN	CHECKED: JS	DATE: RJT
ADDRESS: HARRISON-CENTRAL REDEVELOPMENT PROJECT AREA		
GREMLEY & BIEDERMANN		
LICENSE NO. 06-02718 PROFESSIONAL LAND SURVEYOR 4508 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE (773) 685-5627 FAX (773) 260-4184 EMAIL INFO@PLCS-SURVEY.COM		
ORDER NO. 2005-03983-001	DATE 06-16-2005	PAGE NO. 1 of 1
SCALE 1" = 400 FEET		

VI. RPA FUTURE LAND USE MAP

DRAFT HARRISON/CENTRAL REDEVELOPMENT PROJECT AREA

MADISON/AUSTIN CORRIDOR REDEVELOPMENT PROJECT AREA

WEST MADISON STREET

WEST MONROE STREET

WEST ADAMS STREET

WEST QUINCY STREET

WEST JACKSON BLVD.

Columbus Park

WEST ADAMS STREET

WEST LEXINGTON STREET

EISENHOWER
EXPRESSWAY

WEST POLK
STREET

LEXINGTON ST

WEST POLK ST

SOUTH CENTRAL AVENUE

SOUTH LOTUS AVENUE

EISENHOWER
EXPRESSWAY


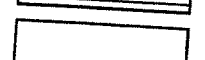
SOUTH LOCKWOOD AVENUE

SOUTH LARAMIE AVENUE

SOUTH LEAMINGTON AVENUE

FUTURE
LAND USE

ROOSEVELT/CICERO REDEVELOPMENT PROJECT AREA

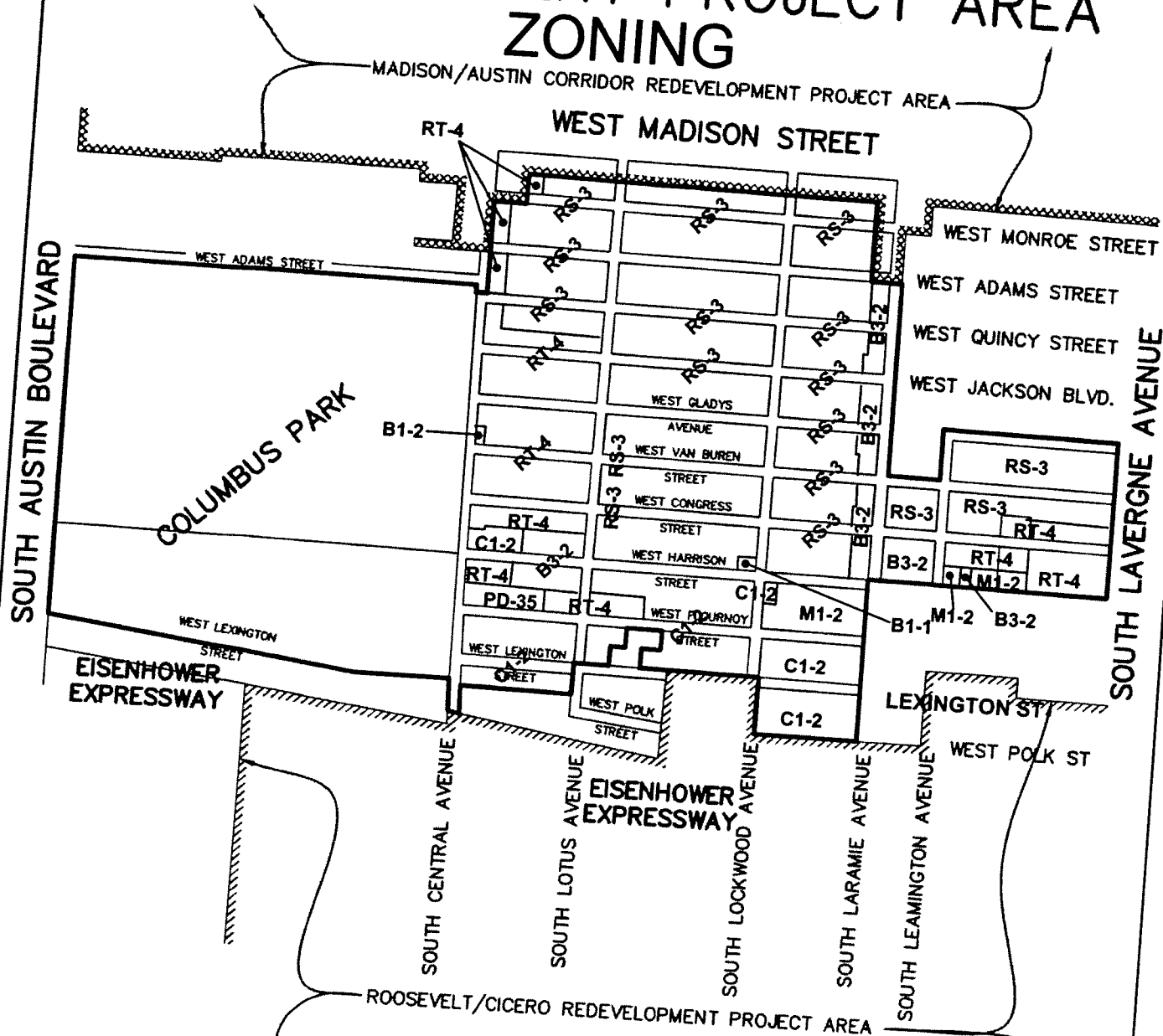
-  Commercial
-  Recreational
-  Medical
-  Mixed/Educational
-  Religions/Commercial/NFP
-  Residential

REVISED: 03/01/2006 LIMITS [RJT]
 REVISED: 03/01/2006 LABEL [RJT]
 REVISED: 02/24/2006 PER ORDER NO. 2006-05306 [RJT]
 REVISED: 11/11/2005 PER ORDER NO. 2005-04772

ORDERED BY ERNEST & YOUNG		CHECKED	DRAWN
ADDRESS HARRISON/CENTRAL REDEVELOPMENT PROJECT AREA		JR	RJT
GREMLEY & BIEDERMANN			
<small>LICENSE NO. 06-02741 PROFESSIONAL LAND SURVEYOR 1540 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE (773) 685-5402 FAX (773) 296-4181 EMAIL INFO@PLCS-SURVEY.COM</small>			
ORDER NO.	DATE	PAGE NO.	
2005-03983-001	06-10-2005	1 of 1	
SCALE			
1" = 100' FEET			

VII. RPA CURRENT ZONING MAP

DRAFT HARRISON/CENTRAL REDEVELOPMENT PROJECT AREA ZONING



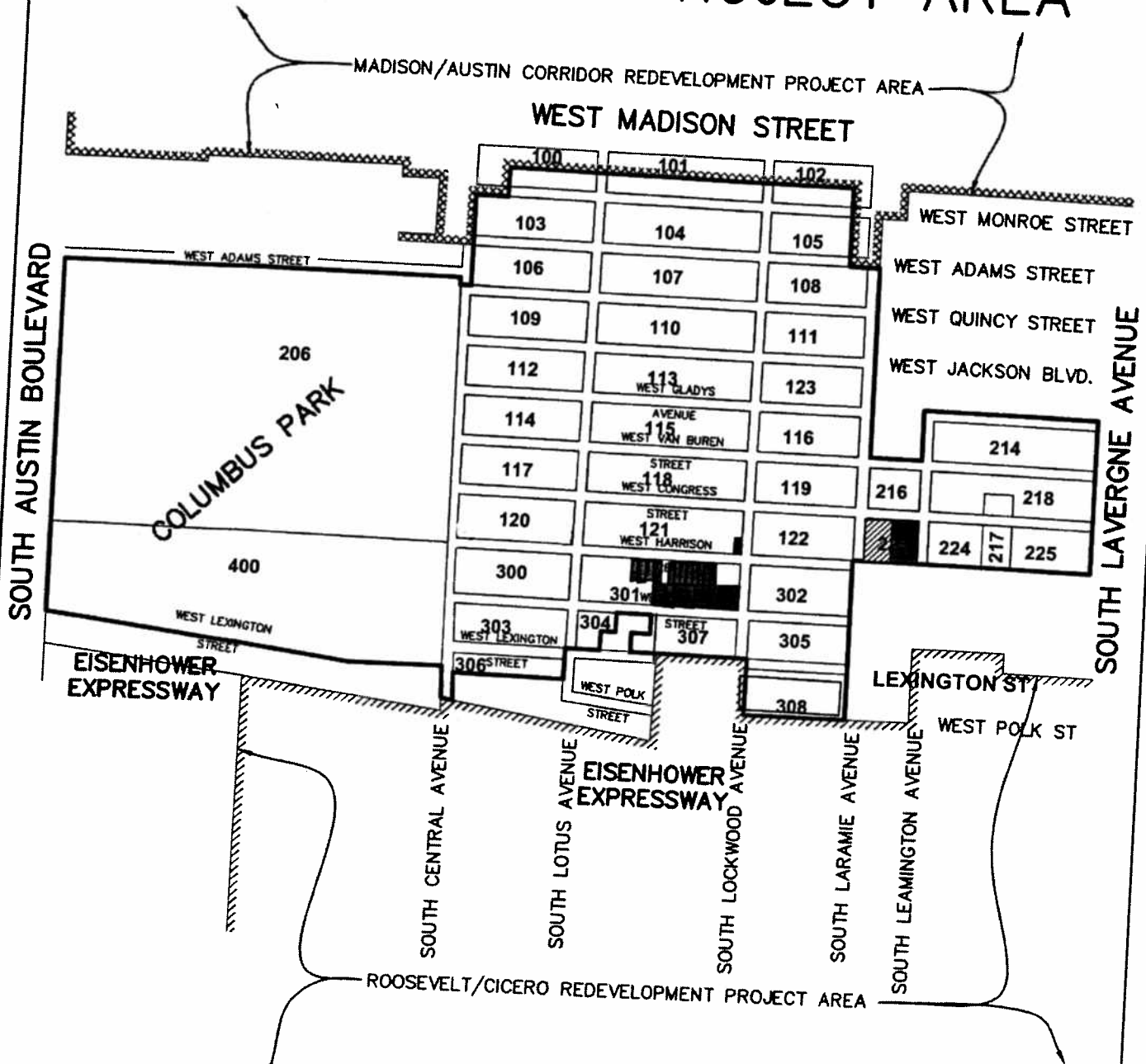
REVISED: 03/01/2008 LIMITS [RJT]
 REVISED: 03/01/2006 LABEL [RJT]
 REVISED: 02/24/2006 PER ORDER NO. 2006-05388 [RJT]
 REVISED: 11/11/2005 PER ORDER NO. 2005-04772

ORDERED BY: ERNET & YOUNG		CHECKED: [initials]	DRAWN: [initials]
ADDRESS: HARRISON-CENTRAL REDEVELOPMENT PROJECT AREA			
GREMLEY & BIEDERMANN			
LICENSE NO. 06-00770 PROFESSIONAL LAND SURVEYOR 1530 NORTH ELSTON AVENUE, CHICAGO, IL 60650 TELEPHONE (773) 483-5802 FAX (773) 296-6486 EMAIL: INFO@GBCS-SURVEY.COM			
ORDER NO.	DATE	SCALE	PAGE NO.
2005-03983-001	06-06-2005	1 INCH = 1000 FEET	1 OF 1

VIII. ACQUISITION MAP AND PIN LISTING

DRAFT ACQUISITION MAP

HARRISON/CENTRAL REDEVELOPMENT PROJECT AREA



REVISED: 03/01/2008 LIMITS [RJT]
 REVISED: 03/01/2006 LABEL [RJT]
 REVISED: 02/24/2008 PER ORDER NO. 2006-05386 [RJT]
 REVISED: 11/11/2005 PER ORDER NO. 2005-04772

ORDERED BY ERNST & YOUNG		CHECKED	DRAWN
ADDRESS HARRISON/CENTRAL REDEVELOPMENT PROJECT AREA		J.B.	SJT
GREMLEY & BIEDERMANN			
<small>LICENSE NO. 26-02761 PROFESSIONAL LAND SURVEYOR 4508 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE (773) 665-5492 FAX (773) 284-4164 EMAIL: INFO@PLCS-SURVEY.COM</small>			
ORDER NO.	DATE	PAGE NO.	
2005-03983-001	04-09-2006	1 OF 1	
SCALE			
1 INCH = 1000 FEET			

 Parking Lots
 Commercial

HARRISON/CENTRAL REDEVELOPMENT PROJECT AREA ACQUISITION PROPERTY LISTING *

	PIN NUMBER	PROPERTY ADDRESS LOCATION	PROPERTY OWNER	TAXPAYER OF RECORD			
				STREET ADDRESS	CITY	ST	ZIP
1	1616121062	5300 W HARRISON ST	AFAF ABDEL FATTAH	4156 N PARKSIDE AVE	CHICAGO	IL	60634
2	1616223004	5132 W HARRISON ST	SHOREBANK F&A	7054 S JEFFERY BLVD	CHICAGO	IL	60649
3	1616301009	5419 W HARRISON ST	SECURITY ANALYSTS INC	2215 YORK RD SUITE 304	OAK BROOK	IL	60523
4	1616301017	5333 W HARRISON ST	SECURITY ANALYSTS INC	2215 YORK RD SUITE 304	OAK BROOK	IL	60523
5	1616301019	5329 W HARRISON ST	SECURITY ANALYSTS INC	2215 YORK RD SUITE 304	OAK BROOK	IL	60523
6	1616301020	5325 W HARRISON ST	SECURITY ANALYSTS INC	2215 YORK RD SUITE 304	OAK BROOK	IL	60523
7	1616301021	5323 W HARRISON ST	SECURITY ANALYSTS INC	2215 YORK RD SUITE 304	OAK BROOK	IL	60523
8	1616301022	5321 W HARRISON ST	SECURITY ANALYSTS INC	2215 YORK RD SUITE 304	OAK BROOK	IL	60523
9	1616301023	5317 W HARRISON ST	SECURITY ANALYSTS INC	2215 YORK RD SUITE 304	OAK BROOK	IL	60523
10	1616301024	5315 W HARRISON ST	L&S CONSTRUCTION	359B W SUPERIOR ST	CHICAGO	IL	60610
11	1616301025	5313 W HARRISON ST	L&S CONSTRUCTION	359B W SUPERIOR ST	CHICAGO	IL	60610
12	1616301026	5311 W HARRISON ST	SECURITY ANALYSTS INC	2215 YORK RD SUITE 304	OAK BROOK	IL	60523
13	1616301046	5417 W HARRISON ST	SECURITY ANALYSTS INC	2215 YORK RD SUITE 304	OAK BROOK	IL	60523
14	1616301048	5401 W HARRISON ST	SECURITY ANALYSTS INC	2215 YORK RD SUITE 304	OAK BROOK	IL	60523
15	1616301052	5437 W HARRISON ST	SECURITY ANALYSTS INC	2215 YORK RD SUITE 304	OAK BROOK	IL	60523
16	1616301050	5300 W FLOURNOY ST	SECURITY ANALYSTS INC	2215 YORK RD SUITE 304	OAK BROOK	IL	60523
17	1616301051	5336 W FLOURNOY ST	SECURITY ANALYSTS INC	2215 YORK RD SUITE 304	OAK BROOK	IL	60523

* All acquisition parcels are currently utilized in a commercial capacity.

 **ERNST & YOUNG**

Quality In Everything We Do